



# Coyote Valley Corridor Study

Public Meeting 1 | August 28, 2023

6:00 Project Team

6:05 Study History

6:15 Corridor Land Use

6:25 Corridor Resources

6:35 Future Considerations

6:45 Moving Forward

7:00 Outreach & Next Steps

7:10 Questions & Comments

# Agenda





# Project Team





**CITY OF SAN JOSÉ**  
 Brent Carvalho, Project Manager

**PlaceWorks**

Project Management, Zoning, Land Use Planning, Agricultural Preservation, Public Engagement, Environmental Review

**Charlie Knox**, AICP, Principal, Principal-in-Charge

**Greg Goodfellow**, Senior Associate, Project Manager

**David Early**, FAICP, LEED AP, Senior Advisor

**Alexis Mena**, LEED AP, Senior Associate, EIR Advisor/Project Manager

**Robert Mazur**, Associate Principal, Director of GIS



**BAE Urban Economics**

Land Use and Agricultural Economics

**Matt Kowta**, Managing Principal

**SAGE**

Agricultural Planning

**Sibella Kraus**, President



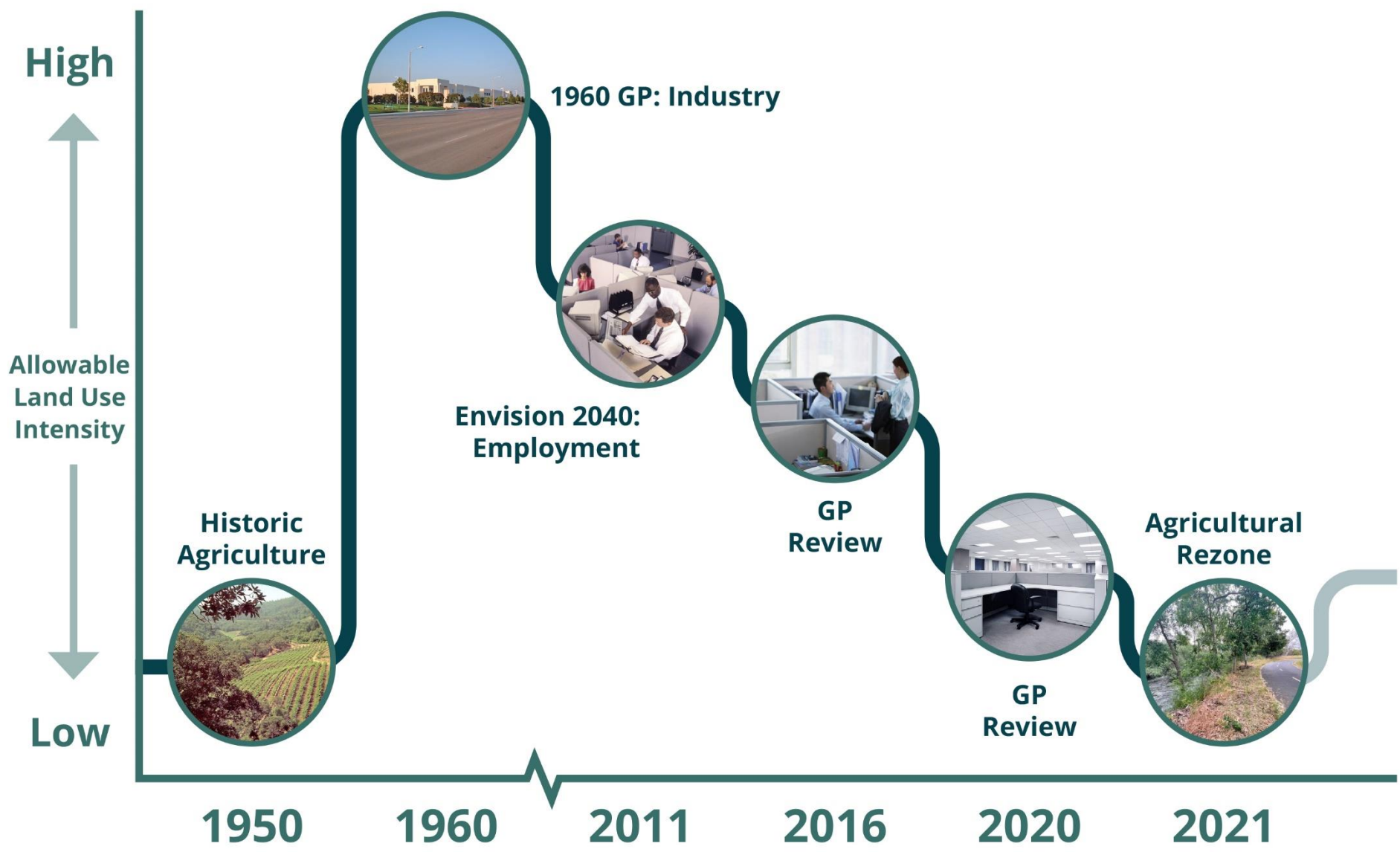
bae urban economics

# Project Objective

- Adopt new development and design standards for recreational and commercial uses on properties east of Monterey Road.
- Uses must support and complement the agricultural and open space resources that define the larger Coyote Valley.
- Today's goal: Introduce the public to the study history, existing conditions, ongoing programs and future opportunities.



