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Ideas + Action for a Better City

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#GreenbeltAtRisk



GREENBELT ALLIANCE

GREENBELT.ORG

AT RISK 2017



Photo: William Lam ©





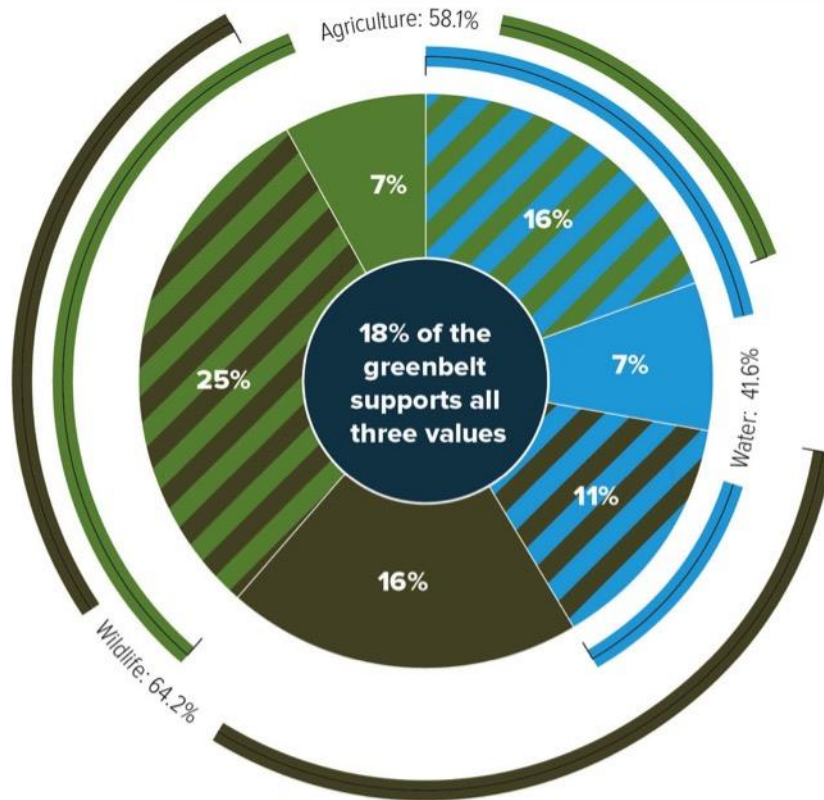






VALUES

This graphic represents the 3.6 million acres of the Bay Area's greenbelt. The sections represent wildlife, watershed, and agricultural lands, and where they overlap.



- Wildlife, water, & agriculture
- Wildlife
- Water
- Agriculture
- Striped segments show percentages where two values, indicated by color, overlap



“Coyote Valley is a place to restore habitat and restore the knowledge of our ancestors. Very few places remain that allow us to do that: to have that intimate relationship with Mother Earth, and fulfill our responsibility to take care of all living things.”

SANTA CLARA COUNTY

Val Lopez

A scenic landscape at sunset with a city in the distance and a semi-transparent text box. The sun is low on the horizon, casting a golden glow over the scene. The city lights are visible in the distance, and the foreground shows a mix of green and brown vegetation. A semi-transparent grey box is overlaid on the right side of the image, containing the title 'KEY REGIONAL STATS'.

