

COYOTE VALLEY SPECIFIC PLAN

Greenbelt Research and Planning Update



Stakeholder Input

Property Owners and Farmers

Challenges

- Agriculture is no longer viable:
 - Rising input costs and decreasing market prices in part due to imports
 - Loss of processing facilities
 - Labor is not available and/or too expensive.
 - Traffic severely impedes movement of farm machinery.
 - Scale of available parcels is too small.
 - Regulatory barriers: too many, too expensive, too time-consuming.
 - Soils are not good.
 - Wells require expensive retrofitting
 - Adjacency of urban neighbors.
- Farmers are counting on land value to support retirement.
- Parcelization and development patterns don't have a greenbelt aesthetic.
- New development will destroy remaining rural character and lifestyle.
- Anger and distrust at being left out of planning process and decision-making.

Stakeholder Input

Property Owners and Farmers

Opportunities

- Infrastructure, and landscape elements that add ‘countryside’ character could increase values of properties as executive homesites.
- Potential for church-sponsored agricultural enterprise and education programs (providing church facilities could locate in CVSP with shared parking and sports facilities).
- New development could mean new customers for some farmers.
- Rural residents, especially those on smaller parcels, like the ambiance and plan to stay.
- Some interest in talking with new prospective farmers.
- Eagerness to participate in development of feasible and fair Greenbelt plan.

Other Stakeholder Input

Environmental, Open Space, Agricultural Advocacy, Food Interests

Challenges

- Conservation investment would go further on less expensive land.
- Land prices may be too high for feasible agriculture.
- Executive homes & rural ranchettes can be problematic neighbors for agriculture
- Air quality and traffic congestion will worsen with development
- Successful small-scale agriculture requires specific conditions, practices, and diverse marketing strategies.
- The market for specialty and organic crops is limited.

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Opportunities

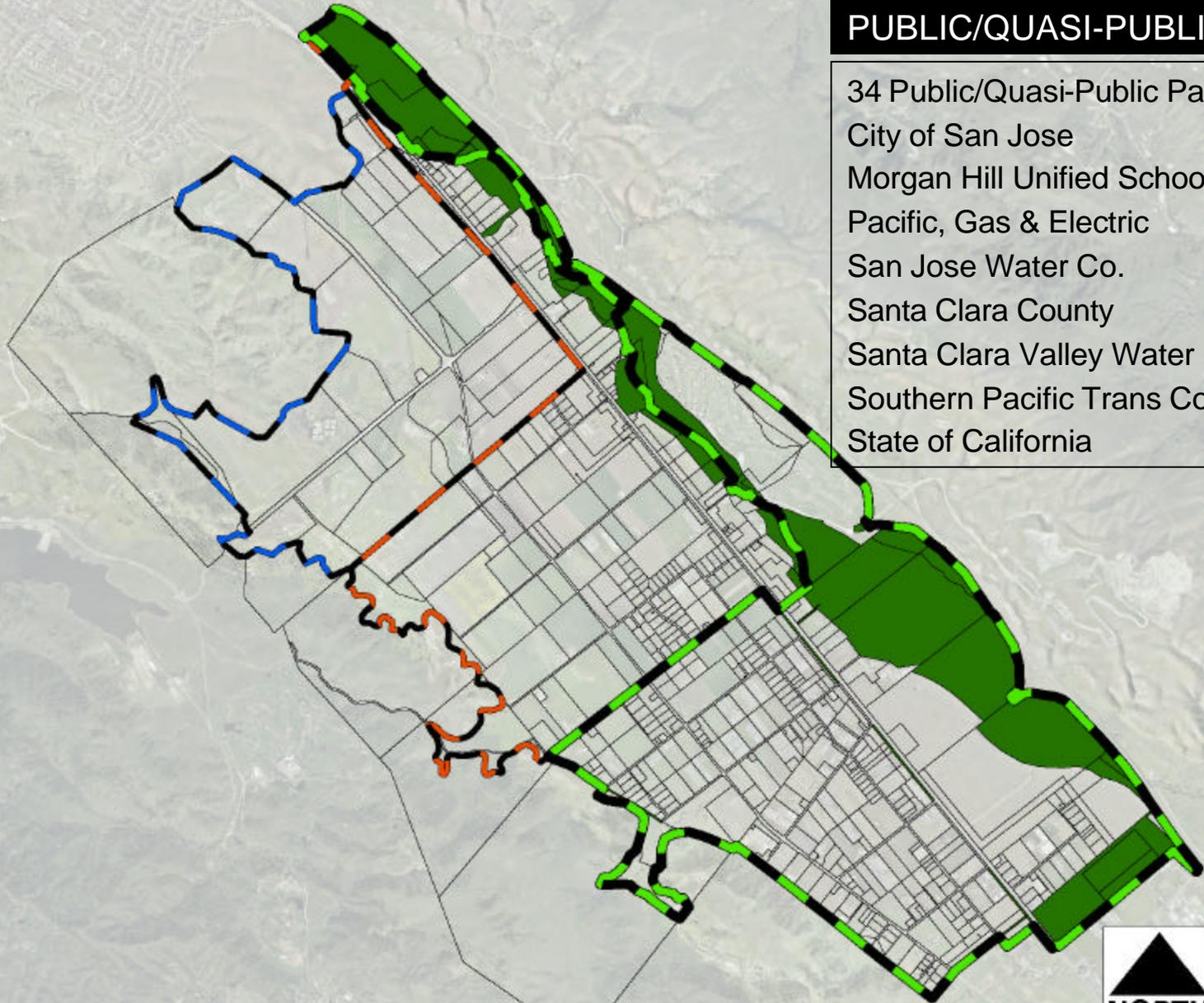
- Unique opportunity to layer multifunctional environmental, agricultural, and rural/residential land uses.
- New specialty crop farmers will come if economics and other conditions are right.
- Preservation of one of the last remaining vestiges of Santa Clara's agricultural heritage
- Potential for cross-valley wildlife corridor, plantings of trees and native species, and increased habitat for birds and other wildlife.
- Opportunity to serve the growing interest of South Bay consumers and businesses in locally grown farm fresh food
- Opportunity to celebrate "land" and retain a sense of place
- Various models exemplify relevant successful strategies.

