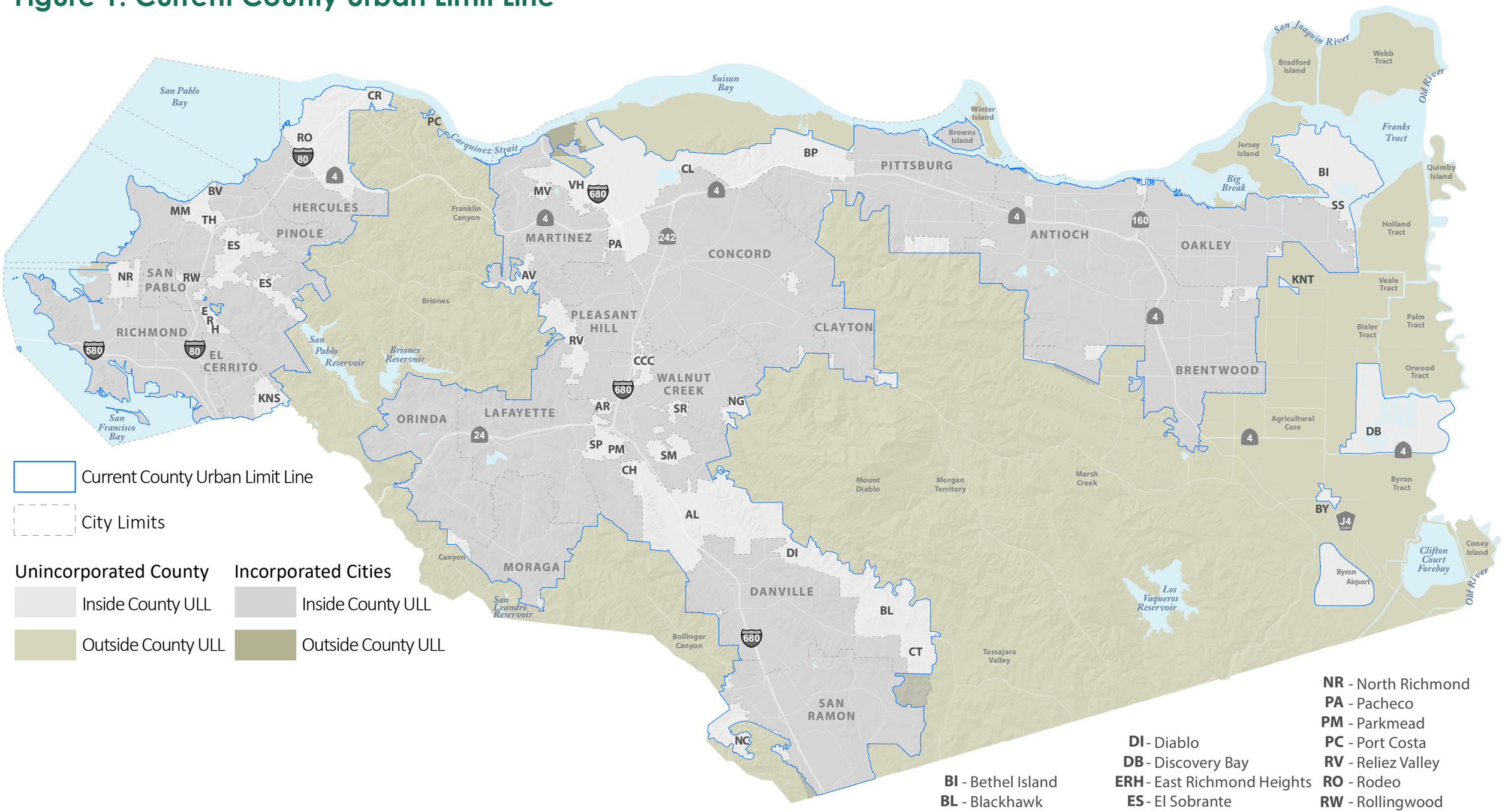
EXHIBIT A

UPDATED URBAN LIMIT LINE ADJUSTMENTS MAP SERIES

Figure 1: Current County Urban Limit Line



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

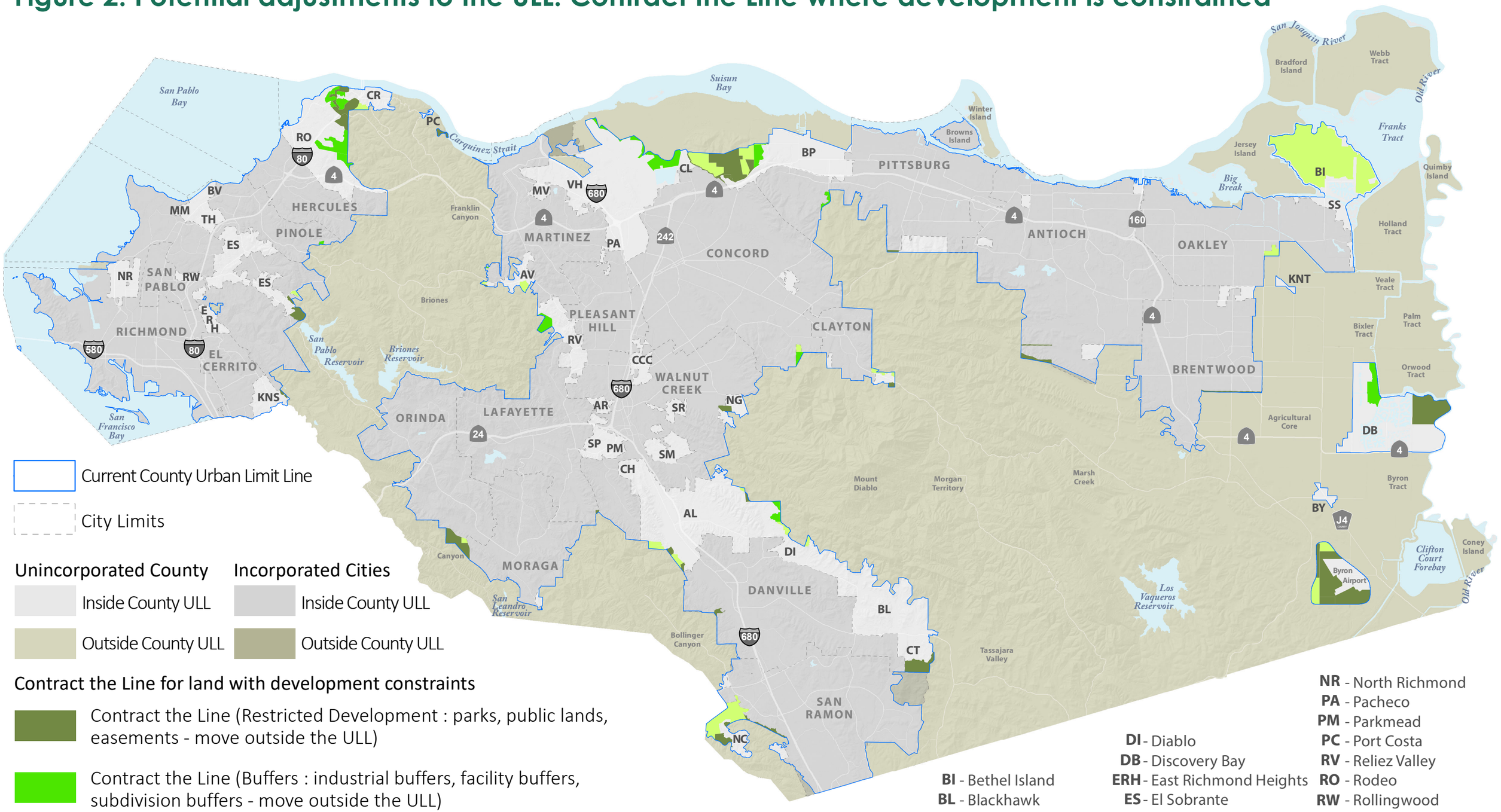
Outside County ULL

0 2.5 5 10 Miles

June 24th, 2025

AR - Acalanes Ridge
AL - Alamo
AV - Alhambra Valley
BV - Bayview
BP - Bay Point
BI - Bethel Island
BL - Blackhawk
BY - Byron
CT - Camino Tassajara
CH - Castle Hill
CL - Clyde
CCC - Contra Costa Centre
CR - Crockett
DI - Diablo
DB - Discovery Bay
ERH - East Richmond Heights
ES - El Sobrante
KNS - Kensington
KNT - Knightsen
MM - Montalvin Manor
MV - Mountain View
NC - Norris Canyon
NG - North Gate
NR - North Richmond
PA - Pacheco
PM - Parkmead
PC - Port Costa
RV - Reliez Valley
RO - Rodeo
RW - Rollingwood
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill

Figure 2: Potential adjustments to the ULL: Contract the Line where development is constrained



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

Outside County ULL

Contract the Line for land with development constraints

Contract the Line (Restricted Development : parks, public lands, easements - move outside the ULL)

Contract the Line (Buffers : industrial buffers, facility buffers, subdivision buffers - move outside the ULL)

Contract the Line (Constraints : large areas with high fire/flood hazard, steep, and/or limited access - move outside the ULL)

0 2.5 5 10 Miles

June 24th, 2025

AR - Acalanes Ridge
AL - Alamo
AV - Alhambra Valley
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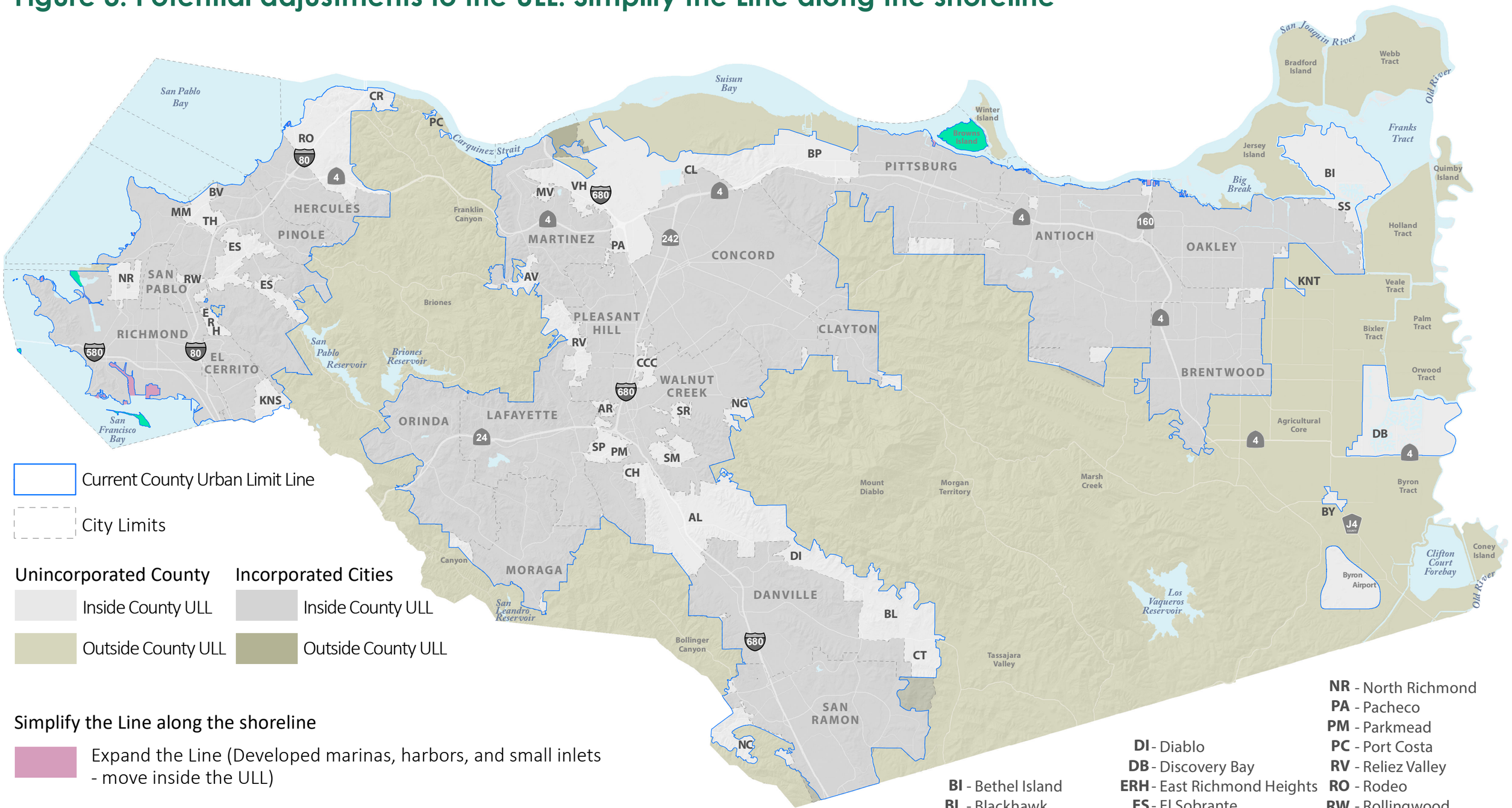
RO - Rodeo
RW - Rollingwood
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill

Figure 3: Potential adjustments to the ULL: Simplify the Line along the shoreline



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

Outside County ULL

Simplify the Line along the shoreline

Expand the Line (Developed marinas, harbors, and small inlets - move inside the ULL)

Contract the Line (Undevelopable islands, breakwaters, and small tidelands - move outside the ULL)

0 2.5 5 10 **Miles**

June 24th, 2025

AR - Acalanes Ridge
AL - Alamo
AV - Alhambra Valley
BV - Bayview
BP - Bay Point
BI - Bethel Island
BL - Blackhawk
BY - Byron
CT - Camino Tassajara
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PM - Parkmead
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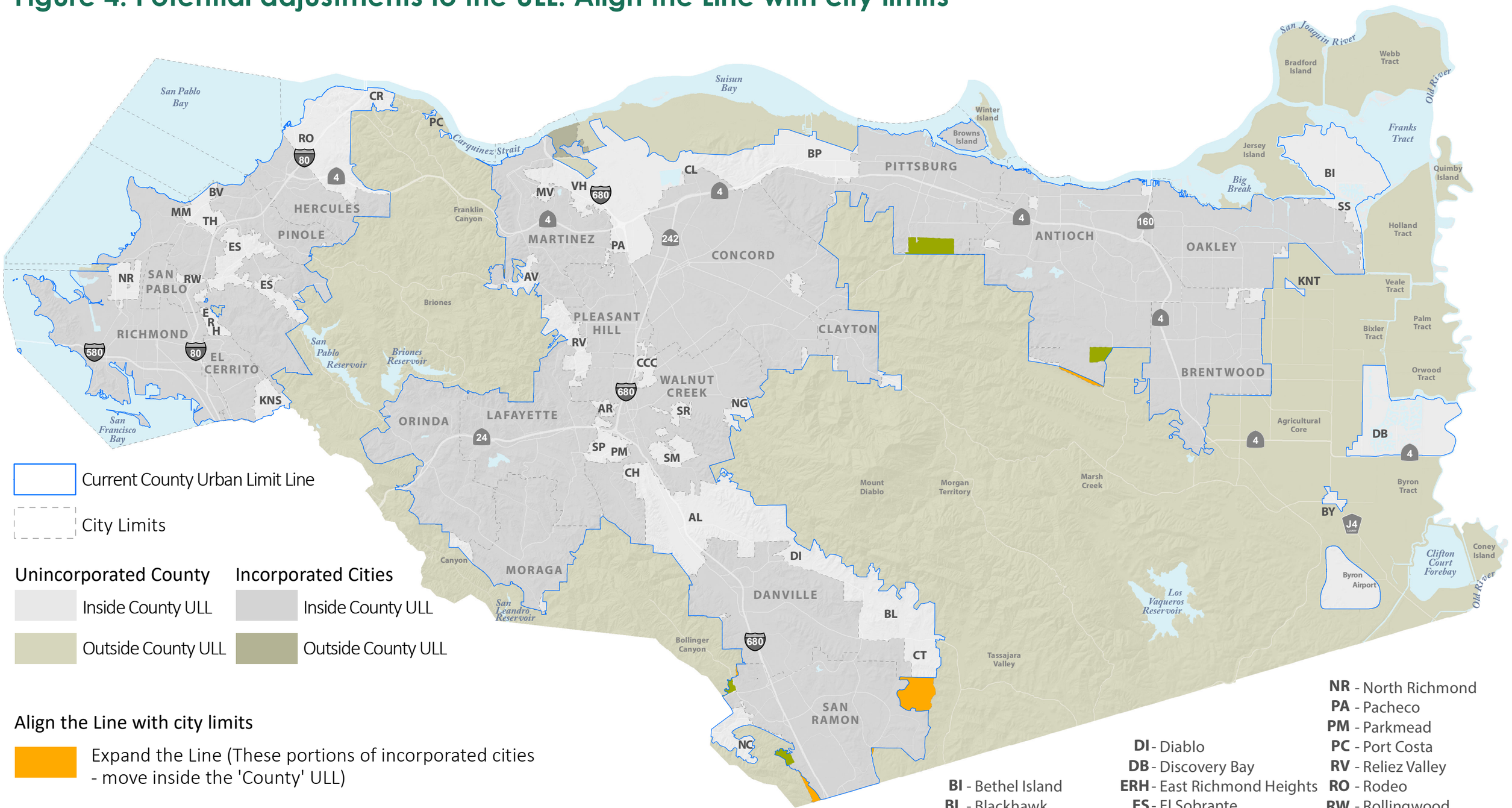
RV - Reliez Valley
RO - Rodeo
RW - Rollingwood
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill

Figure 4: Potential adjustments to the ULL: Align the Line with city limits



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

Outside County ULL

Align the Line with city limits

Expand the Line (These portions of incorporated cities - move inside the 'County' ULL)

Contract the Line (Unincorporated areas inside City voter-approved Urban Growth Boundaries (UGB/ULL) - move outside the 'County' ULL, but remain inside City UGBs/ULLs)

0 2.5 5 10 Miles

June 24th, 2025

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AL - Alamo
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BY - Byron
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CL - Clyde
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CR - Crockett
DI - Diablo
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KNT - Knightsen
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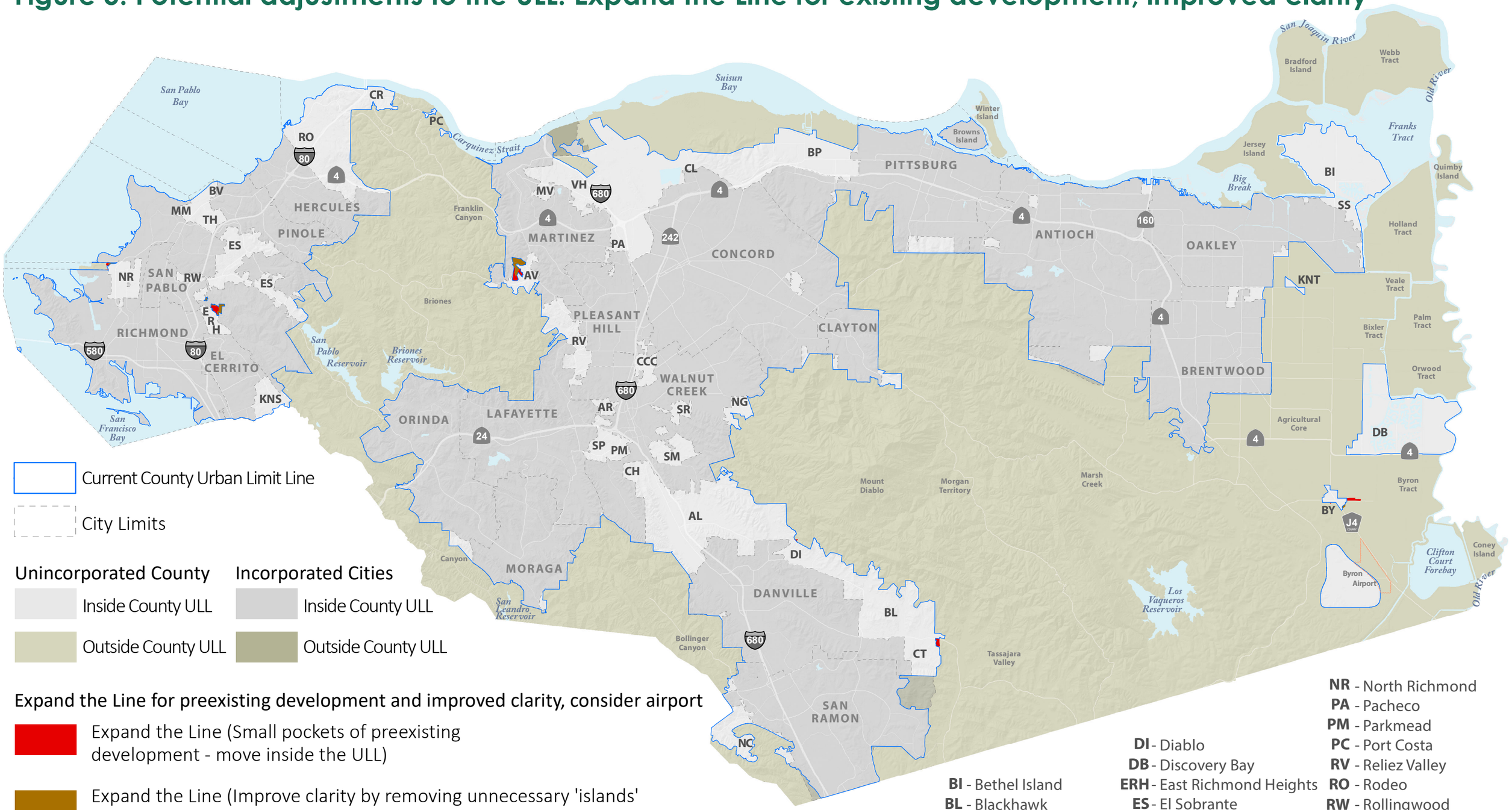
RV - Reliez Valley
RO - Rodeo
RW - Rollingwood
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill

Figure 5: Potential adjustments to the ULL: Expand the Line for existing development, improved clarity



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

Outside County ULL

Expand the Line for preexisting development and improved clarity, consider airport

Expand the Line (Small pockets of preexisting development - move inside the ULL)

Expand the Line (Improve clarity by removing unnecessary 'islands' or aligning to parcel lines - move inside the ULL)

Byron Airport consideration (Consider expansion or authorization for future expansion by board)

0 2.5 5 10 Miles

June 24th, 2025

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PC - Port Costa
RV - Reliez Valley
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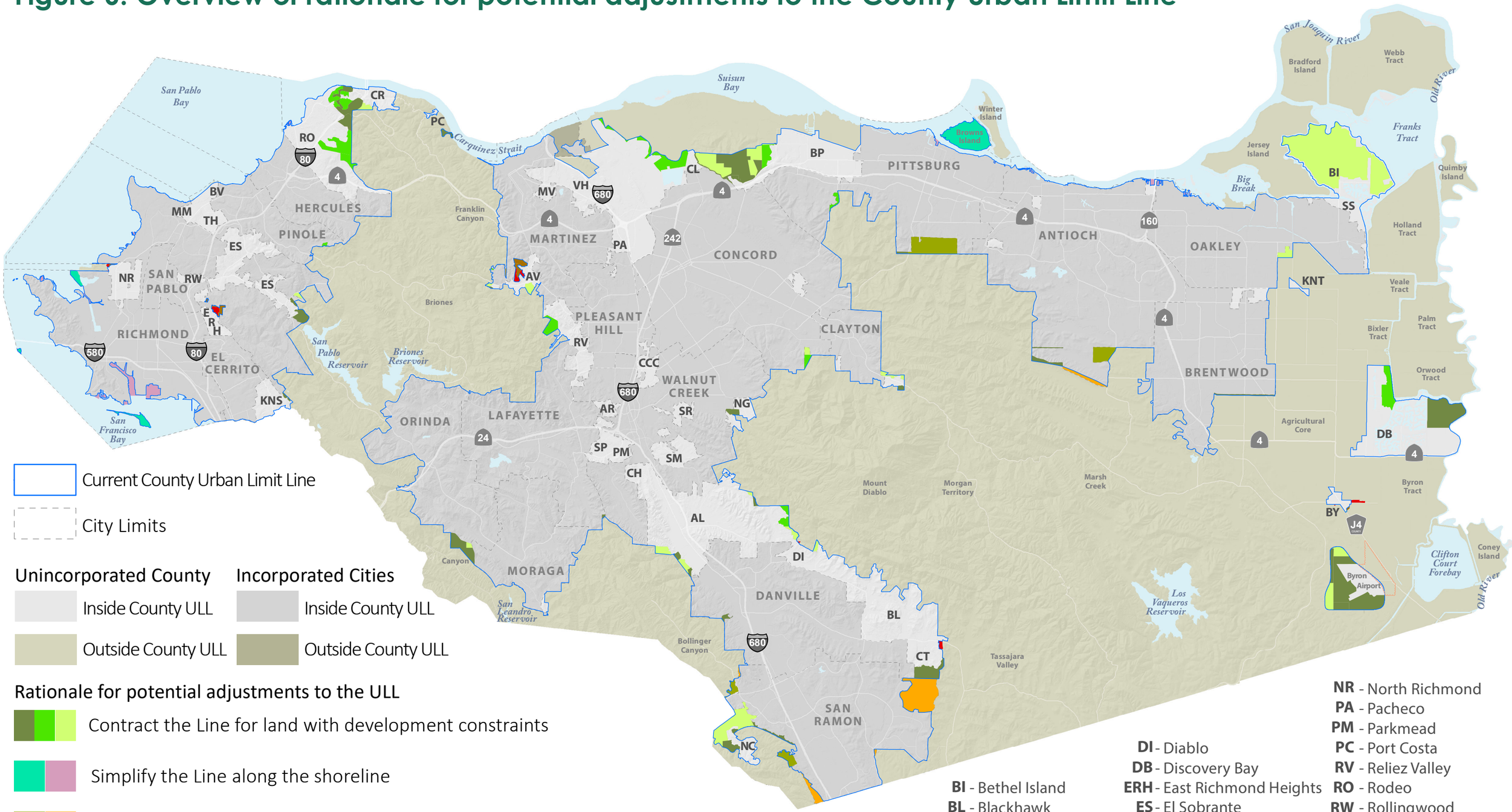
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill

Figure 6: Overview of rationale for potential adjustments to the County Urban Limit Line



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

Outside County ULL

Rationale for potential adjustments to the ULL

Contract the Line for land with development constraints

Simplify the Line along the shoreline

Align the Line with city limits

Expand the Line for existing development and improved clarity, consider airport

0 2.5 5 10 **Miles**

June 24th, 2025

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CR - Crockett
DI - Diablo
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PM - Parkmead
PC - Port Costa
RV - Reliez Valley
RO - Rodeo
RW - Rollingwood
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill

Figure 7: Summary of potential adjustments to the County ULL: 6-24-25 Draft County Urban Limit Line

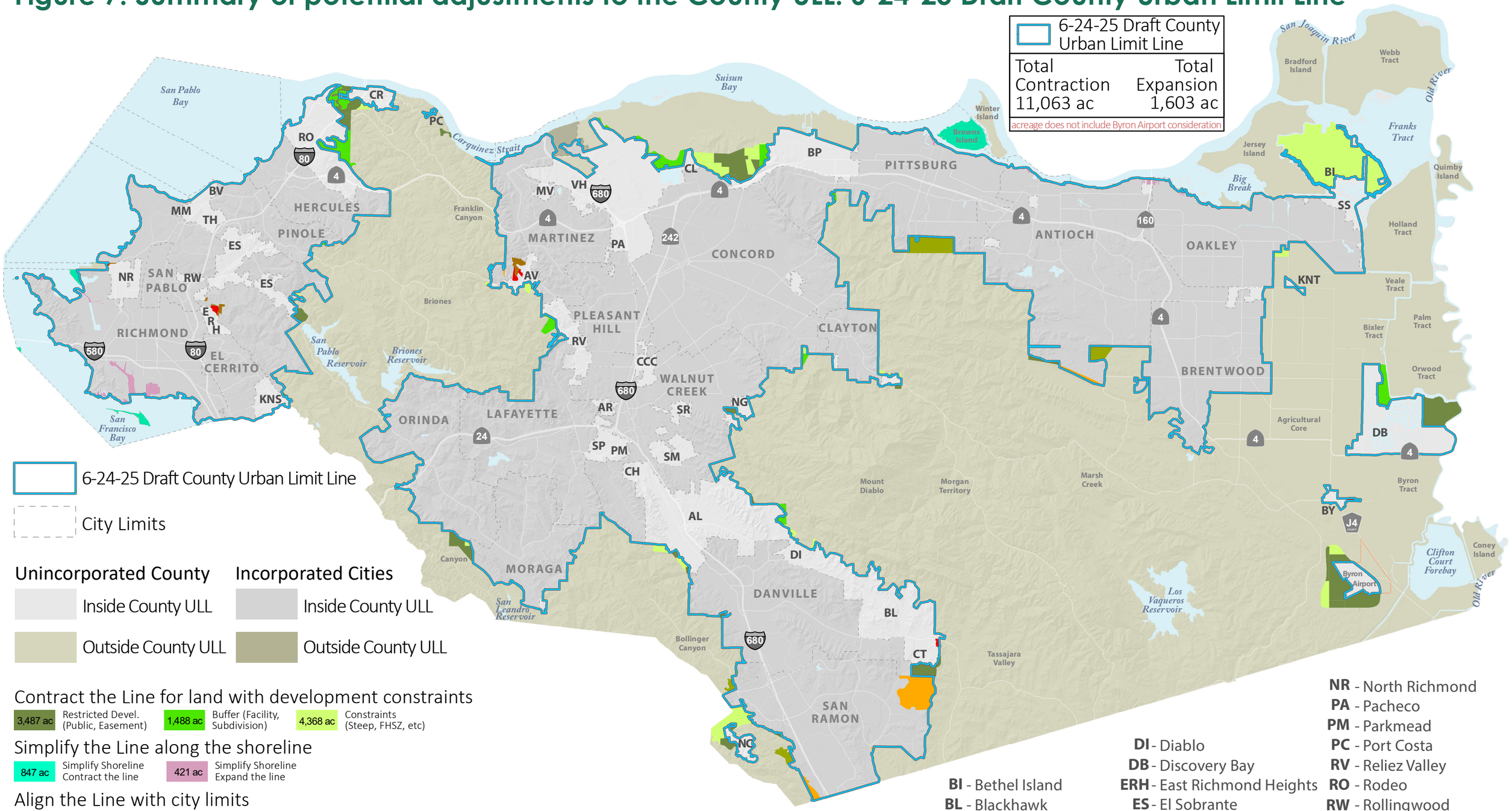
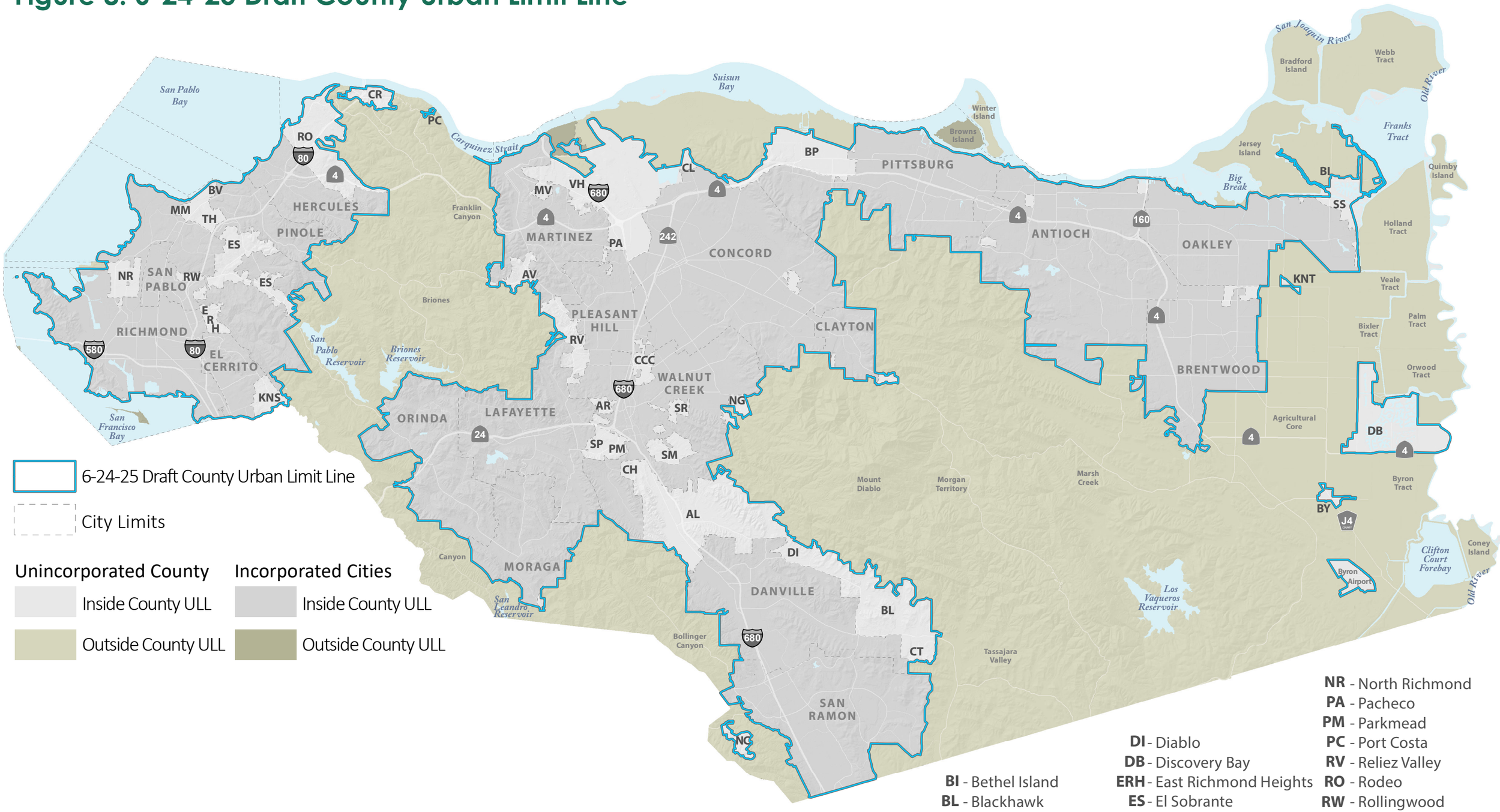


