



Urban Growth Boundary

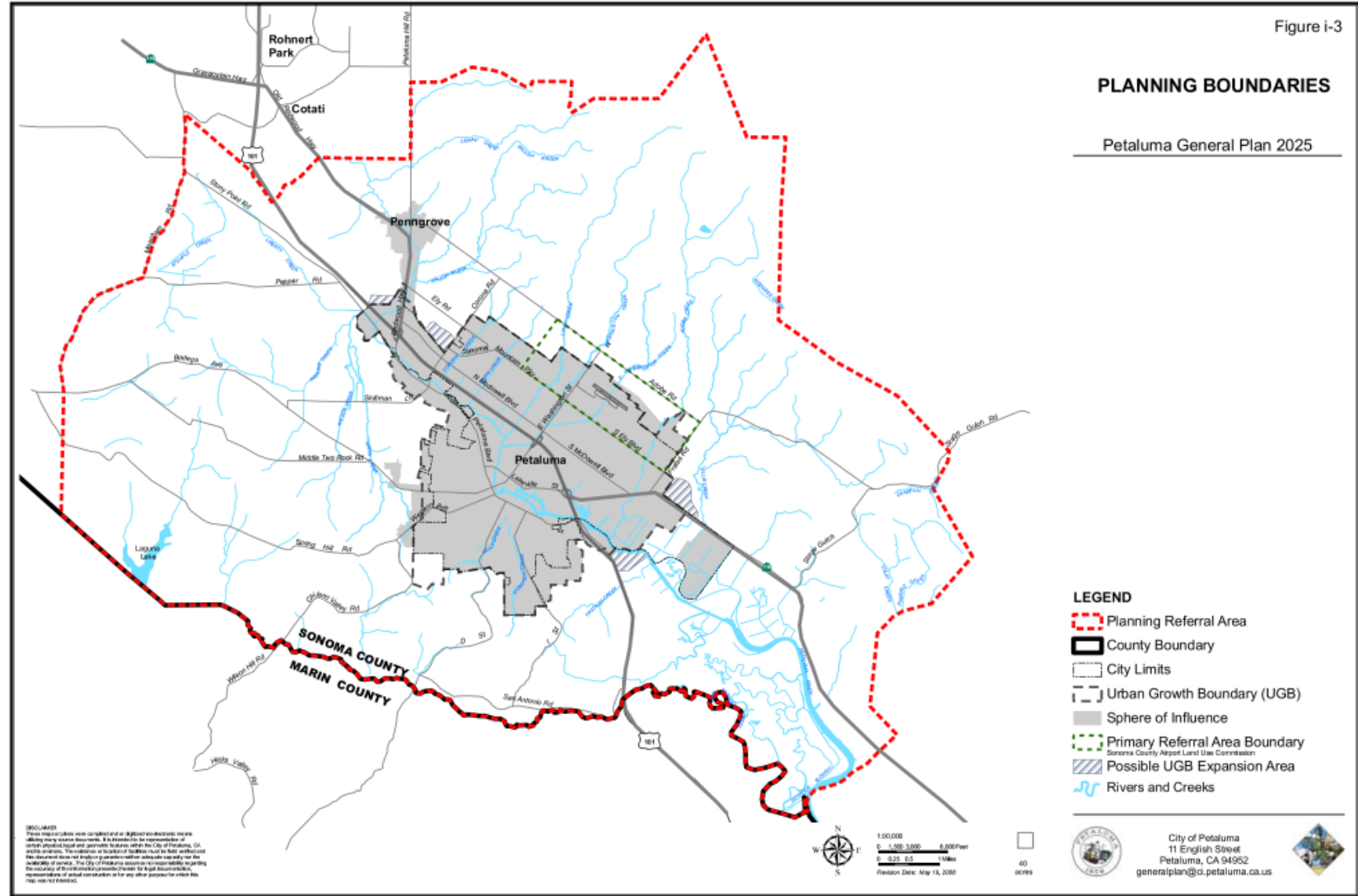
CITY COUNCIL MEETING
JANUARY 22, 2024

Background

- Long history of local efforts to manage growth
- Initiated as response to sprawl development and failing infrastructure in 1960s
 - 1961 General Plan recognized benefits of compact development patterns
 - Environmental Design Plan of 1972 established urban separator
 - Residential Growth Management limited residential growth to 500 units per year
 - Environmental Design Plan of 1978 extended effective date of the urban separator
 - 1987 General Plan designated Urban Limit Line and delineated outer edge for urban development
- Urban Growth Boundary
 - First adopted by voters in 1998
 - Largely mirrored Urban Limit Line from 1987 General Plan
 - Confined growth and physical development
 - Initial adopted extended UGB to 2018
 - Extended by voters in 2010 to 2025 to match newly adopted General Plan