COYOTE VALLEY SPECIFIC PLAN

PUBLIC/QUASI-PUBLIC LAND

7

34 Public/Quasi-Public Parcels
City of San Jose
Morgan Hill Unified School Dist.
Pacific, Gas & Electric
San Jose Water Co.
Santa Clara County
Santa Clara Valley Water Dist.
Southern Pacific Trans Co.
State of California



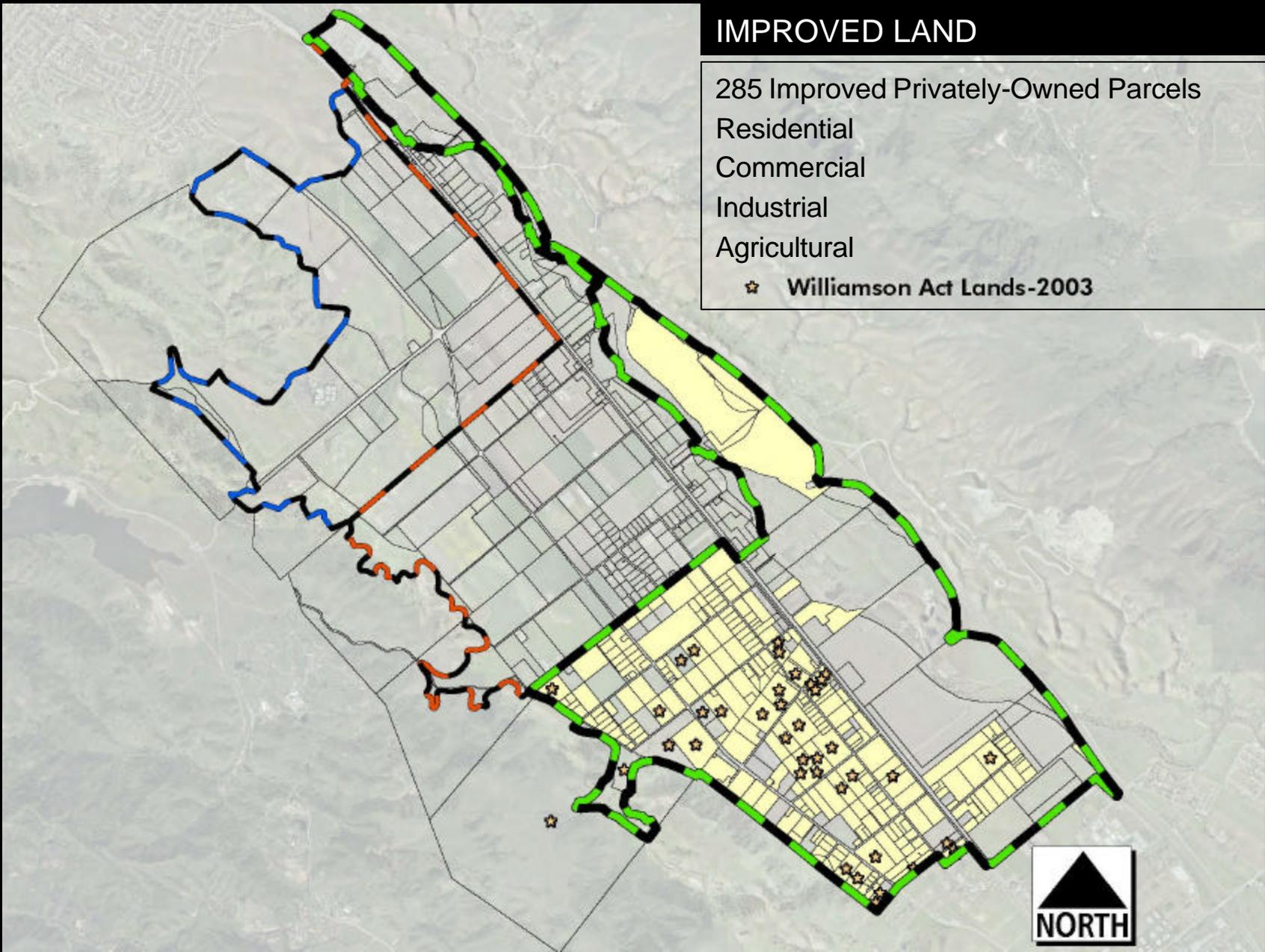
