

LAFCO MEETING AGENDA

Wednesday, February 8, 2006

1:15 p.m.

**Chambers of the Board of Supervisors
70 West Hedding Street, First Floor, East Wing
San Jose, CA 95110**

CHAIRPERSON: Donald F. Gage

COMMISSIONERS: Blanca Alvarado, John Howe, Linda J. LeZotte and Susan Vicklund-Wilson

ALTERNATES: Pete McHugh, Chuck Reed, Terry Trumbull and Roland Velasco

The items marked with an asterisk (*) are included on the Consent Agenda and will be taken in one motion. At the beginning of the meeting, anyone who wants to discuss a consent item should make a request to remove that item from the Consent Agenda.

If you wish to participate in the following proceedings, you are prohibited from making a campaign contribution of more than \$250 to any commissioner or alternate. This prohibition begins on the date you begin to actively support or oppose an application before LAFCO and continues until three months after a final decision is rendered by LAFCO. No commissioner or alternate may solicit or accept a campaign contribution of more than \$250 from you or your agent during this period if the commissioner or alternate knows, or has reason to know, that you will participate in the proceedings.

If you or your agent have made a contribution of more than \$250 to any commissioner or alternate during the twelve (12) months preceding the decision, in the proceeding that commissioner or alternate must disqualify himself or herself from the decision. However, disqualification is not required if the commissioner or alternate returns the campaign contribution within thirty (30) days of learning both about the contribution and the fact that you are a participant in the proceedings.

Pursuant to Government Code Sections 56700.1 and 81000 et seq., any person or combination of persons who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Santa Clara County LAFCO and will require an election must comply with the disclosure requirements of the Political Reform Act of 1974 which apply to local initiative measures. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. Additional information about the requirements pertaining to the local initiative measures to be presented to the electorate can be obtained by calling the Fair Political Practices Commission at (916) 322-5660.

1. ROLL CALL

2. PUBLIC PRESENTATIONS

This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda. Speakers are limited to THREE minutes. All statements that require a response will be referred to staff for reply in writing.

3. APPROVE MINUTES OF DECEMBER 14, 2005 MEETING

4. PRESENTATION ON STATUS OF COYOTE VALLEY SPECIFIC PLAN BY CITY OF SAN JOSE

Information only.

5. **UPDATE ON ISLAND ANNEXATION EFFORTS**

Possible Action: Accept Report.

6. **UPDATE ON SOUTH CENTRAL SERVICE REVIEW / SPHERE OF INFLUENCE STUDY**

Possible Action: Accept Report.

7. **EXECUTIVE OFFICER'S REPORT**

A. **LAFCO Budget Sub-Committee for Fiscal Year (FY) 2006-07**

Possible Action: Establish a LAFCO Budget Sub-Committee for FY 2006-07.

B. **Status of Preparations for Strategic Planning Workshop on February 16, 2006 at San Jose City Hall**

Information only.

C. **2006 CALAFCO Annual Clerks and Staff Workshop on April 26-28, 2006 in South Lake Tahoe**

Possible Action: Authorize staff to attend the workshop and authorize travel expenses funded by the LAFCO budget.

D. **2006 CALAFCO Annual Conference on September 5-7, 2006 in San Diego**

Information only.

8. **REVISED 2006 SCHEDULE OF LAFCO MEETINGS**

Possible Action: Adopt the revised schedule of meetings and filing deadlines for 2006.

9. **PENDING APPLICATIONS**

Information only.

A. **Formation of Redwood Estates Community Service District**

10. **WRITTEN CORRESPONDENCE**

11. **NEWSPAPER ARTICLES**

12. **ADJOURN**

Adjourn to the next regular meeting on Wednesday, April 12, 2006. Strategic Planning Workshop will be held on February 16, 2006 at San Jose City Hall.

NOTE TO COMMISSIONERS: Upon receipt of this agenda, please contact Emmanuel Abello, LAFCO Clerk, at (408) 299-6415, if you are **unable** to attend the LAFCO meeting.

In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the LAFCO Clerk 24 hours prior to the meeting at (408) 299-6415 or TDD (408) 993-8272.

**LOCAL AGENCY FORMATION COMMISSION OF
SANTA CLARA COUNTY
MINUTES
WEDNESDAY, DECEMBER 14, 2005**

1. ROLL CALL

The Local Agency Formation Commission (LAFCO) of Santa Clara County convenes this 14th day of December 2005 at 3:02 p.m. in the Council Chambers of the City of Gilroy, 7351 Rosanna Street, Gilroy, California, with the following members present: Chairperson John Howe, Commissioners Blanca Alvarado, Donald F. Gage, Linda J. LeZotte, and Terry Trumbull (Alternate).

The LAFCO staff in attendance includes Neelima Palacherla, LAFCO Executive Officer; Kathy Kretchmer, LAFCO Counsel; Dunia Noel, LAFCO Analyst; and Ginny Millar, LAFCO Surveyor.

The meeting is called to order by Chairperson Howe and the following proceedings are had, to wit:

2. PUBLIC PRESENTATIONS

Carolyn Tognetti, Save Open Space-Gilroy, welcomes the Commission to the City and expresses appreciation to the City of Gilroy for inviting the Commission to the City. She states that she is proud that the City has adopted the Agricultural Mitigation Policy that is one of the first in the County. She adds, however, that since the adoption of the Policy, Gilroy has approved the Hecker Pass and Glen Loma Ranch specific plans using the Land Evaluation and Site Assessment (LESA) model to determine the impacts on agricultural lands. Ms. Tognetti, reads to the Commission a letter she sent to Gilroy Mayor Al Pinheiro and the City Council on October 17, 2005. Her letter indicates that the two specific plans covering approximately 400 acres include prime agricultural lands. Her letter further reads that while the Gilroy City Council required Hecker Pass Specific Plan to dedicate a permanent agricultural land within the project area, the Glen

Loma Ranch did not have to mitigate the loss of agricultural lands because the area has not been irrigated in the past four years and was allowed to become fallow. Upon the request of Chairperson to observe the three-minute time limit, Ms. Tognelli announces that copies of the letter will be provided to the Commission.

3. APPROVE MINUTES OF AUGUST 10, 2005 MEETING

On motion of Commissioner Gage, seconded by Commissioner Alvarado, it is unanimously ordered that the minutes of October 12, 2005 meeting be approved, as written.

4. UPDATE ON ISLAND ANNEXATIONS

Ms. Noel provides oral and written information on island annexations. She notes that staff has completed a guide on pocket annexations entitled, "Making Your City Whole: Taking Advantage of the Current Opportunity to Annex Urban Unincorporated Pockets." The guide has been distributed to City and County officials and staff, community leaders and interested groups. She notes that the Guide is also available on the LAFCO website. She adds that at the Santa Clara County Board of Supervisors meeting on November 15, 2005, the Board adopted a resolution in support of future evaluation and consideration of making development standards in the County pockets consistent with those of the surrounding cities.

Ms. Noel continues by stating that staff is working with various cities on island annexations. Morgan Hill has completed the mapping of its islands and is scheduled to complete the CEQA documents for island annexations. The City will hold public hearings in February and March 2006. She likewise reports that staff is working with Monte Sereno to annex three unincorporated islands. That city held a hearing on November 29, 2005 and continued it for 90 days to allow residents in pockets to form a working group to review and propose development standards and procedures. The group is expected to propose an acceptable annexation package to the City Council. Relating to the City of Los Altos, Ms. Noel reports that island annexation workshops have been conducted for Blue Oak Lane and Wookdland Acres. The hearing on the

annexation of these two pockets is scheduled for January 2006, and the hearing to approve the annexation will be held on February 28, 2006. She indicates that a City of Mountain View staff report looks into various islands in that city and explores the benefits of bringing these islands into the city. Ms. Noel further reports that the City of Saratoga has recently completed studies on geotechnical stability of roadways on some of its islands. She indicates that the City may be prevented from pursuing annexation at this time because geotechnical instability of roadways will have negative impact on long-term maintenance costs. Ms. Noel reports that San Jose has no formal plan on island annexations. However, Commissioner Alvarado and a San Jose City Councilmember met with residents of Lyndale Neighborhood in October 2005 to determine whether residents want annexation to San Jose. The group will meet again in January 2006. Ms. Noel continues to report that Los Gatos Town Council held a public hearing on annexation of unincorporated pockets on December 5, 2005, and after substantial public testimony from pockets residents, the City Council voted unanimously not to proceed with the island annexations at this time. Finally, Ms. Noel advises that Campbell City Council held a study session on island annexation on December 12, 2005 and has directed the City Manager to work with the Central Fire Protection District to resolve fire protection contract issues related to island annexations.

Commissioner Alvarado proposes to amend the staff report stating that San Jose planning department staff, not a City Councilmember, was present at her meeting with residents of Lyndale Neighborhood. Commissioner Gage advises that the Town of Los Gatos will annex two pockets comprising of two lots.

On motion of Commissioner Alvarado, seconded by Commissioner Gage, it is unanimously ordered that the update on Island Annexations, as amended, be accepted.

5. CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC) DRAFT WATER ACTION PLAN RELATING TO REGULATION OF PRIVATE WATER COMPANIES

Ms. Palacherla reports that staff is working with the California Association of Local Agency Formation Commissions (CALAFCO) to provide comments on the California Public Utilities Commission (CPUC) Draft Water Action Plan. She states that CALAFCO will be requesting CPUC (1) consider local land use, and growth and development policies, and (2) seek better cooperation and coordination with local private water companies, LAFCO and other local land use agencies when reviewing proposals for extension of water services. She adds that input from LAFCO will be opportune since the proposed Water Action Plan is to be used as guide by CPUC in regulating private water companies. She indicates LAFCO policies require that local land use, boundaries and joint growth and development policies of the cities and the County be considered when reviewing service extension proposals in areas outside the cities' USA. LAFCO staff became aware of the Water Action Plan at a meeting with Santa Clara Valley Water District relating to proposal by a private water company to provide water services to Coyote Valley area and to South Almaden area, which are both outside San Jose city limits and Urban Service Area (USA). At this time CPUC has no policy in place that requires consideration of local land use and development policies. At a previous meeting, LAFCO had requested staff to come back with more information on how to deal with proposals to extend water services in such areas. She indicates that, in the meantime, the CPUC Water Action Plan is a good forum for LAFCO to provide input to CPUC on this issue, and reports that CALAFCO will provide testimony on behalf of LAFCO at the next CPUC meeting in San Francisco on December 15, 2005.

On motion of Commissioner Alvarado, seconded by Commissioner Gage, it is unanimously ordered that the report be accepted relating to CPUC Draft Water Action Plan and regulation of private water companies.

6. RESPONSE TO NOVEMBER 17, 2005 LETTER FROM SAN JOSE MUNICIPAL WATER SYSTEM

Ms. Noel reports that LAFCO has received a letter from Mansour Nasser, Division Manager, San Jose Municipal Water System (SJMWS), indicating that there is a misstatement of fact on the Water Service Review Report, specifically in the Evergreen Service Area Service Section, on page 146, second paragraph, where the report reads, "The City has noted that in the event of an emergency and SCVWD supply is interrupted, groundwater production capacity plus storage does not equal the maximum day demand." In his letter, Mr. Nasser states that while the statement is technically true, they are not "equal," so the statement could mislead readers into believing that the system is deficient when, in fact, production capacity, plus storage exceeds the maximum day demand. Ms. Noel notes that Mr. Nasser requests that LAFCO revise the Water Service Review Report and update the LAFCO website to accurately reflect the facts. Ms. Noel advises that the Countywide Water Service Review Report was adopted in June 2005 after several agency review and revision opportunities. The Final Report, she indicates, includes the comments that have been received from SJMWS, specifically from Mr. Nasser. The Final Report has been circulated to participating agencies via the LAFCO website since June 2005 and may have been downloaded by several unknown parties since that time. She recommends that although the time period for revision the report has passed, LAFCO can include Mr. Nasser's letter in the Project's official file. In addition, she proposes that LAFCO post Mr. Nasser's clarification at the LAFCO website and circulate to water service providers in the County.

On motion of Commissioner Gage, seconded by Commissioner Alvarado, it is unanimously ordered that staff recommendation be approved to include SJMWS letter in the Countywide Water Service Review's official file and post on the LAFCO website, and to respond the letter.

7. UPDATE ON LAFCO'S STRATEGIC PLANNING WORKSHOP

Ms. Palacherla reports that at the October 2005 LAFCO meeting, LAFCO had directed staff to hold a strategic planning session on the morning of the next regular LAFCO meeting on February 8, 2005. She indicates, however, that since Commissioner Alvarado has a prior commitment on that time block, staff will determine an alternate date. Staff has identified potential topics for the workshop to include 1) LAFCO overview, including the purposes of LAFCO and the role of LAFCO Commissioners; 2) overview of local LAFCO policies; 3) development of mission statement; and, 4) development of local goals and objectives to include: (a) review of 2003-2005 activities and accomplishments; (b) work in progress and ongoing projects; (c) unfinished / outstanding tasks; and (d) issues / projects anticipated in the next two years. She proposes that William Chiat, Executive Director, California Association of Local Agency Formation Commissions (CALAFCO), be requested to facilitate the workshop. She notes that Mr. Chiat facilitated planning workshops for other LAFCOs.

In response to an inquiry by Commissioner Howe, Ms. Palacherla advises that the next steps in preparation for the workshop includes identifying a date common to all commissioners, finalizing an agenda, and invitation to Mr. Chiat.

Commissioner Howe notes that staff has identified possible workshop dates based on inputs from Commissioners Alvarado, Gage and Wilson. Commissioner Gage, however, proposes that staff coordinate further with Board offices since the 2006 schedule of meetings has recently been approved.

On Commission consensus, there being no objection, it is unanimously ordered that staff be directed to solicit input on items for workshop agenda, and to request Mr. William Chiat, CALAFCO Executive Director, to facilitate the workshop.

8. APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON FOR 2006

Chairperson Howe expresses appreciation for the support accorded to him by the other members of the Commission and the staff during his term as LAFCO Chairperson.

On motion of Commissioner Alvarado, seconded by Commissioner Trumbull, it is unanimously ordered that Commissioner Gage be appointed Chairperson and Commissioner LeZotte be appointed as Vice-Chairperson for Calendar Year 2006.

9. 2006 SCHEDULE OF LAFCO MEETINGS

On motion of Commissioner Alvarado, seconded by Commissioner Gage, it is unanimously ordered that the 2006 schedule of LAFCO meetings and filing deadlines be adopted.

Chairperson Howe requests that staff communicate to Commissioner Wilson the adopted 2006 schedule of meeting and filing deadlines.

10. UPDATE ON HIRING OF LAFCO CLERK

Ms. Palacherla states that Emmanuel Abello has been hired as LAFCO Clerk. On motion of Commissioner Alvarado, seconded Commissioner LeZotte, it is unanimously ordered that the report be accepted.

11. PENDING APPLICATIONS

Ms. Palacherla reports that there has been no action from the proponents relating to pending application on the formation of Redwood Estates Community Services District.

12. WRITTEN CORESPONDENCE

12.1 Ms. Palacherla informs the Commission that the latest issue of The Sphere, a CALAFCO newsletter, is included in the packet.

12.2 There is no correspondence received prior to the meeting.

13. NEWSPAPER ARTICLES

13.1 Chairperson Howe notes that Gilroy Dispatch newspaper article "Glimpse at New City," dated December 6, 2005, is included in the packet.

