

City Council Study Session: Urban Growth Boundaries

April 7, 2025



Agenda

- » **What is an Urban Growth Boundary?**
- » **UGB Examples**
- » **Policy and Implementation Considerations**



What is an Urban Growth Boundary?

A geographic boundary that delimits areas in which urban development will occur, and requires that only rural, natural and agricultural uses occur outside of it.



UGB Goals

- ❖ **Minimize urban sprawl.**
- ❖ **Minimize service costs.**
- ❖ **Create more compact development patterns.**
- ❖ **Preserve agricultural and natural lands.**
- ❖ **Lessen natural hazards (wildfire).**



Jurisdictional Level

- ❖ Can occur at both County and Municipal (City / Town) level
- ❖ Only binds the adopting jurisdiction
- ❖ Most effective if adopted by both County and Municipality



Adoption Options

- ❖ City Council / Board of Supervisors
- ❖ Popular Vote (then requires vote to change)



Related Regulatory Approaches

- ❖ **LAFCO Support**
- ❖ **Regional Memorandum of Understanding**
- ❖ **Requirement of Regional Body**
- ❖ **County Limitations on Urbanization to Specific Areas**
- ❖ **Prohibition on Changes to Land Use Designations without Popular Vote**
- ❖ **Revenue Sharing**



UGB Examples



Northern California

❖ Santa Clara County

- Cupertino
- Gilroy
- Los Gatos
- Milpitas
- Morgan Hill
- Palo Alto
- San Jose

❖ Monterey County

- Marina
- Salinas (limits development to certain areas)

❖ San Mateo County

❖ Alameda County

- Alameda County
- Dublin
- Fremont
- Hayward
- Livermore
- Pleasanton

❖ Contra Costa County

- Contra Costa County
- All municipalities in the County

❖ Marin County

- Marin County
- Novato



Northern California

❖ Napa County

- Napa County (popular vote to allow urban uses)
- American Canyon
- Napa
- Saint Helena
- Yountville

❖ Solano County

- Benicia
- Fairfield
- Rio Vista
- Vallejo
- Vacaville

❖ Sonoma County

- Cloverdale
- Cotati
- Healdsburg
- Petaluma
- Rohnert Park
- Santa Rosa
- Sebastopol
- Sonoma
- Windsor

