

# Coyote Valley Policy Context and Land Acquisition Considerations

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City Council Study Session  
January 22, 2019



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# Introduction

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## Meeting Purpose:

To provide **basic information** and surface **key issues** about Coyote Valley as context for Council consideration of **public purchase of land** with proceeds from the Measure T bond measure for projects that **prevent flooding** and **water quality** contamination.

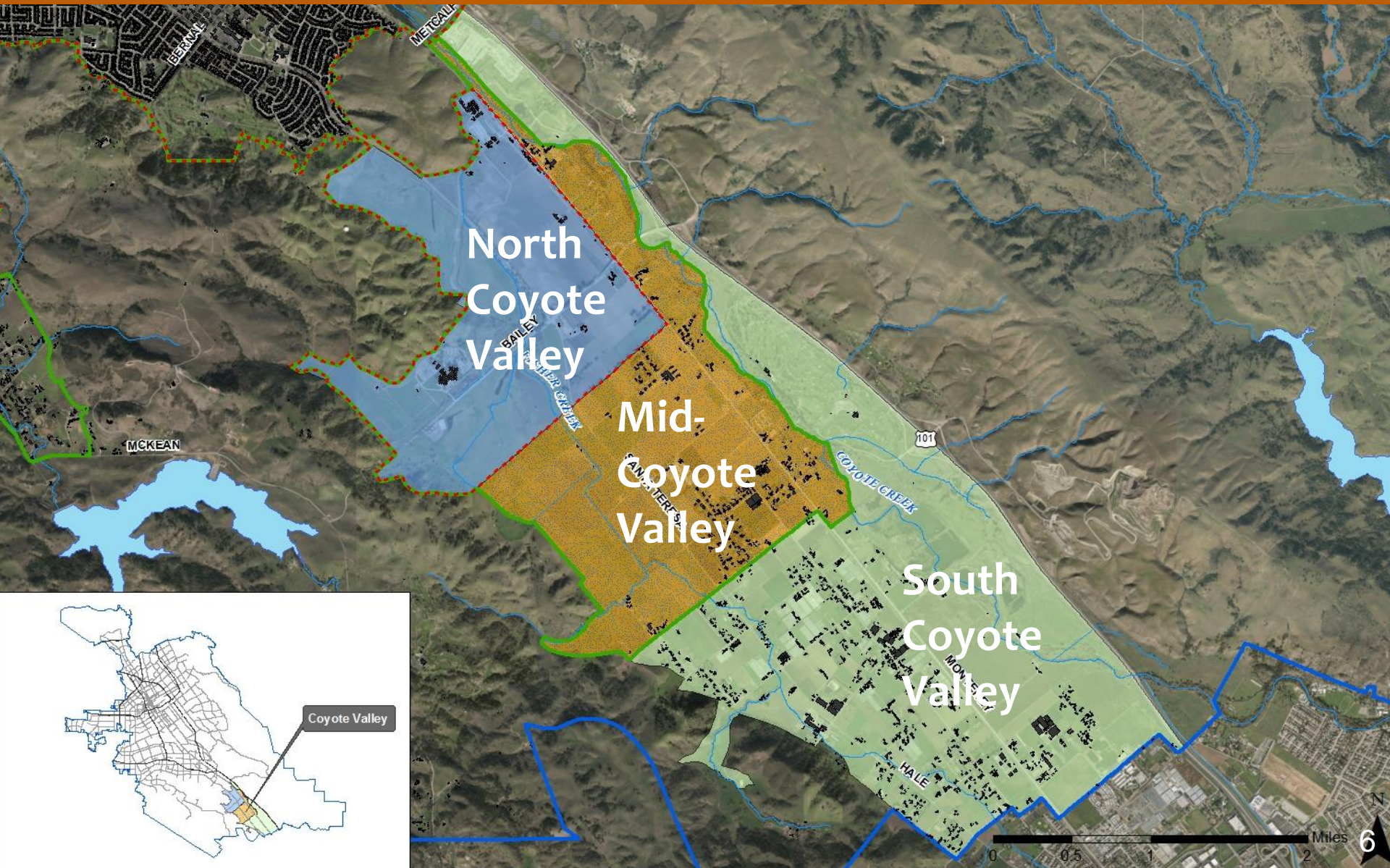
# Agenda

- 1 Introduction (5 min.)
- 2 Land Use Planning Context/Q&A (40 min.)
- 3 Environmental Perspective/Q&A (60 min.)
- 4 Development Perspective/Q&A (40 min.)
- 5 Council Perspective and Feedback (30 min.)
- 6 Public Comment

