

3. **Coyote Valley Specific Plan**

City Point Person – **Joe Horwedel**, Director of Planning, Building, and Code Enforcement
County Point Person – **Jane Decker**, Deputy County Executive

Est. Completion Date: Adoption anticipated in 2008.

Synopsis: The City is preparing a specific plan to guide the development of 25,000 residential units, 1.6 million square feet of retail, and 15.7 million square feet of new workspace on 3,400 acres at the boundary of the urban service area. The County is concerned about the environmental impacts of such a development.

City View: The County has been part of the Coyote Valley Specific Plan process since the Task Force was formed in 2002. In addition to Supervisor Gage participating as a Task Force member, County staff from several departments are part of the Technical Advisory Committee. County staff have also been invited to and have attended various community workshops and meetings, as well as participated in small group meetings directly with their City counterparts. This high degree of coordination and outreach was intended to address the County's interests and concerns during the planning process to the extent practically possible, recognizing respectfully that the very notion of a Plan for Coyote Valley and its subsequent implementation/development would likely raise challenges that might not be resolved to mutual satisfaction.

The Coyote Valley Specific Plan Draft Environmental Impact Report (DEIR) was released for a 60-day review period, longer than the State required 45-day review period. Shortly after receiving the County's request for a 90-day review period, the City extended the comment period to this duration and offered to meet with the County to facilitate the review of the document. This meeting did not occur. The County submitted comments on the DEIR, including several technical analyses prepared by outside consultants. The City has decided to revise the EIR and re-circulate it for additional public review and comment. The schedule for the release of the revised document is currently in preparation.

County View: The County has been actively involved in the CEQA process for the CVSP development to ensure that pertinent environmental impacts from the development are accurately and realistically identified, and that those impacts are mitigated by the City. To that end, the County submitted extensive CVSP DEIR comments and technical reports to the City on June 29, 2007.

The County is appreciative that the City extended the deadline for submitting DEIR comments by thirty days, which provided the County adequate time to prepare its comments and present them to the Board of Supervisors.

The County is aware that the City is revising the CVSP environmental impact report and plans to remain an active participant in the CEQA process.

City Presentation

LEGEND

LAND USE DESIGNATIONS

Residential

-  Low Density (5-10 DU/AC)
-  Medium Density (10-15 DU/AC)
-  Medium High Density (15-35 DU/AC)
-  High Density (35-65 DU/AC)
-  Mid-Rise (65-100 DU/AC)
-  Hi-Rise (100+ DU/AC)

Commercial

-  Neighborhood Commercial
-  Core/Regional Commercial

Industrial

-  Research and Development (0.2 -0.3 FAR)
-  Support Industrial (0.2 -0.3 FAR)
-  Campus Industrial (0.3 - 0.4 FAR)
-  Industrial Park Office (1.0 - 1.5 FAR)
-  Professional/Administrative Office (1.75 - 9.0 FAR)
-  Existing Workplace

Mixed-Use

-  Live Work/Loft (MU#1)
-  Office over Commercial (MU#2)
-  Residential over Office/Commercial (MU#3)
-  Residential over Commercial/Retail (MU#4)
-  Hi-Rise Residential over Office (MU#5)

Open Space

-  Open Space
-  The Lake
-  Coyote Creek County Park
-  Urban Canal
-  P Public Parks
-  BF Ballfields (Shared Facility)