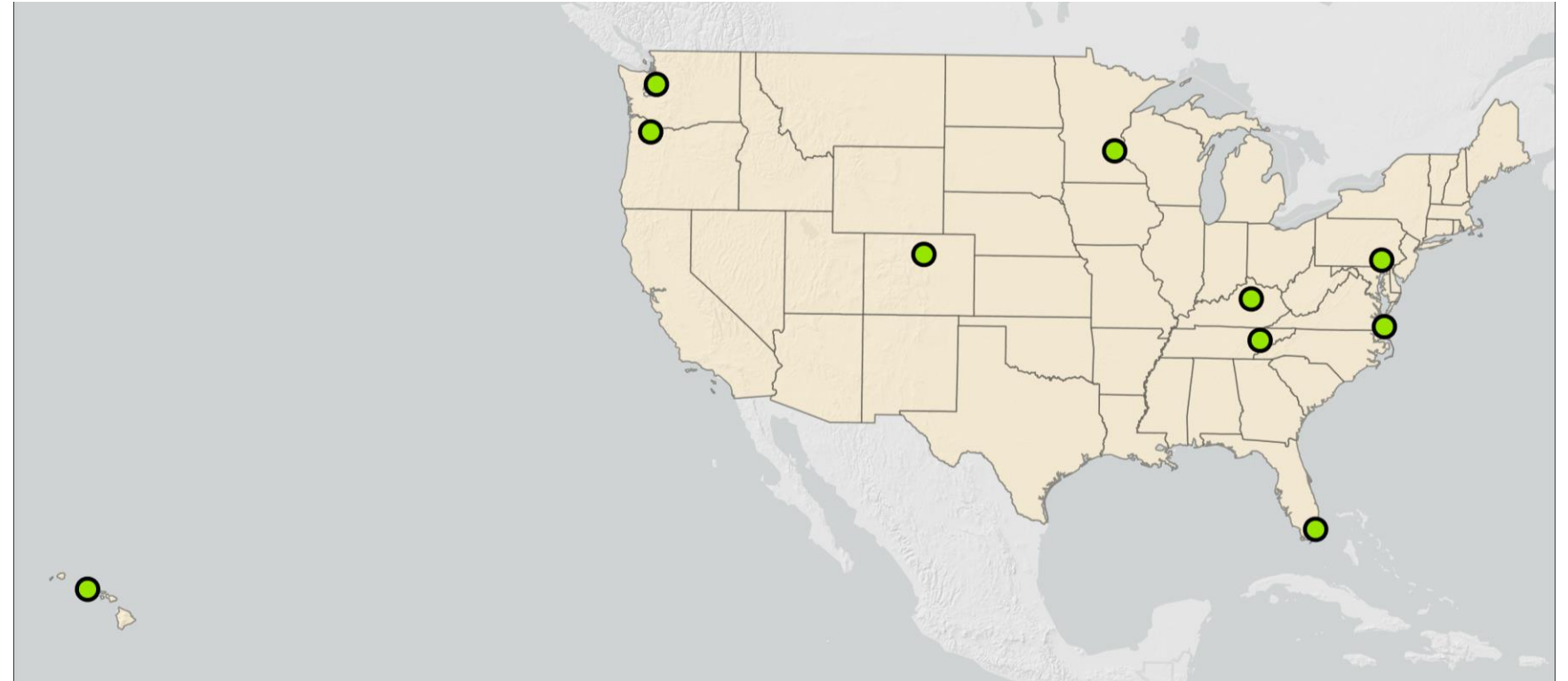
❖ Central Valley

- Sacramento County (strict limits on urbanization)
- Yolo County (strict limits on urbanization)
- Winters
- Davis (no new urbanization without popular vote)

