



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Mayor Sam Liccardo  
Councilmember Sergio Jimenez  
Councilmember Raul Peralez  
Councilmember Pam Foley  
Councilmember David Cohen

**SUBJECT: COYOTE VALLEY GENERAL  
PLAN CHANGES**

**DATE:** November 12, 2021

Approved:

Date: 11/12/21

## RECOMMENDATION

Approve the staff recommendations along with the following clarifications and direction for further action:

1. Return to the City Council by February 2022 with a budget, potential sources of funding, and an expeditious timeline to conduct a study of expanded recreational and commercial uses for properties east of Monterey Road. In all cases, we expect that new uses will be compatible with broader environmental objectives to equitably preserve Coyote Valley for San José’s diverse community.
  - a. Additional “ag tourism” uses could potentially include:
    - i. Wineries and Beer Gardens
    - ii. Lodging / Small Eco-Hotels (i.e. Bed & Breakfasts, etc.)
    - iii. Restaurants
    - iv. Farmer’s Markets / Food Stands
    - v. Agricultural Exhibits and Education Uses including 4-H, FAA, and others that honor farmworkers, tribal culture, and our valley’s history
    - vi. Affordable Farmworker Housing, consistent with AB1783
    - vii. Outdoor Special Event Areas
    - viii. Demonstration Areas for Sustainable Infrastructure (e.g. water, agriculture)

- b. Clarify that the Planned Development overlay zoning (A(PD)) serves as a placeholder for parcels east of Monterey Road until the Council adopts a new zoning ordinance to allow for additional uses that complement an agricultural orientation. Also clarify that this study will apply to all parcels within the City of San José, within a designated depth, on the East Side of Monterey Road regardless of current proposed zoning.
2. Agendize a discussion with the Transportation and Environment Committee and Councilmember Jimenez’s office to provide feedback on various policies that interrelate with Coyote Valley, such as the draft “Natural & Working Lands Program,” the Climate Resilience Credits Program, and other relevant conservation/acquisition strategies (e.g. state programs for mitigation banking).

## **BACKGROUND**

Thank you to Planning staff, the General Plan Task Force, environmental partners, and community advocates for undertaking the important task of implementing a new path for Coyote Valley. We particularly appreciate the ongoing input from tribal partners and look forward to deepening engagement with them on matters related to Coyote Valley. This shared path ensures preservation of the most sensitive areas and charts a course that will allow this distinctive area to flourish, providing an important buffer for our growing city.

A new vision for Coyote Valley was set in motion in 2018, when voters overwhelmingly adopted Measure T, which provided \$50 million to acquire land associated with water quality and flood protection. Earlier that year, voters also adopted Measure C, which established development limits for lands outside of San José’s urban growth boundary, including Coyote Valley. In 2019, through a historic partnership with POST and the Open Space Authority, we protected nearly 1,000 acres of habitat and floodplains in North Coyote Valley. The City’s investment in protecting the natural infrastructure of Coyote Valley has been leveraged by approximately \$150 million from state, local, non-profit, and foundation sources.

We recognize the rich natural history of Coyote Valley is interwoven with a long indigenous history, and that tribal lands predate the incorporation of the City of San José. Similarly, we recognize the agricultural legacy which was made possible by the working hands of many migrant farmworkers who comprise the diverse fabric of our City. We are now poised to take the next step in ensuring these lands will be equitably preserved for future generations of San Joséans to benefit from and enjoy. And further, we have a unique opportunity through development of a carbon credits program to allow future mitigation funds to benefit and expand public ownership of critical parcels. This program can provide additional compensation to willing landowners with onsite environmental benefits that exceed a base assessed market value of their property, and attract corporate investment in nature-based solutions to address climate change and meet our carbon reduction goals.

**Summary**

Recognizing that there are distinct differences in the character and nature of the properties east of Monterey Road, we are proposing a clearer direction to engage landowners and stakeholders in an accelerated study of potential expanded uses that would complement existing agricultural uses. This study, in combination with the Credits Program, will provide a path for all stakeholders to pursue a reimagined future in Coyote Valley.

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*BROWN ACT: The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.*