



Coyote Valley Climate Change Overlay Zone and Moratorium

Board of Supervisors

Agenda Item No. 22 – February 9, 2021

Presented by Michael Meehan – Senior Planner, Dept. of Planning & Development

Background & Overview

December 15, 2020

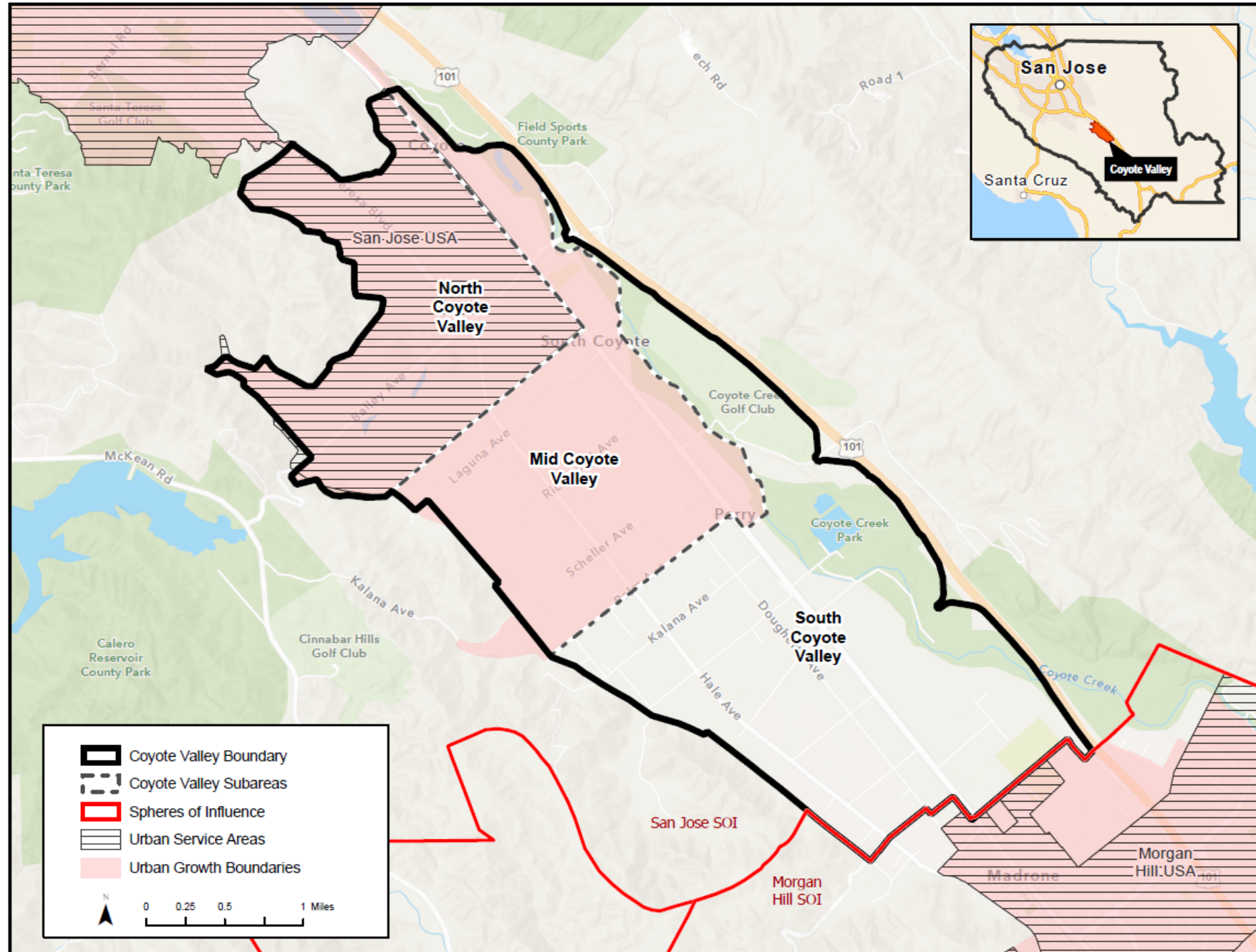
Board referral requesting options relating to a Climate Change Overlay Zone and a moratorium on development for unincorporated Coyote Valley.