Expansion Areas

- Adopted with UGB in 1998
- No annexation has occurred
- Approximately 330 acres
- Four expansion areas



Exceptions

- 1998 Ballot Measure
- General Plan Policy 1-P-32
- Allows amendment to UGB by the City Council without voter approval under four exceptions
- No exception approved to date

- **Exception I**

- To comply with state law regarding provision of housing for all economic segments of the community
- Limited to no more than 5 acres per year

- **Exception II**

- To avoid a constitutional taking due to UGB boundaries
- Requires six-seventh vote of City Council

- **Exception III**

- For Transit Oriented Development and local-serving commercial near transit
- Limit to 1,500 foot radius of rail station
- For office or industrial uses to improve local employment
- Limit to 100 acres before December 31, 2025
- Requires six-seventh vote of City Council

- **Exception IV**

- For agricultural or agricultural support use
- Requires six-seventh vote of City Council

Objectives

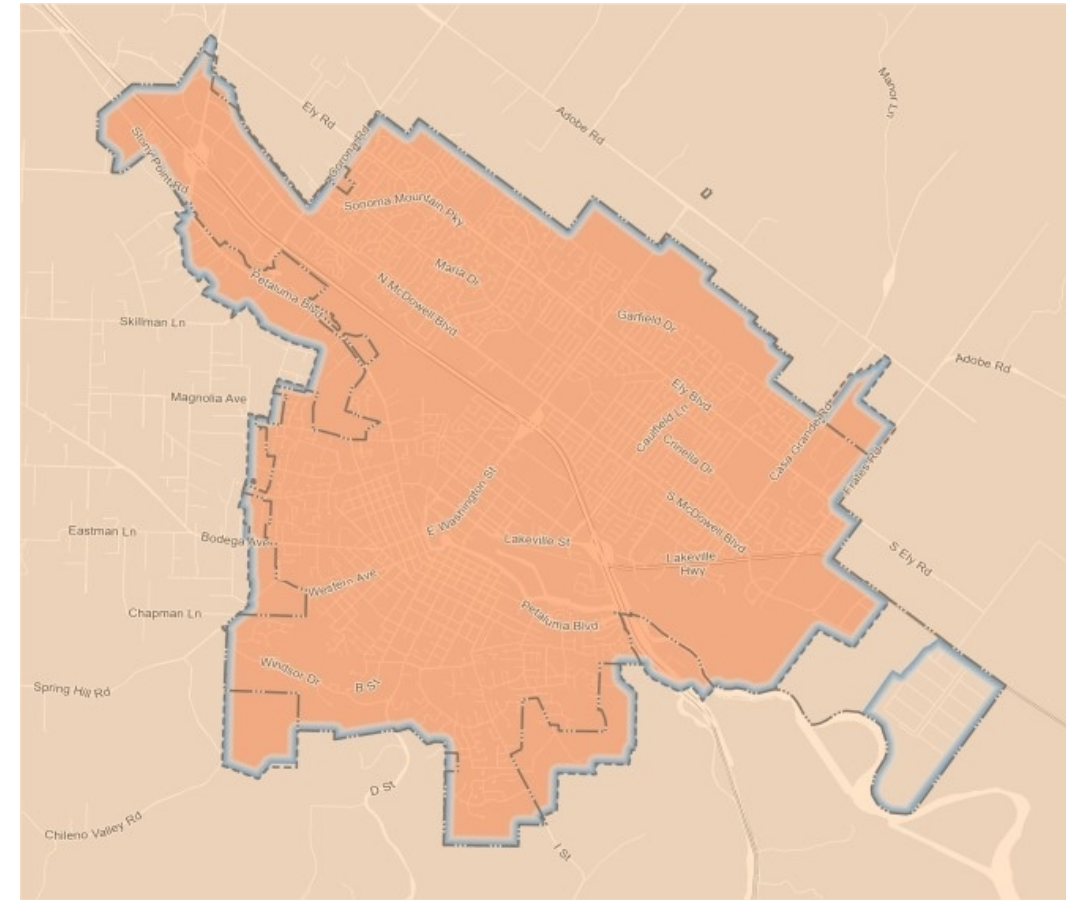
- Original Measure I: UGB

- Encourage efficient growth patterns and protect the quality of life
- Foster public health and safety and productive investment for farming enterprises on lands outside Petaluma's UGB
- Protect Petaluma's natural setting
- Concentrate growth to limit the extent of required City services and restrain increases in their costs
- Allow the City to continue to meet the housing needs for all economic segments of the population
- Promote stability in long-term planning for the city and allowing sufficient flexibility within those limits to respond to the city's changing needs over time



Recommendation

- Based on time and budget considerations