# Study History



# Achieving Balance: Current Study

- City Council Direction
- Recreational and commercial uses compatible with environmental and agricultural orientation
- Support economic viability and placemaking
  
- Considerations for any new development
  - Limited hard and soft infrastructure
  - Circulation and traffic restrictions
  - Sensitive resources





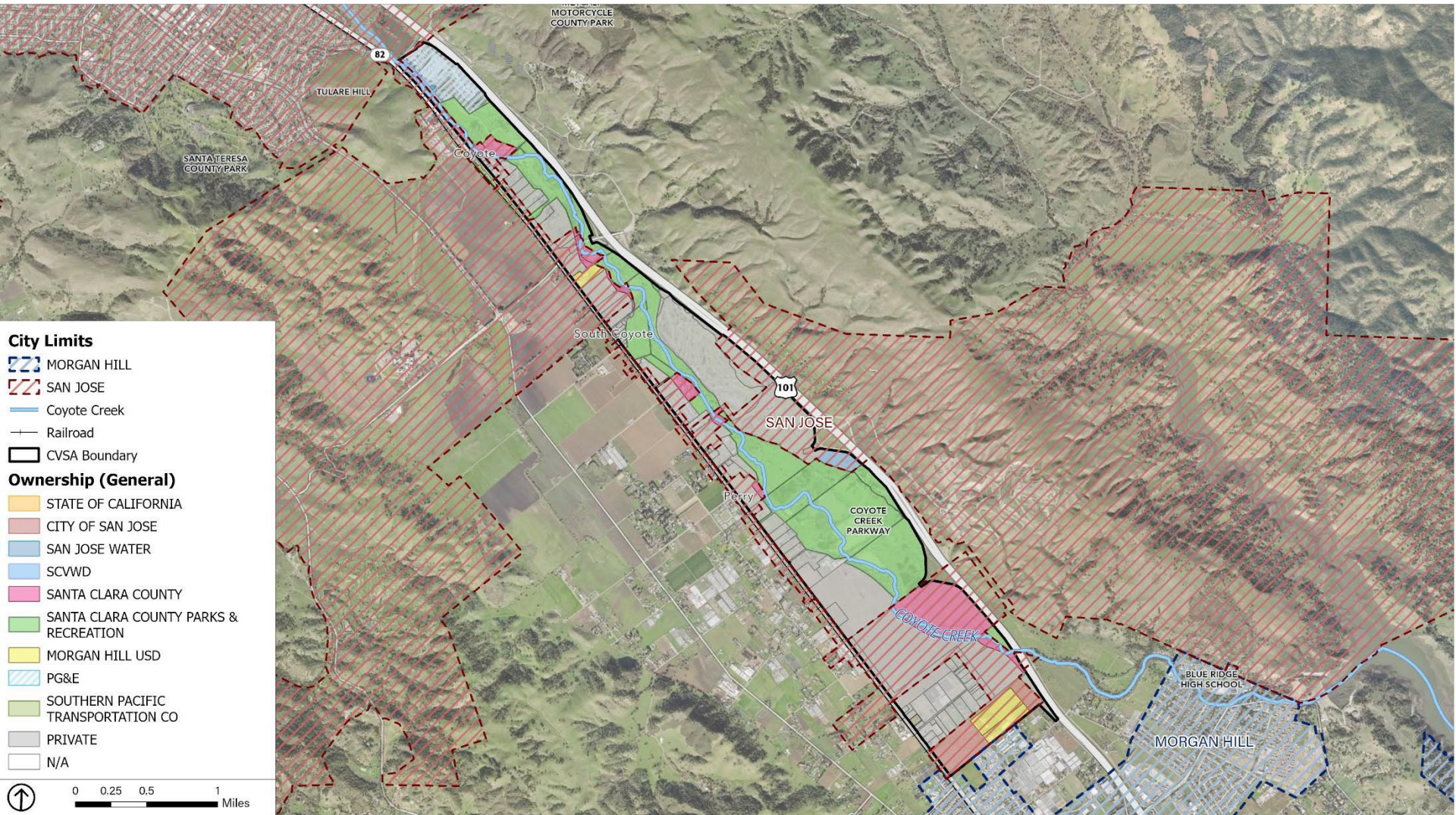
# Corridor Land Use

# Corridor Basics

- Total Area: 181 parcels; 2,415 acres
  - Metcalf Road north
  - US 101 east
  - City of Morgan Hill south
  - Monterey Road/Southern Pacific rail line west
- 39 Applicable Parcels
  - Privately-owned
  - Incorporated
  - 534 acres