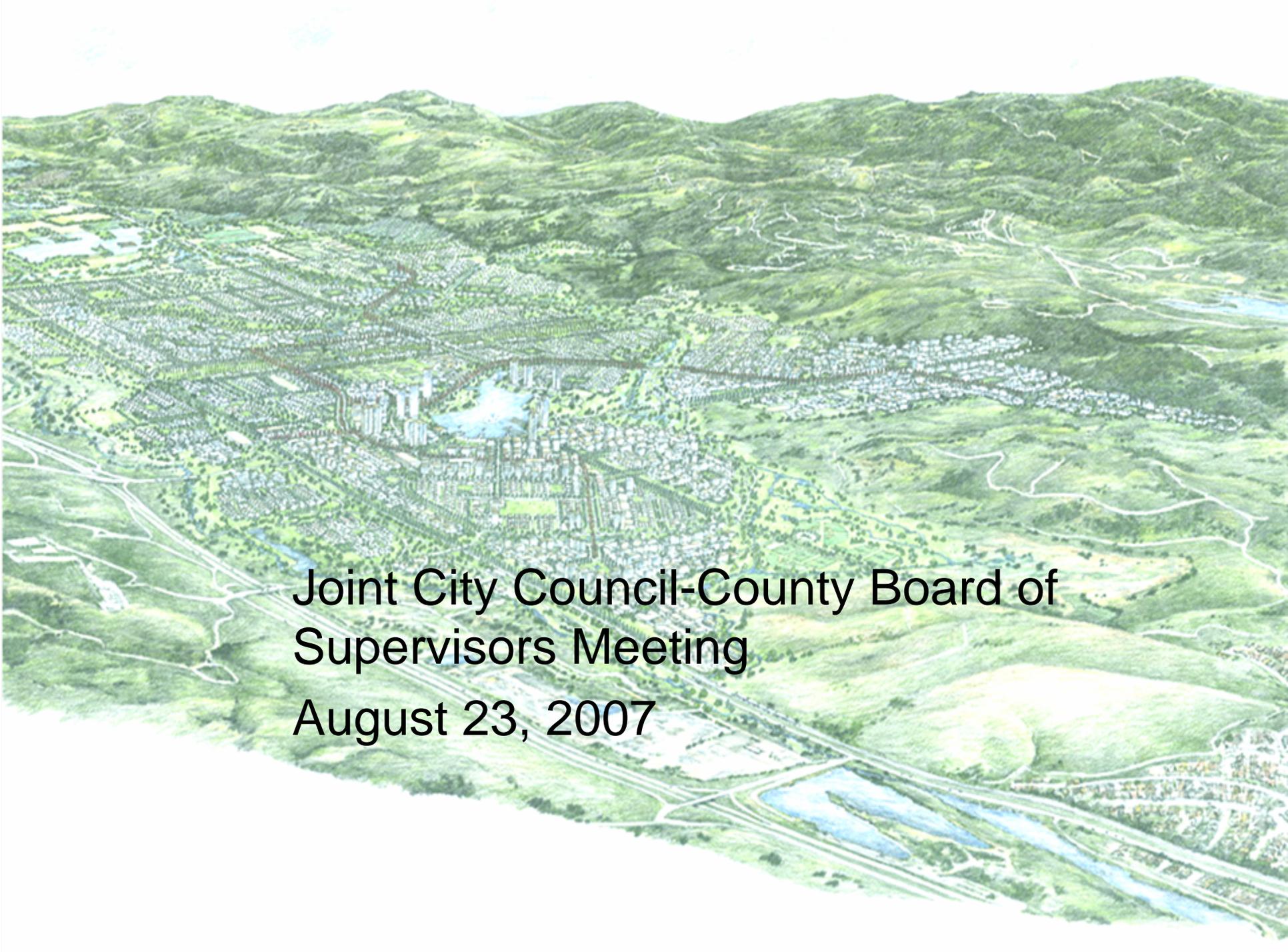
Public

-  ES Educational (ES, MS, HS)
-  Right-of-Way
-  Public/Quasi-Public
-  District Parking
-  Multi-Modal Transit Station
-  Area of Historic Sensitivity
-  Gavilan Property
-  Opportunity Sites
-  Proposed Dog Parks
- F** Fire Stations

* Schools, Ballfields, Dog Parks and Fire Stations are schematic only and not intended to be configured as shown



Revision Date: September 25, 2006
City of San Jose, Dept. of Planning,
Building and Code Enforcement

An aerial rendering of a city and its surrounding landscape. The city is depicted with a dense grid of buildings and roads, situated in a valley. The surrounding hills are covered in lush green vegetation, with winding roads and streams visible. The overall scene is a detailed architectural visualization of a city and its environment.

