

November 16th 2021 City Council Meeting topic #10.3 - Coyote Valley zoning

Roger Costa <[REDACTED]>

Mon 11/8/2021 3:23 PM

To: City Clerk <city.clerk@sanjoseca.gov>

[External Email]

SJ City Council Members,

This email is to urge you to support the SJ Planning Commission's decision of October 27, 2021 to deny planning staff recommendations regarding North, Mid- and South Coyote Valley. Designating the zoning for these areas as only Open Space and Ag-40 makes little sense overall and is unjust for the property owners in the area. My reasoning is as follows:

1. My family has owned land in the Coyote Valley for over a century. We were a farming family while that agricultural use grew increasingly uneconomic and finally unworkable. Agriculture is no longer an economically viable land use in the Coyote Valley. The reasons for this include the following:
 - a. Supporting infrastructure suppliers (equipment, materials, labor, and processors) have moved out of Santa Clara County. Salinas and Hollister are currently the nearest supplier locations.
 - b. Accessing more distant suppliers is difficult, inefficient, and expensive. Travel times are often billed by the hour.
 - c. Traffic congestion along the three north-south roadways (101, Monterey, and Santa Teresa) has grown progressively worse over the years making the movement of farm equipment, supplies, people and produce inefficient, expensive and at certain hours impossible. This trend of ever-increasing traffic seems likely to continue, since cities south of San Jose are growing at 2-3 times the rate of San Jose as people seek affordable housing and commute to jobs in the north.
 - d. The costs of labor, water, electricity and supplies in Silicon Valley outpace farm areas outside the County. For example, SCVWD raised Ag-well water rates by 18% on 7/1/21. PG&E electricity rates for Ag wells increased 24% from 12/19 to 12/20.
 - e. Most land parcels in North and Mid-Coyote are relatively small making it difficult to amortize fixed overhead costs (for equipment, storage facilities, water systems, etc.) across sufficient acreage for efficient production economies.
2. Currently, the most acreage farmed among multiple contiguous parcels by a single farm entity is located along Bailey Ave. These parcels are within the San Jose city limits and are owned by the Lester, Foster, and Benson families. They commissioned a study by a distinguished agricultural expert from UC Davis who determined that for these properties agriculture is no longer economically viable. For those of us with far smaller parcels the situation is even more difficult. This study has been shared with your office and the SJ Planning Dept.
3. The aforementioned Lester, Foster, and Benson families have also submitted a development application to the City for a commercial use on their properties consistent with their current zoning. They asserted in the Planning Commission meeting of October 27, 2021 that this use would generate 1,000 'blue collar' jobs for the City. At a time when joblessness and homelessness are so prevalent in our community, this would seem a good opportunity for San Jose to pursue. People struggling at the lower end of the economic spectrum need local opportunities to better their situation. High-tech jobs in downtown high-rise buildings are not a likely improvement path for these individuals. Further the 101/Bailey interchange was constructed to handle just the type of traffic envisioned by this proposed project.
4. Open space advocates are a vocal and powerful constituency. For two decades they have advocated for policies which would preserve wildlife habitat, provide animal migration corridors and sustain the natural

beauty of the Coyote Valley. These goals have largely been achieved. Approximately 1500 acres of the Coyote Valley floor have been acquired for open space. POST is the single largest landowner in terms of acreage on the valley floor. The bulk of North Coyote Valley land has been acquired for open space with the assistance of San Jose. Most of the flat land west of Santa Teresa Blvd in the Mid-Coyote area has been acquired by POST. The acquisition of deeded rights to open space on the valley floor and in the hillsides immediately bordering the Coyote Valley to the East and West amounts to more than 135,000 acres! This begs the question: How much will be enough? The current strategy seems to be: If the remaining Coyote Valley land cannot be acquired by open space entities at their defined 'market rate' then force the land use to be designated as Exclusive Ag-40 for which there is no market. This will then freeze the remaining privately held land into an uneconomic use which will either produce a liquidation sale to POST or result in some illusory agricultural land use. The most prevalent example being leases for alfalfa hay which yield no revenue to the landowner but eliminate citations for weed abatement. This is inherently unjust, and it redefines the term 'agriculture' to simply be a code word for open space.

Landowners have a right to expect zoning regulations to provide them with an opportunity for a viable economic return. If regulatory authorities impose use restrictions which eliminate viable economic use for some greater community-wide good, then the land should be taken via eminent domain at fair market value with the costs borne by the taxpayers across the entire community that is being served. I encourage you to recognize the legitimate property rights of the remaining private landowners in the North and Mid-Coyote Valley, and to vote responsibly on this land use topic.

Thank you for your consideration of the points raised above.

Roger Costa

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Fwd: Monterey Corridor and GP Designation for Coyote Valley; Council Hearing Nov. 16, 2021 - No. 10

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 5:05 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

: -)

From: Norm Matteoni <[REDACTED]>

Sent: Friday, November 12, 2021 3:02:11 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc: City Clerk <city.clerk@sanjoseca.gov>; Gerry De Young <[REDACTED]>; Ken Saso <[REDACTED]>; Chris Marchese <[REDACTED]>; LEO CACITTI <[REDACTED]>; Sean H Hu <[REDACTED]>; Vic LoBue <[REDACTED]>; Joe Filice <[REDACTED]>; Loren Gundersen <[REDACTED]>

Subject: RE: Monterey Corridor and GP Designation for Coyote Valley; Council Hearing Nov. 16, 2021 - No. 10

[External Email]

Dear Mr. Mayor and Members of the Council:

The proposed PD zoning ordinance for private recreation uses along the corridor in its current form is unworkable and too narrow in scope of uses.

As previously stated I take the proposal to be a concept that will be more thoroughly studied and brought back to the Council.

Dear City Clerk:

Please add this letter to the record for next week's hearing on the Coyote Valley GP Update.

Norm Matteoni



NORMAN E. MATTEONI



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November 12, 2021

Norman E. Matteoni

Peggy M. O'Laughlin

Bradley M. Matteoni

Barton G. Hechtman

Gerry Houlihan

Hon. Mayor Sam Liccardo and Members of the San Jose City Council
San Jose City Hall
200 Santa Clara Street, 18th Floor
San Jose, CA 95113

**Re: The Lands along the East Side of Monterey Road are of Distinct
Character from the Overall Coyote Valley – No. 10
November 16, 2021 Council Agenda**

Dear Mr. Mayor and Members of the Council:

In a series of letters, I have offered key facts regarding the strong contrast of existing uses, size of parcels and non-ag viability of properties east of Monterey Road to the overall Coyote Valley.

The proposed PD Zoning of these parcels for Private Recreation does recognize this corridor of land is distinct and requires a different treatment than restriction to A-40.

First, the underlying zone of A-40 does not fit the vast majority of parcels along the corridor that are less than 2, 5 and 15-20 acres in size. Nor, in a competitive marketplace, can the proposed PD zone for Private Recreation uses realistically be expected to apply to all these parcels. Finally, the condition that 50% of the land be maintained in natural open space exacts land not related to a proposed private recreation use and puts the 50% land into passive open space that the owner must maintain.

The proposed ordinance can only be considered a placeholder – an initial concept to a solution, to be revisited upon a study of other uses for the corridor.

Very truly yours

Norman E. Matteoni

NEM/jlc

Cc: City Clerk, City Attorney, Gerry De Young, Ken Saso, Chris Marchese, Leo Cacitti,
Sean Hu, Vic LoBue, Joe Filice, Loren Gunderson

Fwd: Comment letter - 11/16 City Council Meeting, Coyote Valley

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 5:06 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

:-)

From: Abigail Ramsden <aramsden@TNC.ORG>

Sent: Friday, November 12, 2021 2:23:05 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: Comment letter - 11/16 City Council Meeting, Coyote Valley

You don't often get email from aramsden@tnc.org. [Learn why this is important](#)

[External Email]

Please add this comment letter to the record. Thank you.

Abigail Ramsden | Sustainable & Resilient Communities, Climate Program | The Nature Conservancy in California | (415) 722-0732 | [she/her](#)

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November 12, 2021

Council Members, City of San Jose
Attention: city.clerk@sanjoseca.gov

RE: Support for General Plan Land Use/Transportation Diagram Amendment for properties within North, Mid- and South Coyote Valley

Honorable Members of the City Council,

The Nature Conservancy supports the City of San Jose's leadership as demonstrated by the proposed General Plan Amendment to re-zone properties in Coyote Valley. This change will support the City's efforts to confront climate change and invest in a resilient, vibrant, and crucial landscape.

The Nature Conservancy has a long history of engagement in California's central coast, working for over 50 years to conserve the lands and waters on which life depends. This work includes helping ranchers and farmers keep agricultural lands in production while providing benefits to nature. Our organization has long recognized that agricultural lands provide multiple benefits to local communities, both human and natural, and that protection through zoning and other tools can ensure the long-term viability of agriculture.

Our work in Santa Clara County reflects an ongoing investment in working landscapes, including farms in the floodplain and ranches in the foothills of the Diablo and Santa Cruz Mountain ranges. This work, and that of many regional partners, protects ecologically connected landscapes and wildlife corridors that create regional climate resiliency. Coyote Valley, like the Pajaro River floodplain, is part of a system that is central to the livelihood and wellbeing of both people and nature.

Reducing conversion and disturbance of agricultural lands has demonstrable climate benefits, reducing vehicle miles traveled and allowing carbon to stay in the ground. Other benefits include the ability to manage lands for flood mitigation, water quality protection, recharge of groundwater basins, trails and farmstands to engage a wider community, and habitat for the many species that call this biodiversity hot spot home.

The Nature Conservancy commends the City of San Jose for taking action to address climate change, reduce emissions, invest in infill development and urban revitalization projects. Protecting Coyote Valley is one element among a variety of bold actions. Taken together, the City can continue to demonstrate an integrated approach to land use in one of the centers of innovation worldwide.

For these reasons, we urge passage of the General Plan Amendment. Thank you for your consideration of this action that is critically important to Santa Clara County.

