



Proposed Concepts: Rural Zoning Update & Coyote Valley Overlay Zone

Agricultural Stakeholder Meeting
July 27, 2021

Agenda

1. Staff Introductions

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

2. Presentation

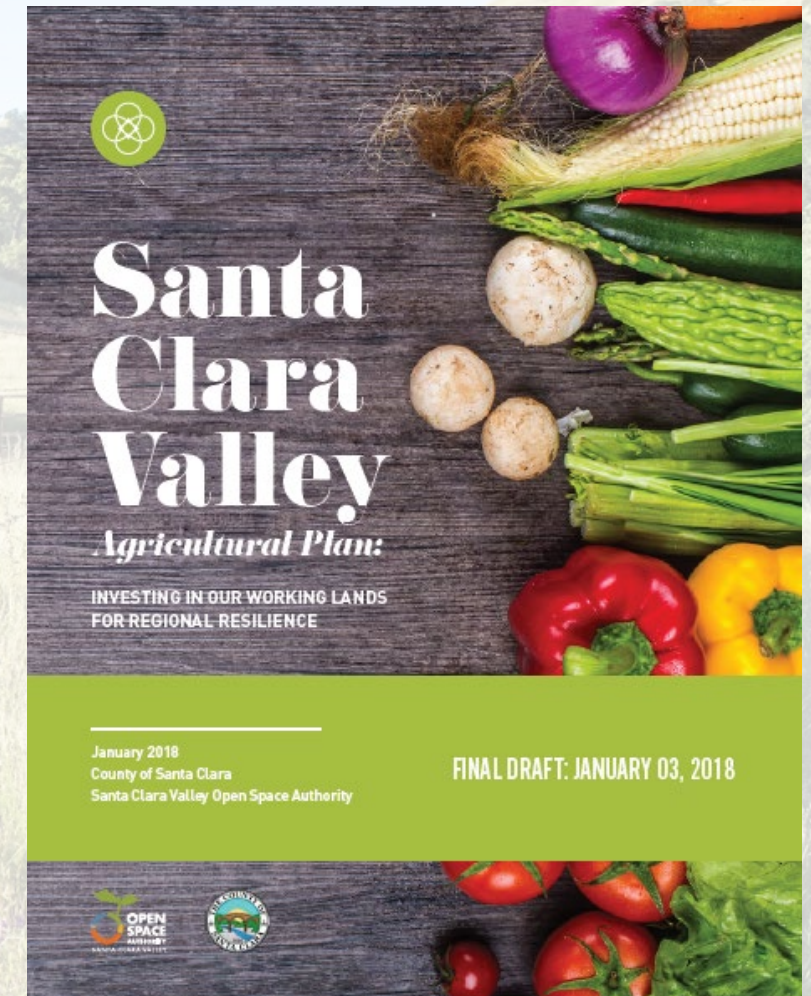
- Recorded

3. Questions/Comments

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

Background - Ag Plan

- Adopted by the County Board: January 2018
- Task Force created to prioritize implementation measures
- Board adopted implementation January 2019.



Ag Plan Implementation Measures

1	☑	Agricultural Employee Housing Permit Streamlining
2	☑	Agricultural Resilience Incentive (ARI) Grant Program
3	🏗️	Agricultural Liaison Position
4	🏗️	Agricultural Conservation Easement (ACE) Acquisition Program - Near and Long Term Funding
5	🏗️	Farmland Security Zone
6	🏗️	Zoning Amendments to Support Agriculture
7	🕒	Strengthen Right-to-Farm Ordinance
8	🕒	Agricultural Advisory Commission
9	🕒	Regional Brand Identity and Signage Campaign
10	🕒	Santa Clara Valley Agricultural Park and Small Farm Business Incubator

☑ Complete 🏗️ Underway 🕒 On Hold



Rural Zoning Update - Overview

Rural Zoning Updates can be simplified into three efforts:

1. Simplifying and streamlining the permit process for agriculture supportive uses.
2. Aligning development in agricultural areas with County policies.
3. Replacing “local-serving” provisions with objective development standards.