- Based on considerations such as:
 - GP Update
 - Construction of Petaluma North Station
 - Specific Plan grant award
 - Public input during GPU
- Recommendation that City Council direct staff to prepare a measure for the November 2024 ballot to extend the UGB, including the following:
 - No change to existing UGB boundaries or expansion areas
 - Extend the expiration of the UGB to 2050
 - Modify General Plan Policy 1-P-32, Exception III to allow expansion of an approximately ½ mile radius from a rail transit station for TOD



General Plan Update

- Originally UGB extension anticipated to sync with GPU
- GPU anticipated to be adopted in summer of 2025
- Outreach during visioning indicated potential support for UGB expansion at the corner of Corona and SMART rail to facilitate TOD near new station
- Minimal interest in other UGB expansion areas
- Current recommendation is to keep existing UGB boundaries with focus on potential in area around Petaluma North Station



Regional Housing Needs Allocation

- Petaluma's 6th Cycle RHNA = 1,910 units
- No opportunity sites can be outside of city limits unless there is an active annexation request
- Petaluma demonstrated capacity to fully accommodate RHNA within City Limits
- Ability to meet housing needs during next eight years is not contingent on annexation

2023-2031 Housing Element

February 2023

 CITY OF PETALUMA
GENERAL PLAN UPDATE

Priority Development Area

- Infill area in proximity to existing transit infrastructure optimal to bring together transit, jobs, and housing as part of regional growth framework
- Corona PDA recently adopted in anticipation of the build out of the Petaluma North Station
- Includes UGB expansion area
- Vital part of the evolution of this area of Petaluma