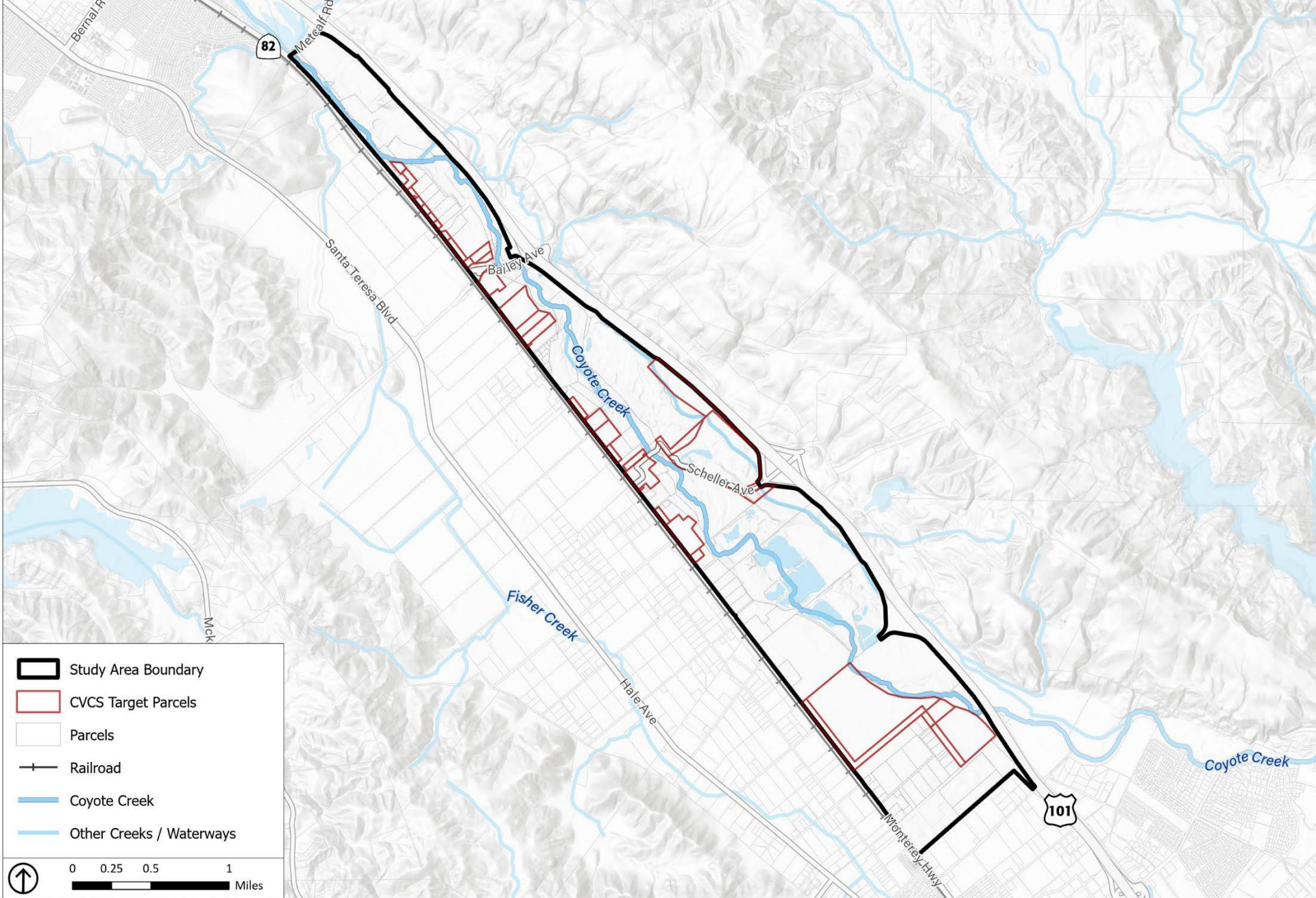


# Ownership and Jurisdiction



Source: City of San Jose, 2023; ESRI, 2023; PlaceWorks, 2023



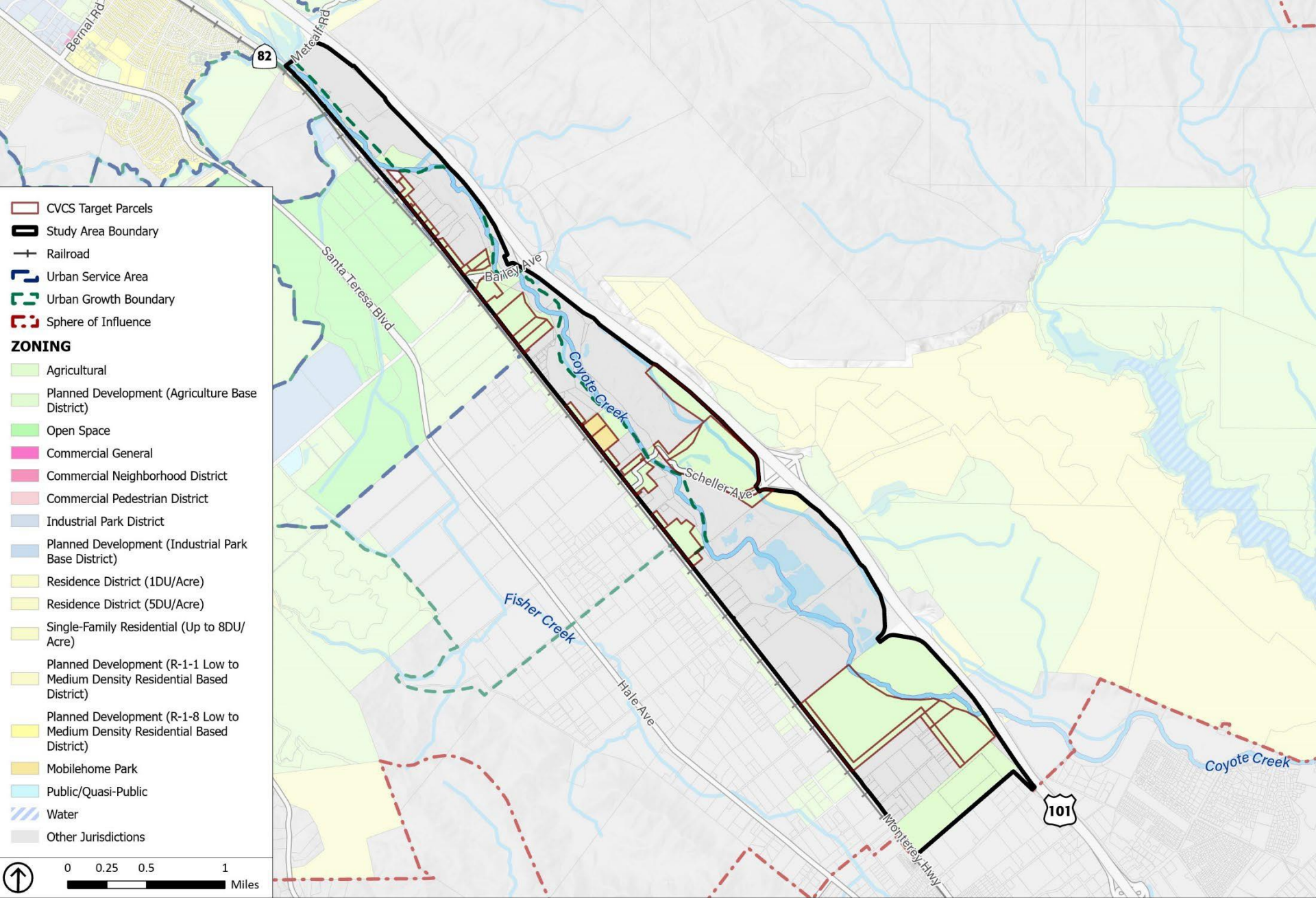


# Coyote Valley Corridor Study



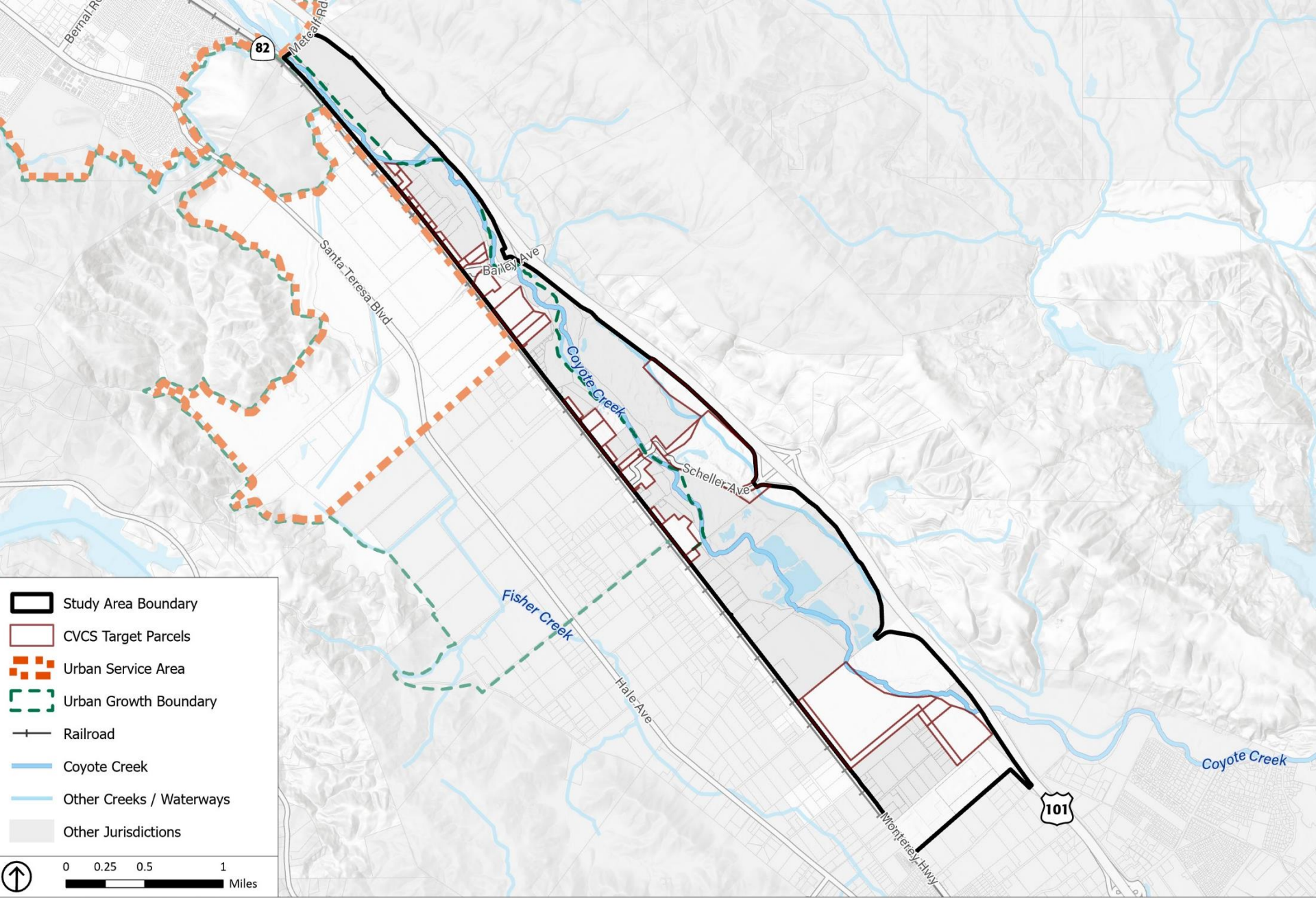
# Land Use Summary

- A Agriculture:
  - Permitted: Grazing, livestock, farmers' market, complementary childcare, 20 acre minimum.
  - Conditional: Equestrian, wireless, photovoltaics, SF dwelling, temporary farm labor housing.
- A(PD) Agriculture Planned Development:
  - Agricultural in accordance with City-approved plan.
- R-MH Mobilehome Park District