KEY REGIONAL STATS

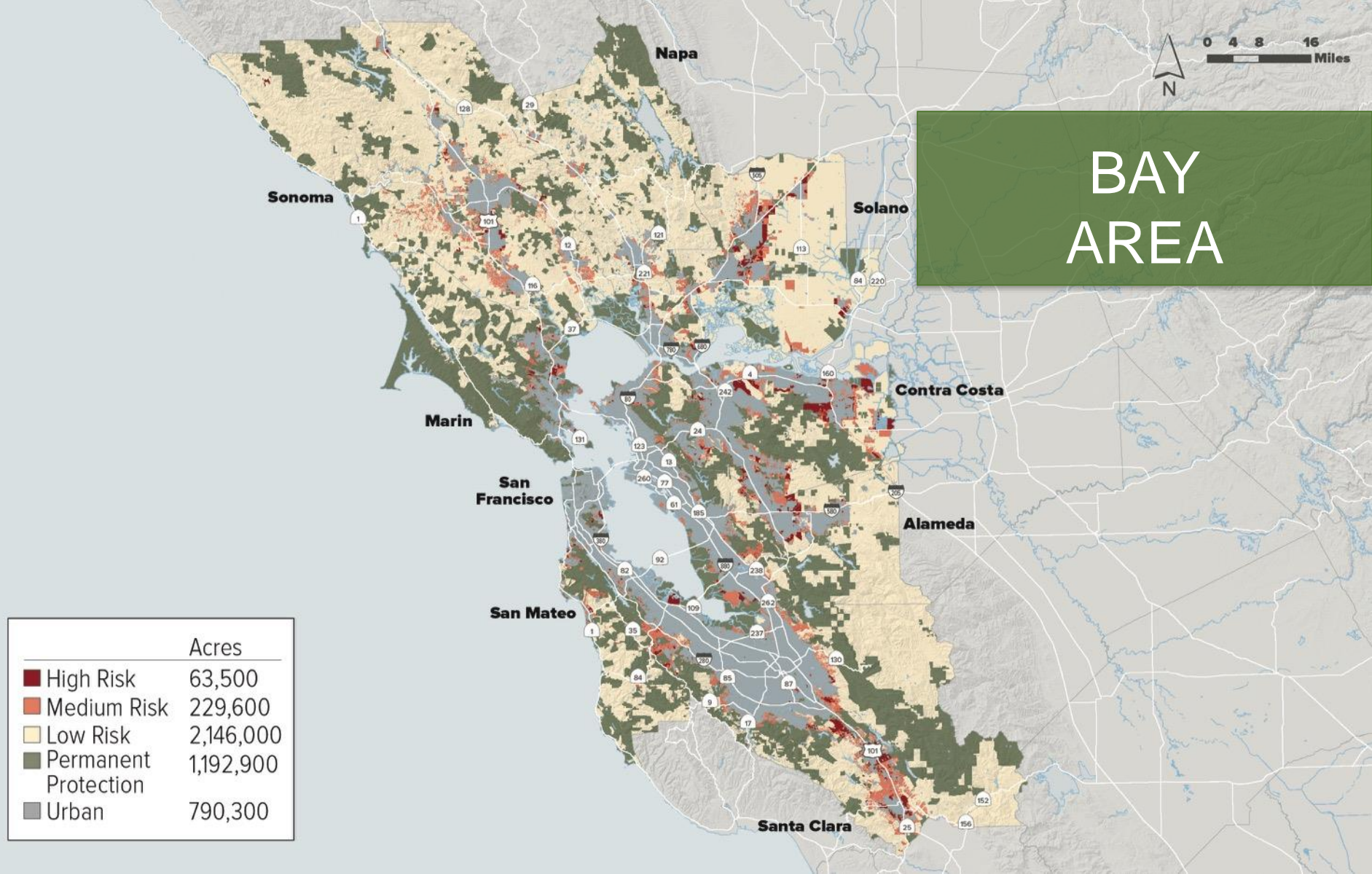
- AT RISK IN NEXT 30 YEARS

293,100 acres of farms, ranches, natural lands

- That's 10 X the size of San Francisco!

