October 28, 2020

Envision San Jose 2040 Task Force
c/o GeneralPlanStaff@sanjoseca.gov

Re: Motion for Task Force Meeting re Agenda Item 4 - Coyote Valley

Dear Task Force Co-Chairs, Members, and City Staff,

I want to thank the General Plan Staff for their hard work and dedication in developing the thorough meeting materials and recommendations for Coyote Valley. The vision laid out in the staff memo will not only protect the wildlife habitat, floodplains, groundwater, and farmland of Coyote Valley, it will support climate change resilience, social and environmental justice, and smart infill growth.

For years, the General Plan’s land use designations for Coyote Valley have been out of sync with the ever-growing consensus at the local, regional, and state level that we need to protect open space. Protected and stewarded natural and working lands provide a host of ecosystem services for all, now and for generations to come.

A vote in favor of the staff recommendations will finally bring the General Plan into alignment not only with County and State policies, but with the City’s own policies contained in Climate Smart San Jose, the VMT policy, and the voters as expressed by the overwhelming passage of Measure T in 2018. Furthermore, the City Council’s unanimous approval of the acquisition of 937 acres in Coyote Valley for permanent protection was a statement that we need to have a more future-focused vision for Coyote Valley – one that prioritizes nature and green infrastructure. The staff recommendations follow through on this direction from the City Council.

I plan to make the following motion at the October 29, 2020 Task Force meeting:

I move to have the Task Force adopt the staff recommendations as stated in the staff memo of October 22, 2020 to the Envision San Jose 4-Year Review Task Force.

The summary of staff recommendations from Task Force staff in the 10/22/20 memo are as follows:

North Coyote Valley
1. Reallocate all 35,000 jobs from North Coyote Valley, specifically reallocate 5,000 jobs to Alviso Master Plan Employment Lands Growth Area and 30,000 jobs to the Downtown Growth Area.

2. Amend the General Plan text to remove North Coyote Valley as an Employment Lands Growth Area from the General Plan.

3. Change the land use designations of properties in North Coyote that have been purchased by the City and POST/OSA for preservation from Industrial Park to Open Space, Parklands and Habitat.

4. Change the land use designations of remaining properties in North Coyote that have not already been developed for industrial uses from Industrial Park to Agriculture, except for the area occupied by the Gavilan College Coyote Valley Center (South Bay Regional Public Safety Training Consortium), which would be changed from Industrial Park to Public/QuasiPublic. These properties would also be rezoned as needed to align with the appropriate General Plan land use designations.

5. Explore a credits program in parallel with proposed land use designation changes to support further conservation actions in Coyote Valley and facilitate development in urbanized areas of San Jose.

6. Add an action item to the General Plan to move the Urban Service Area boundary north consistent with the proposed land use changes in North Coyote Valley. Properties proposed to retain an urban land use designation (i.e., Industrial Park and Public/Quasi-Public) should stay within the Urban Service Area.

7. Add an Action Item to the General Plan to consider creating an overlay that would restrict office buildings as an allowable use in certain Industrial Park and/or Combined Industrial Commercial designated areas, or redesignate some areas from IP and/or CIC to Light Industrial to preserve and support existing industrial businesses.

8. Add an Action Item to the General Plan to explore creating an industrial overlay allowing for new office construction only if the office building includes some manufacturing or logistics space.

**Mid- and South Coyote Valley**

9. Amend the General Plan to remove the Mid-Coyote Valley Urban Reserve designation and designate properties in Mid-Coyote Valley to either Agriculture, Private Recreation, Public/Quasi-Public, or Combined Industrial Commercial. Properties in Mid-Coyote Valley within the City’s jurisdictional boundary would also be rezoned as needed to align with the appropriate General Plan land use designations.
10. Create and apply a new Coyote Valley Agriculture Overlay that increases the minimum lot size from 20-acres to 40-acres on certain properties (see Attachment G) with an existing or proposed Agriculture land use designation that are:
   a. Within North, Mid- and South Coyote Valley and are inside the City’s jurisdictional boundary; and
   b. Within Mid- and South Coyote Valley that are outside of the City’s jurisdictional boundary and are zoned Exclusive Agriculture under the County’s Zoning Ordinance, which sets a minimum lot size of 40-acres (A-40ac);

While some concerns remain as to the proposed shift of 5,000 jobs to Alviso, an area subject to sea level rise with valuable open space habitat. These concerns can be addressed in future Alviso planning efforts.

Thank you again to City Staff, as well as to our Co-Chairs and all the Task Force members, for your hard work over the past months. This moment has been many decades in the making, and everyone who has had a hand in making it happen, including this Task Force, should be proud of how San Jose has risen to the climate challenge and is acting to protect open space for future generations. I hope that every other city will soon follow San Jose’s lead in recognizing the critical importance of protecting open space.

Sincerely,

Megan Fluke
Executive Director
Green Foothills