Presentation

- Study Area
- Moratorium
- Climate Action Overlay Zone
- Staff Recommendations

Coyote Valley Study Area

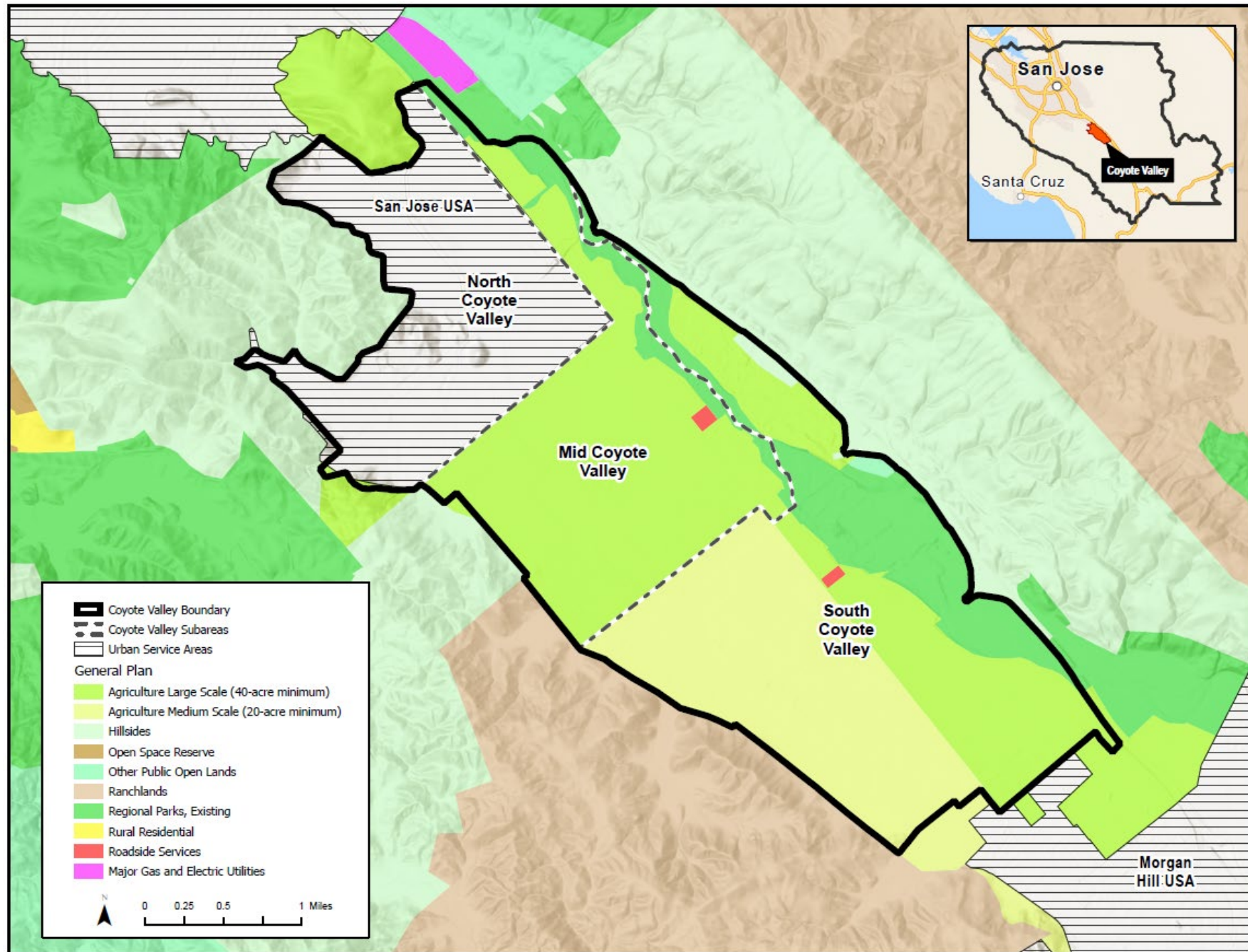
1. North Coyote
2. Mid-Coyote
3. South Coyote



Coyote Valley Study Area

Primarily two
General Plan
designations:

- Ag Large Scale
- Ag Medium Scale



Natural Characteristics of Coyote Valley

- a) Groundwater level and aquifer health
- b) Prime farmland soils and food security
- c) Flood attenuation and recharge
- d) Carbon sequestration via perennial vegetation
- e) Wildlife habitat and landscape linkages
- f) Peri-urban greenbelt

Moratorium

Two required findings:

1. That there is a current and immediate threat to the public health, safety, or welfare; and
2. That the continued approval of development would result in that threat.



Moratorium

- Staff has not identified any such trend or characteristics.
- Moratorium not recommended.
- Threat could emerge.
- Close monitoring of development activity and potential threats recommended.



Climate Action Overlay Zone

Two-tiered approach:

1. Overlay requirements with possible regulatory protections.
2. Overlay incentives, opportunities for investment in ecosystem services and increasing climate resilience.

Climate Action Overlay Zone

Requirements for new development could include:

- A. Enhanced development standards for parcels that are nonconforming in size, limiting development coverage and building footprint.
- B. Special zoning setbacks near riparian and wildlife corridors, with limitations on fencing and lighting in those areas.

Climate Action Overlay Zone

Incentives could offer Coyote Valley property owners:

- A. Tax benefits – e.g., special Farmland Security Zone eligibility, significantly reducing property taxes.
- B. Preservation funding – e.g., conservation easements or compensation for voluntary, term-limited restrictions on development.
- C. Transfer of Development Rights – e.g., credits for urban infill development or mitigation for certain development impact.
- D. Conservation funding – e.g., small grants to restore and enhance ecosystem services.

Staff Recommendations

1. Closely monitoring development activity instead of preparing a moratorium on new development in Coyote Valley. Returning to the Board should a threat emerge.
2. Continuing to conduct public outreach and solicit feedback from community stakeholders.
3. Preparing a Climate Action Overlay Zone for Coyote Valley.



A background image of rolling hills with a fence in the foreground. The hills are covered in dry grass and scattered trees. A wire fence with wooden posts runs across the lower half of the image. The sky is clear and blue.

Questions.

Project Staff:

- Jacqueline R. Onciano – *Director*
- Rob Eastwood – *Planning Manager*
- Michael Meehan – *Senior Planner*
- Elizabeth G. Pianca – *Lead Deputy County Counsel*