Figure 8: 6-24-25 Draft County Urban Limit Line



6-24-25 Draft County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

Outside County ULL

0 2.5 5 10 Miles

June 24th, 2025

AR - Acalanes Ridge
AL - Alamo
AV - Alhambra Valley
BV - Bayview
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DI - Diablo
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KNS - Kensington
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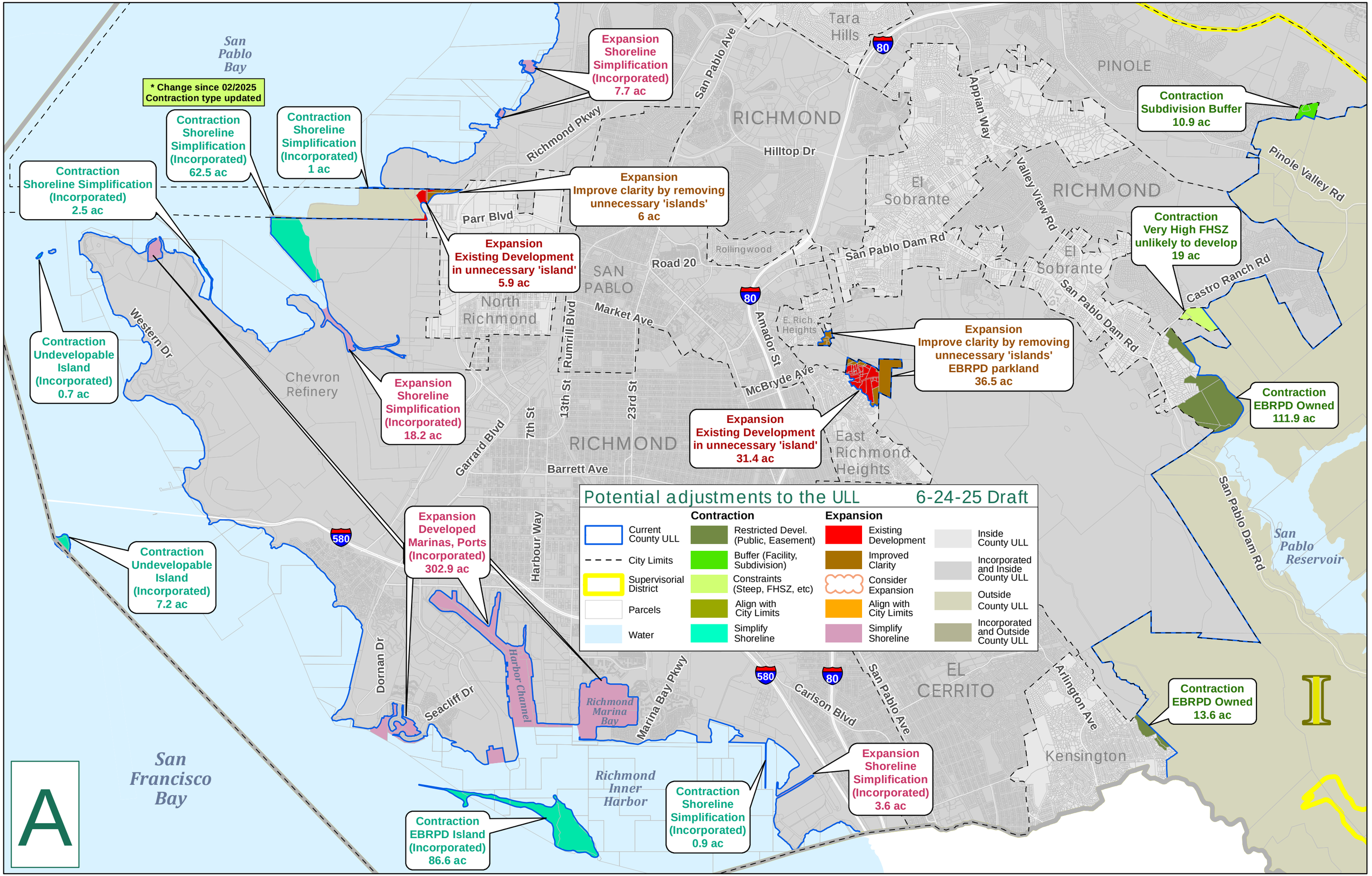
PC - Port Costa
RV - Reliez Valley
RO - Rodeo
RW - Rollingwood
SM - San Miguel
SS - Sandmound Slough
SP - Saranap
SR - Shell Ridge
TH - Tara Hills
VH - Vine Hill


San Pablo Bay
* Change since 02/2025
Contraction type updated
Contraction Shoreline Simplification (Incorporated) 62.5 ac
Contraction Shoreline Simplification (Incorporated) 1 ac
Expansion Shoreline Simplification (Incorporated) 7.7 ac
Contraction Shoreline Simplification (Incorporated) 2.5 ac
Expansion Improve clarity by removing unnecessary 'islands' 6 ac
Expansion Existing Development in unnecessary 'island' 5.9 ac
Contraction Undevelopable Island (Incorporated) 0.7 ac
Expansion Shoreline Simplification (Incorporated) 18.2 ac
Contraction Undevelopable Island (Incorporated) 7.2 ac
Expansion Developed Marinas, Ports (Incorporated) 302.9 ac
Contraction EBRPD Island (Incorporated) 86.6 ac
Contraction Shoreline Simplification (Incorporated) 0.9 ac
Expansion Existing Development in unnecessary 'island' 31.4 ac
Expansion Improve clarity by removing unnecessary 'islands' EBRPD parkland 36.5 ac
Expansion Shoreline Simplification (Incorporated) 3.6 ac
Contraction Subdivision Buffer 10.9 ac
Contraction Very High FHSZ unlikely to develop 19 ac
Contraction EBRPD Owned 111.9 ac
Contraction EBRPD Owned 13.6 ac
Tara Hills
PINOLE
RICHMOND
El Sobrante
Rollingwood
SAN PABLO
North Richmond
Chevron Refinery
East Richmond Heights
EL CERRITO
Kensington
Richmond Marina Bay
Richmond Inner Harbor
San Pablo Reservoir
Richmond Pkwy
San Pablo Ave
Hilltop Dr
Appian Way
Valley View Rd
Pinole Valley Rd
Parr Blvd
Road 20
San Pablo Dam Rd
Castro Ranch Rd
Market Ave
Amador St
McBryde Ave
Western Dr
Rumrill Blvd
13th St
23rd St
7th St
Garrard Blvd
Barrett Ave
Harbour Way
Dornan Dr
Seacliff Dr
Harbor Channel
Marina Bay Pkwy
Carlson Blvd
Arlington Ave
80
580
Potential adjustments to the ULL
6-24-25 Draft
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL
A
I

San Pablo Bay

* Change since 02/2025
Contraction type updated

Contraction
Shoreline Simplification
(Incorporated)
62.5 ac

Contraction
Shoreline Simplification
(Incorporated)
1 ac

Expansion
Shoreline Simplification
(Incorporated)
7.7 ac

Contraction
Shoreline Simplification
(Incorporated)
2.5 ac

Expansion
Improve clarity by removing unnecessary 'islands'
6 ac

Expansion
Existing Development in unnecessary 'island'
5.9 ac

Contraction
Undevelopable Island
(Incorporated)
0.7 ac

Expansion
Shoreline Simplification
(Incorporated)
18.2 ac

Expansion
Developed Marinas, Ports
(Incorporated)
302.9 ac

Contraction
Undevelopable Island
(Incorporated)
7.2 ac

Contraction
EBRPD Island
(Incorporated)
86.6 ac

Expansion
Existing Development in unnecessary 'island'
31.4 ac

Expansion
Improve clarity by removing unnecessary 'islands'
EBRPD parkland
36.5 ac

Contraction
Shoreline Simplification
(Incorporated)
0.9 ac

Expansion
Shoreline Simplification
(Incorporated)
3.6 ac

Contraction
Subdivision Buffer
10.9 ac

Contraction
Very High FHSZ unlikely to develop
19 ac

Contraction
EBRPD Owned
111.9 ac

Contraction
EBRPD Owned
13.6 ac

Potential adjustments to the ULL 6-24-25 Draft

	Contraction	Expansion	
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

A

I

Tara Hills
RICHMOND
PINOLE
El Sobrante
SAN PABLO
North Richmond
Rollingwood
E. Rich. Heights
Chevron Refinery
East Richmond Heights
EL CERRITO
Kensington
San Francisco Bay
Richmond Inner Harbor
Richmond Marina Bay
Harbor Channel
San Pablo Reservoir
Richmond Pkwy
San Pablo Ave
Hilltop Dr
Appian Way
Valley View Rd
Pinole Valley Rd
Parr Blvd
Road 20
San Pablo Dam Rd
Castro Ranch Rd
Western Dr
Market Ave
Rumrill Blvd
13th St
23rd St
7th St
Amador St
McBryde Ave
Garrard Blvd
Barrett Ave
Harbour Way
Dornan Dr
Seacliff Dr
Marina Bay Pkwy
Carlson Blvd
Arlington Ave
80
580

Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits

San Pablo Bay
San Francisco Bay
Richmond Inner Harbor
Richmond Marina Bay
Harbor Channel
San Pablo Reservoir

RICHMOND
SAN PABLO
PINOLE
EL CERRITO
Tara Hills
El Sobrante
Rollingwood
North Richmond
East Richmond Heights
Kensington

Richmond Pkwy
San Pablo Ave
Hilltop Dr
Appian Way
Valley View Rd
Pinole Valley Rd
Parr Blvd
San Pablo Dam Rd
Road 20
Castro Ranch Rd
Western Dr
Rumrill Blvd
Market Ave
Amador St
McBryde Ave
13th St
23rd St
7th St
Carrard Blvd
Barrett Ave
MacDonald Ave
Harbour Way
Cutting Blvd
Potrero Ave
Dornan Dr
Seacliff Dr
Marina Bay Pkwy
Carlson Blvd
Arlington Ave

80
580

A
I

Expansion
Incorporated
Align to recent annexation to City
7.3 ac

Expansion
Improve clarity by removing unnecessary 'islands' - US NPS, Steep, High FHSZ
76.7 ac

Expansion
Existing Development in unnecessary 'island'
39.9 ac

Contraction
Subdivision Buffer
Align to City/Parcel
2.3 ac

Contraction
Steep, High FHSZ unlikely to develop
10.9 ac

Contraction
Scenic Easement
4.4 ac

Contraction
Steep, High FHSZ unlikely to develop
50.4 ac

Contractions
EBRPD Owned
2.1 ac

Contraction
Cemetery Buffer
112.6 ac

Potential adjustments to the ULL 6-24-25 Draft

	Contraction	Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

B

Expansion
Incorporated
Align to recent annexation to City
7.3 ac

Expansion
Improve clarity by removing unnecessary 'islands' - US NPS, Steep, High FHSZ
76.7 ac

Expansion
Existing Development in unnecessary 'island'
39.9 ac

Contraction
Subdivision Buffer
Align to City/Parcel
2.3 ac

Contraction
Steep, High FHSZ unlikely to develop
10.9 ac

Contraction
Scenic Easement
4.4 ac

Contraction
Steep, High FHSZ unlikely to develop
50.4 ac

Contractions
EBRPD Owned
2.1 ac

Contraction
Cemetery Buffer
112.6 ac

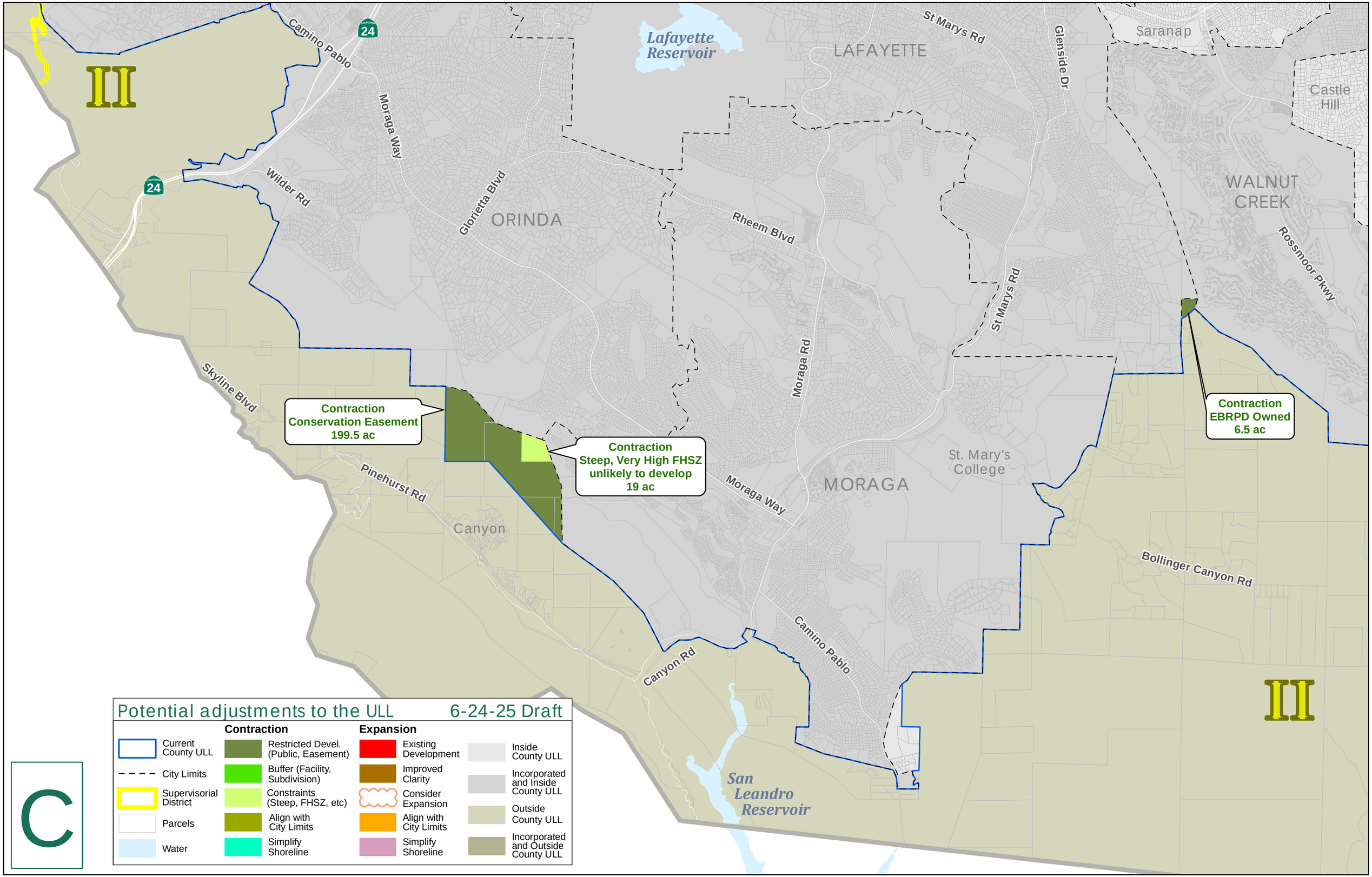
B

Potential adjustments to the ULL 6-24-25 Draft

	Contraction	Expansion	
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

B

Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits


II
Camino Pablo
24
Moraga Way
Wilder Rd
Glorietta Blvd
ORINDA
Lafayette Reservoir
LAFAYETTE
St Marys Rd
Glenside Dr
Saranap
Castle Hill
WALNUT CREEK
Rheem Blvd
Rossmoor Pkwy
St Marys Rd
Moraga Rd
Skyline Blvd
Contraction
Conservation Easement
199.5 ac
Contraction
Steep, Very High FHSZ
unlikely to develop
19 ac
Contraction
EBRPD Owned
6.5 ac
Pinehurst Rd
Canyon
MORAGA
St. Mary's College
Moraga Way
Bollinger Canyon Rd
Canyon Rd
Camino Pablo
San Leandro Reservoir
II
C
Potential adjustments to the ULL
6-24-25 Draft
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