- HIGH RISK LAND

65,400 acres could be developed in the next 10 years

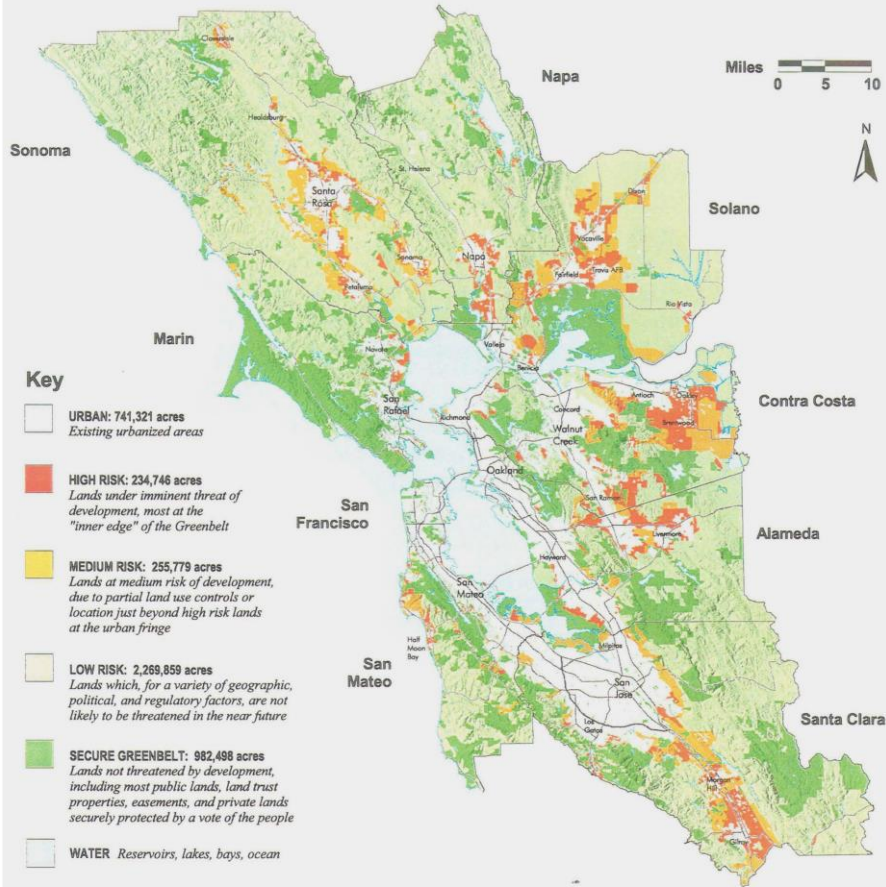


BAY AREA

	Acres
High Risk	63,500
Medium Risk	229,600
Low Risk	2,146,000
Permanent Protection	1,192,900
Urban	790,300

