



# ENVISION CONTRA COSTA

**Update on 2026 Urban Limit Line Ballot Measure**  
**Board of Supervisors**

June 24, 2025

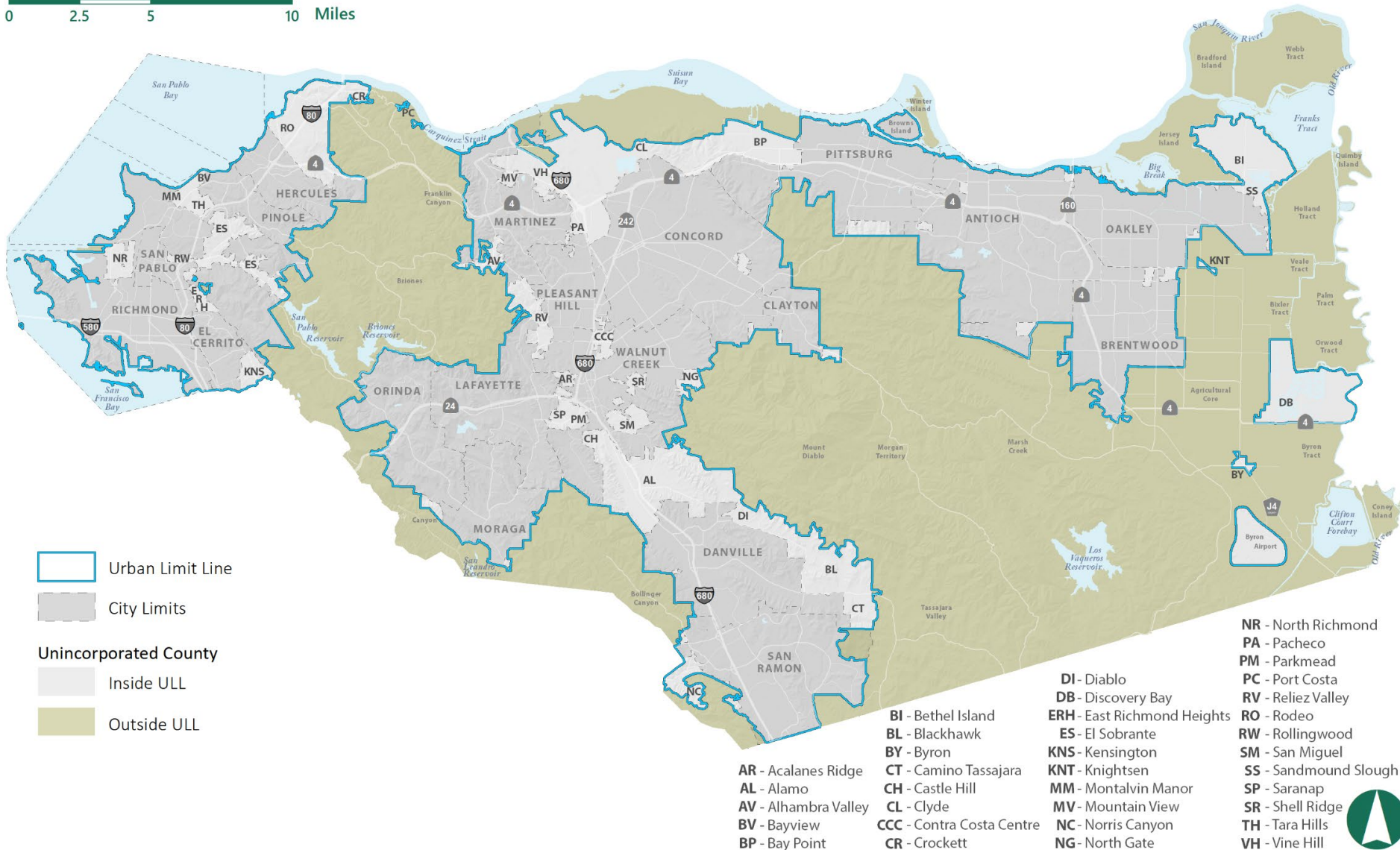
# Urban Limit Line Definition

The Urban Limit Line (ULL) establishes a boundary beyond which no new urban land uses may 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