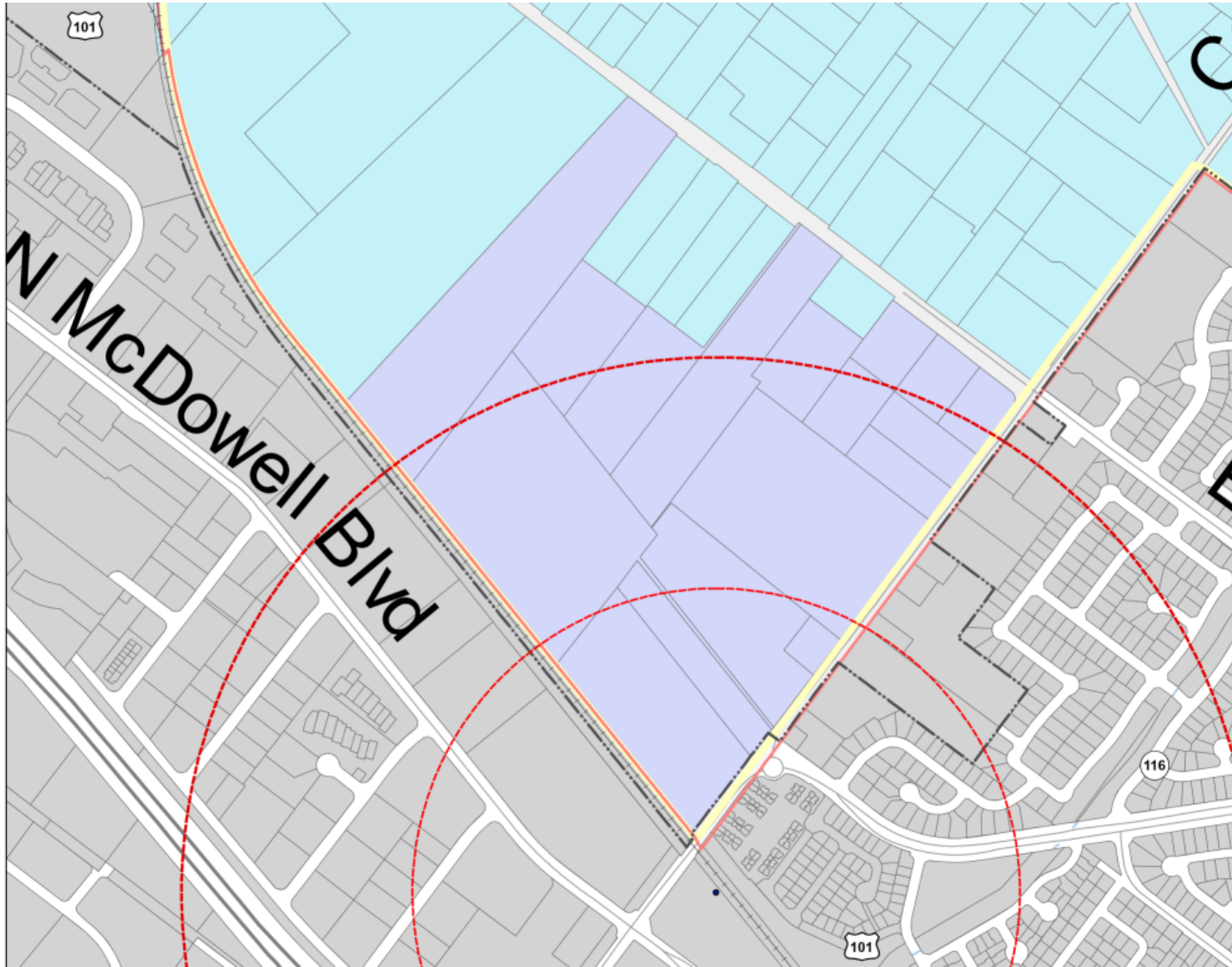


Petaluma North Station

- November 2023 groundbreaking event
- Construction to begin this month
- Anticipated completion in late 2024
- Key component to creating a TOD hub in the surrounding area
- Annexation of neighboring UGB expansion area essential aspect of creating true TOD around the station
- Consistent with 1998 UGB expansion area
- Appears to be UGB expansion area that is most timely and supported by the community