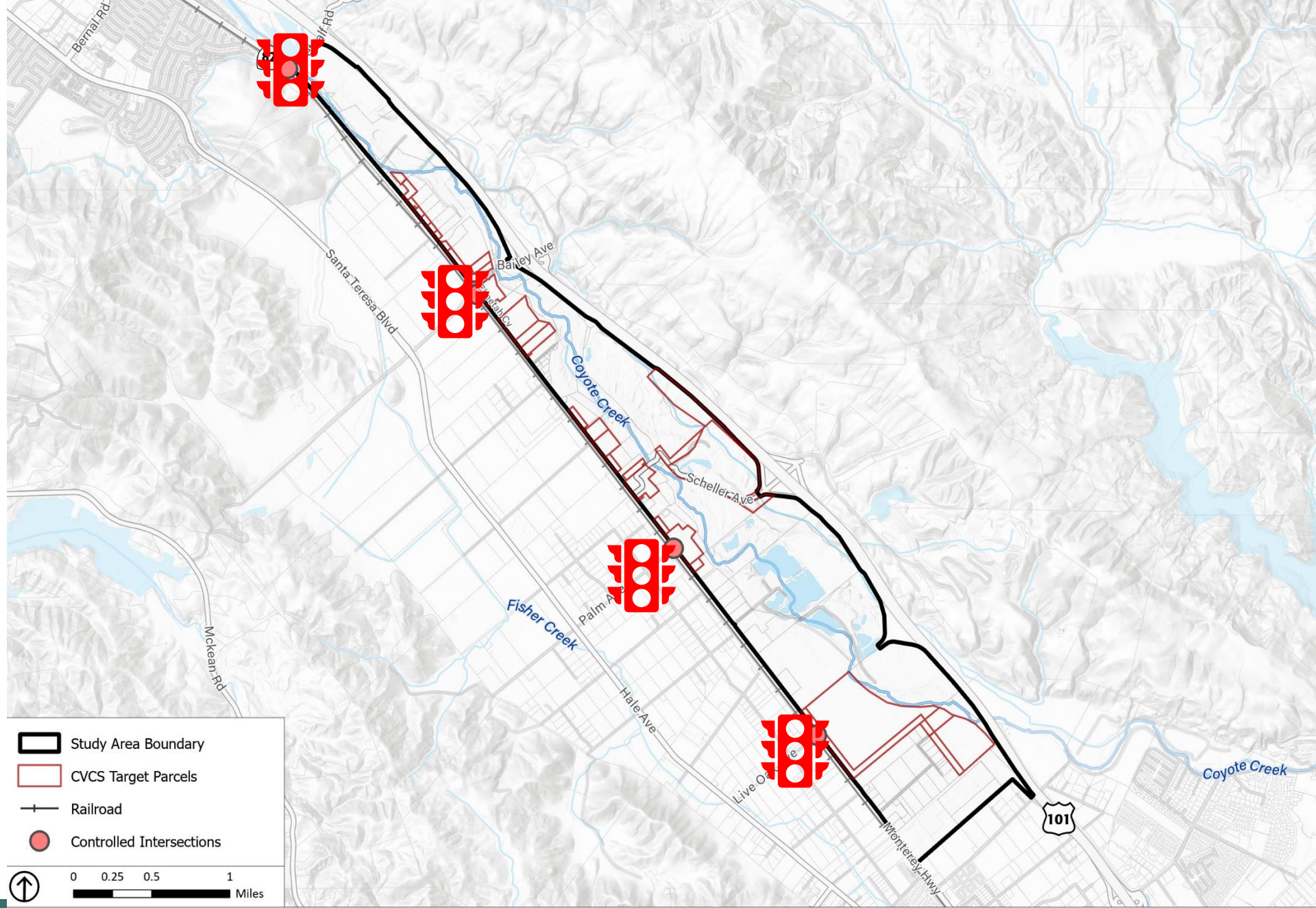
# Coyote Valley Corridor Study





# Coyote Valley Corridor Study





# Coyote Valley Corridor Study





# Corridor Resources

# Natural Resources Summary

- Migratory corridor that links Santa Cruz and Diablo Mountain Ranges
- Mountain lion, Gray fox, Red-legged frog and other habitats
- Natural crossroads formed by Coyote and Fisher Creeks
- Coyote Groundwater Subbasin 50% of undeveloped recharge areas for Silicon Valley



# Indigenous and Tribal Resources

- Coyote Valley is an established, sacred tribal cultural landscape
- Water, mineral and biological resources contribute to indigenous value outside traditional western metrics
- Much of the area is considered sensitive indigenous land

# Agriculture Assets

- Climate & aquifer
- USDA Class 1 Farmland soils
- Farmlands of Statewide Importance
- Prime Farmland
- Near urban markets
- Supports diversity of crops





# Agriculture Challenges

- Competitive disadvantage
- Land costs
- Conflicts with surrounding urban uses
- Limited well permits; access to water
- Large equipment ingress and egress
- Location of input suppliers and vendors
- Scarcity of labor
- Interface with commuter traffic