13.2 Commissioner Mr. Trumbull advises the Commission relating to Palo Alto Daily News article on island annexations that he provided to staff. Ms. Palacherla notes that that there have been several newspaper articles in the West Valley area, Los Gatos, Palo Alto and Los Altos area that provide updates on island annexations.

14. ADJOURN

On order of the Chairperson, there being no objection, the meeting is adjourned at 3:40 p.m.

The next regular LAFCO meeting is scheduled to be held on Wednesday, February 8, 2005 at 1:15 p.m. in the Chambers of the Board of Supervisors, County Government Center, 70 West Hedding Street, San Jose, California.

John Howe, Chairperson
Local Agency Formation Commission

ATTEST:

Emmanuel Abello, LAFCO Clerk

Date Prepared: January 31, 2006
LAFCO Meeting: February 8, 2006

TO: LAFCO

FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Analyst *DN*

SUBJECT: Presentation on Status of Coyote Valley Specific Plan By City of San Jose

Agenda Item # 4

Presentation on the Status of Coyote Valley Specific Plan By City of San Jose

For Information Only

Salifu Yakubu, Principal Planner for the City of San Jose, will provide the LAFCO Commission with an update on the City's current efforts to develop a specific plan for the Coyote Valley Area. The Coyote Valley consist of three sub-areas (see Attachment A):

- Sub-Area 1: North Coyote Campus Industrial Area,
- Sub-Area 2: Coyote Valley Urban Reserve, and
- Sub-Area 3: Coyote Greenbelt.

The North Coyote Campus Industrial Area is already within the city limits. The Coyote Valley Urban Reserve Area is unincorporated and is currently outside of the City's Urban Service Area (USA) Boundary. As part of the Specific Plan, the Coyote Greenbelt will remain unincorporated and will continue to be a non-urban buffer between the City of Morgan Hill and the City of San Jose.

Implementation of the City's Specific Plan will require the City to seek LAFCO approval to expand the City's USA Boundary and to annex the Coyote Valley Urban Reserve Area. LAFCO staff has been following the City's specific planning process and participating on the City's Technical Advisory Committee for the Plan. LAFCO staff has also provided three separate comment letters to the City since October 2004. The letters focus on the issues that LAFCO will consider during the urban service area amendment and annexation process. Attached for your information is LAFCO staff's most recent comment letter (see Attachment B).

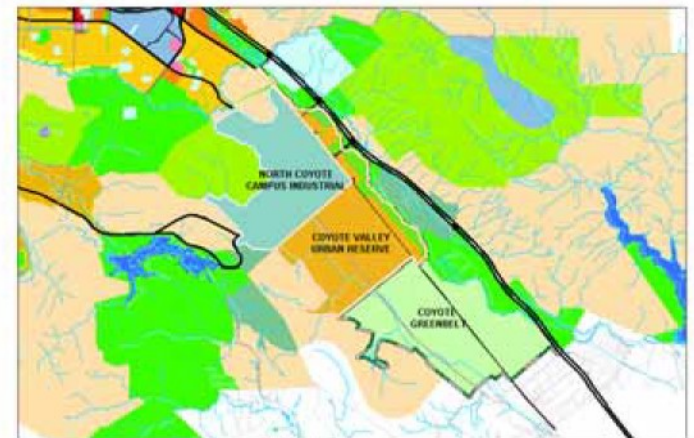
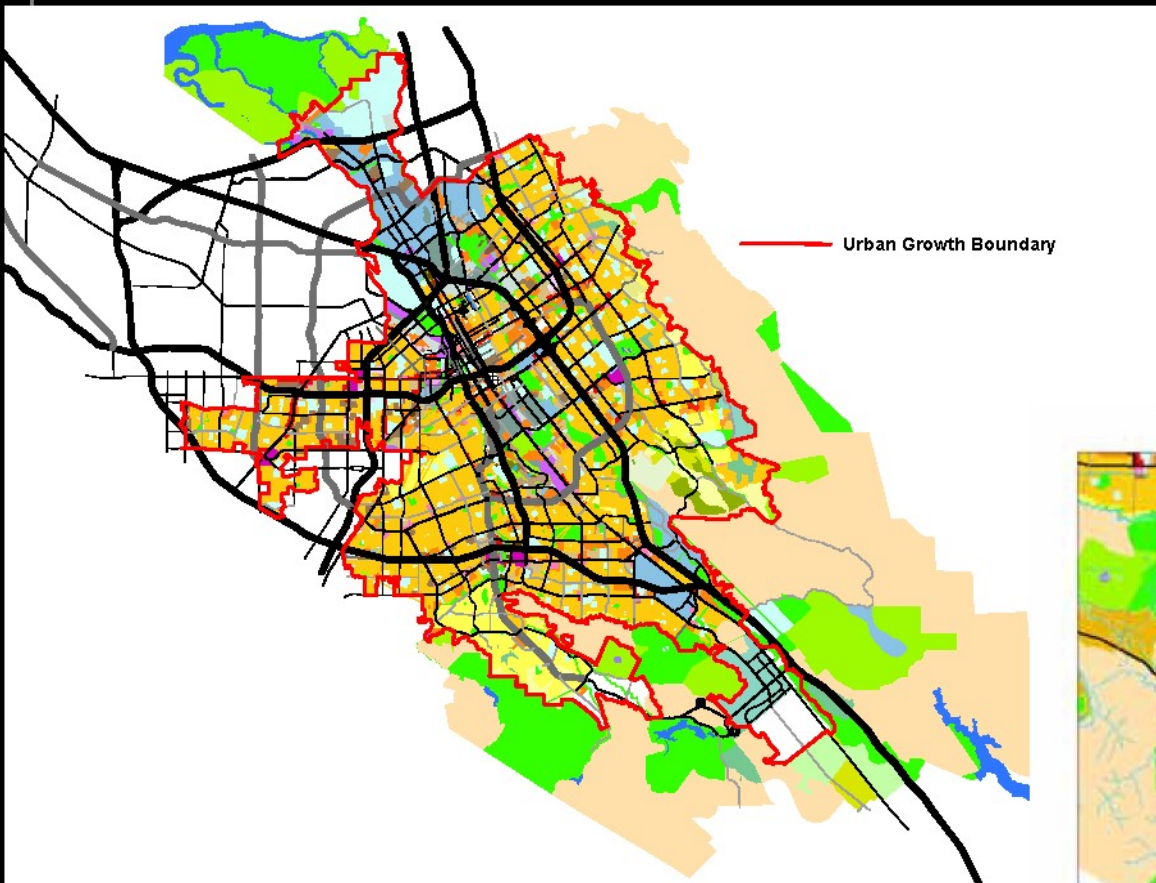
COYOTE VALLEY SPECIFIC PLAN

LAFCO Update



February 8, 2006

COYOTE VALLEY CONTEXT



- LEGEND
- Coyote Urban Reserve
 - North Coyote Campus Industrial
 - Coyote Greenbelt



1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
3. North and Central Coyote may be planned together
4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses
5. Plan for extension of Light Rail Transit and add Caltrain Station





COUNCIL'S VISION & EXPECTED OUTCOMES

6. Maximize efficient land usage with 25K residences and 50K jobs as minimums
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses
8. Identify locations for public facilities in land use and financing plans
9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas



COUNCIL'S VISION & EXPECTED OUTCOMES

10. Create financing plan for required capital improvements
11. **Plan must be financially feasible for private development**
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote
13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure



COUNCIL'S VISION & EXPECTED OUTCOMES

14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote
15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions
16. 20% of all units shall be “deed-restricted, below-market-rate units.”



PROCESS DIAGRAM



**COUNCIL INITIATION
(Aug. 2002)**

**Vision and
Expected
Outcomes**

Technical Analysis



July - Dec. 2003
Existing Conditions:
Land Use, Biology,
Geology, Hydrology,
Traffic, Infrastructure,
etc.

Foundational Infrastructure & Land Use Concepts



Jan. 2004 - Jan. 2005
Design Concepts:
Market Analysis
Composite Framework
Design Principles
Land Use Concepts
Greenbelt Strategies

Development of CVSP & EIR



Feb. 2005 - Dec. 2005
CVSP Documents:
Specific Plan
Zoning Code
Design Guidelines
Financing Plan
Implementation Plan
Phasing Plan
Greenbelt Strategies
Draft EIR Review/Comment

Recommendation and Consideration



Jan. 2006 - Mar. 2006
**EIR Certification
Council Consideration**



MEETINGS
Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners



MEETINGS
Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners
Plng. Comm. Study Sessions
Council Review



MEETINGS
Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners
Public Agencies
EIR Scoping Meetings
Plng. Comm. Study Sessions
Council Review



MEETINGS
Task Force
Community
Technical Advisory Committee
Focus Groups
Property Owners
Public Agencies
Plng. Commission Hearing
Final Council Hearing



DAHLIN GROUP
KENKAY ASSOCIATES
HMH ENGINEERS
ECONOMIC AND PLANNING
SYSTEMS
SCHAAF AND WHEELER
HEXAGON
APEX STRATEGIES

DAVID POWERS AND
ASSOCIATES
CRAWFORD, CLARK &
MULTARI
BASIN RESEARCH
WRA
ENGEO
LOWNEY

OUTREACH AND PARTICIPATION



- 38 Task Force Meetings (avg. 50)
- Eight Community Workshops (avg. 140)
- 24 Technical Advisory Committee Mtgs.
- Several Stakeholder Meetings
- Several Property Owner Meetings
- Next Task Force Meeting 2/13
- Focus Groups
- Future Community Meetings
- Public Hearings
- Website



COMMUNITY BUILDING PROCESS

VTA BMPs

**Charter of the
New Urbanism**

**Ahwahnee
Principles**

**Principles of
Smart Growth**

**Coyote Valley
Santa Clara Valley
Water District
Guiding
Principles and
Goals**

**San Jose's 2020
General Plan
Council's Vision
& Expected Outcome**

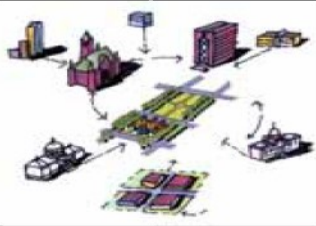


COMMON PRINCIPLES

New Urbanism, Ahwahnee & Smart Growth

- Protect the Environment
- Preserve Open Space
- Sustainable Site and Building Design
- Walkable Neighborhoods
- Variety of Transportation Choices
- Sense of Place (Creating a Center, Definable Edges & Connections)
- Diverse and Integrated Land Uses, Neighborhoods & Communities
- Economic Viability
- Social Equity
- Housing Opportunity for All
- Range of Recreation Opportunities (Passive & Active)

ELEMENTS OF SUCCESSFUL NEIGHBORHOODS



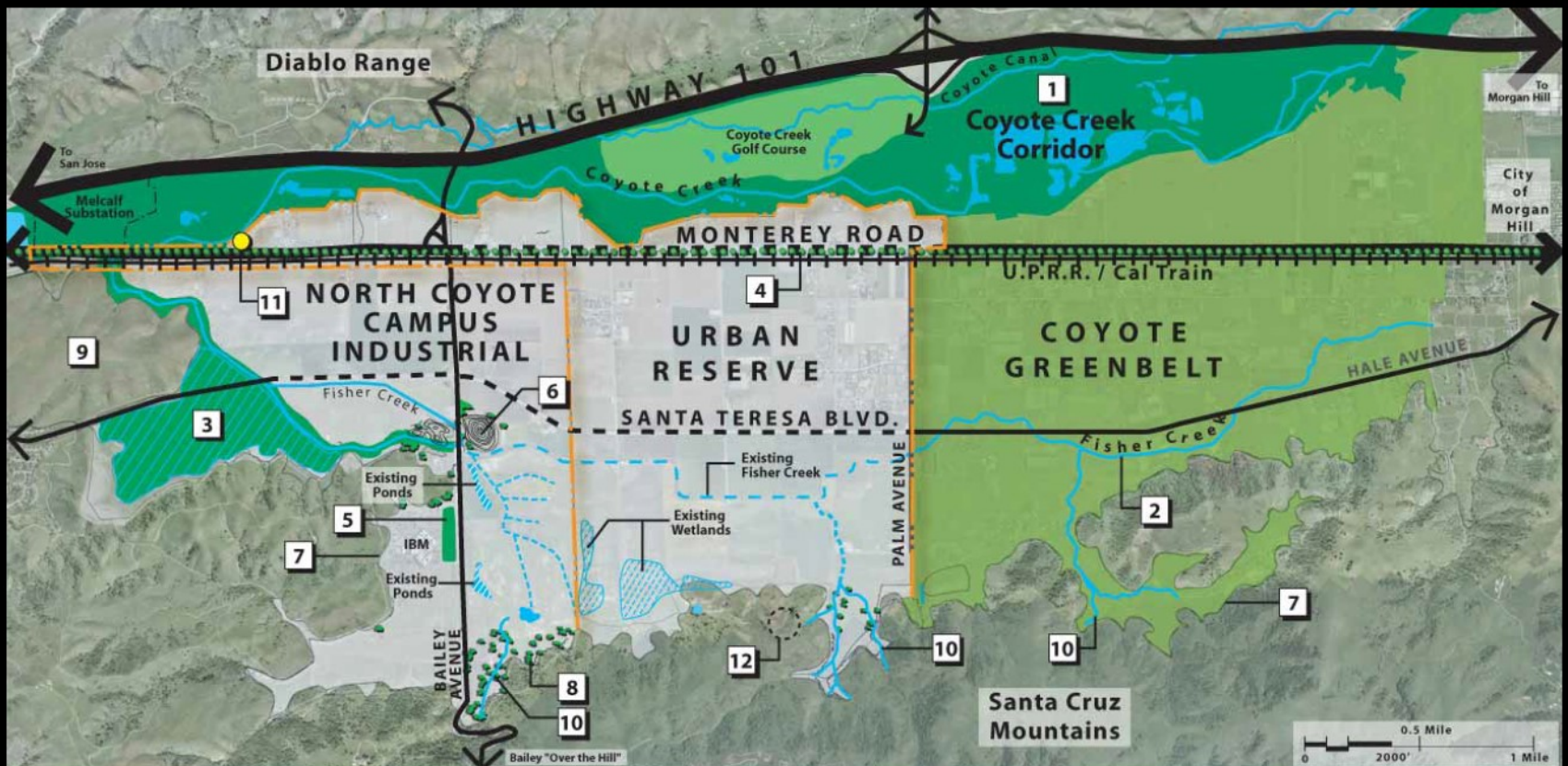
- **Distinct Identity**
- **Diversity of Uses**
- **Identifiable Community Center**
- **Compact and Diverse**
- **Connections & Linkages**
- **Mix of Land Uses**
- **Parking**
- **Attractive & High Quality Place**
- **Evolution Over Time**
- **“Growing It Right”**



ENVIRONMENTAL FOOTPRINT

FIXED ELEMENTS

1. Coyote Creek Corridor
2. Fisher Creek in Greenbelt
3. Laguna Seca
4. Keesling's Shade Tree
5. IBM Wetland
6. Hillock
7. Hills (15% Limit)
8. Oak Savannah
9. Tulare Hill
10. Streams
11. Hamlet of Coyote
12. Archaeological Site

