



Date: November 20, 2002
To: Inter-Regional Partnership
From: IRP Staff
RE: Growth Boundaries Presentation

Background

Patrick Roach of the Contra Costa County Planning Department gave a presentation on urban growth boundaries (UGB) to the IRP at the September 18th meeting. Following the presentation, the Partnership expressed continued interest in the topic of growth boundaries. John Fregonese of Fregonese Calthorpe Associates will make a presentation to the IRP on his involvement in the development and implementation of growth boundaries and the benefits they provide. Mr. Fregonese has worked with a number of communities across the country and around the world on growth management and open space projects. Locally, Mr. Fregonese has worked on the Shaping Our Future growth management project in Contra Costa County.

Discussion

The following list identifies the jurisdictions in the IRP area with some form of adopted growth boundary:

<u>Alameda</u> Hayward Livermore Pleasanton	<u>Santa Clara</u> Cupertino Gilroy Los Gatos Milpitas Monte Sereno Morgan Hill Palo Alto San Jose	<u>San Joaquin</u> Ripon Stockton Turlock
<u>Contra Costa</u> Contra Costa County San Ramon		<u>Stanislaus</u> Newman

Growth boundaries within the IRP area are known as urban growth boundaries, urban limit lines, 20-year planning boundary, and others. Regardless of label, the terms all mean the same thing. The growth boundary represents a limit to where a jurisdiction is willing to approve urban development. The areas beyond the growth boundary are reserved as open space, park, and rural or agricultural uses. The boundaries are also implemented in a couple of different ways within the IRP area. Most jurisdictions have drawn a boundary that surrounds the entire urban area while others have drawn partial boundaries to channel growth in a particular direction and/or protect a specific area.

Most of the growth boundaries in the IRP area were adopted in the mid-1990's or later. As a result, there has been very little evaluation of the impacts associated with the implementation of growth boundaries on development within the boundary, and on surrounding jurisdictions.

About two-thirds of the growth boundaries were adopted by city councils with the remainder enacted via local ballot initiatives. In one jurisdiction, the city council adopted an urban growth boundary as part of their general plan and the voters ratified the growth boundary three years later. The process for updating

the growth boundaries in these jurisdictions is split. Several jurisdictions allow the city council or board of supervisors to change the boundaries, as needed, as part of updating the general plan (up to four opportunities a year) while the others require voter approval for any changes to the boundary. One jurisdiction allows the city council to modify the growth boundary so long as the changes are minor and do not involve the development of housing. Major changes or modifications suggested to accommodate housing must be approved by the residents of the jurisdiction.

Recommended Actions

This item is information only. There are no recommended actions for the IRP to take.