AR - Ranchlands
HS - Hillsides
RR - Rural Residential
A - Exclusive Agriculture

AR

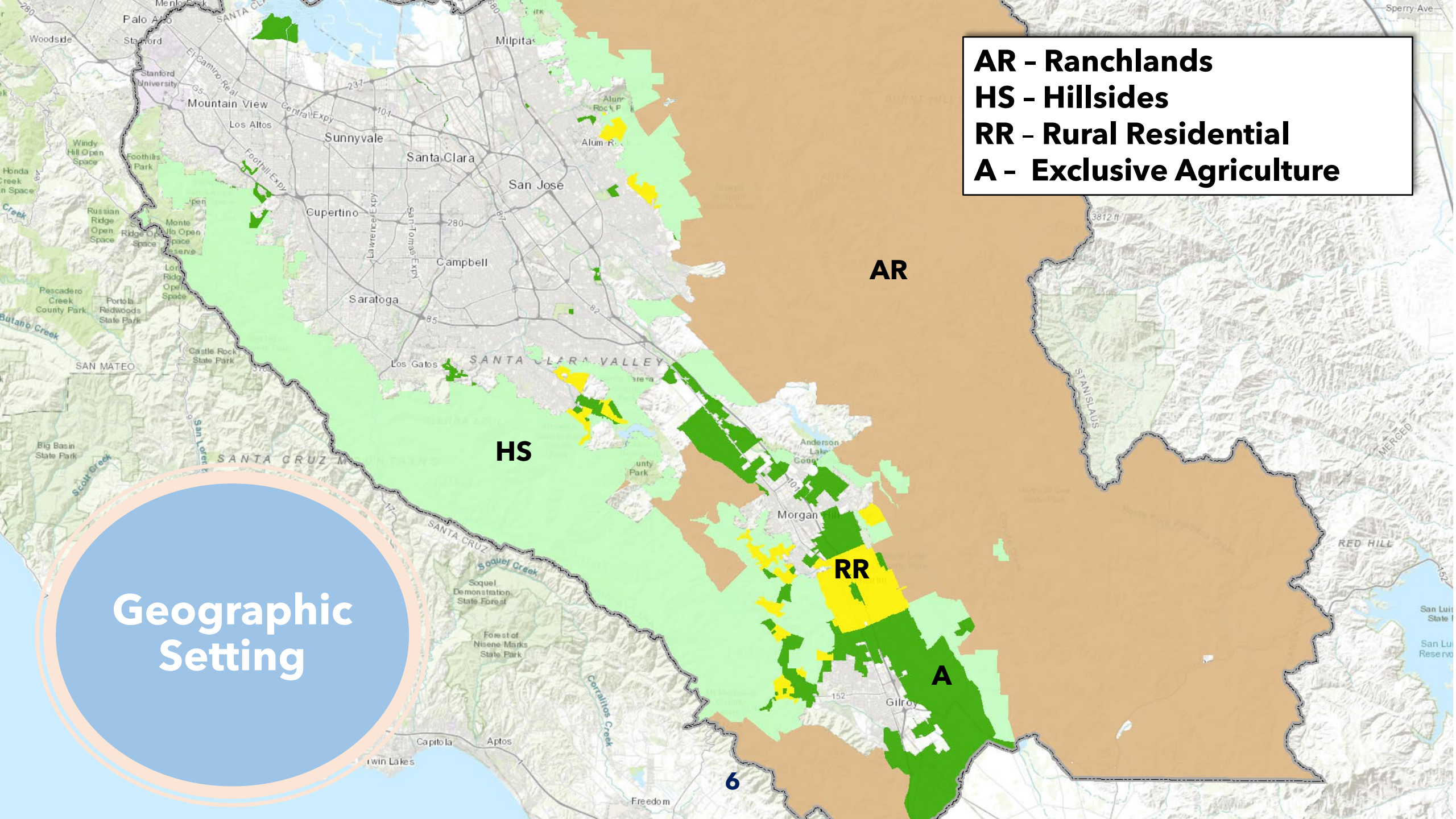
HS

RR

A

**Geographic
Setting**

6



Development Standards

Replace confusing, subjective, and duplicative “local-serving” provisions with objective Development Standards.

Local Serving Provisions

Goal: ~~Ensure size, scale, and intensity is compatible with rural community~~

Implementation: ~~Uses “Data Document” to establish threshold for building size, events, and attendance for certain uses in certain zones. Projects exceeding this threshold prepare a Rural Resources Impact Study.~~

Development Standards

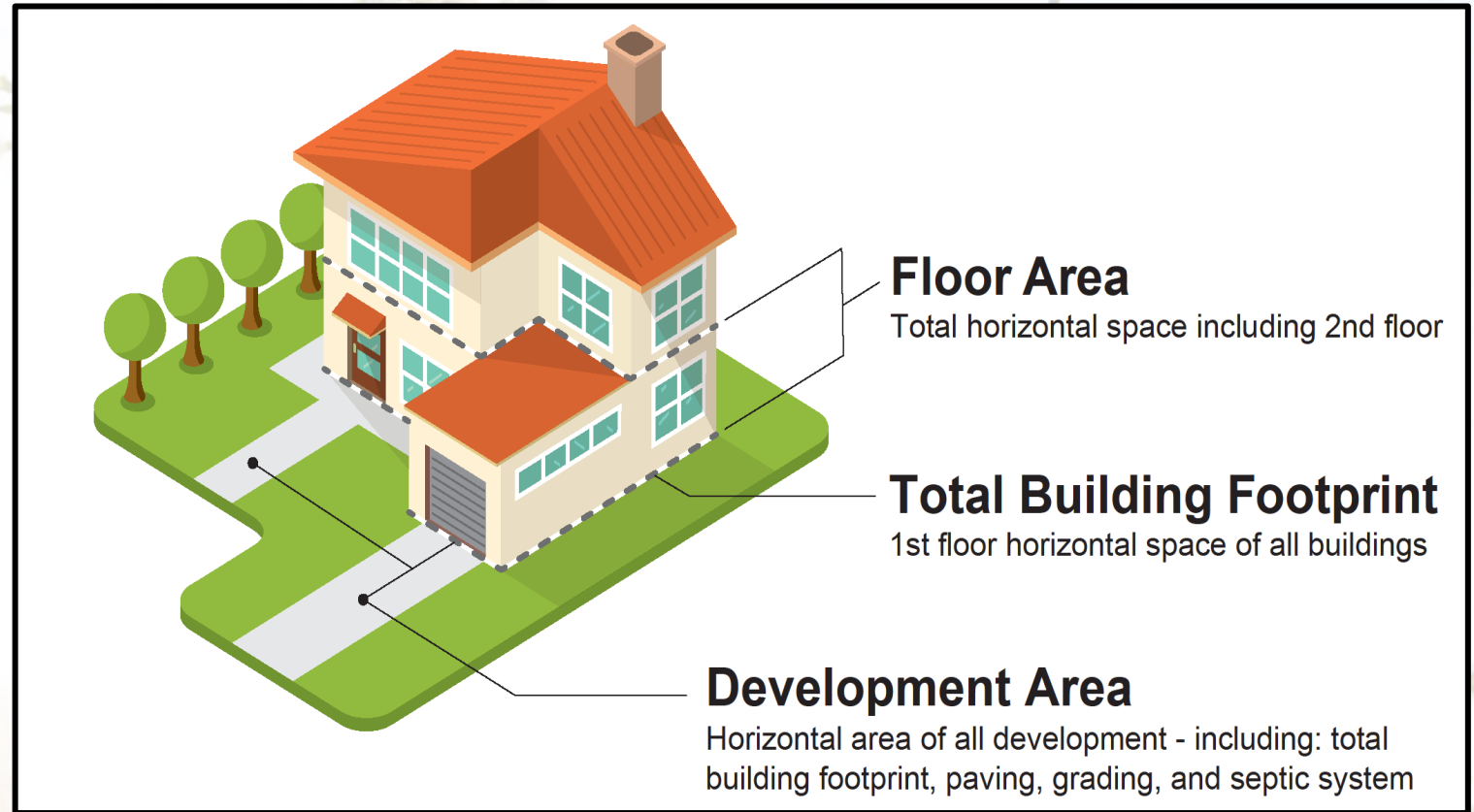
Goal: Ensure size, scale, and intensity is compatible with rural community

