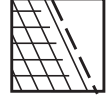


DRAFT AMENDMENTS: GENERAL PLAN BOOK A

Growth and Development

Countywide Issues and Policies



Implementation Recommendations

C-GD(i) 1

Undertake periodic review of locally adopted LAFCO guidelines and policies. Amend LAFCO guidelines and policies for improved consistency with County policies regarding annexations and urban services area boundary changes where advisable.

C-GD(i) 2

Maintain the County's land use, zoning and development regulations which govern development for the rural unincorporated areas and are intended to prevent urban development outside of cities' USAs. (See Rural Unincorporated Area Issues and Policies for elaboration.)

C-GD(i) 3

Continue support for city's efforts to promote appropriate infill of existing vacant lands and redevelopment through their general plans, development regulations, specific plans, as well as other implementing mechanisms.

COYOTE VALLEY

Coyote Valley lies between the southernmost part of urbanized San Jose and the northern edge of the City of Morgan Hill. It is one of the few remaining non-urbanized areas of high-quality soils and large-scale agricultural land holdings in the county. The northern end of this area is currently included within the Urban Service Area of San Jose. All of Coyote Valley lies within the City of San Jose's Sphere of Influence, or planning area.

In 2019, the State legislature passed Assembly Bill 948, which declared Coyote Valley to be an area of statewide significance, acknowledging it as a unique landscape providing agricultural, wildlife, recreational, climate, and other natural infrastructure benefits. Coyote Valley is well-suited to provide regional climate resilience, including flood attenuation from improved wetlands, increased water supply from groundwater recharge, and carbon sequestration from natural and working lands. The State's declaration of Coyote Valley as a resource of statewide significance is consistent with the County's longstanding greenbelt designation for the area.

~~As of~~ Since 1980, the policies of the County's General Plan ~~have~~ recommended that Coyote Valley should remain in agricultural or other non-urban uses. ~~Since that time~~ As of 2021, the City of San Jose has amended its General Plan policies ~~for Coyote Valley~~ to establish an "Agricultural Overlay" for the majority of the area. In northern Coyote Valley, the City of San Jose has also changed the land use designation to "Open Space Parklands and Habitat" for several properties that have been acquired for permanent protection. ~~The northernmost portion has been allocated for campus industrial development, while the middle third and southernmost portion have been designated "urban reserve" and "greenbelt" areas, respectively.~~

In making these changes, the City of San Jose is pursuing a new vision for Coyote Valley, as a unique asset of natural and agricultural lands that should be preserved as a resource for the community.



Growth and Development

Countywide Issues and Policies

The County's policies recognize the need for flexibility regarding the future urban development of Coyote Valley. Well-planned development of Coyote Valley holds potential for alleviating some of our most pressing countywide issues including the need for housing close to jobs, more affordable housing, improved air quality, and greenbelt opportunities, among others. Conversely, poorly managed development could have negative effects on neighboring jurisdictions and districts, the county's overtaxed transportation system, and air quality.

Current policy of the City of San Jose requires that the timing of any housing development within the "Urban Reserve" follow the development of industry in the northern third of the Valley. The primary reason for this policy is the concern that should housing precede jobs, and jobs never materialize, residents without jobs nearby will only increase the amount of traffic congestion that already overburdens major north-south thoroughfares. With a balance of industry, commercial, residential and other land uses in Coyote Valley, residents will be able to locate close to jobs, and highway capacity will be better utilized if there is more of a reverse flow to the current commute pattern. Industry preceding housing should also improve the overall balance of jobs and housing in the City of San Jose, increasing revenues needed to maintain levels of services to existing neighborhoods. (see also section on "Achieving More Balanced Urban Growth and Development" for further policies on this subject).

The County ~~also~~ has an important role to play in ~~terms of development allowed to occur while the lands remain unincorporated,~~ preserving Coyote Valley as an agricultural greenbelt area and a unique resource for climate resilience, while allowing development that is compatible with and necessary to support working farmland. Land uses should remain in large and medium scale agriculture to prevent ~~premature, haphazard urban~~ development that would not be consistent with the State, County, and City of San Jose objectives for the area to preserve the natural resources of the area and increase regional climate resilience once incorporated within San Jose. [See Growth and Development Chapter—Rural Unincorporated Area Issues and Policies, for further elaboration.]



