

Figure 1: Current County Urban Limit Line

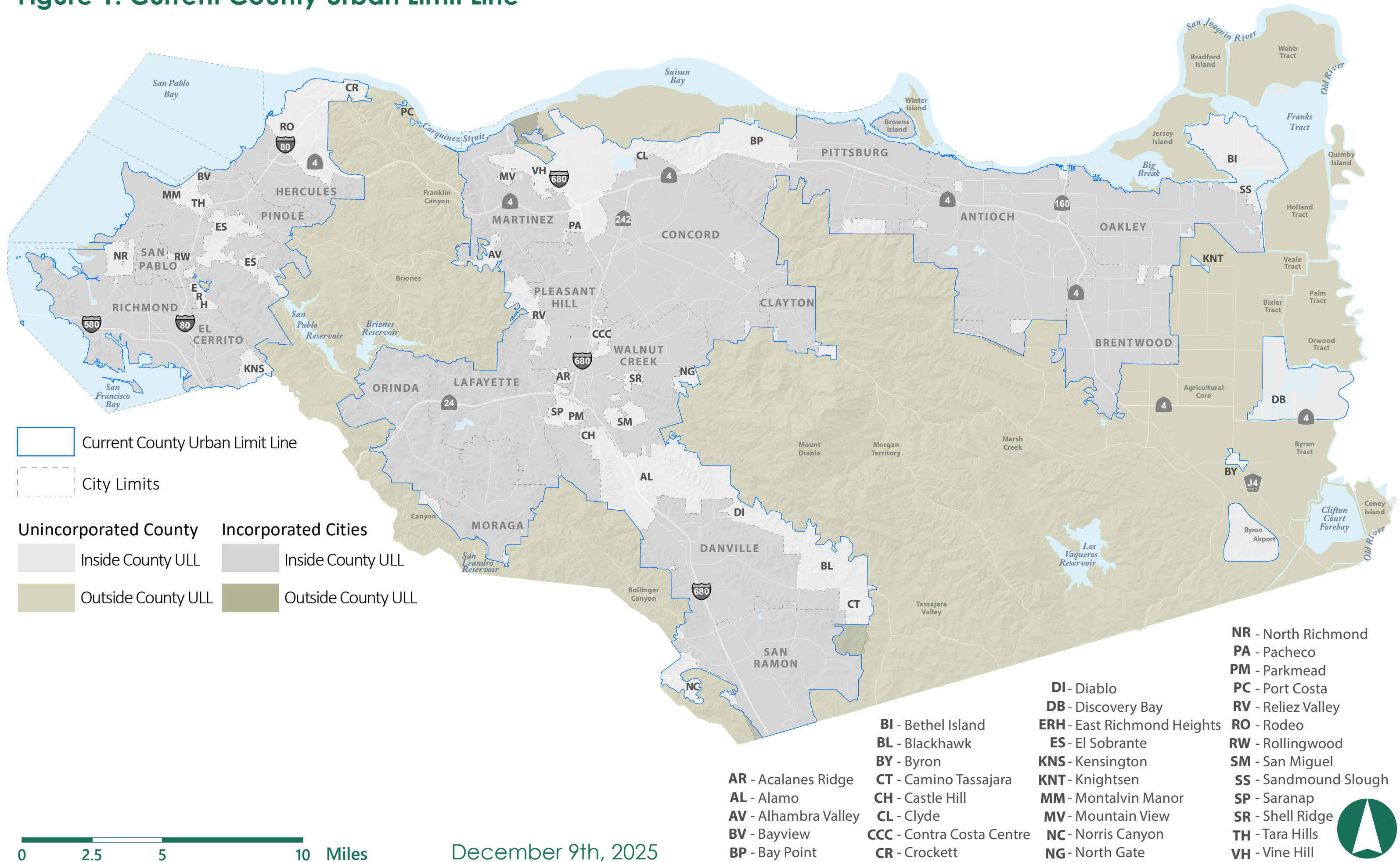
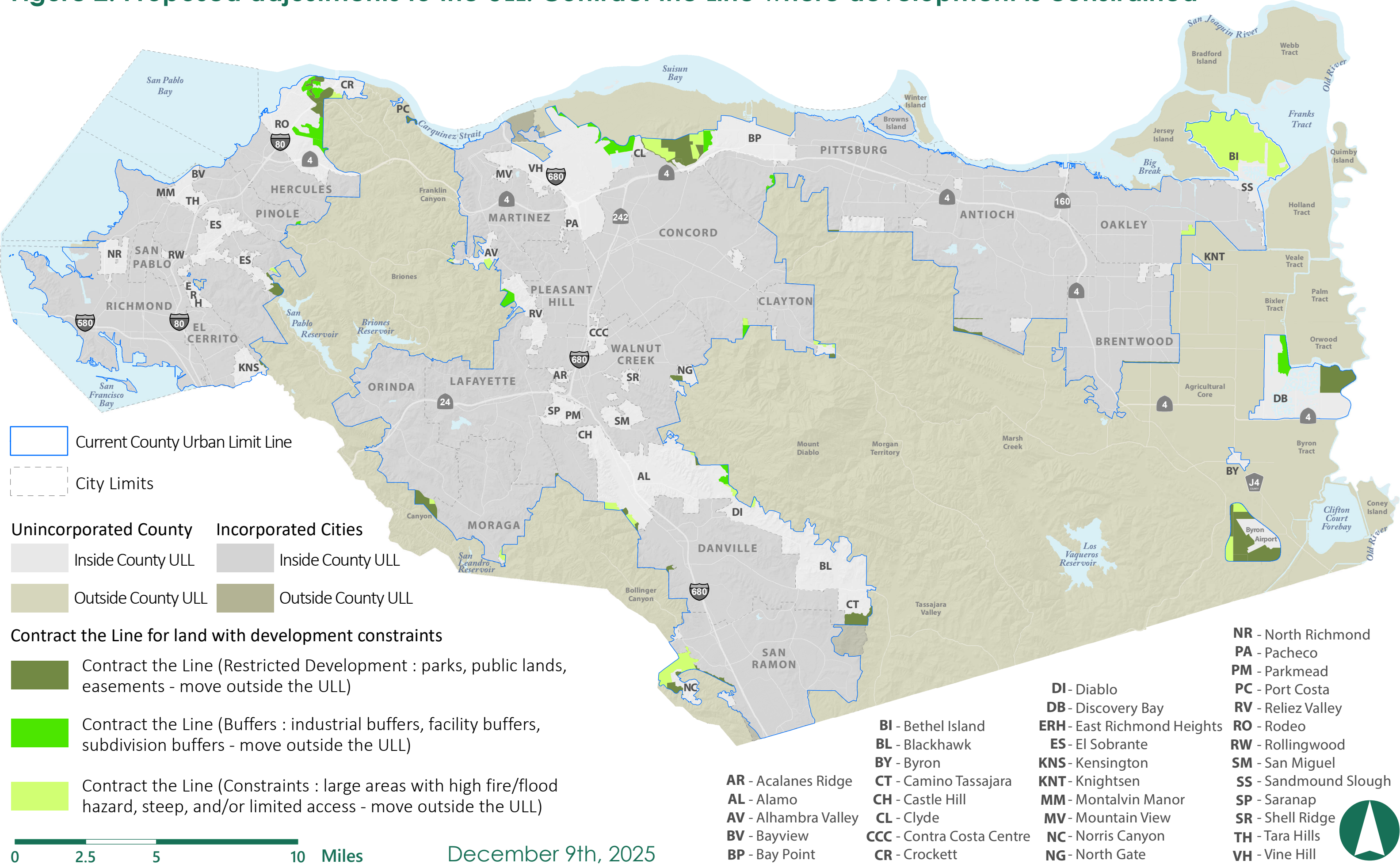


Figure 2: Proposed adjustments to the ULL: Contract the Line where development is constrained



Current County Urban Limit Line
City Limits

Unincorporated County
 Inside County ULL
 Outside County ULL

Incorporated Cities
 Inside County ULL
 Outside County ULL

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)

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

DI - Diablo
DB - Discovery Bay
ERH - East Richmond Heights
ES - El Sobrante
KNS - Kensington
KNT - Knightsen
MM - Montalvin Manor
NC - Norris Canyon
NG - North Gate

BI - Bethel Island
BL - Blackhawk
BY - Byron
CT - Camino Tassajara
CL - Clyde
CCC - Contra Costa Centre
CR - Crockett

AR - Acalanes Ridge
AL - Alamo
AV - Alhambra Valley
BV - Bayview
BP - Bay Point

0 2.5 5 10 Miles
December 9th, 2025

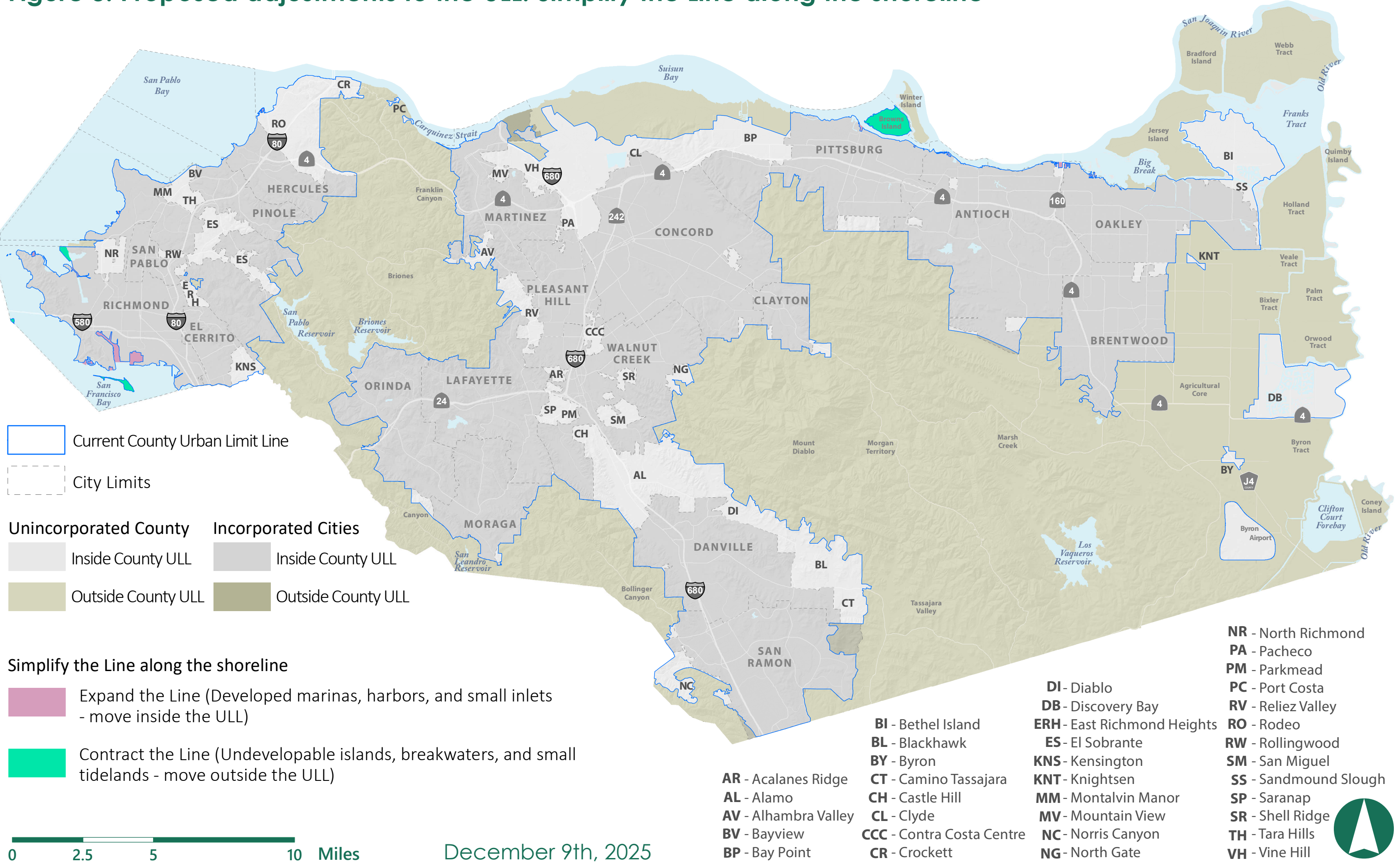


Figure 4: Proposed adjustments to the ULL: Align the Line with city limits

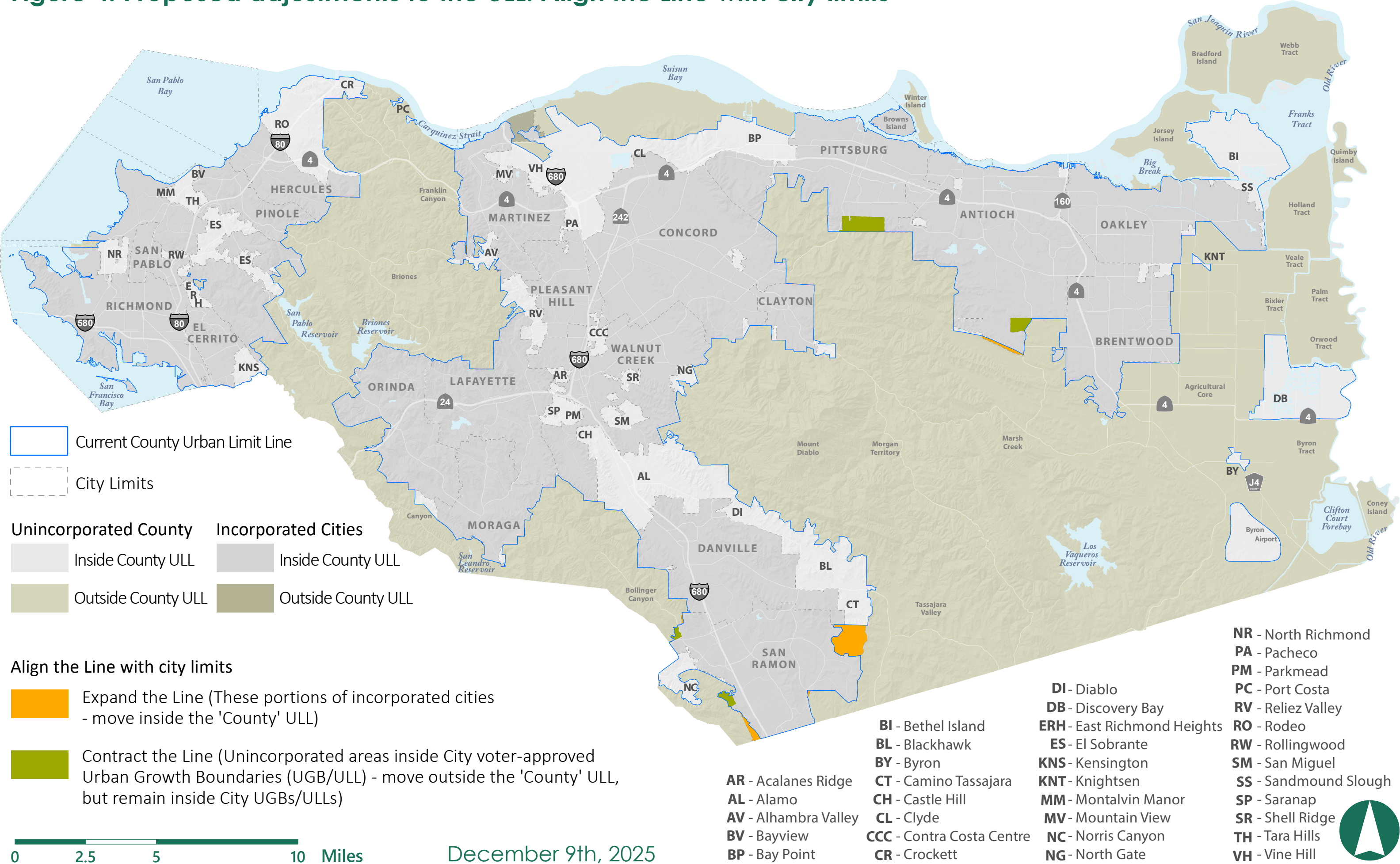


Figure 5: Proposed adjustments to the ULL: Expand the Line for existing development, improved clarity