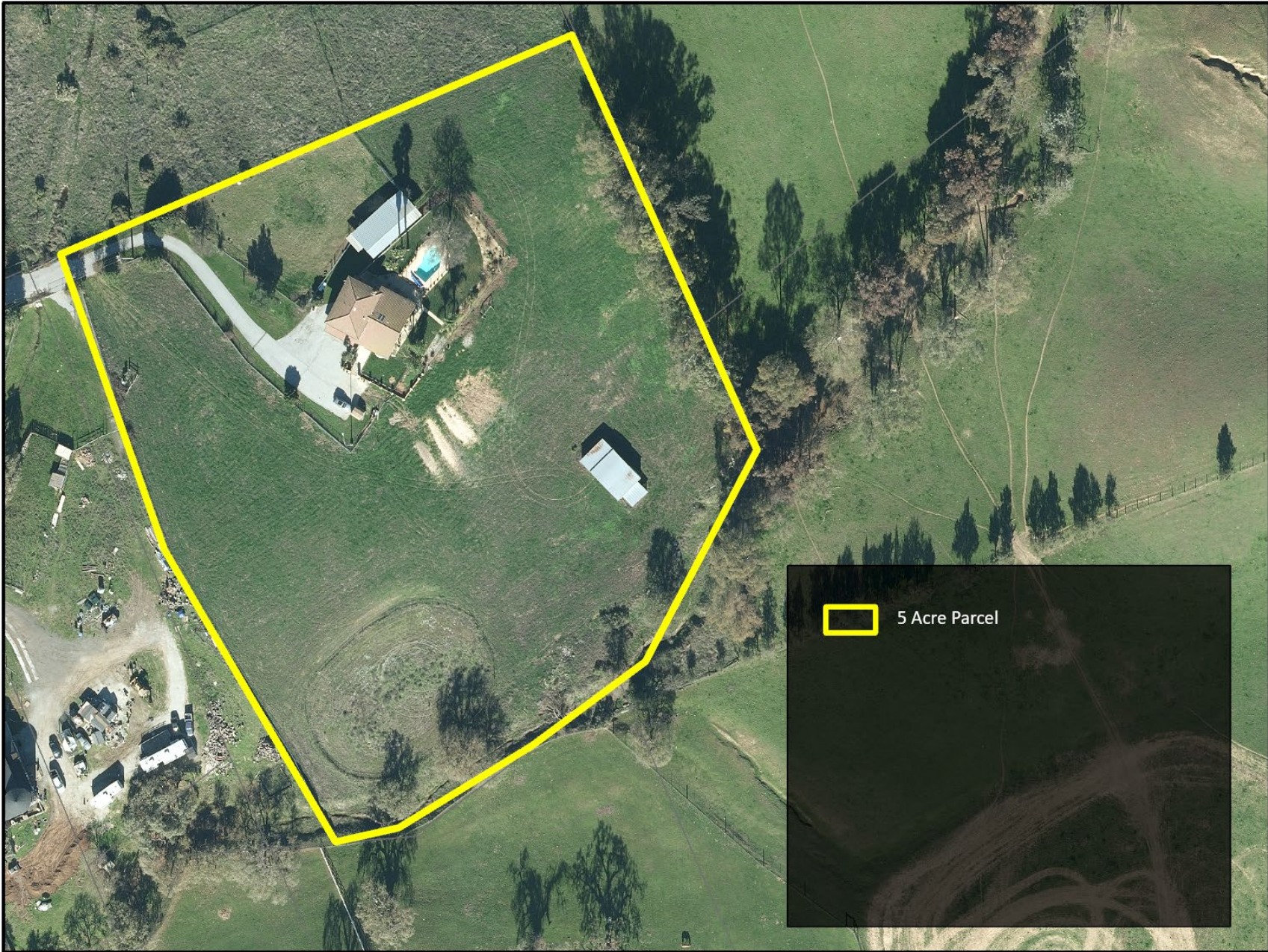
Implementation: Set limitations on building footprint and development areas for new uses in rural zones.

