

Proposed General Plan Update Goals, Policies, and Implementation Actions



Greenline / Urban Growth Boundary

The Greenline / Urban Growth Boundary establish the maximum extent of urban development and the extent of the provision of urban services in San Jose, respectively. The Greenline / Urban Growth Boundary Goals and Policies further many aspects of the Plan Vision, including the Environmental Leadership, Quality Education & Services, Healthy Neighborhoods, and Interconnected City elements. The Greenline / Urban Growth Boundary Goals and Policies work in concert with many other goals and policies in this Plan, such as those in the Hillside & Rural Areas Design and the Fiscal sections. The Urban Growth Boundary and Urban Service area are typically congruous and typically follow the fifteen percent slope line, with some exceptions due to existing development patterns or site-specific conditions. For example, the Greenline / Urban Growth Boundary could be located below the fifteen percent slope line if geologic or other site-specific criteria preclude development from occurring on the site.

Modifications to the Greenline/Urban Growth Boundary

1. The Greenline/Urban Growth Boundary is intended to be the ultimate limit to urban and suburban development in San José and all urban and suburban development should occur within this boundary. To ensure the long-term stability and integrity of this strategy, significant modifications to the Greenline/Urban Growth Boundary and its supporting policies are strongly discouraged and should only occur as part of a Major General Plan Update. (San Jose 2020 General Plan, revised)
2. Any proposed modifications to the Greenline/Urban Growth Boundary location or supporting policies should be compatible with all applicable provisions of both the City and County General Plans. (San Jose 2020 General Plan)
3. Expansions to the Greenline/Urban Growth Boundary or modifications to its supporting policies may only be considered during a comprehensive update of the General Plan involving a community task force similar to the Envision San José 2040 General Plan Update process and only if the City Council makes certain findings regarding the following:
 - a) Citywide Fiscal and Service Considerations
 - The City's fiscal condition is stable, predictable, and adequate in the long-term according to a five-year economic forecast for the City which projects a balanced budget or budget surplus for each of the forecast years.
 - The City is able to effectively provide and maintain urban services to existing residents and businesses at 2010 levels based on thorough fiscal analysis.

b) Specific Modification Proposal Considerations

- The effect of the proposed modification in terms of avoidance of inducing growth beyond the G/UGB or encouraging further modifications to it.
- The effect of the proposed modification in terms of avoidance of adverse impacts on viewsheds from the valley floor, other scenic views, wild land areas, agricultural lands, or open space preserves or parks.
- The necessity of the modification to achieve other important goals of the General Plan, such as improving the City's jobs/housing balance, while avoiding conflict with the overall purposes of the G/UGB and key General Plan goals and policies, such as encouraging growth in the Identified Growth Areas.
- The effect of the proposed modification on the City's ability to provide and maintain urban services to existing residents and businesses at least at 2010 levels as shown by a thorough urban services analysis.
- The effect of the proposed modification on the City's ability to maintain or improve its fiscal condition and the ability of any future development of the expansion area to generate sufficient revenues to meet its need for City services as shown in a fiscal analysis.
- The effect of the proposed modification on the adequacy of City resources available to serve lands proposed for inclusion within the G/UGB as well as adequately maintain services to land within the existing Urban Service Area as shown by a thorough fiscal analysis.

These findings will be codified under Title 18 of the Municipal Code which will govern the G/UGB modification procedures. The achievement of these findings shall not be deemed the sole grounds for approval of a significant modification of the UGB. The Council must additionally determine that the proposed expansion of the UGB provides an overwhelming public benefit. The findings listed above should be considered for modification only during a comprehensive update of the General Plan. (San Jose 2020 General Plan, revised)

4. Joint City/County community meetings and separate City and County public hearings shall be conducted for any proposal to significantly modify the Greenline/Urban Growth Boundary or its supporting City or County General Plan policies. City and County staff should work together to establish broad public notification provisions for these meetings. (San Jose 2020 General Plan)
5. Contractions to the Greenline/Urban Growth Boundary may be considered during the Annual Review of the City's General Plan if certain criteria are met. These criteria should address the following: the slope of the property; the size of the area affected; the location of the property relative to other existing or planned urban uses and the ability of the proposal to integrate with those uses; the environmental effect of the proposal; and other pertinent factors. These criteria should be listed

in Title 18 of the Municipal Code which will govern Greenline/Urban Growth Boundary modification procedures. (San Jose 2020 General Plan, revised)

Greenline / Urban Growth Boundary Goals and Policies

- Goal UGB-1** **Direct new development to areas where urban services are provided in furtherance of both the City and County General Plans and environmental, aesthetic, fiscal, safety & hazards management, and other goals of this Plan.**
- Policy UGB-1.1 Delineate the extent of future urban expansion and reinforce fundamental policies concerning the appropriate location of urban development and the provision of urban services in furtherance of both the City and County General Plans by establishing and respecting the Greenline/Urban Growth Boundary and Urban Service Area (G/UGB & USA). (San Jose 2020 General Plan, revised)
- Policy UGB-1.2 Promote fiscally and environmentally sustainable development in locations where the City can most efficiently provide urban services. (San Jose 2020 General Plan)
- Policy UGB-1.3 Preserve substantial areas of the surrounding hillsides, baylands, and other lands, as open space both to conserve the valuable natural resources contained on these lands and to protect valley floor viewsheds. (San Jose 2020 General Plan)
- Policy UGB-1.4 Use the UGB/USA to protect public health and safety by preventing urban development in areas subject to natural hazards, in accordance with the Hillside & Rural Design Policies and the Safety & Hazards Management Policies. (San Jose 2020 General Plan)
- Policy UGB-1.5 Reserve areas outside the G/UGB & USA for rural, agricultural, open space, habitat, or other very low-intensity uses. Prohibit development outside of the G/UGB & USA that exceeds one dwelling unit per 20 acres, unless the Land Use/Transportation Diagram designation for the property and other applicable policies specifically allow for additional density. Maintain City & County commitments to land uses that maintain the rural, agricultural, habitat, or other low-intensity character in these areas.
- Policy UGB-1.6 Prohibit expansion of the G/UGB except through a Major General Plan Update process. Any expansions to the G/UGB must be consistent with applicable portions of this section and the Fiscal Sustainability section of the San Jose 2040 General Plan and be consistent with applicable LAFCO policies.

- Policy UGB- 1.7 Achieve greater consistency between City & County land use and development policies for the lands outside the Greenline/Urban Growth Boundary and improve the referral and decision-making processes governing development proposals or policy proposals affecting these lands. (San Jose 2020 General Plan)
- Action UGB-1.8 Establish a program to create new zoning districts for hillside areas and rezone those lands outside of the Greenline/Urban Growth Boundary under City jurisdiction to conform with the General Plan designations of these areas and to be consistent with the purposes of the Greenline/Urban Growth Boundary.
- Action UGB-1.9 Develop consistent implementation measures between the City & County to achieve the goals and carry out the policies of the Greenline/Urban Growth Boundary. (San Jose 2020 General Plan)