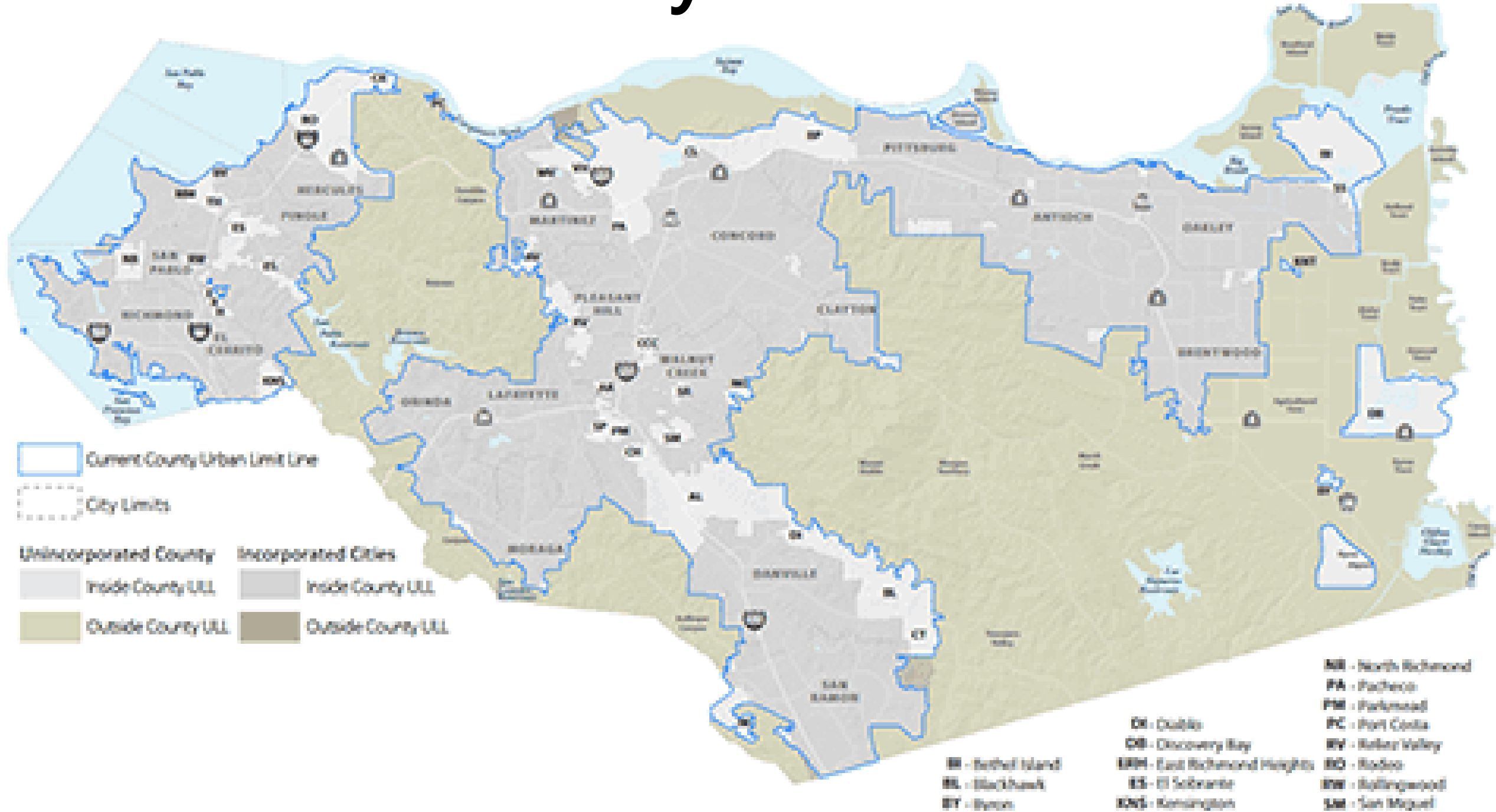


Other US Locations

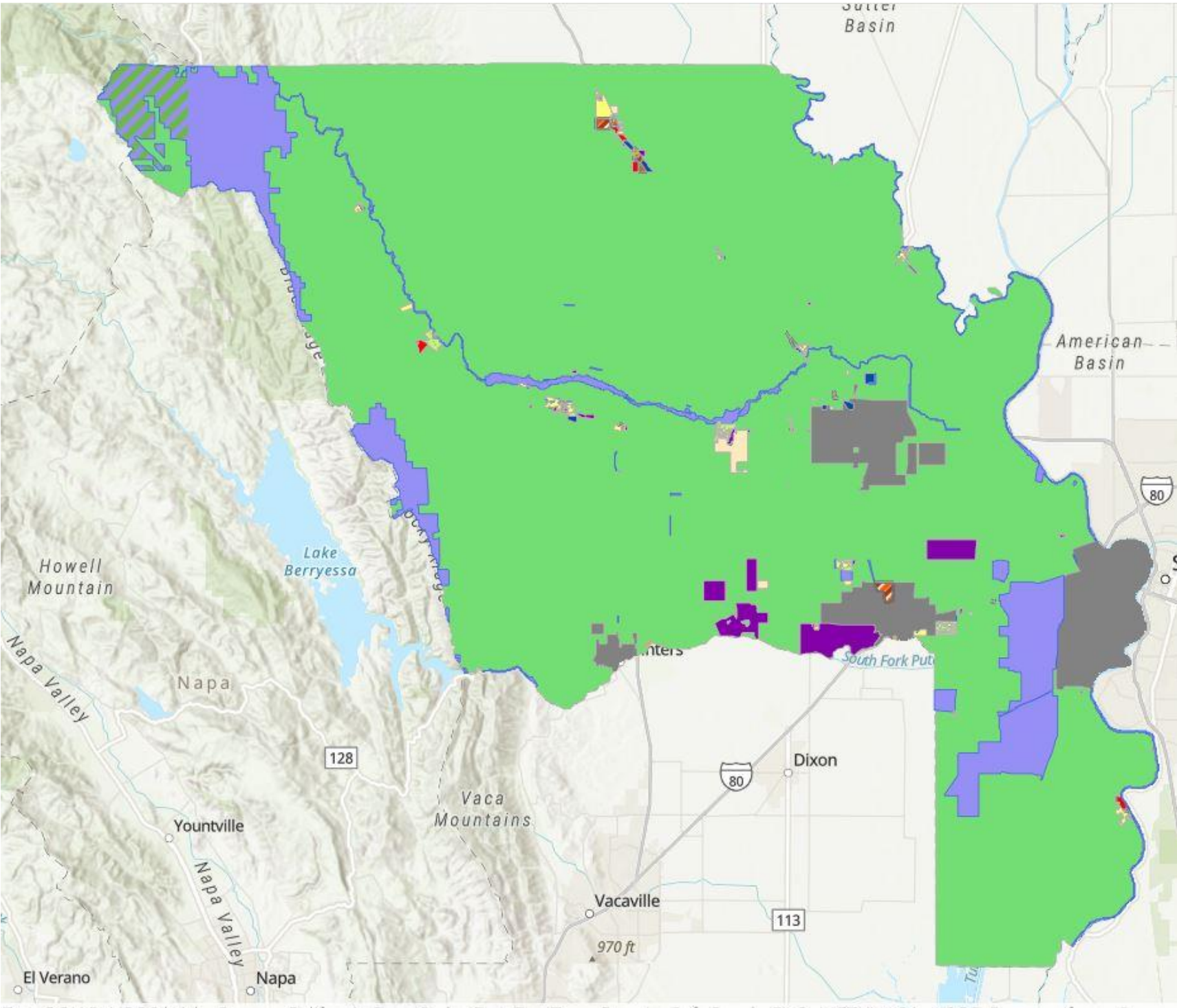
- ❖ Portland, Oregon
- ❖ Boulder, Colorado
- ❖ Honolulu, Hawaii
- ❖ Virginia Beach, Virginia
- ❖ Lexington, Kentucky
- ❖ Seattle, Washington
- ❖ Knoxville, Tennessee
- ❖ Miami-Dade County, Florida
- ❖ Minneapolis–Saint Paul, Minnesota
- ❖ Lancaster County, Pennsylvania



