

DOCKETED

Docket Number:	20-SPPE-01
Project Title:	Great Oaks South Backup Generating Facility Small Power Plant Exemption
TN #:	237309
Document Title:	ROC with Kevin Ice, City of San Jose re Approved Projects In Southern City
Description:	N/A
Filer:	Lisa Worrall
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	3/25/2021 3:11:57 PM
Docketed Date:	3/25/2021

CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION

Page 1 of 1



**Siting, Transmission
and Environmental
Protection Division**

FILE: n/a

PROJECT TITLE: Great Oaks South Backup
Generating Facility

Docket: 20-SPPE-01

TECHNICAL AREA(s): Alternatives

Telephone

E-mail

Meeting Location: N/A

NAME(s): Jeanine Hinde, Planner II, Energy Commission

DATE: 12/08/20

TIME:

WITH: Kevin Ice, Senior Manager, Real Estate Services, Office of Economic Development, City of San Jose

SUBJECT: Approved projects in the southern portion of the City, near Metcalf Energy Center

COMMENTS:

Jeanine Hinde sent an e-mail to Kevin Ice requesting information on the City's approved developments in the southern portion of the City's planning area in the North Coyote Valley, near the Metcalf Energy Center. Mr. Ice replied with information on the City's partnership with the Santa Clara Valley Open Space Authority and the Peninsula Open Space Trust to purchase several hundred acres in the valley for wildlife conversation, open space uses, and flood control. The e-mail exchange with Mr. Ice is attached.

cc:

Signed:

|s| _____

Name:

Jeanine Hinde, Planner II

Re: Questions about getting information on approved projects at the south end of the City

Ice, Kevin <Kevin.Ice@sanjoseca.gov>

Tue 12/8/2020 3:57 PM

To: Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>

Cc: Petersen, Adam <Adam.Petersen@sanjoseca.gov>

 1 attachments (3 MB)

Coyote Valley conservation deal closes, public input sought.pdf;

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Sure, see attached.

Thanks,
Kevin

Kevin Ice

Senior Manager, Real Estate Services

Office of Economic Development

City of San José

(408) 535-8197 - desk

(415) 992-1302 - cell

From: Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>

Sent: Tuesday, December 8, 2020 2:08 PM

To: Ice, Kevin <Kevin.Ice@sanjoseca.gov>

Cc: Petersen, Adam <Adam.Petersen@sanjoseca.gov>

Subject: Re: Questions about getting information on approved projects at the south end of the City

[External Email]

Hi Kevin,

I cannot view the article since I am not subscribed to the Mercury News. Can you please send a pdf file of the article?

Thanks,
Jeanine

From: Ice, Kevin <Kevin.Ice@sanjoseca.gov>
Sent: Tuesday, December 8, 2020 2:06 PM
To: Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>
Cc: Petersen, Adam <Adam.Petersen@sanjoseca.gov>
Subject: Re: Questions about getting information on approved projects at the south end of the City

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Hi Jeanine,

The parcel you're looking at was once slated to be an office campus, but those project entitlements are no longer active. The City was part of a partnership to purchase those parcels for conservation. For more info, please see the linked article below.

<https://www.mercurynews.com/2020/08/03/coyote-valley-deal-closes-public-input-sought-for-937-acre-san-jose-property/>

Hope this helps.

Thanks,
Kevin

Kevin Ice

Senior Manager, Real Estate Services
Office of Economic Development
City of San José
(408) 535-8197 - desk
(415) 992-1302 - cell

From: Hinde, Jeanine@Energy <Jeanine.Hinde@energy.ca.gov>
Sent: Tuesday, December 8, 2020 1:53 PM
To: Ice, Kevin <Kevin.Ice@sanjoseca.gov>
Cc: Petersen, Adam <Adam.Petersen@sanjoseca.gov>
Subject: Questions about getting information on approved projects at the south end of the City

[External Email]

Hello Kevin,

I'm working on the Alternatives section for the EIR being prepared by the California Energy Commission for the Great Oaks South (GOS) Data Center Project on Great Oaks Blvd. As part of the analysis, I have been evaluating the area south of Tulare Hill and Metcalf Energy Center as a potential off-site alternative study area to include in the Alternatives analysis. The area I delineated is comprised of four parcels that are owned by the City (APNs 708-25-004 and -005 and 708-26-001

and -002). Adam provided me with some information on those properties along with the link to the City's website, sjpermits.org (public portal 2), so that I could see for myself what permits have been issued by the City for properties in the study area.

For example, one of the parcels is 708-25-005. Adam had informed me that the parcel is the subject of a planned development permit, PD08-005, for a 688 gross acre site to allow 6.6M sq. ft. of campus industrial and R&D space. (The parcel covers 14.85 acres.) However, when I attempt to look up that project on the City's site, I cannot find information on the development that Adam described. I got as far as entering the APN at sjpermits.org, which goes to the property with the address, 612 Blanchard Rd. Then I hit "select," then "view permit/file." At the top under #1 is permit #2008-004335, file #PD08-005, folder name CVRP Master Plan, and permit type, Development Permit, Legacy. I do not see where there might be a description of the campus industrial and R&D project. Also, when I enter the permit, "PD08-005," on the sjpermits.org site instead of the APN #, I get the message, "your search did not return any results."