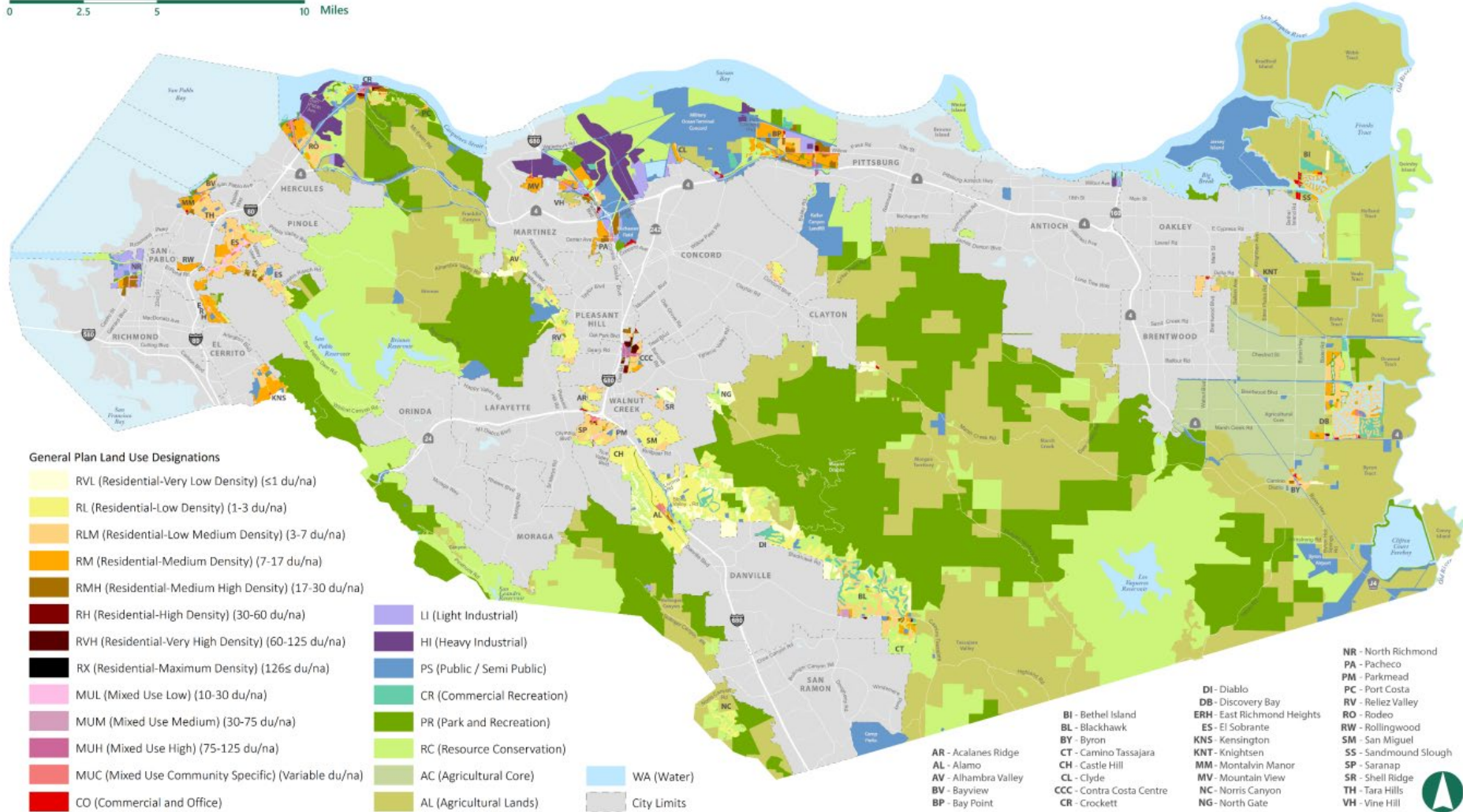
0 2.5 5 10 Miles





# General Plan Land Use Map

0 2.5 5 10 Miles



# Purpose of the Urban Limit Line

- » 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.

# Brief 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 for the County)
- » 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.

# February 25, 2025, Board Meeting

- » Board initiated discussion on renewing the ULL and received information on:
  - Contents of a proposed ballot measure.
  - Effects of a County ULL ballot measure on cities.
  - The relationship between a ULL ballot measure and the County's 2045 General Plan and Ordinance Code.
  - The term/duration of the ballot measure.
  - Periodic ULL reviews.
  - Potential adjustments to the ULL map.
  - The proposed schedule.
- » Board directed staff to seek feedback from the public, cities, Municipal Advisory Councils, and County Planning Commission by the end of May and report back.

# Urban Limit Line Outreach

County staff held or participated in 26 meetings to discuss potential changes to the ULL.

County Bodies	Date
Board of Supervisors	February 25, 2025
County Planning Commission	May 14, 2025
Pacheco MAC	March 12, 2025
Byron MAC	March 25, 2025
Alamo MAC	April 1, 2025
Bethel Island MAC	April 8, 2025
El Sobrante MAC	April 9, 2025
Knightesen MAC	April 15, 2025
East Richmond Heights MAC	April 16, 2025



# Urban Limit Line Outreach (continued)

Agencies	Date
City of Pittsburg Staff	March 5, 2025
City of Richmond Staff	March 5, 2025
City of Oakley Staff	March 5, 2025
City of Brentwood Staff	March 10, 2025
City of San Ramon Open Space Advisory Committee	March 17, 2025
City of Martinez Staff	March 18, 2025
City of San Ramon Staff	March 20, 2025
Delta Stewardship Council Staff	April 7, 2025
Contra Costa Planning Directors	April 11, 2025
Contra Costa Transportation Authority Staff	April 16, 2025
Public Managers Association	May 8, 2025
City of Brentwood Staff	May 15, 2025
City of Antioch Staff	May 15, 2025
City of Brentwood City Council	May 27, 2025
City of Pinole Staff	June 16, 2025
City of Pleasant Hill Staff	June 16, 2025
City of Walnut Creek Staff	June 16, 2025

# Urban Limit Line Outreach (continued)

County staff received 21 comment letters and emails on the proposed changes to ULL.