Development Standards

For Example:

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

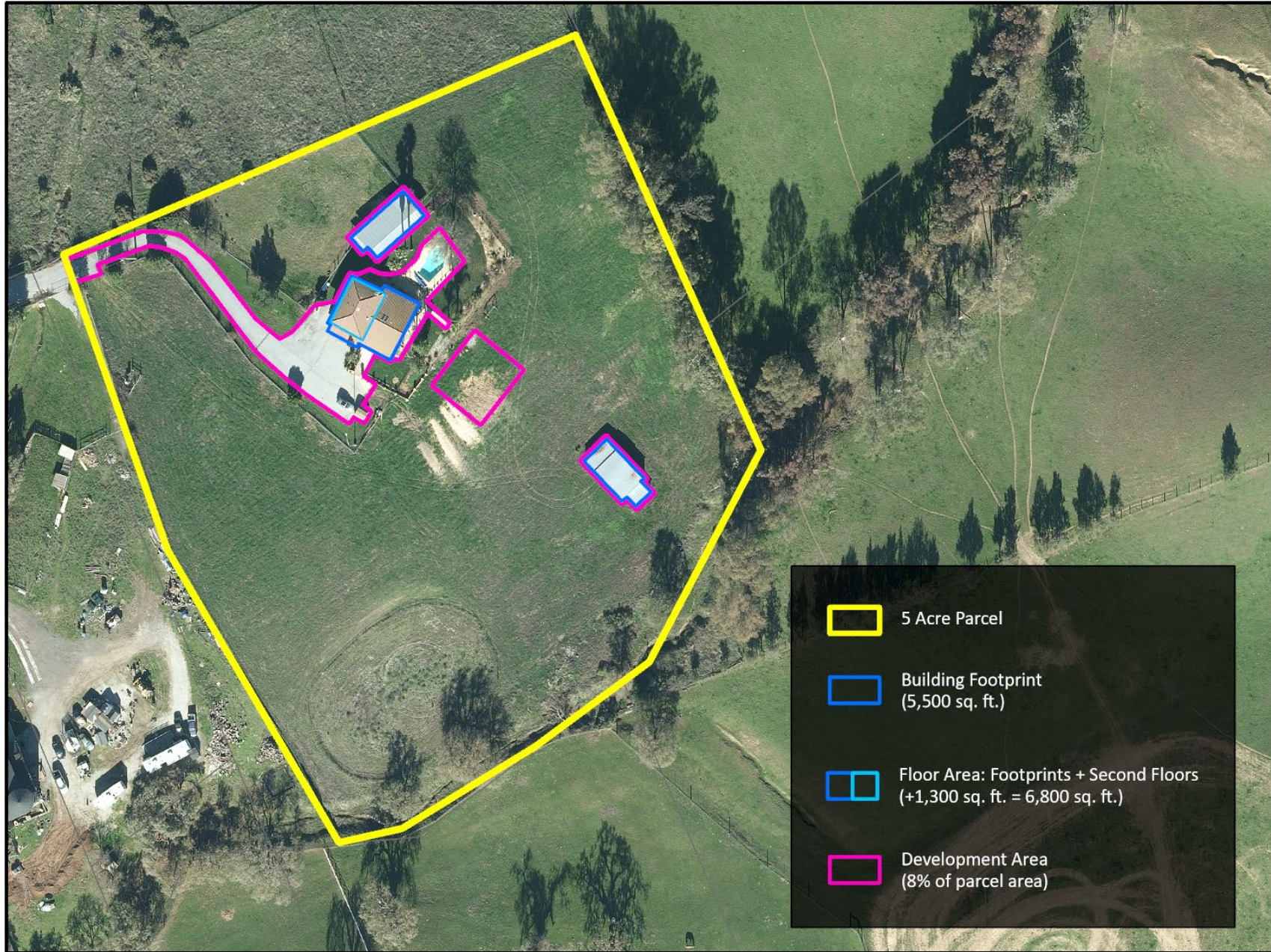




5 Acre Parcel







Streamlining Agriculture Uses

Simplifying and streamlining agriculture related uses in rural zones

Current Ordinance:

- Multiple agriculture related uses, each with separate but overlapping definition (i.e. ag processing, sales, wineries, etc.)
- Each agriculture related use has different permitting requirements in different zones.

Proposed Ordinance:

- Related uses combined into "*Agriculture Supportive Uses*"
- "Limited" projects to be permitted administratively (**no public hearing**)
- "General" projects above a certain size to receive Special Permit (**public hearing**)

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.