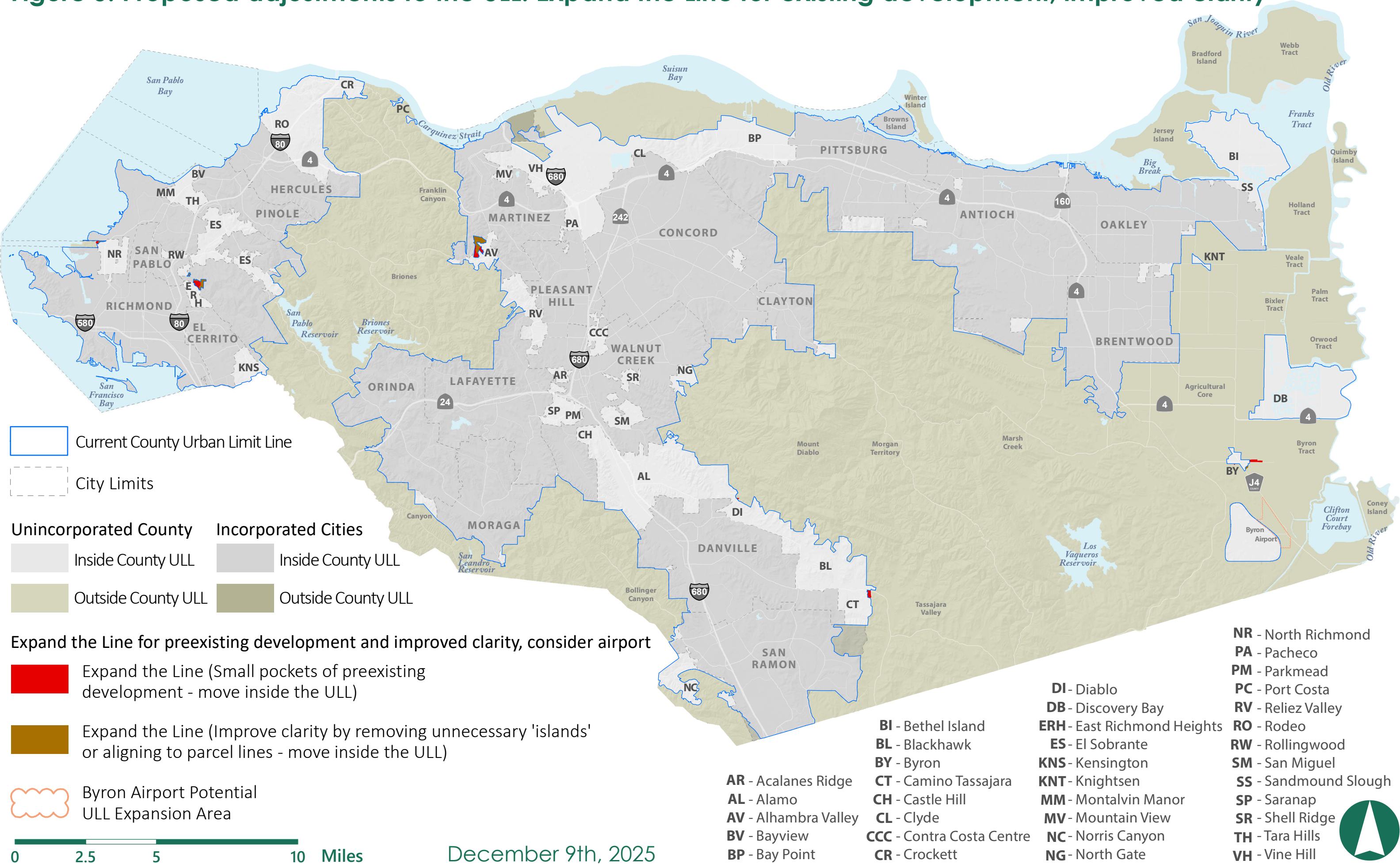


Figure 6: Overview of rationale for proposed adjustments to the County Urban Limit Line

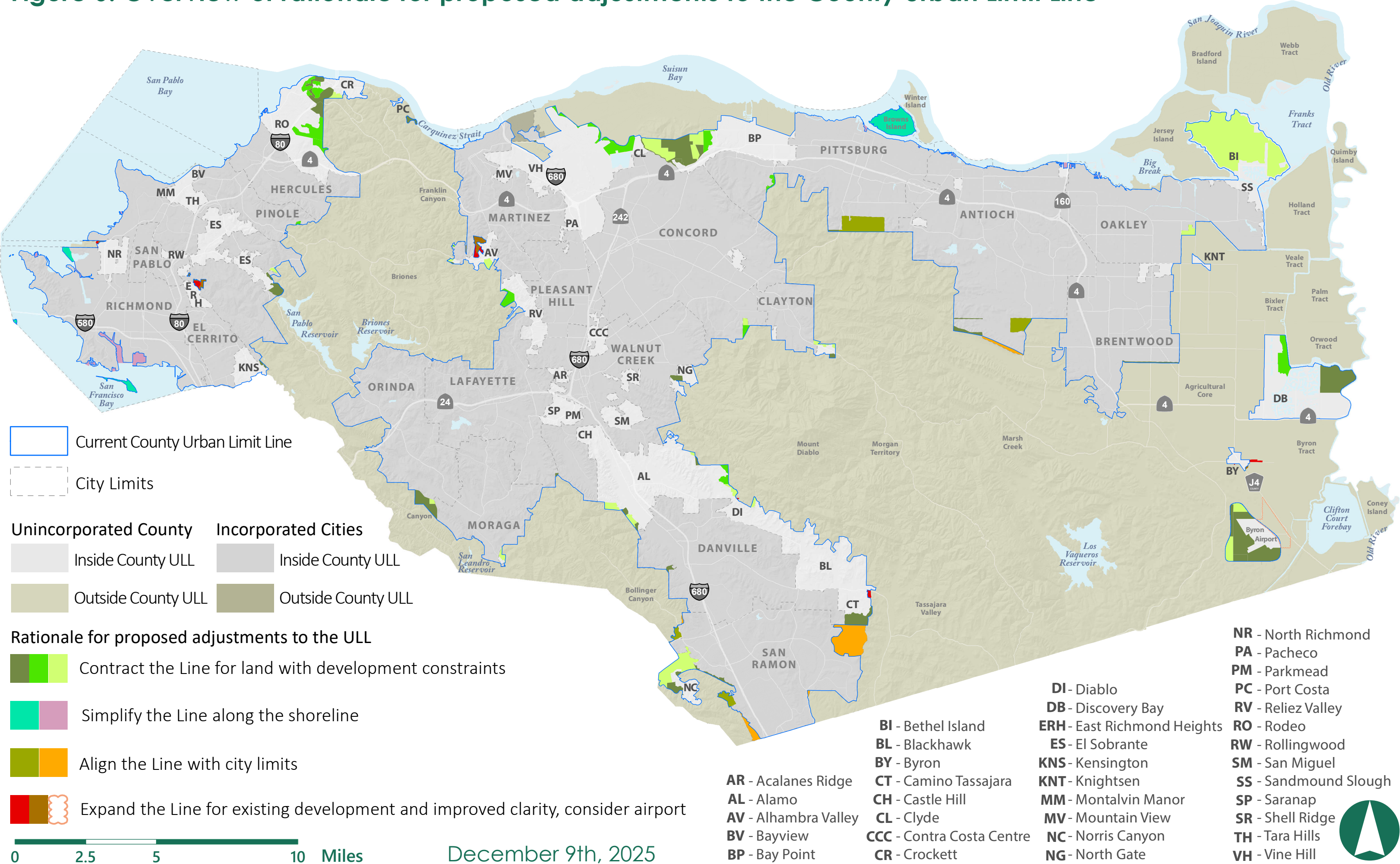


Figure 7: Summary of proposed adjustments to the County ULL: 12-09-25 Proposed County Urban Limit Line

