



## Local Ballot Measure: CC

# Measure CC

## City of Cloverdale

### Measure Question

**Simple Majority Needed to Pass**

City of Cloverdale Term Extension and Modification of Urban Growth Boundary. Shall an Ordinance be adopted to extend the term of the City's Urban Growth Boundary by 20 years and modify the City's Urban Growth Boundary to include the western hillside adjacent to the City's existing boundary to facilitate City, rather than the County, control over development in this area to further the City's goal of preserving the hillside from significant new development?

### What Your Vote Means

YES	NO
A "Yes" vote is a vote to approve an amendment to the City's Urban Growth Boundary and extend its term.	A "No" vote is a vote against the amendment of the Urban Growth Boundary and term extension.

### For and Against Measure CC

FOR	AGAINST
Todd Lands Mayor of Cloverdale  Neena Hanchett Cloverdale Chamber of Commerce, Executive Director  Chris Parker Cloverdale Police Chief	No argument was submitted against Measure CC



# Local Ballot Measure: CC

Arguments and rebuttals are the opinions of the authors. They are printed exactly as submitted, including errors.

City Attorney's Impartial Analysis of Measure CC	Argument in Favor of Measure CC
<p>The City Council of the City of Cloverdale has placed Measure CC on the ballot to ask the City's voters to approve an amendment of the City's Urban Growth Boundary and extension of its term until 2050.</p> <p>In 2010, voters adopted Measure G, which amended the Land Use Element of the City's General Plan to enact an Urban Growth Boundary ("UGB"). With limited exceptions, new urban development is allowed within the boundaries of the UGB but not outside of it. Additionally, the City's General Plan provides that new sewer and water service shall not be extended outside of the UGB.</p> <p>The current UGB is co-located with Cloverdale's western City-limit. The proposed ballot measure will amend the location of the UGB to include the western hills adjacent to the City's boundaries, up to approximately the ridgeline of the western hills.</p> <p>For most of the parcels located in the western hills, the proposed measure is the first step in the possible annexation into the City of Cloverdale. The City's Sphere of Influence would need to be amended to include the relevant properties, and those properties will then need to be annexed into the City. Both of those actions require the approval of the Sonoma County Local Agency Formation Commission. If the western hills are annexed into the City, the City, rather than the County, will be the authority for reviewing and approving any potential future development.</p> <p>Measure CC does not authorize or approve any development of the western hills.</p> <p>The City's General Plan currently provides that the UGB may not be amended, except with voter approval, prior to January 1, 2030. Measure CC would extend that date, so that any amendment of the UGB prior to January 1, 2050, would require voter approval.</p> <p>A "Yes" vote is a vote to approve an amendment to the City's Urban Growth Boundary and extend its term. A "No" vote is a vote against the amendment of the Urban Growth Boundary and term extension. Measure CC will pass if it receives a simple majority of "Yes" votes.</p> <p>The above statement is an impartial analysis of Measure CC. If you desire a copy of the ordinance or measure, please contact the City Clerk at (707) 894-1712 or <a href="mailto:cityclerk@ci.cloverdale.ca.us">cityclerk@ci.cloverdale.ca.us</a>, and a copy will be mailed at no cost to you</p> <p>DATED: August 14, 2024</p> <p style="text-align: right;">s/ Alex J. Mog, City Attorney</p>	<p>Voting Yes on Measure CC is a crucial step in shaping the future of Cloverdale. This measure is not about approving or authorizing any new development; rather, it is about ensuring that any potential future development in the western hills is carefully managed and controlled by our city, not by the county.</p> <p>The first step in this process is to include the western hills within Cloverdale's Urban Growth Boundary (UGB), a necessary precursor to any future annexation into the city. This move allows Cloverdale to have direct control over land use decisions in this area including our existing open space preserves, protecting our community from unwanted or poorly planned developments that could be imposed by county authorities.</p> <p>Measure CC also strengthens the voice of Cloverdale's voters by ensuring that any future changes to the UGB or decisions regarding development in the western hills will require voter approval. This guarantees that the people of Cloverdale will have the final say on how our community grows and evolves.</p> <p>By voting Yes on Measure CC, you are taking a proactive step to safeguard Cloverdale's natural beauty, maintain local control over development, and ensure that our city's growth is in line with the values and priorities of our residents. This measure simply extends the protections already in place, giving us more time and control over the decisions that affect our city.</p> <p>Measure CC is about planning for the future while preserving the character and charm of Cloverdale. It's a smart, forward-thinking move that puts the power in the hands of the people. Vote Yes on Measure CC to protect Cloverdale's future and keep our community thriving.</p> <p>s/ Todd Lands Mayor of Cloverdale</p> <p>s/ Neena Hanchett Cloverdale Chamber of Commerce, Executive Director</p> <p>s/ Chris Parker Cloverdale Police Chief</p> <p><b>No Argument Was Submitted Against Measure CC</b></p>