Can you please tell me how to find details on the projects that are the subject of development permits on the City's website? I thought I would be able to search by parcel numbers for a few properties in the study area I have identified by using the sjpermits.org site.

Also, the planned development permit, PD08-005, must cover an area beyond the one 14.85-acre parcel since the development is part of a master plan covering 688 acres. I would like to be able to identify and generally describe the permitted developments in the area between Blanchard Rd. and Emado Ave., along the west side of the Caltrain rail line.

I appreciate your help with these questions.

Thank you,
Jeanine Hinde

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NEWS > ENVIRONMENT • News

Coyote Valley deal closes, public input sought for 937-acre San Jose property

San Jose open space preserved in \$93 million deal, agencies begin planning for future uses



A \$93 million deal was reached in November, 2019 for the city of San Jose, the Santa Clara Valley Open Space Authority and the Peninsula Open Space Trust to purchase 937 acres in Coyote Valley on San Jose's southern edges to preserve the property for wildlife, open space and flood control. (Photo Ron Horii, Santa Clara Valley Open Space Authority)

By **PAUL ROGERS** | progers@bayareanewsgroup.com | Bay Area News Group

PUBLISHED: August 3, 2020 at 3:53 p.m. | UPDATED: August 4, 2020 at 11:29 a.m.



The largest remaining piece of property connected to San Jose's agricultural history as the "Valley of Heart's Delight" began a new chapter on Monday with the finalizing of a \$93 million deal to purchase 937 acres in Coyote Valley, a rural expanse of farmland and open space on Silicon Valley's southern edges.

The close of escrow ends development battles dating back 35 years and started a new chapter on a public process to help shape the property's future uses.

"We can reconnect people to this natural landscape and create something that is truly novel in the Bay Area," said Matt Freeman, assistant general manager of the Santa Clara Valley Open Space Authority, a government agency based in San Jose. "We hope it will serve as a model in the region and the state — protecting and restoring nature, but also improving the quality of life and improving flood protection."

The open space authority on Monday unveiled a website to solicit input from members of the public to share their experiences and memories of Coyote Valley by filling out an online questionnaire, and also listing what uses they'd like to see on the property in the years ahead. The questionnaire is at:

<https://news.openspaceauthority.org/coyotevalleystories>

The information will be used in a planning process that will include online meetings, community forums and other events, ending in a plan for the property by 2023, with changes like trails, wildlife habitat restoration and flood control built in phases, starting in 2024, Freeman said.

North Coyote Valley, which runs down the western edge of Highway 101 and abuts Bailey Avenue, forms a key connection that allows wildlife, from mountain lions to deer, to move from the Diablo Range to the Santa Cruz Mountains, scientists say. The properties in the deal, left undeveloped, also will be used to provide natural flood protection for downtown San Jose, so that when Coyote Creek is flooding, as it did in 2017, causing \$100 million in damage, its waters can be spread over the open area instead of rushing downtown into neighborhoods.

"The conservation and restoration of Coyote Valley is a long-term effort with long-term positive impacts for all who live here," said Walter Moore, president of the Peninsula Open Space Trust, a nonprofit group based in Palo Alto.

In the 1980s, Apple eyed Coyote Valley as a place to build its world headquarters. In the 1990s, Cisco Systems tried to build a massive campus there. Both were fought by environmental groups, who said the area — currently used by farmers and wildlife — should be left in its natural state.



After years of negotiations [a deal was announced in November](#). Under the agreement, the city of San Jose agreed to pay \$46 million, and the Peninsula Open Space Trust agreed to contribute \$42 million to complete the purchase from leading Silicon Valley developers Brandenburg Properties and the Sobrato Organization. The Santa Clara Valley Open Space Authority agreed to contribute \$5 million.

On Friday, escrow closed on the last of three properties in the deal, 235 acres that Sobrato sold for \$16 million. Funding came from parks and water bonds approved by California voters — \$10 million from the state Wildlife Conservation Board, \$5 million from the State Coastal Conservancy — along with \$1 million from the Peninsula Open Space Trust.

The city of San Jose's contribution came from Measure T, a \$650 million bond measure approved by San Jose voters last November to upgrade emergency services, pave roads, build bridges, and improve flood control. That measure, which passed with 71 percent support, included up to \$50 million to preserve Coyote Valley.

Of all 937 acres, San Jose will retain ownership of 296 acres, and the rest will go eventually to the open space authority, which operates public open space preserves on both sides of Coyote Valley. The agency had begun docent tours on the site, but those have been curtailed temporarily due to the coronavirus pandemic.





A \$93 million deal was reached in November, 2019 for the city of San Jose, the Santa Clara Valley Open Space Authority and the Peninsula Open Space Trust to purchase 937 acres in Coyote Valley on San Jose's southern edges to preserve the property for wildlife, open space and flood control. (Photo: Matt Dolkas, Peninsula Open Space Trust)

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Paul Rogers | Natural resources and environment reporter

Paul Rogers has covered a wide range of issues for The Mercury News since 1989, including water, oceans, energy, logging, parks, endangered species, toxics and climate change. He also has worked as managing editor of the Science team at KQED, the PBS and NPR station in San Francisco, and has taught science writing at UC Berkeley and UC Santa Cruz.