COYOTE VALLEY SPECIFIC PLAN

IMPROVED LAND

285 Improved Privately-Owned Parcels

- Residential
- Commercial
- Industrial
- Agricultural

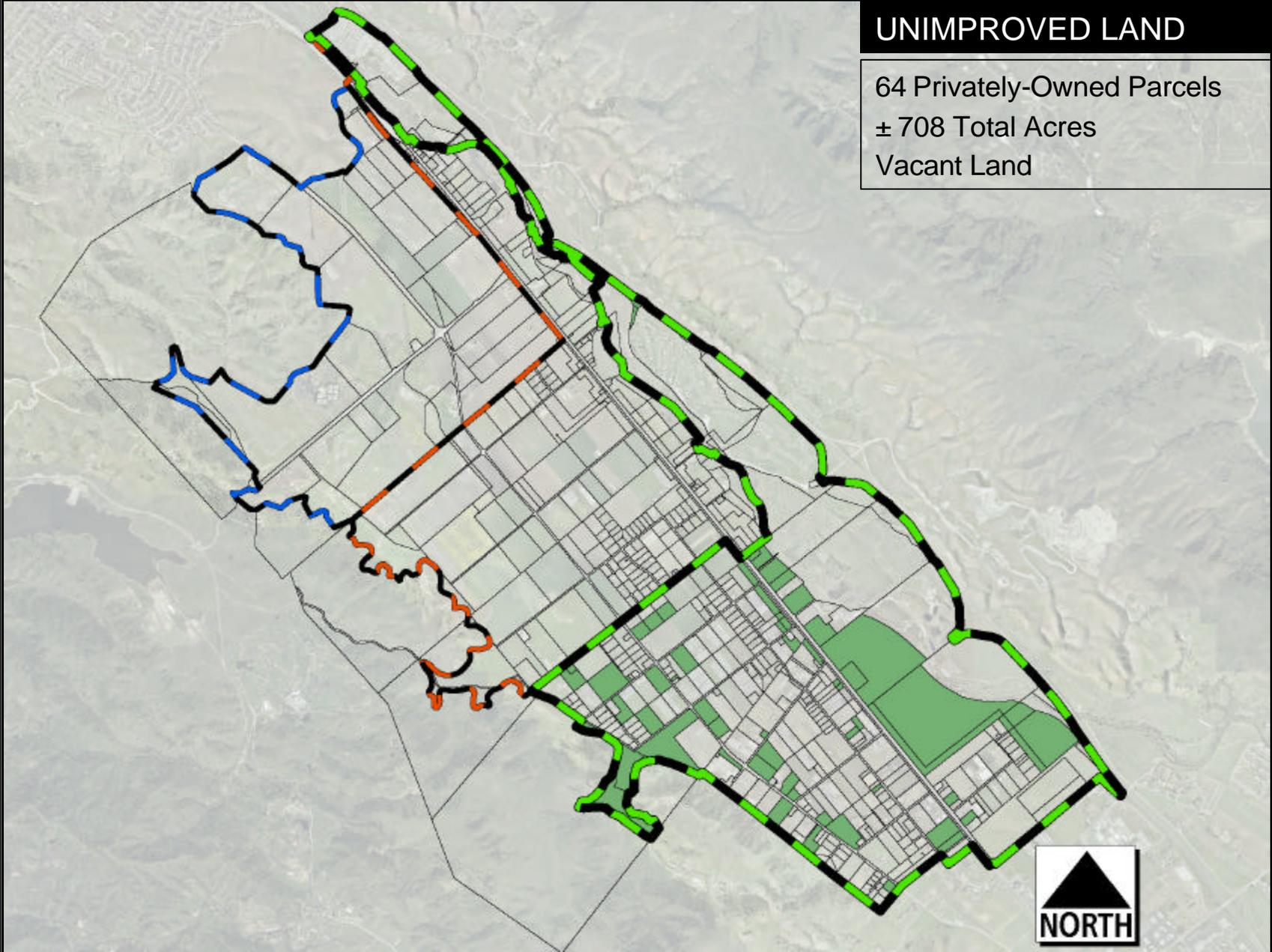
★ Williamson Act Lands-2003



COYOTE VALLEY SPECIFIC PLAN

UNIMPROVED LAND

64 Privately-Owned Parcels
± 708 Total Acres
Vacant Land

