



# **Coyote Valley Overlay Zone: Proposed Concept**

Community Outreach Meeting  
July 26, 2021

# Agenda

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## 1. Staff Introductions

- Michael Meehan, Senior Planner
- Carl Hilbrants, Senior Planner
- Manira Sandhir, Principal Planner
- County Ag Staff
- City of San José Staff

## 2. Presentation

- Recorded

## 3. Questions/Comments

- Q&A chat function
- Click "*raise hand*" to speak at end of presentation





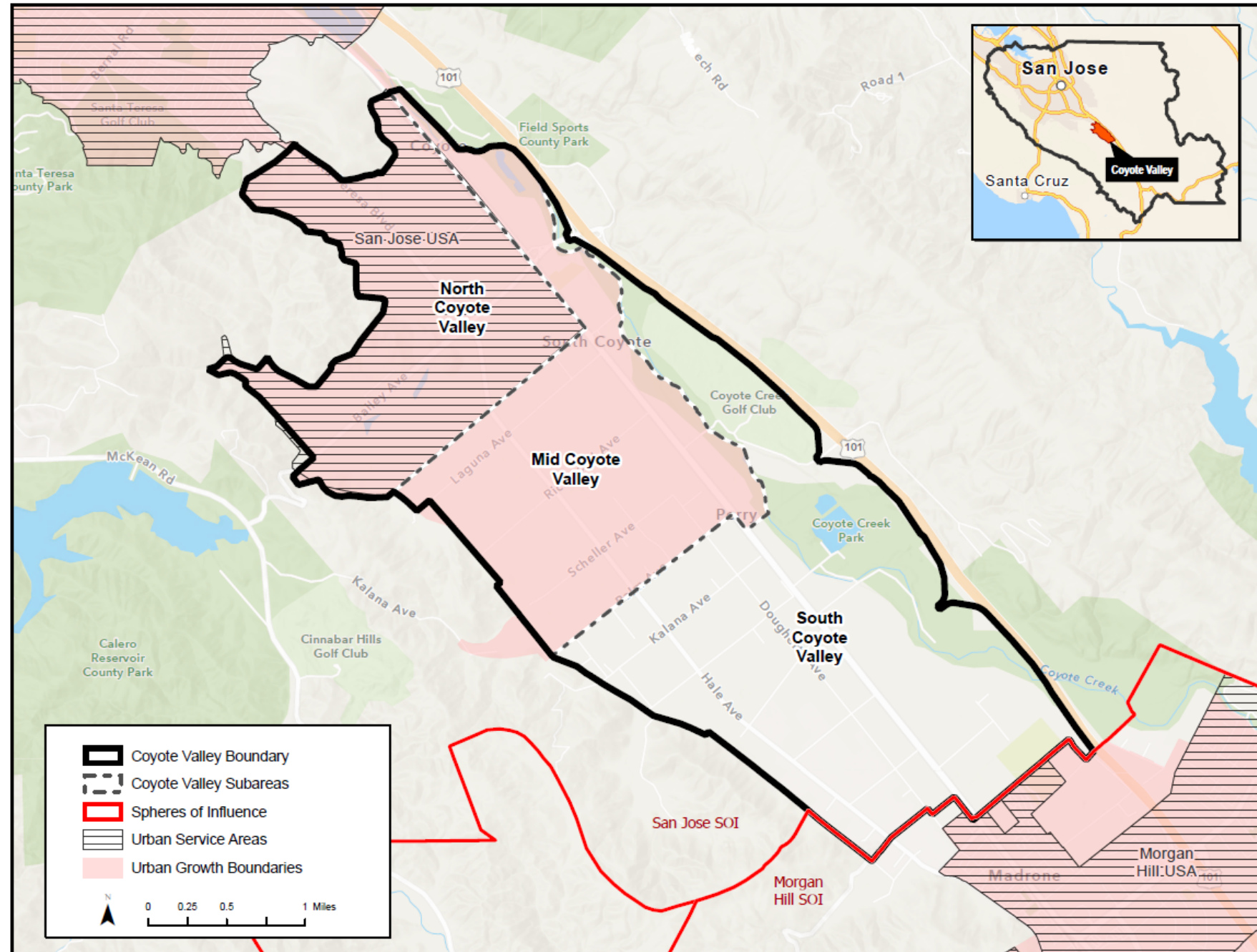
# Presentation Overview

- Study Area & Background
- Opportunities and Threats in Coyote Valley
- Possible Restrictions for New Development
- Possible Investments in Coyote Valley
- Next Steps