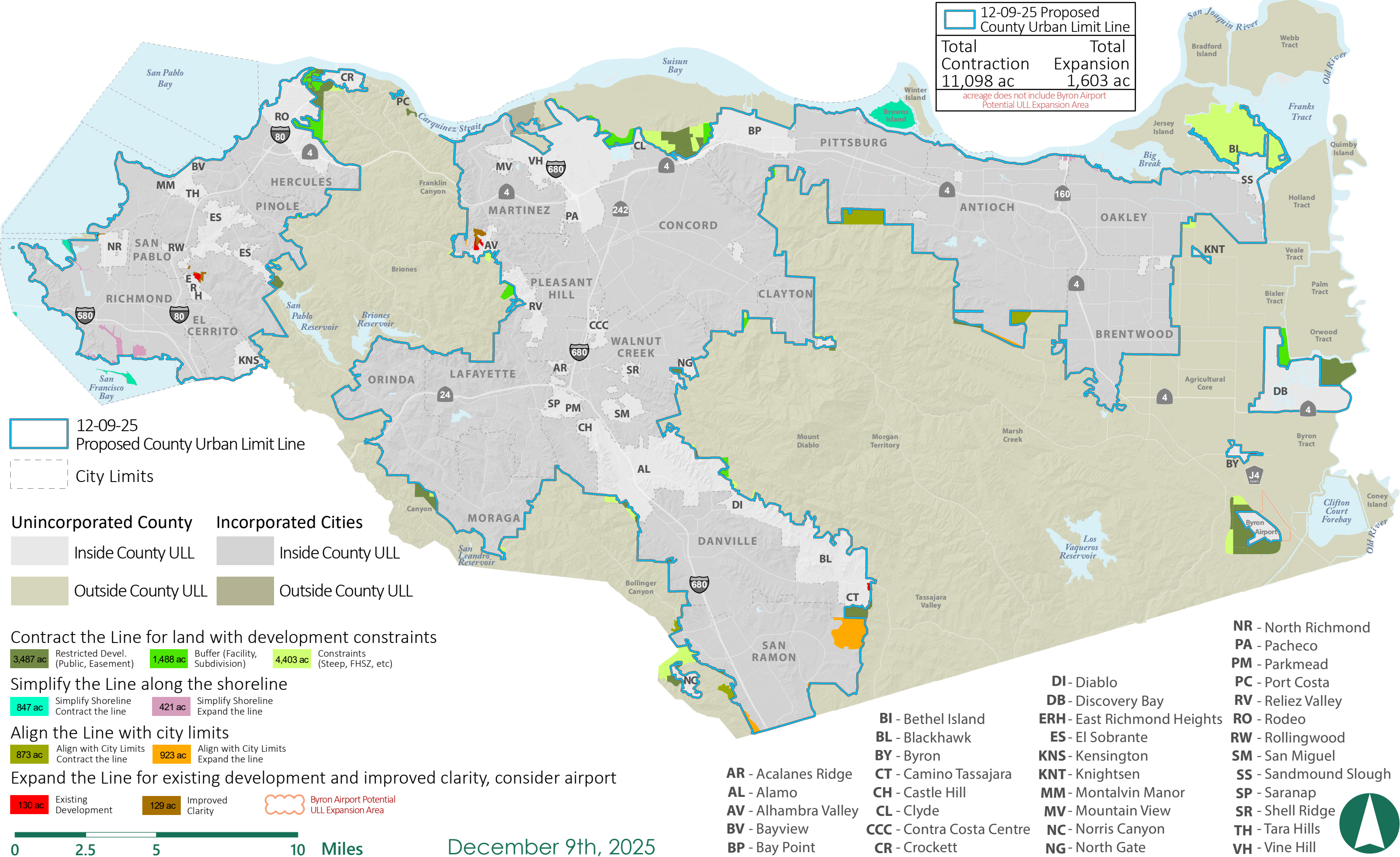
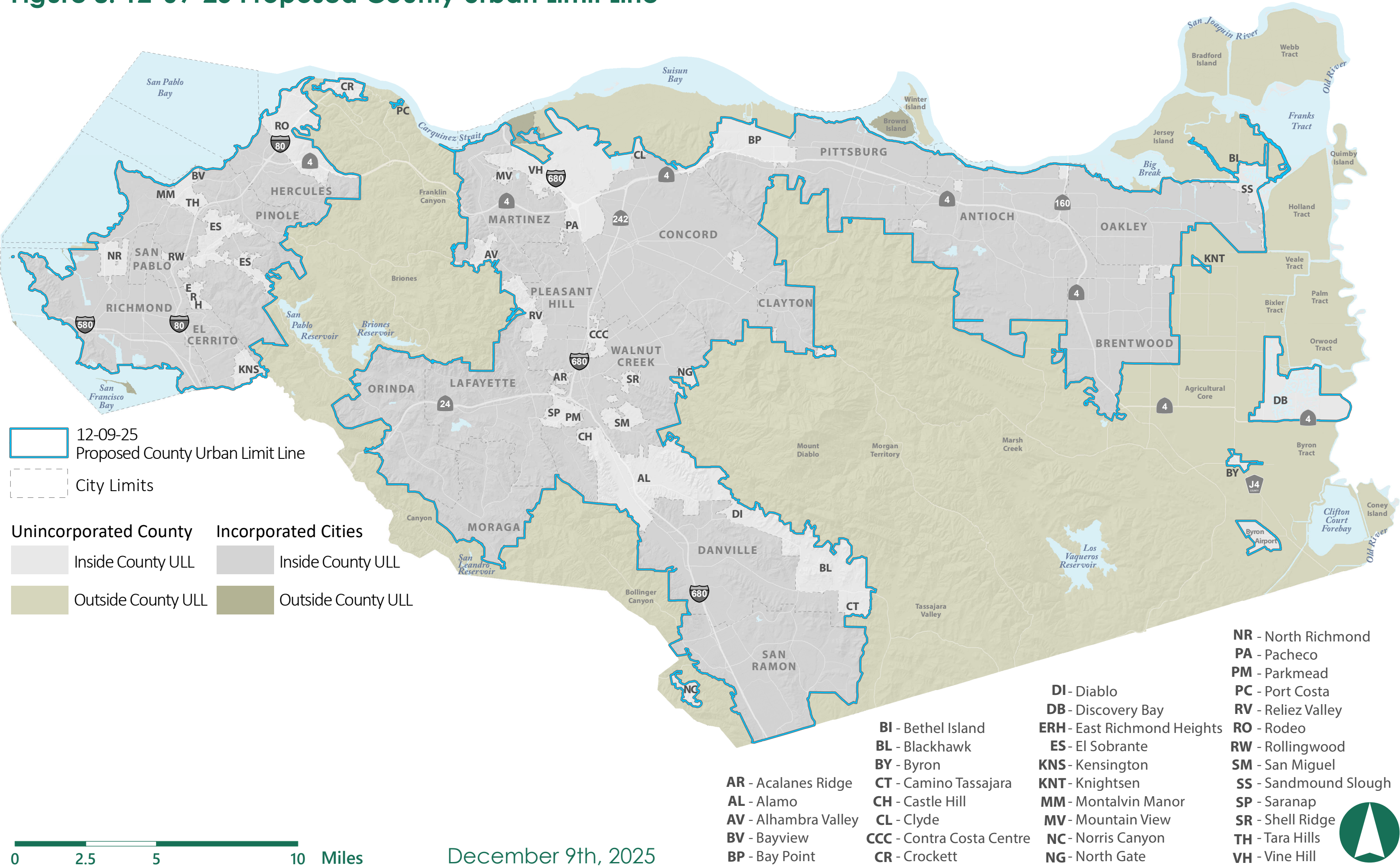
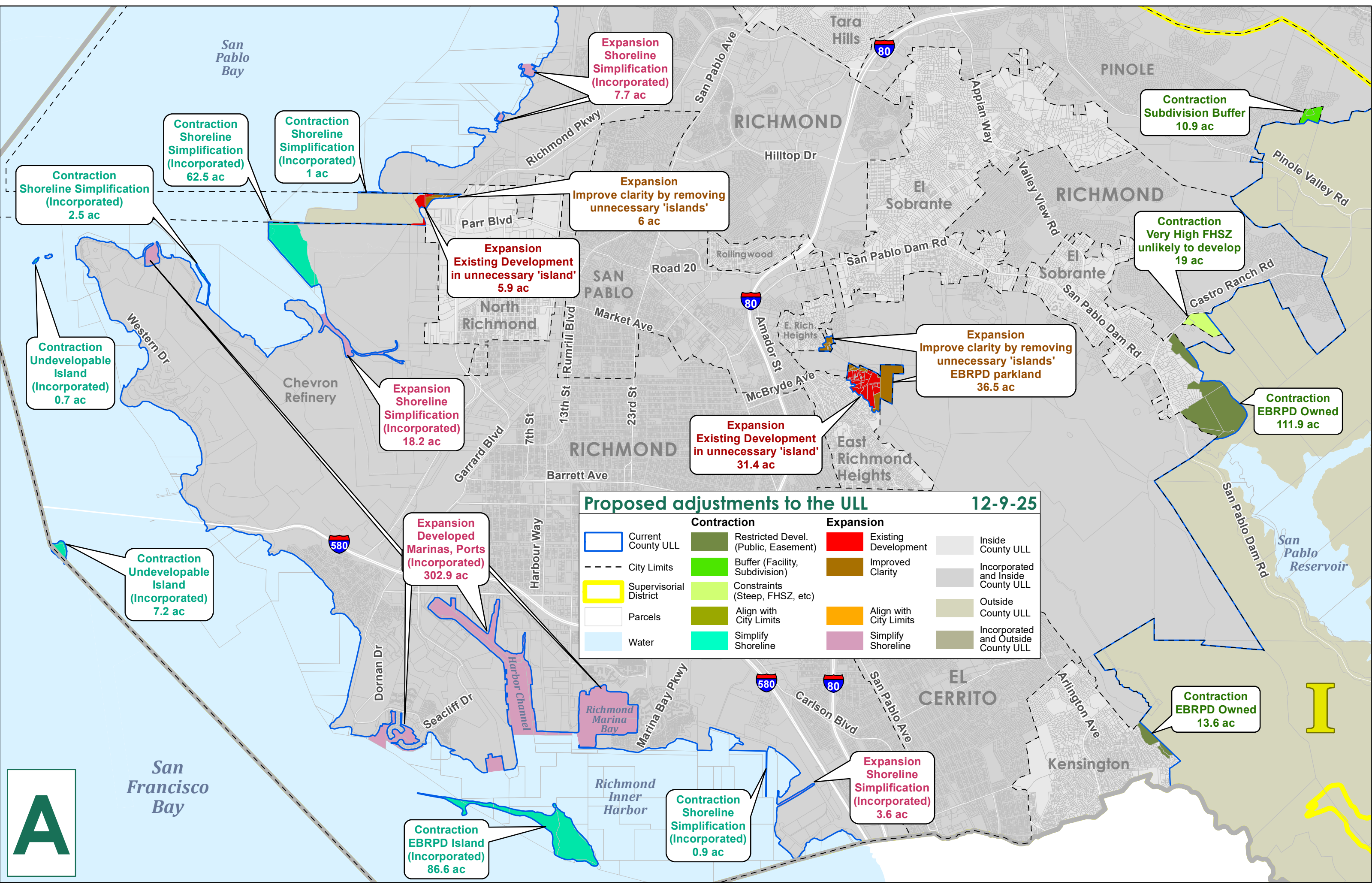


Figure 8: 12-09-25 Proposed County Urban Limit Line





A

Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		

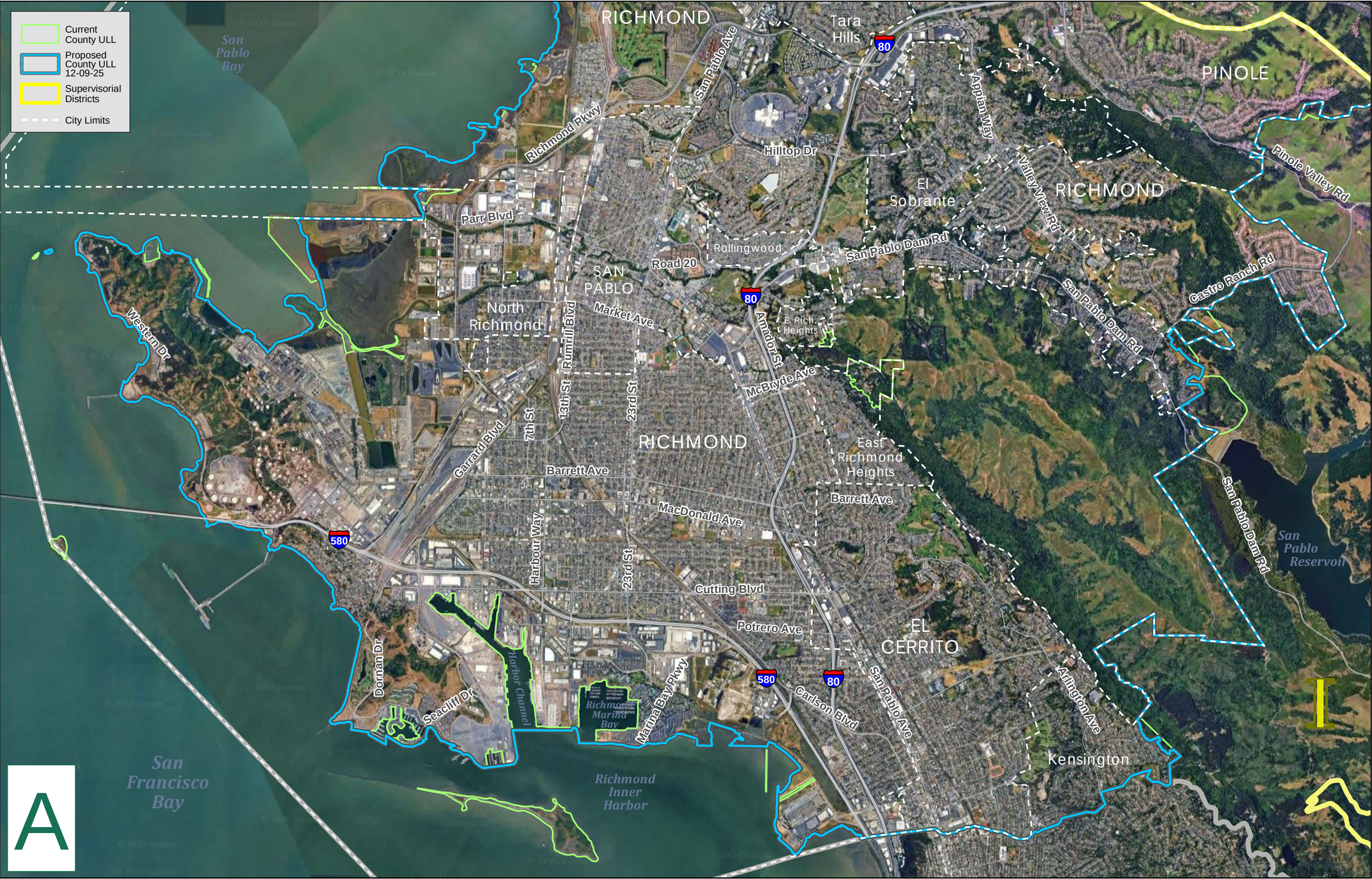
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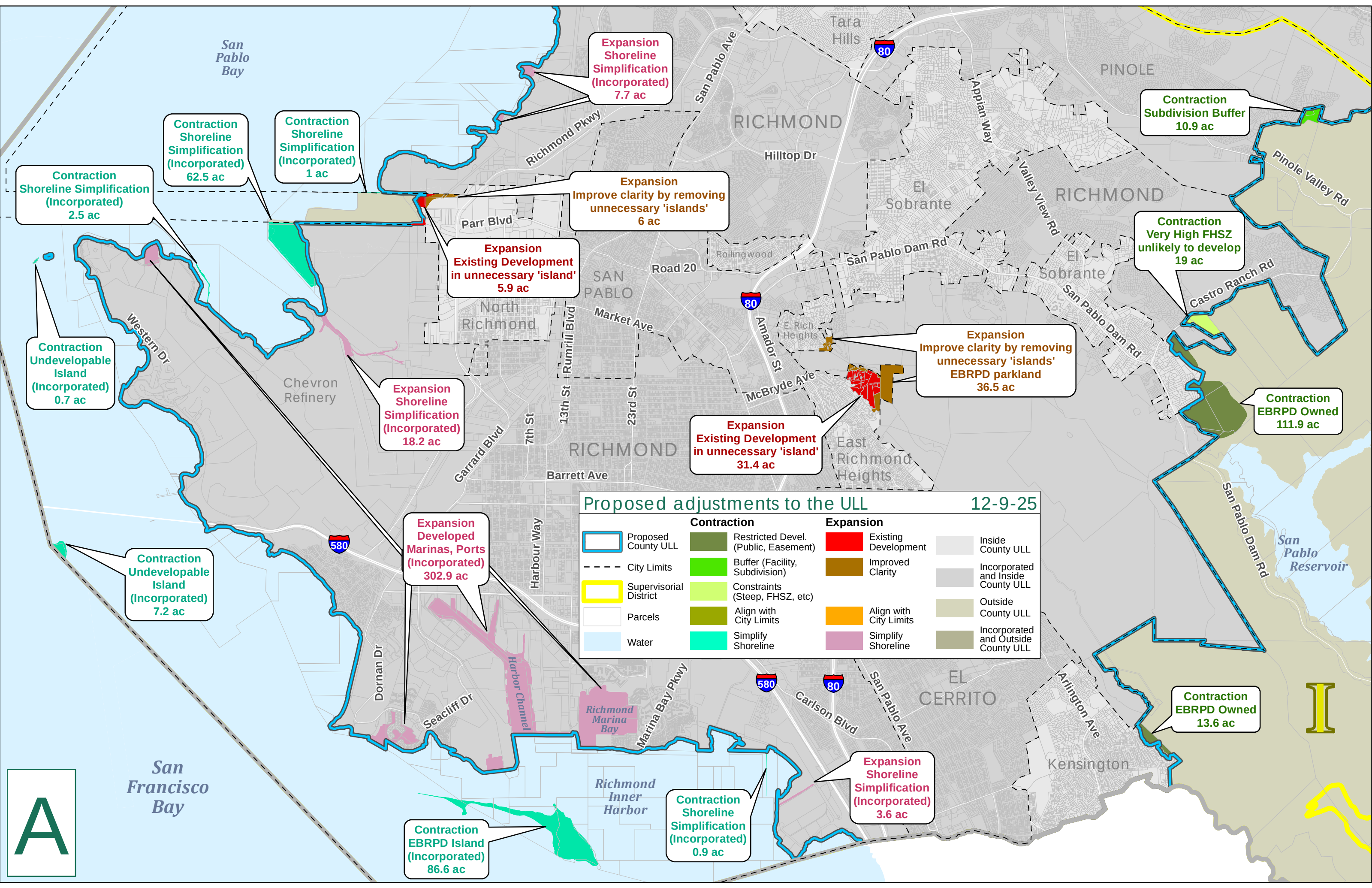
Current
County ULL