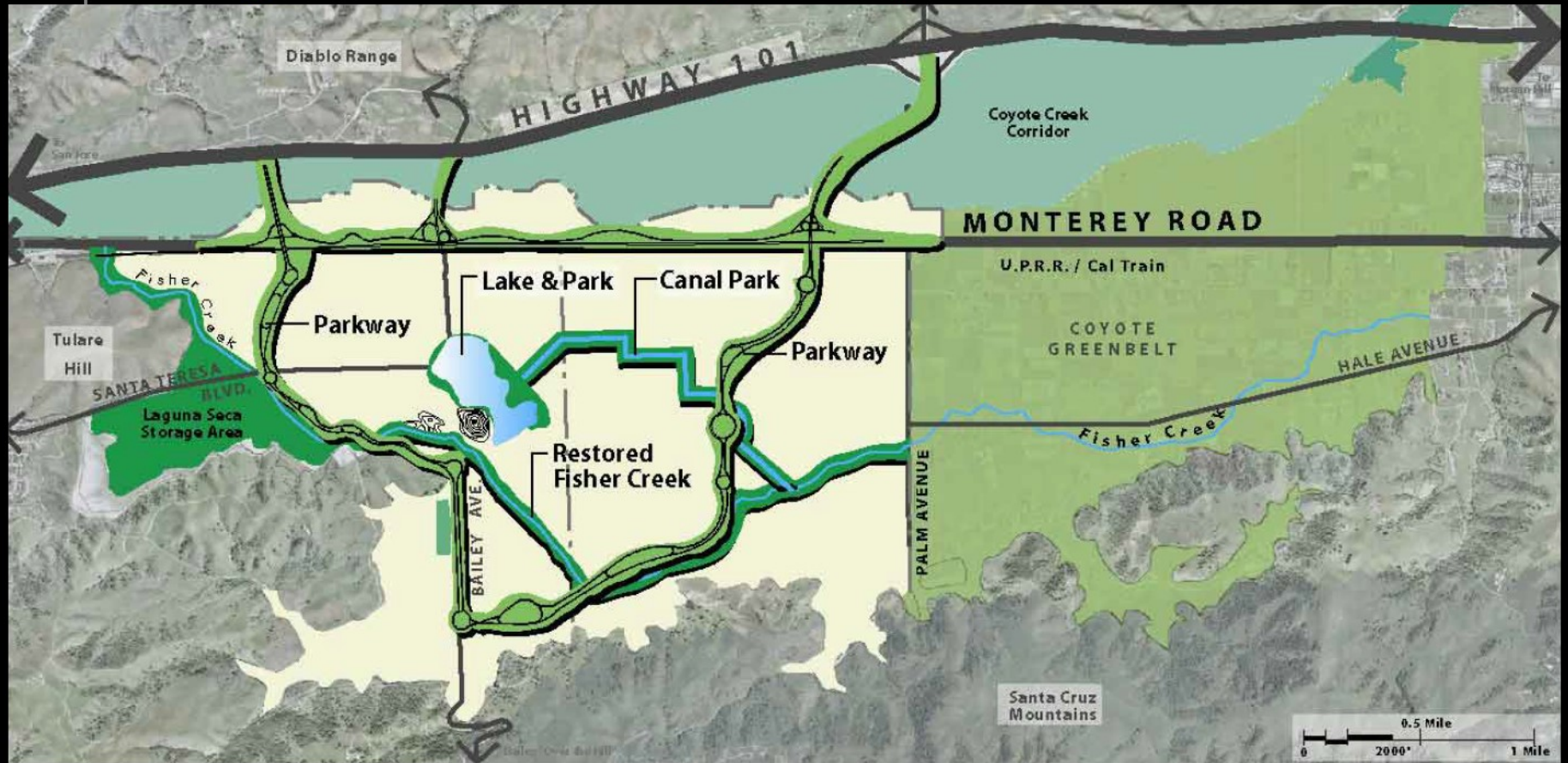


ENVIRONMENTAL FOOTPRINT

FIXED ELEMENTS

PROPOSED ELEMENTS

- Restored Fisher Creek
- Coyote Lake
- Canal Park
- Coyote Parkway



Blue Infrastructure



Fisher



Lake



Canal



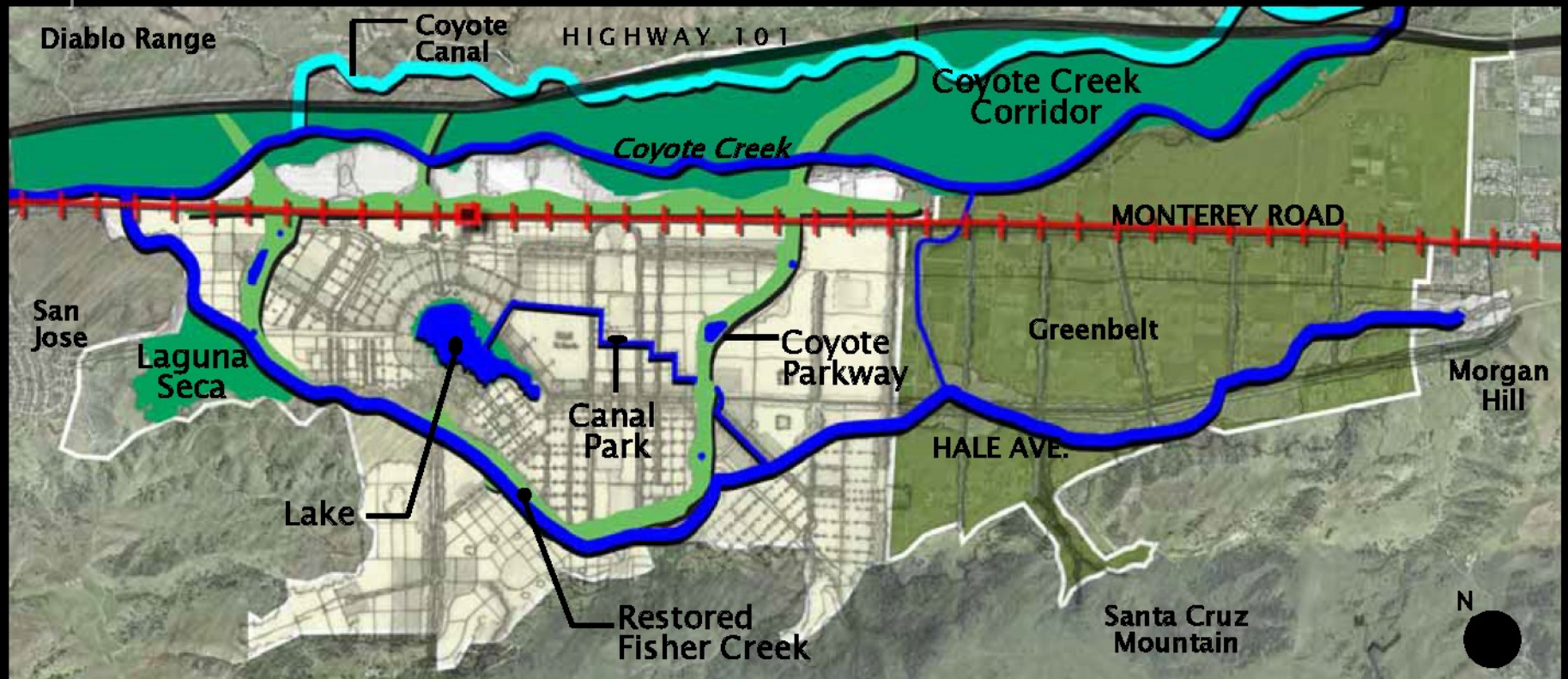
Parkway



Laguna



Bio



Green Infrastructure



Laguna



Commons



Hillside



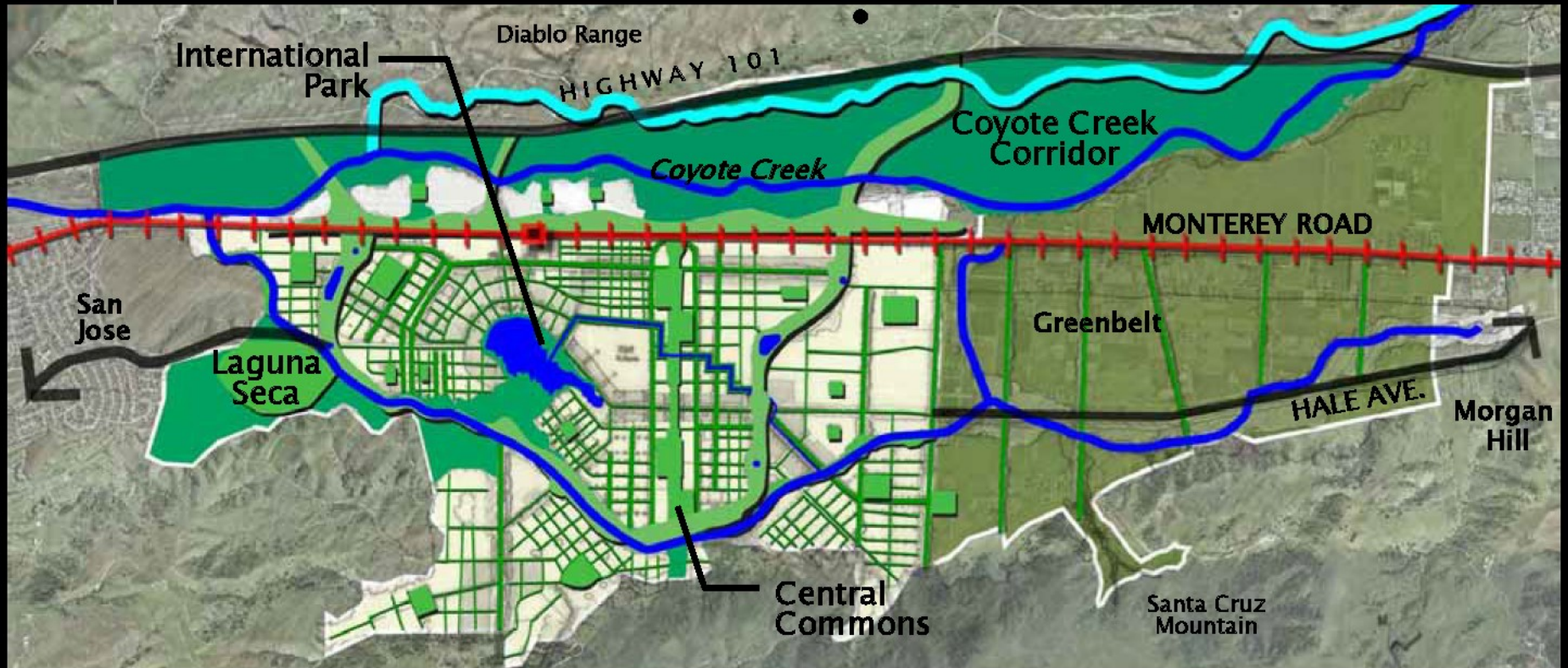
Community



International



Green



Transit/Non - Vehicular Mobility



Equestrian Trails



Multi-Use Trail



BRT Station



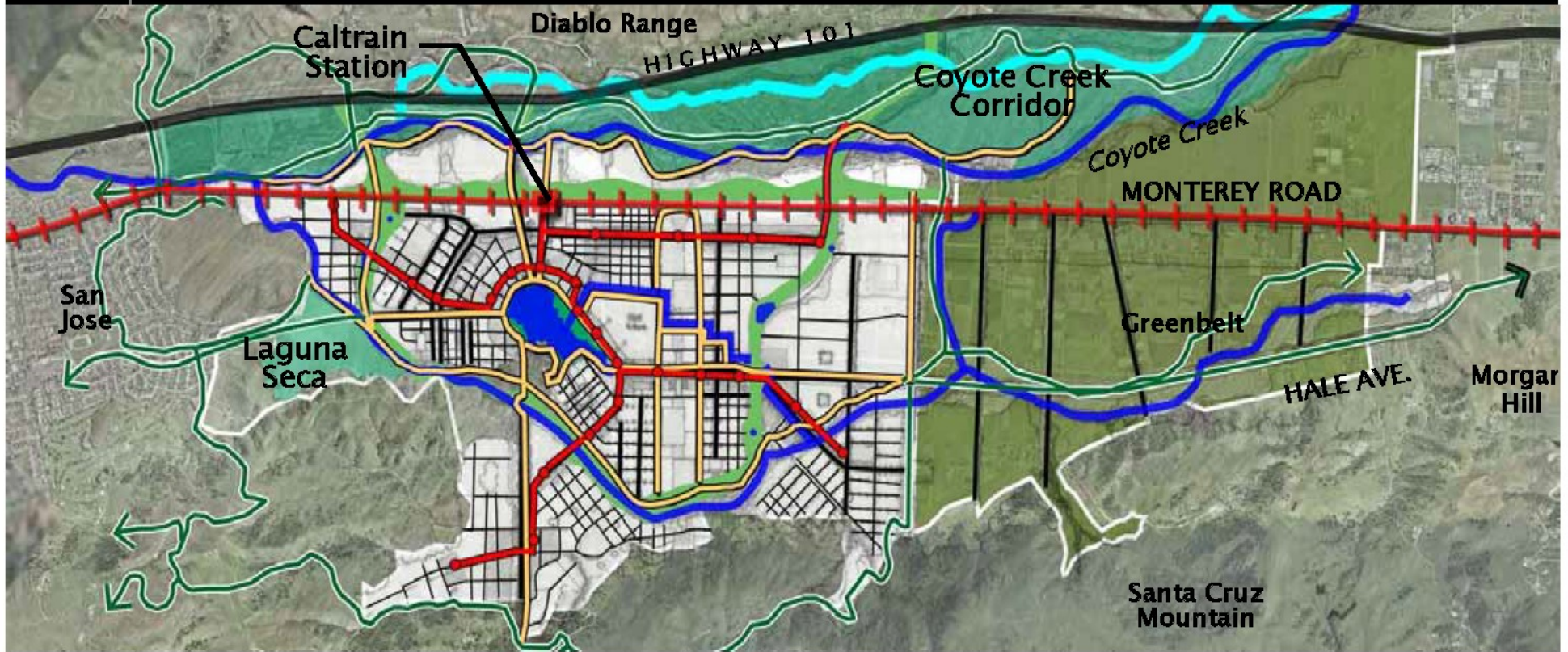
Grade Separations



Bike



Caltrain Station





PLAN CONCEPT



A. Fisher Creek



B. Coyote Lake



C. Canal Park



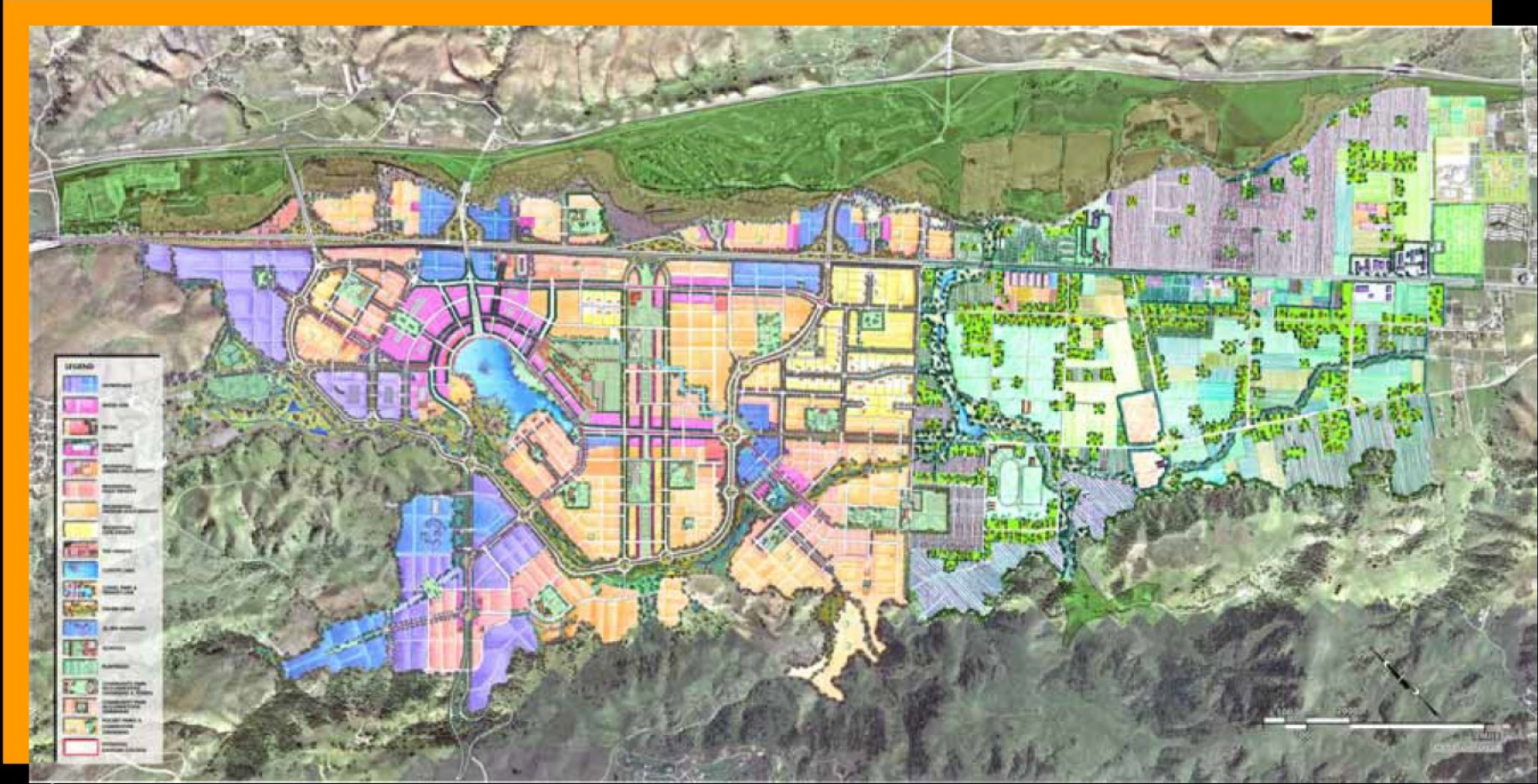
D. Parkway



E. Transit



F. Caltrain.



DEFINING THE NEIGHBORHOOD PLANNING AREAS



PLANNING AREA A

PLANNING AREA - A

Planning Area A gets its character and identity from its lakeshore waterfront. This is the start, heart, and soul of the Coyote Valley community. Overlooking the fifty+ acre lake and incorporating the valley's highest densities and most eclectic mix of uses, it is intended to be the focal gathering place and center of commerce for the whole valley. The lake supports a strategy of creating a spectacular amenity early on to spawn a market for urban density living from the start, and to establish a powerful expression of commitment to quality of life that will attract employers even as other areas of Silicon Valley endure high industrial vacancies.



NEIGHBORHOOD TOTALS:

LEGEND

WORKPLACE

Total Work Place Jobs	3,222	3,222
Downtown Professional Service Office (20 story with office district parking @ 0.46 spaces/job, 285k/job, FAR=8.5)		3,222

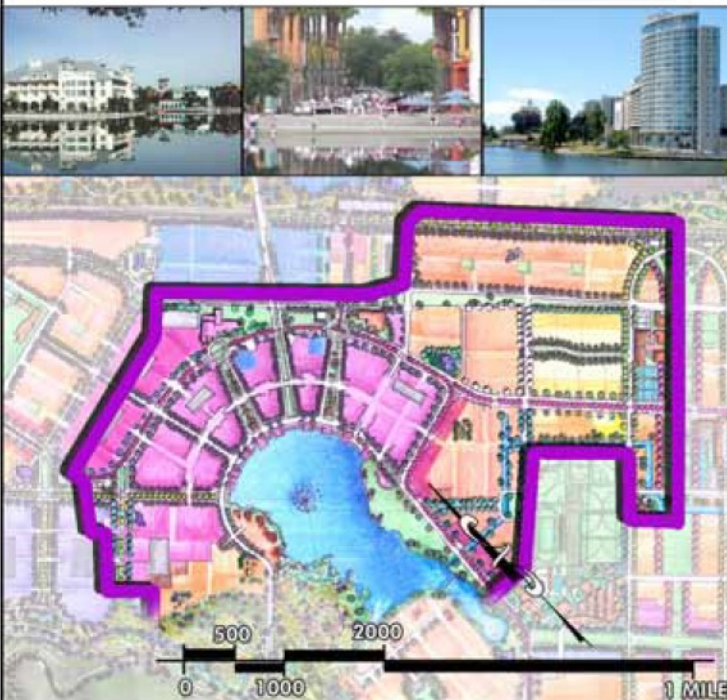
JOBS: 7, 124

HOMES: 4,925

RETAIL SF: 886,330

RESIDENTIAL - HIGH DENSITY RESIDENTIAL - URBAN HIGH DENSITY

Total Residential	3,055	3,055
Luxury 22 story high-rise (2200sf/home, 100 units/acre, parking in building)		186
4 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)		558
4 story wood frame over on-street structured parking (1400sf/home, 45 units/acre)		1,116
3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		93
3 story Town homes or townhome/townhomes with private garages (1800sf/home, 22units/acre)		832
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		122
Single Family detached (2-3 story cluster or patio homes, 2700sf/home, 12 units/acre)		149



MIXED-USE

Total Mixed-Use Jobs	3,902	3,902
Total Mixed-Use Homes	1,870	1,870
Total Mixed-Use Retail Square Feet	663,550	663,550
Live work loft/town home (8 story, district parked jobs parking, residential parking on site, 500sf/job, 1800sf/home, FAR=1.4)	Jobs Homes Retail SF	49 49 -
High rise (18 floors residential with onsite structured parking over 4 floors office with district parking, 300sf/job, 1500sf/home, FAR=3.6)	Jobs Homes Retail SF	267 206 -
3 floors Office over regional retail (all district parking, 300sf/job, FAR=1.72)	Jobs Homes Retail SF	3,504 - 350,377
3 floors Office over local retail/office (surface & street parking, 300 sf/job, FAR=0.4)	Jobs Homes Retail SF	81 - 8,101
3 floors Residential over regional retail (district parked retail, residential parking in building, 450sf/home, FAR=1.72)	Jobs Homes Retail SF	- 1,615 305,072

RETAIL

Total Regional Retail	222,780
Restaurants	44,556
General Retail	74,260
Cinema	103,964

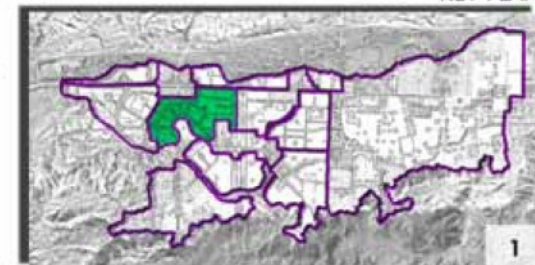
EXISTING RESIDENTIAL - LOW DENSITY COYOTE LAKE

COMMUNITY PARKS W/COMPETITIVE SWIMMING CANAL PARK & TRANSIT LINE