# Coyote Valley Study Area

- North Coyote
- Mid-Coyote
- South Coyote





# Project Impetus & Background

## **City of San José General Plan 4-Year Review Task Force:**

Recommendation to City Council for a new agricultural overlay in North Coyote Valley

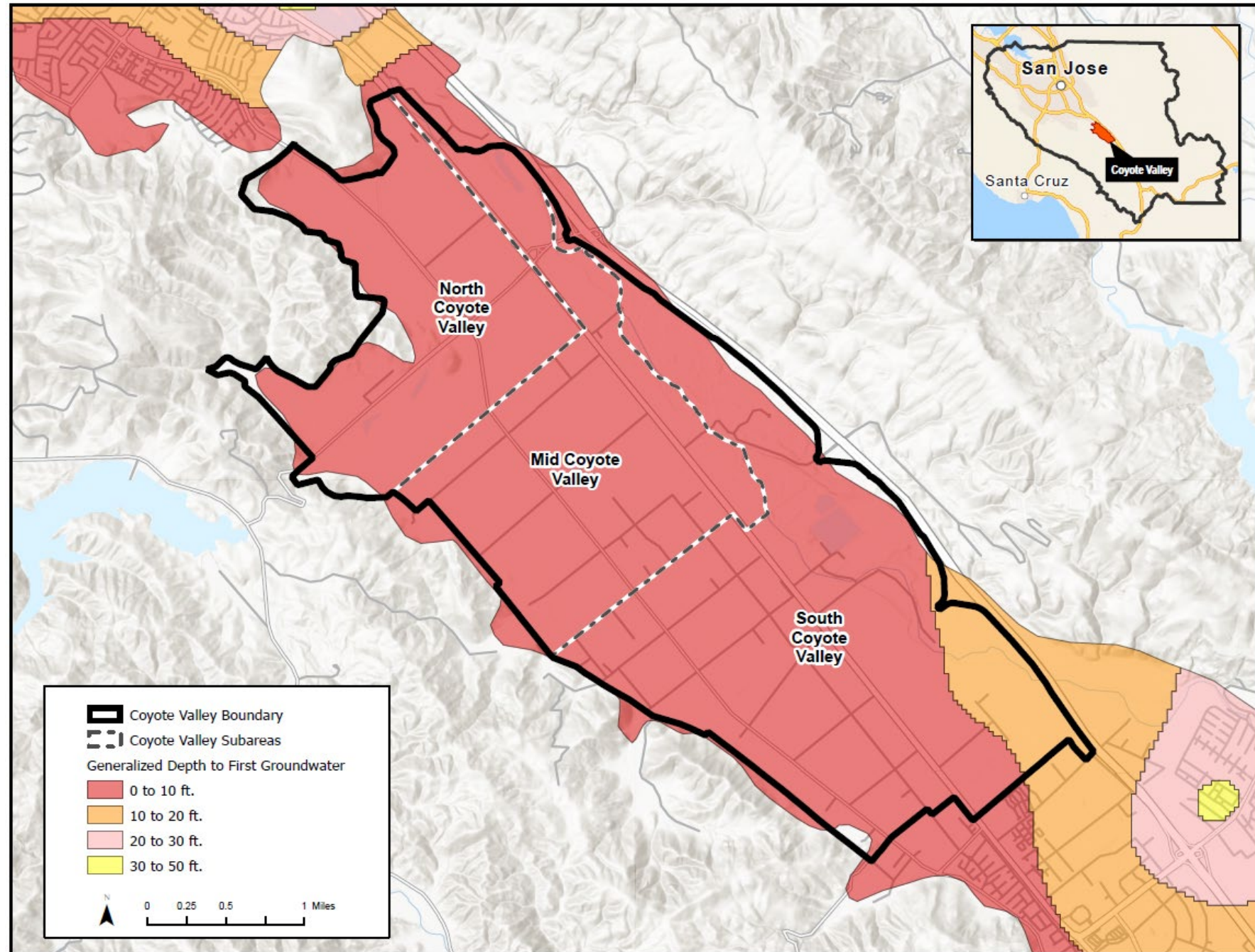
## **County Board of Supervisors' Direction:**

- Developing options for a new special planning area aka "Overlay Zone"
- Directed to proceed at an expedited rate for completion by or before City of San José action on their General Plan