Sincerely yours,

Abigail Ramsden
Sustainable & Resilient Communities Project Director, Climate Program
The Nature Conservancy in California

Fwd: Letter_111621 Council Mtg_Item 10.3 _Protect Coyote Valley_ with General Plan Rezoning

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:28 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Karen Nelson [REDACTED]

Sent: Sunday, November 14, 2021 7:52:02 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc: City Clerk <city.clerk@sanjoseca.gov>

Subject: Letter_111621 Council Mtg_Item 10.3 _Protect Coyote Valley_ with General Plan Rezoning



[External Email]

Please see the attached letter to support General Plan rezoning to protect Coyote Valley (Agenda item 10.3)

Karen Warner Nelson



Chair, The Climate Reality Project: Silicon Valley chapter

Karen Warner Nelson

Chair, Climate Reality Project: Silicon Valley chapter

Founding member: NGO Community Engagement committee, San Jose Clean Energy

Board Vice-President: Avenida Espana HDC of the Santa Clara Housing Authority

Member: League of Women Voters, San Jose/Santa Clara, Climate Change committee

(m) 408-930-9005

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November 14, 2021

Public comment for item Agenda item 10.3, November 16, 2021 San Jose Council Meeting

RE: Support to Protect Coyote Valley by General Plan rezoning (Agenda item 10.3)

TO:

Mayor Sam Liccardo, Vice Mayor Charles Jones, council member Sergio Jimenez, council member Raul Peralez, council member David Cohen, council member Magdalena Carrasco, council member Devora Davis, council member Maya Esparza, council member Sylvia Arenas, council member Pam Foley, council member Matt Mahan,

CC: city.clerk@sanjoseca.gov

As chair of the Climate Reality Project: Silicon Valley chapter I represent over 280 chapter members.

We ask that you vote "yes" to amend San Jose's General Plan to rezone and protect Coyote Valley, as proposed by staff and the Envision 2040 Four-Year Review Task Force. Retaining the integrity of Coyote Valley as a natural resource is critical. It is a major local source for climate protection by allowing nature to sequester carbon. Retaining a portion of it in agricultural use encourages agricultural jobs along with sustainable local access to food products that reduces long haul transportation fossil fuel emissions. The Valley helps assure watershed protection and flood prevention, aquifer recharge, wildlife stewardship and migration.

Coyote Valley is an integral part of San Jose's climate resilience strategy. San Jose has invested over \$150 million in Coyote Valley since 2019, including \$50 million in voter-approved Measure T funding. Don't waste these investments by delaying the long-term protection of Coyote Valley.

Implementation of rezone protection must occur swiftly to prevent any development from impacting Coyote Valley's current natural status.

Thank you for protecting our most significant vital natural resource.

Karen Warner Nelson



Chair, The Climate Reality Project: Silicon Valley chapter

FW: Monterey Corridor and GP Designation for Coyote Valley; Council Hearing Nov. 16, 2021 - No. 11

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 9:46 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Norm Matteoni <[REDACTED]>
Sent: Monday, November 15, 2021 9:37 AM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; Gerry De Young <gdeyoung@hnhca.com>; Ken Saso <[REDACTED]>; Chris Marchese <cmarchese@marcheseproperties.com>; LEO CACITTI <[REDACTED]>; Sean H Hu <[REDACTED]>; Vic LoBue <[REDACTED]>; Joe Filice <[REDACTED]>; Loren Gundersen <[REDACTED]>
Subject: RE: Monterey Corridor and GP Designation for Coyote Valley; Council Hearing Nov. 16, 2021 - No. 11

[External Email]

Dear Mr. Mayor and Members of the Council:

I noticed that this mornings San Jose Mercury article on Coyote Valley did not mention the position of the east of Monterey Road owners.

I speak again on their behalf with the enclosed letter.

Dear City Clerk:

Please include this letter in the record before the City Council.

Norm Matteoni

NORMAN E. MATTEONI
[REDACTED]

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November 15, 2021

Norman E. Matteoni
Peggy M. O'Laughlin
Bradley M. Matteoni
Barton G. Hechtman
Gerry Houlihan

Hon. Mayor Sam Liccardo and Members of the San Jose City Council
San Jose City Hall
200 Santa Clara Street, 18th Floor
San Jose, CA 95113

Re: The Lands along the East Side of Monterey Road are of Distinct
Character from the Overall Coyote Valley – No. 11
November 16, 2021 Council Agenda

Dear Mr. Mayor and Members of the Council:

In what may be my final letter on this topic, I stress the City's obligation of equity and fair dealing.

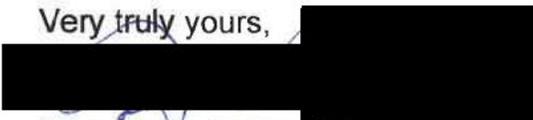
The parcels that today are within the City Limits of San Jose, along the Monterey Corridor, were incorporated in the early 1960s. They were annexed with the promise of urban services; their owners voted for bond measures to provide sanitary sewer and storm drainage.

But these owners were misused by the City. The real reasons for the strip annexation were to establish a Maginot-line against Morgan Hill annexing lands northward and to serve a proposed New Town in the hillside, now primarily utilized as the Kirby Canyon Landfill, above the Coyote Creek Golf Park. In the 1970s the bond measure funds for the corridor properties were borrowed to extend the services of sewer and storm lines to IBM's Santa Teresa Lab on Bailey Avenue, with the promise of repayment later.

That promise was never kept.

The services were never delivered.

Very truly yours,


Norman E. Matteoni

NEM/jlc

Cc: City Clerk, City Attorney, Gerry De Young, Ken Saso, Chris Marchese, Leo Cacitti,
Sean Hu, Vic LoBue, Joe Filice, Loren Gunderson

Fw: November 16th 2021 City Council Meeting topic #10.3 - Coyote Valley zoning

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 11:40 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Office of the City Clerk | City of San José

200 E. Santa Clara St., Tower 14th Floor

San Jose, CA 95113

Main: 408-535-1260

Fax: 408-292-6207

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From: Paul Hebert <[REDACTED]>
Sent: Friday, November 12, 2021 11:04 AM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: November 16th 2021 City Council Meeting topic #10.3 - Coyote Valley zoning



[External Email]

I am writing to say that the SJ Council does not need to take any further action to advance the goals listed in this proposal.

I have followed the evolving plans for Coyote Valley for over 20 years. I know people who farmed there and made a good living some 50 years ago. Then the explosive growth of Silicon Valley and the City of San Jose pushed farming out of the Peninsula resulting in the loss of packing houses, equipment support and labor support for farming. The farmers of Coyote suffered these same losses and most sold their land and moved operations south or east. Several developers picked up land based on San Jose's expansion plans. Some farmers held onto their land for the same reason. Most moved the land out of the Williamson Act.

Even before that, some owners divided and sold their land for ranchettes. When SJ and the county realized how this would impact future urban planning, they applied zoning rules to prevent this haphazard development. The intent is clear in the documents supporting the decision and has very little to do with AG.

For the most part this worked, though there are 56 small plots like this in Mid Coyote right now. If you drive by these properties you will see they are beautifully landscaped - lots of trees and carbon sequestration going on. Plenty of permeability. In the decades since these were in place, no recorded contamination of ground water has occurred, so these are demonstrably harmless. If you look at the south Coyote Valley area (long designated as a greenbelt) it has an even higher concentration of small parcels (2-5 acres). I am confident no one studied the GHG or VMT impacts from that community. I am equally confident a study would show the very low level of environmental impact they have. I have encouraged the county to undertake such a study.

The remaining large plots in the Mid Coyote area I mentioned at the start are privately held, and some lease the land to farmers for a pittance or even at no cost simply to have the weeds prevented. Many of these used dry farming (hay/alfalfa) which yields one crop a year and does keep the weeds at bay. There are also row crops in the north end of the valley, but these would not be sustainable for long and have no long term plans to continue. These businesses were consulted in detail for the report entitled 'Sept. 2021 D. Sumner Report - North Coyote Valley Agriculture' also part of the record for this meeting. A separate study of AG viability on the Monterey corridor already annexed to the City also concluded what the old farmers knew, there is no business case for AG in Coyote Valley.

i am aware that farmers promoting alternative AG methods argue that farming is viable. No one doubts that crops can be grown and that the soils and crops produced would probably be a great benefit to all who consume them. Viability for the plants has never been an issue. Viability economically is a different story. All of the support I've seen for this is anecdotal (see public comments submitted in support of AG viability). However, now that POST has more than 1500 acres set aside in Coyote Valley, there is an excellent opportunity to demonstrate this viability. There is not need to burden the remaining acreage for that. This seems an appropriate challenge to put and we are told it would be welcomed. I have asked the County Planning Commission to consider it a living laboratory which the county can use to prevent the sort of outcomes currently on display in Martial-Cottle Park. I ask the San Jose Council to also allow time for a proof of concept to inform decisions in this complex location.

Meanwhile, the City of San Jose has also concluded there is no business case for developing Coyote. They entered agreements in 2019 using measure T funds to partner with POST and the developers who owned the land to purchase most of the land designated for Industry in the North Coyote area. Those sold for around \$100,000/acre which probably represented a modest loss for the developers. This action effectively removes any future possibility of urban housing (remember there was a 50,000 job trigger for that in the early plans). Now the city will be withdrawing its Urban Growth Boundary to the current southern limit, which radically changes the development possibilities in Coyote Valley.

During all of this, there has been consistent resistance from OSA and POST to any development in Coyote Valley and they have been working diligently to prevent it. Along with the land purchases in the north, POST has also acquired most of the property to the west of Santa Teresa Rd. Those purchases were at half the previous rate - \$50,000/acre.

OSA also worked with Ash Khalra to pass AB948 in 2019, which designates Coyote Valley as an important AG resource for the State - all 17,000 acres of it, although only the 2500 acres on the Valley floor is being directly protected by current plans. AB948 effectively gives OSA oversight of any land use proposal in the area, and establishes a preference for Open Space.

At this point about 1500 acres (roughly half) of the valley floor is designated Open Space. This insures the wildlife corridor they have been promoting (assuming they can find the funding to create under or overpasses to let animals safely cross the Monterey and 101 highways). This preserves the key riparian areas along Fisher Creek. This provides ample open land to prove the viability of small scale, low impact farming. These stated goals and the associated environmental benefits are met without any additional action from this planning commission.

The area where these proposed changes will have the most impact is Mid Coyote Valley between Santa Teresa and Monterey Hwy, Bailey Ave and Palm Ave. This area is mostly privately held. This area has the most onerous challenges to AG due to the other existing uses. This is the area where any alternate development idea will be very actively resisted by OSA through AB948, which strikes me as more than adequate protection. Again, no action further restricting this land is needed.