Policies and Implementation

~~C-GD 14~~

~~Future urban development in Coyote Valley should be planned to realize the potential it holds for improving the City of San Jose's existing jobs housing imbalance and for the benefit to the county as a whole, including:~~

- ~~a. development of industrial and commercial land uses in South San Jose prior to further housing development in order to alleviate commute hour traffic congestion along major north south routes;~~
- ~~b. reduced dependence on the automobile and increased use of public transit;~~
- ~~c. an increased variety of housing opportunities; and~~
- ~~d. opportunities for greenbelts.~~

~~C-GD 15~~

~~Land uses along public transit corridors in Coyote Valley should be of sufficient density and adequate design to encourage~~

~~use of public transit and provide affordable housing.~~

~~C-GD 16~~

~~An adequate mix of land uses should be available to employees and residents of Coyote Valley in order to minimize travel demand for goods and services outside the area.~~

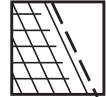
~~C-GD 17~~

~~For the purposes of resource conservation and regional climate resilience, planning for Coyote Valley's future development should provide for the following in the area of resource conservation:~~

- ~~a. permanent preservation of hillsides and valley floor in agricultural uses and open space;~~
- ~~b. retention of a rural greenbelt of ~~non-urban~~ agricultural uses and densities between San Jose and Morgan Hill; and~~
- ~~c. protection of a scenic corridor adjacent to Highway 101.~~

~~C-GD 18~~

~~Anticipated impacts on the South County cities and other jurisdictions from development in Coyote Valley should be adequately mitigated to less than significant levels.~~



Implementation Recommendations

C-GD(i) 4

Employ County General Plan policies for Coyote Valley during the process of:

- a. LAFCO review of proposed annexations and Urban Service Area expansions into Coyote Valley by the city of San Jose; ~~and~~
- b. reviewing San Jose's proposals for specific land use and development patterns for Coyote Valley; and
- c. considering city detachment of Coyote Valley parcels that are currently within the boundaries of the City of San Jose, especially those adjacent to Monterey Highway;

C-GD(i) 5

Pursue a consistent regional approach, in collaboration with the City of San Jose, to development regulations and voluntary preservation incentives in Coyote Valley, such as:

- a. development requirements and standards intended to protect the natural resource base;
- b. property tax reduction programs like the Williamson Act, Farmland Security Zone, and Open Space Easement programs;
- c. permanent preservation efforts through agricultural conservation easements;
- d. investment in the natural and agricultural landscape through grant programs; and
- e. development of an environmental credits program, designed to balance the impacts of development with the nature-based public benefits of rural preservation.

b.

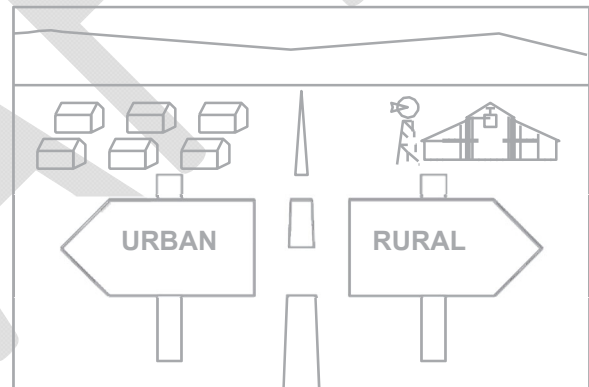
ESTABLISHING LONG TERM URBAN GROWTH BOUNDARIES (UGBS)

Jointly-adopted policies of the cities and the County of Santa Clara have established cities' "urban service area" boundaries for the purpose of guiding the timing and location of urban development. These boundaries function as "short term" urban growth boundaries that generally indicate the areas within which each city is willing and able to provide urban services

and facilities over a five year period.

Long term urban growth boundaries may also be a useful tool for local governments in Santa Clara County to plan for and manage urban expansion over periods longer than five years. The 1980 General Plan recommended that such boundaries be established which would define the ultimate "limit of future urban expansion" for each city within the county (Policy LU 97).

Long term urban growth boundaries would delineate areas each city sees as appropriate and needed for future urban growth over the next 20 years, and conversely, would also indicate those areas not deemed appropriate or necessary to accommodate projected needs for urban lands.



As such, they would complement the existing system of urban service area boundaries by providing a longer term framework within which incremental expansion of urban service area boundaries could take place.

Purposes and Potential Benefits of Long Term Urban Growth Boundaries

Long term urban growth boundaries have several basic purposes or functions. In and of themselves, they delineate areas intended for future urbanization from those not intended for urban uses. However, as a part of the overall countywide strategy for managing and accommodating future urban growth, they can be instrumental in:

- promoting compact urban form and development patterns;
- protecting valuable natural resource areas;
- preventing urbanization of hazard areas; and
- enhancing greenbelt opportunities.

