



ENVISION
CONTRA COSTA

**Presentation to Board of Supervisors on a 2026 Ballot
Measure to Renew the County's Urban Limit Line**

February 25, 2025

Purpose of the Urban Limit Line (ULL)

- » Protects open space and agricultural land
- » Prevents sprawl and inefficient use of land that creates traffic, GHG emissions, and pollution
- » Focuses development where infrastructure and services already exist or are planned
- » Integral to maintaining the 65/35 Land Preservation Standard, which limits urban land use designations to no more than 35% of the county

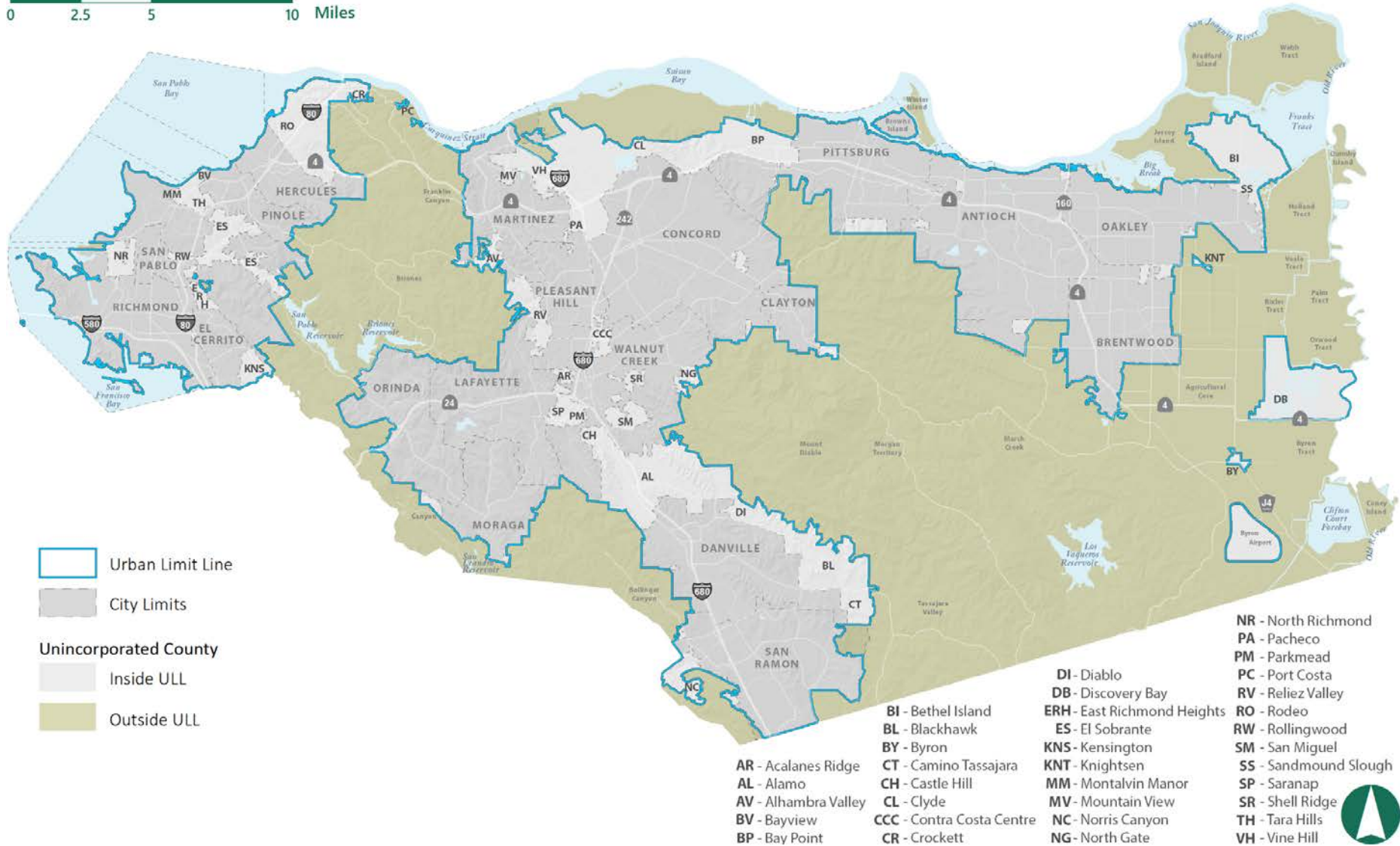
Urban Limit Line Definition

The Urban Limit Line establishes a boundary beyond which no new urban land uses can be designated.

Urban Land Use Designations	Non-Urban Land Use Designations
Residential Very-Low Density	Public and Semi-Public
Residential Low Density	Agricultural Core
Residential Low-Medium Density	Agricultural Lands
Residential Medium Density	Parks and Recreation
Residential Medium-High Density	Commercial Recreation
Residential High Density	Resource Conservation
Residential Very-High Density	Water
Residential Maximum Density	
Commercial and Office	
Light Industry	
Heavy Industry	
Mixed-Use Low Density	
Mixed-Use Medium Density	
Mixed-Use High Density	
Mixed-Use Community-Specific Density	

Existing Urban Limit Line

0 2.5 5 10 Miles



History and Context for the ULL

- » Initially approved by voters with Measure C in 1990.
- » Voters passed Measure L in 2006 with 64% support, extending the ULL until Dec. 31, 2026.
- » The ULL is part of the adopted 2045 General Plan.
- » Required to receive local street maintenance, aka “return to source,” funds from CCTA (approximately \$2 million annually)
- » Adjustments to the ULL are rare; it has been moved only six times since its inception in 1990, only once due to private development application.

Development Capacity within the ULL

- » The 2045 General Plan process confirmed that vacant and underutilized land with urban land use designations inside the ULL can accommodate:
- 23,200 new housing units
 - 1.2 million sq. ft. of new commercial development
 - 5 million sq. ft. of new industrial space

Policy Considerations for Renewing the ULL

- » Relationship between ULL Ballot Measure, General Plan, and Ordinance Code
- » Effect on cities
- » Term
- » Periodic ULL reviews
- » Process and findings for adjusting the ULL

Proposed Changes to the ULL Map

- » Move restricted development areas, protected open spaces, and areas with major development constraints outside the line
- » Simplify line along shorelines, especially at ports and marinas
- » Align County line with boundaries of cities that adopted their own line
- » Align with preexisting developments and parcel lines
- » Eliminate unnecessary and confusing ULL “islands”

Reasons to Adjust and Renew the ULL

- » Accurately reflect land that is appropriate for development
- » Clarify that development proposals inside a city's voter-approved ULL/UGB should be processed by the city
- » Extend the term of the ULL to carry its many benefits into the future and facilitate successful implementation of the County's recently adopted General Plan

The ULL and the 2045 General Plan

The ULL is part of the adopted 2045 General Plan and supports important General Plan concepts, such as:

- » Balance development to meet resident needs with protection of natural resources.
- » Pursue a compact and efficient infill development pattern. Avoid sprawl.
- » Restrict development in fire hazard severity zones and on steep slopes.

Proposed Schedule and Next Steps

- | | |
|---|---|
| March-May 2025 | Staff seeks feedback from the public, cities, MACs, and CPC |
| June/July 2025 | Staff presents above feedback and draft ballot measure to Board of Supervisors and receives direction |
| February 2026
(sooner, if possible) | Board of Supervisors hearing to consider placing ULL renewal measure on ballot for June 2, 2026, Primary Election |

Staff Recommendation

- » Direct staff to take the steps necessary to place a ULL renewal measure on the June 2026 Primary Election ballot.



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Board of Supervisors

2/25/2025