POCKET PARKS & COMPETITIVE SWIMMING STRUCTURED PARKING

FISHER CREEK CHURCH

KEY PLAN



PLANNING AREA B

NEIGHBORHOOD TOTALS: JOBS: 6,246 HOMES: 98 RETAIL SF: 13,502

PLANNING AREA - B

Planning Area B marks the primary entry to Coyote from Hwy. 101. It surrounds the soon to be completed Bailey interchange and Monterey Rd/Cal Train over crossing. It incorporates the proposed Caltrain Coyote Valley station. This area is seen as an ideal place for high identity corporate facilities with an architectural expression of clean, polished contemporary sophistication.



LEGEND

WORKPLACE

Total Work Place Jobs		6,230	6,230
1	Corporate/Tech Office (8 story with all onsite surface parking @ 1 space/job, 283 sf/job, FAR= .39)		333
2	Corporate/Tech Office (7 story with 4 story onsite structured parking @ 0.66 space/job, 283 sf/job, FAR= 1.4)		1,857
3	Corporate/Tech (8 story with 4 story onsite structured parking @ 0.66 space/job, 283sf/job, FAR= 1.04)		4,040

MIXED-USE

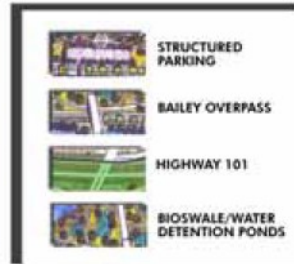
Total Mixed-Use Jobs		16	16
Total Mixed-Use Homes		16	16
Total Mixed-Use Retail Square Feet		-	-
Use work loft/home (8 story, densest parked job parking, residential parking on site, 500sf/job, 1800sf/home, FAR= 1.4)	Jobs		16
	Homes		16
	Retail SF		-

RESIDENTIAL - HIGH DENSITY

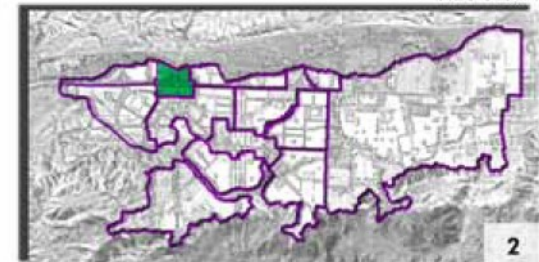
Total Residential		82	82
5	3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)		82

RETAIL

Total Local Retail		13,502	13,502
4	General Retail		13,502



KEY PLAN

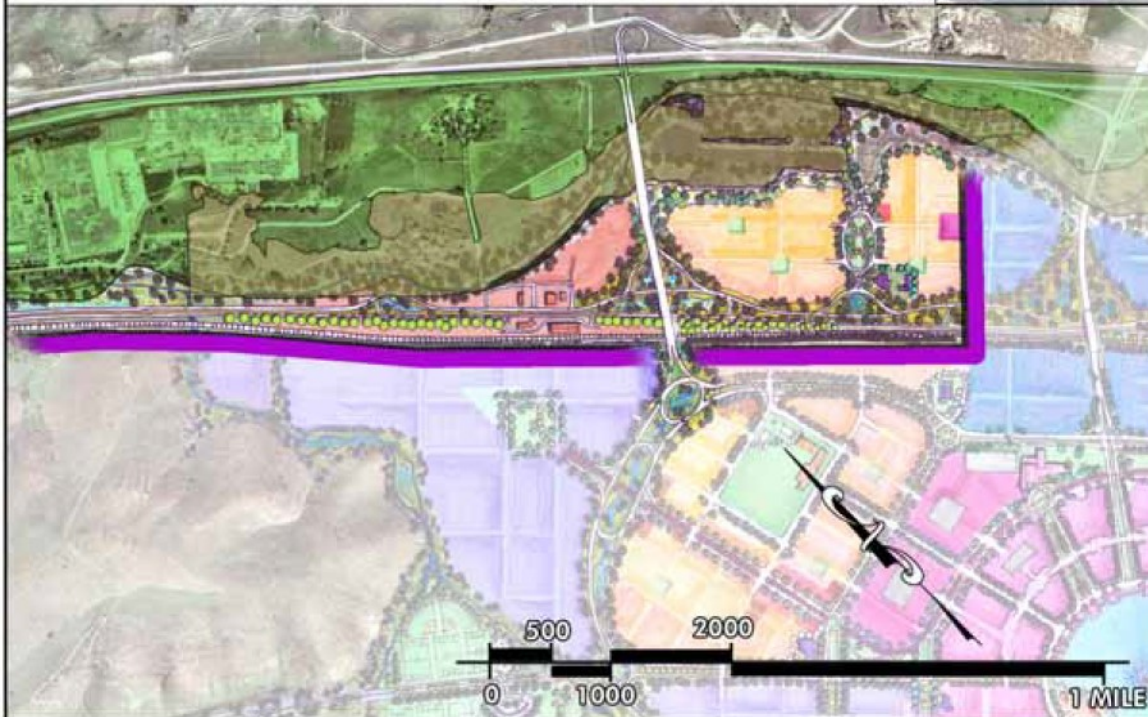


PLANNING AREA C

NEIGHBORHOOD TOTALS: JOBS: 251 HOMES: 772 RETAIL SF: 10,802

PLANNING AREA - C

Planning Area C incorporates the historic center of Coyote Valley, known as the Hamlet. It is located right where Coyote Creek, the old railroad station, and El Camino Real are closest together. The Hamlet will remain a unique historic enclave. Future development may include moving in historic frame buildings and developing an architectural palette that recalls its western stage stop past.



LEGEND



Total Mixed-Use Jobs	251
Total Mixed-Use Homes	143
Total Mixed-Use Retail Square Feet	10,802
Live work loft/apartment (3 story, surface job parking, home parking within building, 500sf/job, 1800sf/home, FAR=1.75)	Jobs: 143 Homes: 143 Retail SF: -
3 floors Office over local retail (all units surface & street parking, 300 sf/job, FAR=0.8)	Jobs: 108 Homes: - Retail SF: 10,802

RESIDENTIAL - HIGH DENSITY

Total Residential	629	629
3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)	-	300
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	-	260
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	-	68



THE HAMLET



CHURCH OPPORTUNITIES

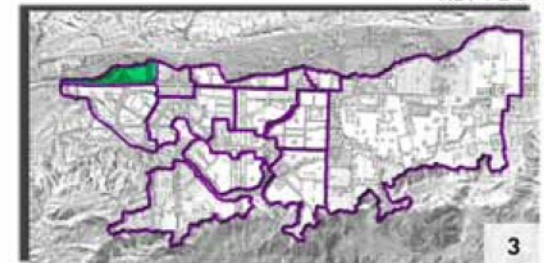


COMMUNITY PARKS W/COMPETITIVE SWIMMING



POCKET PARKS & COMPETITIVE SWIMMING

KEY PLAN



PLANNING AREA D

PLANNING AREA - D

Planning Area D will flank north and south side of a Coyote Creekside Park. It is located between the Monterey Rd. and Coyote Creek. It provides local pedestrian, equestrian, and bicycle connection for all of Coyote Valley to Coyote Creek via an underpass (under Monterey and the railroad tracks) at Laguna Ave. Its chief asset is its exposure to the Coyote Creek Park and trail system and its neighborhood entries and primary circulation celebrate this. This area is planned to include an elementary school site within safe walking distance of neighborhood homes and within safe biking distance of Planning Areas C & E along a creek side bike path.