# Coyote Valley Study Area

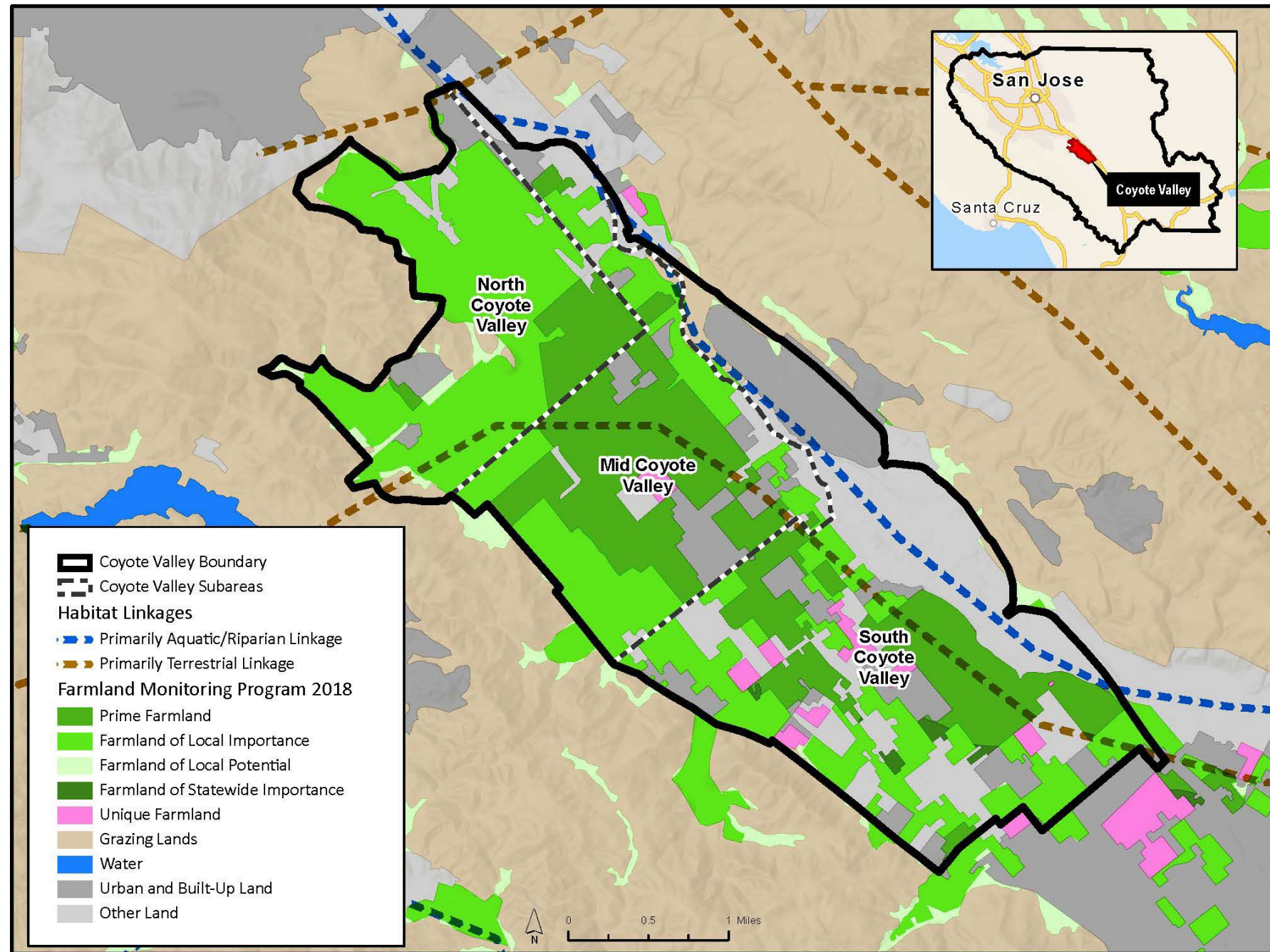
Particularly high groundwater table





# Coyote Valley Study Area

Significant Ag  