Proposed
County ULL
12-09-25

Supervisory
Districts

City Limits



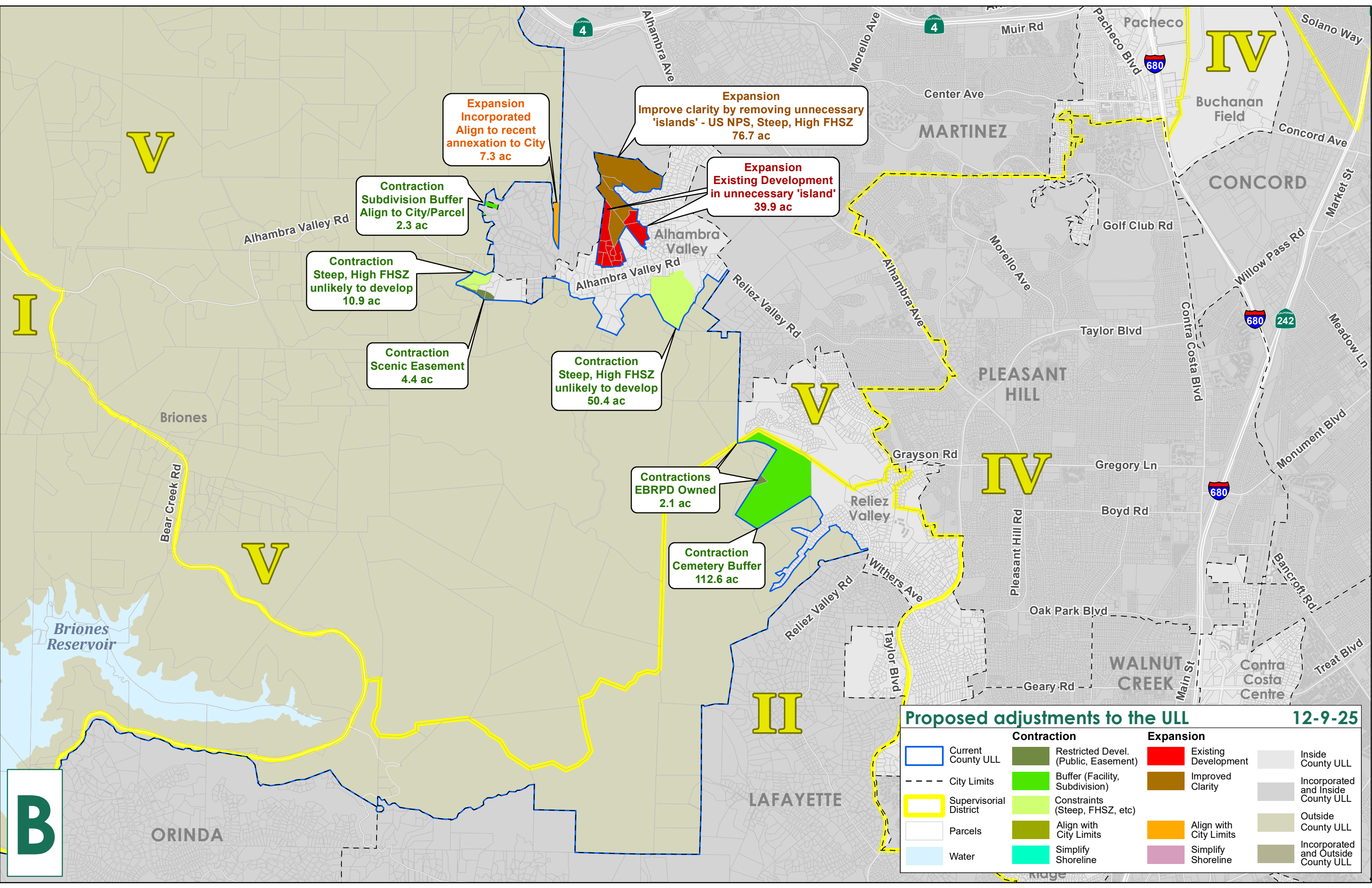


A

Proposed adjustments to the ULL

12-9-25

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

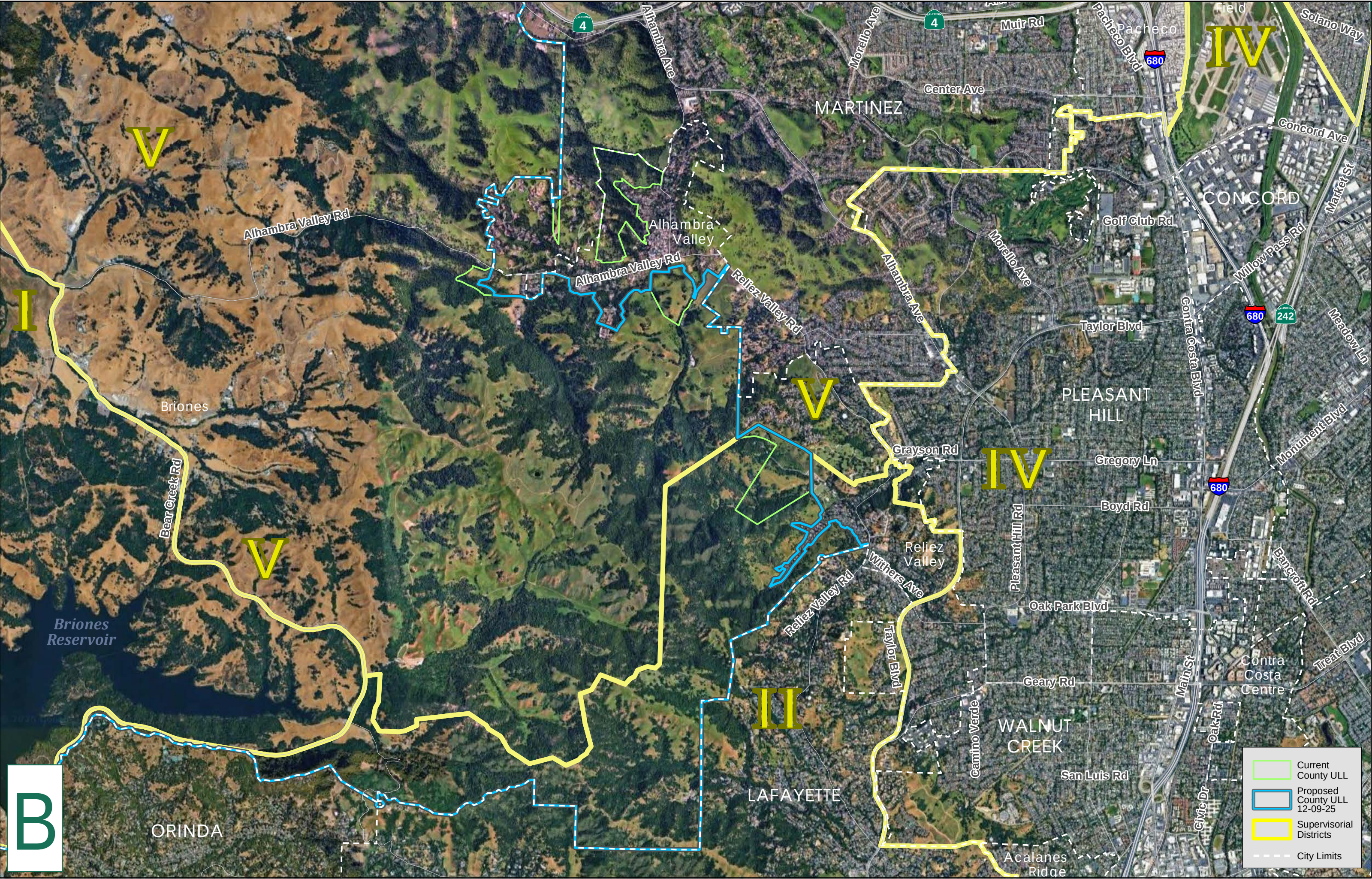


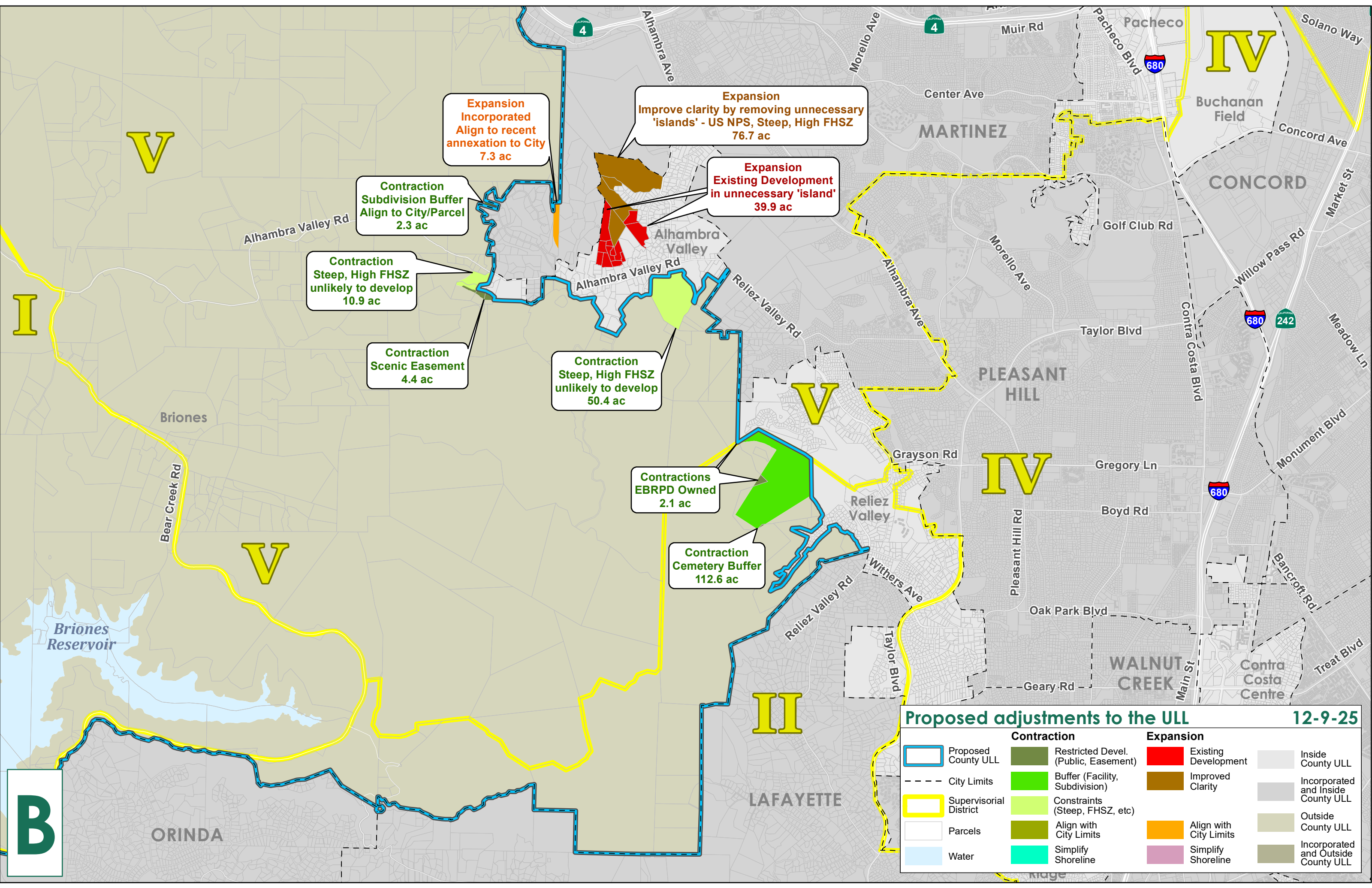
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Proposed adjustments to the ULL

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		

12-9-25





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

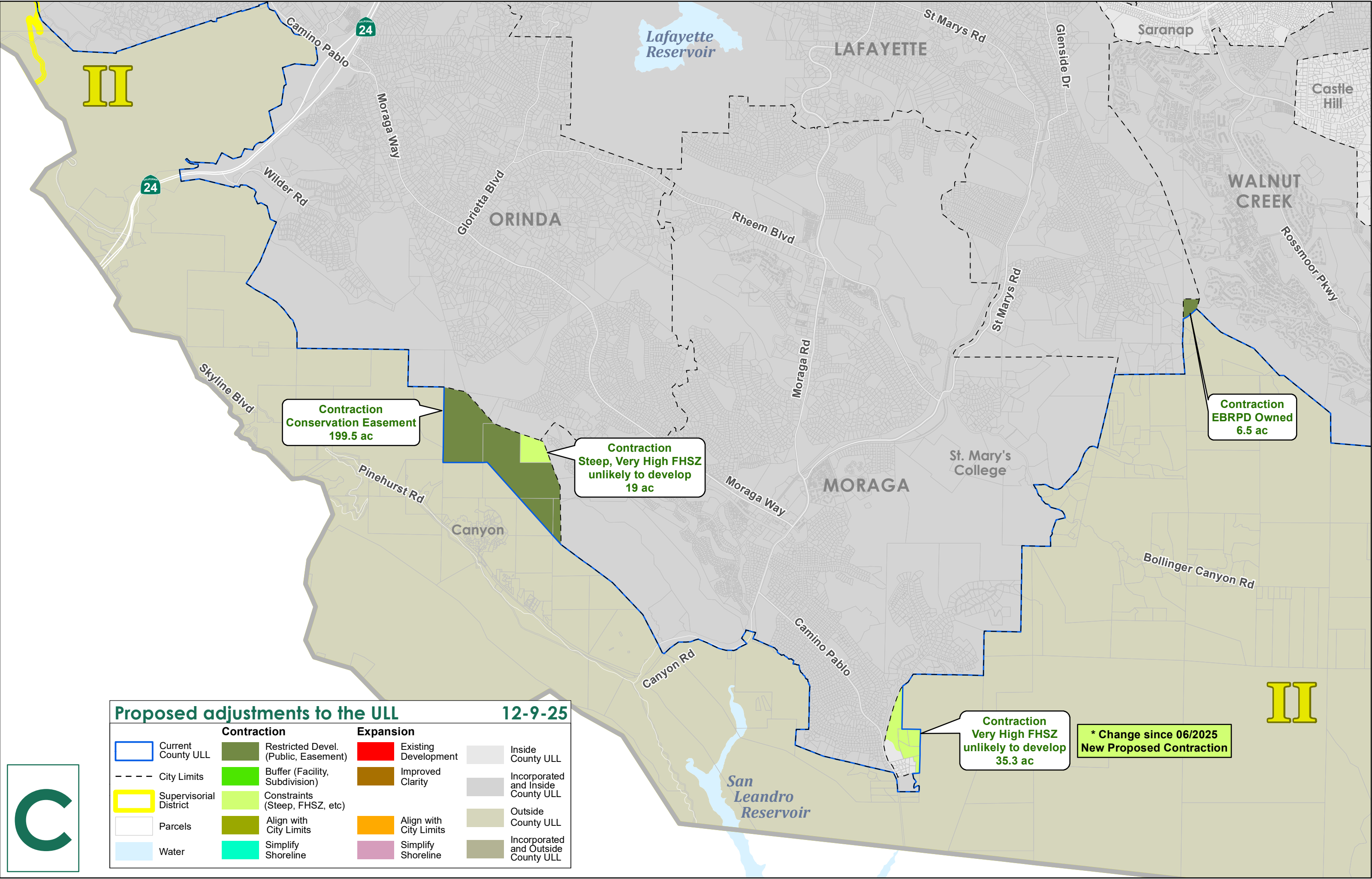
Contractions
EBRPD Owned
2.1 ac

Contraction
Cemetery Buffer
112.6 ac

Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
Proposed 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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		