All of these points (and more) were considered by the San Jose Planning Commission when they recently decided *not* to recommend the task force proposal to assert the Urban Growth designation be changed to an AG overlay. They saw that preserving this land as open space will require fair compensation of the owners, and forcing it into exclusive AG use effectively condemns the properties to poor economic outcomes.

Perhaps they also saw that the ideas - not concrete plans - for tax relief and easements suggested by the task force will not lead to the desired outcomes. Consider for a moment an asset of 20 acres of AG land valued hypothetically at \$70,000/acre - an asset of \$1,400,000. Current AG leases run under \$400.00/acre/year, so a gross income of \$8000.00/yr. - less than a 1% return annually and that only if there were zero taxes. Which of you would accept that return on such an asset in support of state and county goals?

Other letters submitted for this meeting cite that the cost of the land is out of reach for prospective farmers. That is not a result of greed. It's the result of decades of previous decisions which are not practically reversible. This is why the owners have been arguing for more pragmatic zoning of the area. Thoughtful planning in concert with the owners can avoid an embarrassing failure and demonstrate a truly community focussed outcome for all. The City has made ample investments to secure the environmental goals listed.

This area is only marginally different from the Monterey Hwy corridor already annexed to the City. Supporting business ideas in both of these areas which make long term sense and which are planned in a way that dovetails with the Open Space and AG prospects in the already preserved areas is easy to imagine. Just as you worked in concert with developers before to come up with the Coyote Valley Specific plan, a more modest effort working with the folks on the corridor and in the privately held mid-Coyote area will yield a wealth of ideas that honors limited development ideas and the rights and dreams of those who currently own the land.

Regards,

Paul Hebert

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Fw: Protect North Coyote Valley

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 11:41 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Kevin Shlosberg <[REDACTED]>
Sent: Friday, November 12, 2021 10:43 AM
To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>
Subject: Protect North Coyote Valley

[External Email]

Dear Mayor Liccardo, Vice Mayor and D1 Councilmember "Chappie",

I urge you to vote YES to change the land use designation for North Coyote Valley from Industrial to Open Space and/or Agriculture Use.

Not only are there obvious ecological benefits to doing this, but preventing it from becoming a potential area of greater pollution (e.g. environmental, traffic and noise) is also a no-brainer.

Further, San Jose voters want Coyote Valley protected. We already passed Measure T with over 70% of the vote to fund the permanent conservation of nearly 1,000 acres of open space in North Coyote Valley.

Please follow the advice of the General Plan Task Force and the wishes of your constituents. Do the right thing, etc.

Regards,
Kevin Shlosberg
San Jose, D1 (95117)

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Fw: Please protect North Coyote Valley

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 11:42 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Jennifer Mo [REDACTED]**Sent:** Friday, November 12, 2021 10:22 AM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Please protect North Coyote Valley

[External Email]

Hi there,

I'm a lifelong resident of San Jose and an ecologist with the Santa Clara Valley Water District. I am writing to urge you to vote yes on 11/15 to change the land use designation of North Coyote Valley to open space & ag from its current industrial development designation. As a vegetation ecologist with SCVWD, I have had the privilege of doing extensive fieldwork in North Coyote Valley, and would really like to see this ecologically rich and diverse area protected against industrial development. The difference between this relatively undisturbed valley floor habitat and the urban riparian areas I also work in is stark. Coyote Valley is home to some of this area's last freshwater marshes, rare and endemic plant communities, and large wildlife (some of which I have personally had the pleasure of backing away from!). It serves as habitat and connectivity between the Diablo Range and the Santa Cruz mountains. This area also provides flood protection services and helps to regenerate our groundwater supplies, which will be increasingly important to humans as climate change imperils our imported water supplies. Greatly increased truck traffic and pollution from the proposed distribution centers for an out-of-state company would imperil all of these important functions that this land provides to Californian inhabitants, human and otherwise.

San Jose voters like me want to see this land given long term protections - as you know, we voted overwhelmingly in support of Measure T. Now we hope you'll vote to protect North Coyote Valley on our behalf.

Sincerely,

Jennifer Mo



District 1

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Fwd: Please protect Coyote Valley!

City Clerk <city.clerk@sanjoseca.gov>

Fri 11/12/2021 5:04 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Another ;-)

From: M. Sachs Martin <[REDACTED]>**Sent:** Friday, November 12, 2021 3:38:59 PM**To:** City Clerk <city.clerk@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>**Subject:** Please protect Coyote Valley!

[REDACTED]

[External Email]

Dear Mayor Liccardo and City Council,

I am a voting constituent and lifelong resident of San José, and I am urging you to follow your Staff Recommendation and that of the 36-member General Plan Task Force to:

Protect North Coyote Valley and vote YES to changing the land use designation from Industrial development to Open Space and Agriculture.

There are so many reasons to protect this vital area. We have so little open space compared to all of the degraded land use and conversion.

Coyote valley encompasses critical valley floor habitat including fresh water marshes have all but disappeared due to development. This re-designation will provide protection for what remains and allow for restoration.

Protecting Coyote Valley provides natural protection from flooding and protects an important aquifer resources.

Coyote Valley provides critical linkage for plant and wildlife populations in the Santa Cruz Mountains and Diablo Range.

Exponentially increased truck traffic would further decimate wildlife populations through increased road-kills. We need our bobcats and coyotes to maintain ecological balance and control rodents and other pests.

Constant truck traffic from 500 loading bays would cause polluted runoff from diesel, oil and tires to flow into our drinking water aquifer.

San Jose voters want Coyote Valley protected. We passed Measure T with over *70%* of the vote to fund the permanent conservation of nearly 1,000 acres of open space in North Coyote Valley.

There are many successful farming operations in Coyote Valley that prove that agriculture is a viable option in North Coyote Valley. This keeps fresh fruits and produce close and local to where we live.

Growing our food locally is the environmentally sound choice, providing fresher food with less pollution caused from moving it to market.

We need the carbon sequestration and flood control services that this climate resilient landscape can provide.

There are so many good reasons to protect this area!

Please represent me and your other constituents on this important issue.

Sincerely,
Miriam Sachs Martín

--

Tierramor: Skilled land management, fun guided hikes, ethical plant products.

<https://tierramor.wixsite.com/nature>

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Fwd: SAVE COYOTE VALLEY!!

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:26 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Morning :-) there are quite a few emails coming your way I'm forwarding them one by one as you requested.

Happy Monday :-)

From: Doris Livezey <[REDACTED]>**Sent:** Friday, November 12, 2021, 8:27 PM**To:** The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk**Subject:** SAVE COYOTE VALLEY!!

[External Email]

Please follow your Staff recommendation and that of the 36-member General Plan Task Force to:

- **Protect North Coyote Valley**
- **Vote YES to changing the land use designation from Industrial development to Open Space and Agriculture**

There are MANY of us who want this to happen.

Thank you, Doris Livezey

San Jose resident.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Fwd: Please protect North Coyote Valley - change land use designation to Open Space and Agriculture

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:26 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Carol Mattsson [REDACTED]

Sent: Saturday, November 13, 2021, 1:18 PM

To: The Office of Mayor Sam Liccardo; District1; District2; District3; District4; District5; District 6; District7; District8; District9; District 10; City Clerk

Subject: Please protect North Coyote Valley - change land use designation to Open Space and Agriculture

[External Email]

Hello San Jose City Council and Mayor Liccardo,

I'm a Cupertino resident, who used to commute by bicycle once a week to my job in Coyote Valley. The 2nd half of my commute was the best, leaving the City behind and passing past parks, viewing Coyote Creek from the bike path, and enjoying the open, grassy hills in the background.

Please vote FOR long-term protection of North Coyote Valley's open space. Follow your Staff Recommendation and that of the 36-member General Plan Task Force to vote YES to changing the land use designation from Industrial development to Open Space and Agriculture.

Losing this protection opens the Valley up to development, such as 2-3 million sq. ft. of distribution centers, that would accomodate 500 trucks at a time. Constant truck traffic from 500 loading bays would cause polluted runoff from diesel, oil and tires to flow into our drinking water aquifer.

Instead, let's continue to promote agriculture in the Valley, to grow our food locally. Already, critical Valley Floor habitat including fresh water marshes have all but disappeared due to development. This re-designation to Open Space and Agriculture will provide protection for what habit remains in North Coyote Valley and allow for restoration.

Sincerely,

Carol Mattsson
Cupertino Resident

--

Carol Mattsson
Web Developer



Mattsson Web Solutions

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Fwd: Safe and protect Coyote Valley!

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:26 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Sent from my Verizon, Samsung Galaxy smartphone
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From: Encarna Buendia [REDACTED]**Sent:** Sunday, November 14, 2021 7:33:28 AM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>**Subject:** Safe and protect Coyote Valley!

[External Email]

Dear powerful leaders,

We can't loose any more open areas, Coyote Valley must be protected, not only as a wildlife and plant habitat, but the agriculture that is thriving in that area. It's a beautiful area and we don't have that many.

Please, please, please! Protect Coyote Valley.

With gratitude,
Encarna Buendia

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Fwd: Vote YES to Rezone Coyote Valley for Agriculture and Open Space

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 7:27 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Deborah St. Julien <[REDACTED]>
Sent: Sunday, November 14, 2021 4:57:22 PM
To: District8 <district8@sanjoseca.gov>
Cc: City Clerk <city.clerk@sanjoseca.gov>; info.ca.norcal@mothersoutfront.org <info.ca.norcal@mothersoutfront.org>
Subject: Vote YES to Rezone Coyote Valley for Agriculture and Open Space

[External Email]

Dear Councilmember Arenas,

As a San José District 10 resident and supporter of Mothers Out Front, I urge you to protect our climate by voting in favor of rezoning Coyote Valley for agriculture and open space.

Coyote Valley plays an important role in absorbing carbon emissions AND in protecting downtown San Jose from flooding during the heavy rain events that are expected to become more common as the climate heats up. It is also an important wildlife corridor.

Please follow city staff's recommendations and vote to preserve Coyote Valley as farmland and open space, to make San Jose more climate-resilient.

Deborah St. Julien
San Jose, 95136

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

November 12, 2021

San Jose City Council
City of San Jose

Re: Protecting Coyote Valley is a vote for the environment and equity in San Jose

Dear Mayor Liccardo and Councilmembers,

We are 38 local leaders committed to advancing race equity in San Jose and throughout the Bay Area. Historically marginalized communities including Black, Indigenous, and People of Color bear the brunt of climate crisis impacts. We have very little time to make big changes and over the next decade we need to build resilience into the physical environment of our communities. Protecting and restoring at-risk open space and shifting to entirely infill development is an important way to do this.