Contra Costa County



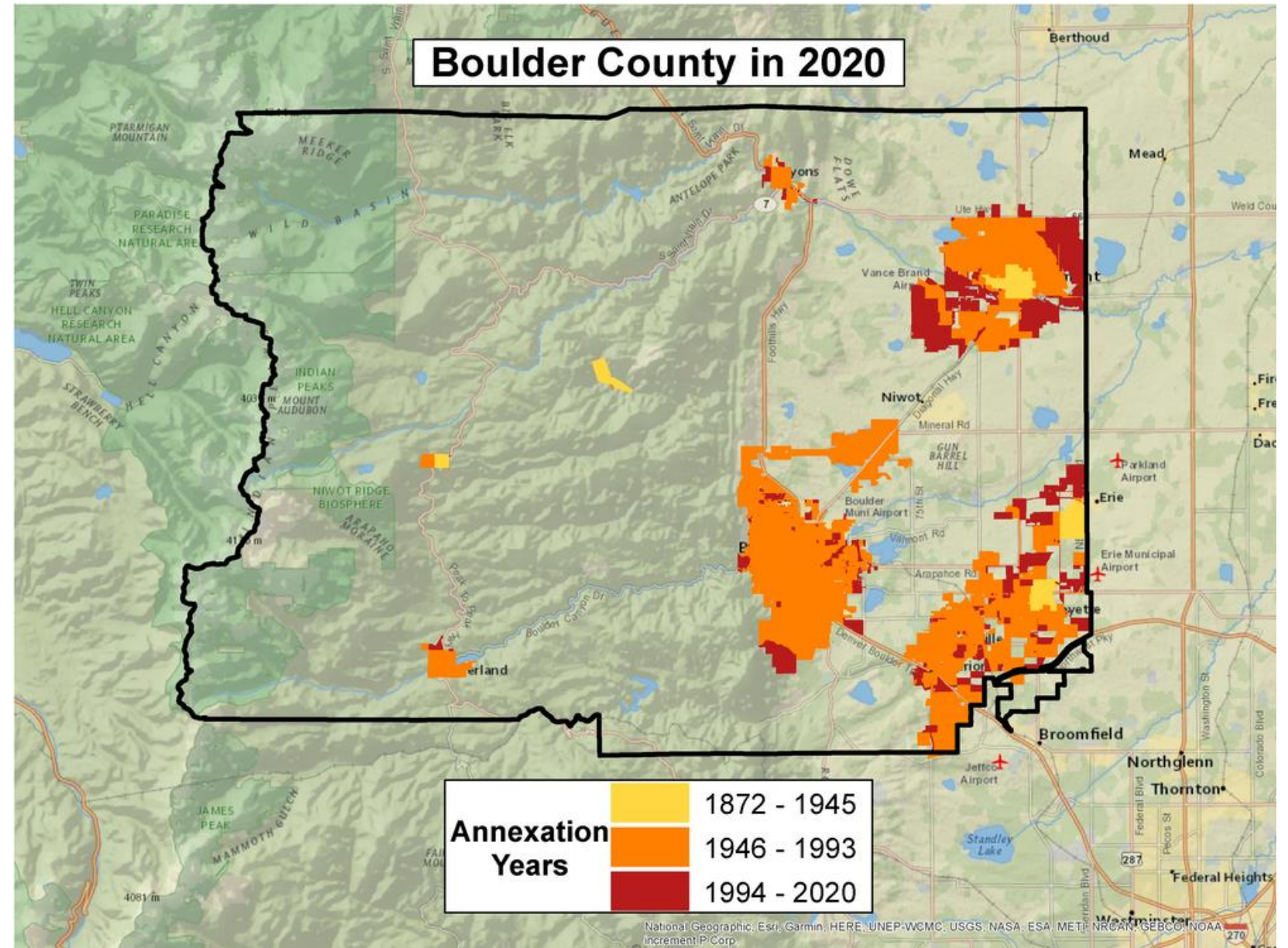
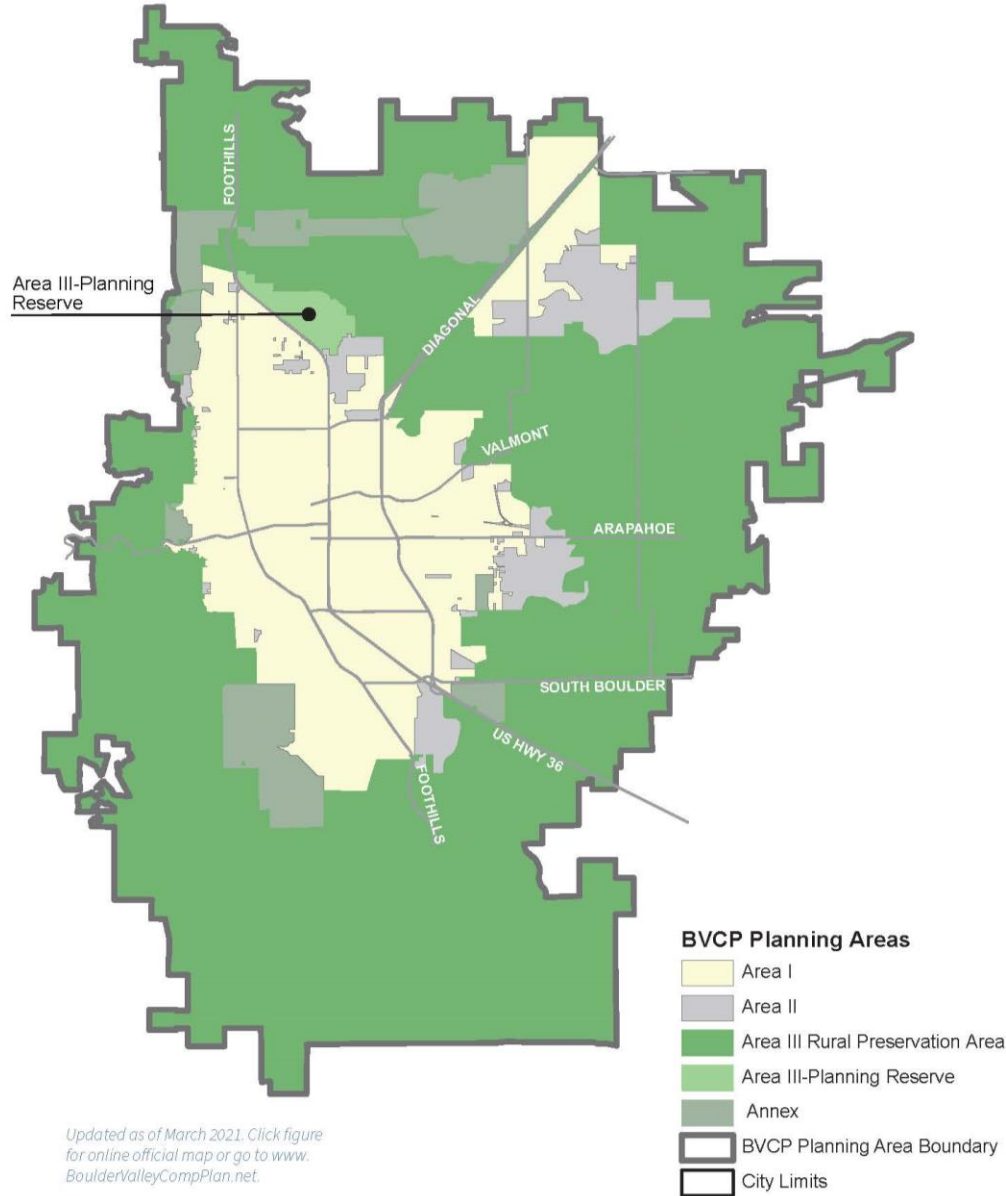
Yolo County



