



COUNCIL AGENDA: 1/31/06

ITEM: 4.4

# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** COYOTE VALLEY  
SPECIFIC PLAN PROGRESS  
REPORT #4

**DATE:** January 19, 2006

Approved

Date

1/20/06

**COUNCIL DISTRICT:** 2

**SNI:** None

## RECOMMENDATION

It is recommended that the City Council accept the Fourth Progress Report of the Coyote Valley Specific Plan (CVSP) regarding the Plan Refinements (Project Description) and Agricultural Mitigation.

## BACKGROUND

In August 2002, the Council voted unanimously to initiate a specific plan for the Coyote Valley. At that time, the Council appointed a 20-member Task Force, and specified 16 vision and expected outcomes statements to guide the preparation of the Plan (see Exhibit 1).

Over the course of the process, the City Council has considered and accepted three Progress Reports on CVSP on the following topics:

- September 2004: Environmental footprint as the basis for the proposed "composite" infrastructure framework and affirmation of the expected outcomes statements.
- January 2005: Land use plan concept.
- April 2005: Approach to the Environmental Impact Report alternatives, potential impact of the CVSP on job growth in North San Jose and Downtown, and community involvement process for the South Coyote Valley Greenbelt area.

Since April 2005, the Task Force and community have considered plan refinements as well as begun to discuss key implementation issues regarding the timing and sequencing of jobs and

housing development. Given the scope and complexity of this effort, it is important to continue to update the City Council with Progress Reports, understand their questions, and receive their input as a key part of the overall planning process.

For 2006, staff is anticipating four to five Progress Reports. Given the complexity of the issues, a study session format should facilitate discussion amongst the Council, staff, and consultants, as appropriate.

### **ANALYSIS**

The study session on January 31, 2006 is scheduled to address two issues of immediate significance: Plan Refinements/Project Description for the Environmental Impact Report and Agricultural Mitigation. These issues are important for the timely completion of the Environmental Impact Report. The duration of the study session would not need to exceed 90 minutes. An agenda for the study session can be found in Exhibit 2.

Exhibit 3 is the "Project Description" of the Coyote Valley Specific Plan. The description covers the key objectives of the specific plan, including but not limited to environmental sustainability, social equity and economic development. The land use concept reflects these objectives as well as refinements to the Plan that have been made since it was presented to the Council in January 2005. The refinements are a direct result of community, outside agency, and other stakeholder input. The project description also defines the amount of development being analyzed in the Environmental Impact Report.

Exhibit 4 contains a staff memorandum regarding Agricultural Mitigation. While the agricultural mitigation issue is being raised in the context of the Coyote Valley Study Session, it is a citywide issue and has implications for other lands in San Jose.

Exhibit 5 is the Updated Work Plan. In addition to the Task Force meetings, the Work Plan specifies community meetings and future progress reports to the City Council.

### **OUTREACH**

The Coyote Valley Specific Plan effort involves extensive community outreach, as well as discussions with many other governmental agencies. To date, the Task Force has met 38 times. There have also been several well-attended community workshops, Technical Advisory Committee meetings consisting of staff from public and non-governmental agencies, as well as numerous Focus Group and other stakeholder meetings.

## OUTCOMES

The study session provides the Council an opportunity to discuss the Plan Refinements, Agricultural Mitigation approach, and Work Plan. The Council's input is important to the overall Coyote Valley Specific Plan effort.

## COST IMPLICATIONS

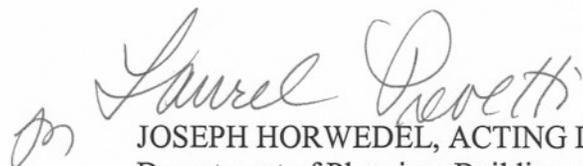
Pursuant to City Council's direction in 2003 regarding external funding sources for new long range planning activities, the Coyote Valley Specific Plan effort is entirely funded by a group of property owners represented by the Coyote Housing Group, LLC, and has no impacts on the City's General Fund.

## COORDINATION

The preparation of this memorandum has been coordinated with the City Attorney's Office. The Specific Plan effort involves almost all City Departments and many outside local, state, and federal agencies, including but not limited to the Santa Clara Valley Water District, Valley Transportation Agency, and the United States Army Corps of Engineers.

## CEQA

Exemption, PP03-06-211.

  
JOSEPH HORWEDEL, ACTING DIRECTOR  
Department of Planning, Building and Code Enforcement

### Exhibits

1. Coyote Valley Specific Plan Vision and Expected Outcomes
2. Study Session Agenda
3. Project Description
4. Agricultural Mitigation memo
5. Updated CVSP Work Plan