We support the city staff and general plan task force recommendations for permanent protection of the Coyote Valley region as open space and agriculture. It is urgent that the San Jose City Council approve the General Plan amendments and the related actions in the Staff Report. This is both an environmental and an equity issue, and we urge the City Council to act without delay so we can start protecting and restoring this precious part of our region.

One of the first steps toward race equity is to acknowledge that unless we are descendants of the local Native American tribe, we reside on unceded land. The United States began with the conquest and genocide of Indigenous People. In the San Jose region, we reside on the sacred land of the Muwekma Ohlone Tribe of the San Francisco Bay Area. For thousands of years, ancestors of the Muwekma Tribe stewarded the Coyote Valley region. Native American people have an inherent stake in any environmental issue in their traditional territory and are uniquely impacted by environmental degradation. The Muwekma Ohlone Tribe of the San Francisco Bay Area and the Amah Mutsun Tribe are both members of the Protect Coyote Valley coalition and support the permanent protection of Coyote Valley. Their ancestors understood that if we do not take care of the environment, then we face extinction as a people because we have a codependent relationship with land, wildlife, plants, and the Earth itself.

Low-income, historically marginalized residents stand to gain the most from climate action. Extreme weather events have outsized and long-term impacts on vulnerable communities because they are much less able to recover from the destruction of property and the costs of relocation. There are residents along the Coyote Creek watershed who still have not recovered from the impacts of the 2017 flood in San Jose. The flood, which occurred on Feb. 21, 2017, following heavy storms, caused an estimated \$100 million in damage and forced the emergency evacuation of 14,000 residents of neighborhoods in and around downtown San Jose.

Since Coyote Valley filters residents' drinking water and air and limits the urban heat island effect, its protection is an act of environmental justice. A protected and restored Coyote Valley serves as San Jose's green infrastructure and helps to protect residents downstream from flooding. A developed Coyote Valley would have the opposite effect, increasing flood risk, reducing air quality, putting our water quality at risk, reducing a local water source, and increasing emissions and temperatures.

Furthermore, according to the 2020 study, *The Benefits of Saving San Jose's Coyote Valley: A Case Study in Climate Action Planning*, concentrating infill development in downtown San Jose instead of in Coyote Valley would reduce passenger vehicle greenhouse gas emissions by at least 14,000 metric tons per year. It would also double the percentage of residents (from 1.7% to 3.4%) who can access a quarter of San Jose's jobs within 30 minutes via public transit.

Food security is a real issue for San Jose residents and protecting local farmland is a part of the solution. One in four people in Silicon Valley are at risk of hunger. A new Second Harvest study suggests that 26.8% of the population – almost 720,000 people – qualify as “food insecure.” In the face of the climate crisis, access to locally-grown food matters now more than ever. Coyote Valley is prime farmland and can provide San Jose residents with local, fresh produce. The 7,400 acres of agricultural land could eventually generate \$50 million per year and benefit San Jose by providing access to fresh, sustainable produce. Furthermore, Coyote Valley is one of the last remaining locations in San Jose that is large enough to implement a local regenerative agriculture effort which would include farming and grazing practices that, among other benefits, can help San Jose reach its climate goals by rebuilding soil organic matter – resulting in both carbon drawdown and improving the water cycle. Regenerative agriculture practices have roots in historic Indigenous knowledge of how to work with the land.

Investment in open space is particularly critical for people who are negatively impacted by economic disadvantage, systemic racism, trauma, opportunity gaps, and other challenges. According to a [2020 report from the Center for American Progress and the Hispanic Access Foundation](#), communities of color experience nature deprivation at three times the rate of white Americans. Experiences in nature can help ameliorate high blood pressure, anxiety, sleeplessness and other harmful health conditions associated with environmental racism and the stressors that disproportionately affect communities of color and low income. Preserving ample open space is critical for providing city dwellers with a safe opportunity to exercise while social distancing.

Affordable infill development within the current development footprint of the city is a more efficient use of resources. Prioritizing the health and resilience of our community means making open space investments paired with affordable housing policies and strategies. The City should prioritize resources to develop infill housing. Developing in the Wildland Urban Interface and in rural areas that are prone to fires and floods will only further deplete public resources that can be better spent in other parts of the city. Sprawl inequitably spreads city resources that could be better used on city services such as libraries, parks, affordable housing, and other community services. Infill is more cost-effective for cities and counties, since the infrastructure is already established.

Building infill is better for the local economy and local workers since this type of construction creates better-paying jobs for construction workers. The wage difference between infill and urban sprawl housing building projects is at least 60% and workers who build in downtown cores bring more money home to their families. Moreover, economic studies have shown that very few jobs would be created by the more likely development, warehouses, which provide no significant economic benefit to San Jose by locating them in Coyote Valley.

Acting now is increasingly urgent. Developments over the last year have only increased the need for immediate action on the climate crisis and on taking local actions for environmental

equity and inclusion. This is in the alarmed recognition of the threat of a newly-proposed, 2.3 million square-foot, Amazon-style warehouse for Coyote Valley, paving over farmland and open space and running hundreds of truck trips through wildlife corridors, all combined with more air pollution and greenhouse gas emissions. This destructive proposal for Coyote Valley itself makes the case that the City Council should take action without delay to ensure a better future for all, especially including those excluded from the benefits of our system.

We sign this letter as community leaders working to confront and address issues of equity in San Jose and throughout the Bay Area region. We believe that the health of people and our communities is inextricably tied to caring for our remaining working lands and wild places.

Sincerely

Chairwoman Charlene Nijmeh

Muwekma Ohlone Tribe of the San Francisco Bay Area Chairwoman

Chairman Valentin Lopez

Amah Mutsun Tribal Band Chairman

Blanca Alvarado

Former Santa Clara County Supervisor

Rod Diridon, Sr.

Former Santa Clara County Supervisor

Jim Beall

Former California State Senator

Tamara Alvarado

Firekeeper with Calpulli Tonalehqueh

Michele Lew

The Health Trust CEO

Gregory R. Kepferle

Catholic Charities of Santa Clara County CEO

Darcie Green

Latinas Contra Cancer Executive Director

Gabriela Chavez-Lopez

Latina Coalition of Silicon Valley Executive Director

Milan R. Balinton

African American Community Service Agency Executive Director

Mary Jessie Celestin

Director of San José Strong Founder and Executive

Anjee Helstrup-Alvarez

MACLA/Movimiento de Arte y Cultura Latino Americana Executive Director

Victor Vasquez

SOMOS Mayfair Co- Executive Director

Saul Ramos

SOMOS Mayfair Co- Executive Director

Dilza Gonzalez

SOMOS Mayfair Lead Organizing Coordinator

Josué García

Saiasi Group CEO

Cayce Hill

Veggielution Executive Director

Deb Kramer

Keep Coyote Creek Beautiful Executive Director

Dennis Lozano

Anti-Racist San Jose Moderator

Maria D. Martinez

SOMOS Mayfair / Navegador

Si Se Puede Collective Site Supervisor FRC

Nelly B. Miranda

SOMOS Mayfair Fuertes Program Coordinator

Tom Myers

Community Services Agency Executive Director

Smita Patel

San Jose General Plan Task Force Member

Jessica Paz Cedillos

School of Arts and Culture at the Mexican
Heritage Plaza Executive Director

Esther Peralez-Dieckmann

Next Door Solutions Executive Director

Sibella Kraus

Sustainable Agriculture Education (SAGE)
Executive Director

Susan Butler-Graham

Mothers Out Front Silicon Valley Team Member

Roma Dawson

District 1 neighborhood leader

Megan Fluke

Green Foothills Executive Director

James P. Reber

San Jose Parks Foundation Executive Director

Jason Su

Guadalupe River Park Conservancy Executive
Director

Justin Wang

Greenbelt Alliance Advocacy Manager

Margarita Arroyo

SOMOS Mayfair Site Supervisor at Cesar
Chavez FRC

Cruzsilla Gutierrez

SOMOS Mayfair Finance Department-Contracts
administrator

Brian Schmidt

Mid-Peninsula Water District Board President

Alice Kaufman

Green Foothills Legislative Advocacy Director

Juan Estrada

Green Foothills Advocacy Associate and
Organizer

FW: Vote YES to rezone Coyote Valley for Agriculture and Open Space

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 11:16 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Stephanie Morris [REDACTED]**Sent:** Monday, November 15, 2021 10:27 AM**To:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Susan & Linda for Mothers Out Front South Bay <info.ca.norcal@mothersoutfront.org>**Subject:** Vote YES to rezone Coyote Valley for Agriculture and Open Space

[External Email]

Dear Mayor Liccardo, Vice Mayor Jones, and Councilmembers Jimenez, Peralez, Cohen, Carrasco, Davis, Esparza, Arenas, Foley, and Mahan,

Please follow city staff's recommendations and vote to preserve Coyote Valley as farmland and open space, to make San Jose more climate-resilient.

It is important that we look to urban infill within the developed portions of San for industrial warehouses and distribution hubs. It does not matter if Coyote Valley was once slated for development. Times have changed. We can no longer look upon Coyote Valley as vacant land that is open for development, knowing that Coyote Valley land is critical for a wide variety of habitat. There are now many more vacant commercial areas within the City of San Jose, and these should be looked to for development.

Ultimately, the protections we offer to wildlife will affect our own fate as a human species, and our climate crisis will be worsened if we do not protect this land. If we don't embrace this concept now, we will understand it later, once it is too late.

This area is also much more than meets the eye. It is a critical freshwater wetland that assists with absorbing carbon emissions and recharging important groundwater supply. Coyote Valley also absorbs water from heavy rains, reducing flows along Coyote Creek and protecting downtown San Jose from flooding.

Coyote Valley is a critical habitat corridor, allowing mountain lions and bobcats to migrate between the Santa Cruz Mountains to the Diablo range. The landscape supports rare frogs, tiger salamanders, turtles, and hundreds of birds. Hikers enjoy the trails amid the mature oak woodlands and rolling grasslands of this region.

Unfortunately large areas of Coyote valley are in danger of being developed into 2.3 million square feet of

industrial warehouses and distribution center buildings, with loading bays for over 500 trucks at a time. This will displace the wildlife habitat, disrupt migration connections, and increase pollution for the wetland areas due to runoff from trucking activities.