and Wildlife  
Resources

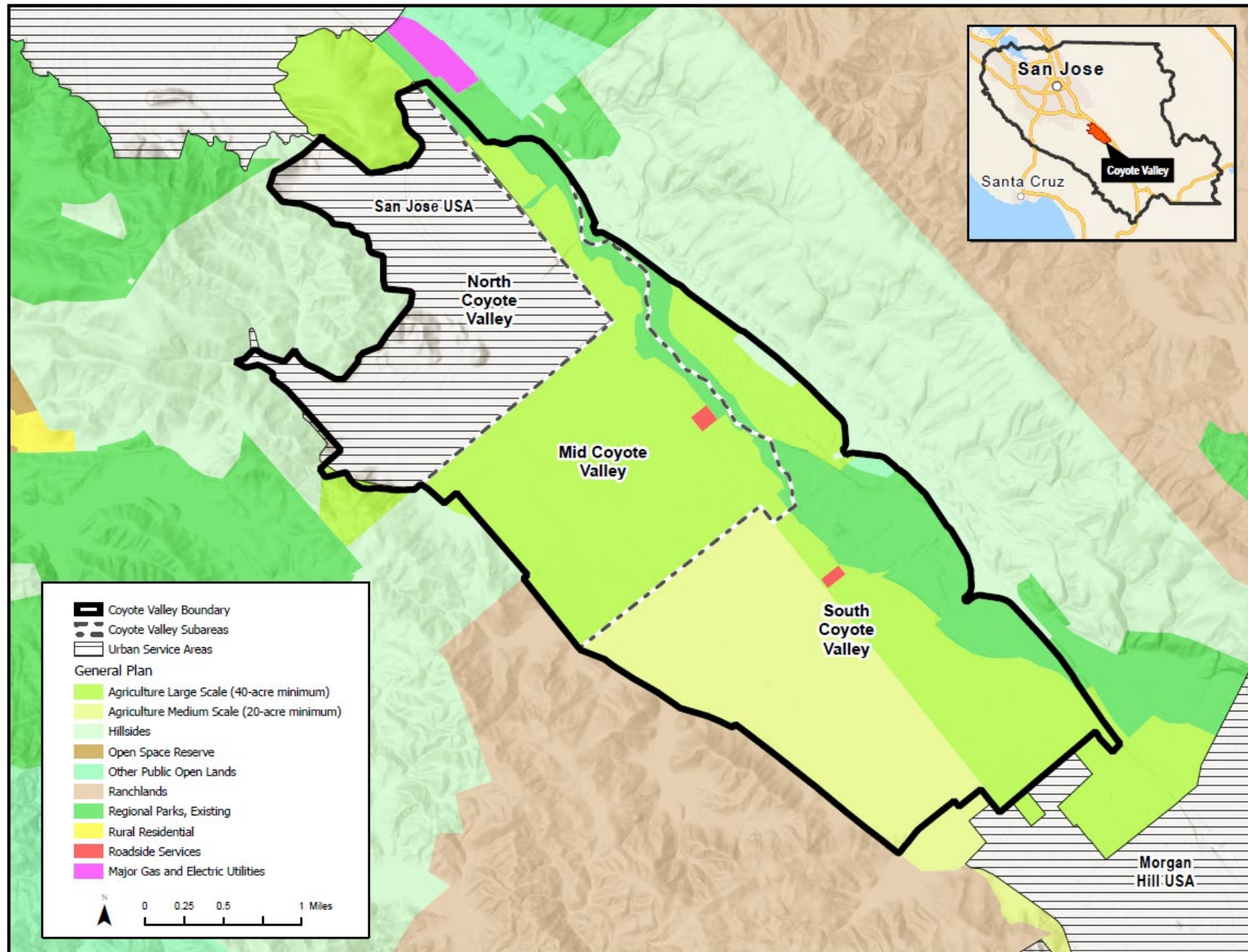




# Coyote Valley Study Area

Primarily two  
General Plan  
designations:

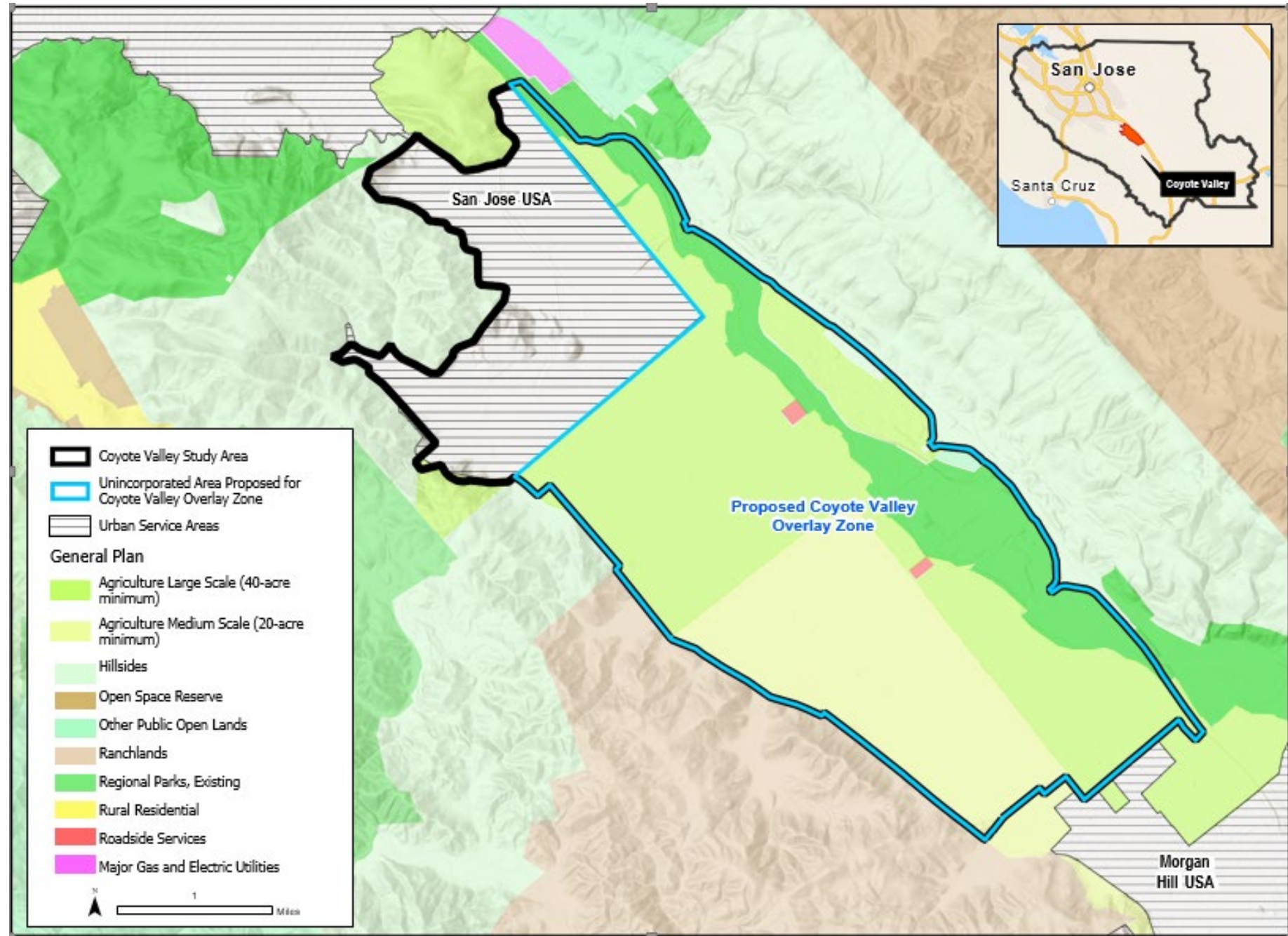
- Ag Large Scale
- Ag Medium Scale





# Coyote Valley Overlay Zone

Proposed Area





# Resilience Opportunities

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- Preserve Natural Resources
  - With permanent or short-term programs
- Promote Healthy Soils
  - Through agricultural practices and soil revitalization
- Invest in Natural Infrastructure
  - By weakening natural hazards like floods and wildfire



# Resilience Threats

## ➤ Loss of Natural Resources

- Natural infrastructure increases regional safety/resilience:
  - Carbon sequestration
  - Flood & fire mitigation
  - Groundwater recharge
  - Wildlife corridors

## ➤ Sprawl Development

- Increased traffic & emissions
- Fractured landscape



# Coyote Valley Overlay Zone

- Emphasis on Ag and Natural Infrastructure
- Two-tiered approach:
  1. Possible *restrictions* – requirements applied to new development.
  2. Possible *incentives* – opportunities for investment in agriculture and natural infrastructure.

