

AVCA Meeting
Location: Almaden Community Center, 6445 Camden Avenue
7:00 PM -- Monday, March 10, 2008

07:00 Welcome:

AVCA President Art Boudreault introduced the two speakers:

Guest Speaker: **Stanley Ketchum, San Jose City Planner; and**

Guest Speaker: **Bill Shoe, Santa Clara County Planner.**

[Notes on first 30 minutes of meeting taken by acting Secretary, Lee Dimmitt]

Members of the Press Present: – **Almaden Times: Lorraine Gabbert**

Attendees, Officers, and Directors Present: **37**

Meeting Called to order at 7:05 PM

President Art Boudreault called meeting to order and introduced guest speaker, Stan Ketchum, San Jose City Planner, who spoke on the Development of South Almaden Valley Urban Reserve, San Vicente Development,

- Stan Ketchum explained how the urban reserve designation allows the City to plan and phase growth based on the ability of resources.
- Urban development has a low priority ranking in the overall planning of the City.
- Allows for the promotion of infrastructure before development.
- The Greenline boundary defines the area limits of city planning. The two urban developments, Coyote Valley and South Almaden Valley are within the Greenline boundary. These are the only urban reserves in the City.
- When the South Almaden Valley Urban Reserve, SAVUR, was established it consisted of 1050 acres, and thought to eventually consist of 2000 homes.
- The Reserve could not be developed without meeting certain "triggers."
 - 5000 new jobs added to the North Coyote Valley Industrial Area
 - City fiscal condition is stable
 - 5 year forecasted balance budget
 - City services could be delivered at 1993 levels
 - This includes traffic Level of Service, LOS in the area
- City's future plan is to survey area to determine accurately the 15% slope lines in the SAVUR. Also, to more realistically determine the number of homes that would be built in the SAVUR, 2000 may not be realistic.
- Key issues to be determined at the Envision San Jose 2040 Task Force will be the revision of the 5000 new jobs in North Coyote Valley Industrial Area.

At 7:25 PM the meeting was turned over to Bill Shoe, County Planner.

[Notes taken by Secretary, Ray Strong]

Bill Shoe provided the following url for the relevant website to understand County Planning:

<http://www.sccplanning.org> .

There was some discussion about which parts of the Almaden Valley were in the City and which were in the County. Bill Shoe indicated that there was a history of rapid growth of San Jose followed by more careful planning. In answer to questions about gradual development of the SAVUR, Bill indicated that County rural zoning development will continue to be approved if it meets the County requirements. Specifically applied to

single family residential development, the requirements include demonstration of adequate water resources and septic facilities. According to current practice the County does not inform the City of San Jose about this type of development in the SAVUR. However, requests for conditional use permits (such as commercial enterprises) are routinely passed to the City for comment. There was some discussion involving both guest speakers and members of the audience about how San Jose can assume it has an urban reserve when the County does not report the gradual development of that reserve to the City.

Audience member, Bob Hughes, offered three comments:

- San Jose’s only purpose is to maximize tax revenue.
- Contractors will descent on the Almaden Valley in swarms.
- Bob Hughes lives outside the SAVUR but is expecting to be annexed as a result of the planned new surveys – he called this a threat of “annexation without representation.”

Bill Shoe responded that annexation was an issue for a State Law mandated commission called LAFCO (Local Agency Formation Commission). The County LAFCO has 5 members and is composed of two County Supervisors, one representative for San Jose, one representative for all other cities in the County, and one at large representative.

Audience member, Jane Frommer, asked if the County planners had any thing like the “triggers” used by City planners. Bill Shoe said that there was no such concept at the County level; but that ground water depletion would be treated as a reason to prohibit development.

Audience member Dave Fadness, responding to audience comments, pointed out that without the foresight of the Horizon 2000 task force (including several members of the audience) there would be no triggers and no urban reserve.

There was further discussion about the progress in cooperation between City and County represented by work on and agreement about the Urban Growth Boundary.

8:10 AVCA Board Meeting: **The meeting was called to order by President Art Boudreault; a quorum was present.**

Officers

Art Boudreault, Present
Ron Blake, Present
Gari Soulé, Present
Ray Strong, Present

Directors

The first order of business was the report from Lee Dimmitt on the results of the AVCA Director elections. Lee reported that the following four candidates had been elected:

Kitty Monahan,
Theodora Morse,
Pat McMahan, and
Steve Levin.

All new directors were present and agreed to accept their positions.