San Jose voters know that Coyote Valley is critically important, passing Measure T with an overwhelming majority, and I hope that as City Officials, you are listening to your voters.

You have a chance to take an important step next Tuesday 11/16 when you vote on whether to permanently protect North Coyote Valley by rezoning it from industrial use to agricultural and open space use. Please vote yes to rezone and protect Coyote Valley!

Stephanie Morris
Mothers Out Front, Silicon Valley
California Native Plant Society, Santa Clara Valley Chapter

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FW: Item Agenda item 10.3, November 16, 2021 San Jose Council Meeting - Public Comment

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 11:16 AM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Bob Ruff

Sent: Monday, November 15, 2021 10:31 AM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: FW: Item Agenda item 10.3, November 16, 2021 San Jose Council Meeting - Public Comment



[External Email]

City Clerk - In case you did not receive the transmittal

From: Bob Ruff

Sent: Monday, November 15, 2021 10:26 AM

To: 'mayoremail@sanjoseca.gov' <mayoremail@sanjoseca.gov>; 'District1@sanjoseca.gov' <District1@sanjoseca.gov>; 'District2@sanjoseca.gov' <District2@sanjoseca.gov>; 'District3@sanjoseca.gov' <District3@sanjoseca.gov>; 'District4@sanjoseca.gov' <District4@sanjoseca.gov>; 'District5@sanjoseca.gov' <District5@sanjoseca.gov>; 'District6@sanjoseca.gov' <District6@sanjoseca.gov>; 'District7@sanjoseca.gov' <District7@sanjoseca.gov>; 'District8@sanjoseca.gov' <District8@sanjoseca.gov>; 'District9@sanjoseca.gov' <District9@sanjoseca.gov>; 'District10@sanjoseca.gov' <District10@sanjoseca.gov>

Cc: 'Cc:' <city.clerk@sanjoseca.gov>

Subject: Item Agenda item 10.3, November 16, 2021 San Jose Council Meeting – Public Comment

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Item Agenda item 10.3, November 16, 2021 San Jose Council Meeting – Public Comment

RE: Support to Protect Coyote Valley by General Plan rezoning (Agenda item 10.3)

TO:

Mayor Sam Liccardo, Vice Mayor Charles Jones, Council member Sergio Jimenez, Council member Raul Peralez, Council member David Cohen, Council member Magdalena Carrasco, Council member Devora Davis, Council member Maya Esparza, Council member Sylvia Arenas, Council member Pam Foley, Council member Matt Mahan, cityclerk@sanjoseca.gov

My name is Robert Ruff.

I was the Assistant Director of Project Management for the former San Jose Redevelopment Agency. My background and education is in Urban Planning.

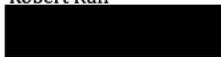
I request that you vote "yes" to amend San Jose's General Plan to rezone and protect Coyote Valley, as proposed by staff and the Envision 2040 Four-Year Review Task Force. San Jose has long promoted policies for development of "growing up, not out" to prevent urban sprawl similar to what occurred in the LA area. Intensifying the existing urban area with new development preserves the irreplaceable farmland and hillsides surrounding San Jose.

Coyote Valley is an integral part of San Jose's climate resilience strategy. San Jose has invested over \$150 million to protect Coyote Valley since 2019, including \$50 million in voter-approved Measure T funding. Don't waste these investments by delaying the long-term protection of Coyote Valley. Retaining the integrity of Coyote Valley as a natural resource is critical. It is a major local source for climate protection by allowing nature to sequester carbon. Retaining a portion of it in agricultural use encourages agricultural jobs along with sustainable local access to food products that reduces long haul transportation fossil fuel emissions. The Valley helps assure watershed protection and flood prevention, aquifer recharge, wildlife stewardship and migration.

Implementation of agricultural protections must occur swiftly to prevent any development from impacting Coyote Valley's current natural status. Eventually the City and other organizations need to secure funds to purchase remaining lands in Coyote Valley to insure permanent protection of this indispensable natural resource.

Thank you for your vote for protecting Coyote Valley from urban sprawl.

Robert Ruff



San Jose resident since 1977

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FW: Letter to Mayor Liccardo and SJ City Council - Coyote Valley property

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 1:36 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Victor Lobue <[REDACTED]>**Sent:** Monday, November 15, 2021 1:13 PM**To:** The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>**Cc:** City Clerk <city.clerk@sanjoseca.gov>; gdeyoung <[REDACTED]>

viclobuecalwest <[REDACTED]>

Subject: Letter to Mayor Liccardo and SJ City Council - Coyote Valley property

Yc <[REDACTED]>

[External Email]

Dear Mayor Liccardo, Vice Mayor Chappie Jones, Council member Sergio Jimenez, Council member Raul Peralez, Council member David Cohen, Council member Magdalena Carrasco, Council member Dev Davis, Council member Maya Esparza, Council member Sylvia Arenas, Council member Pam Foley, and Councilmember Matt Mahan:

Dear Honorable Mayor and San Jose Council Members:

It is with my utmost sincerity that I send you this letter to express my thoughts on what has been an extremely disappointing topic of discussion for years in an area that I have spent all of my life and also being part of a family that represents five generations in this valley.

It is unheard of in the San Jose area that property values typically go downward and yet, the Coyote Valley is continuously chosen to disregard a property owner's rights and ability to benefit from growth that is indicative throughout the San Jose area. Something is radically wrong with this scenario and I would appreciate your consideration to address the legitimate facts and pleas of the owners who are so adversely affected by the proposed changes.

Thank you.

Gratefully,

Vic LoBue

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November 15, 2021

Honorable Mayor Liccardo and the Members of the City Council:

I refer to my prior letters to you in which I focused on three Main Points concerning the abuse of the Coyote Valley Area and why it has been a “political scapegoat” to freeze development at the expense of the owners – namely, the History of this area, the Fairness of any decision to devalue this property, and anything that we would intelligently classify as Progress.

I believe in the intelligence of our Leadership and that, for the most part, the decisions are well-intentioned and are possibly being made for the good of the City and County rather than individual expressed concerns. You have ALL been deluged with Professional Reports and individual testimony and, by now, most of you have to agree that these reports and comments are accurate and just state facts as well as “common sense”.

There may be idealists who are trying to do what is best for the area and are disregarding the reports and personal comments that have been made but today’s idealism reminds me of the fact that in thinking globally and looking at “the big picture”, this is being done at someone else’s expense. The building block of ANY Society starts with its members and the family unit. If we disregard and cannot resolve within a “family unit”, what makes any of us think that we can resolve all of society’s problems? In an effort to look at the “big picture”, we are closing our eyes on the problems that are right in front of us. We sometimes literally step over and put aside the “obvious” as we set sights on what we might think are loftier goals disregarding those whom we are stepping on. .Forgive me --- but this makes NO Sense. If we can,t resolve “the part, we certainly can’t resolve “the whole”.

As intelligent leaders, you are well aware of the history of Coyote Valley and how it has been “a can” that is continually being “kicked down the road”. This topic has been treated unfairly for many years by “stepping over” a decision to “save the world” so to speak, or just being plain indecisive. Tell me, where is the Fairness, and, is this truly Progress?

The true and unfair motive for stalling and once again freezing this area is NOT because agriculture is lucrative, sought after, and economically sensible farm land. We all know that there are OTHER motives involved here.

I invite anyone in our valley to give up his/her job and choose farming in the Coyote Valley and to raise a family and make a competitive living. Please don’t use any longer “the pipedream” of farming as a viable answer for this area.

DO I HAVE ANY VOLUNTEERS???

Vic LoBue

(representing five generations within this Valley)

FW: 11/16 City Council item 10.3 General Plan Update

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 1:36 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Patrick Ferraro <[REDACTED]>
Sent: Monday, November 15, 2021 1:32 PM
To: City Clerk <city.clerk@sanjoseca.gov>
Subject: 11/16 City Council item 10.3 General Plan Update

[REDACTED]

[External Email]

Dear Mayor and City Councilmembers,

I care about Coyote Valley and its future. Keeping Coyote Valley as open space and agricultural lands to me means protecting the wildlife corridor and the quality of our groundwater. This place is important because it is the primary groundwater recharge area in the Coyote Creek Watershed. What's ultimately at stake here is a sustainable water supply and natural flood protection for downtown San Jose. I want Coyote Valley to remain a jewel which reflects our city's support of the latest agreements from the recent International Climate Conference..

Sincerely,**Patrick T. Ferraro, Former Director, Valley Water and****Water Lecturer, San Jose State University Environmental Studies Department**

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RE: November 16, 2021 – General Plan 4-Year Review Public Hearing- Coyote Valley

Will Saso [Redacted]

Mon 11/15/2021 1:50 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>

[Redacted]

[External Email]

Will and Gretchen Saso

[Redacted]

November 15, 2021

BY E-MAIL

Hon. Mayor Liccardo, Vice-Mayor Jones and City Councilmembers
City of San José
200 E. Santa Clara Street
Tower, 3rd Floor
San José, CA 95113

RE: November 16, 2021 – General Plan 4-Year Review Public Hearing- Coyote Valley

Dear Mayor Liccardo, Vice-Mayor Jones and City Councilmembers:

I urge you to follow the planning commission recommendations and reject the proposed land use designation change in Coyote Valley.

I was on the last planning commission zoom meeting and was pleasantly surprised at the logic by the committee in rejecting the proposal.

I am the youngest of Ken Saso's (Coyote Valley land owner) four children. I'm writing to give you a younger person's point of view.

I grew up with farming in my blood. My father, grandfather, great grandfather and so on were all blessed with a green thumb. The true environmentalists. They have been taking care of and preserving land for generations.

I love watching things grow.

What I don't love is going broke and losing everything.

My wife and I raise our 4 children in north Morgan Hill. We would love to raise our children in a non-postage stamp lot. I watched my family for years go without to save our land. Farming was and still is not a lucrative business in the Silicon Valley. In fact, my parents had to switch their crops because the prune and pear business had essentially died.

The message was the same from my grandparents and my parents- "go to school, get a good job, so you don't have to break your back for nothing."

Current economic and development policy has hamstrung growth and development in Coyote for the last 50 years. No housing, no infrastructure, no plans. Just one-off business' here and there.

