



# Coyote Valley Overlay Zone

Board of Supervisors

Agenda Item No. 27 – June 8, 2021

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

# Overview

## Presentation

- Background
- Study Area
- Climate Threats in Coyote Valley
- Proposed Requirements for New Development
- Climate Opportunities in Coyote Valley
- Proposed Voluntary Incentives
- Next Steps



# Background

## **December 15, 2020**

Board referral requesting options (1) relating to a Climate Change Overlay Zone and (2) a moratorium on development for unincorporated Coyote Valley.

## **February 9, 2021**

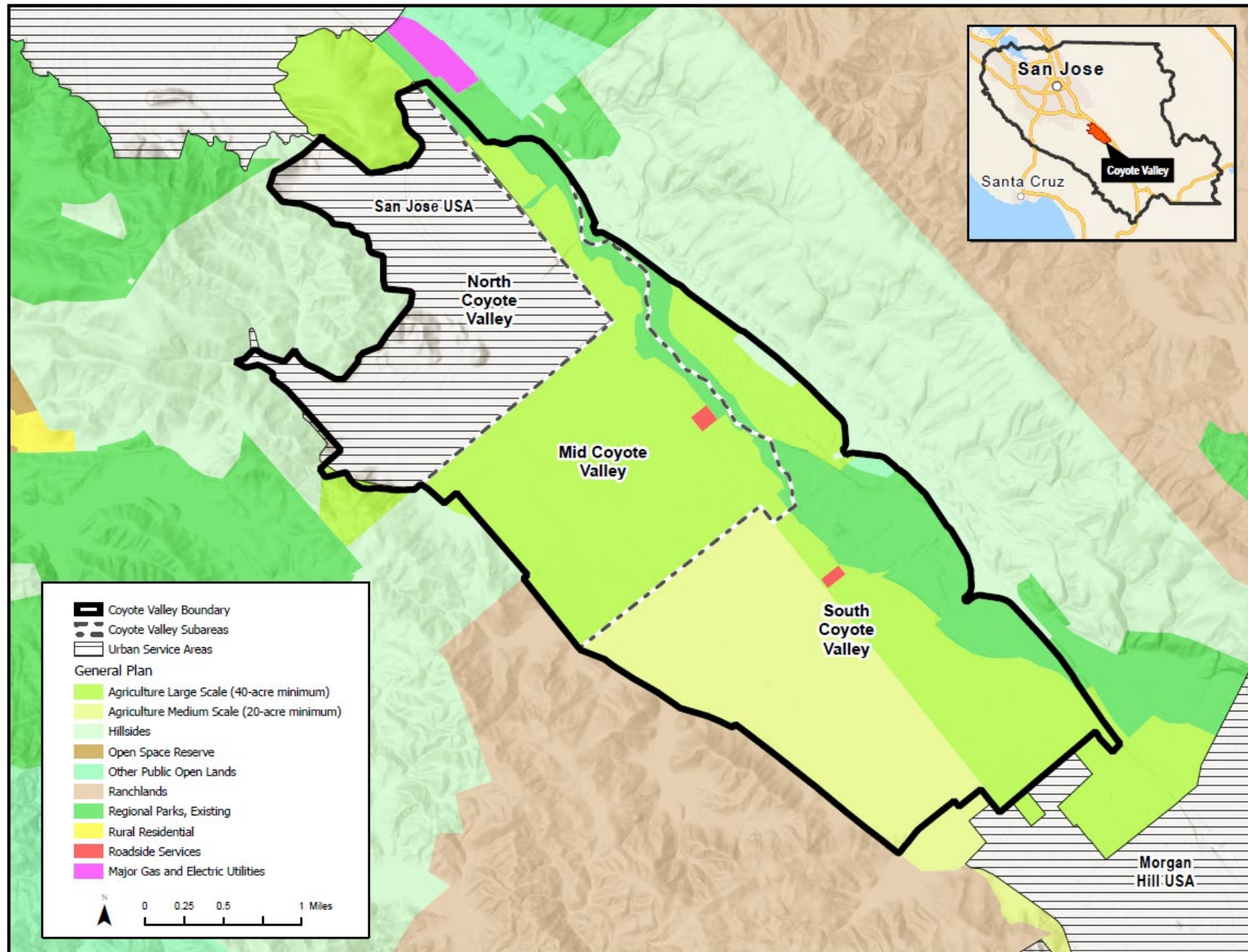
Board direction to: (1) proceed with the Overlay Zone at an expedited rate for completion by or before City of San José action on their General Plan affecting Coyote Valley, (2) report back with proposed requirements and incentives, and (3) monitor development activity in Coyote Valley.