# Possible Requirements for New Development

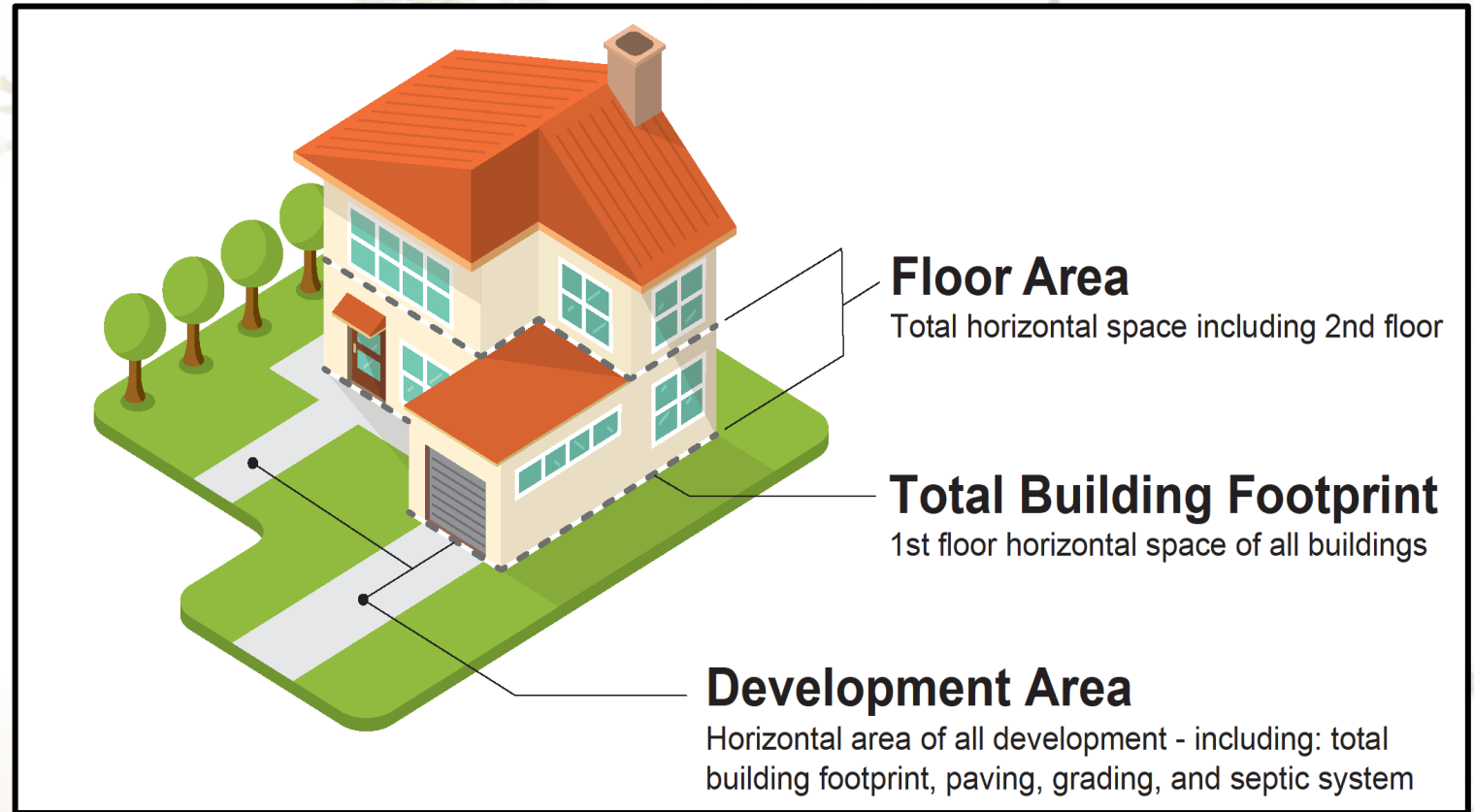
Parcels Over 5 Acres	<ul style="list-style-type: none"><li>On-site agriculture required to develop a new single-family residences. No requirement under 5 acres.</li></ul>
Non-Agricultural Development	<ul style="list-style-type: none"><li>Limits on total building footprint, total development area.</li></ul>



