



Urban Growth Boundary for Solvang

What is an Urban Growth Boundary (UGB)?

- ❖ Legal border or line separating urban areas from surrounding natural and agricultural lands, or greenbelts.
- ❖ Set for specified period of time, usually 20-30 years.
- ❖ Boundary changes, other than certain specified exceptions, require majority vote by city residents.
- ❖ UGBs included in General Plan.

How is an Urban Growth Boundary obtained?

1. Initiative process by residents.
City Council Adopts or Places on ballot without alteration
2. Initiative process by City Council
write and Adopt ordinance or Place it on ballot

Only majority vote required, using General Elections saves money

How are Urban Growth Boundaries used in California?



68 CA cities or counties considered adopting UGBs, 63 adopted

In our region 11 citizen initiatives approved

- Buellton
- Goleta
- Ventura County
- 8 Ventura County cities

2012-2018, 18 of 20 measures approved by significant majority

Specifics included in Urban Growth Boundaries?

Exceptions included in most ordinances:

*No unconstitutional taking of private property

*Not applicable:

Projects with vested right or development agreement

Land use under state or federal law

Ordinance might include regulations regarding

- Agricultural land
- Open Space land
- Housing
- Municipal and/or Public Services
 - Water
 - Wastewater
 - Parks
 - Schools

Arguments for and against Urban Growth Boundaries

Against:

May negatively affect housing supply, affordability and overcrowding

May need to wait for election for approval of development outside the city

For:

Preferred tool for giving residents a vote

Preserves agricultural land and open space

Encourages infill development within city

Save Our Solvang favors Solvang's current city limits for our city's Urban Growth Boundary



Conclusions

Residents are those most affected by annexations to the city.



Residents are entitled to a vote.

Urban Growth Boundaries have helped other cities in California.

Save Our Solvang asks that members of the Solvang City Council develop an Urban Growth Boundary initiative and place it on the ballot for the next General Election in November 2020.