# Coyote Valley Study Area

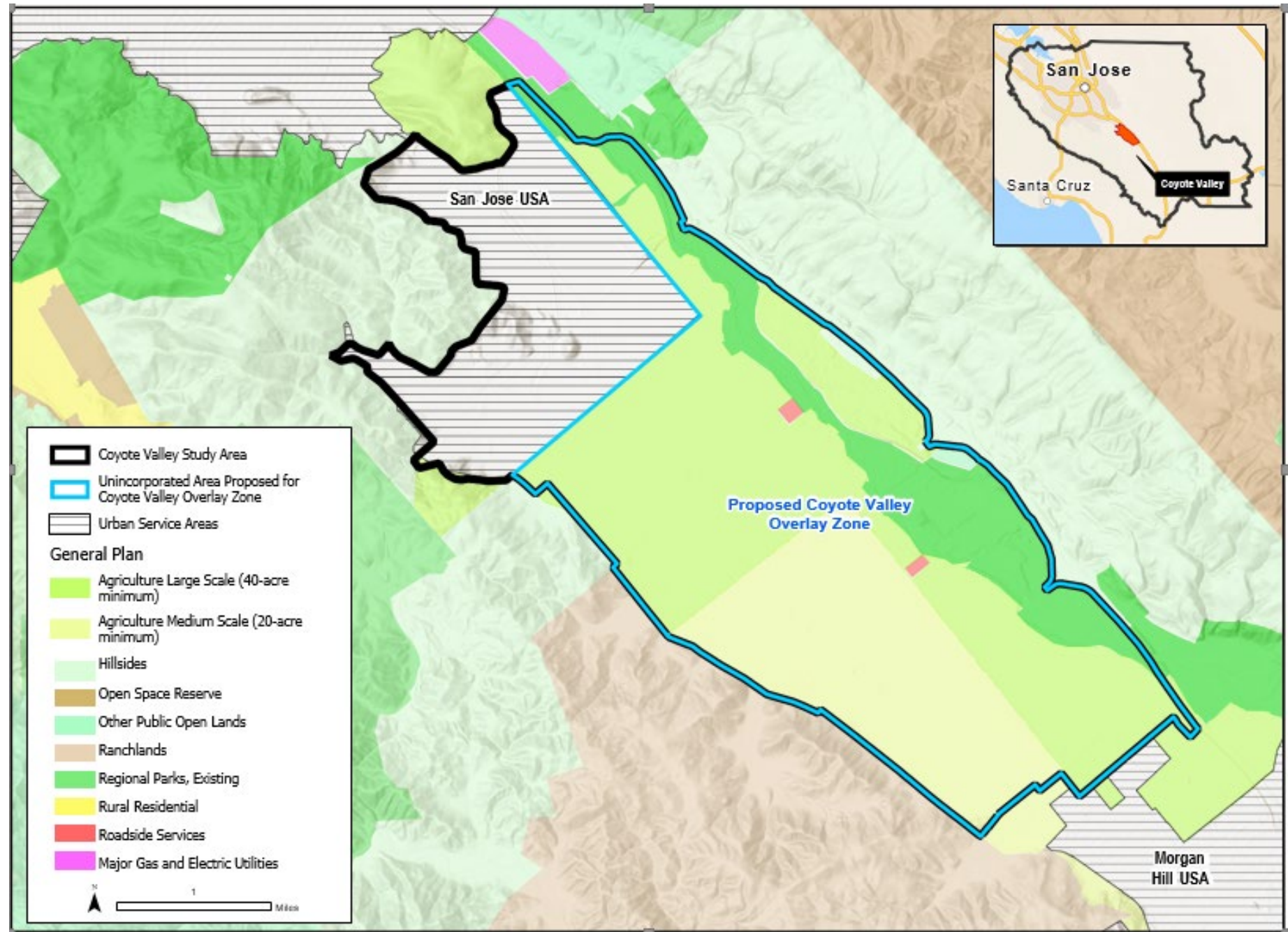
Primarily two  
General Plan  
designations:

- Ag Large Scale
- Ag Medium Scale



# Coyote Valley Overlay Zone

Proposed Area





# Climate Action Overlay Zone

*Two-tiered approach:*

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



# Climate Threats in Coyote Valley

## 1. Greenhouse Gas Emissions

- Sprawl Development
  - Vehicle Miles Traveled

## 2. Loss of Resource Base

- Natural Infrastructure for Climate Resilience
  - Productive Prime Farmland Soils
  - Ecosystem Services (e.g., carbon sequestration, flood & fire mitigation, groundwater recharge, wildlife corridors)

# Proposed Requirements for New Development

| <i>Requirement</i>                 | <i>Description</i>  | <i>Threat Addressed</i>   |
|------------------------------------|---|---|
| New Residences Ancillary to Ag Use | <ul style="list-style-type: none"><li>• New single-family residential development on parcels over 5 acres only when ancillary to on-site agricultural use.</li></ul>  | <ul style="list-style-type: none"><li>• GHG Emissions</li><li>• Loss of Resource Base</li></ul> |
| Land Development Standards         | <ul style="list-style-type: none"><li>• Limit of 3,000 sf floor area (primary residence only).</li><li>• Limit of 10,000 sf total building footprint per parcel (all structures and uses).<ul style="list-style-type: none"><li>✓ Exemption for agricultural buildings.</li></ul></li><li>• Limit of 1 acre cumulative development area per parcel.</li></ul> | <ul style="list-style-type: none"><li>• Loss of Resource Base</li></ul>                         |



# Climate Opportunities in Coyote Valley

1. Preserve Resource Base
  - Permanent or Term-Limited
2. Promote Carbon Sequestration
  - Healthy Soils and Perennial Vegetation
3. Invest in Ecosystem Services
  - Climate Hazard Mitigation

# Proposed Voluntary Incentives

| <i>Incentives</i>               | <i>Description</i>   | <i>Opportunity</i>  |
|---------------------------------|--|---|
| Preservation Funding            | <ul style="list-style-type: none"> <li>• Allocation of funding for agricultural conservation easements.</li> </ul>   | <ul style="list-style-type: none"> <li>• Preservation of Resource Base</li> </ul>                               |
| Open Space Contract             | <ul style="list-style-type: none"> <li>• Open Space contract eligibility for properties in Coyote Valley that are at least 5 acres and providing climate benefits.</li> </ul>              | <ul style="list-style-type: none"> <li>• Preservation of Resource Base</li> </ul>                               |
| ARI Spin-off Mini-Grant Program | <ul style="list-style-type: none"> <li>• Pilot a mini-grant program in Coyote Valley available to non-agricultural property owners for small-scale climate resilience projects.</li> </ul> | <ul style="list-style-type: none"> <li>• Carbon Sequestration</li> <li>• Ecosystem Services</li> </ul>          |
| Credits Program                 | <ul style="list-style-type: none"> <li>• Bundling and sale of credits to developers for mitigation and/or development incentives.</li> </ul>   | <ul style="list-style-type: none"> <li>• Ecosystem Services</li> <li>• Preservation of Resource Base</li> </ul> |



# Next Steps

1. Continue to develop Zoning Ordinance and General Plan amendments.
2. Continue to monitor development activity.
3. Continue to conduct public outreach and solicit feedback from community stakeholders.
4. Continue to coordinate with the City of San José.
5. Bring proposed legislative amendments to the Planning Commission.
6. Bring proposed legislative amendments back to the Board.





# Questions?

## ***Dept. of Planning & Development Staff:***

- Jacqueline R. Onciano – *Director*
- Manira Sandhir – *Principal Planner*
- Michael Meehan – *Senior Planner*