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## Land Use Planning Context

# Coyote Valley Planning Areas





# Envision San José 2040 General Plan

- North Coyote Valley designated as **Employment Lands Growth Area** (35,000 planned new jobs)
- Mid-Coyote Valley designated as an **Urban Reserve** (no planned urban development through 2040)
- South Coyote Valley designated to remain as permanent non-urban **Greenbelt** buffer between San José and Morgan Hill

# Planning History

## 1960s – 1970s

- **1960 General Plan** designated portions of Coyote Valley for industrial uses
- **IBM Silicon Valley Lab** was approved in the early 1970's
- **General Plan '75** designated most of Coyote Valley for agricultural uses, with some low-density residential



# Planning History

## 1980s

- The City convened an **Economic Development Task Force** in 1982 which recommended allowing industrial uses in North Coyote.
- **Horizon 2000 General Plan**, approved in 1984, allowed industrial development in North Coyote and established Mid-Coyote as an urban reserve.
- The **Coyote Valley Industrial Development Plan** was adopted in 1986.

# Planning History

## 1990s

- The **Horizon 2020 General Plan**, adopted in 1994, established the Greenline/Urban Growth Boundary, which was later ratified by the voters in 2000. North and Mid-Coyote were inside the Boundary, while South Coyote was outside.
- **Horizon 2020** also established new triggers for development in Mid-Coyote.

# Planning History

## 2000s

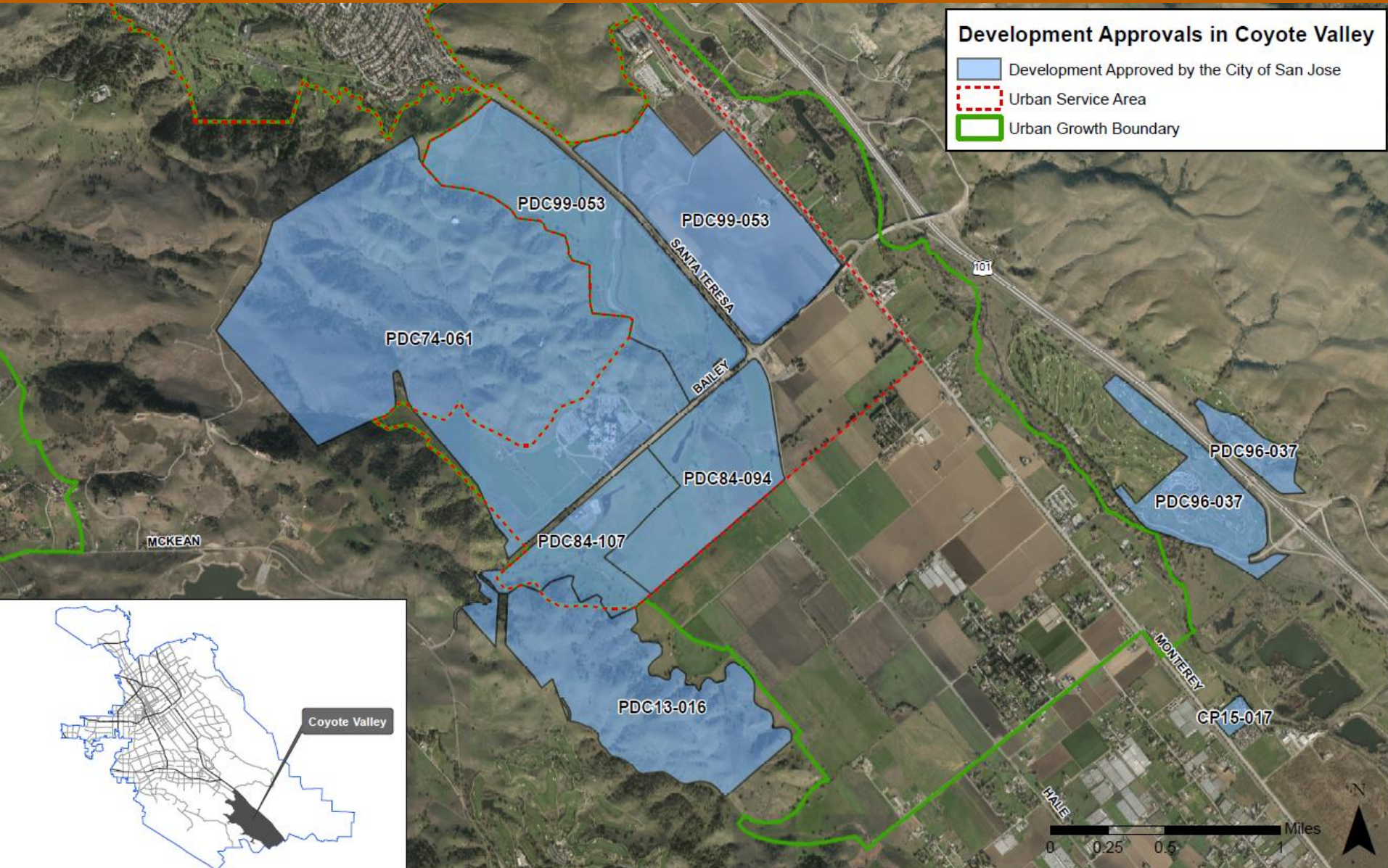
- In 2000, the Council approved a Planned Development Rezoning for Cisco's **Coyote Valley Research Park** in North Coyote Valley. The project was never constructed.
- In 2001, the City Council initiated an effort to prepare a **Coyote Valley Specific Plan**, to guide the development of 50,000 jobs and 25,000 housing units in North Coyote.
- Work on the specific plan ceased in 2008 without the plan being adopted.