In addition to these overall functions, long term

urban growth boundaries may provide a wide variety of benefits to local governments, landowners, and the general public:

- For local governments, they could provide a useful tool for:
 - i directing the location and extent of future urbanization, and
 - ii planning for needed infrastructure improvements and efficiently providing urban services.
- For landowners, they would increase the certainty over long-term land use in urban fringe areas, providing:
 - i disincentives for speculative land purchases, and
 - ii a surer sense of whether and when lands might be needed for urban purposes. For example, farmers would be given a more solid basis for making long term investment decisions concerning purchases of land, equipment, or other major capital outlays.

DRAFT AMENDMENTS: GENERAL PLAN BOOK B

South County Joint Area Plan Policies



SC 2.2

A diversified economic base should be promoted in order to provide a variety of job types and skills and to insulate the local economy from possible economic downturns. Agriculture should be encouraged as an appropriate part of the economic mix.

SC 2.3

In considering which industries to promote, attention should be given to their impacts on economic development, jobs/housing balance, transportation, energy, public services, water and air quality, and natural and heritage resources. Recognizing the strong interrelationship between industrial growth, jobs/housing balance and transportation system capacity, information generated from monitoring programs should be used to assess the demand created by industrial development for additional housing and transportation improvements, as well as the impacts on water and air quality and on natural and heritage resources.

Job/Housing Balance

Policies

SC 3.0

In the South County communities, jobs and housing should be balanced to minimize increases in housing costs, traffic congestion and commute time and to optimize economic balance and capacity to provide services.

SC 3.1

The South County Cities and the County should seek to attain and maintain a reasonable balance between jobs within each City's incorporated area and housing within each City's Boundary Agreement Area through the use of:

- general plan land use designations,
- zoning and other land use controls,
- growth rate controls on housing and job growth,
- sewer capacity allocations, and
- policies to attract industry that will hire local residents.

SC 3.2

The South County communities should provide housing at a range of costs that meet the needs of all sectors of the workforce. Housing should be distributed among the communities so as to achieve an appropriate population balance and equitable distribution of public services.

SC 3.3

The ratio of jobs to housing should be monitored as development proceeds so that appropriate policies to maintain balance can be implemented, since the three jurisdictions' existing plans, while generally adequate to accommodate the forecast urban growth to 2005, will result in a surplus of jobs relative to housing units.

SC 3.4

The Cities of Morgan Hill, Gilroy and San Jose, and the County should monitor the jobs/housing balance in South County ~~and the Coyote Valley.~~

SC 3.5

Each city should adjust its respective jobs/housing balance as its City Council directs, while continuing to monitor the cumulative impacts of individual communities' development decisions.

SC 3.6

The jobs/housing monitoring program should develop a workable definition of jobs/housing balance, criteria for assessing the effectiveness of remedial actions, and a process for investigating areawide transportation improvements or traffic management programs which will address the effects of jobs/housing imbalance. The role of each jurisdiction in implementing the program should be specified and responsibility for overall coordination should be assigned. Jobs/housing monitoring should be integrated with other monitoring programs to the maximum extent feasible.

NOTE: This document is a preliminary draft of proposed amendments to the Zoning Ordinance for review only and therefore subject to change.

SC 3.7

If actions to correct imbalances are not undertaken or if the jobs/housing monitoring program determines that they are ineffective, the Cities should undertake additional transportation improvements, traffic management programs, and housing programs to offset impacts of higher housing costs on persons with lower incomes.

SC 3.8

The County should retain its policy that urban development and jobs should be provided within cities; the County should not seek to balance jobs and housing within the unincorporated area.

SC 3.9

The County and the City of San Jose should work together to align regulations and preservation goals in Coyote Valley, including policies for uses supportive of the local agricultural economy, like facilities for processing, sales, gatherings, and employee housing.

~~The South County community should work with the City of San Jose to minimize impacts of San Jose's Coyote Valley development on the jobs/housing balance of South County.~~

SC 3.10

If the jobs/housing imbalance in rural areas of South County results in increasing costs for service provision and declining revenues available to cover these costs, the Cities and the County should discuss ways to mitigate the impacts.

SC 4.1

The school districts, the County, and the Cities of San Jose, Morgan Hill and Gilroy should keep each other informed of growth - and development- related school issues. Joint meetings should be held as needed to plan for needed school expansions resulting from new development.

Education

Policies

SC 4.0

Community development and school development should be coordinated to optimize educational goals and enhance the school's role as a community resource.

NOTE: This document is a preliminary draft of proposed amendments to the Zoning Ordinance for review only and therefore subject to change.