Due to the emergency nature of business being currently considered by the County, President Art Boudreault next asked the board to consider the proposed addition of an event tent to the Boulder Ridge Golf Course. **Scott Sherwood** and **Julia Alloggiamento**, of the Graystone of Almaden Neighborhood Association, discussed the findings, concerns, and questions they had presented to the County Planning Commission. They provided

attendees with copies of an eight page letter submitted to Ms. Pamela Wu, County Planning Department. They told the AVCA about documents including a 1994 resolution by the County Board of Supervisors and two 1997 settlement agreements that they believe forbid further development or expanded use of the Boulder Ridge property beyond its current configuration. Independent of arguments based on the specified documents, they also expressed concern about potential noise resulting from use of a canvas tent to contain amplified music and other sounds associated with events. Finally they expressed their concern that nobody in Graystone of Almaden was notified by the County that it was considering approving the event tent. They were notified by Lee Wilcox from Nancy Pyle's office instead.

After some discussion, a motion by Steve Levin passed by voice vote:

The Almaden Valley Community Association opposes application number 2195-42-53-07A, Boulder Ridge Golf Course, for construction of a tent, ancillary restroom facility and a storage building for reception use.

A second motion by Kitty Monahan passed by voice vote without dissent:

The Almaden Valley Community Association supports the Graystone of Almaden Neighborhood Association in its opposition to application number 2195-42-53-07A, Boulder Ridge Golf Course, for construction of a tent, ancillary restroom facility and a storage building for reception use.

The next item of business was a discussion of the potential Coyote Valley Development led by **Bob Boydston**. Bob provided a short handout that is reproduced here [some typos were corrected and some may have been introduced by the Secretary]:

COYOTE

TWO PREMISES ARE NOT REALISTIC

PREMISE 1: THE SURROUNDING INFRASTRUCTURE WILL HAVE TO ACCOMMODATE THE COYOTE DEVELOPMENT

PREMISE 2: PEOPLE WHO WORK THERE WILL LIVE THERE.

IBM IS AN EXAMPLE: IT MOVED 2000 EMPOLYEEES FROM A RENTED FACILITY IN PALO ALTO. CICSCO, APPLE AND XILINX WOULD LIKELY DO THE SAME, HIRING FEW NEW PEOPLE.

MAYBE A SUPERMARKET, PIZZA PARLOR, BARBER SHOP, ETC. WOULD HIRE LOCALLY, BUT THAT WOULD NOT AMOUNT TO 50,000 JOBS. HARD TO SEE WHERE THESE LOCAL JOBS WOULD COME FROM.

NEEDED TRAFFIC INFRASTRUCTURE:

HIGHWAY 101 CXAPACITY/LANE/HOUR	1800	2 SEC RULE
NO. OF LANES	3	
TOTAL TRAFFIC CAPACITY/HR	5400	
LOS "D" LIMIT: V/C	90%	
LOS "D" LIMIT: TRAFFIC	4860	
NO. OF JOBS	50,000	
TRAFFIC SPLIT: NORTH VS SOUTH	50%	
DIAMOND LANE USE	10%	
TRAFFIC GOING NORTH IN 3 LANES	22,500	
RESULT: V/C	4.6	
LANES NEEDED	13.9	

NET ADDITIONAL 11 LANES NEEDED

THE TRIGGER IS LOS “D” ON 101.

HOW MANY JOBS COULD BE ACCOMMODATED WITH EXISTING 101 STRUCTURE?

ASSUME 75% VOLUME AT RUSH HOUR	3,645
NET AVAILABLE FOR NEW TRAFFIC	1,215
ALLOWABLE COYOTE JOBS	2,673.

Bob asked that the AVCA study and refine these rough modeling numbers in preparation for commenting on the next round of Coyote Valley Development planning.

President’s Report: **Skipped**

Secretary’s Report: **Skipped**

Treasurer’s Report: **Skipped** but Treasurer **Gari Soulé** distributed a handout indicating **a balance of \$8,592.74.**

Next Speakers: **Nancy Pyle, San Jose City Council Member for District 10 and Don Gage, Santa Clara County Supervisor.**

Next Meeting: **Monday, April 14, 07:00 PM at Almaden Community Center.**

9:00 pm Meeting Adjourned because of the time without completing our agenda.

Minutes submitted by AVCA Secretary, Ray Strong, hrstrong@hotmail.com,
March 11, 2008.

Minutes approved by AVCA Board, April 8, 2008,
Ray Strong, Secretary