# Planning History

## 2010 – Present

The 2040 General Plan reaffirms the goal of developing North Coyote with industrial uses, but removed all residential capacity from Mid-Coyote.

# Existing Development Approvals



# Relevant General Plan Major Strategies

## Major Strategy #3 – Focused Growth

- Directs growth within identified Growth Areas
- Does not support conversion of industrial areas to residential use or urbanization of Urban Reserves

## Major Strategy #4 – Regional Employment Center

- Emphasizes development of employment lands
- Establishes Jobs to Employed Resident (J/ER) ratio of 1.1 to 1 by the year 2040

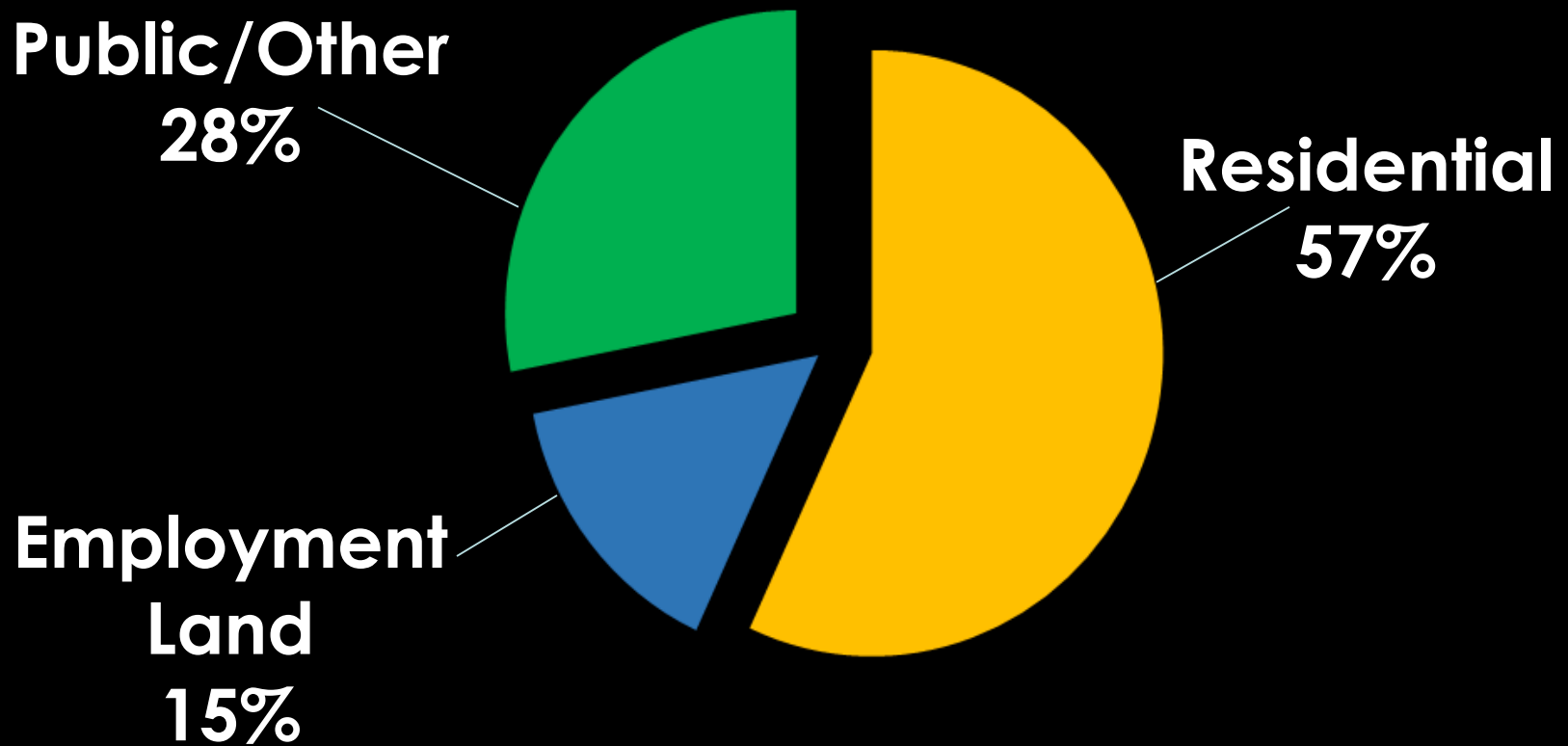
# Relevant General Plan Major Strategies