Development in Ag Areas

Limiting non-agriculture related uses in Agriculture zones

Current Ordinance:

- Several non-ag related uses allowed pending Use Permit application and approval (i.e. hospitals, kennels, etc.)
- Current County policies limit new uses in Ag zones to be directly related or supportive of agriculture

Proposed Ordinance:

- Permit new uses in the Ag zones only if related to or supportive of agriculture

Development in Ag Areas

Aligning Residential Development with Rural Resource Conservation Policies

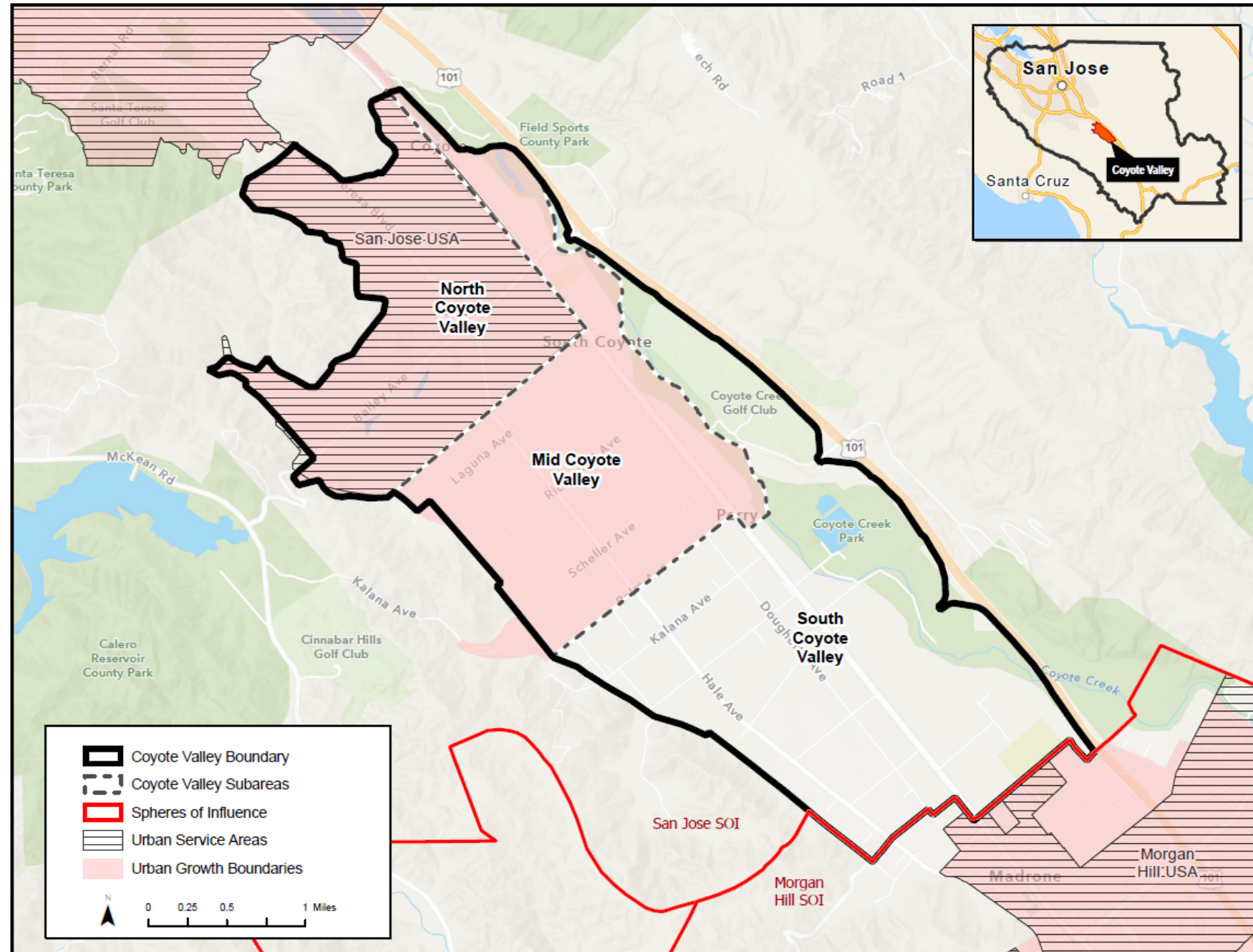
- Development of “rural ranchettes” leads to farmland loss and conflicts with existing agricultural uses by introducing new commuter traffic and other potential conflicts
- Options:
 1. Limiting size of homes
 2. Ancillary to on-site ag

Summary - Rural Zoning Update

- Simplify and streamline permitting process for agriculture supportive uses.
- Limit new development in Exclusive Agriculture zones for certain uses that are unrelated to agriculture.
- Potentially lessen impacts from new estate homes in Exclusive Agriculture zones.
- “Local-serving” to be replaced with objective development standards.