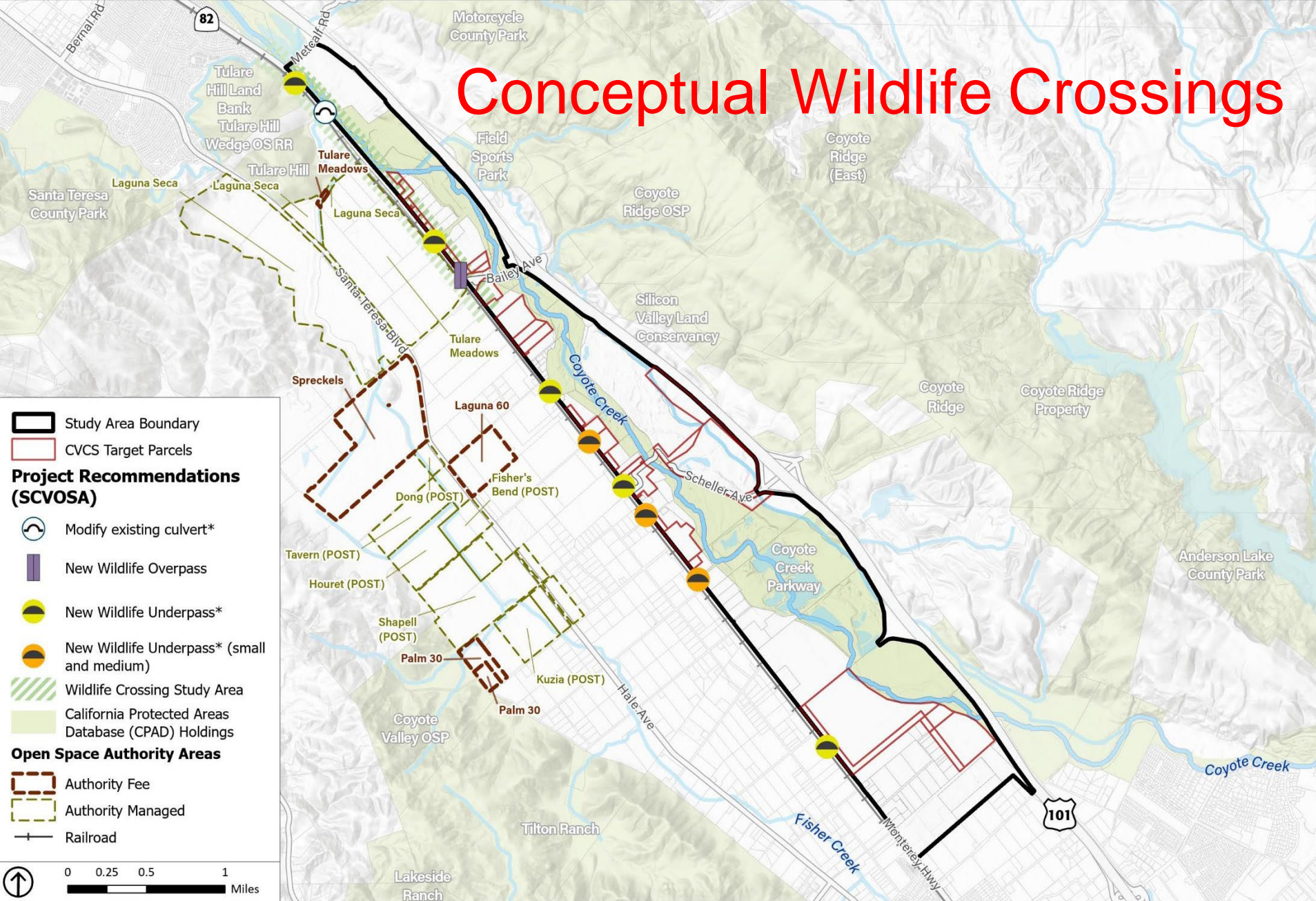
# Future Considerations

# Future Projects and Conditions

- Wildlife Connectivity and Open Space Projects
  - Santa Clara Valley Open Space Authority
  - Peninsula Open Space Trust
  - CA High Speed Rail
- Valley Water
  - Creek/Pond Separation
  - Anderson Dam Retrofit
- CA ISO Metcalf HVDC Terminal
- Floodplains