II

III

C

Contraction
Conservation Easement
199.5 ac

Contraction
Steep, Very High FHSZ
unlikely to develop
19 ac

Contraction
EBRPD Owned
6.5 ac

Lafayette Reservoir

San Leandro Reservoir

LAFAYETTE

ORINDA

MORAGA

WALNUT CREEK

Saranap

Castle Hill

St. Mary's College

Canyon

Camino Pablo

Moraga Way

Wilder Rd

Glorietta Blvd

Rheem Blvd

Moraga Rd

St Marys Rd

Glenside Dr

Rossmoor Pkwy

Skyline Blvd

Pinehurst Rd

Canyon Rd

Bollinger Canyon Rd

24

Potential adjustments to the ULL — 6-24-25 Draft

	Contraction	Expansion	
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

Lafayette Reservoir
LAFAYETTE
St Marys Rd
Glenside Dr
Saranap
WALNUT CREEK
Castle Hill
Camino Pablo
Moraga Way
Wilder Rd
Glorietta Blvd
ORINDA
Rheem Blvd
St Marys Rd
Moraga Rd
Rossmoor Pkwy
Skyline Blvd
Pinehurst Rd
Moraga Way
MORAGA
OAKLAND
Canyon
Bollinger Canyon Rd
Canyon Rd
Camino Pablo
San Leandro Reservoir
II
II
C
Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits

Potential adjustments to the ULL — 6-24-25 Draft

	Contraction	Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

Contraction
Unincorporated,
inside San Ramon's UGB
only City would develop
Align to City Limits
61.1 ac

Expansion
Incorporated,
inside San Ramon's UGB
County ULL is N/A
Align to City Limits
9.8 ac

Contraction
Steep, High FHSZ
unlikely to develop
(outside San Ramon UGB)
439.7 ac

Contraction
EBRPD Owned
47.7 ac

Contraction
EBRPD Owned
(or Easement)
1.8 ac

Contraction
Deed
Restriction
14.2 ac

Contraction
Deed Restriction
85.5 ac

Contraction
Unincorporated, inside San Ramon's UGB
only City would develop
Align to City Limits
107.2 ac

*** Change since 02/2025**
1 acre reduction to
proposed expansion

Expansion
Existing
Development
20.3 ac

*** Change since 02/2025**
New Proposed Contraction

Contraction
Scenic Easement,
EBMUD Facility
85.5 ac

Expansion
Incorporated,
inside San Ramon's UGB
County ULL is N/A
Align to City Limits
705.5 ac

Expansion
Incorporated,
inside San Ramon's UGB
County ULL is N/A
Align to City Limits
9 ac

Expansion
Incorporated,
outside San Ramon's UGB
County ULL is N/A
Align to City Limits
99.1 ac

DANVILLE
SAN RAMON
Blackhawk
Camino Tassajara
Norris Canyon
Camp Parks (U.S. Army)
Crow Canyon Rd
Bollinger Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
Monarch Rd
Dougherty Rd
Norris Canyon Rd
Montevideo Dr
Pine Valley Rd
Windemere Pkwy
680

II

D

Potential adjustments to the ULL — 6-24-25 Draft

San Ramon UGB
City Limits
Supervisorial District
Parcels
Water

Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline

Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline

Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

Camino Tassajara
Blackhawk
Camino Tassajara
DANVILLE
Camino Tassajara
Monarch Rd
Crow Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
Bollinger Canyon Rd
Dougherty Rd
680
SAN RAMON
Bollinger Canyon Rd
Windemere Pkwy
Camino Tassajara
Norris Canyon Rd
Norris Canyon
Montevideo Dr
Pine Valley Rd
Dougherty Rd
Camp Parks (U.S. Army)
680

*** Change since 02/2025**
1 acre reduction to proposed expansion

Expansion Existing Development 20.3 ac

*** Change since 02/2025**
New Proposed Contraction

Contraction Scenic Easement, EBMUD Facility 85.5 ac

Expansion Incorporated, inside San Ramon's UGB County ULL is N/A Align to City Limits 9.8 ac

Contraction Unincorporated, inside San Ramon's UGB only City would develop Align to City Limits 61.1 ac

Expansion Incorporated, inside San Ramon's UGB County ULL is N/A Align to City Limits 705.5 ac

Contraction Steep, High FHSZ unlikely to develop (outside San Ramon UGB) 439.7 ac

Contraction EBRPD Owned 47.7 ac

Contraction EBRPD Owned (or Easement) 1.8 ac

Contraction Deed Restriction 14.2 ac

Contraction Deed Restriction 85.5 ac

Expansion Incorporated, inside San Ramon's UGB County ULL is N/A Align to City Limits 9 ac

Contraction Unincorporated, inside San Ramon's UGB only City would develop Align to City Limits 107.2 ac

Expansion Incorporated, outside San Ramon's UGB County ULL is N/A Align to City Limits 99.1 ac

D

Potential adjustments to the ULL — 6-24-25 Draft

Contraction

- 6-24-25 Draft County ULL
- City Limits
- Supervisorial District
- Parcels
- Water
- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

*** Change since 02/2025**
1 acre reduction to proposed expansion

Expansion
Existing Development
20.3 ac

*** Change since 02/2025**
New Proposed Contraction

Contraction
Scenic Easement, EBMUD Facility
85.5 ac

Expansion
Incorporated, inside San Ramon's UGB
County ULL is N/A
Align to City Limits
9.8 ac

Contraction
Unincorporated, inside San Ramon's UGB
only City would develop
Align to City Limits
61.1 ac

Expansion
Incorporated, inside San Ramon's UGB
County ULL is N/A
Align to City Limits
705.5 ac

Contraction
Steep, High FHSZ
unlikely to develop
(outside San Ramon UGB)
439.7 ac

Contraction
EBRPD Owned
47.7 ac

Contraction
EBRPD Owned
(or Easement)
1.8 ac

Contraction
Deed Restriction
14.2 ac

Contraction
Deed Restriction
85.5 ac

Expansion
Incorporated, inside San Ramon's UGB
County ULL is N/A
Align to City Limits
9 ac

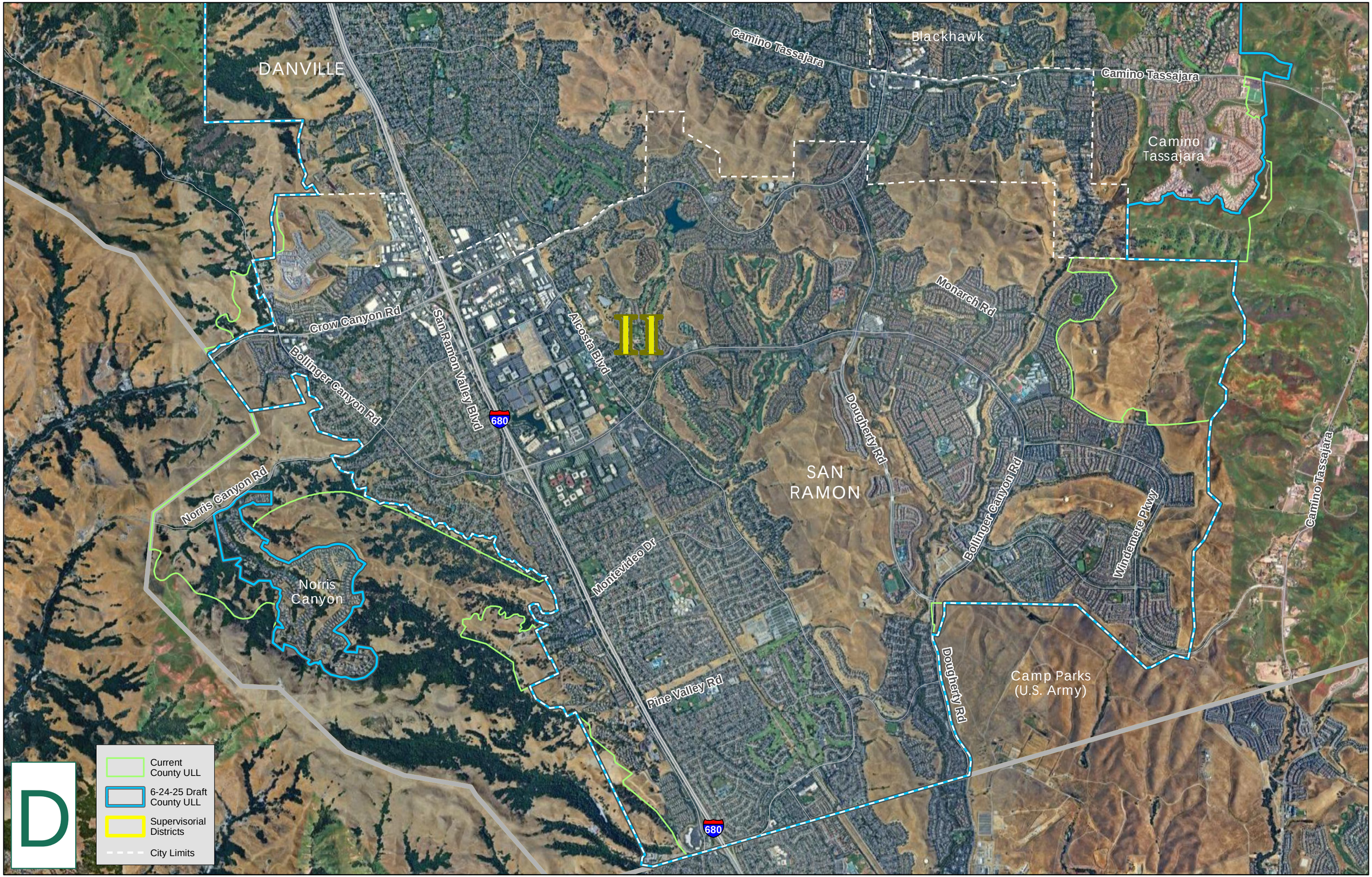
Contraction
Unincorporated, inside San Ramon's UGB
only City would develop
Align to City Limits
107.2 ac

Expansion
Incorporated, outside San Ramon's UGB
County ULL is N/A
Align to City Limits
99.1 ac

Blackhawk
DANVILLE
SAN RAMON
Norris Canyon
Camp Parks (U.S. Army)
Camino Tassajara
Crow Canyon Rd
Bollinger Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
Dougherty Rd
Monarch Rd
Norris Canyon Rd
Montevideo Dr
Pine Valley Rd
Windemere Pkwy
680

II

D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Blackhawk
Camino Tassajara
Camino Tassajara
Camino Tassajara
Camino Tassajara
Crow Canyon Rd
Bollinger Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
680
Monarch Rd
Dougherty Rd
SAN RAMON
Bollinger Canyon Rd
Windemere Pkwy
Norris Canyon Rd
Norris Canyon
Montevideo Dr
Pine Valley Rd
680
Dougherty Rd
Camp Parks (U.S. Army)
D
Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits

Potential adjustments to the ULL

6-24-25 Draft

	Contraction	Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

IV

II

E

Contraction
Steep, High FHSZ
unlikely to develop
12.5 ac

Contraction
State Park Owned
16.7 ac

Contraction
State Park Owned
1 ac

Expansion
Improve clarity
by simplifying ULL
4.3 ac

* Change since 02/2025
30.5 acre reduction to
proposed expansion

Contractions
Subdivision Buffer
82.3 ac

Contraction
Steep, High FHSZ
unlikely to develop
(Serenity Ln)
40.7 ac

Contraction
Parcel
Alignment
0.4 ac

Contraction
Existing low denisty residential
Steep, High FHSZ
unlikely to further develop
parcels split by ULL
25.1 ac

Expansion
Existing
Development
2.3 ac

Contraction
Steep, High FHSZ
unlikely to further develop
74.3 ac

Contraction
Steep, High FHSZ
unlikely to develop
48.1 ac

Contraction
EBRPD Owned
42.2 ac

Expansion
Parcel
Alignment
0.4 ac

Contraction
EBRPD Owned
23 ac

Broadway
San Miguel Dr
San Miguel
Rudgear Rd
680
WALNUT CREEK
Crest Ave
Livorna Rd
Danville Blvd
Alamo
Miranda Ave
Stone Valley Rd
Green Valley Rd
North Gate Rd
Diablo
Diablo Rd
Mt. Diablo Scenic Blvd
Blackhawk Rd
Blackhawk
Hartz Ave
DANVILLE
Camino Tassajara
Sycamore Valley Rd

Potential adjustments to the ULL

6-24-25 Draft

	Contraction	Expansion	
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

IV

II

E

Contraction
Steep, High FHSZ unlikely to develop
12.5 ac

Contraction
State Park Owned
16.7 ac

Contraction
State Park Owned
1 ac

Expansion
Improve clarity by simplifying ULL
4.3 ac

* Change since 02/2025
30.5 acre reduction to proposed expansion

Contractions
Subdivision Buffer
82.3 ac

Contraction
Steep, High FHSZ unlikely to develop (Serenity Ln)
40.7 ac

Contraction
Parcel Alignment
0.4 ac

Contraction
Existing low denisty residential
Steep, High FHSZ
unlikely to further develop
parcels split by ULL
25.1 ac

Contraction
Steep, High FHSZ unlikely to further develop
74.3 ac

Contraction
Steep, High FHSZ unlikely to develop
48.1 ac

Expansion
Existing Development
2.3 ac

Contraction
EBRPD Owned
42.2 ac

Expansion
Parcel Alignment
0.4 ac

Contraction
EBRPD Owned
23 ac

Broadway
San Miguel Dr
San Miguel
Rudgear Rd
680
WALNUT CREEK
Crest Ave
Livorna Rd
Danville Blvd
Alamo
Miranda Ave
Stone Valley Rd
Green Valley Rd
North Gate Rd
Diablo
Diablo Rd
Mt. Diablo Scenic Blvd
Blackhawk Rd
Blackhawk
Hartz Ave
DANVILLE
Camino Tassajara
Sycamore Valley Rd