NEIGHBORHOOD TOTALS: JOBS: 208 HOMES: 880 RETAIL SF: 45,907

RETAIL		
Total Local Retail	27,004	27,004
General Retail		27,004

LEGEND

MIXED-USE

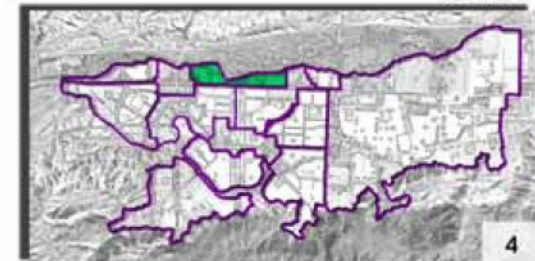
Total Mixed-Use Jobs	208	208
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	18,903	18,903
3 floors Office over local retail/office surface & street parking, 300 sq/lot, FAR=0.4	Jobs Homes Retail SF	189 - 18,903
3 floors Residential over optional office residential parking in building, office parking on street, 1450sf/home, about 1 job/2homes, FAR=1.38	Jobs Homes Retail SF	19 60 -

RESIDENTIAL - HIGH DENSITY

Total Residential	820	820
2 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)		450
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)		200
Single Family detached (3-3 story cluster or patio homes, 2100sf/home, 12 units/acre)		89
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		81

SCHOOL	COMMUNITY PARK
CHURCH	POCKET PARKS
COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS	

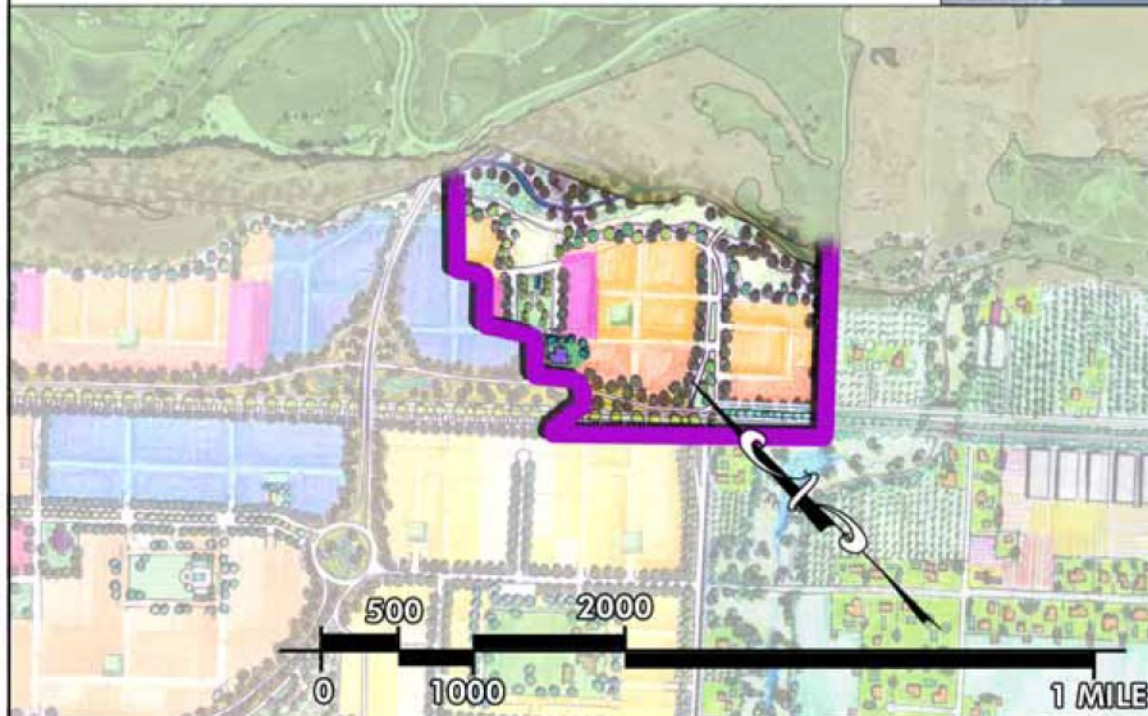
KEY PLAN



PLANNING AREA E

PLANNING AREA - E

Planning Area E is located between the Monterey Rd. and Coyote Creek and is to the south of the Coyote Valley's southern overcrossing and 101 freeway connection. Like Planning Area D it enjoys a strong exposure to the Coyote Creek park and trail system, and its neighborhood entry celebrates this. This area may incorporate a more casual and rural architectural vernacular as it transitions to the Greenbelt area.





NEIGHBORHOOD TOTALS: JOBS: 100 HOMES: 416 RETAIL SF: 8,101

LEGEND






MIXED-USE

Total Mixed-Use Jobs	100	100
Total Mixed-Use Homes	60	60
Total Mixed-Use Retail Square Feet	8,101	8,101
	Jobs	81
	Homes	-
	Retail SF	8,101
	Jobs	19
	Homes	60
	Retail SF	-



RESIDENTIAL - HIGH DENSITY

Total Residential	356	356
		109
		104
		143



COMMUNITY PARK W/COMPETITIVE SWIMMING

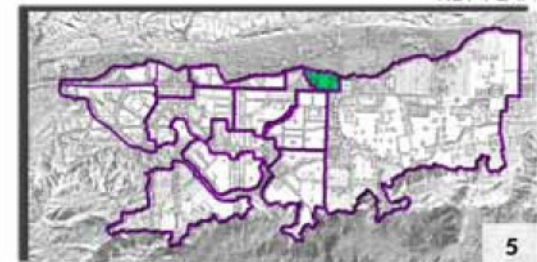


CHURCH



POCKET PARKS

KEY PLAN



PLANNING AREA F

PLANNING AREA - F

Planning Area F will ultimately establish the northern gateway from Hwy. 101, this neighborhood is predominantly workplace, mixed use and higher density residential. It incorporates an elementary school; parks, transit spoke, and is adjacent to a possible large playfield complex developed within the Laguna Seca detention basin. Workplace areas include lands owned by Cisco Systems as well as Cal Pine's Metcalf Power Plant.



NEIGHBORHOOD TOTALS:

JOB: 11,591

HOUSES: 3,121

RETAIL SF: 42,255

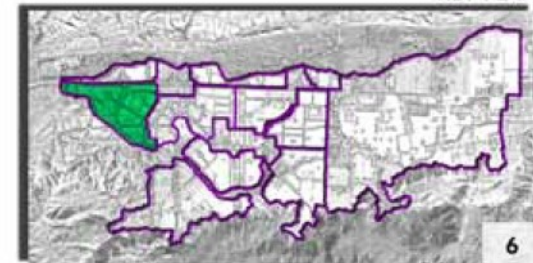
LEGEND		
WORKPLACE		
Total Work Place Jobs	11,377	11,377
Corporate/Tech Office (4 story with 1 story parking)	4,102	
Corporate/Tech Office (2 story with 1 story parking)	364	
R&D/Lab (1 story with 1 story parking)	114	
Corporate/Tech (4 story with 4 story parking)	5,912	
Light Industrial (1 story)	65	
Manufacturing (1 story)	821	

	FISHER CREEK
	COMMUNITY PARKS W/COMPETITIVE SWIMMING
	BALL FIELDS
	TRANSIT LINE
	SCHOOL SITE
	STRUCTURED PARKING
	CHURCH

RESIDENTIAL - HIGH DENSITY		RESIDENTIAL - URBAN HIGH DENSITY	
Total Residential	2,684	2,684	
0 story mid-rise - 73 units per acre	465		
4 story frame on podium - 45 units per acre	1,032		
3 story frame w/surface parking - 30 units per acre	112		
3 story town houses - 77 units per acre	641		
Single family detached - 14 units per acre	434		

MIXED-USE			
Total Mixed-Use Jobs	214	214	
Total Mixed-Use Homes	437	437	
Total Mixed-Use Retail Square Feet	42,255	42,255	
Use work loft/apartment, district parked jobs parking, residential on site	Jobs: 214 Homes: 214 Retail SF: -		
3 floors Residential over regional/district parked retail	Jobs: - Homes: 71 Retail SF: 13,459		
4 floors Residential over local commercial w/ no district parking	Jobs: - Homes: 152 Retail SF: 28,796		

KEY PLAN



PLANNING AREA G

PLANNING AREA - G

Planning Area G is at the base of Coyote Valley's western foothills. These bucolic coves, adjacent to oak studded hillside open space have traditionally been Coyote Valley's unique appeal to Silicon Valley employers. Indeed, the bulk of the workplace land in this Planning Area is already owned by jobs providers (IBM & Xilinx). Residential neighborhoods range from a core area along Bailey that may be appropriate for a collegiate identity village serving new graduates recruited by Coyote Valley employers to lower density family homes at the base of the hills. These residents will be served by an elementary school as well as transit stop retail.



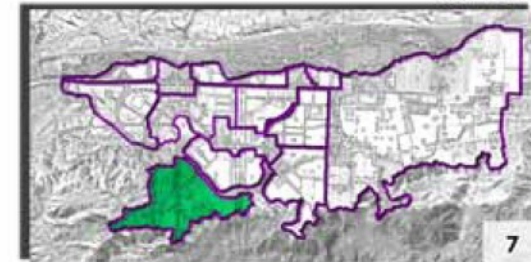
NEIGHBORHOOD TOTALS: JOBS: 18,441 HOMES: 2,888 RETAIL SF: 39,595

LEGEND			
WORKPLACE			
Total Work Place Jobs 18,441 18,441			
	Corporate/Tech Office (8 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR= 35)	8,019	
	R&D/Lab (1 story with all onsite surface parking @ 1 space/job, 285sf/job, FAR= 24)	273	
	Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR= 1.04)	10,150	
MIXED-USE			
Total Mixed-Use Jobs		-	-
Total Mixed-Use Homes		210	210
Total Mixed-Use Retail Square Feet		39,595	39,595
	3 floors residential over local retail (residential parking in building retail surface & street parking, 1450sf/home FAR= 1.38)	Jobs	-
		Homes	210
		Retail SF	39,595

RESIDENTIAL - HIGH DENSITY		RESIDENTIAL - URBAN HIGH DENSITY	
Total Residential		2,678	2,678
	9 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)	93	
	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	335	
	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	1,246	
	3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)	423	
	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	87	
	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)	179	
	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	316	

	COMMUNITY PARKS W/COMPETITIVE SWIMMING		SCHOOL SITE
	COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS		STRUCTURED PARKING
	EXISTING IBM SITE		CHURCH

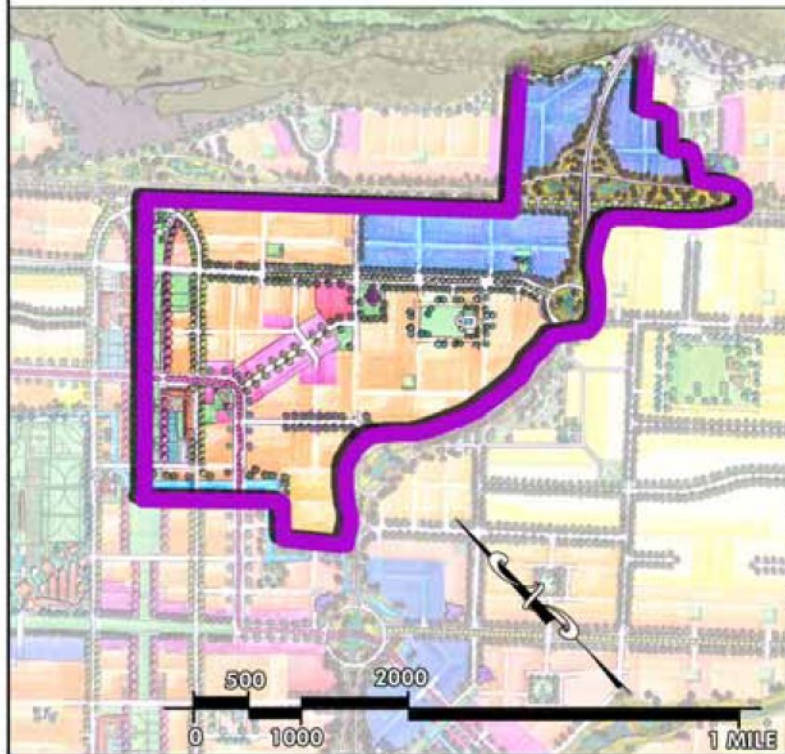
KEY PLAN



PLANNING AREA H

PLANNING AREA - H

Planning Area H incorporates Coyote Valley's southern gateway from Hwy. 101 at the Coyote Creek interchange. It includes an area for high identity corporate workplace surrounding the over crossing of Coyote Valley Parkway and Monterey Rd/Caltrain. Corporate identity here may favor a more relaxed, earthen and natural architectural character when compared to a more polished Bailey Avenue contemporary style. Residential neighborhoods about the east west commons to the north and incorporate a neighborhood district commercial street that spans from local transit stop to the larger workplace areas. An Elementary school at the commons is within walking or biking distance of these neighborhoods as well as the residential neighborhoods in the southern portion of Planning Area A



NEIGHBORHOOD TOTALS:

LEGEND			
WORKPLACE			
Total Work Place Jobs		4,397	4,397
	Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 283 sf/job, FAR=3%)	1,441	
	Corporate/Tech (4 story with 4 story onsite structured parking @ 2.66 spaces/job, 283sf/job, FAR=1.04)	2,956	

JOB: 4, 706

HOMES: 2,847

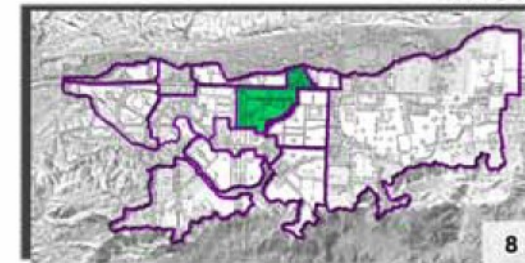
RETAIL SF: 18,903

MIXED-USE			
Total Mixed-Use Jobs		309	309
Total Mixed-Use Homes		380	380
Total Mixed-Use Retail Square Feet		18,903	18,903
	3 Story Office over local retail/office surface & street parking, 300 sf/job, FAR=0.4	Jobs	189
		Homes	-
		Retail SF	18,903
	3 Story Residential over optional office residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38	Jobs	120
		Homes	380
		Retail SF	-

RESIDENTIAL - HIGH DENSITY			
Total Residential		2,467	2,467
	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	474	
	3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	130	
	2 story Town homes or townhomes/townhomes with private garages (1800sf/home, 22units/acre)	1,118	
	Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	417	
	Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 12 units/acre)	327	

	SCHOOL		FIRE STATION
	CANAL PARK & TRANSIT LINE		COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS
	CHURCH		

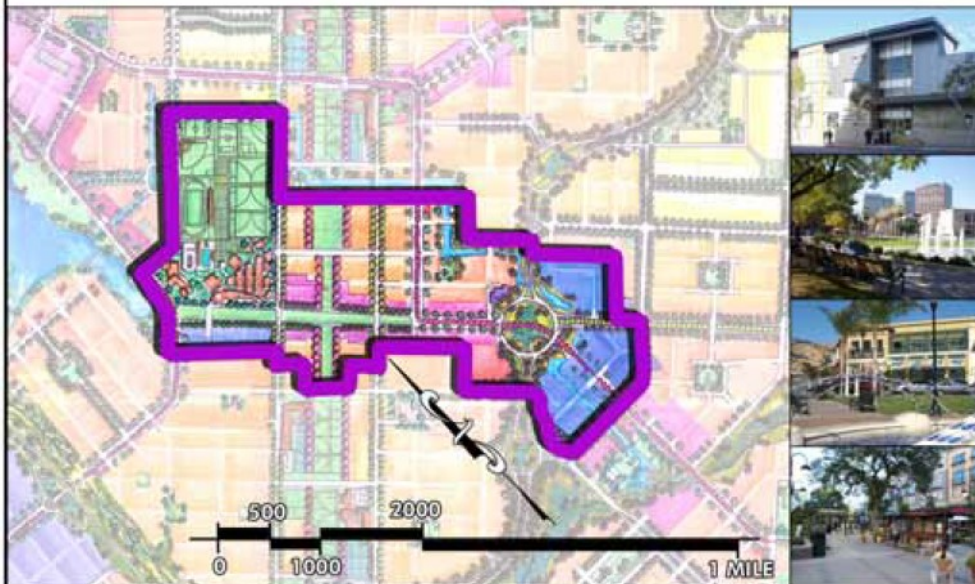
KEY PLAN



PLANNING AREA I

PLANNING AREA - I

Planning Area I is focused on a Santa Teresa urban parkway, which links the more urban waterfront area of Planning Area A with the more traditional neighborhoods to the south and west. Buildings with active retail and professional ground floor storefronts flank a pedestrian friendly linear park. At the north end it is anchored by the civic importance of the Coyote Valley High School. It is bisected by the east west central commons. At the southern end is a workplace node as well as a secondary retail concentration.