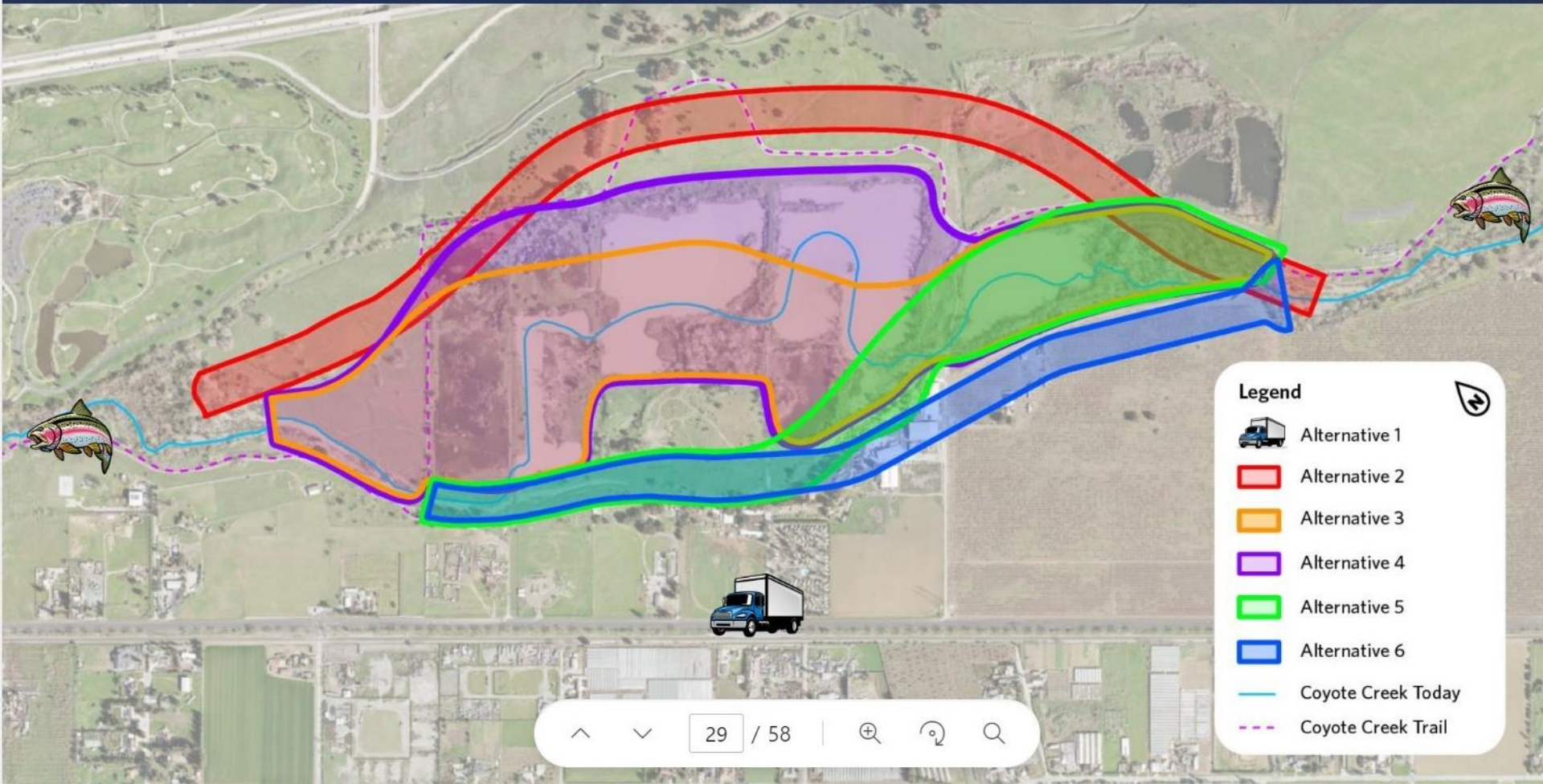


# Conceptual Wildlife Crossings

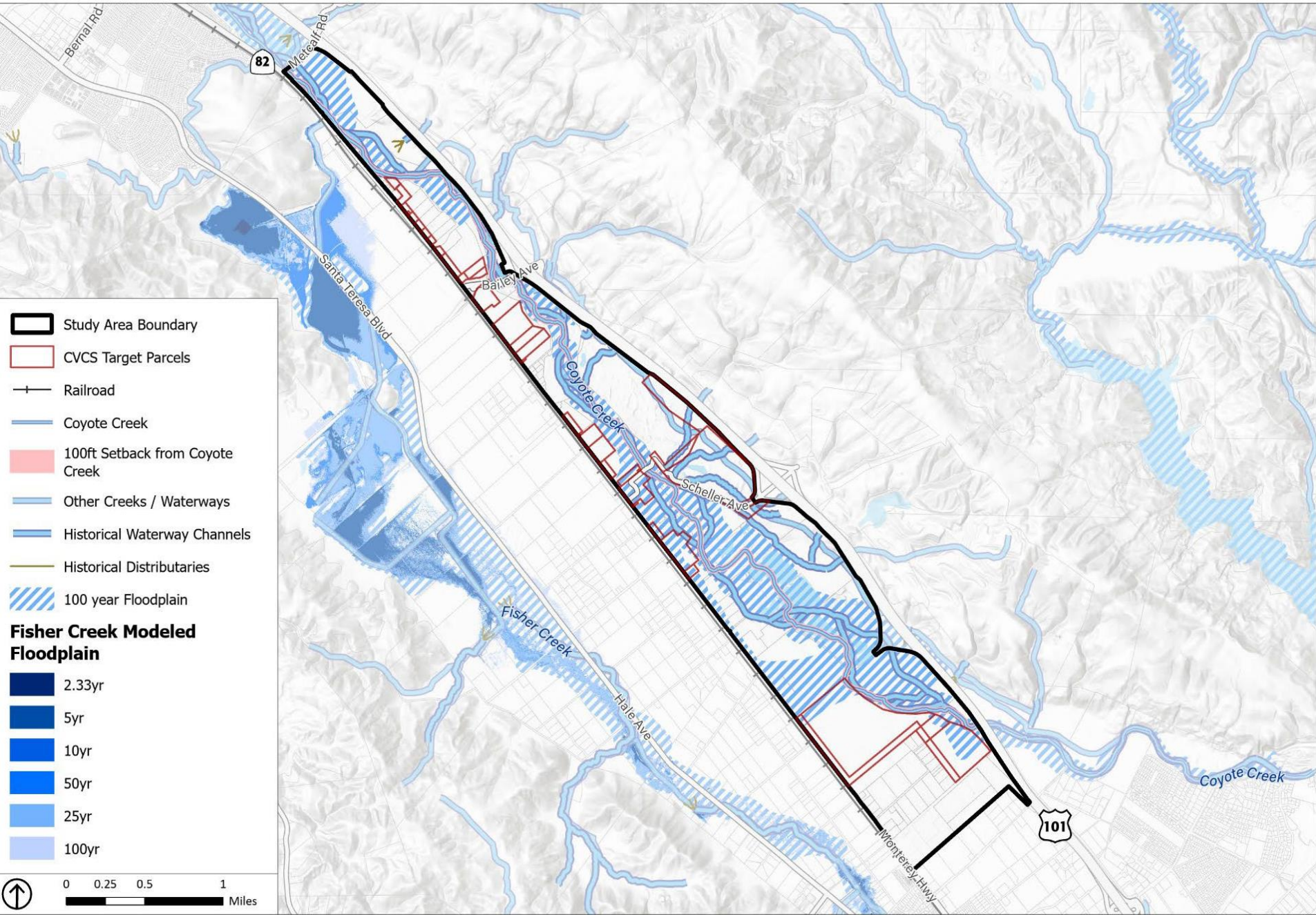




# RANGE OF CONCEPTUAL ALTERNATIVES







# Coyote Valley Corridor Study





# Moving Forward

# A Unique Opportunity

- Placemaking potential: Food, nature and recreation
- Integrate study area into existing vision for the Valley
- Facilitate respectful visitation and commerce
- Maximize future projects
- Move toward thriving agricultural economy

# A Unique Opportunity

- Define and regulate potential “Ag Supportive” Uses
  - Processing
  - Sales
  - Events
  - Overnight stays
  - Education and recreation
- Build from County planning:
  - Coyote Valley Climate Overlay
  - Rural Zoning Update



# Identify Intensity Standards

- Footprint and hardscape
- VMT
- Daily visitation
- Water and utilities demand
- Site and adjacent conflicts
- Environmental impact
- Design considerations





# Outreach & Next Steps

# Diverse Stakeholders

- » Property Owners in the Study Area
  - » All holding sizes
- » Businesses in the Study Area
  - » All types and sizes
- » Community Organizations
  - » Sierra Club
  - » Audubon Society
  - » POST
- » Public Agencies
- » Example uses







Questions & Comments



# Coyote Valley Corridor Study

Public Meeting: 1 | August 28, 2023