Coyote Valley Study Area

- North Coyote
- Mid-Coyote
- South Coyote



Project Impetus & Background

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

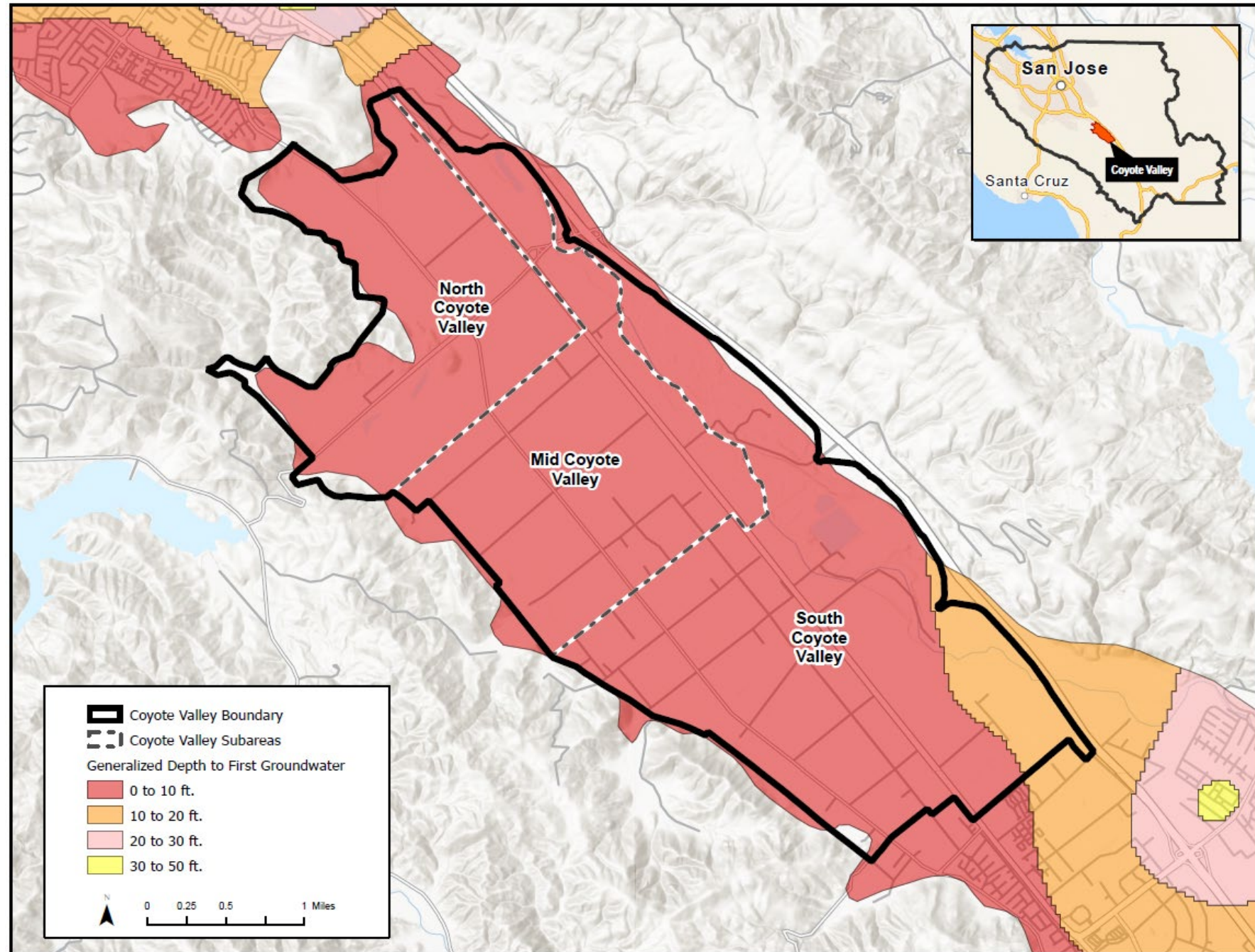
Recommendation to City Council for a new agricultural overlay in North Coyote Valley

County Board of Supervisors' Direction:

- Moratorium on new development for unincorporated Coyote Valley – **not recommended**
- 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