Specific Plan Grant Funding

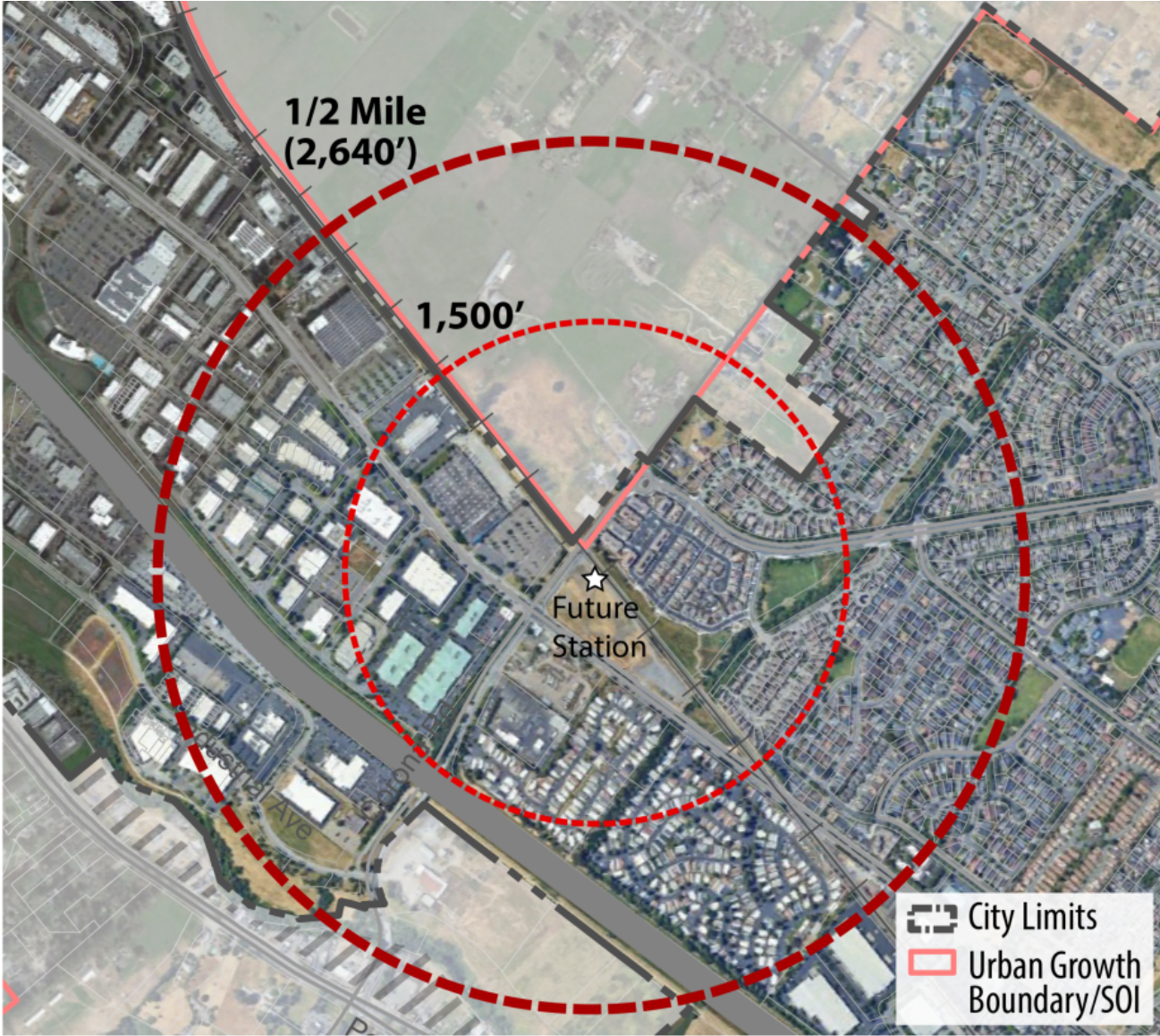
- Petaluma awarded \$1.15 million from Metropolitan Transportation Commission for development of a specific plan for the Corona PDA
- Community engagement and focused visioning for the area around new SMART station
- Appropriate time to consider expansion of UGB in this area
- Ensures that when potential annexation is considered as part of a clear community vision for how development will occur in the area
- Consistent with GP Policy 1-P-39 which calls for “specific or master plans for major annexations beyond the 1998 UGB to ensure orderly development as well as financing for necessary infrastructure and services”
- Recommendation that UGB expansion not be included as part of 2024 ballot but rather concurrent with the adoption of the associated specific plan



Modification to Existing Exceptions

- Exception language from original ballot
- Recommendation to modify language in Exception III related to TOD development around rail stations
- Currently restricted to 1,500 foot radius from station
- Surgical modification to change the maximum 1,500 foot radius to an approximately ½ mile radius
- Provides flexibility to consider the annexation as part of specific planning process and maximize benefits of planning for TOD development within ½ mile of Petaluma North Station

Exception III



Other Considerations

- Existing General Plan land use designations
 - Maximum density is 30 units per acre outside of downtown core
- May not be adequate to facilitate the intensity of TOD that the community would like to see as this area develops
- MTC grant funding requires a minimum density of 25 units per acre as part of their Transit Oriented Communities policy
- Need to ensure appropriate provisions in place for desired development
- No changes to expansion areas being recommended
- Recommending extending UGB to 2050 to track with anticipated adoption of GPU in 2025, a 20-year planning horizon, and 5 years to allow the subsequent General Plan adoption and UGB extension to track concurrently
- Financial Implications of timing
 - \$68,105 to \$113,508 if on November 2024 ballot
 - \$135,000 to \$405,000 if special election in 2025

Public Outreach

- Discussion of the UGB expiration has been attracting attention among community to ensure UGB is not allowed to expire
- Staff met with Greenbelt Alliance to discuss City's approach and anticipated timeline
- Recently approached by property owners of the UGB expansion area located at Frates and Lakeville about potential annexation

Environmental Review

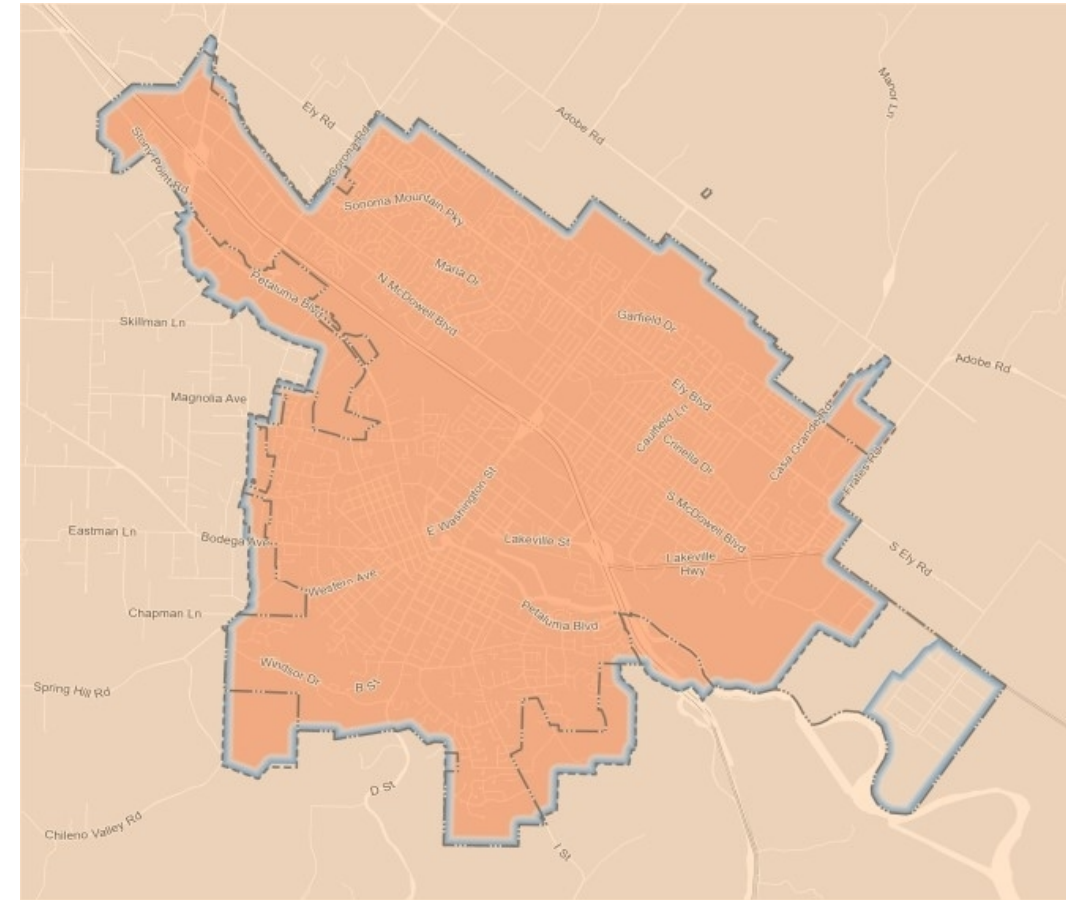
- No action this evening
- Not a project under California Environmental Quality Act
- When brought back for Council action will be a project under CEQA
- Will include appropriate environmental analysis
- Extent of analysis largely dependent on scope of the final ballot measure

Alternatives

- Staff recommendation based on a variety of factors
- Significant timeline and budget constraints
- Changes to the scope of the ballot may have unintended impacts to level of environmental review, timeline, and budget
- Concerns with pushing to special election in 2025 given the current 2025 expiration
- Any alternatives discussed at tonight's workshop should consider potential impacts

Recommendation

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November Election Timeline

- January 22, 2024 CC Study Session
- May 17, 2024 Publish IS/ND (if necessary)
- June 11, 2024 PC hearing
- July 15, 2024 CC hearing
- August 9, 2024 Deadline for government bodies to submit measure to the County
- August 14, 2024 Deadline to amend ballot measure
- August 16, 2024 Deadline for Arguments
- August 16, 2024 Deadline for impartial analysis
- August 23, 2024 Deadline for Rebuttal (if opposing arguments are filed)
- November 5, 2024 Election Day