

March 9, 2020

Daryl A. Betancur
Interim City Clerk
City of Solvang
1644 Oak Street
Solvang, CA 93463

Dear Mr. Betancur:

Pursuant to California Elections Code please find our “Notice of Intent to Circulate Petition,” our proposed Initiative, and an acknowledgment of Elections Code Section 18650 enclosed herein. The undersigned proponents of this initiative hereby request that a “Ballot Title and Summary” be prepared by the City Attorney in accordance with Elections Code Section 9203(a) and that said Ballot Title and Summary be furnished to the undersigned for publication in accordance with Elections Code Section 9206. We have enclosed a sample Ballot Title and Summary that we believe accurately and fairly captures the purpose and effects of our initiative.

Also enclosed, please find a check in the amount of \$200.00 made payable to the City of Solvang and relating to the filing of the Notice of Intent to Circulate Petition. Said payment is refundable to the undersigned if, within one year, the elections official certifies our petition as being sufficient.

Thank you for your assistance.

Signed by: 1. _____
Save Our Solvang, P.O. Box 2, Solvang, CA 93464

2. _____
Save Our Solvang, P.O. Box 2, Solvang, CA 93464

3. _____

CERTIFICATION REGARDING USE OF SIGNATURES

We, the undersigned, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

Signed by: 1. _____

Save Our Solvang, P.O. Box 2, Solvang, CA 93464

2. _____

Save Our Solvang, P.O. Box 2, Solvang, CA 93464

3. _____

Dated this 9th day of March, 2020.

NOTICE OF INTENT TO CIRCULATE PETITION

NOTICE IS HEREBY GIVEN BY THE PERSONS WHOSE NAMES APPEAR HEREON OF THEIR INTENTION TO CIRCULATE THE PETITION WITHIN THE CITY OF SOLVANG FOR THE PURPOSE OF ADOPTING THE SOLVANG URBAN GROWTH BOUNDARY LINE. A STATEMENT OF THE REASONS OF THE PROPOSED ACTION AS CONTEMPLATED IN THE PETITION IS AS FOLLOWS:

The Solvang Urban Growth Boundary (“UGB”) Initiative would give City voters the right to decide whether urban development should be allowed outside the UGB. The UGB line is drawn at the City’s existing City limits. The intent of the UGB is to reinforce the principles and objectives that are enshrined in the City of Solvang’s General Plan (“General Plan”). The General Plan affirms the City’s commitment to preserving the rural character of the area surrounding the City and encouraging infill development.

“The rich natural, historical and cultural resources of the Santa Ynez Valley enrich the lives of Solvang residents and visitors alike. The area’s oak covered hillsides, creeks and rich agricultural lands create a striking landscape and distinctive city backdrop that continues to attract thousands of visitors each year. Accordingly, the protection of these resources is essential for the wellbeing of City residents and for the health of the local economy.” (Conservation Element, Section 1.0)

“Encourage quality infill projects that utilize existing infrastructure.” (Housing Element, Policy 3.5)

“Encourage efficient utilization of the City’s limited land resources by promoting development at the upper end of permitted General Plan/Zoning Ordinance densities and by facilitating infill development in appropriate areas.” (Housing Element, Policy 3.4; Land Use Element, Policy 5.1)

Protect the open space and agricultural areas surrounding the City and maintain a greenbelt that separates Solvang from other communities in the Santa Ynez Valley. (Land Use Element, Policy 6.1)

The Solvang UGB will protect our City’s unique agricultural and naturally scenic setting by requiring an affirming vote of the people before allowing urban development beyond the UGB, except for public schools, and public services and facilities as described in Section 1.7 of the Land Use Element of the General Plan. The UGB will remain in effect for 20 years, after which it can be renewed. During that period, the UGB could be expanded through a vote of the people.

The Solvang UGB will not prevent growth, but rather encourage growth to be located appropriately. The UGB would discourage unnecessary urban sprawl, while encouraging development in the Village Area, which helps to drive the City’s economy. The UGB would also:

- Encourage efficient planning and implementation of municipal infrastructure and services, which helps keep taxes lower;

- Support downtown businesses to help maintain a vibrant Village Area;
- Promote Solvang’s unique character and safeguard a cohesive community by defining boundaries and reducing sprawl;
- Protect farms, open space, and undeveloped land for future generations; and
- Reduce problems associated with urban sprawl including traffic congestion, increasing water demand, and pollution, among others.

Most importantly, the Solvang UGB will give City residents the power to make decisions that will affect us today and for generations to come.

Signed by: 1. _____

Save Our Solvang, P.O. Box 2, Solvang, CA 93464

2. _____

Save Our Solvang, P.O. Box 2, Solvang, CA 93464

3. _____

THE FULL TEXT OF THE PROPOSED INITIATIVE IS AS FOLLOWS:

**CITY OF SOLVANG URBAN GROWTH BOUNDARY
FULL TEXT OF INITIATIVE**

The people of the City of Solvang do ordain as follows:

Section 1. Title.

This initiative measure shall be known as the Solvang Urban Growth Boundary initiative.

Section 2. Purpose and Findings.

A. Purpose. The purpose of this initiative is to adopt for the City of Solvang an Urban Growth Boundary (“UGB”) beyond which urban development will not be allowed except to accommodate public schools, and public services and facilities as described in Section 1.7 of the Land Use Element of the City of Solvang General Plan (“General Plan”). Section 1.7 of the Land Use Element is attached hereto as Exhibit A for informational purposes only. The Solvang UGB will achieve the following objectives:

1. Promote stability in long-term planning for the City of Solvang by establishing a cornerstone policy within the General Plan designating the geographic limits of urban development, coterminous with the existing City Limits, and allowing sufficient flexibility within that boundary to respond to the City’s changing needs over time;
2. Protect agricultural lands, watersheds, and open space lands surrounding the City from conversion to non-agricultural or non-open space uses without public debate and an affirming vote of the people;
3. Safeguard a cohesive community by defining boundaries, encouraging tourism friendly economic development in the City of Solvang’s Village Area, and helping to prevent urban sprawl;
4. Allow the City of Solvang to continue to meet its reasonable housing needs for all segments of the population and comply with state law regarding the provision of housing. Encourage the development of housing in areas where services and infrastructure are more efficiently available;
5. Ensure that the land use development policies and underlying goals, objectives, and principles set forth in the General Plan are not undermined by transitory short-term political decisions; and
6. Ensure maintenance of the greenbelt that separates Solvang from other communities in the Santa Ynez Valley.

B. Findings.

1. The City of Solvang is one of California’s most unique communities. The City’s unique village character depends to a great extent on preserving its

agricultural croplands, rolling hills, rural character, and natural features. Solvang's urban environment is framed by important scenic resources, including large expanses of open space lands, gently sloping topography, mountains, and diverse native flora and fauna. Agricultural and open space lands surrounding the City provide high scenic value and are essential components of the community's character, as confirmed by Goal 2 of the Land Use Element and Goal 3.1 of the Community Design Element in the General Plan. Adopting a UGB around the City of Solvang would promote the formation and continuation of a cohesive community by defining the boundaries for urban growth, by encouraging economic development within the City's Village Area, and by helping to prevent urban sprawl. The UGB would promote adequate and efficient municipal services and facilities, consistent with Land Use Element Policy 1.6, by confining urban development to defined development areas.

2. The City of Solvang adopted a resolution supporting the preservation of the greenbelt areas surrounding the City. Moreover, Policy 6.1 of the General Plan's Land Use Element protects the open space and agricultural areas surrounding the City boundaries and Sphere of Influence, classifying these areas as a "greenbelt." Adoption of a UGB will protect the greenbelt envisioned by the resolution and under Policy 6.1 from transitory short-term political decisions and threats from sprawling development.
3. Encouraging infill development and avoiding sprawl is consistent with the goals and policies under the General Plan, as recognized by the following provisions of the City of Solvang General Plan:

"Promote infill development that is compact, mixed-use, and pedestrian-friendly."
(Policy 5.1, Action Item (A), Land Use Element)

"The pattern of development embodied in the Land Use Element shall maintain a compact urban form that minimizes auto dependency." (Land Use Element, Policy 5.1)

"Work towards decreasing the effects of climate change by reducing greenhouse gas emissions." (Land Use Element, Goal 5)

"Encourage efficient utilization of the City's limited land resources by promoting development at the upper end of permitted General Plan/Zoning Ordinance densities and by facilitating infill development in appropriate areas." (Housing Element, Policy 3.4)

"Encourage quality infill projects that utilize existing infrastructure." (Housing Element, Policy 3.5)

4. Continued urban encroachment onto agricultural, watersheds, and open space lands will impair agricultural production and threaten public health, safety, and welfare by increasing traffic congestion and associated air pollution, degrading critical water resources due to pollution, depletion, and/or sedimentation, increasing risks from flooding, and threatening the

viability of wildlife and environmentally sensitive areas. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities, and inevitable conflicts between urban and open space/agricultural uses.

5. Although established in the same location as the City’s jurisdictional limits in existence as of the submittal date on March 9, 2020, as shown in the attached Exhibit B (Figure 1 – Solvang City Limits and Sphere of Influence map), the UGB is not intended to and shall in no way inhibit the Local Agency Formation Commission (“LAFCO”) from changing or altering the City limit line in accordance with state law. The two lines, although coextensive as of one point in time, are independent one from the other in legal significance and purpose. Whereas the City limit line may be altered by the LAFCO in accordance with the provisions of state law, the UGB is a local land use policy of the City and shall not be repealed or altered except as expressly provided in this initiative.

C. Exhibits.

Attached to this initiative are three exhibits. Exhibit A contains Section 1.7 of the Land Use Element of the General Plan, which describes “public services and facilities.” Exhibit B contains Figure 1 of the General Plan Land Use Element. Exhibit C contains the text of Government Code Section 65560(h) effective as of January 1, 2020. These exhibits are referenced in, but not adopted or amended by, this initiative. They are attached for informational purposes only.

Section 3. General Plan Amendment.

The City of Solvang General Plan, effective as of the submittal date on March 9, 2020, is hereby amended as follows. A new Policy 6.2 is inserted into the General Plan Land Use Element, beginning at page A-17, immediately after the existing Policy 6.1.

Policy 6.2 “CITY OF SOLVANG URBAN GROWTH BOUNDARY”

Introduction

The voters of the City of Solvang have, through the initiative process, established and adopted an urban growth boundary line denominated the Solvang Urban Growth Boundary (“UGB”). Its purpose, principles, implementation procedures, and methodologies for amendment are set forth in this subsection.

1. PURPOSE

The purpose of the UGB is to provide Solvang residents a voice in protecting agricultural and open space lands surrounding the City limits. The UGB is a line beyond which urban development is not allowed except for public schools, and public services and facilities as

described in Section 1.7 of the Land Use Element in the City of Solvang’s General Plan (“General Plan”). The purpose of this UGB is to ensure that the development policies and underlying goals, objectives and principles set forth in the General Plan relating to Land Use, Open Space, and Conservation are not undermined by transitory short-term political decisions. The UGB is intended to ensure that agricultural, watershed, and open space lands are not converted to other non-agricultural or non-open space uses without public debate and an affirming vote of the people. The UGB will safeguard a cohesive community by defining boundaries for urban growth, encouraging tourism friendly economic development in the City of Solvang’s Village Area, and helping to prevent urban sprawl.

The UGB reflects a commitment to focus future growth within the City in order to prevent urban sprawl into the agriculturally and environmentally sensitive areas surrounding the City. The UGB protects the health, safety, welfare, and quality of life of the residents of Solvang by concentrating future residential, commercial, and industrial growth in areas already served by urban services. The policies implementing the UGB allow sufficient flexibility within its limits to respond to the City’s changing needs over time. The UGB complements General Plan policies promoting additional housing opportunities, emphasizing infill development, and supporting a thriving downtown Village Area.

2. PRINCIPLES

The City of Solvang is one of California’s most unique communities. The City’s unique village character depends to a great extent on preserving the agricultural croplands, rolling hills, rural character, and natural features that surround the City. Solvang’s urban environment is framed by important scenic resources, including large expanses of open space, gently sloping topography, mountains, and diverse native flora and fauna. Agricultural and open space lands surrounding the City provide high scenic value and are essential components of the community’s character, as confirmed by Goal 2 of the Land Use Element and Goal 3.1 of the Community Design Element in the General Plan.

Continued urban encroachment onto agricultural, watersheds, and open space areas will impair agricultural production and threaten public health, safety, and welfare by increasing traffic congestion and associated air pollution, degrading critical water resources due to pollution, depletion, and/or sedimentation, increasing risks from flooding, and threatening the viability of wildlife and environmentally sensitive areas. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities, and inevitable conflicts between urban and open space/agricultural uses.

The UGB around the City of Solvang promotes the formation and continuation of a cohesive community by defining the boundaries for urban growth, by encouraging economic development of the City’s Village Area, and by helping to prevent urban sprawl. The UGB promotes adequate and efficient municipal services and facilities, consistent with General Plan Land Use Element Policy 1.6, by confining urban development to defined development areas.

Encouraging infill development and avoiding sprawl is consistent with the goals and policies under the City’s General Plan. As recognized in the Land Use Element, “[t]he pattern of

development embodied in the Land Use Element shall maintain a compact urban form that minimize Solvang's auto dependency," by "[p]romot[ing] infill development that is compact, mixed-use, and pedestrian-friendly." (Policy 5.1, Action Item (A) of the Land Use Element)

3. ESTABLISHMENT OF UGB

- a) The Solvang City Limits and Sphere of Influence map, Figure 1 at page 9 of the General Plan's Land Use Element, is hereby amended to establish an Urban Growth Boundary in a location identical to the line designating the location of the City limits as shown in the attached Exhibit B. Though the location of the two lines is identical as of a certain point in time, the lines are independent from another in legal significance and purpose, and a change in one would not cause a change in the other.
- b) Until December 31, 2040, the City of Solvang shall not allow urban development outside the UGB except for public schools, and public services and facilities as described in Section 1.7 of the Land Use Element, or as otherwise authorized by the Solvang Urban Growth Boundary Initiative. Only uses consistent with agriculture and the preservation of open space lands as set forth in Government Code section 65560(h) attached hereto as Exhibit C shall be allowed beyond the UGB, except as provided herein. Other than the exceptions provided herein, upon the effective date of this General Plan amendment, the City and its departments, boards, commissions, officers and employees shall not grant, or by inaction allow to be approved by operation of law, any General Plan amendment, rezoning, specific plan, tentative subdivision map, special use permit, building permit, or any other discretionary entitlement which is inconsistent with the UGB, unless in accordance with the amendment procedures of this General Plan amendment.

4. AMENDMENT PROCEDURES

Until December 31, 2040, the foregoing Purposes, Principles and Implementation provisions may be amended only by an affirming vote of the people, or pursuant to the procedures set forth below:

- a) The City Council may amend the UGB described herein if it deems it to be in the public interest, provided that the amended boundary is within the limits of the UGB established by the Solvang Urban Growth Boundary Initiative.
- b) The City Council may amend the location of the UGB located on the General Plan Solvang City Limits and Sphere of Influence map if the City Council determines that doing so is necessary to comply with state or federal law regarding the provision of housing for all segments of the community. The City Council may do so only if it first makes each of the following findings based on substantial evidence:
 - i. A specific provision of state or federal law requires the City to accommodate the housing that will be permitted by the amendment; and

- ii. The amendment permits no greater density than that necessary to accommodate the required housing.
- c) The City Council, following at least one public hearing, may amend the UGB if the City Council makes each of the following findings:
 - i. Application of the Solvang UGB (including subsections (a) and (b) of these amendment procedures) to a specific parcel would otherwise constitute an unconstitutional taking of a landowner's property for which compensation would be required; and
 - ii. The amendment and associated land use designations will allow new land uses only to the minimum extent necessary to avoid an unconstitutional taking of the landowner's property.
- d) The City Council may, following at least one public hearing, amend the UGB to include land contemplated for construction of public schools, or for public services and facilities as described in Section 1.7 of the Land Use Element of the City of Solvang General Plan. Such amendment may be adopted only if the City Council makes each of the following findings:
 - i. The land is immediately adjacent to existing compatibly developed areas and there is evidence that the Fire Department, Police Department, Department of Public Works, and the applicable water and sewer districts with jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and
 - ii. That there is no existing land available within the UGB to accommodate the proposed development.
- e) The City Council, following at least one public hearing, may place any amendment to the UGB or provisions of this initiative on the ballot in the manner provided by state law.
- f) The City Council may reorganize, reorder, and renumber General Plan provisions, including the provisions of this General Plan amendment.

Section 4. Conforming Amendments.

In light of the General Plan amendments set forth above, the City of Solvang General Plan is hereby further amended as set forth below in order to promote internal consistency among the various elements of the General Plan. Text to be inserted into the General Plan is indicated in ***bold italic type***. Text to be deleted is presented in ~~strikethrough type~~. Text in standard, bold, or italic type currently appears in that fashion in the General Plan and remains unchanged by this amendment.

The following amendments may be further amended by the City Council without a vote of the people, provided that no inconsistencies with the UGB or with the balance of the General Plan are created thereby.

- a) Land Use Element, 2.1 – City Limits and Sphere of Influence, is amended as follows:

The title of the section is amended to read: “2.1 CITY LIMITS, **SOLVANG URBAN GROWTH BOUNDARY**, AND SPHERE OF INFLUENCE”

The second paragraph is amended to read:

“The City limit is the existing boundary of the City, while the sphere of influence is the probable future boundary of the City. The sphere of *influence* is ‘a plan for the probable physical boundaries and service area of a local government agency.’ *As set forth in Land Use Element Policy 6.2, the Solvang Urban Growth Boundary is coterminous with the City Limits in existence as of March 9, 2020.* Solvang’s City limits, *Urban Growth Boundary*, and Sphere of Influence boundary are shown on Figure 1.”

b) Land Use Element, Figure 1, is amended as follows:

The title is amended to read “SOLVANG CITY LIMITS, **URBAN GROWTH BOUNDARY**, AND SPHERE OF INFLUENCE.”

The legend is amended to depict the Solvang Urban Growth Boundary as coterminous with the Solvang City Limits as of March 9, 2020.

c) Land Use Element, Policy 6.1 is amended to read:

“Protect the open space and agricultural areas surrounding the City boundaries, *Solvang Urban Growth Boundary*, and Sphere of Influence serving as ‘greenbelt’ open space separating communities in the Santa Ynez Valley.

Action Item (A)

Solvang has adopted a resolution supporting the preservation of the greenbelt areas surrounding the City and shall periodically review the status of open space, agriculture, and sphere of influence lines in the County’s Santa Ynez Valley Community Plan and City of Buellton’s General Plan and continue to work with surrounding jurisdictions to preserve the greenbelt areas bordering the City Limits, *Solvang Urban Growth Boundary*, and Sphere of Influence.”

d) Conservation/Open Space Element, Section 1.1, footnote 1, is amended to read:

“The City’s Plan Area consists of land designated by the City’s General Plan Land Use Element Map and includes the current City limits, *Solvang Urban Growth Boundary*, and adopted sphere of influence.”

e) Safety Element, Section 1.0 Introduction, is amended to read:

“The City’s Plan Area consists of land designated by the City’s General Plan Land Use Element Map and includes the current City limits, *Solvang Urban Growth Boundary*, and adopted sphere of influence.”

- f) Safety Element, Section 7.1 Aircraft Operations: the final two sentences on page 43 are amended to read:

“As shown on Figure 13, a portion of the Plan Area outside the current city limits but within the sphere of influence lies within the draft AIA. If adopted, residential properties within this area would be subject to the disclosure requirements of the ALUP. *Allowance of urban development outside the City Limits and within the Plan Area requires a vote of the people.*”

- g) Housing Element, Section 6.4 Other Constraints, the text immediately prior to Section 6.4.1 on page 126 is amended to read:

“A fourth consideration is the requirement for an affirming vote of the people prior to allowing urban development outside the City Limits as set forth in the Solvang Urban Growth Boundary.”

Section 5. Implementation.

- A. At such time as this General Plan amendment is inserted in the City of Solvang General Plan, any provisions of the City of Solvang Zoning Ordinance, as reflected in the ordinance text itself or in the City of Solvang Zoning Map, inconsistent with this General Plan amendment shall not be enforced.
- B. The date that the notice of intention to circulate this initiative measure was submitted to the elections official of the City of Solvang is March 9, 2020 and referenced herein as the “submittal date.” The Solvang General Plan in effect on the submittal date and the General Plan as amended by this initiative comprise an integrated, internally consistent and compatible statement of policies for the City of Solvang. In order to ensure that nothing in this initiative measure would prevent the City of Solvang General Plan from being an integrated, internally consistent and compatible statement of the policies of the City, as required by state law, and to ensure that the actions of the voters in enacting this initiative are given effect, any amendment to the General Plan that is adopted between the submittal date and the date that the General Plan is amended by this initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by **Section 3. General Plan Amendment** and **Section 4. Conforming Amendments**, of this initiative measure, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this initiative and other elements of the City of Solvang General Plan.
- C. The City of Solvang is hereby authorized and directed to amend the Solvang General Plan, all specific plans, the City Zoning Ordinance, the City Zoning Map, and other ordinances and policies affected by this initiative as soon as possible and in the manner and time required by any applicable state law, to ensure consistency between the policies adopted in this initiative and other elements of the Solvang General Plan, all specific plans, the City Zoning Ordinance, the City Zoning Map, and other City ordinances and policies.

Section 6. Exemptions for Certain Projects.

- A. This initiative shall not apply to any development project or ongoing activity that has obtained, as of the effective date of this initiative, a vested right pursuant to state or local law.
- B. This initiative shall not be interpreted to apply to any land use that, under state or federal law, is beyond the power of the local voters to affect by the initiative power reserved to the people via the California Constitution.

Section 7. Severability and Interpretation.

This initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion of this initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this initiative. The voters hereby declare that this initiative, and each section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, paragraphs, subparagraphs, sentences, clauses, phrases, parts, or portions are declared invalid or unconstitutional. If any provision of this initiative is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this initiative that can be given effect without the invalid application. This initiative shall be broadly construed in order to achieve the purposes stated in this initiative.

EXHIBIT “A”

Exhibit “A,” which contains Section 1.7 of the Land Use Element of the City of Solvang General Plan that describes “public services and facilities,” is provided for informational purposes only and is not adopted by this initiative as part of the general plan.

1.7 PUBLIC SERVICES AND FACILITIES

The City of Solvang provides water and wastewater services. Public safety services are provided through a contract with the County of Santa Barbara’s Fire and Sheriff’s Departments. Other services are provided through contractual agreements with surrounding jurisdictions and private agencies. The City’s solid waste is taken to the Tajiguas Landfill. No new solid waste sites are planned within the City at this time. The Parks and Recreation Element discusses City facilities that are available for use including Hans Christian Andersen Park, Solvang Park, and the Veteran’s Memorial building.

EXHIBIT “B”

Exhibit “B,” which contains Figure 1 of the City of Solvang General Plan Land Use Element, is provided for informational purposes only and is not adopted by this initiative as part of the general plan.

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FIGURE 1 – SOLVANG CITY LIMITS AND SPHERE OF INFLUENCE

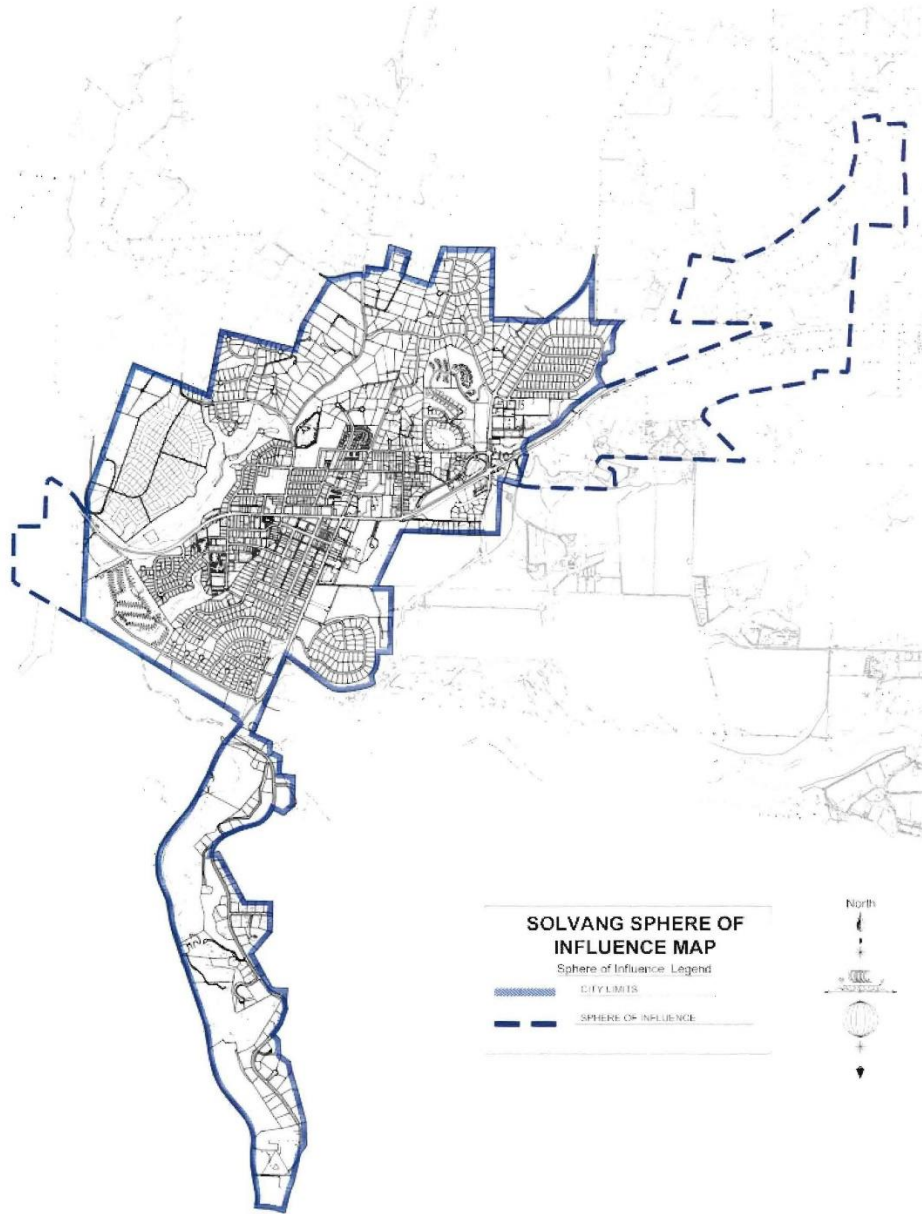


EXHIBIT “C”

Exhibit “C,” which contains the text of Government Code Section 65560(h) effective as of January 1, 2020, is provided for informational purposes only and is not adopted by this initiative as part of the general plan.

GOVERNMENT CODE SECTION 65560(h)

65560. (h) “Open-space land” means any parcel or area of land or water that is devoted to an open-space use as defined in this section, and that is designated on a local, regional, or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of groundwater basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including, but not limited to, areas of outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas that serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs, and areas required for the protection and enhancement of air quality.

(5) Open space in support of the mission of military installations that comprises areas adjacent to military installations, military training routes, and underlying restricted airspace that can provide additional buffer zones to military activities and complement the resource values of the military lands.

(6) Open space for the protection of places, features, and objects described in Sections 5097.9 and 5097.997 of the Public Resources Code.

SAMPLE BALLOT TITLE AND SUMMARY:

CITY OF SOLVANG URBAN GROWTH BOUNDARY INITIATIVE

The City of Solvang Urban Growth Boundary Initiative (“Initiative”) would amend the City of Solvang General Plan (“General Plan”) to establish an Urban Growth Boundary (“UGB”) as a line beyond which urban development will not be allowed, except for public schools, and public services and facilities as described in Section 1.7 of the Land Use Element of the General Plan. The Initiative would establish the UGB in the same location as the City limits boundary as that line exists as of the submittal date on March 9, 2020.

Until December 31, 2040, the Initiative would require that any General Plan amendment that would change the location of the UGB be made only by an affirming vote of the people or pursuant to one of the following procedures:

- a) The City Council may amend the UGB if it deems it to be in the public interest, provided that the amended boundary is within the limits of the UGB.
- b) The City Council may amend the location of the UGB if the City Council determines that doing so is necessary to comply with state or federal law regarding the provision of housing for all segments of the community. The City Council may do so if it makes the following findings based on substantial evidence:
 - i. A specific provision of state or federal law requires the City to accommodate the housing that will be permitted by the amendment; and
 - ii. The amendment permits no greater density than that necessary to accommodate the required housing.
- c) The City Council, following at least one public hearing, may amend the UGB if the City Council makes the following findings:
 - i. Application of the Solvang UGB (including subsections (a) and (b) of these amendment procedures) to a specific parcel would otherwise constitute an unconstitutional taking of a landowner’s property for which compensation would be required; and
 - ii. The amendment and associated land use designations will allow new land uses only to the minimum extent necessary to avoid an unconstitutional taking of the landowner’s property.
- d) The City Council may, following at least one public hearing, amend the UGB to include land contemplated for construction of public schools, or public services and facilities. Such amendment may be adopted only if the City Council makes the following findings:
 - i. The land is immediately adjacent to existing compatibly developed areas and there is evidence that the Fire Department, Police Department, Department of Public Works, and the applicable water and sewer districts with jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and
 - ii. That there is no existing land available within the UGB to accommodate the proposed development.

- e) The City Council, following at least one public hearing, may place any amendment to the UGB or provisions of this initiative on the ballot in the manner provided by state law.
- f) The City Council may reorganize, reorder and renumber General Plan provisions, including the provisions of this General Plan amendment.