## Major Strategy #8 – Fiscally Strong City

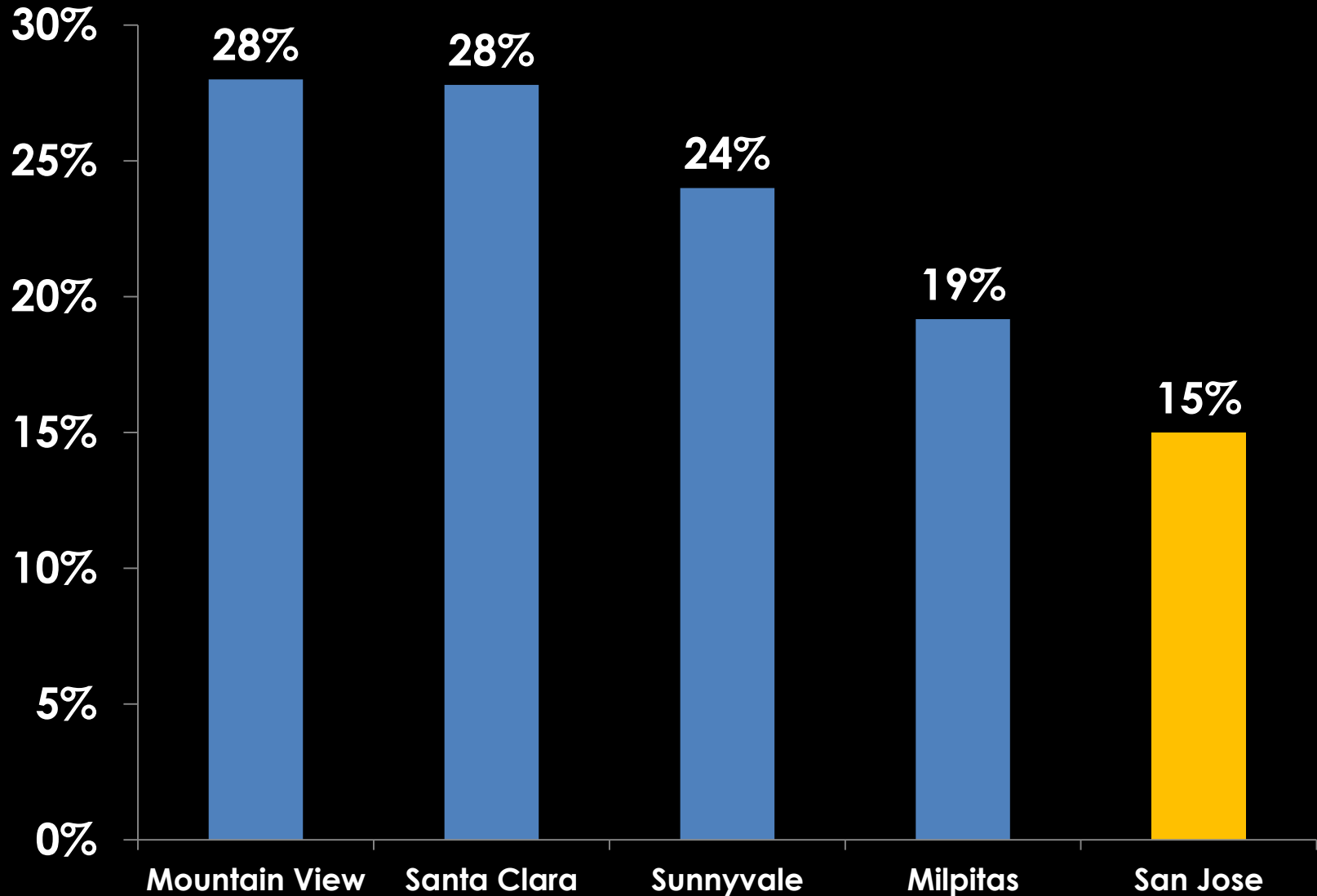
- Promotes a balance of land uses to strengthen fiscal health of City and enable delivery of high-quality municipal services