AT RISK

THE BAY AREA'S GREENBELT of Farmlands and Open Space

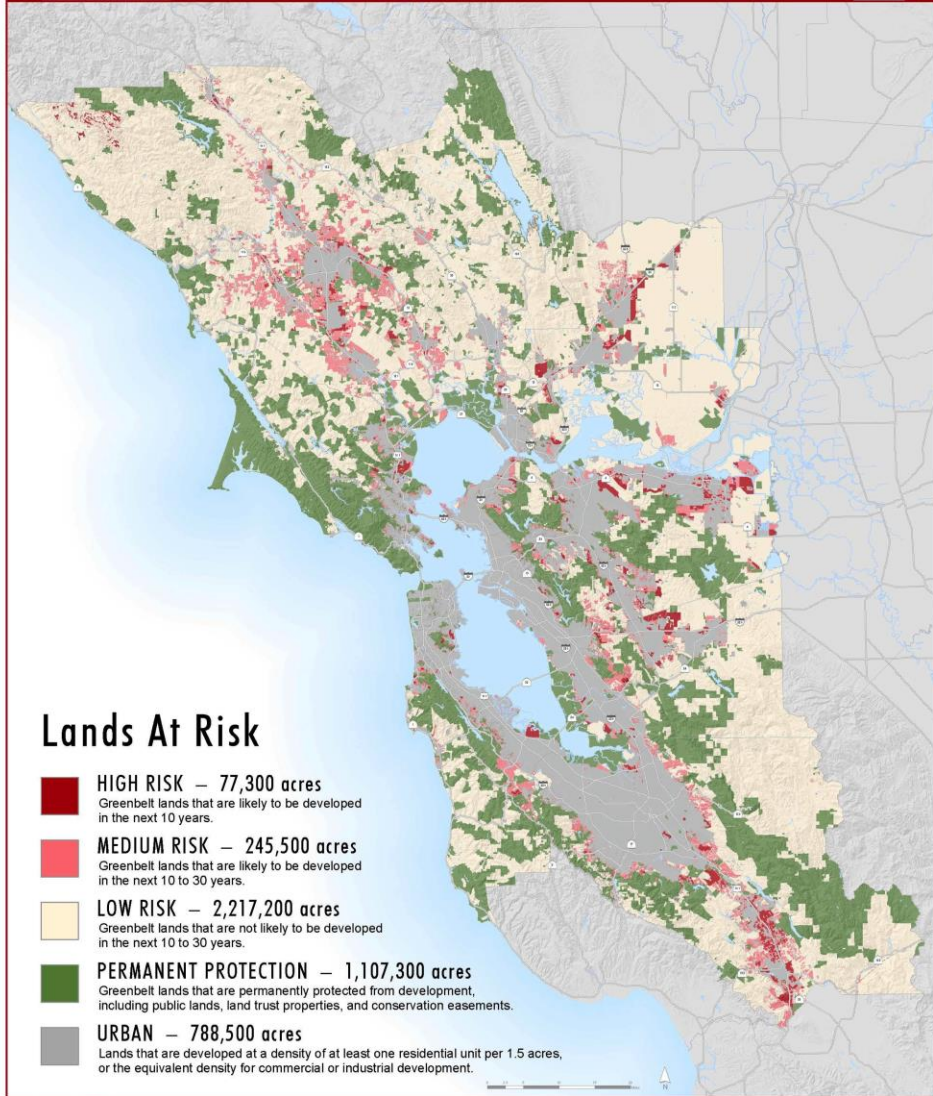


490,525 acres (equal to sixteen San Franciscos) of the Bay Area's Greenbelt of open lands are at risk of sprawl development in the next 30 years. But if we direct new development in and around existing urban areas we can accommodate growth without destroying the Greenbelt and our quality of life. For more information about how you can help protect the Bay Area's farmlands and open space, call Greenbelt Alliance, the region's leading land conservation and urban planning group at 415-398-3730 or 800-543-GREEN.

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Greenbelt Alliance
PEOPLE FOR OPEN SPACE

