

*City of San Jose*

## ***Coyote Valley Specific Plan***

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### **Task Force Meeting #6**

151 West Mission Street, Room 202 a and b

Summary of the Meeting of  
September 8, 2003

#### **Task Force Members Present:**

Councilmember Forrest Williams (co-chair), Christopher Platten, Craige Edgerton, Dan Hancock, Doreen Morgan, Eric Carruthers, Helen Chapman, Jim Cunneen, Ken Saso, Russ Danielson, Steve Schott, Jr., Steve Speno, and Terry Watt.

#### **Task Force Members Absent:**

Mayor Ron Gonzales, Vice Mayor Pat Dando, Supervisor Don Gage, Chuck Butters, Gladwyn D'Souza, and Neil Struthers.

#### **Community Members Present:**

Anne Saso, Roger Costa, Steven Kinsella, Kerry Williams, Jennifer So, Tim Muller, Jessica Fitchen, Mike Campbell, Robert Oneto, Tim Steele, Beverly Bryant, Marc Lucca, Tim Connolly, David Zippin, Michael Bomberger, Karla Nemeth, Susan Mineta, and Jack Kuyca.

#### **City and Other Agencies Staff Present:**

Emily Moody (District 2), Denelle Fedor (District 10), Laurel Prevetti (PBCE), Darryl Boyd (PBCE), Sal Yakubu (PBCE), and Rachel Gibson (Supervisor Gage's Office).

#### **Consultants:**

Judy Shanley (David J Powers & Associates), Jodi Starbird (DJP&A), Tom Armstrong (HMH), Jim Thompson (HMH), and Bill Wagner (HMH).

## **1. Welcome and Introductions**

The meeting convened at 5:35 p.m.

Co-chair Forrest Williams opened the meeting by welcoming everyone in attendance to the sixth meeting of the Coyote Valley Specific Plan Task Force. Members of the Task Force then introduced themselves.

## **2. Acceptance of August 11, 2003 Meeting Summary**

Co-chair Councilman Forrest Williams called for a motion to accept the meeting summary for August 11, 2003. A motion was made and accepted unanimously.

## **3. Progress Report: Existing Land Use**

Ms. Laurel Prevetti, Deputy Director of Planning, Building and Code Enforcement, introduced Sal Yakubu to the Task Force. Sal is a Principal Planner in the Department of Planning, Building and Code Enforcement, and will be working with the Task Force and consultants as the project manager for the Coyote Valley Specific Plan process.

Sal Yakubu began by indicating that the Coyote Valley Specific Plan (CVSP) is in a phase of data collection and assessment of opportunities and constraints. This background assessment is a multi-month effort, and is scheduled for completion by December 2003. He explained that the progress reports today on Existing Land Use and Infrastructure are the first of a series of monthly reports to be presented to the Task Force.

Sal informed the Task Force that staff has ordered binders for members to organize meeting materials. The binders will be distributed to the Task Force at their next meeting on October 6, 2003. He also reminded the Task Force and audience to use the Coyote Valley Specific Plan web site for up-to-date information on the Specific Plan process, and for all work products previously distributed at Task Force meetings. Sal then introduced Ms. Judy Shanley, president of David J. Powers and Associates, to present the progress report on Existing Land Use.

Judy's presentation, in PowerPoint, was organized around five major themes on Coyote Valley: Basic Orientation, San Jose General Plan designations, Existing City and County Zoning Districts, Existing Parcelization, and Existing Land Uses.

- a. The first slide showed a three-dimensional aerial view of Coyote Valley looking north from the Morgan Hill city limits. The Coyote Valley Specific Plan area contains 7,137 acres or 11.2

square miles, and is generally bounded by the Santa Cruz Mountains on the west, Tulare Hill on the north, Highway 101 and the Mount Hamilton range on the east, and Morgan Hill on the south. There are several notable physical features within Coyote Valley or in close proximity to it. These include Kirby Canyon landfill, the Coyote Creek and adjoining parkchain, and the Union Pacific Railroad along Monterey Highway.