# Of Existing Lands, Only 15% are for Employment Uses

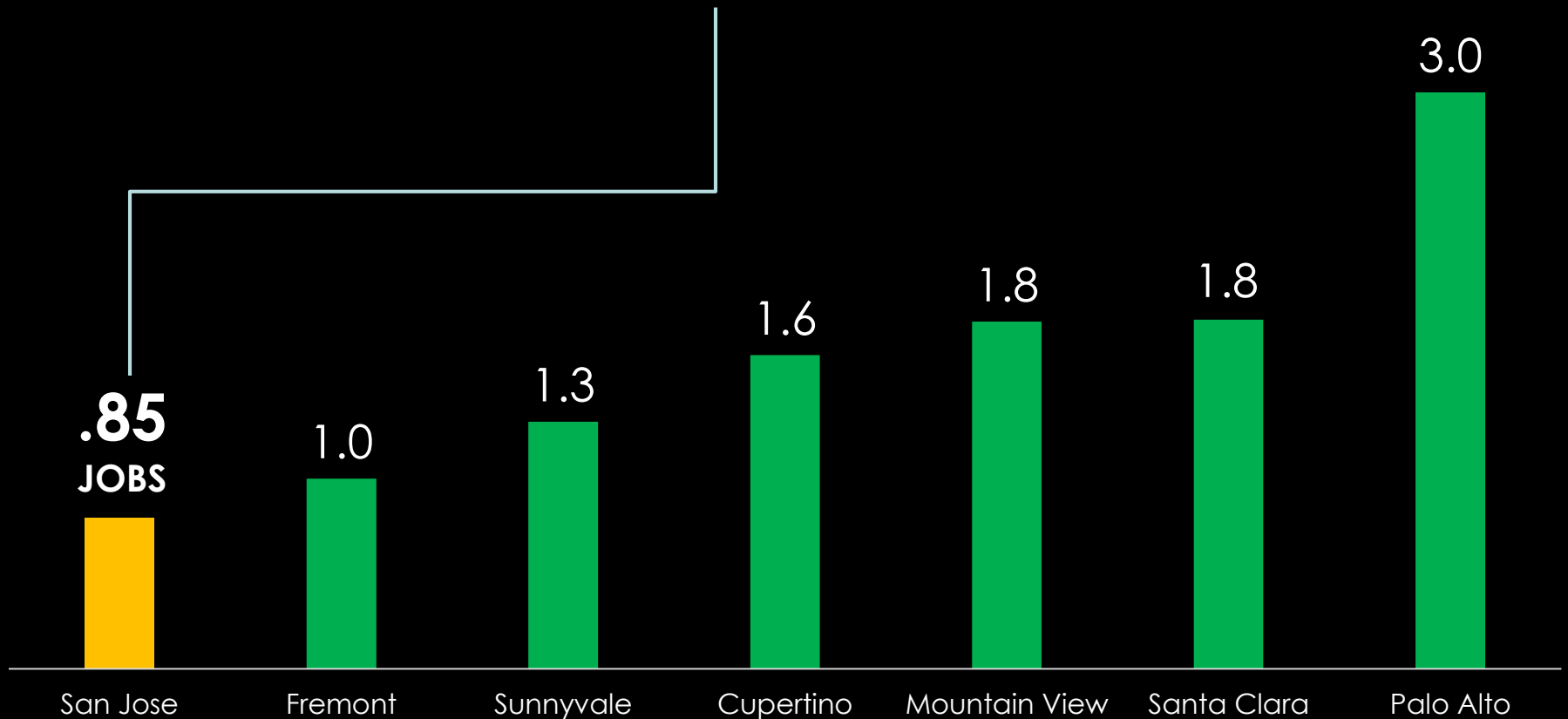


# Other Cities Use 20-30% of Lands for Employment; Better Fiscal Health



# Jobs Per Employed Resident San José vs. Nearby Cities

FOR EVERY **1** EMPLOYED RESIDENT IN  
SAN JOSE, THERE ARE ONLY



# Relevant General Plan Major Strategies

## Major Strategy #10 – Life Amidst Abundant Natural Resources

- Promotes access to natural environment and preservation of open space resources by reinforcing the Urban Growth Boundary as limit of the City's urbanized area

## Major Strategy #11 – Design for a Healthful Community

- Supports preservation of existing agricultural lands adjacent to San José to increase supply of locally-grown foods

# Climate Smart San Jose

- Approved by the Council in February 2018
- Sets out a strategy for reducing carbon emissions in San José by 2050 even as the city grows
- Strategy 2.1 calls for developing a lower water-use paradigm and carefully managing water resources
- Strategy 3.1 calls for creating local, transit-accessible jobs that reduce the need for car journeys

# Entitlement Process for Development

## Consistent with Existing PD Zonings:

- Require approval of a PD Permit
- Initial Study needed to determine level of CEQA environmental review

## New Development not Consistent/Permitted under existing PD Zonings:

- Necessitate approval of rezoning and development permit
- Initial Study needed to determine level of CEQA environmental review

# Existing Infrastructure Improvements

An estimated  
**\$116  
million**  
in infrastructure  
improvements in  
North Coyote  
Valley since the  
1980s

Approximately  
**60%** of these  
improvements  
were publicly  
funded and  
**40%** were  
privately funded

Improvements  
include:

- Transportation Infrastructure
- Potable and recycled water infrastructure
- Sewer system upgrades