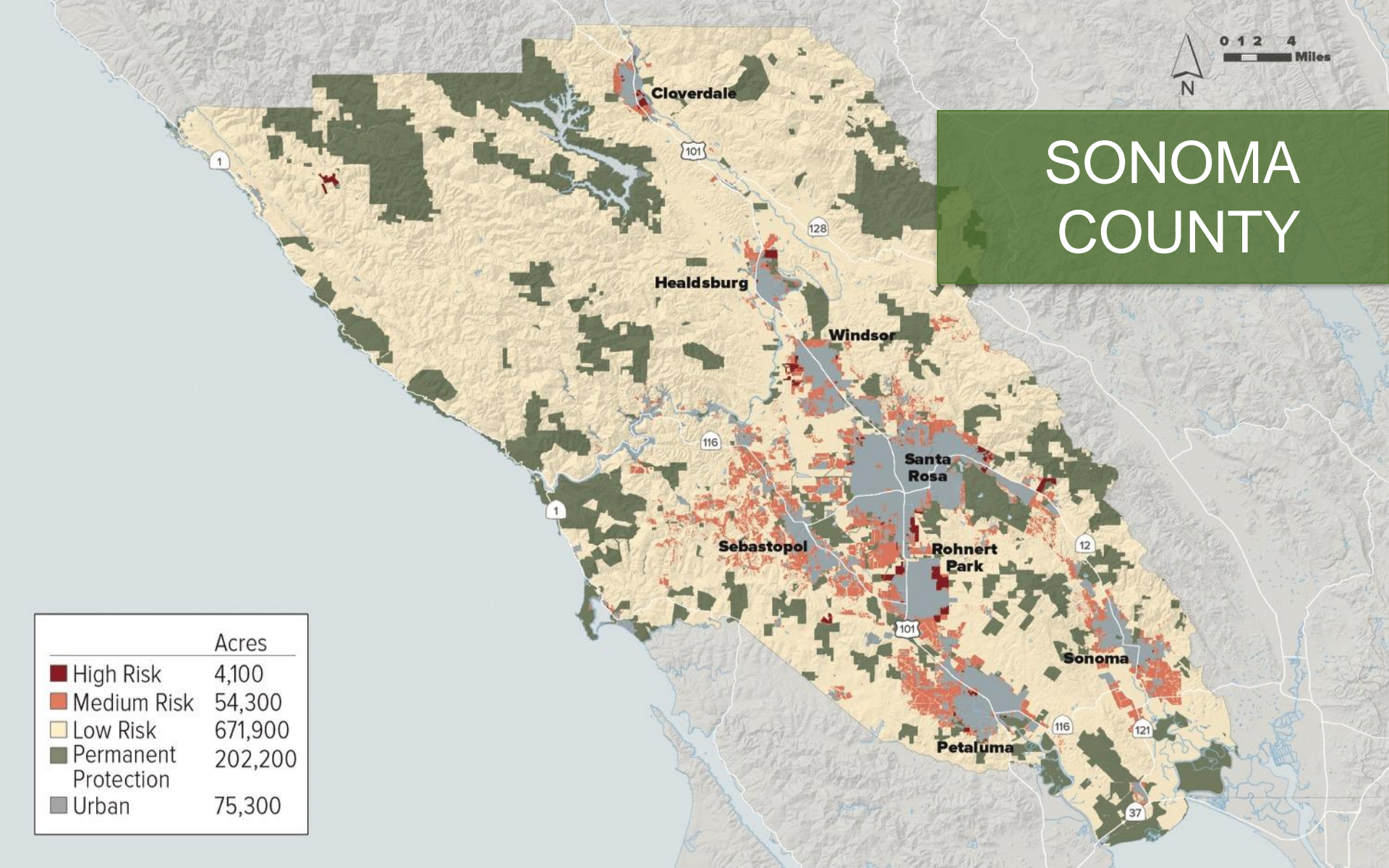




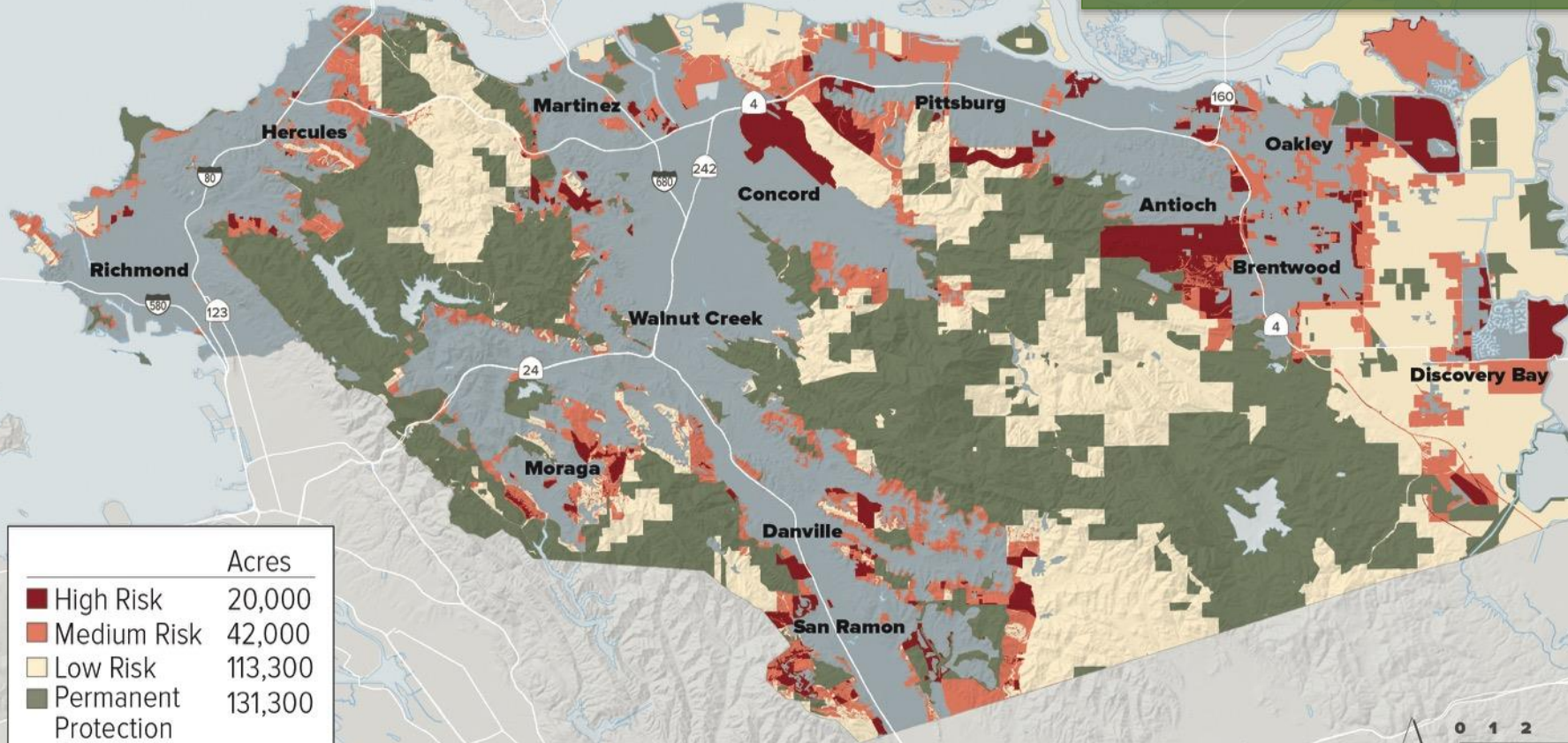


SONOMA COUNTY

	Acres
High Risk	4,100
Medium Risk	54,300
Low Risk	671,900
Permanent Protection	202,200
Urban	75,300