The result is disgusting. Exit one of the most vibrant economies in the world, and literally just miles away you find the following:

- Dilapidated lots (mostly because no one really knows what to do with 5 acres)
- Trash is on the side of all roads; it has become the great dumping grounds of San Jose.
- At nighttime we are awakened with the constant drag racers and graffiti.
- The traffic on country roads in coyote valley is absurd. It takes 20 minutes to drive 3 miles in Coyote Valley.

So, the solution proposed is to re-zone land into more of this useless agriculture that we have today? Continue to further the divide between San Jose and Coyote and force more jobs north and more houses south?

Where are the economic studies of these farming hypothesis?

What does a Walnut farmer make on a 20-acre harvest?

Highlighting San Martin farmer stories, as told in the PPT presentation by Mr. Meehan isn't even a close comparison.

What happens when it rains on the cherry crop, and you literally make zero money for the year?

WHERE ARE THE YOUNGER GENERATIONS OF LAND OWNERS?

Are they fighting to farm this land?

Who is asking to farm and can't because they can't afford the land?

Why isn't it enough that thousands of acres have already been preserved as Open Space?

The fact remains, that the person who farms who lives next to the Facebook employee making 500K a year pay the same for gas, water, food and education. That doesn't add up.

I am disappointed that with all the great minds in government, that this is the best we can come up with. Why is it so hard to preserve what is pretty in Coyote and smartly develop the many acres that are "ripe" for others to raise a family, or earn a living?

The Silicon Valley changed decades ago and now changes the world with our vibrant technology and start up community. This is the new crop that we grow.

Coyote Valley is no longer a vibrant farming community-it hasn't been in 50 years. A recent trip up north, I crossed through Winters. Winters and the surrounding areas are full of thousands of acres of farming. That's what those areas of CA are built for!

Can you imagine the outrage of those vibrant farming communities if you disrupted their economic communities and put in an Apple/Amazon/Cisco/Facebook campus?

This is exactly what your proposal suggests is the right thing to do.

Current economic and development policy has hamstrung growth and development in Coyote for the last 50 years. No housing, no infrastructure, no plans. Just one-off business' here and there.

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This is exactly what your proposal suggests is the right thing to do.

Sincerely

Will and Gretchen Saso

FW: Nov 16, 2021 SJ City Council

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 2:38 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Joe Filice <[REDACTED]>

Sent: Monday, November 15, 2021 1:51 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>; Ken Saso <[REDACTED]>; Norm Matteoni <[REDACTED]> Chris Marchese <[REDACTED]>

Subject: Nov 16, 2021 SJ City Council

[REDACTED]

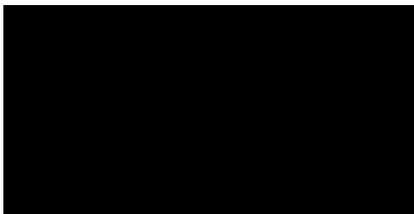
[External Email]

Mr. Mayor and members of the SJ City Council:

Please consider my thoughts in your deliberations Tuesday,
November 16, 2021

--

Joseph A. Filice, CPA
Greco & Filice, CPAs



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J. FILICE & SONS COYOTE LLC

Joseph A. Filice and Orland D. Ereno, Managing Members

751 FIRST STREET

GILROY, CALIFORNIA 95020

(408) 848-2727

e-mail jfilice@grecofilice.com

July 22, 2021

To members of the Planning Commission, City of San Jose

In re: Upcoming General Plan Update Recommendation, Coyote Valley

Shortly, your commission will receive the update and recommendations from the task force relating to the future of Coyote Valley including the Monterey Highway corridor. I present the below information for your consideration.

1. Ownership and history

My family owns 22 acres located south and next-door to the Charter School

I am one of ten owners who are successors to the original owners, our grandfather, Joe L. Filice and his children, our parents. Our family acquired the property in 1945 which then consisted of 35 acres improved with a well, three old dwellings and a very productive prune orchard. Over the years we have sold portions of the property, all involuntarily. On three occasions we sold to Encinal School for expansion, and once to Santa Clara County for the Coyote Creek Parkway. We now own 22 acres. In the early 1960's we built a fourth dwelling to house farm workers, and to house families that came seasonally to harvest the crop. As the San Jose area developed and grew, the prune industry, which was at one time the agricultural mainstay of our valley, moved to the Sacramento Valley and elsewhere. Today, our property produces income, not from farming, but from rental of the old dwellings and a roadside sign. We rent approximately 20 now-bare acres to an individual who grows hay. Together with our tenant, who pays us no cash rent, we engage others to maintain a neat and clean appearance to the property. Out of a sense of pride, and for the benefit of residents and passers-by, we incur this additional expense.

In the late 1950's the City of San Jose proposed annexation of all properties on the East side of Monterey Highway, south to the city limits of Morgan Hill. We, along with other property owners, consented. The city zoned the property to a category which indicated to owners that the properties would be eligible for future development. Members of my family viewed the city's then action a promise, with consideration.

2. Present occupations of individual owners

The ten owners, children and grandchildren of the original owners, are members of three related families. I am one of four and the other two families, my first-cousins, consist of three each. Among the ten, many of whom are retired, are professionals, public-school educators and executives. None were encouraged by their parents to choose a career in agriculture. The ten range in age from 86 to 66. Opportunities in other fields offered far more.

3. Possible uses for the property

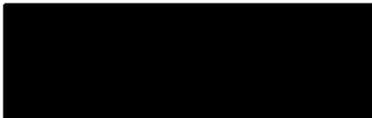
In my below remarks I speak of the flat land on the east side of Monterey Highway, not the rolling hills to the east. The former is a possible source of future revenue to the city, while the latter is a less-likely source.

For our family, proximity to the school effectively precludes farming. Farming would negatively impact the school, its faculty and students. I cannot imagine how on 20 acres we could show a profit. I leave the latter subject to those with knowledge of agricultural economics, and to whom I suggest your group listen carefully. Along the Monterey Road corridor parcels vary in size. Ours is 22 acres. Others own more, and others own less. Not one owner can assemble acreage anywhere near what central valley owners can. My negative belief about farming is based upon the noticeable absence in our valley of several necessary support elements such as canneries, vendors of equipment and supplies, labor and labor contractors, repair facilities and water. Agriculture and its support elements have left our valley and have moved to more promising venues. Sacramento Valley and San Joaquin Valley offer the genuine farmer much greater opportunity.

4. Conclusion

Before any serious action is taken, I strongly urge the City of San Jose to conduct hearings in which all issues are aired and clarified, and all parties informed. I direct your attention to those who reside on their property, who earned a comfortable living when the property was productive and now hope to sell and retire. Proceeds of sale is their 401k. The proposed action, if enacted, leaves many owners holding the proverbial bag.

Yours truly,



Joseph A. Filice

J. FILICE & SONS COYOTE LLC

Joseph A. Filice and Orland D. Ereno, Managing Members

751 FIRST STREET

GILROY, CALIFORNIA 95020

(408) 848-2727

e-mail jfilice@grecofilice.com

November 15, 2021

Hon. Mayor Sam Liccardo and Members of the San Jose City Council
San Jose City Hall
200 Santa Clara Street, 18th Floor
San Jose CA 95113

Re: Lands along the East Side of Monterey Road are of Distinct Character from the
Overall Coyote Valley
November 16, 2021 Council Agenda

Dear Mr. Mayor and Member of the Council:

I enclose a copy of a letter which I composed in July of 2021 and submitted to our attorney, Norman E. Matteoni, some of which information he included in submissions to the Planning Commission.

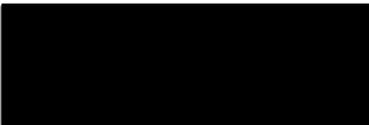
I wish now to elaborate on several points. Please note that my July 2021 letter is divided into four broad categories.

In category 1. I describe the ownership history. The first two generations, our grandparents and parents, are deceased. I am a member of the third generation all of whom have children and grandchildren. The third, fourth and fifth generations total seventy living individuals. Our collective desire is to maintain the close family relationship which we have forever enjoyed. I believe the Open Space proposal, if enacted, denies our family the opportunity to assist our children and grandchildren with the purchase of homes in the local area.

In the late 1950's the City proposed and we responded. Delivery by the City is before us.

I offer my views on farming in the designated area. Please read the two paragraphs. I believe my negative opinion is shared by all of the owners and by the expert whose report you have. I failed to include in my July letter mention of the traffic on Monterey Road.

Yours for fair play.



Joseph A. Filice

FW: Monterey Corridor and GP Designation for Coyote Valley; Council Hearing Nov. 16, 2021 - No. 12

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 3:37 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Norm Matteoni <[REDACTED]>

Sent: Monday, November 15, 2021 3:09 PM

To: The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>

Cc: City Clerk <city.clerk@sanjoseca.gov>; Gerry De Young <[REDACTED]>; Ken Saso

<[REDACTED]>; Chris Marchese <[REDACTED]>; LEO CACITTI

<[REDACTED]>; Sean H Hu <[REDACTED]>; Vic LoBue <[REDACTED]>; Joe Filice <[REDACTED]>; Loren Gundersen <[REDACTED]>

Subject: RE: Monterey Corridor and GP Designation for Coyote Valley; Council Hearing Nov. 16, 2021 - No. 12

[External Email]

Dear Mr. Mayor and Members of the Council:

I offer this perspective on the proposed specific study of appropriate uses along the east side of the Monterey Road Corridor, based on the Memorandum of 11/12/21 from the Mayor and four Council Members. See attached letter.

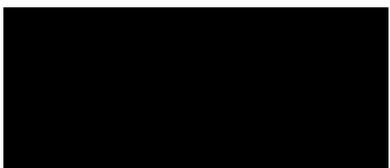
Dear City Clerk:

Please include this with my previous letters in the Council materials for tomorrow's hearing.

Norm Matteoni



NORMAN E. MATTEONI



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November 15, 2021

Norman E. Matteoni

Peggy M. O'Laughlin

Bradley M. Matteoni

Barton G. Hechtman

Gerry Houlihan

Hon. Mayor Sam Liccardo and Members of the San Jose City Council
San Jose City Hall
200 Santa Clara Street, 18th Floor
San Jose, CA 95113

Re: The Lands along the East Side of Monterey Road are of Distinct
Character from the Overall Coyote Valley – No. 12
November 16, 2021 Council Agenda

Dear Mr. Mayor and Members of the Council:

The Memorandum from the Mayor and Councilmembers Jimenez, Peralez, Foley and Cohen prompts me to write one more letter prior to the hearing on November 16.