Name of Commenter	Date
Allison, Charlotte (Moita and Moita, LLP)	June 4, 2025
Blake, Juliet	March 18, 2025
Bristow, Patricia	May 30, 2025
Cort, Robert (Moita and Moita, LLP)	June 4, 2025
Environmental Coalition	June 2, 2025
Gonzelez, John	March 17, 2025
Grover, Cheryll	March 18, 2025
Hempfling, Karl	March 5, 2025
Jensen, Carol	March 13, 2025
Joffe, Marc	May 29, 2024
Jordan, John	March 7, 2025
Logue, Gretchen	May 23, 2025
Mathias, Erin	March 14, 2025

# Urban Limit Line Outreach (continued)

Name of Commenter	Date
Moita Family (Moita and Moita)	May 2, 2025
Moita Family (Dana Kennedy, Miller Starr Regalia)	May 23, 2025
Nijjar, Jasbir	May 29, 2025
Nisen, Mike	June 4, 2025
Save Mount Diablo	June 4, 2025
City of Oakley	April 22, 2025
City of Brentwood	June 2, 2025
Contra Costa Water District	May 20, 2025

# Staff Recommendation

## Recommended Components of 2026 ULL Ballot Measure

- a. Extend the term of the 65/35 Land Preservation Plan Ordinance and the County's Urban Limit Line through December 31, 2051.
- b. Retain the 65/35 Standard for land preservation in Contra Costa County, whereby at least 65 percent of the overall county land area will be retained for non-urban uses through the year 2051.
- c. Modify the periodic ULL review requirements of the 65/35 Land Preservation Plan Ordinance to align ULL reviews with Housing Element update cycles, resulting in a review of the ULL boundary every eight years.
- d. Modify the criteria and factors enumerated in the 65/35 Land Preservation Plan Ordinance for determining whether land should be considered for location outside the ULL.
- e. Retain in the General Plan and County Ordinance Code the existing procedure for any expansion of the County's ULL of 30 or fewer acres based on a 4/5 vote of the Board of Supervisors after holding a public hearing and making at least one of seven findings, as prescribed in the General Plan and County Ordinance Code, based on substantial evidence in the record.

# Staff Recommendation

## Recommended Components of 2026 Ballot Measure (continued)

f. Retain in the General Plan and County Ordinance Code the requirement that a 4/5 vote of the Board of Supervisors is necessary to place a measure on the election ballot to expand the ULL boundary by more than 30 acres through the year 2051.

g. Retain the requirement for voter approval to expand the ULL by more than 30 acres, except as specifically authorized in the 65/35 Land Preservation Plan Ordinance, and approved by the voters in the ballot measure, namely, the Board of Supervisors may, without subsequent voter approval, expand the ULL by more than 30 acres within the Byron Airport Expansion Area based on a 4/5 vote of the Board of Supervisors after holding a public hearing and making findings prescribed in General Plan and County Ordinance Code.

h. Modify the enumerated findings prescribed in the General Plan and County Ordinance Code required for a change to the County's ULL to reflect the modified periodic ULL reviews, additional findings related to Byron Airport, and additional finding related to ULL contractions, and to make other non-substantive changes.



# Staff Recommendation

## Recommended Components of 2026 Ballot Measure (continued)

- i. Retain the protections for the county's prime agricultural land, specifically the area designated in the General Plan as the Agricultural Core by maintaining the 40-acre minimum parcel size and limiting uses to agricultural production or uses incidental to agricultural production.
- j. Approve a new ULL Map for the General Plan, which reflects the following changes:
- Moves 3,487 acres with development restrictions outside the ULL.
  - Moves 1,488 acres of buffer lands around subdivisions, cemeteries, and industrial facilities, outside the ULL.
  - Moves 4,368 acres with development constraints, such as very high fire hazards, steep slopes, and flood hazards, outside the ULL.
  - Moves 873 acres outside the ULL and 923 acres inside the ULL to align the ULL with city limits.
  - Moves 847 acres outside the ULL and 421 acres inside the ULL to simplify and improve understanding of the ULL along the county's shoreline.
  - Moves 130 acres occupied by existing development inside the ULL.
  - Moves 129 acres inside the ULL to eliminate fragmentation in areas where annexations by various cities have resulted in pockets of land outside the ULL.

# Proposed Schedule and Next Steps

<b>June 2025</b>	Board provides direction to staff on preparation of the ULL ballot measure.
<b>July/August 2025</b>	Publish CEQA document for a 45-day public review period.
<b>October/November 2025</b>	Board to consider approving final ballot measure language, directing the County Clerk place the measure on the 2026 Primary Election ballot, and taking related actions including actions to comply with CEQA.
<b>June 2, 2026</b>	Primary Election

# Contact

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**Board of Supervisors**

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