NEIGHBORHOOD TOTALS:

JOB: 4,492

HOMES: 1,702

RETAIL SF: 86,953

LEGEND

WORKPLACE

Total Work Place Jobs	4,061	4,061
Corporate/Tech Office (4 story with full onsite surface parking @ 1 space/job, 285 sf/job, FAR=1.29)	370	
Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)	2,266	
Downtown Professional Service Office (4 story with offsite district parking @ 0.66 spaces/job, 285 sf/job, FAR=1.72)	1,161	
Downtown Professional Service Office (7 story with offsite district parking @ 0.66 spaces/job, 285sf/job, FAR=3)	284	

MIXED-USE

Total Mixed-Use Jobs	411	411
Total Mixed-Use Homes	360	360
Total Mixed-Use Retail Square Feet	29,704	29,704
3 floors Office over local retail/office surface & street parking, 300 sf/job, FAR=0.6	Jobs: 297 Homes: - Retail SF: 29,704	
3 floors Residential over optional office residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38	Jobs: 113 Homes: 360 Retail SF: -	

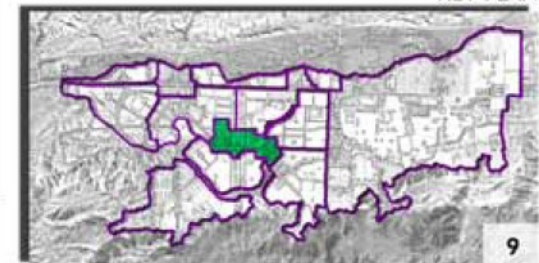
RESIDENTIAL - HIGH DENSITY

Total Residential	1,342	1,342
6 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building)	186	
4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	363	
3 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	465	
3 story Town homes or townhome/condominiums with private garages (1800sf/home, 22units/acre)	259	
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	69	

RETAIL

Total Local Retail	57,249	57,249
Supermarket		35,646
Gasoline		1,350
General Retail		20,253

KEY PLAN



PLANNING AREA J

PLANNING AREA - J

Planning Area J gets its identity from the luxury residential buildings along the west shore of the lake and its open space edge along the restored Fisher Creek. It stretches around the west side of the Santa Teresa urban parkway and incorporates the western reach of the central commons. This is a predominantly residential neighborhood supported by jobs opportunities in immediately adjacent Planning Areas I & G. It includes both an elementary school and a middle school.



NEIGHBORHOOD TOTALS: JOBS: 0 HOMES: 3,463 RETAIL SF: 0

LEGEND

RESIDENTIAL - HIGH DENSITY

Total Residential	3,463	3,463
Luxury 22 story high-rise (22000sf/home, 100 units/home, parking in building)		186
4 story wood frame row or wrapping structured parking (1400sf/home, 43 units/home)		279
3 story wood frame w/surface support parking (1100sf/home, 30 units/home, most affordable)		242
3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/home)		1,350
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/home)		877
Single Family detached (2-3 story cluster or patio homes, 1100sf/home, 12 units/home)		312
Single Family detached (2 story homes, 2600sf/home, 10 units/home)		217

COMMUNITY PARK W/COMPETITIVE SWIMMING

CHURCH

POCKET PARKS

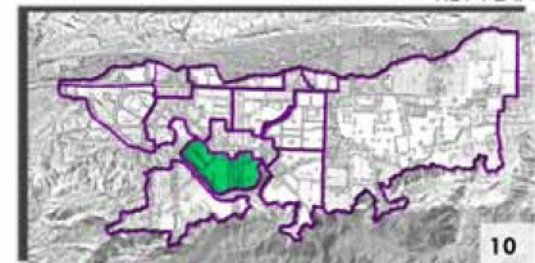
SCHOOL

TRANSIT LINE

COYOTE LAKE



KEY PLAN



PLANNING AREA K

NEIGHBORHOOD TOTALS: JOBS: 304 HOMES: 3,682 RETAIL SF: 28,354

PLANNING AREA - K

Planning Area K mixes a new urban village center with natural pathways along Fisher Creek. More traditional residential neighborhoods provide transitional densities to the Greenbelt and up Palm Canyon to the western hillside open space. An elementary school serves the local neighborhood and a large ball field park will serve all of Coyote Valley.



LEGEND

MIXED-USE

Total Mixed-Use Jobs	304	304
Total Mixed-Use Homes	280	280
Total Mixed-Use Retail Square Feet	21,603	21,603
3 floors Office over local retail/office surface & street parking, 300 sf/job, FAR=0.8	Jobs: 216 Homes: - Retail SF: 21,603	
3 floors Residential over optional office - residential parking in building, office parking on street, 1450sf/home, about 1 job/3homes, FAR=1.38	Jobs: 88 Homes: 280 Retail SF: -	

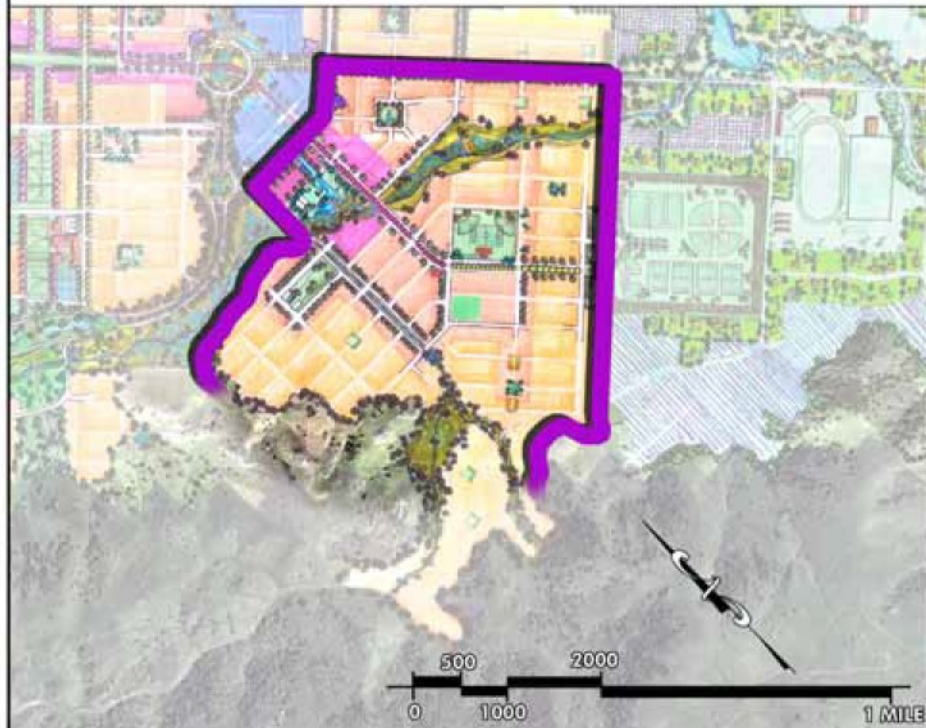
RESIDENTIAL - HIGH DENSITY

Total Residential	3,402	3,402
4 story wood frame over or wrapping structural parking (1400sf/home, 43 units/acre)	418	
2 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)	19	
3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)	1,432	
Single Family detached (3 story cluster homes, 1800sf/home, 14 units/acre)	564	
Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 17 units/acre)	603	
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)	366	

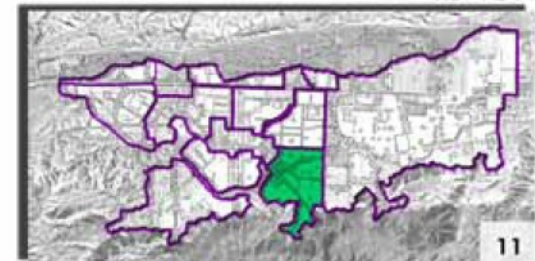
RETAIL

Total Local Retail	6,751	6,751
General Retail		6,751

- SCHOOL
- COMMUNITY PARK W/COMPETITIVE SWIMMING & TENNIS
- COMMUNITY PARK W/COMPETITIVE SWIMMING
- TRANSIT LINE
- FISHER CREEK
- CANAL



KEY PLAN



PLANNING AREA L

PLANNING AREA - L

Planning Area L preserves the integrity and estate setting of its existing homes and transitions from these to higher density residential. It incorporates the Coyote Valley community garden and an elementary school with an adjacent park, which will also serve the Greenbelt residents. Both the elementary school/park and the community garden are buffered from existing estate residences by new transition residential densities.



NEIGHBORHOOD TOTALS: JOBS: 0 HOMES: 1,507 RETAIL SF: 0

LEGEND

RESIDENTIAL - HIGH DENSITY

Total Residential	1,507	1,507
4 story wood frame over or wrapping structural parking (1400sf/home, 45 units/acre)		84
2 story wood frame w/surface carport parking (1100sf/home, 30 units/acre, most affordable)		74
3 story Town homes or townhomes/condominiums with private garages (1800sf/home, 22units/acre)		273
Single Family detached (2 story cluster homes, 1800sf/home, 14 units/acre)		26
Single Family detached (2-3 story cluster or patio homes, 2100sf/home, 17 units/acre)		238
Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		539

RESIDENTIAL - LOW DENSITY

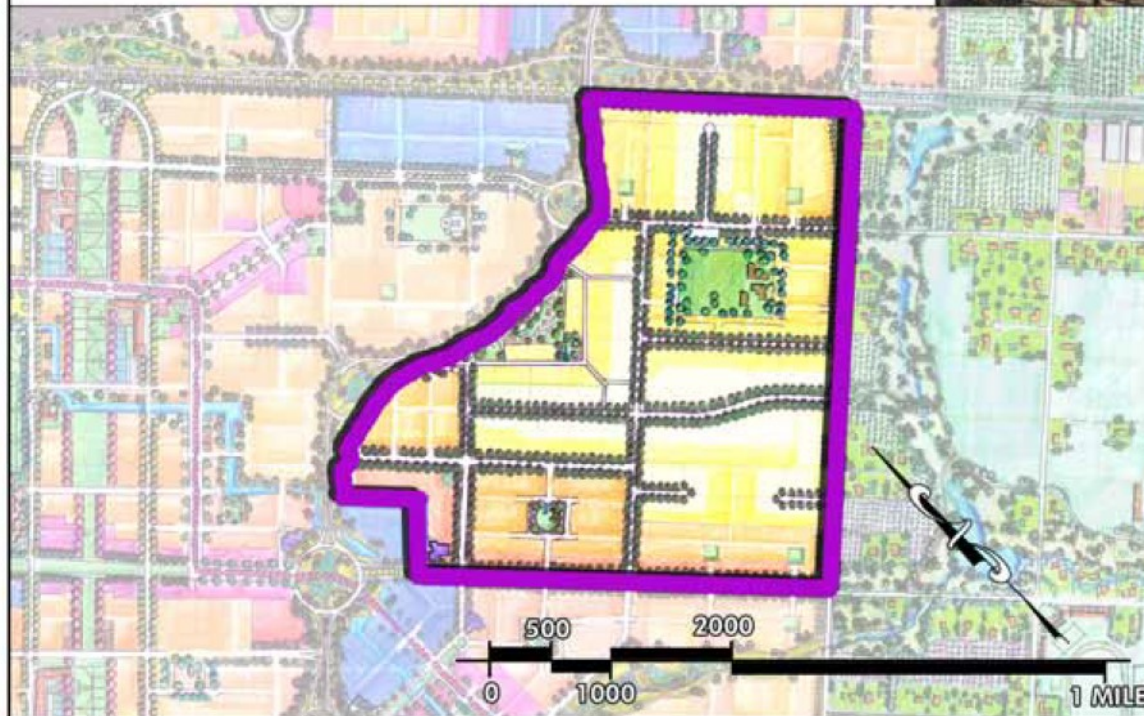
Single Family detached (edge and transition estate, 4000sf/home, 5 units/acre)		273
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COMMUNITY PARK W/COMPETITIVE SWIMMING

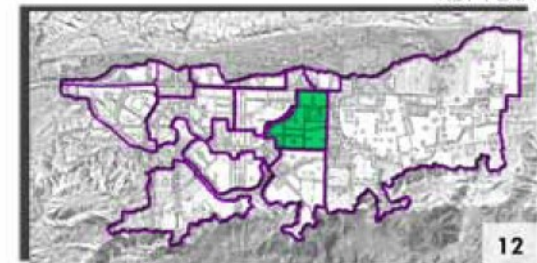
CHURCH

POCKET PARKS

SCHOOL



KEY PLAN



PLANNING AREA M

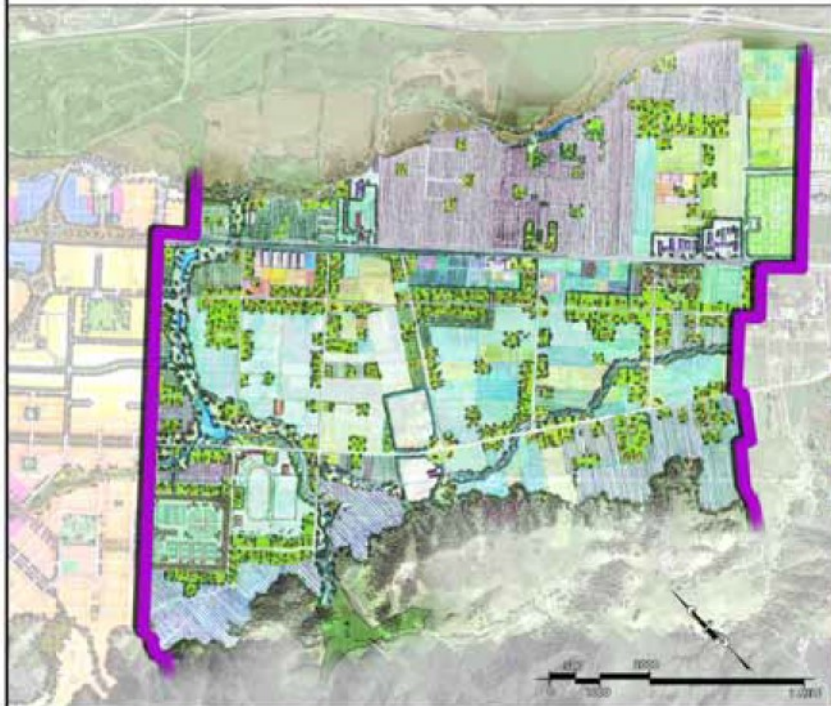
PLANNING AREA - M

Planning Area M is the South Coyote Greenbelt area. Its planning consideration is governed by the following "Vision and Expected Outcomes" Sections:

1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
2. The line (Greenline) between Central and South shall not be moved.
3. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

Within the above requirements, existing General Plan criteria, and guided by the "Coyote Valley GREENBELT Interim Planning Principles" (August 2001) adopted by the County of Santa Clara, City of San Jose, and City of Morgan Hill, planning has focused on the formation and funding of an open space and agricultural land management entity that can:

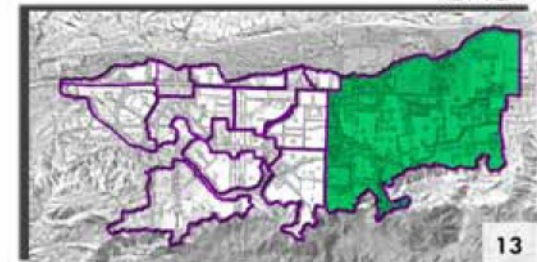
- Rationalize, consolidate and lease available agricultural land;
- Acquire open space, parks, and mitigation lands;
- Provide future development guidelines within existing general plan criteria that benefit the quality and market value of private property;
- Create an identifiable quality of place and market identity for agricultural products and visitors;
- Rationalize and ensure adequate supply of safe drinking and irrigation water
- Protect groundwater from agriculture and domestic pollutants



LEGEND

-  ORCHARDS
-  ROW CROP/VINEYARDS
-  AGG. INDUSTRY
-  FISHER CREEK
-  HOMES
-  GREEN HOUSES
-  BALL FIELDS
-  EQUESTRIAN FACILITY

KEY PLAN



ILLUSTRATIVE LAND USES



A. Fisher Creek



B. Coyote Lake



C. Canal Park



D. Parkway



E. In Village Transit



F. Caltrain





AGRICULTURAL LAND CONSERVATION STRATEGY



San Jose 2020 General Plan Natural Resources Goals and Policies

Agricultural Lands and Prime Soils Goal:

Avoid the premature conversion of agricultural lands to urban uses.