Proposed adjustments to the ULL

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

Align with City Limits

Simplify Shoreline

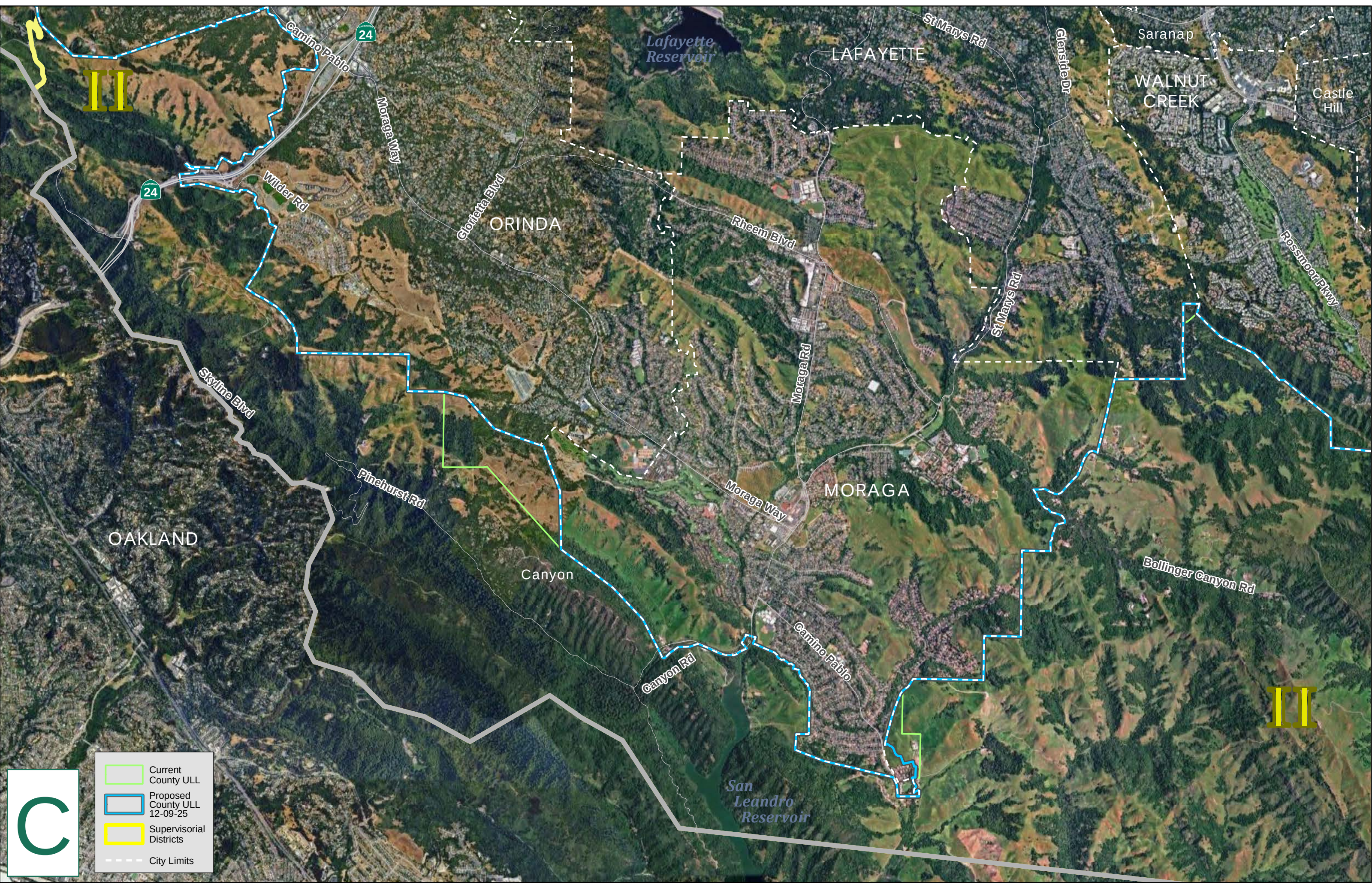
Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

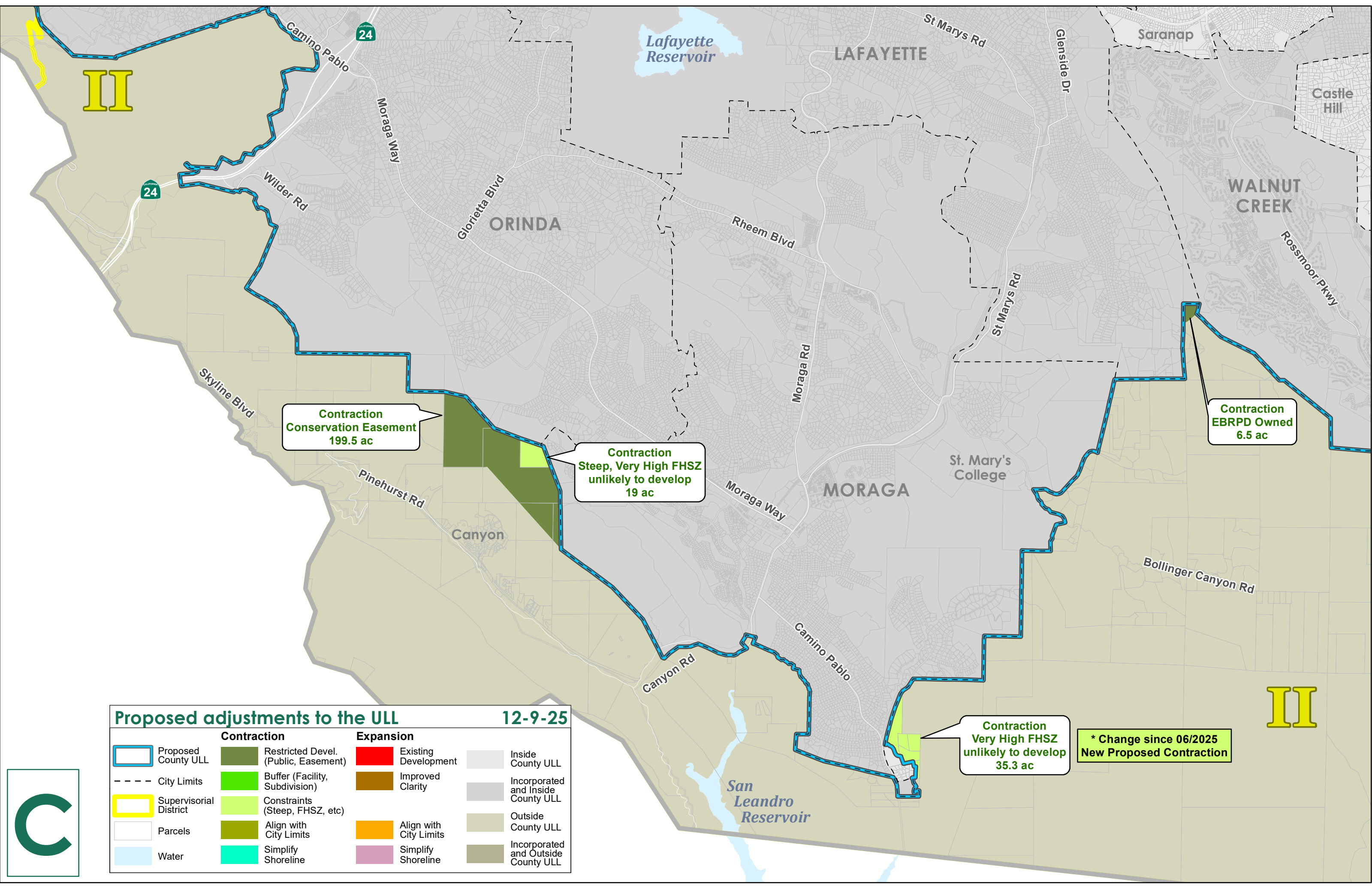
Incorporated and Outside County ULL

12-9-25



C

- Current County ULL
- Proposed County ULL 12-09-25
- Supervisorial Districts
- City Limits



Proposed adjustments to the ULL

Proposed County ULL

City Limits

Supervisory 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

Align with City Limits

Simplify Shoreline

Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

12-9-25

* Change since 06/2025
New Proposed Contraction

Contraction
Conservation Easement
199.5 ac

Contraction
Steep, Very High FHSZ
unlikely to develop
19 ac

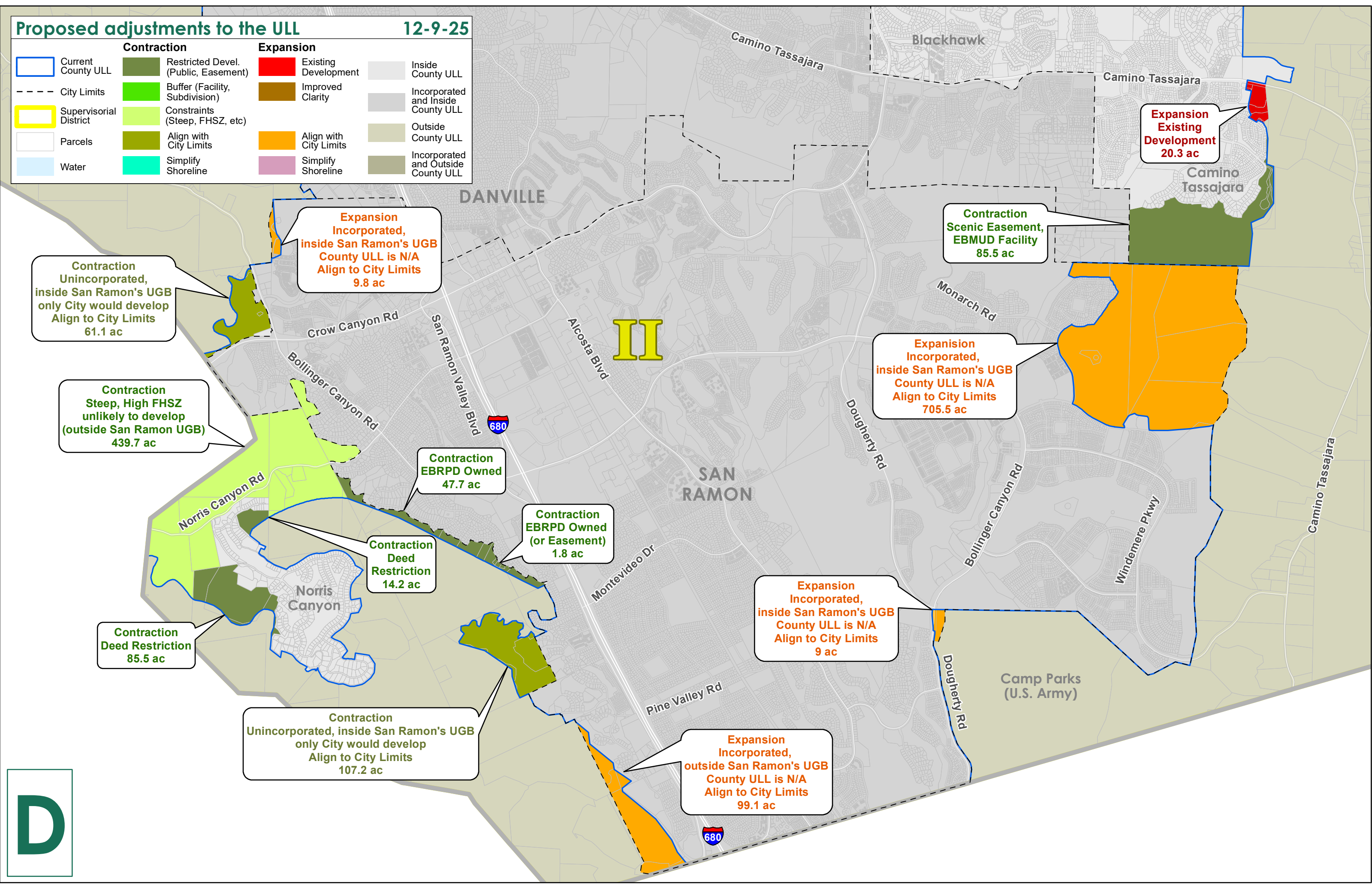
Contraction
EBRPD Owned
6.5 ac

Contraction
Very High FHSZ
unlikely to develop
35.3 ac

Proposed adjustments to the ULL

12-9-25

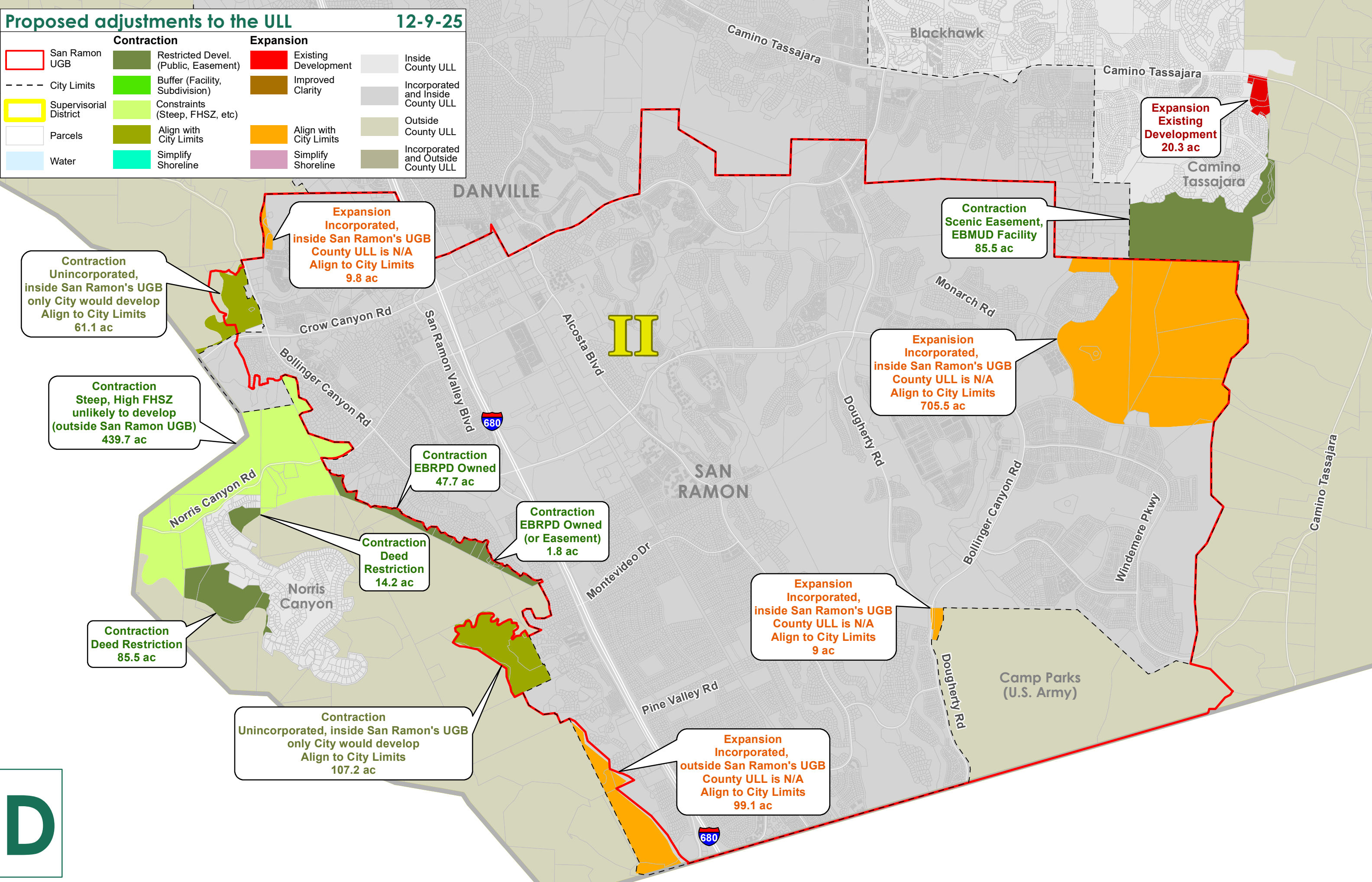
Contraction		Expansion	
 Current County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Align with City Limits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