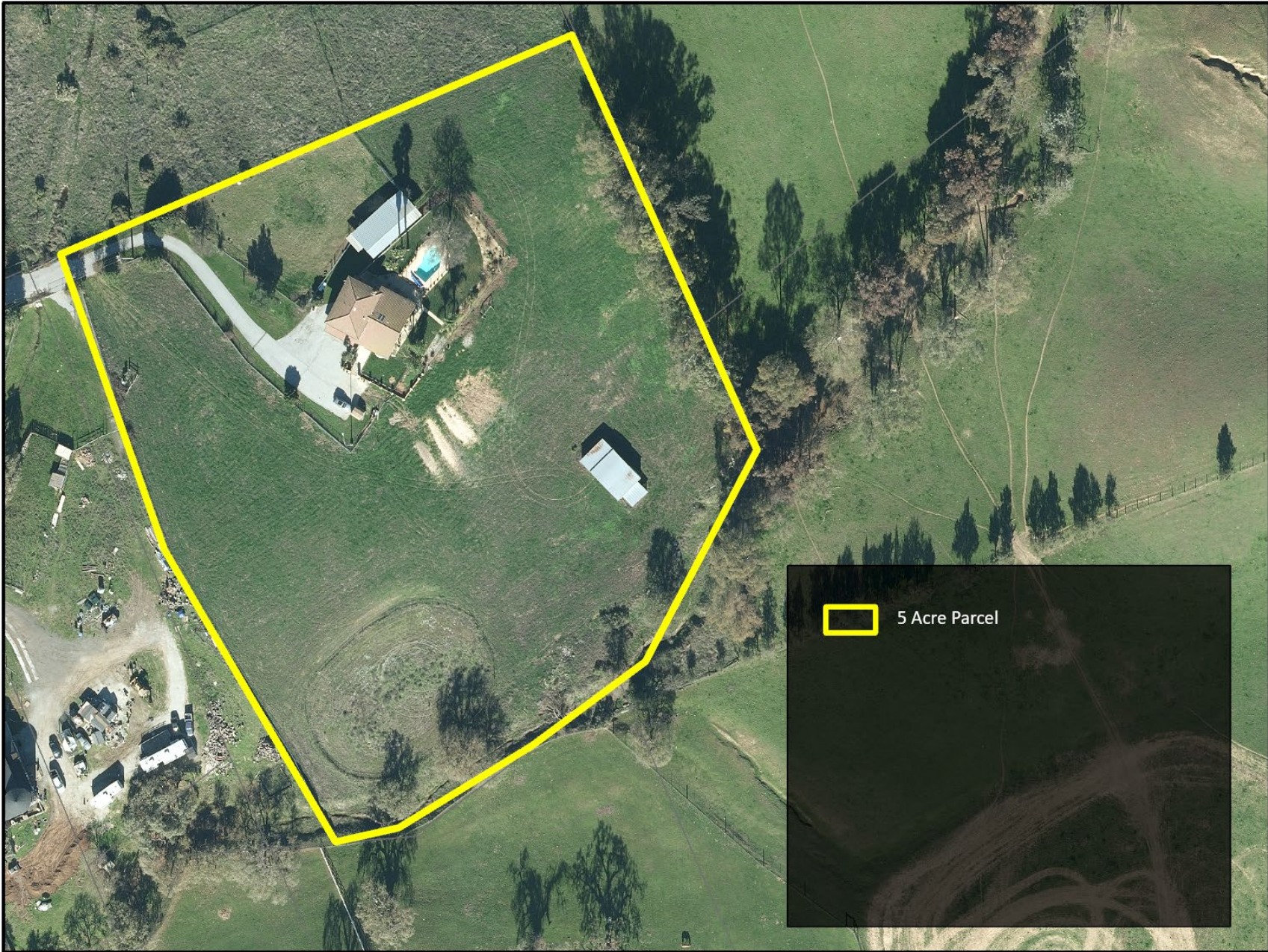
# Development Standards

## For Example:

- Total Building Footprint = 10,000 sq ft
- Development Area = 1 acre
- Excluding agricultural buildings