IV

II

E

Current County ULL

6-24-25 Draft County ULL

Supervisorial Districts

City Limits

Broadway

San Miguel Dr

San Miguel

Rudgear Rd

680

WALNUT CREEK

Crest Ave

Livorna Rd

Danville Blvd

Alamo

Miranda Ave

Stone Valley Rd

North Gate Rd

Mt Diablo

Green Valley Rd

Diablo

Diablo Rd

Mt. Diablo Scenic Blvd

Blackhawk Rd

Blackhawk

Danville Blvd

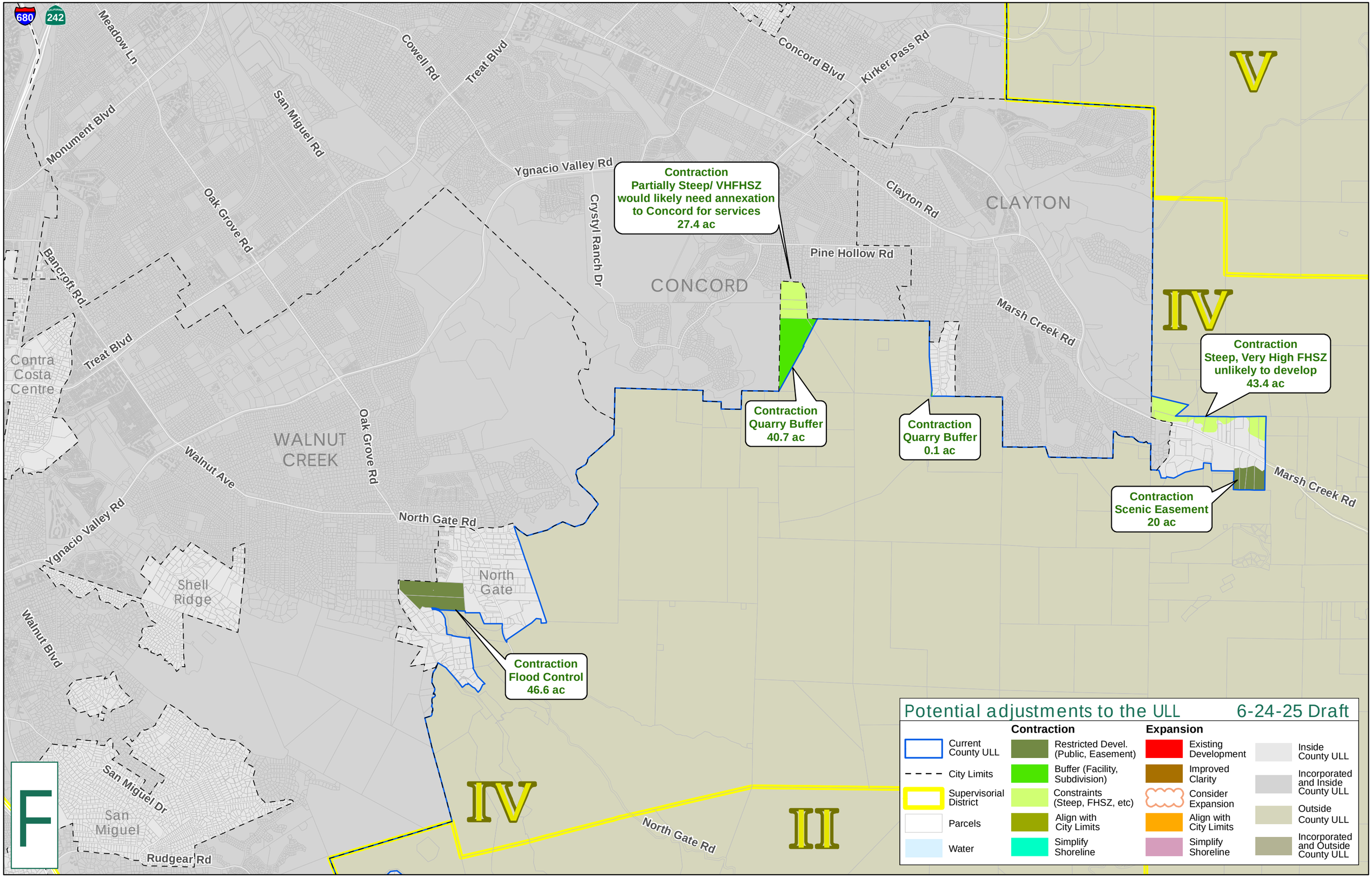
Hartz Ave

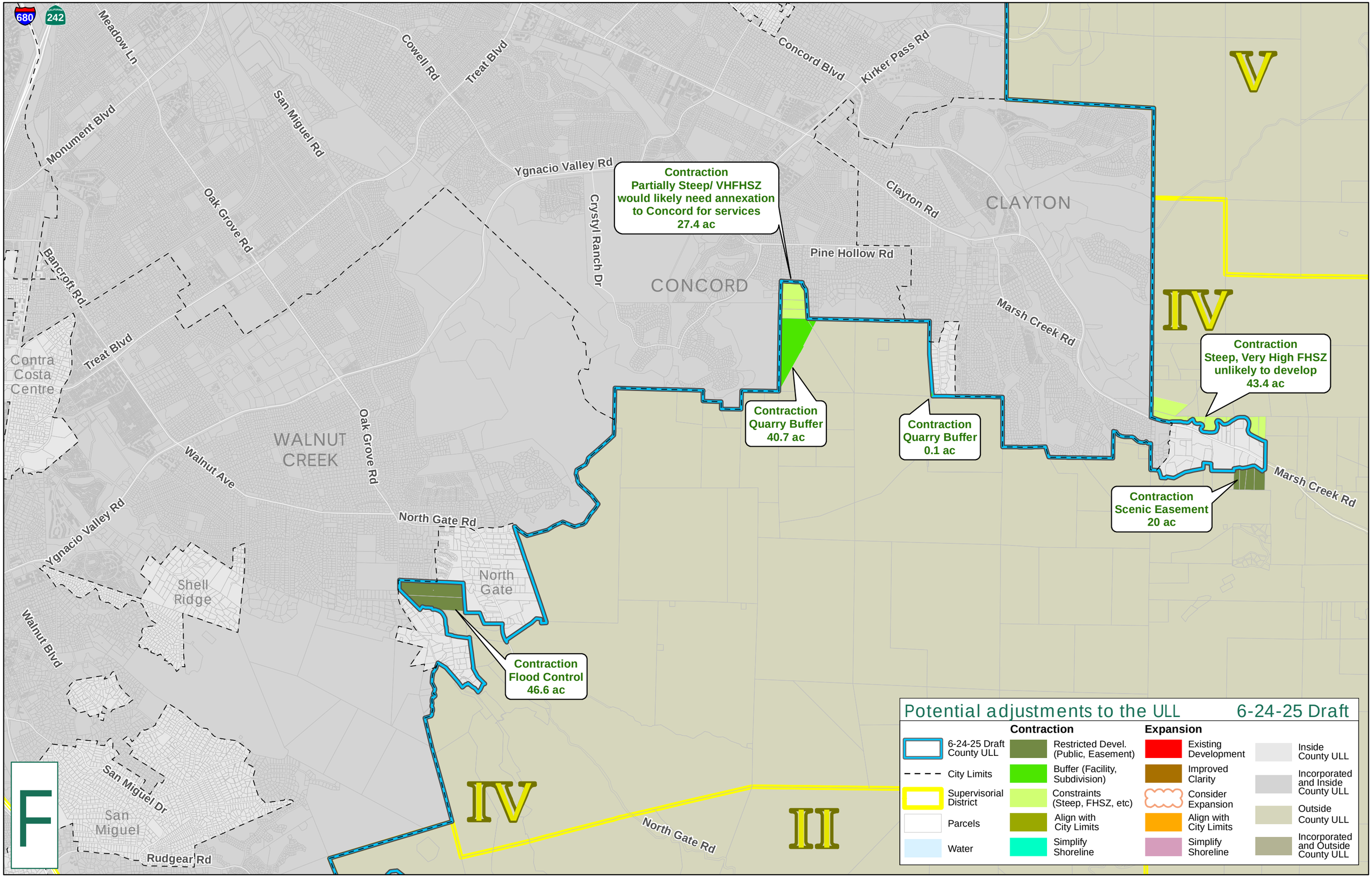
DANVILLE

Sycamore Valley Rd

Camino Tassajara

Blackhawk Rd


680
242
Meadow Ln
Cowell Rd
Treat Blvd
Concord Blvd
Kirker Pass Rd
Monument Blvd
San Miguel Rd
Ygnacio Valley Rd
Oak Grove Rd
Crystyl Ranch Dr
Clayton Rd
CLAYTON
Pine Hollow Rd
CONCORD
Marsh Creek Rd
Bancroft Rd
Treat Blvd
Contra Costa Centre
WALNUT CREEK
Walnut Ave
North Gate Rd
Ygnacio Valley Rd
Shell Ridge
North Gate
Walnut Blvd
San Miguel Dr
San Miguel
Rudgear Rd
North Gate Rd
Contraction
Partially Steep/ VHFHSZ
would likely need annexation
to Concord for services
27.4 ac
Contraction
Quarry Buffer
40.7 ac
Contraction
Quarry Buffer
0.1 ac
Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac
Contraction
Scenic Easement
20 ac
Contraction
Flood Control
46.6 ac
V
IV
IV
II
F
Potential adjustments to the ULL
6-24-25 Draft
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL


680
242
Meadow Ln
Cowell Rd
Treat Blvd
Concord Blvd
Kirker Pass Rd
Monument Blvd
San Miguel Rd
Ygnacio Valley Rd
Oak Grove Rd
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Clayton Rd
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CONCORD
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Bancroft Rd
Treat Blvd
Contra Costa Centre
WALNUT CREEK
Walnut Ave
Oak Grove Rd
Ygnacio Valley Rd
North Gate Rd
Shell Ridge
North Gate
Walnut Blvd
San Miguel Dr
San Miguel
Rudgear Rd
North Gate Rd
Marsh Creek Rd
V
IV
II
IV
F
Contraction
Partially Steep/ VHFHSZ
would likely need annexation
to Concord for services
27.4 ac
Contraction
Quarry Buffer
40.7 ac
Contraction
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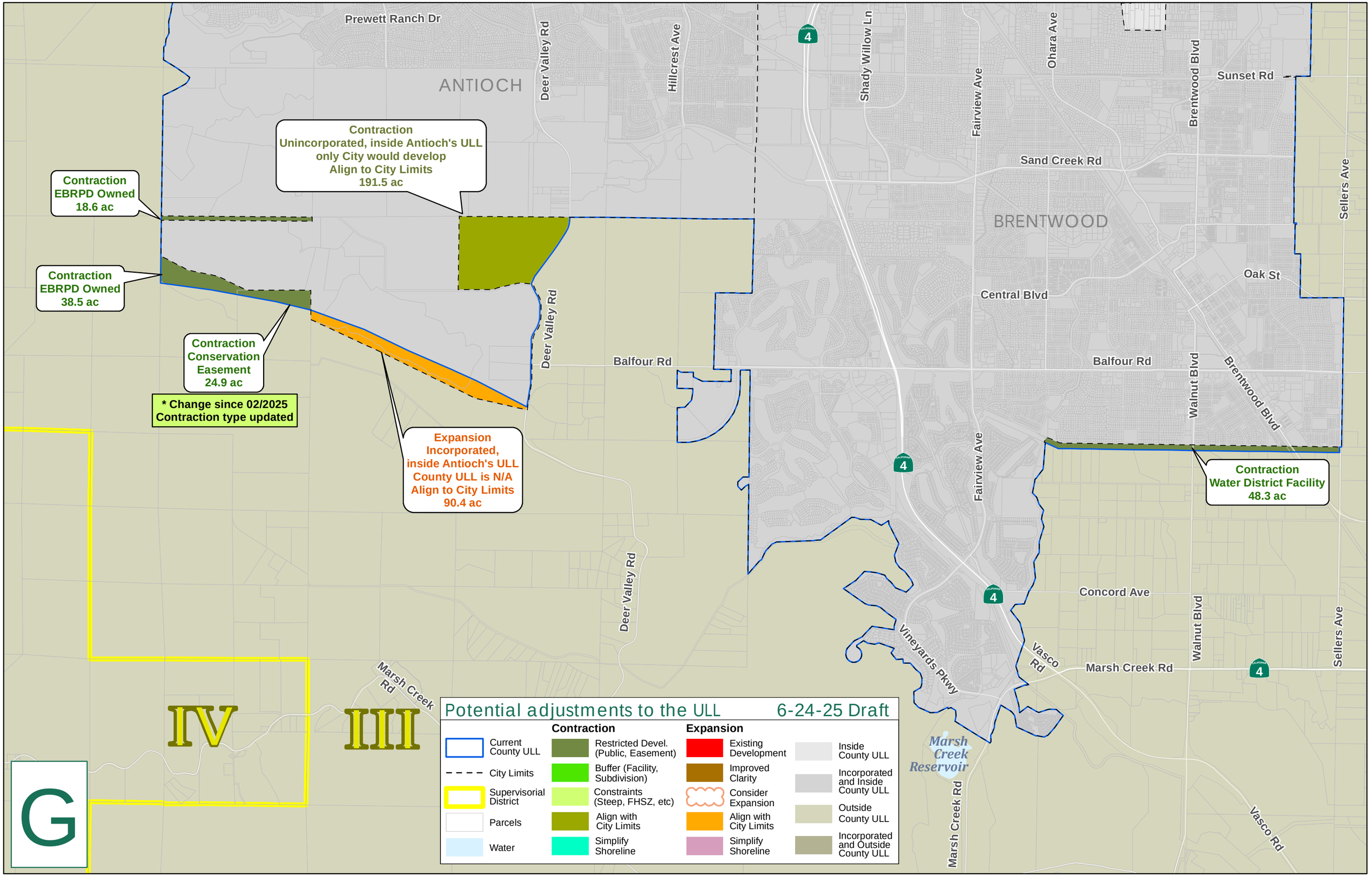
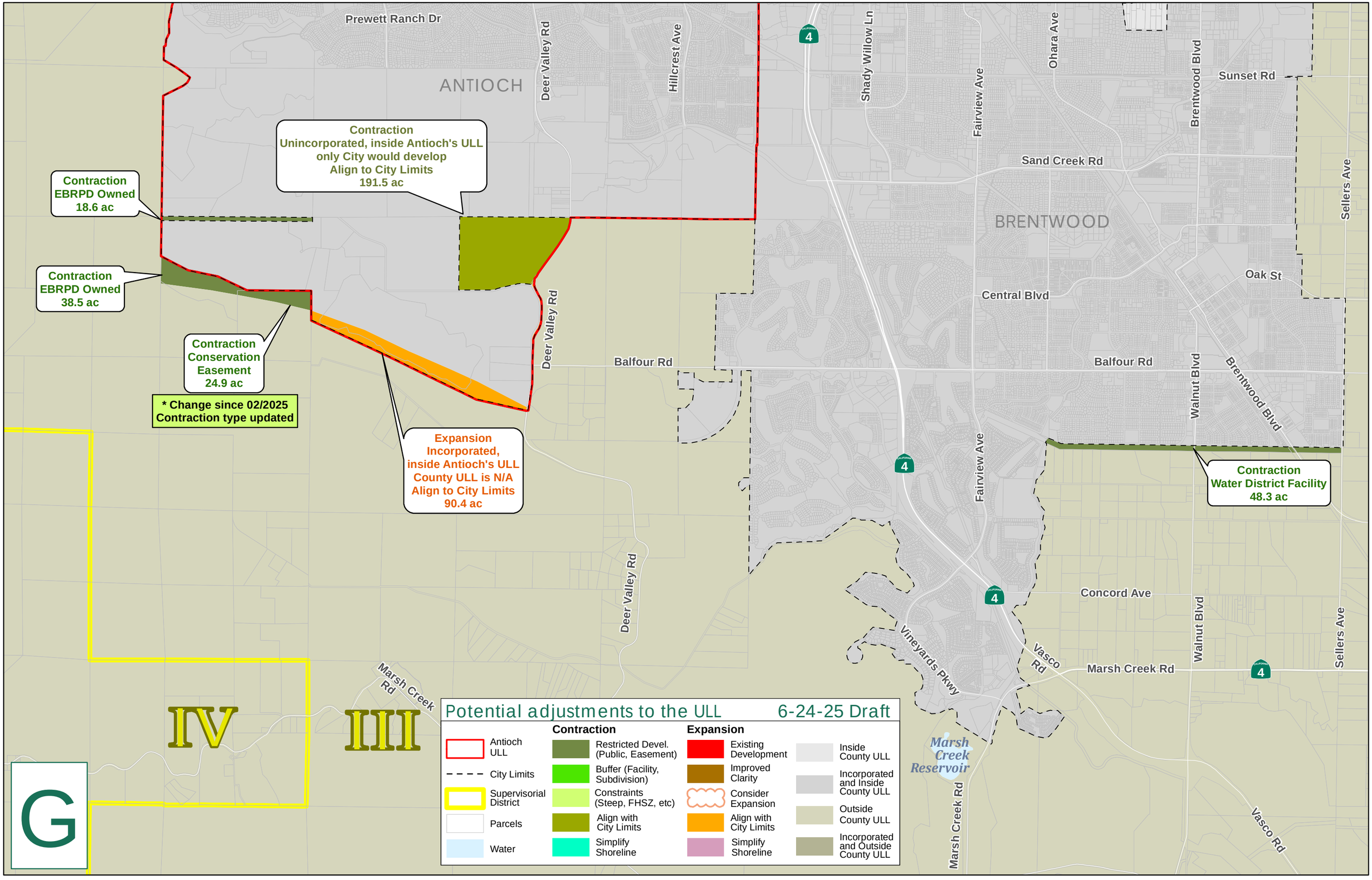
Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac
Contraction
Scenic Easement
20 ac
Contraction
Flood Control
46.6 ac
Potential adjustments to the ULL
6-24-25 Draft
Contraction
Expansion
6-24-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

680
242
Meadow Ln
Monument Blvd
Bancroft Rd
Contra Costa Centre
Treat Blvd
Walnut Ave
Ygnacio Valley Rd
Shell Ridge
Walnut Blvd
San Miguel Dr
San Miguel
Rudgear Rd
WALNUT CREEK
Oak Grove Rd
Oak Grove Rd
Cowell Rd
Treat Blvd
San Miguel Rd
Ygnacio Valley Rd
North Gate Rd
North Gate
Crystyl Ranch Dr
CONCORD
Concord Blvd
Kirker Pass Rd
Clayton Rd
Pine Hollow Rd
CLAYTON
Marsh Creek Rd
Marsh Creek Rd
V
IV
IV
II
North Gate Rd
Mt Diablo
F
Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits


Prewett Ranch Dr
ANTIOCH
Deer Valley Rd
Hillcrest Ave
Shady Willow Ln
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
BRENTWOOD
Sellers Ave
Oak St
Central Blvd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Contraction
Unincorporated, inside Antioch's ULL
only City would develop
Align to City Limits
191.5 ac
Contraction
EBRPD Owned
18.6 ac
Contraction
EBRPD Owned
38.5 ac
Contraction
Conservation
Easement
24.9 ac
* Change since 02/2025
Contraction type updated
Expansion
Incorporated,
inside Antioch's ULL
County ULL is N/A
Align to City Limits
90.4 ac
Contraction
Water District Facility
48.3 ac
Concord Ave
Vineyards Pkwy
Vasco Rd
Marsh Creek Rd
Marsh Creek Reservoir
IV
III
G
Potential adjustments to the ULL
6-24-25 Draft
Contraction
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL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Sellers Ave
Oak St
Central Blvd
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Walnut Blvd
Brentwood Blvd
Contraction
Unincorporated, inside Antioch's ULL
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Concord Ave
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Vasco Rd
Marsh Creek Rd
Marsh Creek Reservoir
IV
III
G
Potential adjustments to the ULL
6-24-25 Draft
Contraction
Expansion
Antioch ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

Contraction
Unincorporated, inside Antioch's ULL
only City would develop
Align to City Limits
191.5 ac

Contraction
EBRPD Owned
18.6 ac

Contraction
EBRPD Owned
38.5 ac

Contraction
Conservation
Easement
24.9 ac

* Change since 02/2025
Contraction type updated

Expansion
Incorporated,
inside Antioch's ULL
County ULL is N/A
Align to City Limits
90.4 ac

Contraction
Water District Facility
48.3 ac

ANTIOCH

BRENTWOOD

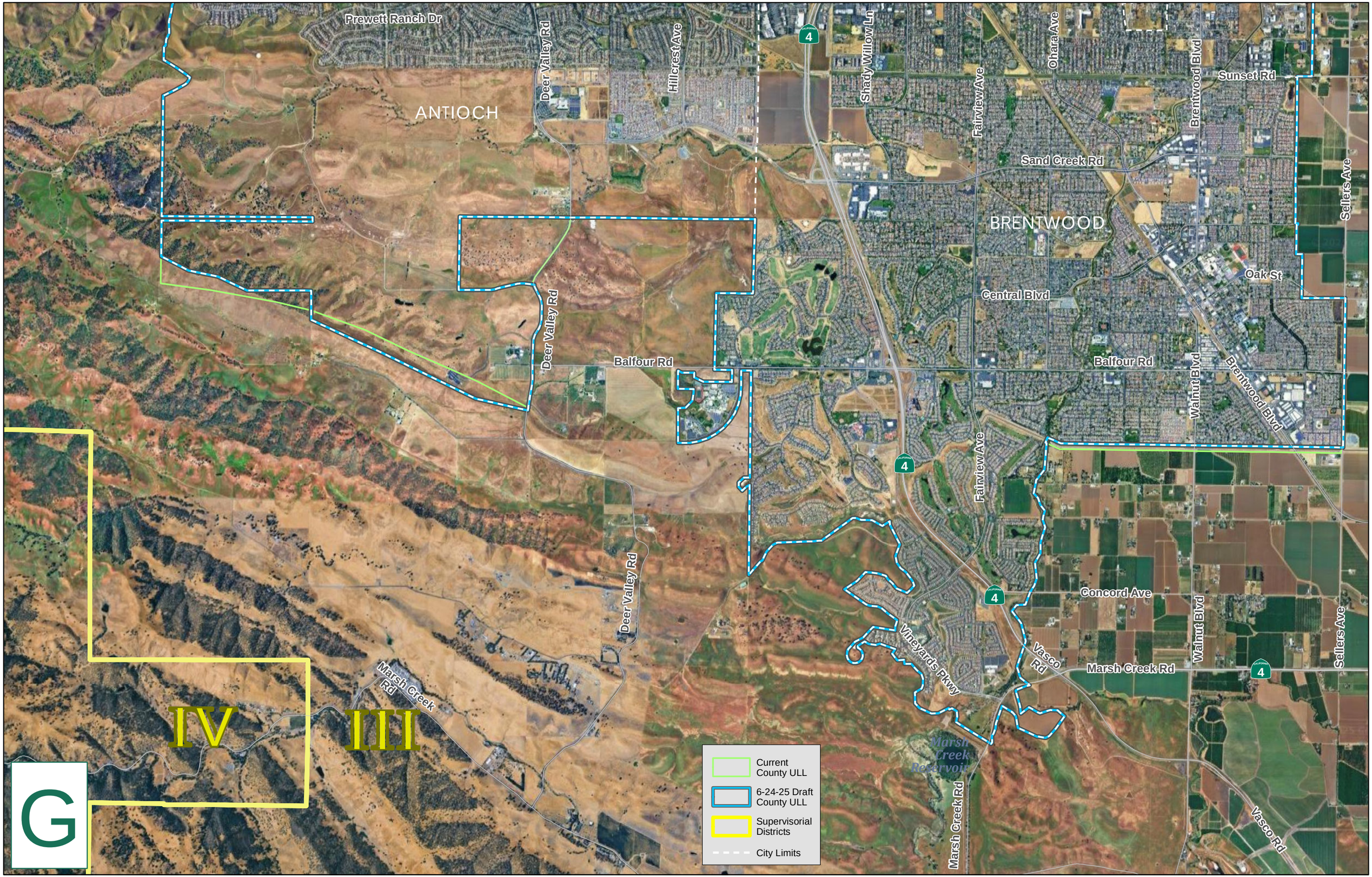
Prewett Ranch Dr
Deer Valley Rd
Hillcrest Ave
Shady Willow Ln
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
Sellers Ave
Oak St
Central Blvd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Concord Ave
Vineyards Pkwy
Vasco Rd
Marsh Creek Rd
Marsh Creek Reservoir

IV
III

G

Potential adjustments to the ULL — 6-24-25 Draft

	Contraction	Expansion	
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	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Hillcrest Ave
ANTIOCH
Shady Willow Ln
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
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Sellers Ave
Oak St
Central Blvd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Deer Valley Rd
Balfour Rd
Fairview Ave
Concord Ave
Walnut Blvd
Sellers Ave
Vineyards Pkwy
Vasco Rd
Marsh Creek Rd
Marsh Creek Reservoir
Marsh Creek Rd
Vasco Rd
Deer Valley Rd
Marsh Creek Rd
IV
III
G
Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits

Potential adjustments to the ULL

6-24-25 Draft

Contraction

- Current County ULL
- City Limits
- Supervisorial District
- Parcels
- Water
- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

Contraction
Parcel Alignment
0.5 ac

Expansion
Existing GP RVL within San Dist
22.9 ac

Expansion
Former Fire Station
1 ac

Contraction
Parcel Alignment
0.3 ac

Contraction
Ag Isolated
by split parcels
1.1 ac

Expansion
Improve clarity where parcels
are split by current ULL
4.7 ac

Contraction
Isolated
by Conservation
Easement
82 ac

Contraction
Parcel
Alignment
0.2 ac

Consider
Expansion or
authorization
for future
expansion
by Board
@ 500 ac

Byron Airport Area
Contractions
TOTAL
1,172 ac

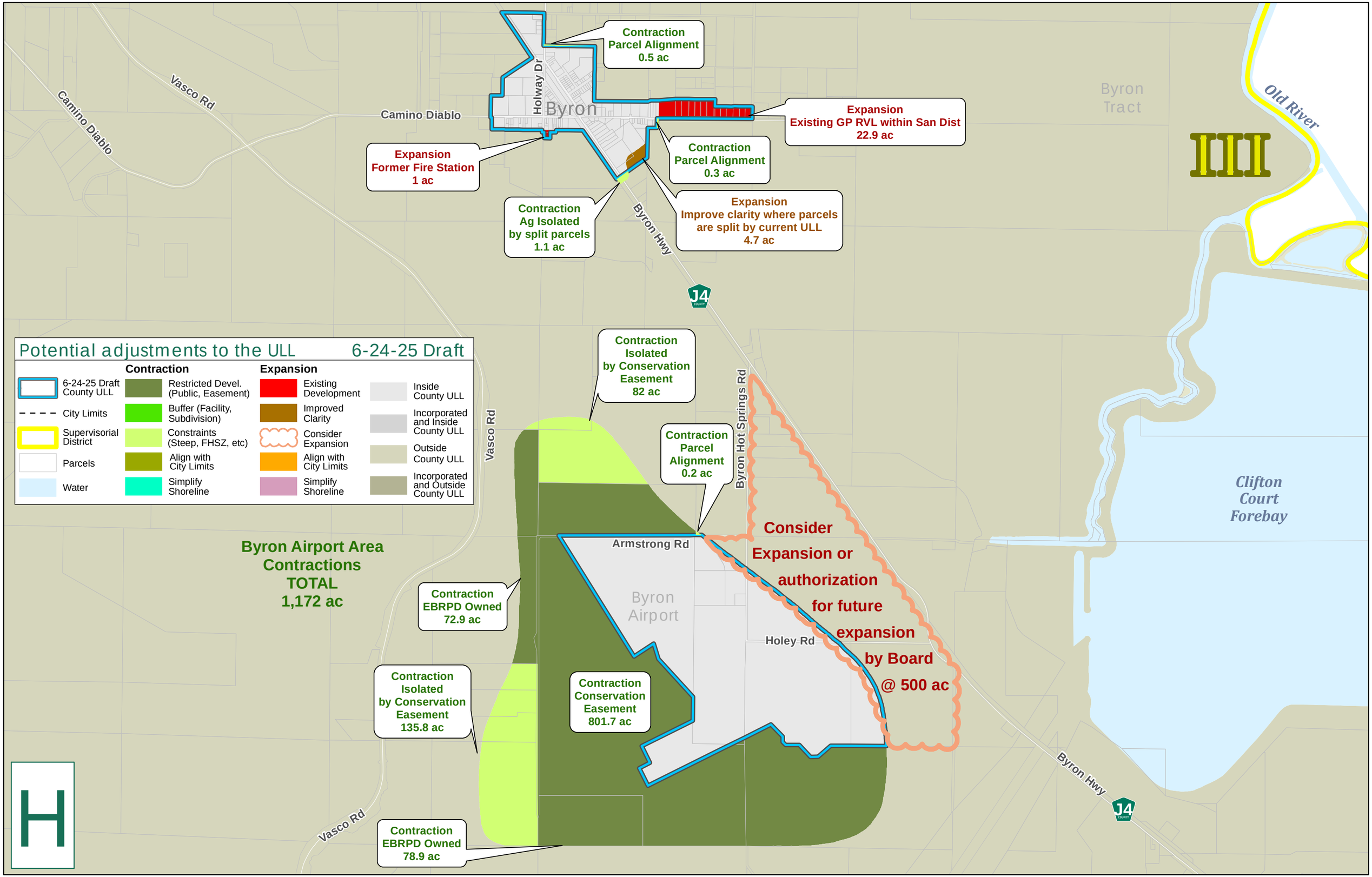
Contraction
EBRPD Owned
72.9 ac

Contraction
Isolated
by Conservation
Easement
135.8 ac

Contraction
Conservation
Easement
801.7 ac

Contraction
EBRPD Owned
78.9 ac

Camino Diablo
Vasco Rd
Holway Dr
Byron
Byron Hwy
Byron Tract
Old River
Byron Hot Springs Rd
Armstrong Rd
Byron Airport
Holey Rd
Clifton Court Forebay
J4
H
III


Potential adjustments to the ULL
6-24-25 Draft
Contraction
6-24-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL
Contraction Parcel Alignment 0.5 ac
Expansion Existing GP RVL within San Dist 22.9 ac
Expansion Former Fire Station 1 ac
Contraction Parcel Alignment 0.3 ac
Contraction Ag Isolated by split parcels 1.1 ac
Expansion Improve clarity where parcels are split by current ULL 4.7 ac
Contraction Isolated by Conservation Easement 82 ac
Contraction Parcel Alignment 0.2 ac
Consider Expansion or authorization for future expansion by Board @ 500 ac
Byron Airport Area Contractions TOTAL 1,172 ac
Contraction EBRPD Owned 72.9 ac
Contraction Isolated by Conservation Easement 135.8 ac
Contraction Conservation Easement 801.7 ac
Contraction EBRPD Owned 78.9 ac
Byron
Byron Tract
Byron Airport
Camino Diablo
Vasco Rd
Holway Dr
Byron Hwy
Armstrong Rd
Holey Rd
Byron Hot Springs Rd
Old River
Clifton Court Forebay
H
J4

Current County ULL

6-24-25 Draft County ULL

Supervisorial Districts

City Limits

Consider Expansion

Vasco Rd

Camino Diablo

Holway Dr

Byron

Byron Hwy

Byron Tract

Old River

III

Vasco Rd

Byron Hot Springs Rd

Armstrong Rd

Byron Airport

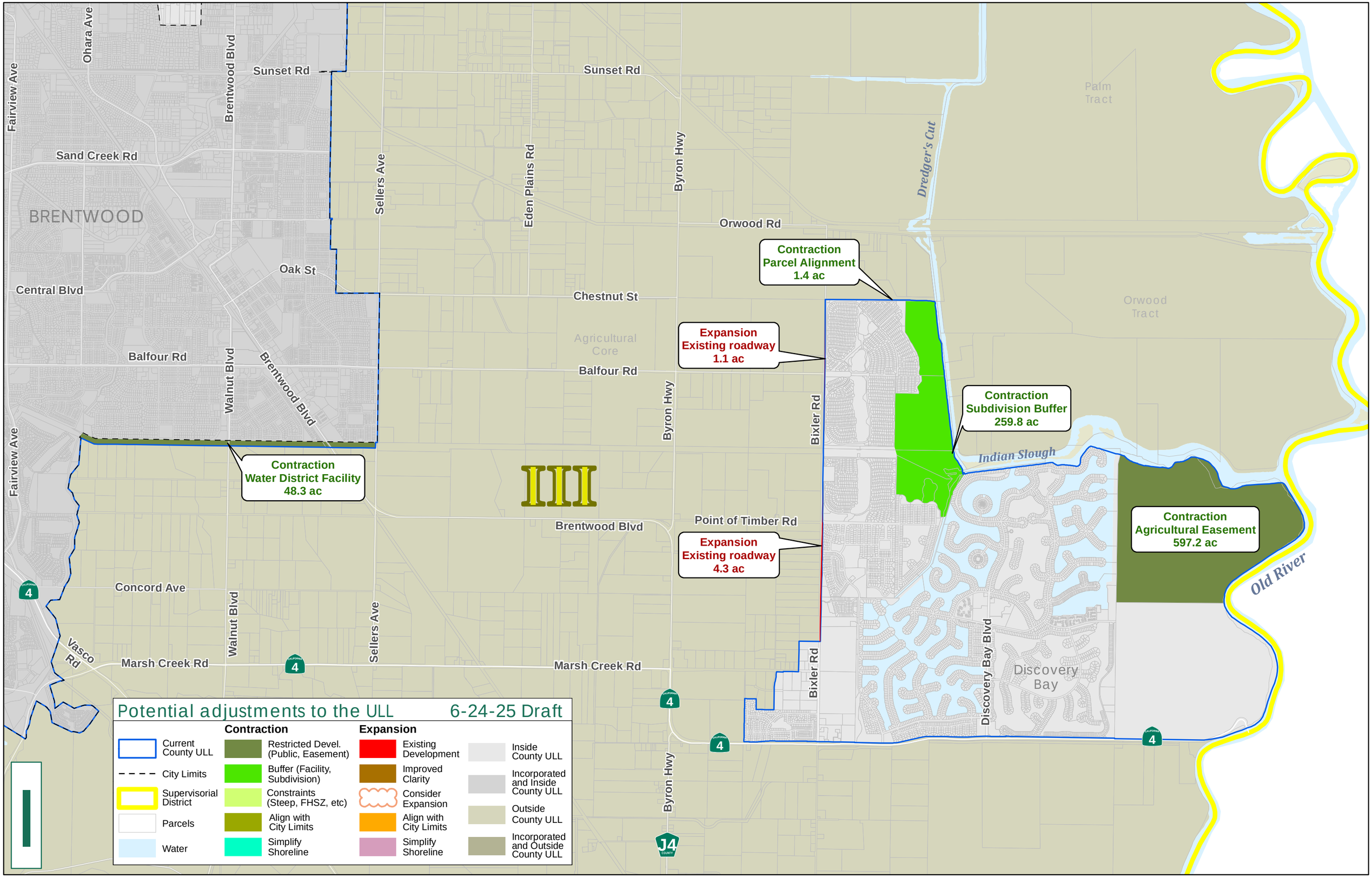
Holey Rd

Clifton Court Forebay

Byron Hwy

Vasco Rd

H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Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
BRENTWOOD
Central Blvd
Oak St
Balfour Rd
Walnut Blvd
Concord Ave
Vasco Rd
Marsh Creek Rd
Sellers Ave
Eden Plains Rd
Byron Hwy
Chestnut St
Agricultural Core
Orwood Rd
Dredger's Cut
Palm Tract
Orwood Tract
Bixler Rd
Point of Timber Rd
Brentwood Blvd
Indian Slough
Old River
Discovery Bay Blvd
Discovery Bay
Contraction
Parcel Alignment
1.4 ac
Expansion
Existing roadway
1.1 ac
Contraction
Subdivision Buffer
259.8 ac
Contraction
Water District Facility
48.3 ac
Expansion
Existing roadway
4.3 ac
Contraction
Agricultural Easement
597.2 ac
III
Potential adjustments to the ULL
6-24-25 Draft
Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