- b. The second slide depicted the San Jose General Plan land use designations. The Specific Plan area is divided into three distinct areas – North, Mid and South Coyote. North Coyote is 1,444 acres and is located between Tulare Hill to just south of Bailey Avenue. It has a General Plan designation of Campus Industrial, which is intended to support the development of large, single-user industrial sites. Mid-Coyote is about 2,072 acres and is designated as Urban Reserve. The Urban Reserve designation enables the City to plan and phase growth based on the need and ability to provide the necessary facilities and services to support additional growth. For this reason the Urban Reserve is within the Urban Growth Boundary but excluded from the Urban Service Area boundary. The preparation of a Specific Plan, as well as any necessary General Plan Amendments including the adjustment of the Urban Service Area boundary to include Mid-Coyote, will precede any development. Future development of the Urban Reserve is to only be considered in conjunction with development of North Coyote. Until a Specific Plan is in effect, allowed land uses in the Urban Reserve are those consistent with Agricultural land use designation west of Monterey Highway and Rural Residential and Private Recreation between Monterey Highway and the Coyote Creek Park Chain. Private Recreation uses should be rural in character, are developed under a Planned Development zoning, and are compatible with the Park Chain and the North Coyote Valley Industrial Area. Finally, South Coyote Valley is about 3,621 acres, located between the Urban Reserve and Morgan Hill. South Coyote comprises three base land use designation which are overlaid by a Greenbelt designation signifying the City's intention to maintain this area as a permanent, non-urban buffer between San José and Morgan Hill. The four base land use designations are Public Park/Open Space, Private Recreation, and Agriculture.

The Public Park/Open Space General Plan designation applies to lands that are publicly owned, although public access may be restricted. These lands are primarily meant for open space uses, although some development, such as restrooms, playgrounds, and parking areas that are inherent to the open space uses are allowed. The Private Recreation designation is intended to allow rural private recreation uses which are of low intensity, compatible with surrounding non-urban uses, require minimal permanent change to existing terrain, little paving, and few structures. Examples include golf courses and driving ranges, corporate picnic or outdoor recreation facilities, riding stables, and RV campgrounds. Agriculture allows a variety of agricultural uses such as grazing, dairying, orchards, row crops, flower growing, and ancillary residential and commercial uses. Minimum parcel size is 20 acres and no development is allowed which would require urban services such as sanitary sewer connections, or urban street improvements.

- c. The third slide depicted the existing City and County zoning districts. While North Coyote has mostly been annexed and rezoned into the City of San Jose, Mid and South Coyote remain largely unincorporated and under County zoning. The prevailing zoning designations in North Coyote are Planned Development zonings with Agriculture and Industrial base zoning districts, respectively (i.e., A(PD) and I(PD)). The few properties in Mid and South Coyote within the City limits are generally located along Monterey Road and were mostly annexed and rezoned in the 1960's. These properties are variously zoned for Agriculture, Single-Family Residential, Mobile Home Park, and Pedestrian Commercial. Unincorporated properties in the County are zoned for either Exclusive Agriculture or Agricultural Ranchlands.

The Task Force asked questions about the possibility of a development moratorium in Coyote Valley and requested an exhibit on entitlements. In response to whether the City should consider imposing a moratorium on all development during the Specific Plan process, Laurel Prevetti responded that the City Council has not considered the subject at this time. She explained that a development moratorium would be very complicated since there were development agreements in place in North Coyote for instance. Given the current state of the economy and lack of development pressure, Laurel said a moratorium was unnecessary and unlikely. Laurel also said that the consultants are in the process of preparing an exhibit of existing development entitlements, which will be presented at a future Task Force meeting.

- d. The fourth slide covered Existing Parcelization. It showed a degree of land subdivisions increasing from North to South Coyote with a corresponding decrease in average parcel sizes. The 1,444-acre North Coyote comprises 27 parcels with sizes ranging from 0.6 acres to 349 acres. In Mid Coyote 2,072 acres are divided into 238 parcels with sizes ranging from 1,300 square feet to 81 acres, while the 3,621-acre greenbelt consist of 375 parcels ranging from 100 square feet to 179 acres each. Thus, the fewest parcels and the largest parcel sizes are in North Coyote Valley, and the Greenbelt is the most "urbanized" with the greatest number of parcels and the smallest parcel size.

In response to a Task Force question about the implications of extensive parcelization in the Greenbelt, Judy explained that the number of parcels potentially corresponds to the property owners that may be involved in negotiating future public purchases of property. In terms of ownership about 1,423 acres are owned by public entities and currently used for Public Park/Open Space (Coyote Creek County Park Chain and Santa Clara Valley Water District percolation ponds). In summary, out of the 7,137 acres in Coyote Valley about 1,423 acres or 20% are in public use while about 5,713 acres or 80% remain in private use. Of the 3,621 acres in the Greenbelt, the County and Santa Clara Valley Water District own about 1,014 acres or 28%.

- e. The fifth slide depicted Existing Land Uses based on available information and field visits. Agriculture is by far the largest land use in the Valley, accounting approximately 5,150 acres, or 72% of Coyote Valley. Approximately 1,350 acres of agriculture are located in North Coyote,

1,950 acres in the Urban Reserve, and 1,850 acres in South Coyote. The variety of agricultural uses and production include safflower, alfalfa, peppers, Monterey mushroom and greenhouses in the Greenbelt. Other uses on a limited scale include single-family residential in the Urban Reserve and Greenbelt areas, and miscellaneous industrial uses throughout the entire Valley such as lumber yards, auto repair and storage, IBM, schools, Metcalf Energy Center, and the Coyote Creek Golf Course.

#### **4. Progress Report: Existing Infrastructure**

Mr. Jim Thompson, Vice President of HMM Engineers presented the progress report on infrastructure. Jim explained that HMM had already contacted over 30 agencies including County Roads and Airport, Caltrans, Santa Clara Valley Water District, and others for data on existing infrastructure and utilities. This presentation was built on preliminary findings as data collection is still ongoing. Jim indicated that most of the existing urban infrastructure was found in North Coyote within the Urban Service Area Boundary. There are about 1,300 wells in the Valley, mostly in the Greenbelt; telephone, fiber, and telecom facilities along Monterey Road; limited storm drainage facilities within the Highway 101 corridor; and transmission lines originating from Metcalf cross the study area. SBC, formerly Pacific Bell, has recently completed an exchange facility in North Coyote. HMM is still researching a number of facilities in the area, including a water system being used by a small residential subdivision in the Urban Reserve just north of Palm Avenue.

There are a few infrastructure improvements under construction in North Coyote. They include a new water main on Santa Teresa Boulevard, pump stations at Monterey Road and Bailey Avenue, and a water tank on the IBM property to the west of North Coyote. The new water main and pump stations are primarily meant to supply portable water to the Metcalf Energy Center, the SBC exchange facility, and future developments in North Coyote. They will also provide back-up water supply to Metcalf in case of interruption of the recycled water supply needed for cooling purposes. Another project underway is the first phase of Bailey Avenue/Highway 101 interchange, which is scheduled for completion next year. The second phase of the project to grade separate Bailey Avenue and Monterey Road is due to commence in spring next year and be completed by 2005.

Finally, Jim presented a Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA). He explained that the FIRM was compiled from several sources, beginning with flood insurance studies that were conducted in the early 1980s. There have been several advances since 1982. The FIRM exhibit illustrated the limits of flood areas for both Fisher Creek and Coyote Creek.

The Task Force asked for the clarification of several abbreviations on the exhibits and requested a glossary of terms for future use.

## **5. Public Comments**

Co-chair Forrest Williams invited the audience to make comments to the Task Force. He also encouraged everybody to maintain enthusiasm for the project. He indicated that he was excited about the potential for using cutting-edge technology to facilitate the development of the Specific Plan. There were no public comments.

## **6. Adjourn**

The meeting was adjourned at 6:25 p.m. The next meeting is scheduled for October 6, 2003, and the one following is November 10, 2003.