Joint City Council-County Board of
Supervisors Meeting
August 23, 2007

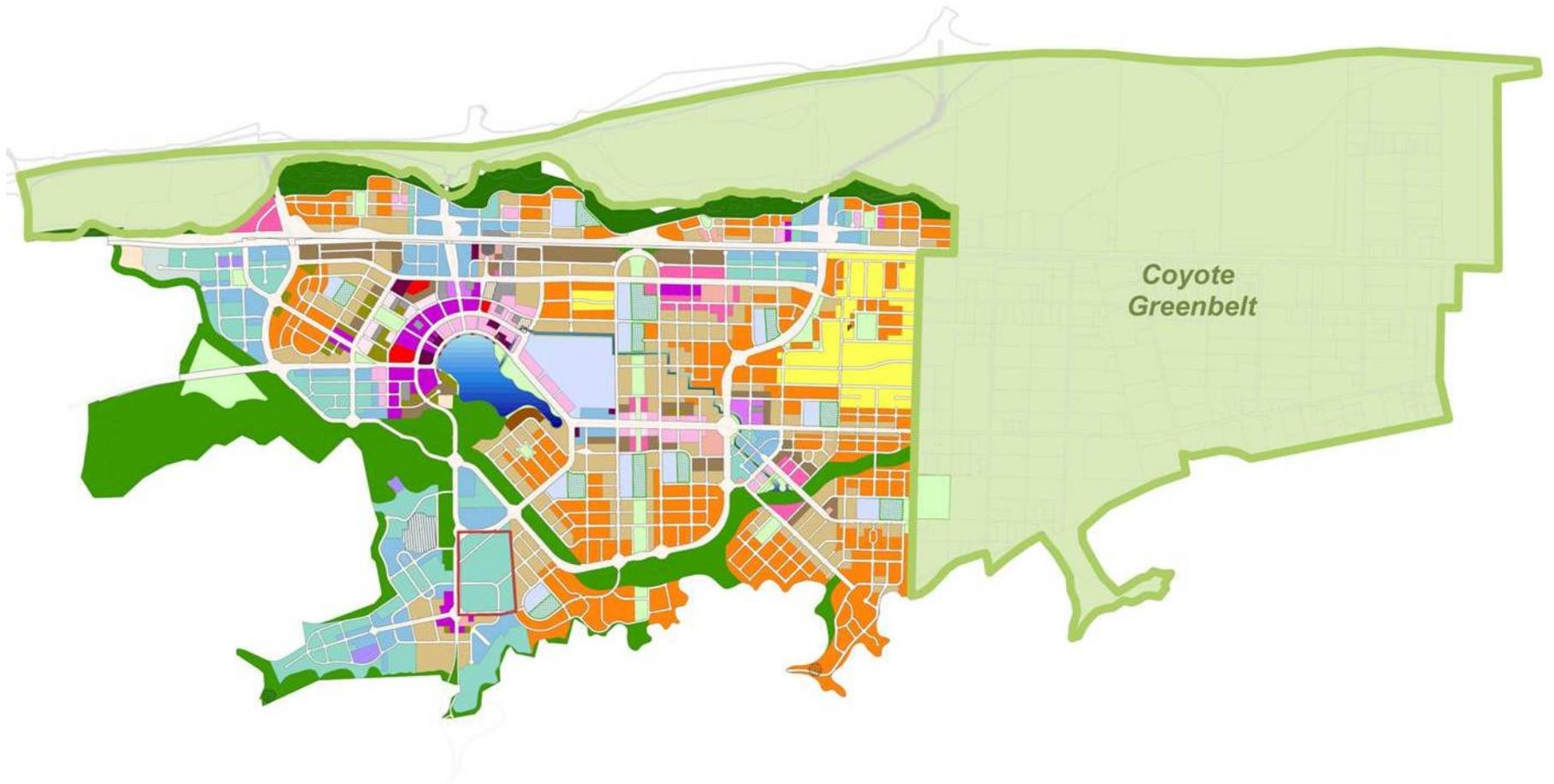
Inclusive Process

- CVSP initiated (Task Force formed in 2002)
 - County represented by Supervisor Gage
 - County staff participated in Technical Advisory Committee and various sub-committees
 - County staff invited/attended various community meetings, workshops & small group meetings
 - City & County actively participate in the South County Circulation Study
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Project Overview