Contraction
Parcel Alignment
1.4 ac

Expansion
Existing roadway
1.1 ac

Contraction
Subdivision Buffer
259.8 ac

Contraction
Water District Facility
48.3 ac

Expansion
Existing roadway
4.3 ac

Contraction
Agricultural Easement
597.2 ac

BRENTWOOD

Agricultural Core

Palm Tract

Orwood Tract

Discovery Bay

Indian Slough

Old River

Dredger's Cut

Sunset Rd

Orwood Rd

Chestnut St

Balfour Rd

Brentwood Blvd

Point of Timber Rd

Concord Ave

Marsh Creek Rd

Vasco Rd

Central Blvd

Oak St

Sand Creek Rd

Ohara Ave

Fairview Ave

Brentwood Blvd

Sellers Ave

Eden Plains Rd

Byron Hwy

Walnut Blvd

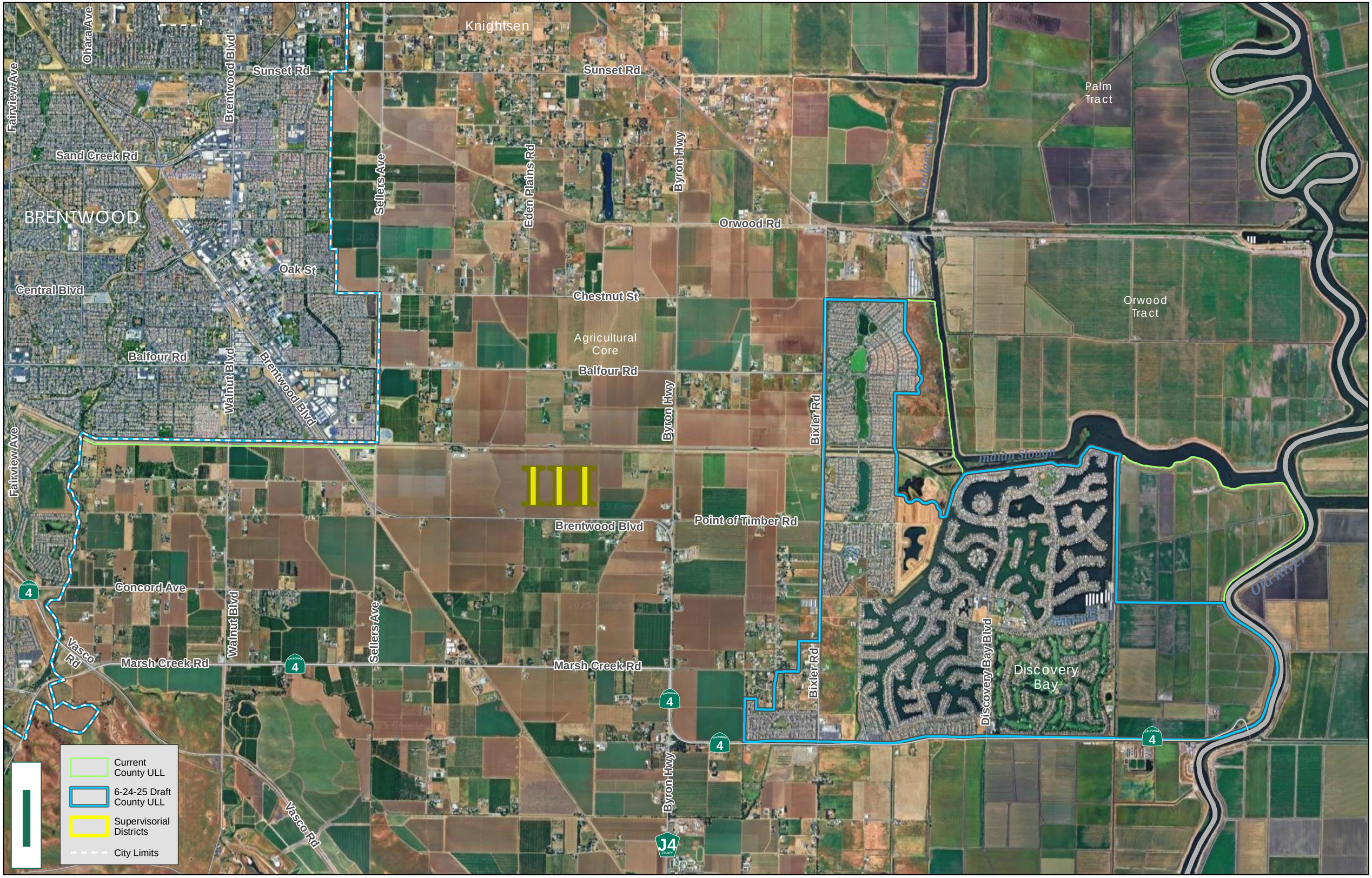
Bixler Rd

Discovery Bay Blvd

Potential adjustments to the ULL

6-24-25 Draft

	Contraction	Expansion	
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	


Knightsen
Sunset Rd
Sunset Rd
Fairview Ave
Ohara Ave
Brentwood Blvd
Sand Creek Rd
BRENTWOOD
Central Blvd
Oak St
Balfour Rd
Walnut Blvd
Brentwood Blvd
Sellers Ave
Eden Plains Rd
Byron Hwy
Orwood Rd
Chestnut St
Agricultural Core
Balfour Rd
Byron Hwy
Bixler Rd
Dredger's Cut
Palm Tract
Orwood Tract
Indian Slough
Old River
III
Brentwood Blvd
Point of Timber Rd
Fairview Ave
Concord Ave
Walnut Blvd
Sellers Ave
Vasco Rd
Marsh Creek Rd
Marsh Creek Rd
Byron Hwy
Vasco Rd
Bixler Rd
Discovery Bay Blvd
Discovery Bay
Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits

Potential adjustments to the ULL

6-24-25 Draft

Contraction

- Current County ULL
- City Limits
- Supervisorial District
- Parcels
- Water
- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

Expansion Developed Marinas 24.1 ac

Expansion Shoreline Simplification (Incorporated) 1.7 ac

Expansion Developed Marinas (Incorporated) 25.9 ac

Expansion Shoreline Simplification (Incorporated) 0.8 ac

Contraction Bethel Island development constraints 2721 ac

Contraction Shoreline Simplification 0.5 ac

Contraction outside CitySOI 76.1 ac

Contraction Align to City Limits 1.4 ac

San Joaquin River

Jersey Island

Big Break

Franks Tract

Dutch Slough

Bethel Island

Sandmound Slough

Holland Tract

Rock Slough

Knightsen

Veale Tract

ANTIOCH

OAKLEY

BRENTWOOD

Wilbur Ave

18th St

Main St

Oakley Rd

E Cypress Rd

Laurel Rd

Hillcrest Ave

Neroly Rd

Empire Ave

Ohara Ave

Sellers Ave

Knightsen Ave

Delta Rd

Gateway Rd

Bethel Island Rd

V

III

J

Potential adjustments to the ULL

6-24-25 Draft

	Contraction	Expansion	
Antioch ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

Expansion Developed Marinas 24.1 ac

Expansion Shoreline Simplification (Incorporated) 1.7 ac

Expansion Developed Marinas (Incorporated) 25.9 ac

Expansion Shoreline Simplification (Incorporated) 0.8 ac

Contraction Bethel Island development constraints 2721 ac

Contraction outside CitySOI 76.1 ac

Contraction Align to City Limits 1.4 ac

Contraction Shoreline Simplification 0.5 ac

San Joaquin River

Big Break

Jersey Island

Franks Tract

Dutch Slough

Sandmound Slough

Rock Slough

Holland Tract

Veale Tract

Bethel Island

Knightsen

ANTIOCH

OAKLEY

BRENTWOOD

Bethel Island Rd

Gateway Rd

Wilbur Ave

18th St

Main St

Neroly Rd

Oakley Rd

Empire Ave

Ohara Ave

E Cypress Rd

Laurel Rd

Hillcrest Ave

Knightsen Ave

Sellers Ave

Delta Rd

Neroly Rd.

Knightsen Ave

V

III

J

4

160

Potential adjustments to the ULL — 6-24-25 Draft

Contraction

- 6-24-25 Draft County ULL
- City Limits
- Supervisorial District
- Parcels
- Water
- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

Expansion Developed Marinas 24.1 ac

Expansion Shoreline Simplification (Incorporated) 1.7 ac

Expansion Developed Marinas (Incorporated) 25.9 ac

Expansion Shoreline Simplification (Incorporated) 0.8 ac

Contraction Bethel Island development constraints 2721 ac

Contraction Shoreline Simplification 0.5 ac

Contraction outside CitySOI 76.1 ac

Contraction Align to City Limits 1.4 ac

San Joaquin River

Big Break

Dutch Slough

Jersey Island

Franks Tract

Bethel Island

Sandmound Slough

Holland Tract

Veale Tract

Rock Slough

Knightsen

Wilbur Ave

18th St

Main St

Oakley Rd

Gateway Rd

Bethel Island Rd

Neroly Rd

Empire Ave

Ohara Ave

Sellers Ave

Knightsen Ave

E Cypress Rd

Laurel Rd

Hillcrest Ave

Delta Rd

Neroly Rd.

ANTIOCH

OAKLEY

BRENTWOOD

V

III

J

Current County ULL

6-24-25 Draft County ULL

Supervisorial Districts

City Limits

San Joaquin River

Big Break

Jersey Island

Franks Tract

Bethel Island Rd

Gateway Rd

Bethel Island

Dutch Slough

Sandmound Slough

Wilbur Ave

160

18th St

Main St

ANTIOCH

V

Neroly Rd

Oakley Rd

III

Empire Ave

Main St

OAKLEY

Ohara Ave

E Cypress Rd

E Cypress Rd

Holland Tract

4

Hillcrest Ave

Laurel Rd

Laurel Rd

Neroly Rd

ANTIOCH

J

Ohara Ave

Main St

Sellers Ave

Knightsen Ave

Knightsen

Rock Slough

Veale Tract

Neroly Rd

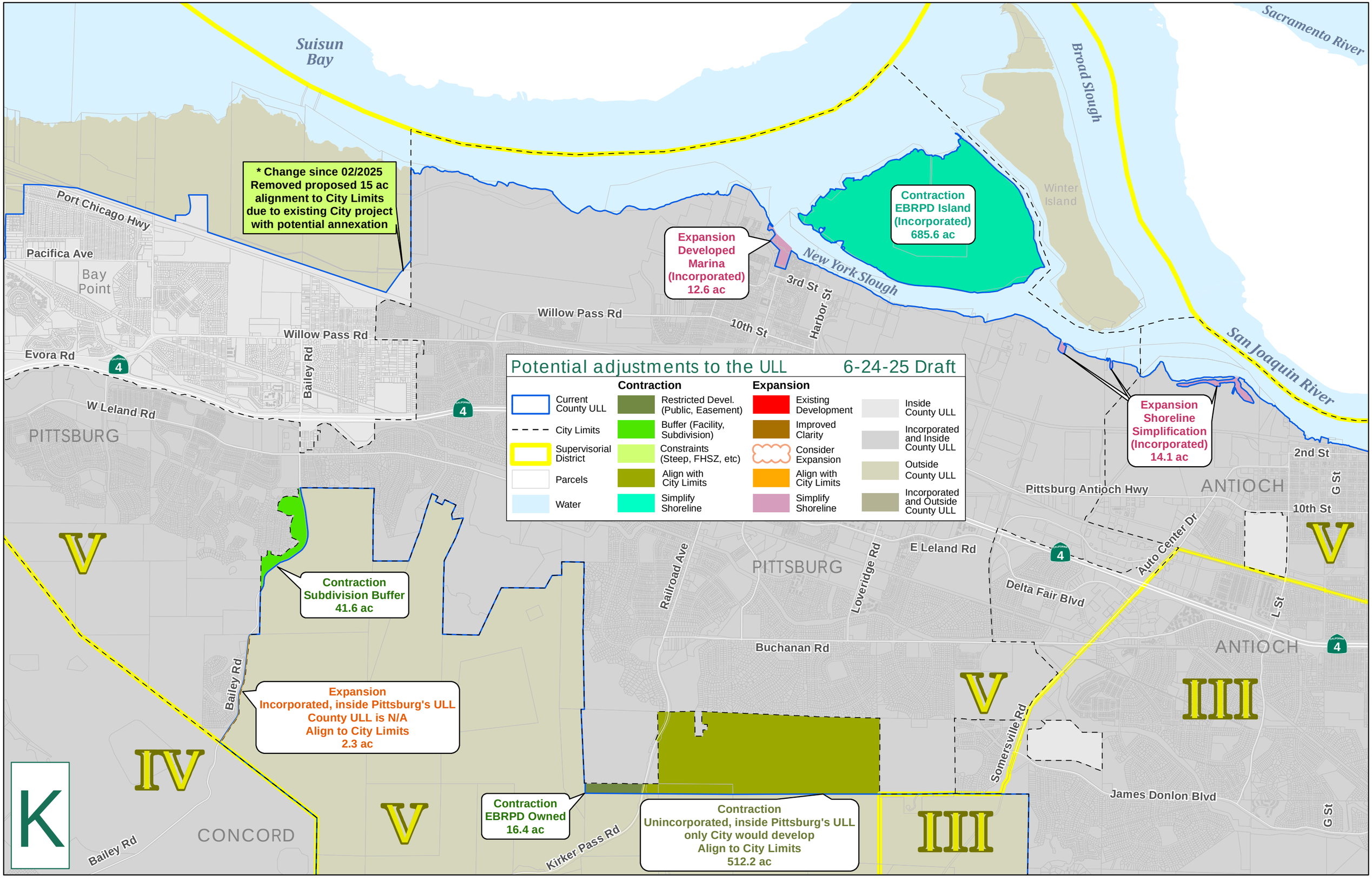
Empire Ave

BRENTWOOD

Delta Rd

Delta Rd

Knightsen Ave


Suisun Bay
Sacramento River
Broad Slough
Winter Island
Port Chicago Hwy
Pacifica Ave
Bay Point
* Change since 02/2025
Removed proposed 15 ac
alignment to City Limits
due to existing City project
with potential annexation
Contraction
EBRPD Island
(Incorporated)
685.6 ac
Expansion
Developed
Marina
(Incorporated)
12.6 ac
New York Slough
3rd St
Harbor St
Willow Pass Rd
10th St
Willow Pass Rd
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
San Joaquin River
Expansion
Shoreline
Simplification
(Incorporated)
14.1 ac
2nd St
G St
Pittsburg Antioch Hwy
ANTIOCH
10th St
Auto Center Dr
E Leland Rd
Railroad Ave
Loveridge Rd
Delta Fair Blvd
L St
Buchanan Rd
ANTIOCH
Somersville Rd
James Donlon Blvd
G St
V
V
Contraction
Subdivision Buffer
41.6 ac
Bailey Rd
Expansion
Incorporated, inside Pittsburg's ULL
County ULL is N/A
Align to City Limits
2.3 ac
IV
K
CONCORD
Bailey Rd
V
Contraction
EBRPD Owned
16.4 ac
Kirker Pass Rd
Contraction
Unincorporated, inside Pittsburg's ULL
only City would develop
Align to City Limits
512.2 ac
III
III
Potential adjustments to the ULL
6-24-25 Draft
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

Suisun Bay

Sacramento River

Broad Slough

Winter Island

*** Change since 02/2025**
Removed proposed 15 ac alignment to City Limits due to existing City project with potential annexation