SC 4.2

The pattern and timing of growth should be controlled in a way that allows the school districts to plan and finance facilities in an orderly fashion.

SC 4.3

Development should be coordinated with the scheduling of capital funds for schools.

SC 4.4

Development approvals should be conditioned on the availability of schools.

SC 4.5

To allow school facilities to be used most efficiently and to minimize busing needs, residential development should occur in areas which are served by existing schools. To accomplish this, contiguous residential development and infill development within built-up areas should be encouraged.

SC 4.6

Where appropriate, planning should

promote the concept of the neighborhood school, which provides education to the children in the neighborhood and serves as a resource facility to the residents.

SC 4.7

The Cities, school districts and other community and social agencies should coordinate to mobilize additional resources to deal with issues which impact the role of schools, such as drugs, job training and teenage pregnancy, so that these are adequately dealt with during periods of rapid growth or change.

SC 4.8

Sites for new schools should be carefully selected to optimize educational goals.

SC 4.9

In order to avoid de facto segregation in schools, housing for low and moderate income families should be planned throughout the South County where urban services are available. Concentration of such housing in any one area shall be avoided.

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SC 16.12

Proposed trails along Llagas, Uvas and Pacheco Creeks and the Pajaro River should be implemented and connected to the rest of the countywide trail system.

SC 16.13

Greenbelts should define the urban areas of the South County Cities. The northern boundary of Morgan Hill should be defined by a Coyote Valley greenbelt comprised of agricultural uses, housing development directly supportive of and ancillary to agricultural uses, rural estates and the Coyote Park chain. A similar area should be maintained between Morgan Hill and Gilroy to maintain community identity.

SC 16.14

A greenbelt should be established between San Jose and Morgan Hill in the Coyote Valley.

SC 16.15

The area between Morgan Hill and Gilroy should be studied for the purpose of establishing a greenbelt with such land uses as low-density rural residential, agricultural activities such as row crops, and recreation areas.

SC 16.16

The land uses appropriate within a greenbelt should be determined by joint planning activities of South County Cities and the County, and might include:

- a. low-density residential development,
- b. public parks and recreation areas,
- c. privately-operated recreation areas,
- d. agriculture, and
- e. other appropriate uses which may be determined.

SC 16.17

A variety of open space preservation tools should be used to protect open space in South County, including:

- a. public acquisition,
- b. land use regulation,
- c. planning and urban development policy,
- d. economic incentives to landowners,
- e. open space easements,
- f. transfer of development rights,
- g. planned cluster development,
- h. assessment districts, and
- i. dedication of additional lands upon development.

SC 16.18

The recommendations of the Preservation 2020 Task Force should be widely disseminated for review and comment by the South County cities and residents prior to their adoption by the Board of Supervisors.

SC 16.19

The South County jurisdictions should pursue further coordinated action as well as effective individual action to achieve successful implementation of the South County's open space and recreation goals and objectives.

SC 16.20

The South County cities should:

- a. retain important open space lands through planning for orderly, staged urban development;
- b. acquire and develop city and neighborhood parks, providing just compensation for the taking of private lands;
- c. implement portions of trail systems and streamside park chains within their boundaries;
- d. plan and regulate land use to avoid hazardous areas and protect critical natural resources;
- e. designate future open space areas on their General Plans; and,
- f. participate in the development of regional open space preservation programs.

SC 16.21

The County should:

- a. acquire and develop regional parks in the South County, providing just compensation for the taking of private lands;
- b. protect open space resources by regulating land use to prevent the introduction of uses incompatible with open space resource preservation within legally permissible limits, and preserve open space through planning, regulation, acquisition and/or development rights transfer programs;
- c. plan and regulate land use to avoid hazardous areas and protect critical natural resources; and
- d. continue to provide property tax relief via the Williamson Act to landowners who agree to maintain their lands in open space uses.

NOTE: This document is a preliminary draft of proposed amendments to the Zoning Ordinance for review only and therefore subject to change.

SC 18.10

For the current period San Martin should remain an unincorporated, predominantly rural-residential community governed by the County Board of Supervisors. Issues of its future level of development and form of governance should be resolved by community residents, the County, the Cities, and affected special districts.

SC 18.11

The Local Agency Formation Commission (LAFCO) should continue to exclude San Martin from the Spheres-of-Influence of Morgan Hill and Gilroy.

SC 18.12

While San Martin remains unincorporated, the Cities of Gilroy and Morgan Hill should continue to provide LAFCO and the County with constructive comments on decisions and policies relating to San Martin.