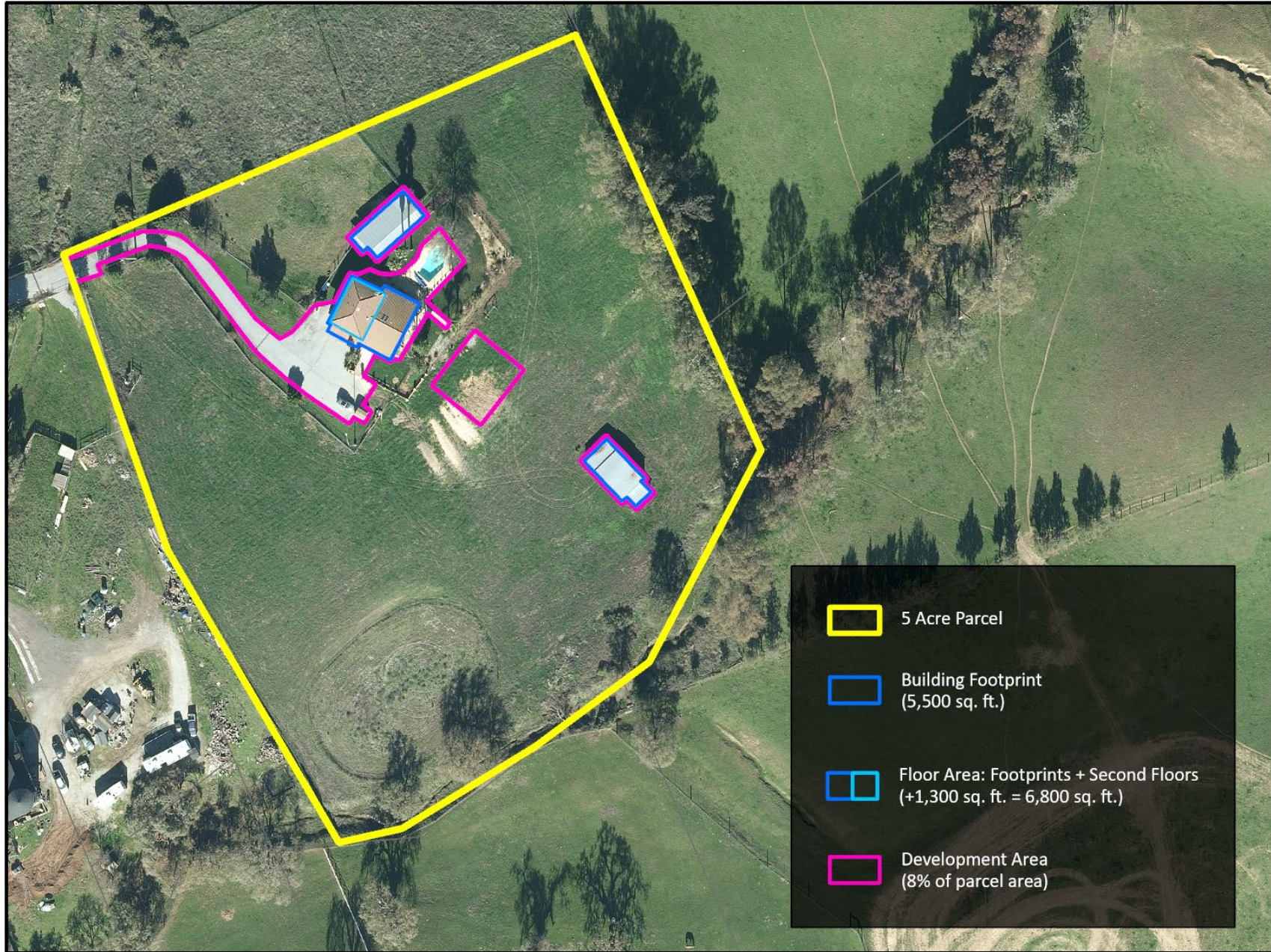














# Possible Funding and Financial Incentives

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Purchase of Development Rights	<ul style="list-style-type: none"><li>• Funding for agricultural conservation easements in Coyote Valley</li></ul>
Property Tax Reductions	<ul style="list-style-type: none"><li>• Expand eligibility for properties that protect or provide resilience benefits</li></ul>
Mini-Grant Program	<ul style="list-style-type: none"><li>• Grant funding for improvement of natural characteristics on private property</li></ul>
Credits Program	<ul style="list-style-type: none"><li>• Ability to sell credits to developers for environmental mitigation and/or increased development</li></ul>



# Summary

- County is exploring a new planning area in unincorporated Coyote Valley because of unique landscape.
- Emphasis is on agriculture, climate resilience, natural infrastructure.
- New non-agricultural development could be limited by development area or total building footprint.
- New funding and financial incentives could be available to Coyote Valley property owners.



# Next Steps

1. Continue to gather feedback from community
2. Return to Board subcommittee with findings
3. Develop Zoning Ordinance and General Plan amendments
4. Bring proposed amendments to the Planning Commission
5. Bring proposed amendments to the Board of Supervisors





# Questions & Comments



# Staff Contacts

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# Development in Ag Areas

## Aligning Residential Development with Rural Resource Conservation Policies

### **R-RC 61**

Allowable land uses in exclusive agricultural areas shall be limited to

- a. agriculture and ancillary uses,
- b. uses necessary to directly support local agriculture, and
- c. other uses ***compatible with agriculture which clearly enhance the long-term viability of local agriculture and agricultural lands.***

### **R-RC 62**

Residential uses in agricultural areas ***may be allowed for persons directly involved in on-site agricultural operations*** as an ancillary or supportive use of agriculture.