

October 28, 2020

Chuck Reed  
chuckreed@hopkinscarley.com  
T. 408.299.1409  
F. 408.998.4790

**Via Email: [GeneralPlanStaff@sanjoseca.gov](mailto:GeneralPlanStaff@sanjoseca.gov)**

General Plan Task Force  
City of San Jose  
Planning Department  
200 E. Santa Clara Street  
Tower, 3rd Floor  
San Jose, CA 95113

**Re: GP 4-Year Review Task Force**

Dear General Plan Task Force:

Hopkins & Carley represents the Lester families, who have owned property and farmed in North Coyote Valley for generations. Their property, and that of the Denning, Benson and Foster families who also have owned property and farmed in Coyote Valley for generations, has been designated by the General Plan for decades to be developed for employment uses. Their properties are within the Remaining Developable Properties area identified by staff [Attachment C: North Coyote Valley Preservation and Developable Lands Map](#). Industrial development to create jobs on their property could be underway now, but for the uncertainty created by the issues before the Task Force.

The Staff recommendations to reallocate all 35,000 jobs and from North Coyote Valley and change the land use designation from Industrial Park to Agriculture is unfair and an unconstitutional taking of property rights. Those issues are outlined in a letter from Ed Burg, which is posted under Public Correspondence on the Task Force web page. [Ed Burg for Lester Benson Foster North CV Properties \(July 20, 2020\)](#)

The best course of action that benefits the entire City is to continue to allow some jobs in North Coyote Valley through some developments that will generate tax revenues, contribute resources to enhance wildlife corridors, help protect the environment in Coyote Valley, and support the maintenance of existing City services to prevent them from becoming a drain on the City budget.

Coyote Valley is an opportunity to generate tax revenues and provide jobs for blue collar to white collar workers. As noted by staff:

“ . . . the remaining 314-acres available for development in North Coyote does provide opportunities for industrial uses, which have unique requirements and play an important role in providing good employment opportunities for workers that do not have a college education.”  
(*Overview Memo page 13*)

My clients' property is not in a flood zone or wildlife corridor and could be developed without significant impacts on the environment, while utilizing infrastructure that's already existing in the area, including the direct on/off access to the Bailey interchange.

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Questions the Task Force should ask and get answered before making a recommendation regarding Coyote Valley are outlined in my letter posted under Public Correspondence [Hopkins & Carley - North Coyote Valley \(April 22, 2020\)](#)

Sincerely,

HOPKINS & CARLEY  
A Law Corporation

A handwritten signature in cursive script that reads "Chuck Reed".

Chuck Reed

CRR/lc

cc: City Manager David Sykes  
City Attorney Nora Frimann  
Planning Director Rosalynn Hughey  
Director of Economic Development Kim Walesh