SC 18.13

The South County Cities and the County should explore possibilities for resolving San Martin's issues and problems through formal intergovernmental agreements.

SC 18.14

The existing County General Plan policies regarding development densities and the location of commercial and industrial uses in San Martin should remain in effect. If, in the future, changes are recommended, they should be allowed only after a special area plan and an implementation program for San Martin have been developed and adopted.

SC 18.15

A study of the potential costs and impacts associated with each of the future governmental alternatives for San Martin should be conducted. These alternatives should include: incorporation, creation of sanitation or other service districts, and establishment of a municipal advisory council. The findings of the study should be disseminated widely throughout the San Martin area prior to any decisions regarding its future governance.

SC 18.16

If, in the future, changes in the level of development or form of governance are recommended for San Martin, a special area plan and an implementation program should be prepared for the San Martin area. This plan should be prepared with input from the Cities of Gilroy and Morgan Hill, and the San Martin Planning Committee.

Coyote Valley

Policies

SC 19.0

~~Anticipated impacts on the South County resulting from development in Coyote Valley should be reviewed and addressed by the affected jurisdictions, both individually and through cooperative action.~~

SC 19.1

~~Staff of the Cities of Morgan Hill and Gilroy, the County and the School Districts of Morgan Hill and Gilroy should meet periodically with the staff of the City of San Jose to determine the impacts of Coyote Valley development on the South County and to recommend appropriate responses for each jurisdiction.~~

SC 19.2

~~Specific attention should be given by the jurisdictions to identify appropriate mitigations to impacts on the education/school system, since quality of education is a primary objective of the South County community.~~

SC 19.13

The jurisdictions should develop a plan and specific measures for preserving a major greenbelt area between San Jose and Morgan Hill. This preserved area should support the long-term viability of the agricultural economy in tandem with the natural characteristics that increase regional climate resilience.

SC 19.24

LAFCO in reviewing proposed actions in the Coyote Valley should consider regional-jobs/housing balance, school impact, and climate resilience, sustaining the local agricultural economy, and implementation of the Coyote Greenbelt.

NOTE: This document is a preliminary draft of proposed amendments to the Zoning Ordinance for review only and therefore subject to change.

South County Joint Area Plan Policies



SC 19.35

The County should proceed to implement its Monterey Road policy in the Coyote Valley to upgrade or abate the existing uses. Careful attention should be given to all uses being considered along Monterey Road in the proposed Coyote Greenbelt area.

SC 20.2

The draft policies contained in the Appendix A to the Truck Stop Siting Report (and as Appendix C to this report) are recommended as a guide for the evaluation of truck stop proposals. These draft policies should be referred to appropriate agencies and organizations for their review and comment.

Truck Stops

Policies

SC 20.0

Truck stops should be located near major truck routes, and because of their demand for higher levels of police and fire protection, and the nature and range of activities they generate, proposals to develop truck stops should be thoroughly evaluated for a variety of locational, environmental, fiscal, and safety-related considerations, as outlined in Policy 20.1.

SC 20.3

The Committee's recommended policies and criteria for the evaluation of proposed truck stop development in South County should be reviewed and adopted by the three jurisdictions.

SC 20.4

Those truck stops which are allowed within the cities of the South County should be located near major trucking routes in an area which will serve the maximum number of truckers, thereby minimizing the need for additional truck serving facilities and minimizing the impacts of truck traffic on the community.

SC 20.1

Proposals to develop truck stops should be evaluated for:

- a. access from major highways,
- b. compatibility with existing or future adjacent land uses,
- c. potential safety hazards, and availability of adequate water supplies for fighting fires,
- d. potential impacts on groundwater and surface water quality,
- e. environmental constraints,
- f. public costs and revenues related to the proposal,
- g. availability of other truck serving facilities in Santa Clara County and neighboring counties,
- h. growth inducing impacts,
- i. proximity of the project to major trucking routes and the projects ability to provide services to the maximum number of truckers,
- j. need for sewer facilities,
- k. need for and availability of police and fire services, and
- l. need for hazardous materials management.

Potential Intergovernmental Agreements

Policies

SC 21.1

The South County Cities and the County should continue to build upon their existing agreements and work in concert with neighboring jurisdictions, school districts and agencies in order to further the coordination and cooperation which has already begun.

SC 21.2

The South County Cities and the County should:

- a. Review and prioritize the recommendations of the South County Joint Planning Advisory Committee, with particular attention to those recommendations requiring joint action in order to identify which are appropriate for intergovernmental agreements.
- b. Review the various available types of intergovernmental agreements and proceed with those agreements which are determined to be appropriate.