- Council's 16 Vision & Expected Outcomes
 - January 2006 Project Description
 - Urban development area (3400 ac.)
 - South Coyote Greenbelt Strategy (3600 ac.)
 - Necessary infrastructure and services
 - Flood protection (Lake)
 - Internal transit system and Caltrain Station
 - Fisher Creek realignment & restoration
 - Major circulation system (Parkway/internal grid)
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CVSP: An urban pedestrian and transit-oriented mixed-use community surrounded by the Greenbelt.



Why Recirculate DEIR

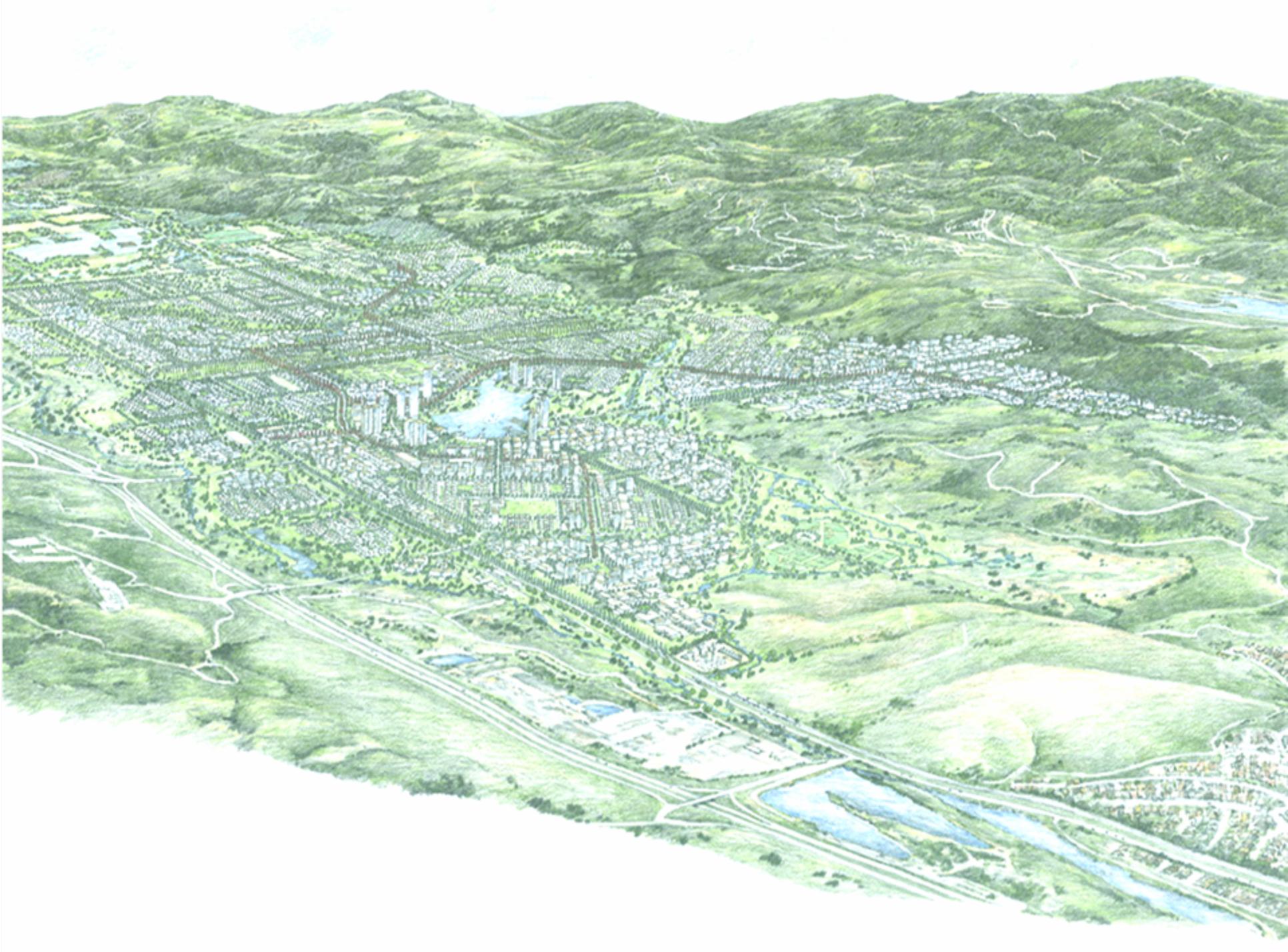
- Provide best available information
 - Make improvements to the document
 - Address global climate change comments
 - Revisions based on Court's "Vineyard" decision
 - Clarify project description – phasing
 - Provide new information from comments
 - Bolster technical analysis
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Implications of Recirculation

