



# Memorandum

**TO:** RULES AND OPEN  
GOVERNMENT COMMITTEE

**FROM:** Kim Walesh

**SUBJECT:** SEE BELOW

**DATE:** January 3, 2019

Approved

*D. D. Syl*

Date

*1/3/19*

**SUBJECT: COYOTE VALLEY POLICY CONTEXT AND LAND ACQUISITION  
CONSIDERATIONS STUDY SESSION**

## RECOMMENDATION

Set a City Council Study Session entitled *Coyote Valley Policy Context and Land Acquisition Considerations* for Tuesday, January 22, 2019 from 1:00 p.m. – 5:00 pm in the City Council Chambers and approve a draft Study Session agenda.

## PURPOSE

To provide basic information and surface key issues about Coyote Valley as context for Council consideration of public purchase of land with proceeds from the Measure T bond measure for Environmental Protection Projects.

## OUTCOME

That the City Council is informed about considerations for a potential public acquisition of land in Coyote Valley

## BACKGROUND

On August 10, 2018, the City Council placed a ballot measure authorizing a \$650 million general obligation bond for Disaster Preparedness, Public Safety and Infrastructure on the November 6, 2018 ballot. Known as Measure T, it authorized the use of bond funds for “preventing flooding and water quality contamination, including the acquisition of open space in Coyote Valley for these purposes,” along with a number of other priorities.

On September 11, 2018, staff returned to the City Council with a proposed spending plan for Measure T bond proceeds. The plan identified \$50 million for environmental protection projects that involved “water supply, flood control, open space and environmental protection of lands such as Coyote Valley.” Under this item, Councilmember Khamis issued a memo recommending that, should Measure T be approved and before any bonds are issued or funds are expended for the protection of lands such as Coyote Valley, the City Council hold a study session on Coyote Valley to “hear from environmental leaders and Coyote Valley landowners, review the General Plan with respect to the target properties, understand the economic effects of taking jobs lands and converting them to flood protection open space, and discuss the City’s proper role vis-à-vis flood protection.” The City Council approved the spending plan along with the direction in Councilmember Khamis’ memo. Voters approved Measure T at the November 6, 2018 election.

## **ANALYSIS**

As directed by the City Council, the Administration recommends scheduling a study session on Coyote Valley for January 22, 2019. The purpose of the study session is to provide basic information and surface key issues in support of the Council’s consideration of whether to use Measure T proceeds to purchase land in Coyote Valley. While the study session will provide information and context, it is not intended as a venue for the Council to make a decision on whether or not to pursue a land purchase. Direction to staff to pursue a purchase could be provided at a subsequent Council meeting.

A draft study session agenda is attached. The Administration proposes that the meeting include the following elements:

- **Land Use Planning Context:** City staff will present on the planning history of Coyote Valley and the current land use policy framework as established in the General Plan and other policy documents.
- **Environmental Perspective:** The Santa Clara Valley Open Space Authority and other proponents of land conservation will present on the benefits of acquiring land Coyote Valley for conservation and green infrastructure purposes.
- **Development Perspective:** Representatives of property owners in North Coyote Valley will present their views. Information will be provided about the market interest in development.
- **Council Perspective on Next Steps:** Under this section, the Council will have the opportunity to identify additional questions and information needs that councilmembers may have and discuss potential next steps toward a purchase decision.

RULES AND OPEN GOVERNMENT COMMITTEE

January 3, 2019

**Subject: Coyote Valley Policy Context and Land Acquisition Considerations Study Session**

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Given the significant amount of material that will be covered, the Administration recommends extending the hours of the study session to 1:00 p.m. – 5:00 p.m. If there is additional information that the Council would like to receive beyond what is included in this study session, the final agenda item, Council Perspective on Next Steps, will provide an opportunity to request follow-up.

**COORDINATION**

This memo was coordinated with the Department of Planning, Building and Code Enforcement, Public Works Department, Department of Transportation, Finance Department and the City Attorney's Office.

/s/

KIM WALES

Deputy City Manager

Director of Economic Development

For questions please contact Kim Wales, Deputy City Manager and Director of Economic Development, at (408) 535-8177.

Attachment:  
Study Session Agenda

# **CITY COUNCIL STUDY SESSION AGENDA**

## **COYOTE VALLEY POLICY CONTEXT AND LAND ACQUISITION CONSIDERATIONS**

**JANUARY 22, 2019**  
**1:00 P.M. to 5:00 P.M.**  
**COUNCIL CHAMBERS**

- **Purpose:** To provide basic information and surface key issues about Coyote Valley as context for Council consideration of public purchase of land with proceeds from the Measure T bond measure for Environmental Protection Projects.
- **Outcome:** That the City Council is informed about considerations for potential public acquisition of land in Coyote Valley

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DISTRICT 10

Welcome to the San José City Council meeting!

The San José City Council meets every Tuesday at 1:30 p.m. and Tuesday at 6 p.m. as needed, unless otherwise noted. If you have any questions, please direct them to the City Clerk's staff seated at the tables just below the dais. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at <http://www.sanjoseca.gov/index.aspx?NID=5322>. Council Meetings are televised live and rebroadcast on Channel 26.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at San José City Hall, 200 E. Santa Clara Street, Tower 14<sup>th</sup> Floor, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. Contact the Office of the City Clerk at (408) 535-1260 or [City.Clerk@sanjoseca.gov](mailto:City.Clerk@sanjoseca.gov) for the final document.

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- Call to Order and Roll Call

## **CITY COUNCIL STUDY SESSION**

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1:00 p.m. – 5:00 p.m., Council Chambers, City Hall

1. Introduction
2. Land Use Planning Context
3. Environmental Perspective

## **CITY COUNCIL STUDY SESSION**

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- 4. Development Perspective**
- 5. Council Perspective on Next Steps**
  - **Public Comments**
  - **Adjourn**