Agricultural Lands and Prime Soils Policies:

Williamson Act contracts and other forms of property tax relief should be encouraged for agricultural lands in non-urban areas.

The City should promote the passage of legislation to establish Countywide or Statewide agricultural preservation programs, including the funding necessary for implementation of such programs.

Preservation of agricultural lands and prime soils in non-urban areas should be fostered in order to retain the aquifer recharge capacity of these lands.





California Environmental Quality Act (CEQA) – Responsibilities

- **Inform** the public and decision makers of potential significant effects on the environment from a proposed project.
- **Identify** ways to reduce or avoid significant effects on the environment by either incorporating mitigation measures or by proposing/analyzing alternatives to the project.
- **Require** that feasible mitigation measures be incorporated into a project with a significant impact
- **Disclose** to the public why a project may be approved when significant effects are involved and cannot be avoided or otherwise reduced to a less than significant level (i.e., Finding(s) of Overriding Consideration).

California Environmental Quality Act (CEQA) Definition of Agricultural Land*



Agricultural land:

In areas where lands have been surveyed by the State
"Agricultural land" means prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture land inventory and monitoring criteria, and as modified for California.



California Land Evaluation and Site Assessment Model (LESA)

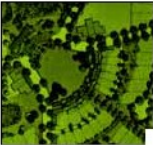
The California LESA Model uses six different factors to rate the relative quality of land resources based upon specific measurable features, rated separately on a 100-point scale:

Land Evaluation Criteria (50%)

Land Capability
Soil(s) Quality/Type

- ### Site Assessment Criteria (50%)

- Project Size
- Water Resource Availability
- Surrounding Agricultural Land
- Surrounding Protected Resource Land



Past vs. Proposed City Policy

	Past	Proposed
• Determine environmental impact significance for conversion of agricultural land.	x	x
• Identify feasible mitigation measures:		
a. Reduce to a less than significant level (no net loss).		
b. Reduce impact but not to a less than significant level.		x
• Adopt finding of overriding consideration (when required).	x	x
• Take action on the proposed project.	x	x

Agriculture Conversion Policy Options

OPTION	MITIGATION	REDUCE SIGNIFICANCE	ADOPT OVERRIDING CONSIDERATIONS
I	None	No, significant unavoidable	Yes
II	Yes (at least 1:1*)	Yes, less than significant	No
III	Yes (less than 1:1*)	No, significant unavoidable	Yes
IV	Yes (at least 1:1*)	No, significant unavoidable	Yes
V	Yes No Net Loss** (1:1 or greater)	Yes, less than significant	No

NEXT STEPS

DEVELOP MITIGATION PROGRAM FOR CONVERTED AGRICULTURAL LAND(s)

- Meet with stakeholders.
- Identify appropriate mitigation.
- Identify implementation techniques.
- Identify process for ongoing management and monitoring program(s).





California Environmental Quality Act (CEQA) – Responsibilities

- **Inform** the public and decision makers of potential significant effects on the environment from a proposed project.
- **Identify** ways to reduce or avoid significant effects on the environment by either incorporating mitigation measures or by proposing/analyzing alternatives to the project.
- **Require** that feasible mitigation measures be incorporated into a project with a significant impact
- **Disclose** to the public why a project may be approved when significant effects are involved and cannot be avoided or otherwise reduced to a less than significant level (i.e., Finding(s) of Overriding Consideration).



OTHER UPDATES



WORK PLAN



City Council Progress Reports

Traffic

Fiscal/Financial/Phasing

Draft Specific Plan

Draft Zoning

Complete EIR

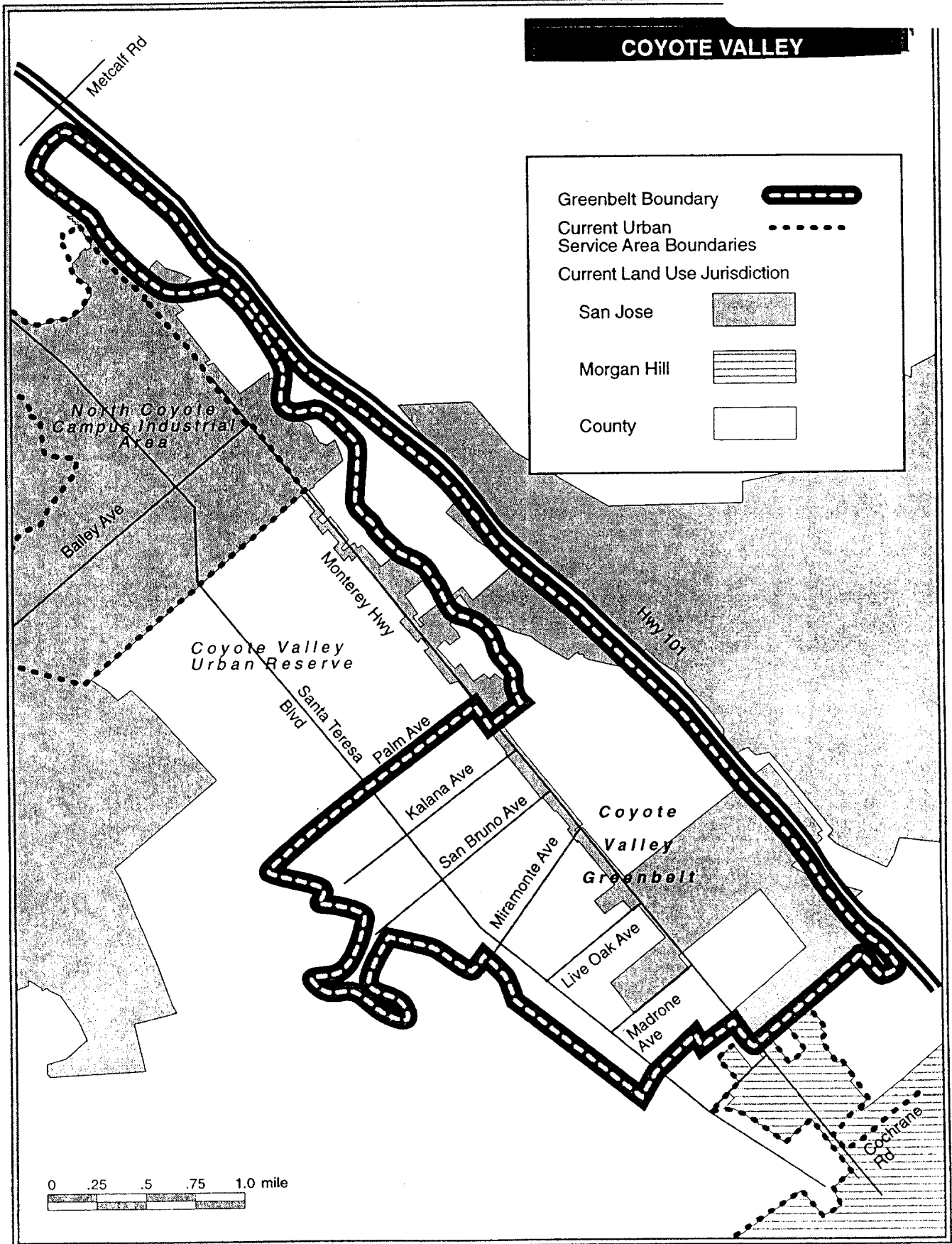
Continue Community Involvement



Illustrative View



ITEM NO. 4 ATTACHMENT A



June 30, 2005

Darryl Boyd, Principal Planner
San Jose Planning Department
City of San Jose
801 N. First Street
San Jose, CA 95110-1704

Re: Comments on the Scope of the EIR for San Jose's Coyote Valley Specific Plan (CVSP)

Dear Mr. Boyd:

Thank you for providing the Local Agency Formation Commission of Santa Clara County (LAFCO) with the opportunity to provide input on the scope and content of environmental information to be addressed in the Environmental Impact Report (EIR) for the Coyote Valley Specific Plan.

The current scoping and preparation period for the Draft Environmental Impact Report provides an opportunity for LAFCO to inform the City about the issues that LAFCO will be considering as part of the Urban Service Area amendment and annexation process. LAFCO provides these preliminary comments to the City at this time, so that the City can consider them during the fiscal and environmental impacts analysis process and address them in the Coyote Valley Specific Plan.

BACKGROUND

LAFCO staff has been attending the Coyote Valley Specific Plan community workshops and participating on the CVSP Technical Advisory Committee in order to stay informed about the development of the specific plan and to provide input where appropriate.

According to City staff:

- The City Council is tentatively expected to consider adopting the CVSP in Spring 2006. Once the CVSP is adopted, the City then plans to apply to LAFCO to expand its Urban Service Area boundary and to annex the mid-Coyote Urban Reserve in Winter 2006,

- The City will be preparing an Environmental Impact Report (EIR) for the CVSP and expects to start the scoping and preparation of the Draft Environmental Impact Report (DEIR) for CVSP this summer (June 2005), and to circulate the DEIR for public review and comment in Fall 2005, and
- The City also plans to use the CVSP Final EIR when they apply to LAFCO for an Urban Service Area amendment and annexation.

In October 2004, the Local Agency Formation Commission of Santa Clara County (LAFCO) provided preliminary comments to the City of San Jose regarding the issues that LAFCO will consider during the urban service area amendment and annexation process for Coyote Valley. We request that the EIR for the Coyote Valley Specific Plan address the following issues in anticipation of the City's request to expand its Urban Service Area Boundary in order to implement the Coyote Valley Specific Plan:

ISSUES OF CONCERN TO LAFCO BASED ON PRELIMINARY REVIEW

Project's Consistency With LAFCO's Objectives

As part of the USA and annexation review process, LAFCO staff will be evaluating whether the project is consistent with LAFCO's four primary objectives. These objectives are as follows:

- Encourage the orderly formation of local governmental agencies,
- Preserve agricultural land and open space resources,
- Discourage urban sprawl, and
- Encourage the efficient provision of services.

LAFCO of Santa Clara County has adopted local policies based on the above objectives. Furthermore, LAFCO has adopted specific policies for Urban Service Area (USA) amendments and annexations (See Attachment A). The following comments are in light of LAFCO's Urban Service Area amendment policies:

Loss of Agricultural Lands and City's Plans for Mitigating That Loss

Development of the Coyote Valley will result in the conversion of thousands of acres of prime agricultural land. LAFCO policies discourage USA expansions that include agricultural and open space land. LAFCO strongly encourages the city to develop effective mitigation measures to address the loss of the agricultural and open space lands. As part of the USA amendment process, LAFCO will require an explanation of why the inclusion of agricultural and open space lands is necessary and how the loss of such lands will be mitigated.

LAFCO's policies state that mitigation measures could include, but are not limited to: the acquisition and dedication of farmland, development rights, open space and conservation easements to permanently protect adjacent and other agricultural lands within the county, participation in other development programs such as transfer or purchase of development rights, payments to recognized government and non-profit organizations for such purposes, and establishment of buffers to shield agricultural operations from the effects of development.

Evidence That An Adequate Water Supply is Available to USA Amendment Area

City staff has indicated that discussions are occurring between the City and potential water suppliers to determine water supply options for the CVSP. LAFCO will require evidence that an adequate water supply is available to the amendment area and that water proposed to be provided to the new area does not include supplies needed for unserved properties already within the city, the city's Urban Service Area or other properties already committed for city water services.

Addressing Local and Regional Impacts of Proposed USA Amendment

LAFCO will consider factors included in Government Code section 56668 as well as factors such as the following to determine the local and regional impacts of a proposed USA amendment:

- The ratio of lands planned for residential use to lands planned for employment-producing use;
- The existence of adequate regional and local transportation capabilities to support the planned city growth;
- The ability of the city to provide urban services to the growth areas (both lands within the city, as well as lands within San Jose's USA boundary) without detracting from current service levels; and
- The project's fiscal impact on schools and the ability of school districts to provide school facilities.

Addressing Affordable Housing Needs as Part of the CVSP

LAFCO will discourage proposals that undermine regional housing needs plans, reduce affordable housing stock, or propose additional urbanization without attention to affordable housing needs. LAFCO will specifically consider whether the proposal creates conditions that promote local and regional policies and programs intended to remove or minimize impediments to fair housing including:

- City/County General Plan Housing Elements,

- Analysis of Impediments to Fair Housing,
- Consolidated Plans for Housing and Community Development, and
- ABAG's regional housing needs assessment and related policies.

City's Inventory of Vacant Lands Within its Urban Service Area

LAFCO will require current information on the amount of vacant lands located in San Jose's Urban Service Area. If a city has a substantial supply of vacant land within its Urban Service Area and applies for an USA expansion, LAFCO will require an explanation of why the expansion is necessary, why infill development is not undertaken first, and how an orderly, efficient growth pattern, consistent with LAFCO mandates, will be maintained.

City's Efforts to Annex Urban Unincorporated Islands Existing With Their Current USA

In February 2005, LAFCO adopted a set of Island Annexation Policies indicating that cities should annex urban unincorporated islands existing within their current USAs (urban service areas), before seeking to add new lands to their USAs (see Attachment B, specifically Policies #5 and #6). We request that the City address this new set of policies as part of the environmental analysis process as well as all applicable LAFCO policies.

LAFCO WILL CONTINUE TO PROVIDE INPUT WHERE APPROPRIATE

LAFCO staff will continue to attend the Coyote Valley Specific Plan community workshops and participate on the CVSP Technical Advisory Committee in order to stay informed and to provide input where appropriate. If you have any questions regarding these comments, you can reach me at (408) 299-5127 or contact Dunia Noel, LAFCO Analyst, at (408) 299-5148. Thank you.

Sincerely,



Neelima Palacherla, LAFCO Executive Officer
LAFCO of Santa Clara County

Cc: Coyote Valley Specific Plan Task Force
LAFCO Members

Attachment s

- A. LAFCO's Urban Service Area Amendment Policies
- B. LAFCO's Island Annexation Policies

URBAN SERVICE AREA POLICIES

A. General Guidelines

1. Review and amendment of Urban Service Area (USA) boundaries is the Commission's primary vehicle for encouraging orderly city growth.
2. LAFCO will review/amend a city's Urban Service Area once a year, if such review is desired by the city and initiated by city resolution and application. Until a city's application has been heard and acted upon by the Commission, no further Urban Service Area amendments will be accepted for filing from that city. LAFCO may make an exception to the once a year limitation upon Urban Service Area amendment requests where amendment is needed to carry out some special institutional development or activity that is in the public interest. Such exceptions shall not normally be extended in connection with proposed residential, commercial, or industrial development.
3. Within the Urban Service Areas, LAFCO does not review city annexations and reorganizations if the proposals are initiated by city resolution and meet certain conditions. State law gives cities in Santa Clara County the authority to approve such reorganizations.