First, the owners of properties along the east side of the Monterey Road Corridor are pleased with the recognition of their properties having a distinct character that requires a special study.

Their long history of ownership have seen many promises that have not been fulfilled.

Moreover, there is much to be studied for a meaningful Planned Development Overlay Zoning:

- Additional uses.
- Compatibility with the many existing uses that are not agricultural.
- Designated depth of the various parcels varies based on prior acquisitions for the Coyote Creek Park Chain.
- 50% requirement to be maintained in open space undercuts the viability of these parcels for other use.
- Compatibility with the Coyote Creek Park Chain, when riparian setback requirement is uniform throughout the City.

The placeholder to these owners is a concept and not an interim zoning to be imposed.

Hon. Mayor Sam Liccardo
and Members of the San Jose City Council

November 15, 2021
Page 2

They will commit not to make or process any application for development for the year 2022, providing the Council is able to have the intended study complete and an ordinance proposed for hearing in 2022.



Norman E. Matteoni

NEM/jlc

Cc: City Clerk, City Attorney, Gerry De Young, Ken Saso, Chris Marchese, Leo Cacitti,
Sean Hu, Vic LoBue, Joe Filice, Loren Gunderson

FW: General Plan Amendments --Item 10.3 of City Council Meeting on 11/16/21

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 3:37 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Joelle Garretson <jgarretson@openspaceauthority.org>

Sent: Monday, November 15, 2021 3:22 PM

To: City Clerk <city.clerk@sanjoseca.gov>

Subject: General Plan Amendments --Item 10.3 of City Council Meeting on 11/16/21

Importance: High

You don't often get email from jgarretson@openspaceauthority.org. [Learn why this is important](#)

[External Email]

Please find this letter submitted by Gavilan College in regards to the above mentioned item.

Sincerely,
Joelle

Joelle Garretson (she/her)
Executive Assistant
Office of the General Manager
[Redacted]
Openspaceauthority.org

Watch our recent [Discovering Coyote Valley](#) webinar series to connect with the past, present, and future of a Coyote Valley for ALL - and learn how to make your voice heard!



Please print only if necessary.

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5055 Santa Teresa Blvd., Gilroy, CA 95020

www.gavilan.edu

(408) 848-4800

Dr. Kathleen A. Rose, Superintendent/President

November 11, 2021

Mr. Sergio Jimenez
Council Member
San Jose City Council
200 E. Santa Clara Street
San Jose, CA 95113

RE: Amending City's General Plan for Coyote Valley from Industrial to Agriculture

Dear Councilman Jimenez:

I am writing to you to support the recommendation of the General Plan 4 Year Review Task Force to amend the City's General Plan for Coyote Valley from Industrial to Agriculture. In 2020 the General Plan Task Force voted overwhelmingly to support the protection of Coyote Valley's natural and working lands by changing the General Plan designations for lands already protected by OSA to "Open Space" and to change remaining undeveloped lands from "Industrial" to "Agriculture." The city has already shifted the 35,000 jobs allocated to Coyote Valley previously, to downtown and other infill locations.

In 2019 the City jointly funded the \$96.3 million purchase of Sobrato and Brandenburg lands in North Coyote Valley with OSA and Peninsula Open Space Trust to protect close to 1,000 acres in their natural state. San Jose voters approved a \$650 million bond measure that included \$50 million for this conservation lands purchase. Since 2019, the conservation agencies and organizations have purchased another 437 acres of farmland on the valley floor to protect these lands from development and to restore natural habitat.

The Gavilan Joint Community College District is very interested in workforce training and building skills in areas of resource stewardship, climate resilience, and wildfire management. We welcome working with agencies such as the Santa Clara Valley Open Space Authority and local and state conservation corporations to make this happen. Gavilan College supports the protection and restoration of natural and working lands as an outdoor laboratory to train the leaders of the future.

In closing, I urge you to amend the city's General Plan for Coyote Valley from Industrial to Agricultural based on the reasons provided above.

Sincerely,


Kathleen A. Rose, Ed.D., NCC
Superintendent/President



Board of Trustees: Jonathan Brusco
Rachel Perez

Edwin Diaz
Laura A. Perry, Esq.

Irma C. González
Jeanie Wallace

Patricia Mondragón
Kimberly Wu, Student Trustee

Agenda item 10.3, 11/16/21 Council agenda -- Joint Letter Supporting Mayor and Councilmembers Memo

Alice Kaufman <alice@greenfoothills.org>

Mon 11/15/2021 4:48 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>; The Office of Mayor Sam Liccardo <TheOfficeofMayorSamLiccardo@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>

Cc: shani kleinhaus [REDACTED]; Susan Butler-Graham [REDACTED]; Idrruff psychology [REDACTED]; Justin Wang <jwang@greenbelt.org>; deb@keepcoyotecreekbeautiful.org <deb@keepcoyotecreekbeautiful.org>; James Eggers <james.eggers@sierraclub.org>; Mathew Reed <mathew@siliconvalleyathome.org>; Mossing, Mackenzie <Mackenzie.Mossing@sanjoseca.gov>; Chapman, Helen <helen.chapman@sanjoseca.gov>; Ramirez, Lucas <Lucas.ramirez@sanjoseca.gov>; Tran, David <david.tran@sanjoseca.gov>; Smith, Marlee <marlee.smith@sanjoseca.gov>; Madero, Angel <Angel.Madero@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>; Pearce, Michael <Michael.Pearce@sanjoseca.gov>; McGarrity, Patrick <Patrick.McGarrity@sanjoseca.gov>; Lomio, Michael <Michael.Lomio@sanjoseca.gov>; Hughes, Scott <scott.hughes@sanjoseca.gov>; Quevedo, Matthew <Matthew.Quevedo@sanjoseca.gov>; Brilliot, Michael <Michael.Brilliot@sanjoseca.gov>

You don't often get email from alice@greenfoothills.org. [Learn why this is important](#)

[External Email]

Hello Mayor Liccardo and Councilmembers,

Attached please find the joint letter in support of the memo from Mayor Liccardo and Councilmembers Jimenez, Peralez, Cohen and Foley from the following organizations:

- Green Foothills
- Santa Clara Valley Audubon Society
- Mothers Out Front Silicon Valley
- Keep Coyote Creek Beautiful
- California Native Plant Society, Santa Clara Valley Chapter
- Sierra Club Loma Prieta Chapter
- Greenbelt Alliance
- SV@Home

Thank you for your attention to these comments.



Alice Kaufman (Pronouns: She/Her/Hers)

Legislative Advocacy Director

Green Foothills [REDACTED] greenfoothills.org

Nature is the gift that keeps on giving.

This holiday season, give back by [supporting Green Foothills](#).



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November 15, 2021

San Jose City Council
200 E. Santa Clara St.
San Jose, CA

Re: Agenda Item 10.3 - Coyote Valley General Plan Amendments

Dear Mayor Liccardo and Councilmembers,

The undersigned organizations support the staff recommendations and the memorandum from Mayor Liccardo and Councilmembers Jimenez, Peralez, Cohen and Foley. In particular, we urge the Council to ensure that any new uses for the parcels on the east side of Monterey Road will be, as expressed in the Mayor and Councilmembers' memo, "compatible with broader environmental objectives to equitably preserve Coyote Valley for San José's diverse community."

Now is the time to protect Coyote Valley for its wildlife habitat and connectivity, flood and groundwater protection, farmland, open space recreational opportunities, and climate resilience. In voting to approve the staff recommendations, this Council will be in the forefront of climate action both in California and the nation. Please vote to approve the staff recommendations.

A New Vision For Coyote Valley

Since 2019, the City of San Jose, the Santa Clara Valley Open Space Authority (OSA), and Peninsula Open Space Trust (POST), have acquired approximately 1400 acres of open space land in North and Mid-Coyote Valley for permanent conservation. These historic conservation purchases ushered in a new era for Coyote Valley. As stated in the Memorandum that was unanimously approved by the City Council in November 2019:

Coyote Valley has captured the imagination of San Joseans for generations, but also has sat within the crosshairs of development proposals— for everything from Apple’s world headquarters, to campuses for Tandem, Cisco, and Xilinx, to tens of thousands of units of housing. Only recently did we start to embrace **a more future-focused vision for Coyote Valley - one that views nature and green infrastructure as our allies in the face of climate change.** Our residents got it quickly, though—when we presented this vision to voters through Measure T, it passed with 71 percent of the vote....

In keeping with the will of the voters, **the plan for Coyote Valley should focus on a comprehensive vision and set of goals that embrace nature and green infrastructure.**¹

By approving the staff recommendations, the City Council will be affirming the new vision for Coyote Valley as described above.

Monterey Road Study Must Protect Wildlife Connectivity

One of the most important benefits provided by Coyote Valley’s open space is wildlife connectivity. Coyote Valley, located between the southern end of San Jose and the northern boundary of Morgan Hill, is one of only two remaining landscape linkages between the Santa Cruz Mountains and the rest of the state of California. Without a pathway to migrate out of the Santa Cruz Mountains, animal populations would suffer from genetic isolation. The Central Coast population of mountain lions was named a candidate for listing as an endangered or threatened species in 2020; these big cats need room to roam and to find suitable mates, as do other species.

Monterey Road, which runs north-south through Coyote Valley, is currently a roadkill hotspot. Numerous animals, including mountain lions, coyotes, bobcats, badgers, deer, foxes, and even pond turtles, are regularly hit and killed on Monterey Road. Surveys of roadkill data in the Coyote Valley area suggest that Monterey Road is the most serious barrier to wildlife movement in Coyote Valley -- worse than Highway 101.² Thus, although Coyote Valley is a critical corridor for wildlife movement, it is also a very fragile and impacted one. **Any future study of potential allowable development along Monterey Road must also address the problem of how to ensure wildlife are able to cross the barrier of this roadway.**

¹ Memorandum by Mayor Liccardo, Vice-Mayor Jones, and Councilmembers Foley, Jimenez and Peralez, November 6, 2019 (emphasis added).

² Santa Clara County Wildlife Corridor Technical Working Group, Coyote Valley Subcommittee. 2019. *Recommendations to reduce wildlife-vehicle collisions on the Monterey Road corridor in Coyote Valley, Santa Clara County.*

San Jose's General Plan contains the following actions:

ER-7.4 To facilitate the movement of wildlife across Coyote Valley, work with the appropriate transportation agencies to replace portions of the median barrier on Monterey Road with a barrier that maintains human safety while being more permeable to wildlife movement and implement other improvements to benefit wildlife movement.