- Revise DEIR
 - Response to comments not required
 - Perform focused technical analysis
 - Document revision rationale, e.g. disagreement, inconsistency, inaccuracy
 - Expanded scope, schedule & resources
 - Recirculate revised DEIR for comments
 - Legal action potential remains high
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Next Steps

- Synthesizing & evaluating comments
 - Determining additional technical analysis
 - Revising Draft CVSP – clarify project description, project modifications, phasing & financing plan, implementation mechanisms
 - Revising & recirculating DEIR
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County Presentation

Coyote Valley Specific Plan Issues

Decision of Director of Planning,
Building and Code Enforcement to
recirculate a revised CVSP DEIR is
appropriate.

Coyote Valley Specific Plan Issues

High Density development will abut rural, agricultural and environmentally sensitive land.

- Affects the ability to protect agricultural lands
- Puts pressure on greenbelt parcels for residential use

Coyote Valley Specific Plan Issues

No attempt to buffer impact on Coyote Creek or Coyote Creek Parkway County Park which are directly adjacent to multi-story structures and roadways

- County Master Plan provides for a riparian corridor of 500 ft. on each side of the creek to protect riparian habitat. CVSP proposes a 100 ft. corridor

Coyote Valley Specific Plan Issues

Project doesn't contemplate adding new park land.

- Will be increased public demands on Coyote Creek Parkway, Santa Teresa and Calero Parks
- 80-90,000 new residents and 55,000 workday visitors

Coyote Valley Specific Plan Issues

Highway 101 projected to go to twice LOS F, or gridlock, on some segments with no improvements planned.

Will be spillover on County roads (Monterey, Santa Teresa, Uvas, McKean, Almaden Expressway)

Coyote Valley Specific Plan Issues

DEIR assumes 40% of CVSP traffic will be within CVSP area.

- Unrealistic with no basis in DEIR

Overstates capacity of County roads outside the CVSP boundaries

- Narrow with no paved shoulders or passing lanes (Uvas, McKean, Metcalf, San Felipe, Malech)