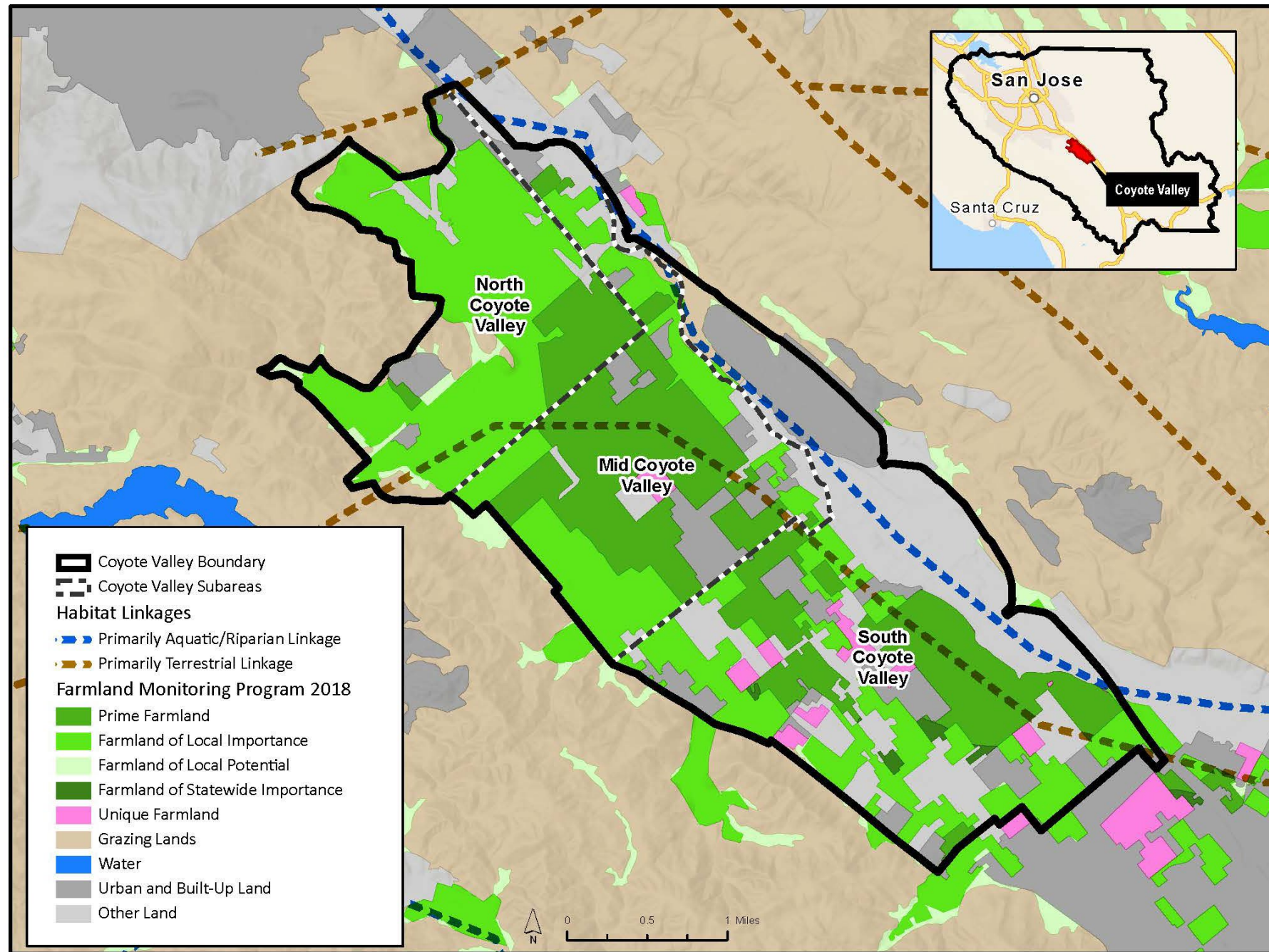
Coyote Valley Study Area

Particularly high groundwater table



Coyote Valley Study Area

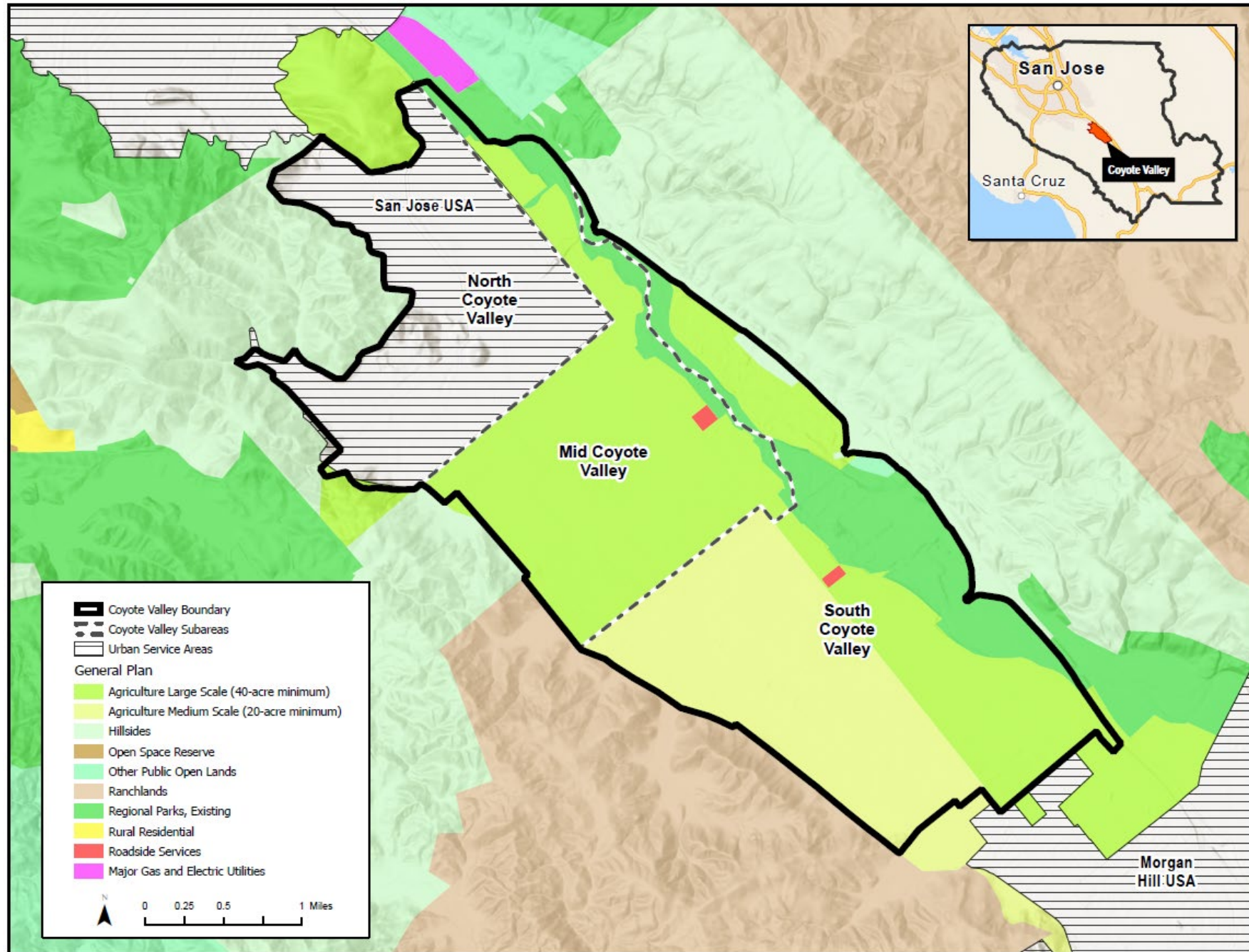
Significant Ag
and Wildlife
Resources



Coyote Valley Study Area

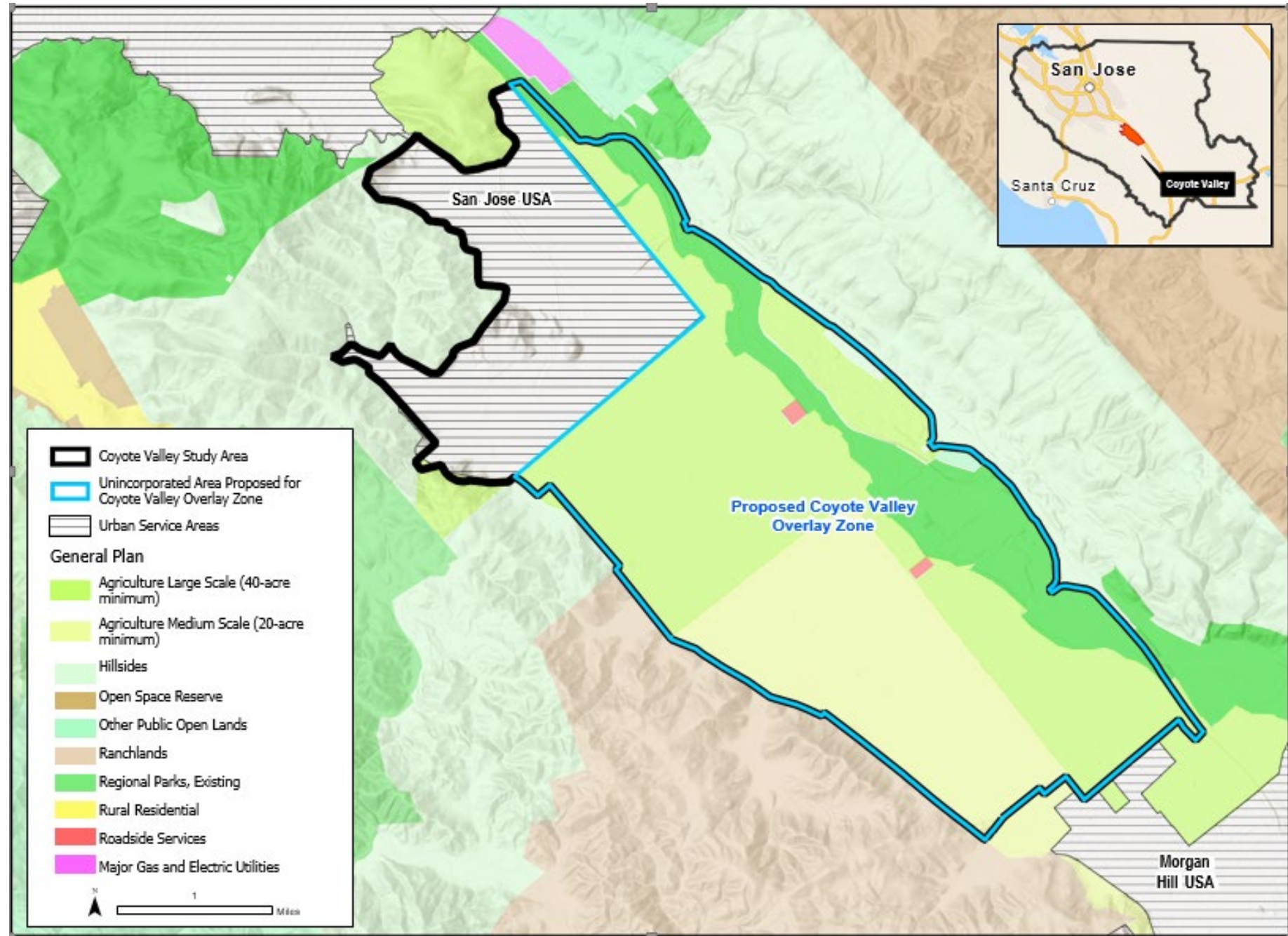
Primarily two
General Plan
designations:

- Ag Large Scale
- Ag Medium Scale



Coyote Valley Overlay Zone

Proposed Area



Resilience Opportunities

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

Possible Funding and Financial Incentives

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

Summary - Coyote Valley Overlay

- County is exploring a new planning area in unincorporated Coyote Valley because of its 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

Coyote Valley:



Rural Zoning Updates:



Questions & Comments



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