Lexington, Kentucky



Boulder, Colorado



Policy and Implementation Considerations



Inside the UGB

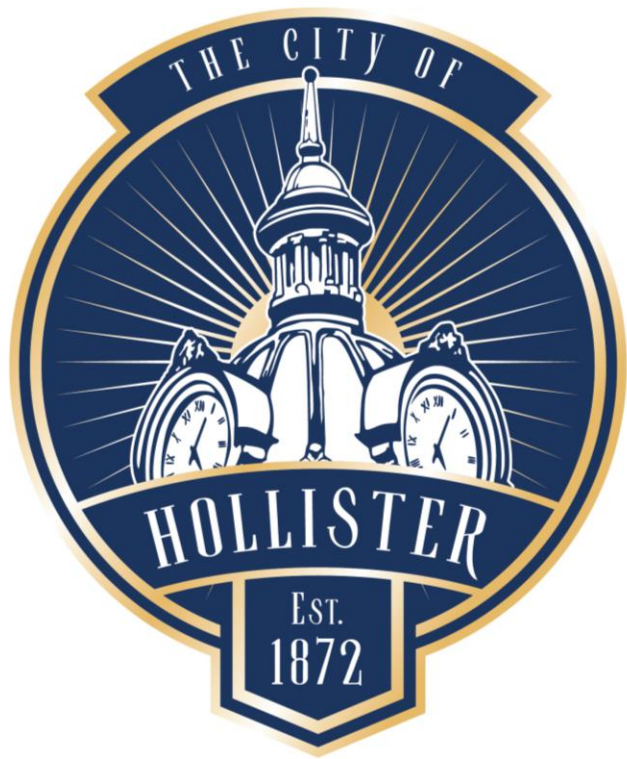
- ❖ Adequate land supply
- ❖ Infill opportunities
- ❖ Adequate allowed densities
- ❖ Infrastructure and redevelopment assistance
- ❖ Potential RHNA implications



Outside the UGB

- ❖ **Limitations on Urban Uses**
- ❖ **Acquisition of Development Rights**
 - ❖ Agricultural Lands Preservation Program
 - ❖ Land Trusts
 - ❖ Publicly owned lands
- ❖ **Revenue Sharing**





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