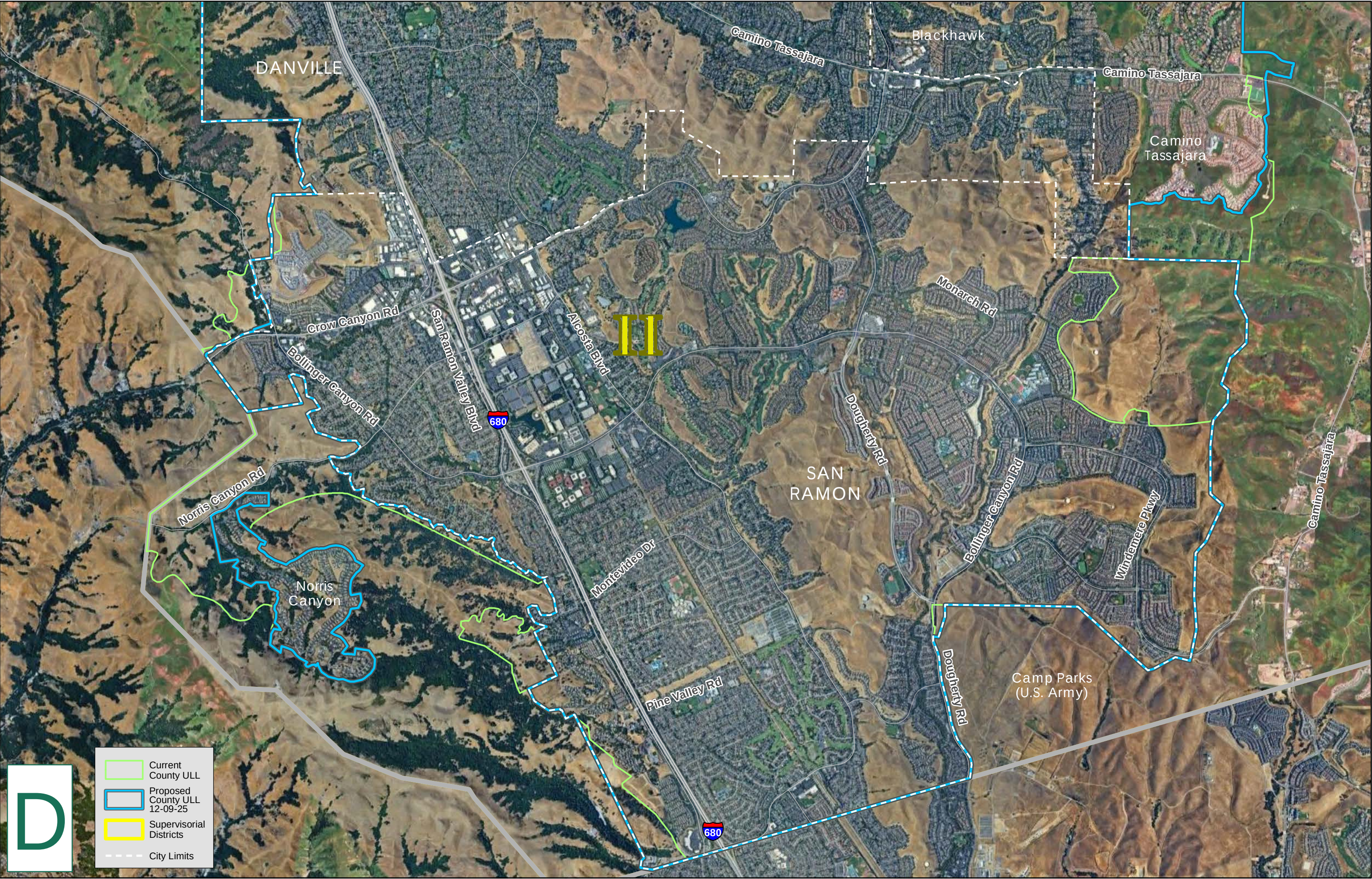


Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
 San Ramon UGB	 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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		





DANVILLE

Blackhawk

Camino Tassajara

Camino Tassajara

III

Crow Canyon Rd

San Ramon Valley Blvd

Alcosta Blvd

680

Monarch Rd

Dougherty Rd

SAN RAMON

Bollinger Canyon Rd

Windemere Pkwy

Camino Tassajara

Norris Canyon Rd

Norris Canyon

Montevideo Dr

Pine Valley Rd

680

Dougherty Rd

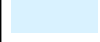
Camp Parks (U.S. Army)

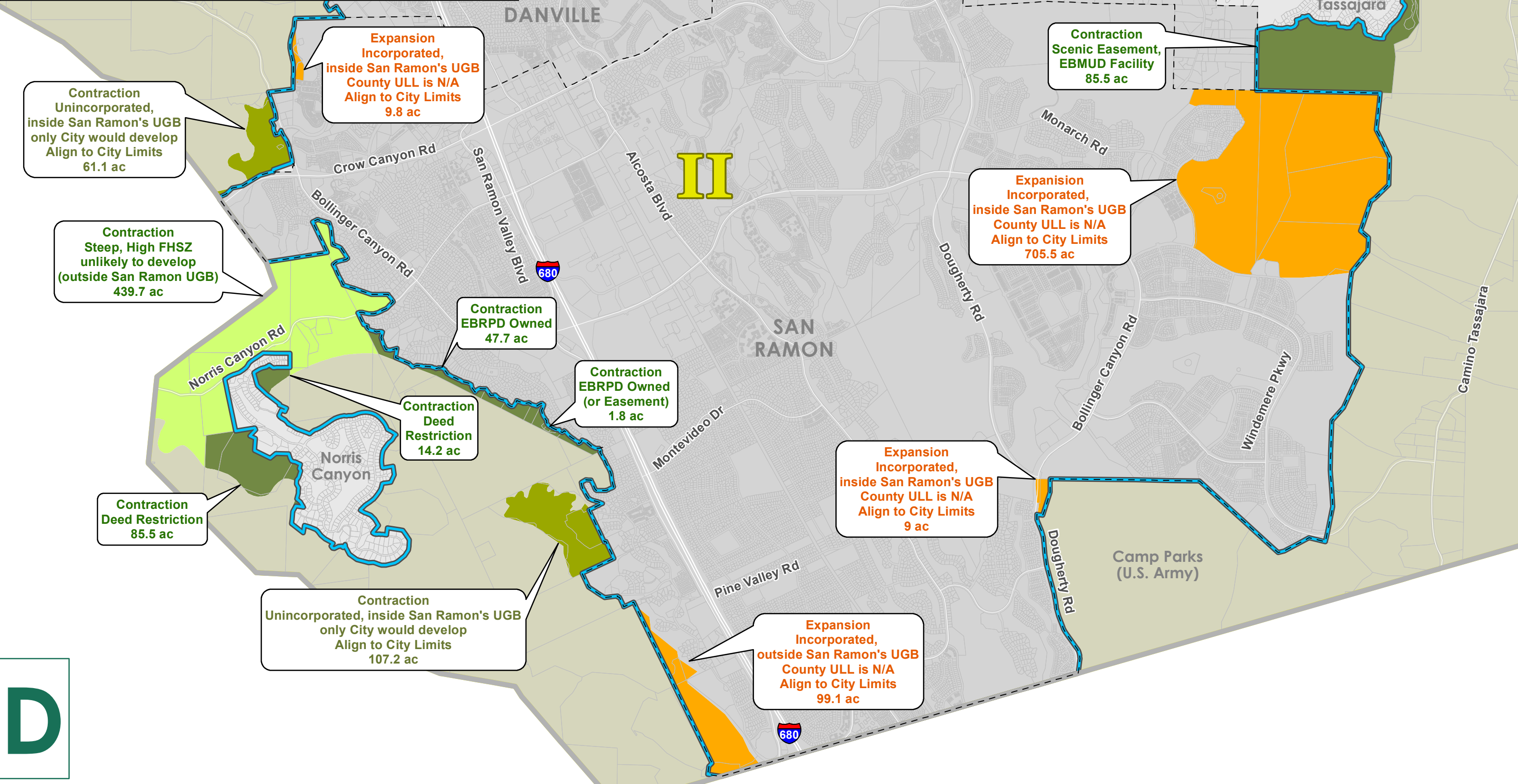


- Current County ULL
- Proposed County ULL 12-09-25
- Supervisory Districts
- City Limits

Proposed adjustments to the ULL

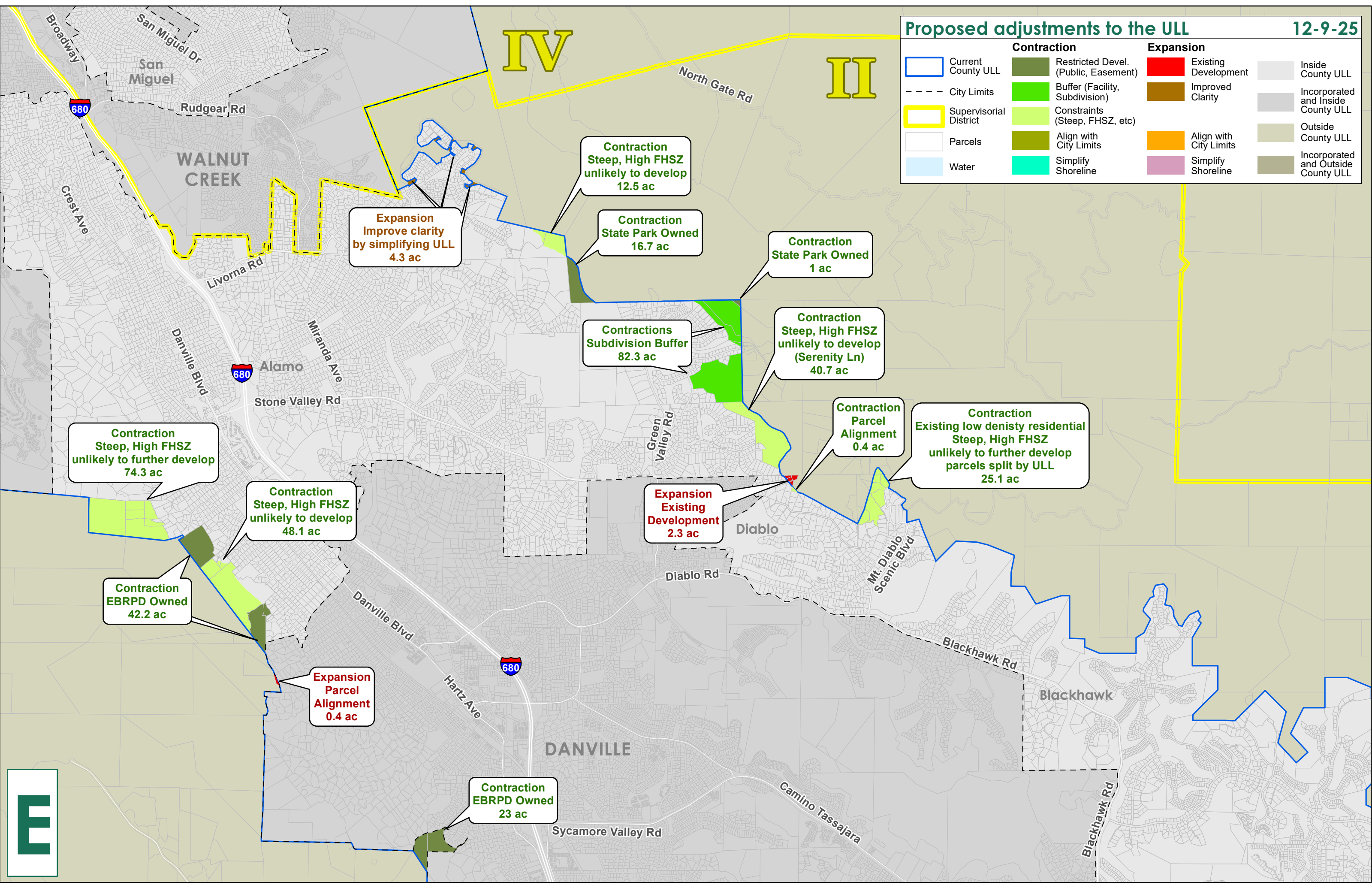
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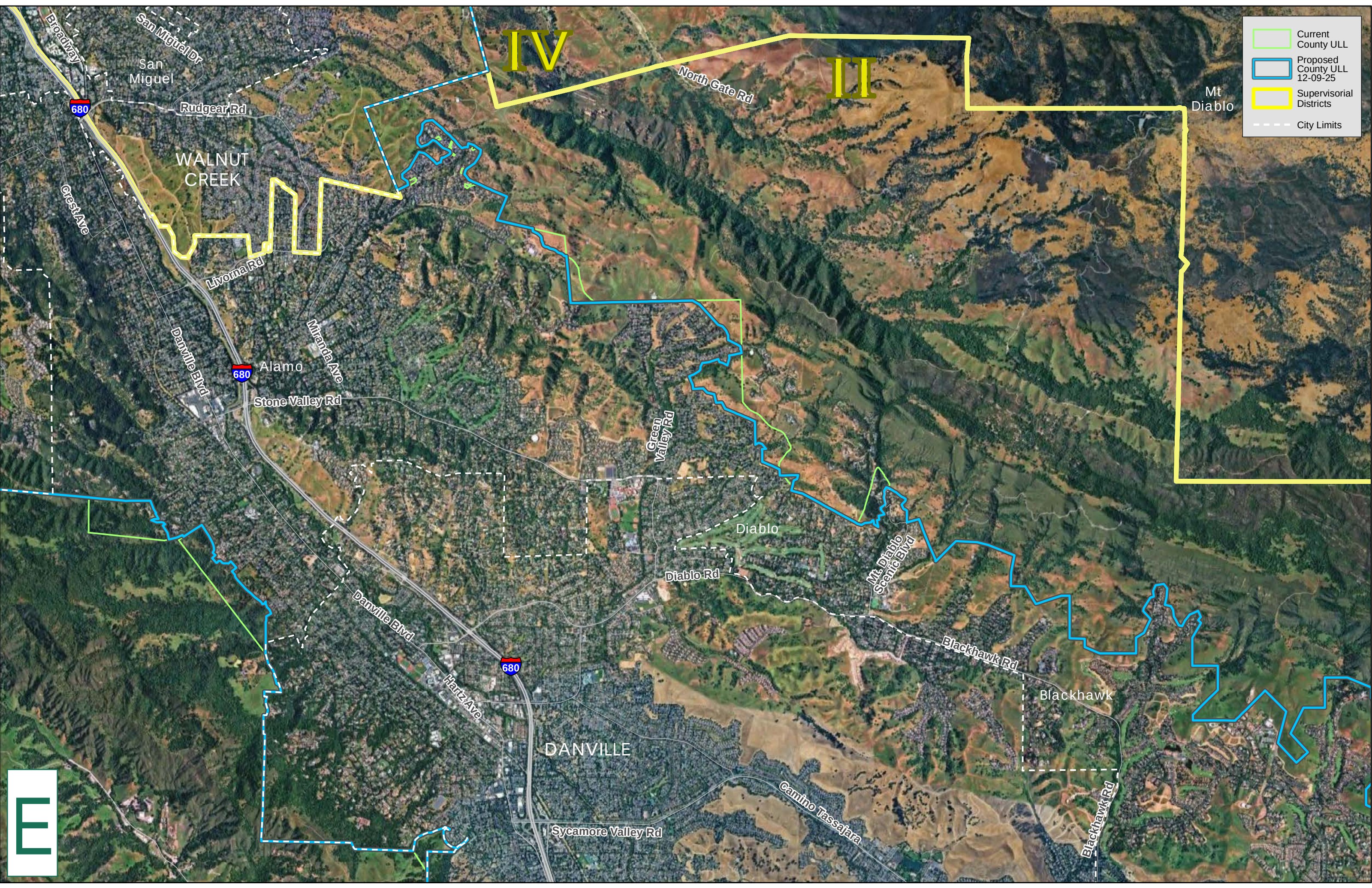
Contraction		Expansion	
 Proposed County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Align with City Limits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



