



Local ballot measure: Q

Impartial analysis of Measure Q

City of Marina Ballot Measure Q presents to the electors the question of whether to approve a measure placed on the ballot by the City Council to extend for an additional twenty (20) years until December 31, 2040, the Urban Growth Boundary ("UGB") adopted by the voters in 2000. The UGB adopted in 2000 established a line, located generally along the northerly edge of the City of Marina, and prohibited any new development other than park and open spaces uses to the north of or above such UGB line. Unless extended by the voters, the UGB expires in accordance with its terms on December 31, 2020.

The UGB and the restrictions on new development were established by amending both the City of Marina General Plan and its Local Coastal Program. The exact location of the UGB is shown on a map attached to the measure and is on file in the City Clerk's office.

With regard to lands located within the city limits, and south of and below the UGB line, the measure would continue General Plan policies providing that immediately adjacent to the UGB an open space buffer should be required between new development and existing residential areas and that new development would continue to be encouraged to locate within existing developed areas, rather than on currently vacant or undeveloped lands.

If adopted by a majority of the voters the measure would continue to prohibit the City from taking any actions inconsistent with its provisions. Until December 31, 2040, the location of the UGB and the prohibitions of or limitations on new development imposed by the measure could be amended only by a vote of the people or by the City Council in three very limited situations. The first would allow for the UGB to be amended to provide for housing primarily for low, very low or moderate income persons. The second situation would allow the City Council to amend the UGB when it determines that denial of an amendment would constitute an unconstitutional taking of a landowner's property, but only to the minimum extent necessary to avoid such unconstitutional taking. The two provisions above would occur only after notice and a public hearing. Finally, the Council could amend the UGB provisions of the General Plan for the limited purposes of reorganizing the General Plan or reordering and renumbering individual General Plan provisions.

A "Yes" vote is a vote to adopt the measure to extend the UGB to December 31, 2040.

A "No" vote is a vote not to adopt the measure to extend the UGB to December 31, 2040.

Dated: August 13, 2020.

/s/ Robert R. Wellington

City Attorney

City of Marina

The above statement is an impartial analysis of Measure Q. If you desire a copy of the measure, please call the election official's office at 831-884-1281 and a copy will be mailed at no cost to you. A copy of the measure is available on City's website at www.cityofmarina.org.