# Community Facility District Map

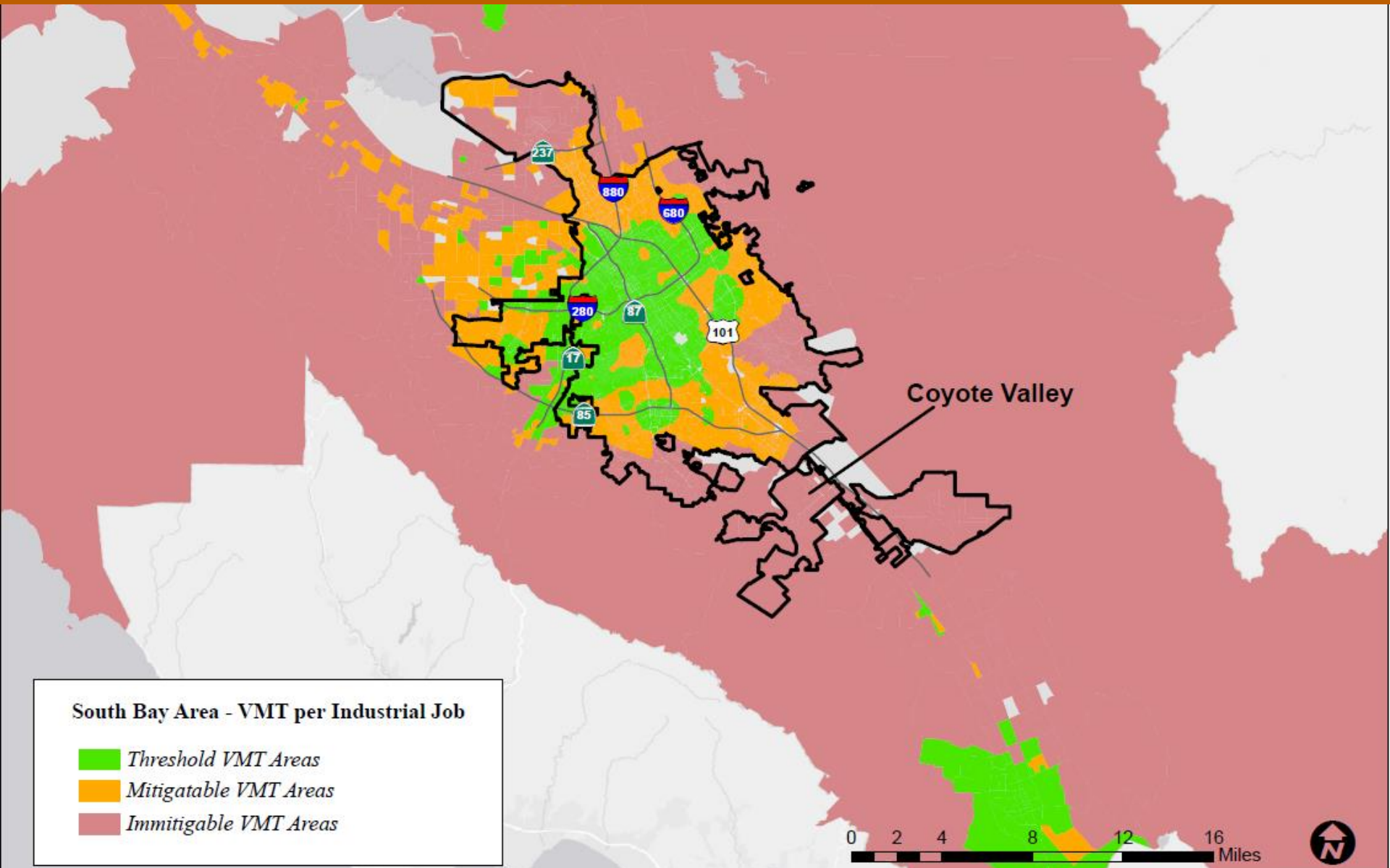


# Transportation Analysis Policy

- Approved by City Council in February 2018 as Council Policy 5-1
- Established Vehicle Miles Traveled (VMT) as the primary metric for evaluating transportation impacts from new development projects.



# Average VMT Per Industrial Job



# Process and Considerations to Modify the General Plan

Removing all or portion of job capacity in Coyote Valley would require assessment during a General Plan Four-Year Review process to determine:

- How would planned jobs be reallocated to other Growth Areas?
- Is there sufficient employment lands outside of Coyote Valley to accommodate industrial and manufacturing uses?
- Is there an alternative to preserve planned job growth and open space in North Coyote Valley?
- Should Mid-Coyote Valley remain an Urban Reserve if North Coyote Valley is preserved as agricultural lands and/or open space?