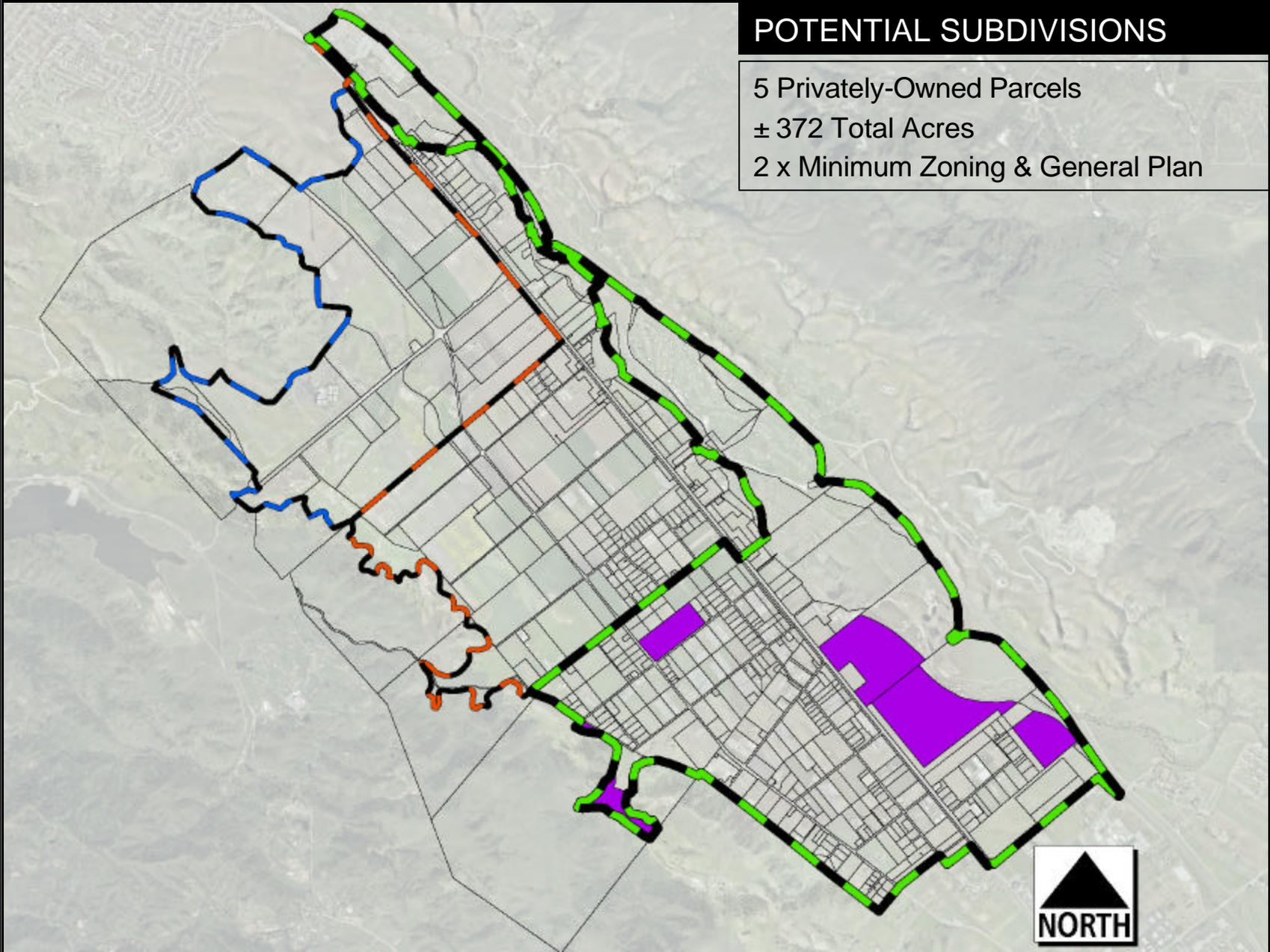


COYOTE VALLEY SPECIFIC PLAN

POTENTIAL SUBDIVISIONS

10

5 Privately-Owned Parcels
± 372 Total Acres
2 x Minimum Zoning & General Plan



GREENBELT STRATEGIES

- A Possible Land Use Concept



Council's Vision and Expected Outcomes

1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote