

DRAFT South Coyote Valley Greenbelt Strategy Overview



Council's Key Vision and Expected Outcomes Relevant to the Greenbelt

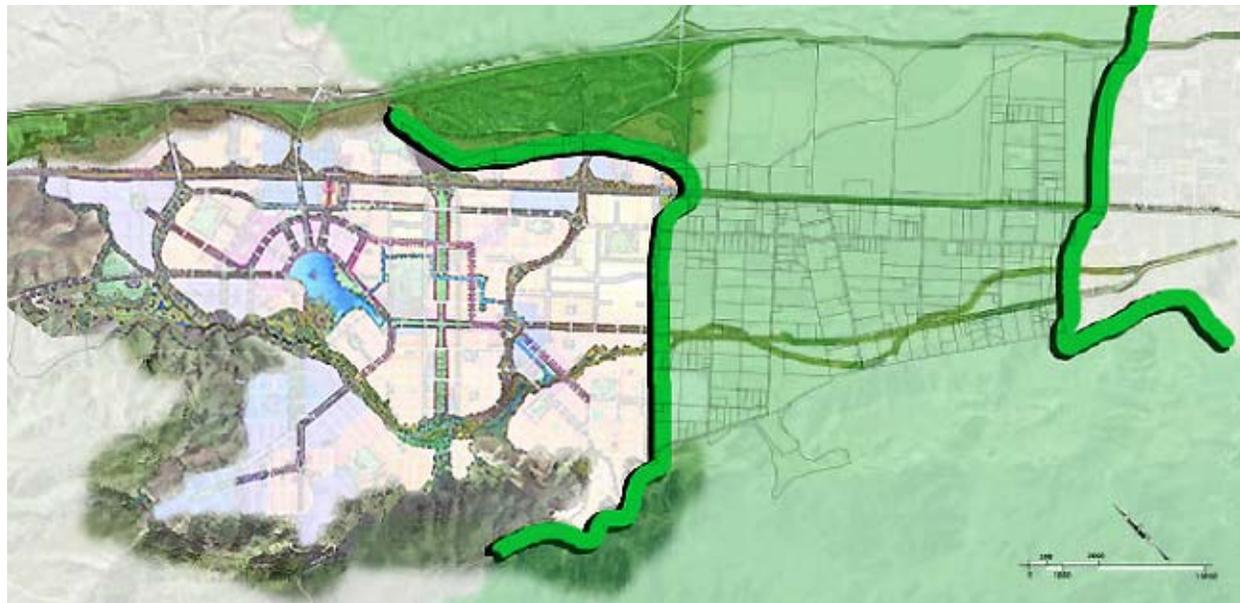
1. Plan includes North and Central Coyote Valley for land planning, and South Coyote Valley only for infrastructure financing
2. Boundary between Central and South Coyote Valley is fixed
11. Plan must be financially feasible for private development
14. Facilitate permanent acquisition of fee title or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

Relevant Timing and Logistical Requirement from Co-Chairs' Memo

3. Residential development must provide for the acquisition of ~~X~~ acres the South Coyote Greenbelt in fee title or as conservation easements for every net acre of residential development with less than 40 DU/AC. No fee would apply to residential development over 40 units per acre and commercial/industrial development would pay a square footage fee. Strategic exemptions would be considered in the future. Acquisition would be funded via a fee to a central entity. Explore broader funding sources, outside of CVSP.

South Coyote Valley Vision

South Coyote Valley should be a special place, maintaining a permanent non-urban buffer between the Cities of San Jose and Morgan Hill.



Overall Greenbelt Strategy Goal

The Greenbelt Strategy proposes a framework to create and sustain a rural environment that supports:

- natural resource protection, conservation, and/or restoration,
- accessible open space and related recreation,
- agriculture, and
- rural residential home sites.



Strategy Assumptions and Principles

1. Maintain existing City and County General Plan policies and Zoning regulations
2. Single family residential use remains an economic value
3. Existing legal lots of record are recognized
4. Agricultural uses are allowed and encouraged, not required



Save Time
Save Money
Eat Healthy

Best
Bay Area

Best Produce Delivery Service
in the Bay Area.

PLANET ORGANICS
home delivery service



Get Planet Organics Delivered to Your Home

www.planetorganics.com
1-800-956-5855



Strategy Assumptions and Principles

5. Previously approved land uses/legal non-conforming uses may continue in current use
6. City or County do not have plans to condemn or purchase property
7. City will not extend urban services outside Urban Service Area into South Coyote Valley



Save Time
Save Money
Eat Healthy

Best
Bay Area

Best Produce Delivery Service
in the Bay Area.

PLANET ORGANICS
home delivery service



Get Planet Organics Delivered to Your Home

www.planetorganics.com
1-800-956-5855



Draft Strategy Elements in Progress

- Identify locations for trails, recreation, resource areas/corridors in Coyote Valley
- Identify areas suitable for agricultural production, buffers, and other open space uses
- Establish design, landscaping, and roadway guidelines



Draft Strategy Elements

Explore institutional arrangements:

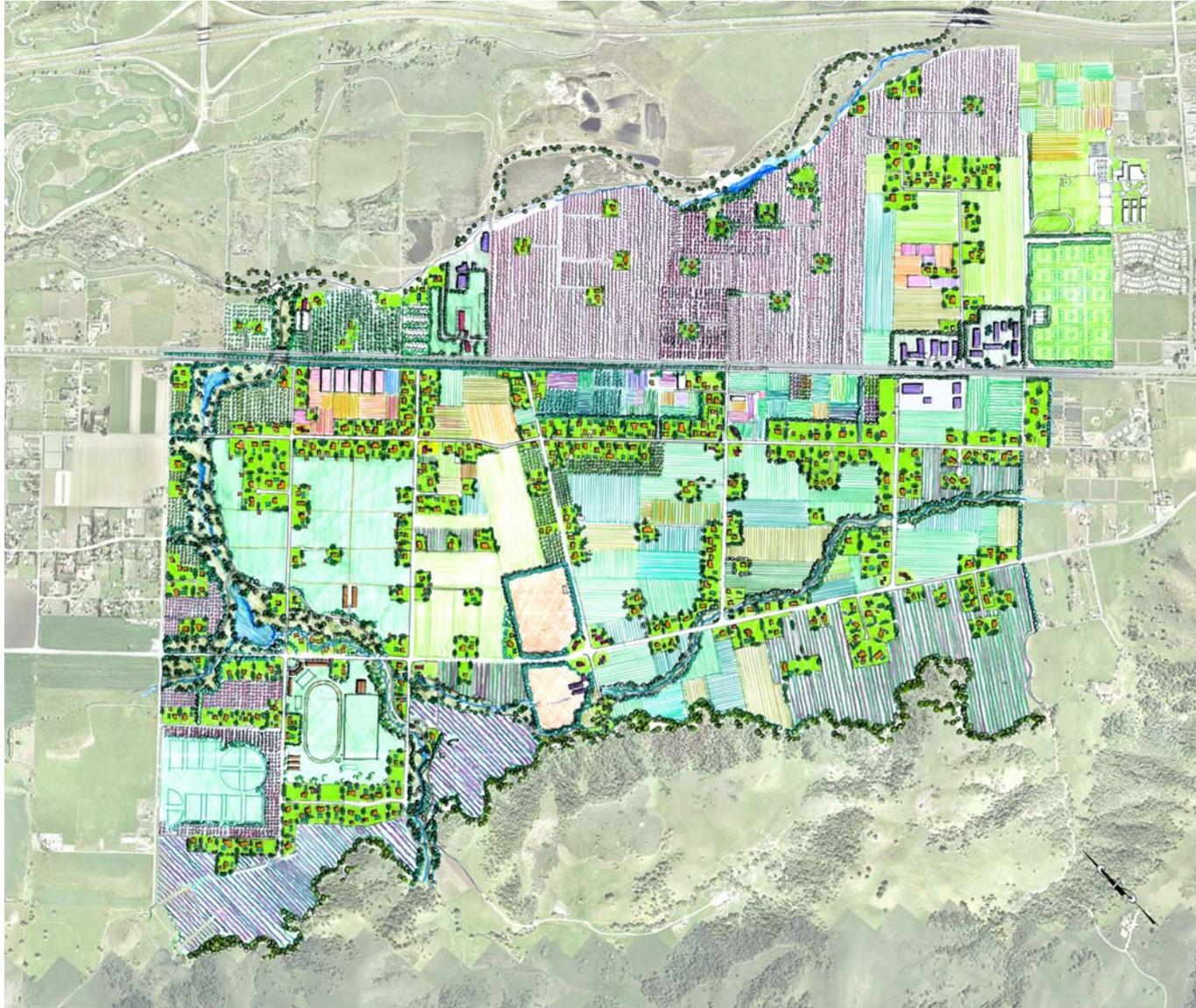
1. Agreement between the City and the County regarding land use and infrastructure.
2. A non-profit or quasi-public entity should manage the easements for multiple uses, and:
 - Raise funds and develop partnerships
 - Manage the interface between different greenbelt uses and activities

Draft Strategy Elements

Pursue variety of creative funding opportunities, including:

- Partnerships with conservation entities (e.g., County Parks, Open Space Authority, etc.)
- Environmental mitigation
- Grant funding for open space, agriculture, habitat, etc.
- Organizational seed money
- Agricultural management fees

South Coyote Land Use Concept



Discussion Questions

What should be added to the Strategy to achieve:

- **Vision**
- **Objectives**
- **Elements**