# Local Ballot Measure: CC

## Full Text of Measure CC

ORDINANCE NO. \_\_\_ - 2024

this Ordinance shall become effective ten (10) days after the Council declares the results of the election.

### AN ORDINANCE OF THE CITY OF CLOVERDALE TO EXTEND THE TERM OF AND MODIFY THE CITY'S URBAN GROWTH BOUNDARY

**WHEREAS**, in 2010 Cloverdale voters adopted Measure G, which amended the Land Use Element of the City's General Plan to enact an urban growth boundary ("UGB"), contained in Policy LU 3-1 of the General Plan; and

**WHEREAS**, with limited exceptions, new urban development is allowed within the boundaries of the UGB but not outside of it, and new sewer and water service shall not be extended outside of the UGB; and

**WHEREAS**, Policy LU 3-1 provides that the UGB may be amended by the City Council after January 1, 2030. Prior to that date, any amendment of the UGB requires voter approval; and

**WHEREAS**, modifying the boundaries of the UGB will facilitate the City, rather than the County, having control over development in this area in furtherance of the City's goal of preserving the hillside from significant new development.

**WHEREAS**, the People of the City of Cloverdale desire to amend General Plan Policy LU 3-1 to require voter approval of any amendment to the UGB prior to January 1, 2050 and modify the boundaries of the UGB to include the western hills adjacent to the City's existing boundary.

**NOW, THEREFORE**, the People of the City of Cloverdale do ordain as follows:

#### **SECTION 1. Recitals.**

The above recitals are true and correct and made a part of this Ordinance.

#### **SECTION 2. Extension of Urban Growth Boundary Term.**

Section 1 of General Plan Policy LU 3-1 is hereby amended to read as follows (with additions underlined and deletions in ~~strikethrough~~):

"1. The UGB adopted in this Policy LU 3-1 and depicted in Exhibit A hereto shall not be amended prior to January 1, 2050 ~~January 1, 2030~~, except as permitted in this Policy LU 3-1."

#### **SECTION 3. Amendment of Urban Growth Boundary.**

The Urban Growth Boundary of the City of Cloverdale as established by Policy LU 3-1 of the General Plan is hereby amended to be located as shown in Exhibit A, attached hereto and incorporated herein. Any reference to the location of the Urban Growth Boundary in the General Plan, including but not limited to Policy LU 3-1, shall be a reference to the boundaries set forth in Exhibit A.

**SECTION 4. Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The People of Cloverdale hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

#### **SECTION 5. Publication and Effective Date.**

Within fifteen (15) days from and after adoption, this Ordinance shall be published once in a newspaper of general circulation printed and published in Sonoma County and circulated in the City of Cloverdale, in accordance with California Government Code section 36933. If this Ordinance is approved by a majority of the voters voting on the issue at the November 5, 2024 election, pursuant to Elections Code section 9217,



# Local Ballot Measure: CC

## Full Text of Measure CC (Continued)

### EXHIBIT A URBAN GROWTH BOUNDARY