CONTRA COSTA COUNTY



	Acres
High Risk	20,000
Medium Risk	42,000
Low Risk	113,300
Permanent Protection	131,300
Urban	154,700





**PI BayArea
Plan**

Building on a Legacy of Leadership

A multi-story brick apartment building with a sign for 'NOW LEASING' and a phone number. The building has a mix of brick and stone facades, multiple windows, and balconies. A sign on the side of the building reads 'NOW LEASING' and '888.419.6484'. The building is set against a clear blue sky.

THE HOUSING CRISIS *SPAWL VS. REAL SOLUTIONS*

THE RIGHT DEVELOPMENT IN THE RIGHT PLACES

- Put in place policies that make it easier to build new homes in existing cities and towns
- Ensure new homes are affordable at all income levels
- Say “yes” to the right development in the right places



TAKE ACTION

Adopt policies—like Sonoma’s community separators, Santa Clara’s Habitat Conservation Plan, and Dublin’s urban limit line—that protect the most valuable natural and agricultural lands.

Take the natural values of land into account when making development decisions. The data from this report is available at greenbelt.org.

Support the right development in the right places. Creating more new homes within our existing cities and towns relieves pressure to sprawl onto natural areas, farms, and grazing land.

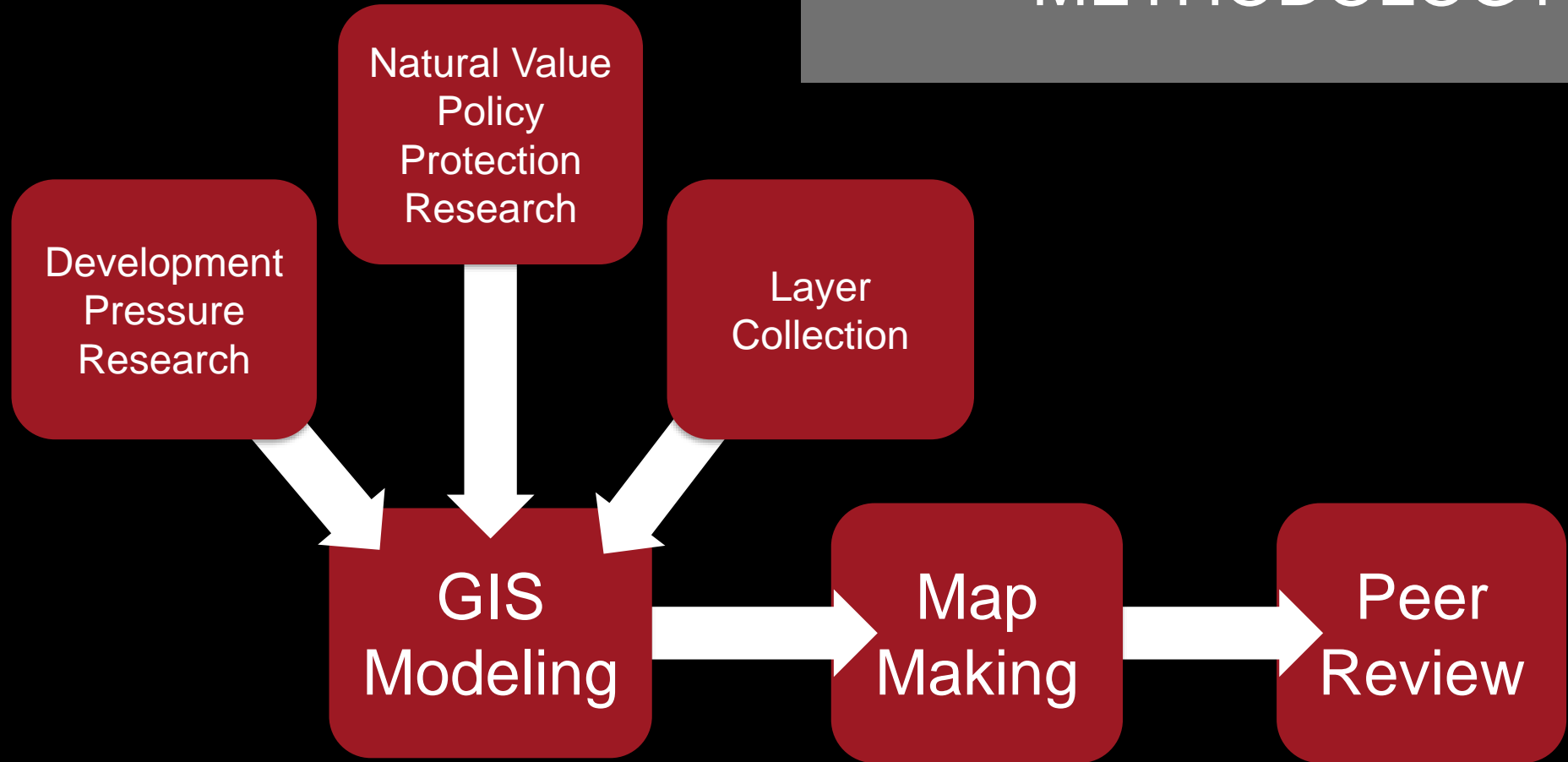


GET *AT RISK*

greenbelt.org/at-risk-2017



METHODOLOGY



MARKET CONDITIONS	Unbuilt Residential
	Approved or Proposed Greenfield Development
	RHNA 4 & 5 Opportunity Sites on undeveloped land
	Approved Rural Subdivision
	Developer Speculation
	Historical Threat of Development, At Risk 2001 - 2012
LOCATIONAL ATTRIBUTES	Urbanized Land
	Parcels Adjacent to Recent Development
	Parcels Adjacent to Existing Development
	Low Slope 0-5%