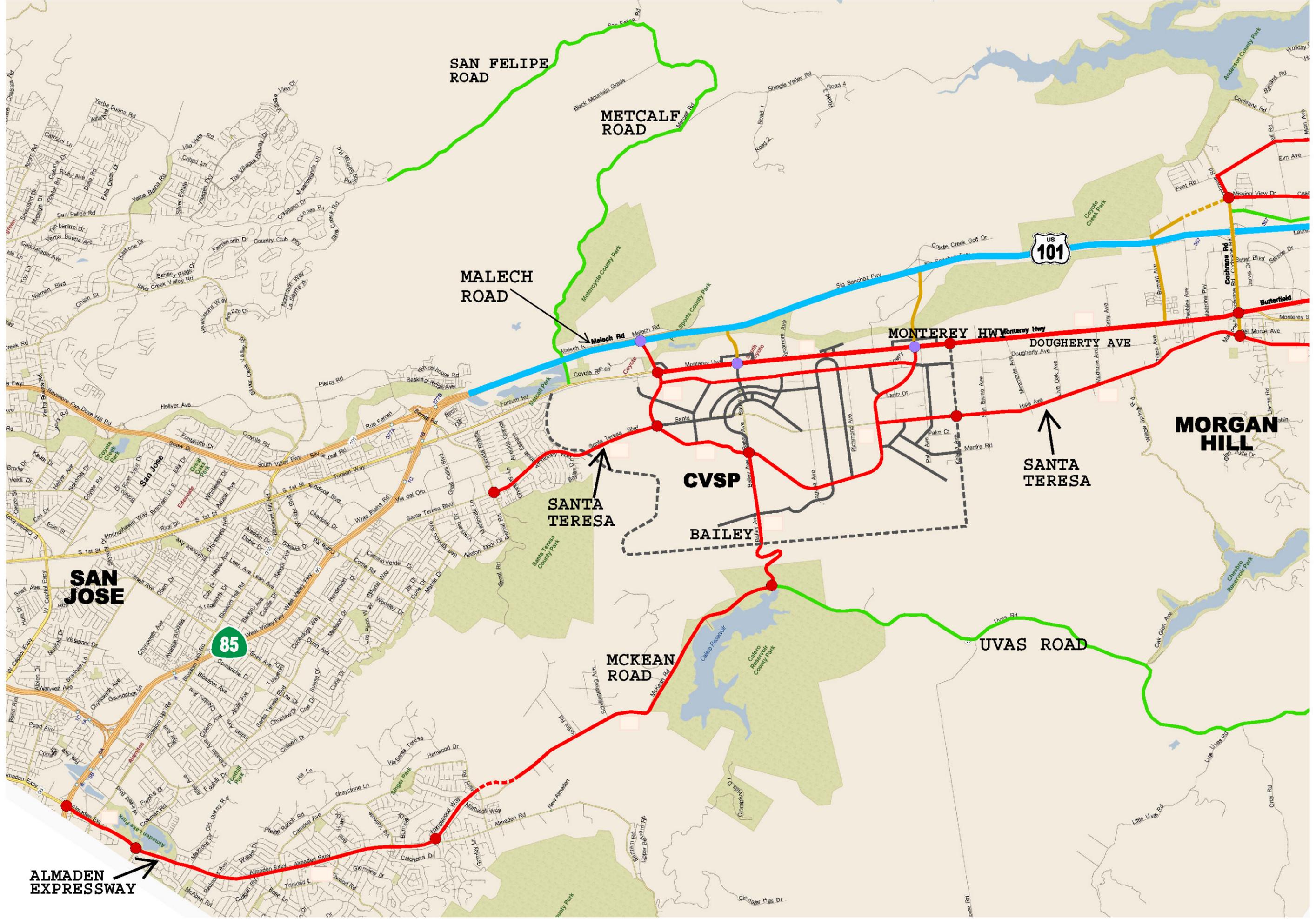
Coyote Valley Specific Plan Issues

Project description shows “Bailey-over-the-Hill” as a 4-lane artery. The Traffic Impact Analysis was for a 2-lane artery.

- understates the impact on Uvas, McKean and Almaden Expressway by a factor of two to three times

Coyote Valley Specific Plan Issues

County needs assurance that our concerns will be addressed and that project impacts will be mitigated.



SAN FELIPE ROAD

METCALF ROAD

MALECH ROAD

US 101

MONTEREY HWY

DOUGHERTY AVE

MORGAN HILL

SANTA TERESA

CVSP

BAILEY

SANTA TERESA

SAN JOSE

85

MCKEAN ROAD

UVAS ROAD

ALMADEN EXPRESSWAY