

San Jose 2020 General Plan Natural Resources Goals and Policies

Agricultural Lands and Prime Soils Goal:

- Avoid the premature conversion of agricultural lands to urban uses.

Agricultural Lands and Prime Soils Policies:

1. Williamson Act contracts and other forms of property tax relief should be encouraged for agricultural lands in non-urban areas.
2. The City should promote the passage of legislation to establish Countywide or Statewide agricultural preservation programs, including the funding necessary for implementation of such programs.
3. Preservation of agricultural lands and prime soils in non-urban areas should be fostered in order to retain the aquifer recharge capacity of these lands.





California Environmental Quality Act (CEQA) – Responsibilities

- **Inform** the public and decision makers of potential significant effects on the environment from a proposed project.
- **Identify** ways to reduce or avoid significant effects on the environment by either incorporating mitigation measures or by proposing/analyzing alternatives to the project.
- **Require** that feasible mitigation measures be incorporated into a project with a significant impact
- **Disclose** to the public why a project may be approved when significant effects are involved and cannot be avoided or otherwise reduced to a less than significant level (i.e., Finding(s) of Overriding Consideration).

California Environmental Quality Act (CEQA) Definition of Agricultural Land*



Agricultural land:

In areas where lands have been surveyed by the State
"Agricultural land" means prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture land inventory and monitoring criteria, and as modified for California.

*California State Resource Code Division 13, Environmental Protection

California Land Evaluation and Site Assessment Model (LESA)

The California LESA Model uses six different factors to rate the relative quality of land resources based upon specific measurable features, rated separately on a 100-point scale:

- **Land Evaluation Criteria (50%)**

- Land Capability
- Soil(s) Quality/Type

- **Site Assessment Criteria (50%)**

- Project Size
- Water Resource Availability
- Surrounding Agricultural Land
- Surrounding Protected Resource Land

COYOTE VALLEY SPECIFIC PLAN



Past vs. Proposed City Policy

	Past	Proposed
<ul style="list-style-type: none">• Determine environmental impact significance for conversion of agricultural land.	x	x
<ul style="list-style-type: none">• Identify feasible mitigation measures:<ul style="list-style-type: none">a. Reduce to a less than significant level (no net loss).b. Reduce impact but not to a less than significant level.	— —	— x
<ul style="list-style-type: none">• Adopt finding of overriding consideration (when required).	x	x
<ul style="list-style-type: none">• Take action on the proposed project.	x	x

COYOTE VALLEY SPECIFIC PLAN

Agriculture Conversion Policy Options

OPTION	MITIGATION	REDUCE SIGNIFICANCE	ADOPT OVERRIDING CONSIDERATIONS
I	None	No, significant unavoidable	Yes
II	Yes (at least 1:1*)	Yes, less than significant	No
III	Yes (less than 1:1*)	No, significant unavoidable	Yes
IV	Yes (at least 1:1*)	No, significant unavoidable	Yes
V	Yes No Net Loss** (1:1 or greater)	Yes, less than significant	No

* “Existing” - Agricultural land used for mitigation would be land which is currently in agricultural use, agriculturally zoned and or designated on the 2020 General Plan Land Use/Transportation Diagram as Agricultural.

** “No Net Loss” - Agricultural land used for mitigation would be those lands with prime soil but are currently developed with non-agricultural uses or those currently zoned or designated as non agricultural and converted to agricultural uses permanently.

NEXT STEPS

- DEVELOP MITIGATION PROGRAM FOR CONVERTED AGRICULTURAL LAND(s)
 - Meet with stakeholders.
 - Identify appropriate mitigation.
 - Identify implementation techniques.
 - Identify process for ongoing management and monitoring program(s).





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OTHER UPDATES

COYOTE VALLEY SPECIFIC PLAN WORK PLAN



- City Council Progress Reports
 - Traffic
 - Fiscal/Financial/Phasing
 - Draft Specific Plan
 - Draft Zoning
- Complete EIR
- Continue Community Involvement