	High Slope 6-15%
	Parcels Adjacent to Major Roads
Parcels Adjacent to Local Roads	
REGIONAL PROJECTIONS	Open Space Growth Projections Urban Residential
	Open Space Growth Projections Rural Ranchette
	Open Space Growth Projections Rural Estate
	Plan Bay Area 2013 Growth Trend
	State of California Urban Growth Scenario
COUNTY ZONING	County Zoning Designations for "Open Space Zoned Urban Residential"
	County Zoning Designations for "Open Space Zoned Rural Ranchette"
	County Zoning Designations for "Open Space Zoned Rural Estate"
COUNTY and CITY PLANNING BOUNDARIES	Inside Growth Boundary (City, UGB and/or USA) but Outside City Limits
	Inside City Limits but Outside UGB
	Inside Sphere of influence but Outside Growth Boundary
	Inside only Planning Area
	Williamson Act Expiring Inside Growth Boundary

GENERAL**URBAN GROWTH**

UGB

ULL

USA

SOI

Other Growth Measure

Planning Area

HILLSIDE & SCENIC CORRIDORS

Hillside Ordinances

Limit Development on Ridgetops or Scenic Corridors

Viewshed Protection

AGRICULTURAL PROTECTION

Agricultural Policy

Mitigation / Easement Program

Williamson Act

HABITAT PROTECTION

General habitat policy

Riparian & stream

Wetlands and baylands

Habitat corridors

Rare or endangered species

HCP / NCCP

WATERSHED LANDS PROTECTION

Groundwater recharge areas

Reservoir Catchment Basins

Streams- water resources

Wetlands- water resources

Riparian corridors- water resources

Floodplains

UNIQUE HABITAT AREAS**ADDITIONAL OPEN SPACE PROTECTION MEASURES**

METHODOLOGY

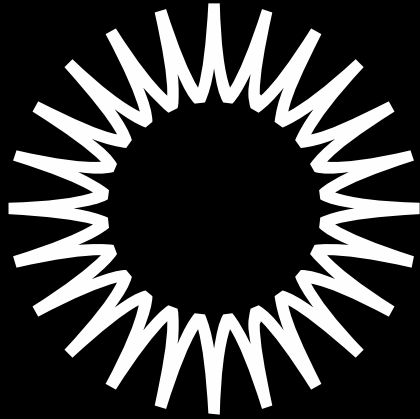
**CUMULATIVE
DEVELOPMENT PRESSURE
SCORE**

—

**CUMULATIVE
POLICY PROTECTION
SCORE**

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AT RISK 2017



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