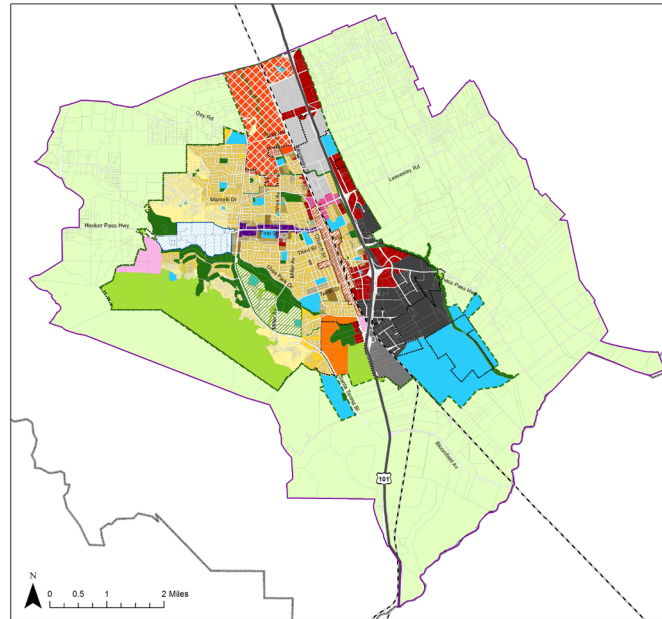
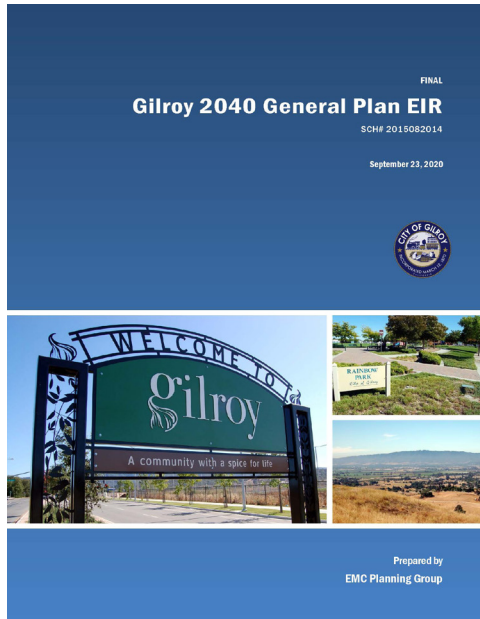


GILROY 2040 GENERAL PLAN AND PROGRAM ENVIRONMENTAL IMPACT REPORT



Gilroy General Plan Land Use Diagram

- Planning Area/Sphere of Influence
- Urban Growth Boundary
- Urban Service Area
- County Boundary
- Proposed Park
- Proposed School
- Residential**
 - Hillside Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
- Commercial**
 - General Services Commercial
 - City Gateway District
 - Visitor Serving Commercial
- Industrial**
 - General Industrial
 - Employment Center
 - Industrial Park
- Mixed Use**
 - Neighborhood District North
 - Neighborhood District South
 - Mixed Use
- Specific Plans**
 - Downtown
 - Glen Loma Ranch
 - Hecker Pass
- Other**
 - Rural County
 - Open Space
 - Park and Recreation Facility
 - Public and Quasi-Public Facility
 - Urban Reserve



Award-winning Project: Comprehensive Plan - Small Jurisdiction Award of Merit, American Planning Association California Chapter, Northern Section (2021)

EMC Planning Group was under contract to Mintier Harnish as the deputy project director to assist with preparation of the new general plan and to prepare the general plan EIR. EMC Planning Group prepared sections of the General Plan Background Report, assisted with workshops and the general plan advisory committee, and wrote and edited policy for the general plan, prior to the project being put on hold in 2016 by the City of Gilroy in response to a voter-approved initiative. The city re-activated the project in 2017, and EMC Planning Group continued with preparation of the EIR.

The 2040 General Plan retains the existing Urban Growth Boundary, approved by initiative in 2016 by the voters in Gilroy, with the purpose of protecting the unique character of Gilroy and the agriculture and open space character of the surrounding areas. The development potential includes up to 6,477 new housing units (single-family and multi-family), an additional population of 19,756, and 21,434 new jobs. This development potential could be reached assuming all under-utilized land is redeveloped and vacant land is developed, all consistent with the land use designations in the proposed Gilroy 2040 General Plan Land Use Diagram. The EIR addressed the following environmental issues: aesthetics, loss of important farmland, air quality, sensitive biological resources, historic and unique archaeological resources, energy resources, geologic hazards, greenhouse gas emissions, hydrology and water quality, noise public services, transportation (LOS and VMT), utilities, and wildfire.

Location

Gilroy, CA

Client

City of Gilroy
7351 Rosanna Street
Gilroy, CA 95020
Tel 408.846.0400

Year Completed

2020

Budget

\$471,864.00