Contraction
EBRPD Island
(Incorporated)
685.6 ac

Expansion
Developed
Marina
(Incorporated)
12.6 ac

New York Slough

San Joaquin River

Expansion
Shoreline
Simplification
(Incorporated)
14.1 ac

Port Chicago Hwy

Pacifica Ave

Bay Point

Willow Pass Rd

3rd St

Harbor St

10th St

Evora Rd

Bailey Rd

W Leland Rd

PITTSBURG

2nd St

G St

Pittsburg Antioch Hwy

ANTIOCH

10th St

Auto Center Dr

L St

Railroad Ave

Loveridge Rd

E Leland Rd

Delta Fair Blvd

Buchanan Rd

Somersville Rd

James Donlon Blvd

Bailey Rd

CONCORD

Kirker Pass Rd

V

IV

III

K

Potential adjustments to the ULL — 6-24-25 Draft

- Pittsburg ULL
- City Limits
- Supervisorial District
- Parcels
- Water

Contraction

- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

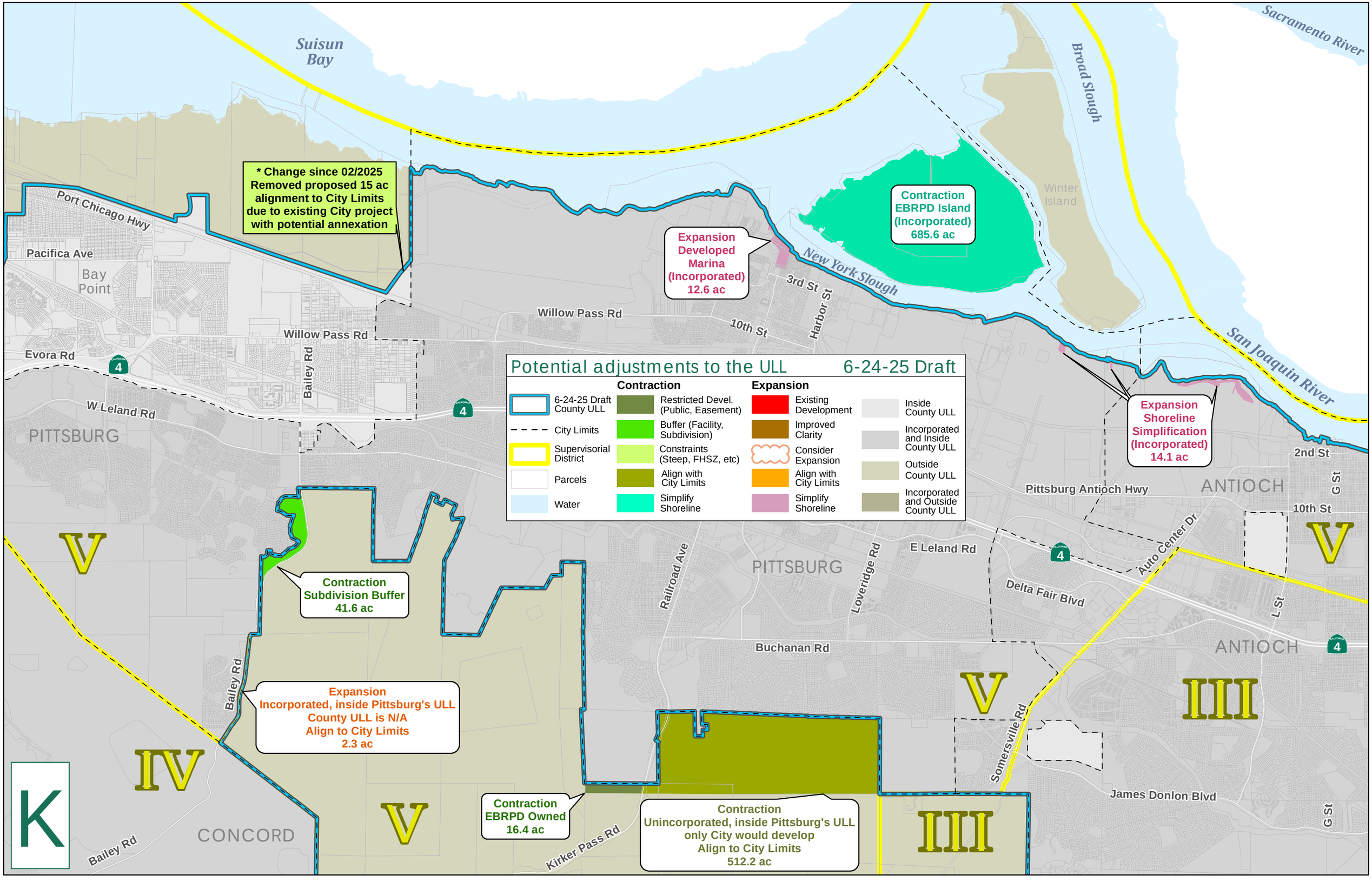
- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

Contraction
Subdivision Buffer
41.6 ac

Expansion
Incorporated, inside Pittsburg's ULL
County ULL is N/A
Align to City Limits
2.3 ac

Contraction
EBRPD Owned
16.4 ac

Contraction
Unincorporated, inside Pittsburg's ULL
only City would develop
Align to City Limits
512.2 ac


Suisun Bay
Sacramento River
Broad Slough
Winter Island
* Change since 02/2025
Removed proposed 15 ac
alignment to City Limits
due to existing City project
with potential annexation
Contraction
EBRPD Island
(Incorporated)
685.6 ac
Expansion
Developed
Marina
(Incorporated)
12.6 ac
New York Slough
San Joaquin River
Expansion
Shoreline
Simplification
(Incorporated)
14.1 ac
Port Chicago Hwy
Pacifica Ave
Bay Point
Willow Pass Rd
3rd St
Harbor St
10th St
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
2nd St
G St
Pittsburg Antioch Hwy
ANTIOCH
10th St
Railroad Ave
Loveridge Rd
E Leland Rd
Auto Center Dr
Delta Fair Blvd
L St
Buchanan Rd
Somersville Rd
James Donlon Blvd
Contraction
Subdivision Buffer
41.6 ac
Expansion
Incorporated, inside Pittsburg's ULL
County ULL is N/A
Align to City Limits
2.3 ac
Contraction
EBRPD Owned
16.4 ac
Contraction
Unincorporated, inside Pittsburg's ULL
only City would develop
Align to City Limits
512.2 ac
Kirker Pass Rd
CONCORD
Bailey Rd
V
IV
III
K
Potential adjustments to the ULL
6-24-25 Draft
Contraction
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
6-24-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

Current County ULL
6-24-25 Draft County ULL
Supervisorial Districts
City Limits

Suisun Bay
Sacramento River
Broad Slough
New York Slough
San Joaquin River
Winter Island
Browns Island
Bay Point
Port Chicago Hwy
Pacifica Ave
Willow Pass Rd
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
3rd St
Harbor St
10th St
ANTIOCH
2nd St
G St
Pittsburg Antioch Hwy
Railroad Ave
Loveridge Rd
E Leland Rd
Auto Center Dr
Delta Fair Blvd
I St
Buchanan Rd
Somersville Rd
James Donlon Blvd
Kirker Pass Rd
CONCORD
V
IV
III
K

Potential adjustments to the ULL

6-24-25 Draft

Contraction

- Current County ULL
- City Limits
- Supervisorial District
- Parcels
- Water
- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

Contraction
State Owned
1.6 ac

Contraction
EBRPD Owned
2.7 ac

Contraction
Refinery Buffer
Align to Envision GP
327.5 ac

Contraction
Steep, Moderate FHSZ, isolated between MOTCO, Canal and PG-E unlikely to develop
288.9 ac

Contraction
PG-E Natural Gas Storage Facility
512.5 ac

Contraction
Steep, High FHSZ unlikely to develop
204.9 ac

Contraction
EBMUD / USA Owned
1.9 ac

Contraction
CCWD / USA Owned
28.4 ac

Contraction
Deed Restricted
36.7 ac

Contraction
Subdivision Buffer
Steep, High FHSZ
120.7 ac

Suisun Bay
Carquinez Strait
MOTCO (U.S. Army)
M.R.C. Refinery
Marathon Refinery
Mallard Reservoir
Buchanan Field
Mountain View
Vine Hill
Pacheco
Clyde
Bay Point
PITTSBURG
MARTINEZ
CONCORD
Waterfront Rd
Marina Vista Ave
Shell Ave
Pine St
Howe Rd
Pacheco Blvd
Morello Ave
Arthur Rd
Alhambra Ave
Blum Rd
Imhoff Dr
Arnold Dr
Muir Rd
Marsh Dr
Olivera Rd
Solano Way
Bates Ave
Port Chicago Hwy
Willow Pass Rd
Evora Rd
W Leland Rd
Pacifica Ave
680
4
242
L
V
IV

Potential adjustments to the ULL

6-24-25 Draft

Contraction

- 6-24-25 Draft County ULL
- City Limits
- Supervisorial District
- Parcels
- Water
- Restricted Devel. (Public, Easement)
- Buffer (Facility, Subdivision)
- Constraints (Steep, FHSZ, etc)
- Align with City Limits
- Simplify Shoreline

Expansion

- Existing Development
- Improved Clarity
- Consider Expansion
- Align with City Limits
- Simplify Shoreline

- Inside County ULL
- Incorporated and Inside County ULL
- Outside County ULL
- Incorporated and Outside County ULL

Contraction
State Owned
1.6 ac

Contraction
EBRPD Owned
2.7 ac

Contraction
Refinery Buffer
Align to Envision GP
327.5 ac

Contraction
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Contraction
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Contraction
CCWD / USA Owned
28.4 ac

Contraction
Deed Restricted
36.7 ac

Contraction
Subdivision Buffer
Steep, High FHSZ
120.7 ac

Suisun Bay
Carquinez Strait
MOTCO (U.S. Army)
Mallard Reservoir
M.R.C. Refinery
Marathon Refinery
Buchanan Field
Mountain View
Vine Hill
Pacheco
Clyde
Bay Point
PITTSBURG
MARTINEZ
CONCORD
Waterfront Rd
Marina Vista Ave
Shell Ave
Pine St
Howe Rd
Pacheco Blvd
Morello Ave
Arthur Rd
Alhambra Ave
Blum Rd
Imhoff Dr
Arnold Dr
Muir Rd
Marsh Dr
Olivera Rd
Solano Way
Bates Ave
Port Chicago Hwy
Willow Pass Rd
Evora Rd
W Leland Rd
Pacifica Ave
680
4
242
V
IV
L

Current County ULL

6-24-25 Draft County ULL

Supervisorial Districts

City Limits

Suisun Bay

Carquinez Strait

MOTCO (U.S. Army)

Bay Point

Port Chicago Hwy

Pacifica Ave

M.R.C. Refinery

Waterfront Rd

Marina Vista Ave

Shell Ave

Pine St

Howe Rd

Pacheco Blvd

Morello Ave

Arthur Rd

Mountain View

Vine Hill

Marathon Refinery

Mallard Reservoir

Clyde

Port Chicago Hwy

Bates Ave

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Alhambra Ave

MARTINEZ

Blum Rd

Imhoff Dr

Olivera Rd

Marsh Dr

Buchanan Field

Arnold Dr

Muir Rd

Pacheco

Solano Way

CONCORD

680

4

242

V

IV

L

Carquinez Strait

San Pablo Bay

Crockett

Port Costa

Rodeo

Phillips 66 Refinery

Phillips 66 Carbon Plant

HERCULES

PINOLE

San Pablo Ave

Cummings Skwy

Pomona St

Carquinez Scenic Dr

Crockett Blvd

McEwen Rd

Parker Ave

Bayfront Blvd

John Muir Pkwy

Willow Ave

Tennent Ave

Sycamore Ave

Refugio Valley Rd

80

4

V

I

M

Contractions
P66 (C.S.Lands) Buffer
168.6 ac

Contractions
Cal Trans, EBRPD,
EBMUD and RR
217.7 ac

Expansion
Developed
Marina
9.2 ac

Contraction
Steep, High FHSZ
unlikely to develop
44.9 ac

Contraction
State Resotration
91.4 ac

Contraction
P66 Buffers
320.7 ac

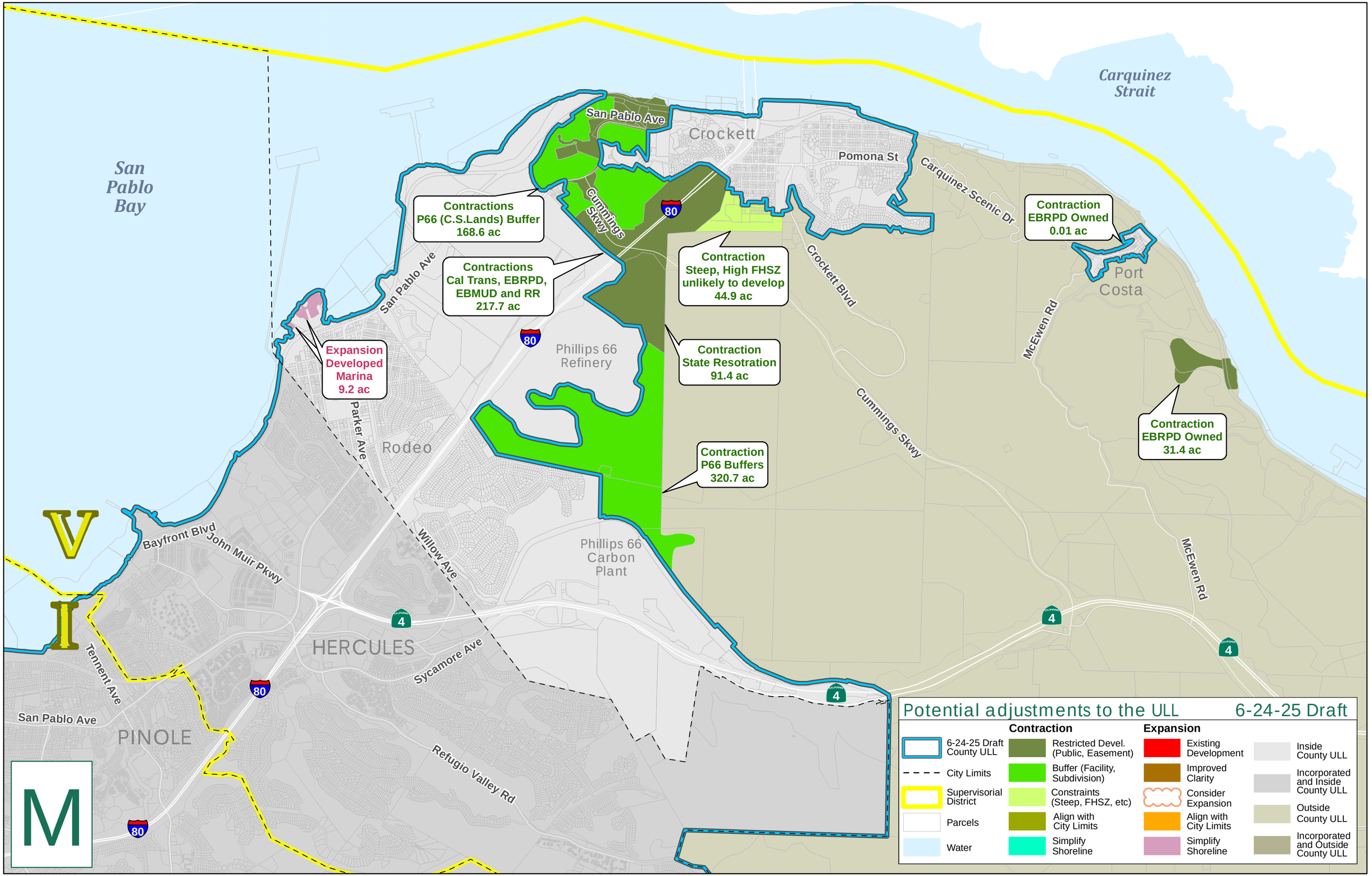
Contraction
EBRPD Owned
0.01 ac

Contraction
EBRPD Owned
31.4 ac

Potential adjustments to the ULL

6-24-25 Draft

	Contraction	Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	


San Pablo Bay
Carquinez Strait
San Pablo Ave
Crockett
Pomona St
Carquinez Scenic Dr
Cummings Skwy
80
Contractions
P66 (C.S.Lands) Buffer
168.6 ac
Contractions
Cal Trans, EBRPD,
EBMUD and RR
217.7 ac
Contraction
Steep, High FHSZ
unlikely to develop
44.9 ac
Contraction
EBRPD Owned
0.01 ac
Port Costa
Crockett Blvd
McEwen Rd
Expansion
Developed
Marina
9.2 ac
Phillips 66
Refinery
Contraction
State Resotration
91.4 ac
Parker Ave
Rodeo
Contraction
P66 Buffers
320.7 ac
Contraction
EBRPD Owned
31.4 ac
Bayfront Blvd
John Muir Pkwy
Willow Ave
Phillips 66
Carbon
Plant
4
HERCULES
Tennent Ave
Sycamore Ave
San Pablo Ave
PINOLE
Refugio Valley Rd
V
I
M
Potential adjustments to the ULL
6-24-25 Draft
Contraction
Expansion
6-24-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL

Current County ULL

6-24-25 Draft County ULL

Supervisorial Districts

City Limits

San Pablo Bay

Carquinez Strait

BENICIA

Crockett

Port Costa

Rodeo

Phillips 66 Refinery

Phillips 66 Carbon Plant

HERCULES

PINOLE

San Pablo Ave

Cummings Skwy

Pomona St

Carquinez Scenic Dr

Crockett Blvd

McEwen Rd

Parker Ave

Willow Ave

John Muir Pkwy

Sycamore Ave

Refugio Valley Rd

Tennent Ave

80

4

V

I

M