ER-7.5 Support the on-going identification and protection of critical linkages for wildlife movement in the Mid-Coyote Valley.

These actions in the Envision 2040 General Plan should be included in the scope and goals for any potential study of increased allowable uses along Monterey Road.



Bobcat kill on Monterey Road. Photo by Pathways for Wildlife.

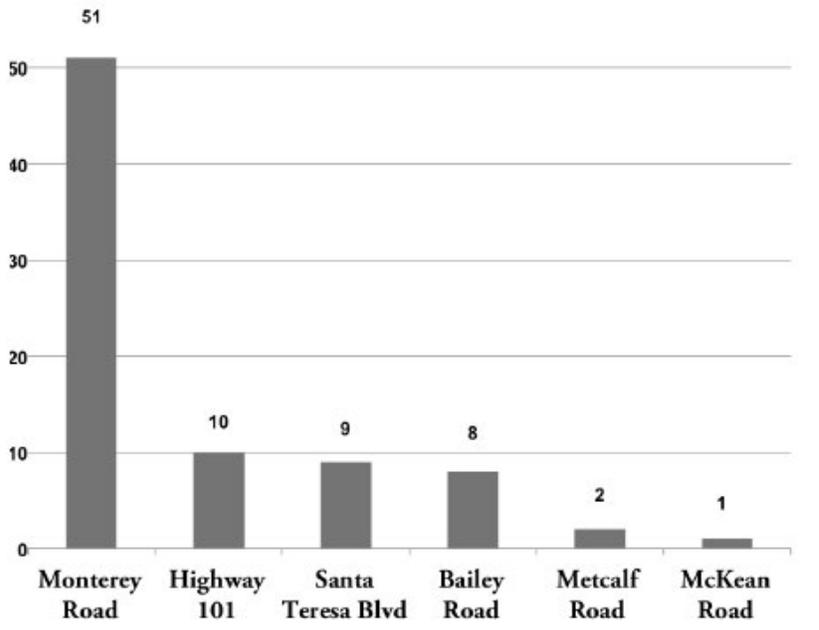


Figure 7 • Number of roadkill on major roads in the study area. Of 81 total, 51 were on Monterey Road.

Source: Santa Clara County Wildlife Corridor Technical Working Group, Coyote Valley Subcommittee

Monterey Road Study Must Reflect Coyote Valley's Rural Character

In spite of the vehicle traffic along Monterey Road that results in so many animals being struck and killed, this corridor is still a rural area. It is outside the Urban Service Area and thus has no access to city sewer infrastructure or other urban services, leaving any uses along this corridor to solve issues such as wastewater treatment. Any future study of potential uses along the Monterey Corridor must reflect this reality and not allow uses that are urban in nature or that would allow an intensity of use that is incompatible with the surrounding area.

Thank you for the opportunity to submit these comments.

Sincerely,

Alice Kaufman, Legislative Advocacy Director
Green Foothills

Shani Kleinhais, Ph.D., Environmental Advocate
Santa Clara Valley Audubon Society

Susan Butler-Graham, Team Coordinator
Mothers Out Front Silicon Valley

Deb Kramer, Executive Director
Keep Coyote Creek Beautiful

Linda Ruthruff, Conservation Chair
California Native Plant Society, Santa Clara Valley Chapter

James Eggers, Executive Director
Sierra Club Loma Prieta Chapter

Justin Wang, Advocacy Manager
Greenbelt Alliance

Regina Celestin Williams, Executive Director
SV@Home

FW: Preserve Coyote Valley

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 1:12 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: Jeffrey Weiss [REDACTED]
Sent: Monday, November 15, 2021 12:28 PM
To: Carol Weiss [REDACTED]
Cc: City Clerk <city.clerk@sanjoseca.gov>
Subject: Re: Preserve Coyote Valley

[External Email]

I sent also.

On Mon, Nov 15, 2021 at 12:23 PM Carol Weiss [REDACTED] wrote:

Mayor Liccardo and Honorable Council Members,
In this week following the Climate Conference in Glasgow, we should be especially attuned to making every effort possible to preserve, even improve our environment. You have a chance to do this if you vote to keep 314 acres in Coyote Valley from being developed for warehouses.

--Think of the flood risks to San Jose if this is developed and remember the flooding that was in SJ in 2017.
Want more?
--Think about the carbon footprints this proposed development will make.
--What about the impact on our air quality?
--Realize the importance of this area as a wildlife corridor.
--Most importantly, reflect on the inheritance you will be leaving our/your children and grandchildren:
warehouses or precious open space.

Want to do what is best for this community? Vote against this development in Coyote Valley.

Thank you,
Carol L Weiss

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FW: Agenda Item # 10.3 - Coyote Valley

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 2:37 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: larry bursch <[REDACTED]>
Sent: Monday, November 15, 2021 2:14 PM
To: District10@sanjose.gov
Cc: City Clerk <city.clerk@sanjoseca.gov>; larry bursch <[REDACTED]>
Subject: Agenda Item # 10.3 - Coyote Valley

[REDACTED]

[External Email]

Dear Councilmember Mahan,

I hope that you will join several other councilmembers to authorize further study for those properties on the east side of Monterey Road (APN # beginning with 725). The conclusion of the lengthy House Consultants report (#5 on page 16) supports this further study which will be to benefit of the City of San Jose in the long run.

There are many great possibilities for creative and worthwhile developments there.

Will the properties with an APN # beginning with 725- (east of Monterey Road) be deleted from tomorrow's agenda (Exhibit "A")?

Will changes for the APN 712- properties (Spina Farms, etc.) south of Bailey and east of Santa Teresa Blvd. be voted on tomorrow or will that be postponed to a date agreed to by the Council?

File Nos. C21-021 Ord. No. ___ indicates that **123** current **R-1-5** single family residence zoning district properties would be changed to **A** Agriculture (see below).

I count only **60** such properties on Exhibit "A" —see pages A-1, A-2 and A-3.

Thank you for your work to protect the natural beauty of Coyote Valley and being open-minded about how some properties both east of Santa Teresa Blvd. & Monterey Rd. might be developed without any harm to the environment.

Sincerely,

Larry Bursch

Willow Glen resident over 50 years

NVF:VMT:JMD 11/3/2021NVF:VMT:JMD 11/3/2021

File Nos. C21-021

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING **63 CERTAIN REAL PROPERTIES FROM THE R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; 33 CERTAIN REAL PROPERTIES FROM THE R-1-1 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; **60** CERTAIN REAL PROPERTIES FROM THE R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; 11 CERTAIN REAL PROPERTIES FROM THE R-MH MOBILEHOME PARK ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; TWO CERTAIN REAL PROPERTIES FROM THE HI HEAVY INDUSTRIAL ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; TWO CERTAIN REAL PROPERTIES FROM THE A AGRICULTURE ZONING DISTRICT TO THE OS OPEN SPACE ZONING DISTRICT; 22 CERTAIN REAL PROPERTIES FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE OS OPEN SPACE ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE R-1-5 SINGLE FAMILY RESIDENCE TO THE PQP PUBLIC/QUASI PUBLIC ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; FOUR CERTAIN REAL PROPERTIES FROM THE A AGRICULTURE ZONING DISTRICT TO IP INDUSTRIAL PARK ZONING DISTRICT; AND ONE CERTAIN REAL PROPERTY FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT, ALL LOCATED WITHIN THE NORTH, MID- AND SOUTH COYOTE VALLEY IN THE CITY OF SAN JOSE**

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FW: Agenda Item #10.3 - Coyote Valley

City Clerk <city.clerk@sanjoseca.gov>

Mon 11/15/2021 2:38 PM

To: Agendadesk <Agendadesk@sanjoseca.gov>

From: larry bursch [REDACTED]**Sent:** Monday, November 15, 2021 1:50 PM**To:** District9 <district9@sanjoseca.gov>**Cc:** City Clerk <city.clerk@sanjoseca.gov>; larry bursch <larrybursch@att.net>**Subject:** Agenda Item #10.3 - Coyote Valley

You don't often get email from larrybursch@att.net. [Learn why this is important](#)

[External Email]

Dear Councilmember Foley,

Thank you for joining several other Councilmembers in recognizing the different situation for property owners on the east side of Monterey Road and asking for further study so that there may be creative development there.

Will the properties with an APN # beginning with 725- (east of Monterey Road) be deleted from tomorrow's agenda (Exhibit "A")?

Will changes for the APN 712- properties (Spina Farms, etc.) south of Bailey and east of Santa Teresa Blvd. be voted on tomorrow or will that be postponed to a date agreed to by the Council?

File Nos. C21-021 Ord. No. ___ indicates that **123** current **R-1-5** single family residence zoning district properties would be changed to **A** Agriculture (see below).

I count only **60** such properties on Exhibit "A" —see pages A-1, A-2 and A-3.

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Sincerely,

Larry Bursch

Willow Glen resident over 50 years

NVF:VMT:JMD 11/3/2021

File Nos. C21-021

DRAFT

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SAN JOSE REZONING **63 CERTAIN REAL PROPERTIES FROM THE R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; 33 CERTAIN REAL PROPERTIES FROM THE R-1-1 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; **60** CERTAIN REAL PROPERTIES FROM THE R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; 11 CERTAIN REAL PROPERTIES FROM THE R-MH MOBILEHOME PARK ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; TWO CERTAIN REAL PROPERTIES FROM THE HI HEAVY INDUSTRIAL ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; TWO CERTAIN REAL PROPERTIES FROM THE A AGRICULTURE ZONING DISTRICT TO THE OS OPEN SPACE ZONING DISTRICT; 22 CERTAIN REAL PROPERTIES FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE OS OPEN SPACE ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE R-1-5 SINGLE FAMILY RESIDENCE TO THE PQP PUBLIC/QUASI PUBLIC ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT; ONE CERTAIN REAL PROPERTY FROM THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT; FOUR CERTAIN REAL PROPERTIES FROM THE A AGRICULTURE ZONING DISTRICT TO IP INDUSTRIAL PARK ZONING DISTRICT; AND ONE CERTAIN REAL PROPERTY FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A AGRICULTURE ZONING DISTRICT, ALL LOCATED WITHIN THE NORTH, MID- AND SOUTH COYOTE VALLEY IN THE CITY OF SAN JOSE**

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