B. Urban Service Area Amendment Policies

1. LAFCO will require application of an appropriate general plan designation to territory proposed for inclusion in an Urban Service Area.
2. LAFCO encourages contractual agreements and/or plans between the cities and the County which define:
 - a. Growth at the urban fringe; and
 - b. Potential new growth areas.
3. LAFCO will consider factors included in Government Code section 56668 as well as factors such as the following to determine the local and regional impacts of a proposed Urban Service Area amendment:
 - a. The ratio of lands planned for residential use to lands planned for employment-producing use
 - b. The existence of adequate regional and local transportation capabilities to support the planned city growth;

- c. Ability of the city to provide urban services to the growth areas without detracting from current service levels;
 - d. The ability of school districts to provide school facilities;
 - e. Whether the conversion of agricultural and other open space lands is premature, or if there are other areas into which to channel growth;
 - f. The role of special districts in providing services;
 - g. Environmental considerations which may apply;
 - h. The impacts of proposed city expansion upon the County as a provider of services;
 - i. Fiscal impacts on other agencies;
 - j. Regional housing needs;
 - k. Availability of adequate water supply; and
 - l. Consistency with city or county general and specific plans.
4. LAFCO will consider the applicable service reviews and discourage urban service area amendments that undermine adopted service review determinations or recommendations.
 5. When a city with a substantial supply of vacant land within its Urban Service Area applies for an Urban Service Area expansion, LAFCO will require an explanation of why the expansion is necessary, why infill development is not undertaken first, and how an orderly, efficient growth pattern, consistent with LAFCO mandates, will be maintained.
 6. The Commission will discourage Urban Service Area expansions which include agricultural or other open space land unless the city has accomplished one of the following:
 - a. Demonstrated to LAFCO that effective measures have been adopted for protecting the open space or agricultural status of the land. Such measures may include, but not limited to, the establishment of agricultural preserves pursuant to the California Land Conservation Act, the adoption of city/County use agreements or applicable specific plans, the implementation of clustering or transfer-of-development-rights policies; evidence of public acquisition; or
 - b. Demonstrated to LAFCO that conversion of such lands to other than open space uses is necessary to promote the planned, orderly, efficient development of the city.

7. The Commission will consider whether an Urban Service Area amendment leading to the conversion of agricultural or other open space land, will adversely affect the agricultural or open space resources of the County. Factors to be studied include, but are not limited to:
 - a. The agricultural significance of the amendment area relative to other agricultural lands in the region (soil, climate, water-related problems, parcel size, current land use, crop value, Williamson Act contracts, etc.)
 - b. The economic viability of use of the land for agriculture;
 - c. Whether public facilities, such as roads, would be extended through or adjacent to other agricultural lands in order to provide services to anticipated development in the amendment area or whether the public facilities would be sized or situated to impact other agricultural lands in the area
 - d. Whether the amendment area is adjacent to or surrounded by existing urban or residential development.
8. If an Urban Service Area proposal includes the conversion of open space lands or agricultural lands, LAFCO strongly encourages the city to develop effective mitigation measures to address the loss of the agricultural and open space lands. LAFCO will require an explanation of why the inclusion of agricultural and open space lands is necessary and how the loss of such lands will be mitigated.

Mitigation measures include, but are not limited to: the acquisition and dedication of farmland, development rights, open space and conservation easements to permanently protect adjacent and other agricultural lands within the county, participation in other development programs such as transfer or purchase of development rights, payments to recognized government and non-profit organizations for such purposes, and establishment of buffers to shield agricultural operations from the effects of development.

9. Where appropriate, LAFCO will consider adopted policies advocating maintenance of greenbelts or other open space around cities in reviewing Urban Service Area amendments.
10. LAFCO will require evidence that an adequate water supply is available to the amendment areas and that water proposed to be provided to new areas does not include supplies needed for unserved properties already within the city, the city's Urban Service Area or other properties already charged for city water services. In

determining water availability, LAFCO will evaluate, review and consider:

- a. The city's plan for water service to the area and statement of existing water supply in terms of number of service units available; service units currently allocated; number of service units within city (and current USA) boundaries that are anticipating future service and service units needed for amendment area.
 - b. Whether the city is able to provide adequate water supply to the amendment area in the next 5 years, including drought years, while reserving capacity for areas within the city and Urban Service Area that have not yet developed.
 - c. Whether the city is capable of providing adequate services when needed to areas already in the city, in the city's Urban Service Area or to other properties entitled to service.
 - d. If capacity is not reserved for unserved property within the city and its Urban Service Area boundary, the current estimate of potential unserved properties and related water supply needs
 - e. Whether additional infrastructure and or new water supplies are necessary to accommodate future development or increases in service demand. If so, whether plans, permits and financing plans are in place to ensure that infrastructure and supply are available when necessary including compliance with required administrative and legislated processes, such as CEQA review, CEQA mitigation monitoring plans, or State Water Resources Board allocation permits. If permits are not current or in process, or allocations approved, whether approval is expected.
 - f. Whether facilities or services comply with environmental and safety standards so as to permit acquisition, treatment, and distribution of necessary water.
11. LAFCO will discourage proposals that undermine regional housing needs plans, reduce affordable housing stock, or propose additional urbanization without attention to affordable housing needs. LAFCO will consider:
- a. Whether the proposal creates conditions that promote local and regional policies and programs intended to remove or minimize impediments to fair housing including city/ county general plan housing elements, Analysis of Impediments to Fair Housing or Consolidated Plans for Housing and Community Development and ABAG's regional housing needs assessment and related policies.

- b. Whether the proposal introduces urban uses into rural areas thus increasing the value of currently affordable rural area housing and reducing regional affordable housing supply.
- c. Whether the proposal directs growth away from agricultural / open space lands towards infill areas and encourages development of vacant land adjacent to existing urban areas thus decreasing infrastructure costs and potentially housing construction costs.
- d. Whether funding of infrastructure to support development in the amendment area imposes an unfair burden on residents or customers within the existing boundaries thus impacting housing construction costs in the area.

Island Annexation Policies Effective February 9, 2005

1. In order to fulfill the intent of the state legislature and implement the joint urban development policies of the cities, County and LAFCO, and in the interests of efficient service provision and orderly growth and development, the cities should annex unincorporated urban islands.
2. LAFCO will collaborate with the cities and the County in facilitating annexation of unincorporated urban islands.
3. LAFCO will provide a 2-year LAFCO fee waiver for annexations that result in the elimination of entire unincorporated islands. The current LAFCO fee is \$670 for each annexation area. This fee waiver will expire on January 1, 2007.
4. Where feasible, and in furtherance of goals to support orderly growth and development, cities are encouraged to annex entire islands, rather than conducting single parcel annexations.
5. In the interests of orderly growth and development, cities should annex urban unincorporated islands existing within their current USAs (urban service areas), before seeking to add new lands to their USAs.
6. Prior to seeking any USA amendment, except if the USA amendment is to resolve a significant, demonstrable public health and safety issue or if the USA amendment is a minor corrective action, the city should:
 - a. Initiate and complete annexation proceedings pursuant to Government Code Section 56375.3(a)(1), for all unincorporated islands that meet the provisions of Government Code Section 56375.3, unless the island constitutes publicly owned land, and,
 - b. For any city that has unincorporated islands larger than 150 acres, the city is strongly encouraged to adopt an annexation plan for the islands after holding community meetings, to apply a pre-zoning designation and to adopt resolutions to initiate annexation.
7. LAFCO encourages the County to remove incentives for property owners in the unincorporated islands to remain in the County, by making development standards in the unincorporated islands comparable to development standards in the surrounding city.
8. LAFCO will provide information on the island annexation procedures to each of the cities. LAFCO will develop process flow charts and public hearing notice / resolution templates for cities to use. LAFCO staff will conduct workshops on island annexation process for city staff.
9. LAFCO will work with the County, the cities and other interested parties/agencies to find ways to reduce or share the cost of processing unincorporated island annexations.
10. LAFCO staff will report to the Commission at each LAFCO meeting on the status of each city's island annexation efforts.

Date Prepared: January 31, 2006
LAFCO Meeting: February 8, 2006

TO: LAFCO

FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Analyst *DN*

SUBJECT: **Update on Island Annexations**
Agenda Item #5

For Information Only

Cities Actively Pursuing Island Annexations

Los Altos

On January 24th the Los Altos City Council adopted a resolution to initiate the annexation of two unincorporated pockets referred to as Blue Oak Lane and Woodland Acres. The City Council also scheduled a second public hearing on this matter to occur on February 28th at which time the City Council could adopt a resolution approving the annexation of both unincorporated islands. The two islands combined total 92 acres and are home to 386 residents.

Monte Sereno

The City of Monte Sereno pre-zoned the three unincorporated islands on November 15, 2005 and also held an annexation hearing on November 29th, but continued the item for 90 days in order to allow residents in the pockets to form a working group and to allow the working group to review and propose development standards and procedures for the islands with the goal of bringing to the City Council an annexation package proposal that the affected property owners can support. The working group has met two times since November and is currently developing their proposal. It is anticipated that the City Council will review the proposal in March and advise City staff as to whether and how to proceed with the annexation of the three unincorporated islands.

Morgan Hill

No update.

Cities Researching and Studying Island Annexations

Mountain View

The City of Mountain View staff has completed a review of the 7 unincorporated islands that were identified in the Santa Clara County Urban Pockets 2005 Maps. Based on that

review, city staff will be recommending that the City Council annex 4 of their 7 remaining unincorporated islands through the streamlined annexation process. The three properties they are deferring on are two properties owned by the United States and one privately owned 14.68 acres property (referred to as the pumpkin patch) which is currently going through a sale and which the buyer intends to come to the City with a development proposal that would also include annexation of the property. In late February City staff will seek direction from the City Council on whether to begin the annexation process. City staff anticipates that the City could complete the island annexation process by early summer if the City Council authorizes staff to move forward.

San Jose

City of San Jose continues to discuss the issue of island annexations, but has no formal plans to conduct island annexations at this point. Staff from Supervisor Alvarado's Office and staff from San Jose City Councilmember Campos' Office met with residents of the Lyndale Neighborhood in late January in order to provide them with additional information about the impacts of annexation and to determine whether the neighborhood is interested in annexing to the City of San Jose. This was the second meeting that the Lyndale Neighborhood Association held on the topic of annexation. Attendees expressed general support for beginning an annexation process that would include preparing more detailed information on the impacts of annexation and the annexation process. The Neighborhood Association is interested in asking the San Jose City Council to begin an annexation process for the area.

Campbell

No update.

Cupertino

No update.

Cities Not Currently Pursuing Island Annexations

There are no new updates from the Cities of Gilroy, Los Gatos, Milpitas, Sunnyvale, and Santa Clara.

Date Prepared: January 31, 2006
LAFCO Meeting: February 8, 2006

TO: LAFCO

FROM: Neelima Palacherla, Executive Officer
Dunia Noel, Analyst *JN*

SUBJECT: Update on South Central Service Review/Sphere of Influence Study

Agenda Item # 6

Update on South Central Service Review/Sphere of Influence Study

For Information Only

Staff will meet with the South Central County Technical Advisory Committee (TAC) and consultants on February 6, 2005. The purpose of this meeting will be to provide the TAC with a status report on the Service Review Project, and to discuss the upcoming city and special district review of the data collected and the draft service review determinations. Cities' and special districts' review of the data and determinations are expected to begin in late February.

LAFCO staff will also update the TAC on LAFCO staff's and the consultant's current process for reviewing and updating each city's Sphere of Influence boundary. As part of this process, LAFCO staff has been meeting with planning staff from each of the affected cities in order to provide them with an opportunity to recommend any changes to their city's Sphere of Influence boundary. At these meetings, each city's planning staff has also informed LAFCO staff about the various ways their city currently views, defines, and uses their Sphere of Influence boundary. The TAC will review and discuss these at their February 6th meeting. The consultants will then use this information to develop a Sphere of Influence recommendation for each of the cities.

Lastly, LAFCO staff and the Consultant will also review the new project timeline with the TAC. The timeline tentatively includes releasing a public draft of the report in early March for a 30 day review and comment period, holding a public hearing in April on the draft document, and adopting the Service Review and Sphere of Influence Recommendations at a final public hearing in late May. The next South Central County TAC meeting will occur in early April, if needed.

LAFCO staff will continue to provide the Commission with status reports as the project progresses.

Date Prepared: February 1, 2006
LAFCO Meeting: February 8, 2006

TO: LAFCO
FROM: Neelima Palacherla, Executive Officer *NP*
SUBJECT: Executive Officer's Report
Agenda Item # 7

A. LAFCO Budget Sub-Committee for Fiscal Year 2006-2007

Recommendation

Staff recommends that the Commission establish a Budget Sub Committee composed of two commissioners and staff to provide direction and to develop recommendations for a proposed budget for the upcoming fiscal year. The time commitment from commissioners serving on this committee would be limited to 2-3 meetings between February and July.

B. Status of Preparations for LAFCO Strategic Planning Workshop on February 16, 2006

For Information Only

The LAFCO strategic Planning Workshop is scheduled for Thursday, February 16, from 8:30 am to noon. It will be held in the 14th Floor Conference Room at the San Jose City Hall. The workshop will comprise two parts, the first part, facilitated by Bill Chiat, CALAFCO Executive Director, will include an overview of LAFCO's purpose, the roles and responsibilities of Commissioners and staff, and the development of a mission statement for LAFCO.

The second part will focus on agriculture in Santa Clara County with a presentation by Kevin O'Day, Deputy Ag Commissioner, on the status of agriculture in Santa Clara County. Staff will provide a review of Santa Clara LAFCO's policies related to agricultural preservation and discuss tools and techniques that other LAFCOs use to preserve agricultural lands.

An informational packet will be sent to the commissioners prior to the workshop.

C. CALAFCO Annual Staff Workshop in South Lake Tahoe (April 26-28)

Recommendation

Authorize staff to attend the workshop and authorize travel expenses funded by the LAFCO budget.

D. CALAFCO Annual Conference in San Diego (September 5-7)

For Information Only

The CALAFCO Conference is scheduled for September 5 through September 7 in San Diego. More information will be provided to the Commissioners as it becomes available.



2006 SCHEDULE OF LAFCO MEETINGS AND APPLICATION FILING DEADLINES (REVISED)

FILING DEADLINE	LAFCO MEETING*
Wednesday, December 21, 2005	Wednesday, February 8, 2006
Wednesday, February 15, 2006	Wednesday, April 12, 2006
Wednesday, April 5, 2006	Wednesday, May 31, 2006
Wednesday, June 21, 2006	Wednesday, August 9, 2006
Wednesday, August 16, 2006	Wednesday, October 11, 2006
Wednesday, October 18, 2006	Wednesday, December 13, 2006

TIME OF MEETINGS: 1:15 PM

LOCATION OF MEETINGS: Board of Supervisors' Chambers
County Government Center
70 West Hedding Street, 1st Floor
San Jose, CA 95110

FILING LOCATION: LAFCO Office
70 West Hedding Street, 11th Floor
San Jose, CA 95110
(408) 299-6415

*Generally every second Wednesday of even months.