

Novato Resource Ordinances & Urban Growth Boundary



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WETLAND PROTECTION & RESTORATION

- PROVIDES PROCESS & STANDARDS FOR IDENTIFYING AND PROTECTING WETLAND RESOURCES
- APPLIES TO ALL WETLANDS DELINEATED BY THE ARMY CORPS OF ENGINEERS
- ESTABLISHES A 50-FOOT WETLAND BUFFER
- CHOICE:
 - RESPECT 50-FOOT BUFFER – NO USE PERMIT
 - ENCROACH INTO BUFFER OR WETLAND – USE PERMIT & MANAGEMENT PLAN

DOES NOT PROHIBIT CONSTRUCTION WITHIN BUFFER OR THE FILLING OF WETLANDS



WATERWAY & RIPARIAN PROTECTION

- STANDARDS FOR THE PROTECTION, MAINTENANCE, & ENHANCEMENT OF WATERWAYS
- APPLIES TO LAND ADJOINING WATERWAYS SHOWN ON GENERAL PLAN WATERWAY MAP
- ESTABLISHES A 50-FOOT BUFFER – MEASURED LANDWARD FROM TOP OF BANK
- WAIVER PROCESS WHERE ESTABLISHMENT OF BUFFER IS PRECLUDED
- CHOICE:
 1. RESPECT 50-FOOT BUFFER – NO USE PERMIT
 2. ENCROACH INTO BUFFER OR CHANNEL – USE PERMIT & MANAGEMENT PLAN

DOES NOT PROHIBIT CONSTRUCTION WITHIN BUFFER OR CREEK CHANNEL



HILLSIDE & RIDGELINE PROTECTION

- ADDRESSES COMMUNITY CHARACTER BY CONTROLLING DEVELOPMENT OF HILLSIDE PROPERTIES
- APPLIES TO ALL PARCELS WITH AN AVERAGE SLOPE OF 10%
- DEVELOPMENT REDUCTION FACTOR – DENSITY/FLOOR AREA RATIO GOES DOWN AS SLOPE INCREASES
- PLACES LIMIT ON HOME SIZE – CAN GO LARGER BASED ON SPECIFIC FINDINGS
- DESIGN REVIEW REQUIRED – ADMINISTRATIVE & DESIGN REVIEW COMMISSION
- SPECIFIES DESIGN GUIDELINES INTENDED TO MINIMIZE DIMINISHMENT OF HILLSIDE SETTINGS



HILLSIDE & RIDGELINE PROTECTION



CANYON GREEN
DENSITY REDUCTION – 35 TO 25 HOMES
CLUSTERED DEVELOPMENT
PRESERVED HILLSIDE



HILLSIDE & RIDGELINE PROTECTION



690 DELONG
FLOOR AREA REDUCTION: 65,000 SF TO 10,000 SF
BUILDING SET BELOW RIDGELINE
BUILDING STEPPED INTO HILLSIDE



NOVATO URBAN GROWTH BOUNDARY (UGB)

ENACTED BY NOVATO VOTERS IN 1997 TO:

- PROTECT AGRICULTURAL LANDS, NATURAL RESOURCES & OPEN SPACE
- ENCOURAGE PLANNED AND MANAGED GROWTH
- MAINTAIN DISTINCT COMMUNITY SEPARATORS
- AVOID COSTS OF MAINTAINING INFRASTRUCTURE

GOAL - LIMIT URBAN SPRAWL AND FOCUS GROWTH WHERE URBAN SERVICES ALREADY EXIST

EXTENDED BY VOTERS IN 2017 – EXPIRES IN 2042



NOVATO URBAN GROWTH BOUNDARY (UGB)

- PRECLUDES CITY FROM ISSUING ANY DEVELOPMENT PERMIT FOR LAND OUTSIDE OF THE UGB
- LIMITATIONS ON EFFECTIVE IMPLEMENTATION

- NO CONTROL OVER WATER OR SEWER SERVICE EXTENSIONS
- NO CITY CONTROL OVER LAND & SPECIAL DISTRICT ANNEXATIONS
- SPECIAL DISTRICTS HAVE NOT BEEN INCLINED TO BASE SERVICE DECISIONS ON UGB POLICIES
- DUAL ANNEXATION ONLY APPLIES WHERE PARCEL IS CONTIGUOUS TO CITY LIMIT LINE

CITY CAN ONLY CONTROL URBAN SERVICE EXTENSIONS IF CITY ISSUED PERMIT IS NECESSARY



NOVATO URBAN GROWTH BOUNDARY (UGB)

CITY COUNCIL MAY MODIFY UGB OR GRANT EXCEPTIONS TO ISSUE PERMITS UNDER LIMITED CIRCUMSTANCES:

- ACCOMMODATE 10 ACRES OF LAND ANNUALLY – FOR AFFORDABLE HOUSING PROJECTS
- AVOID UNCONSTITUTIONAL TAKING OF PROPERTY
- DEVELOPMENT OF PUBLIC PARK, SCHOOL, OR PUBLIC OPEN SPACE
- ADDRESS A THREAT TO PUBLIC HEALTH & SAFETY (E.G., FAILING SEPTIC SYSTEM)

CITY COUNCIL HAS ONLY AMENDED UGB FOUR TIMES IN 20-YEARS



NOVATO URBAN GROWTH BOUNDARY (UGB)