Proposed adjustments to the ULL

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
	Supervisory District		Constraints (Steep, FHSZ, etc)				Outside County ULL
	Parcels		Align with City Limits		Align with City Limits		
	Water		Simplify Shoreline		Simplify Shoreline		Incorporated and Outside County ULL



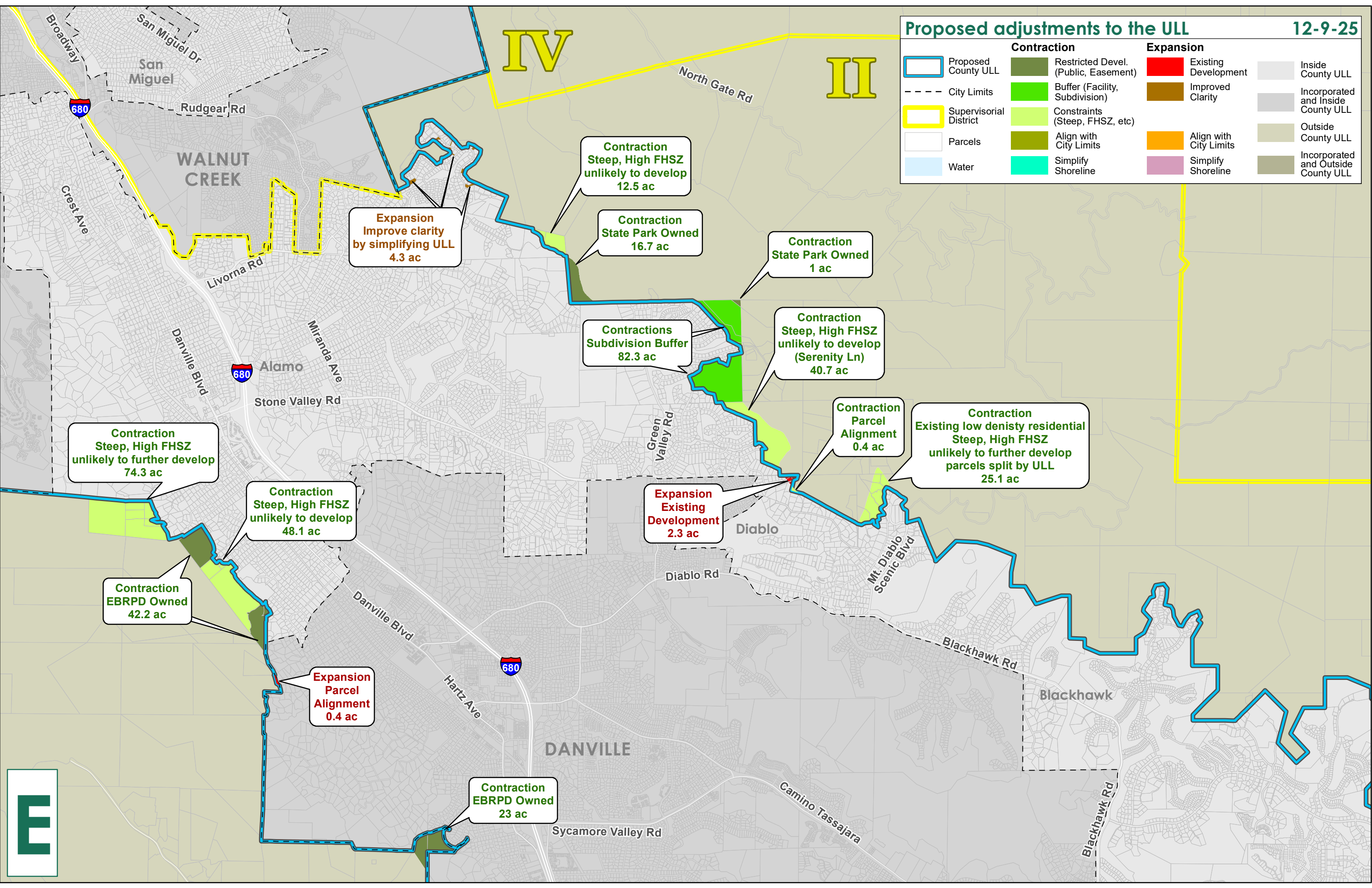


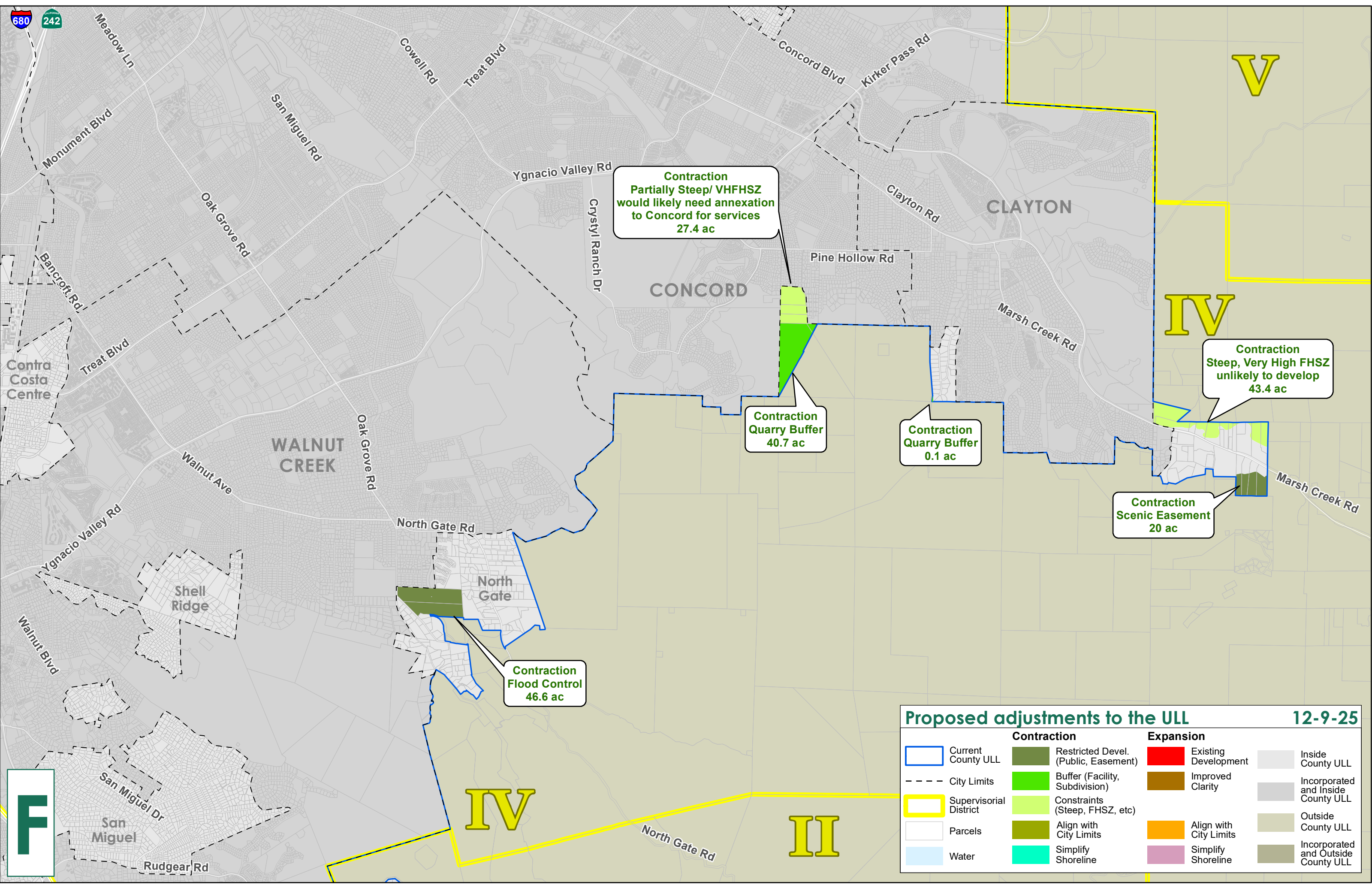
	Current County ULL
	Proposed County ULL 12-09-25
	Supervisorial Districts
	City Limits



Proposed adjustments to the ULL

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





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
Scenic Easement
20 ac

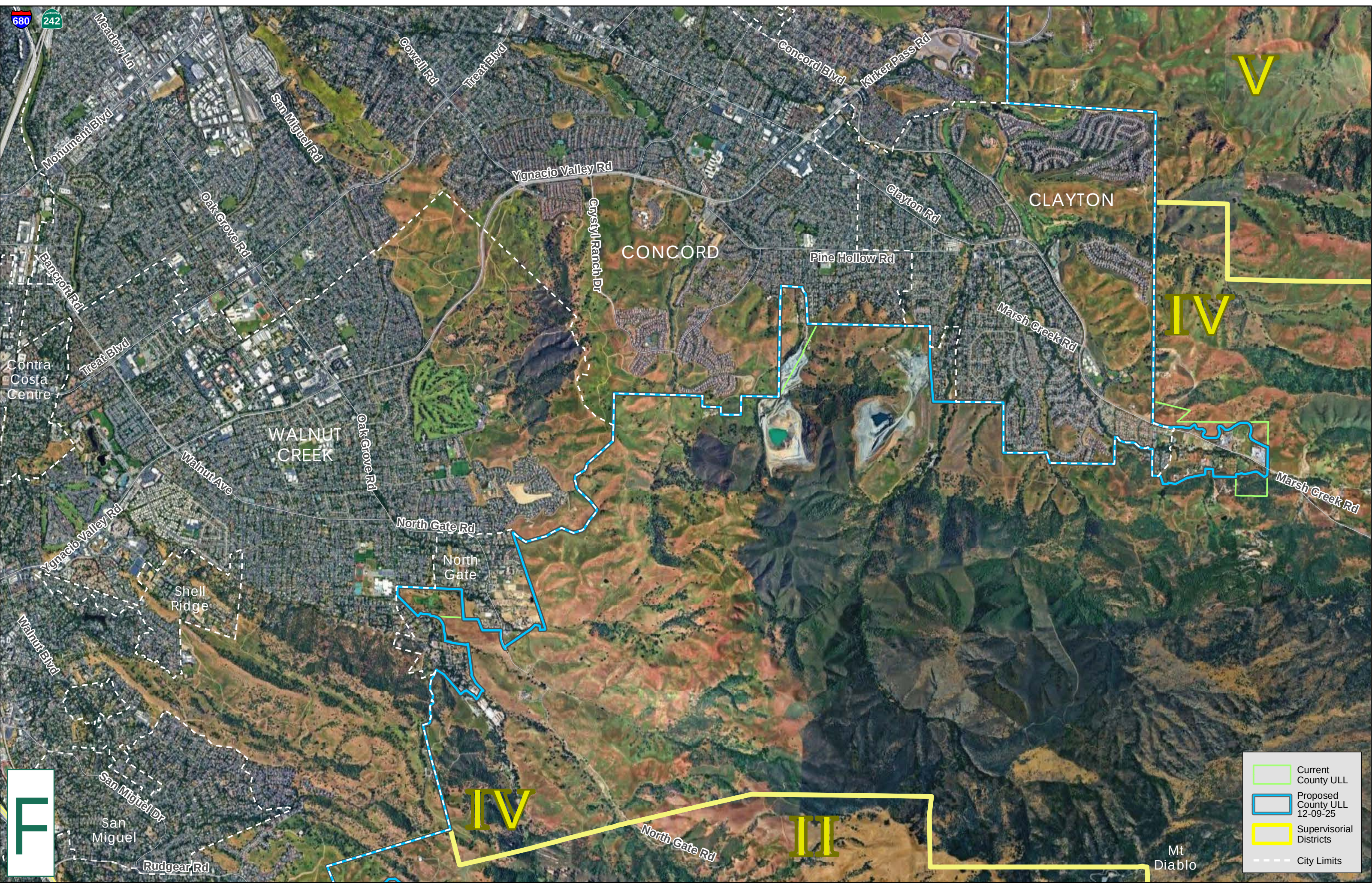
Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac

Contraction
Flood Control
46.6 ac

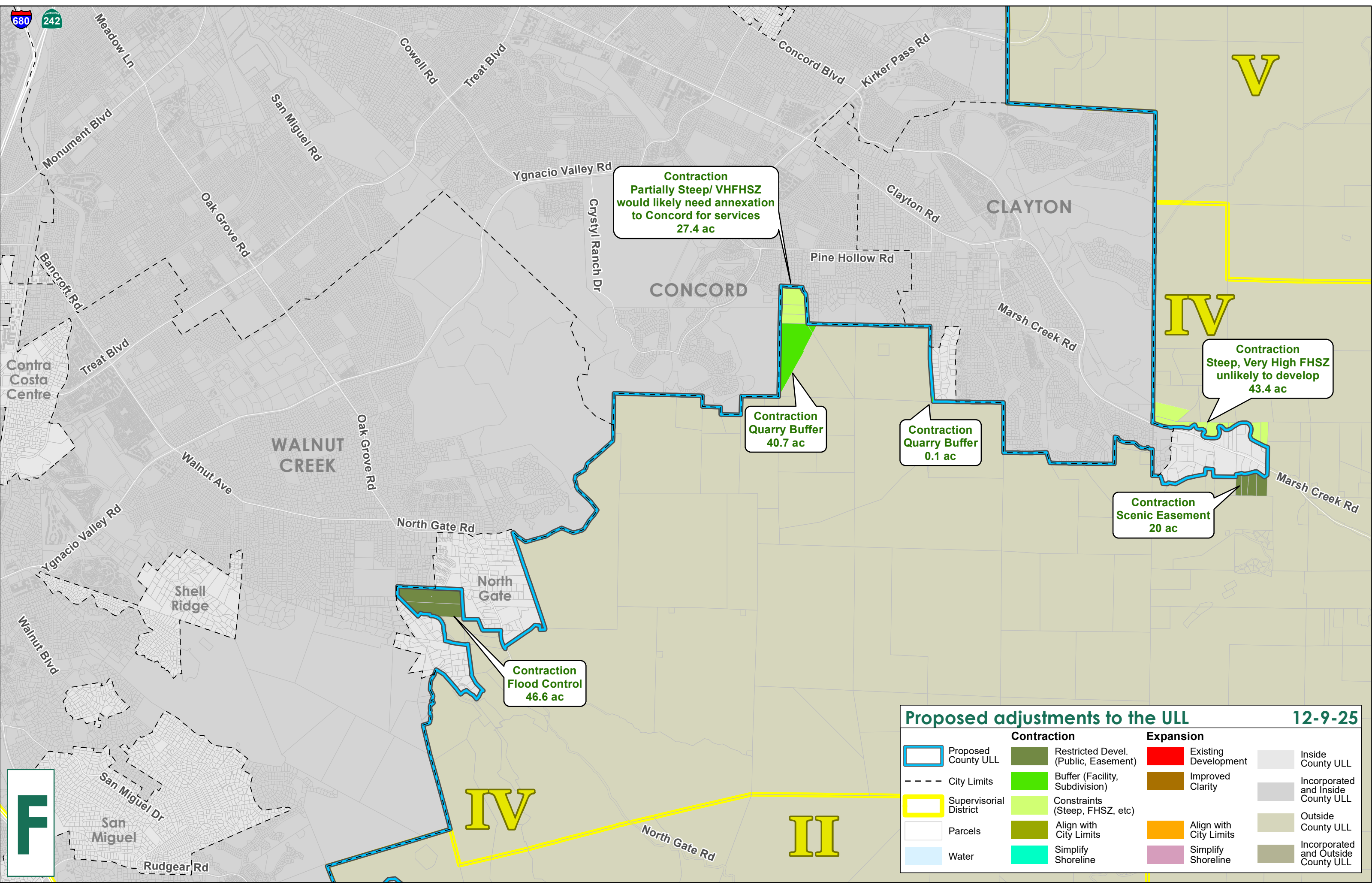
Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		



	Current County ULL
	Proposed County ULL 12-09-25
	Supervisory Districts
	City Limits



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
Scenic Easement
20 ac

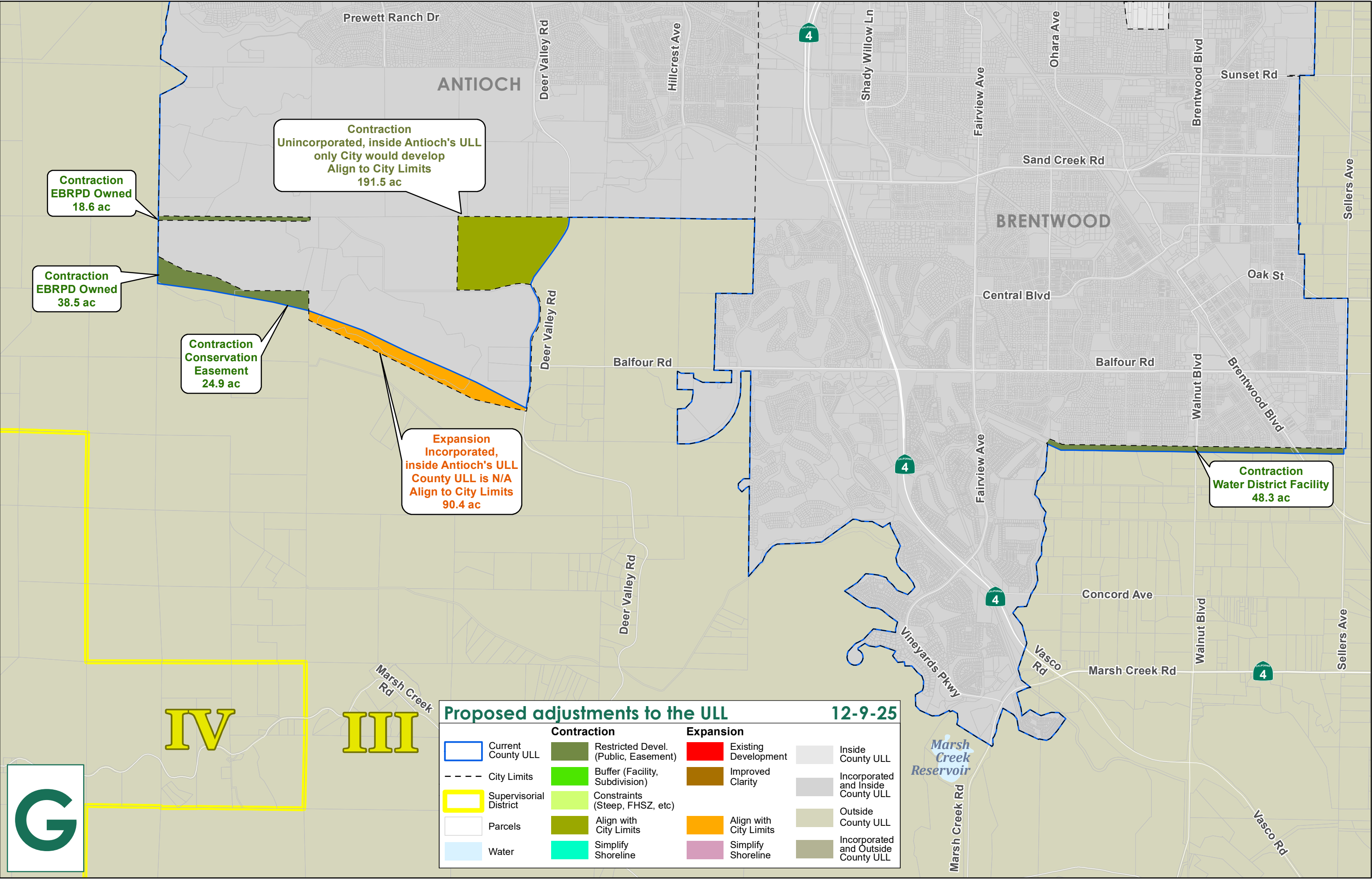
Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac

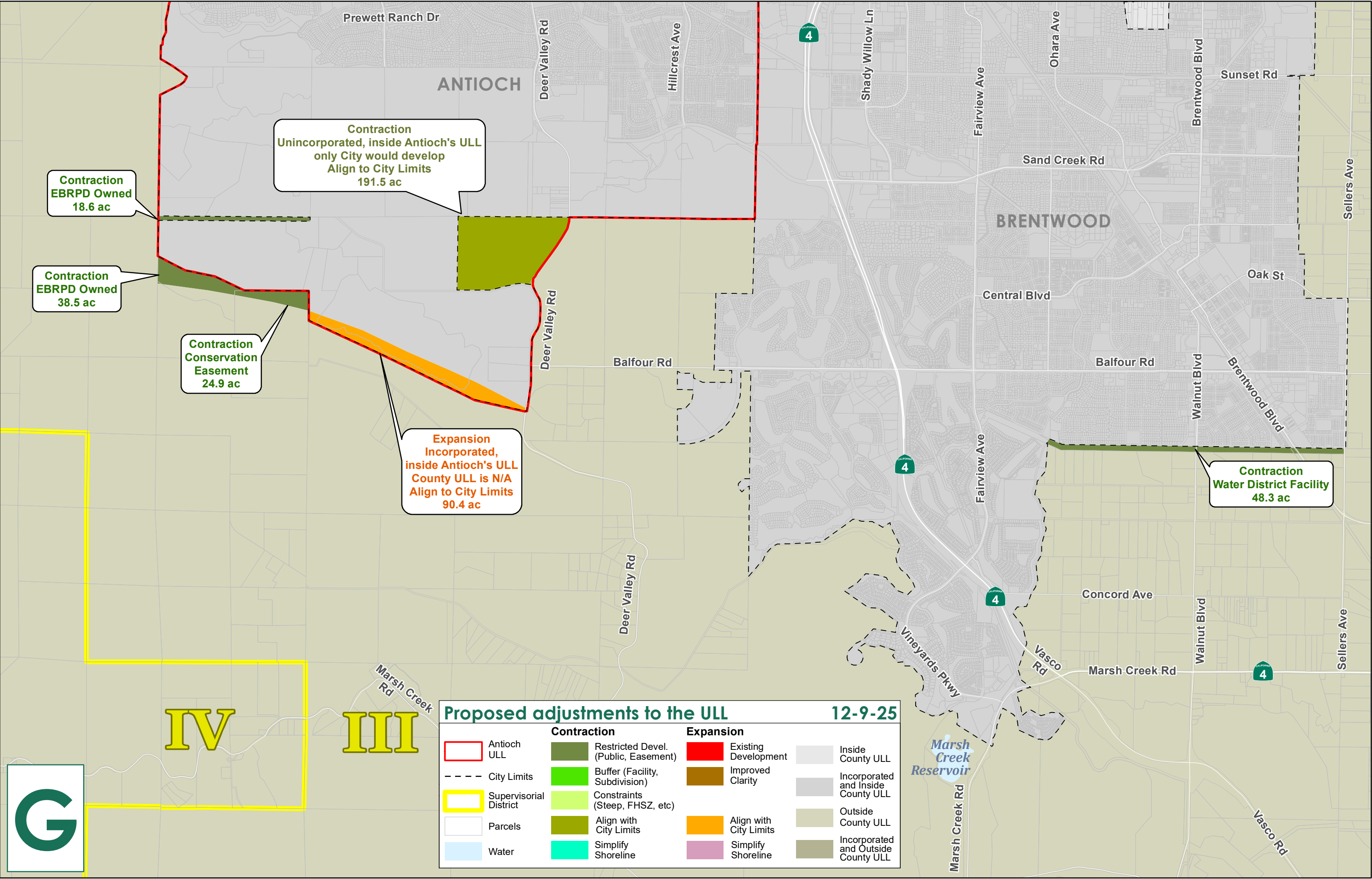
Contraction
Flood Control
46.6 ac

Proposed adjustments to the ULL

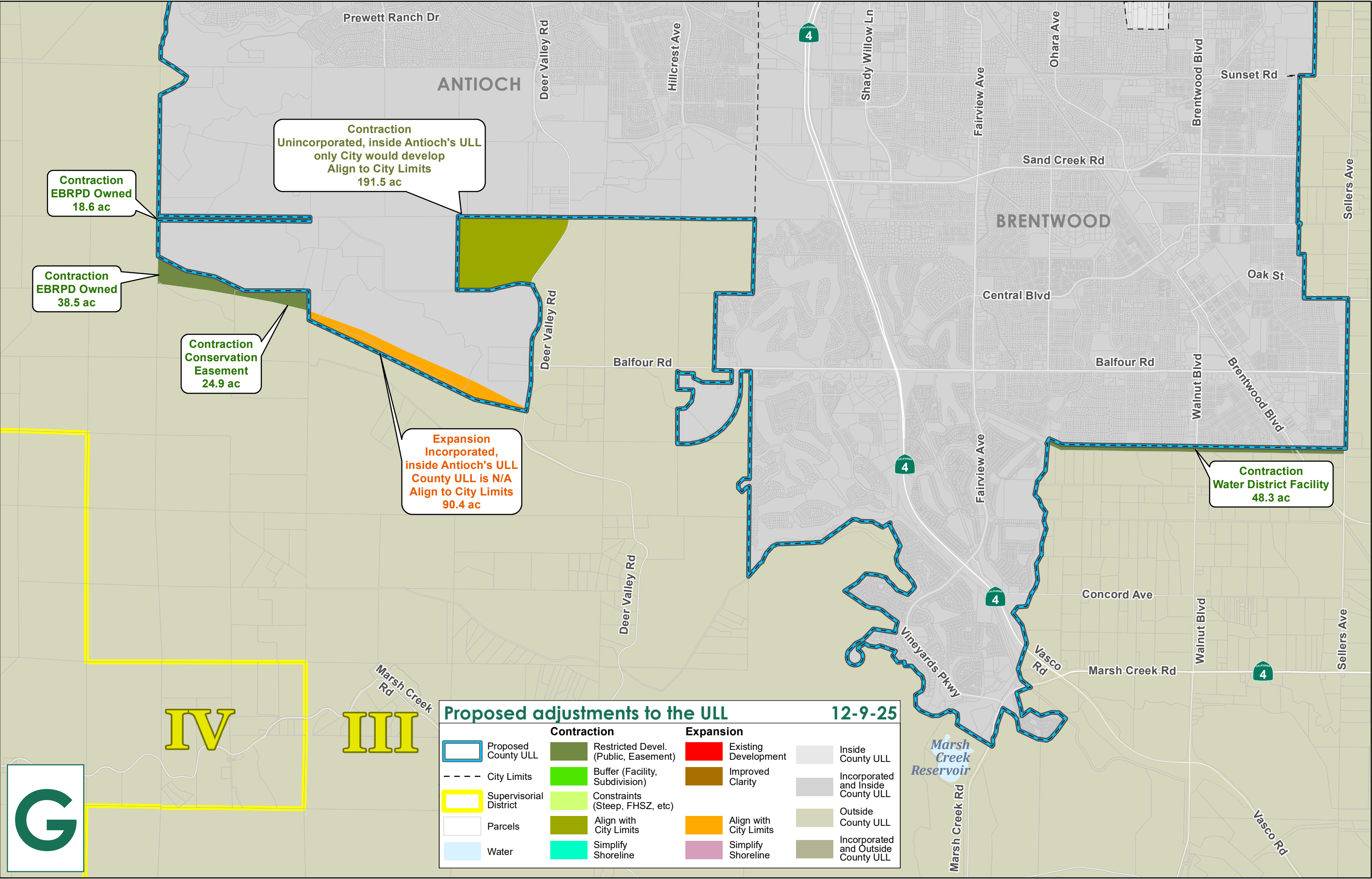
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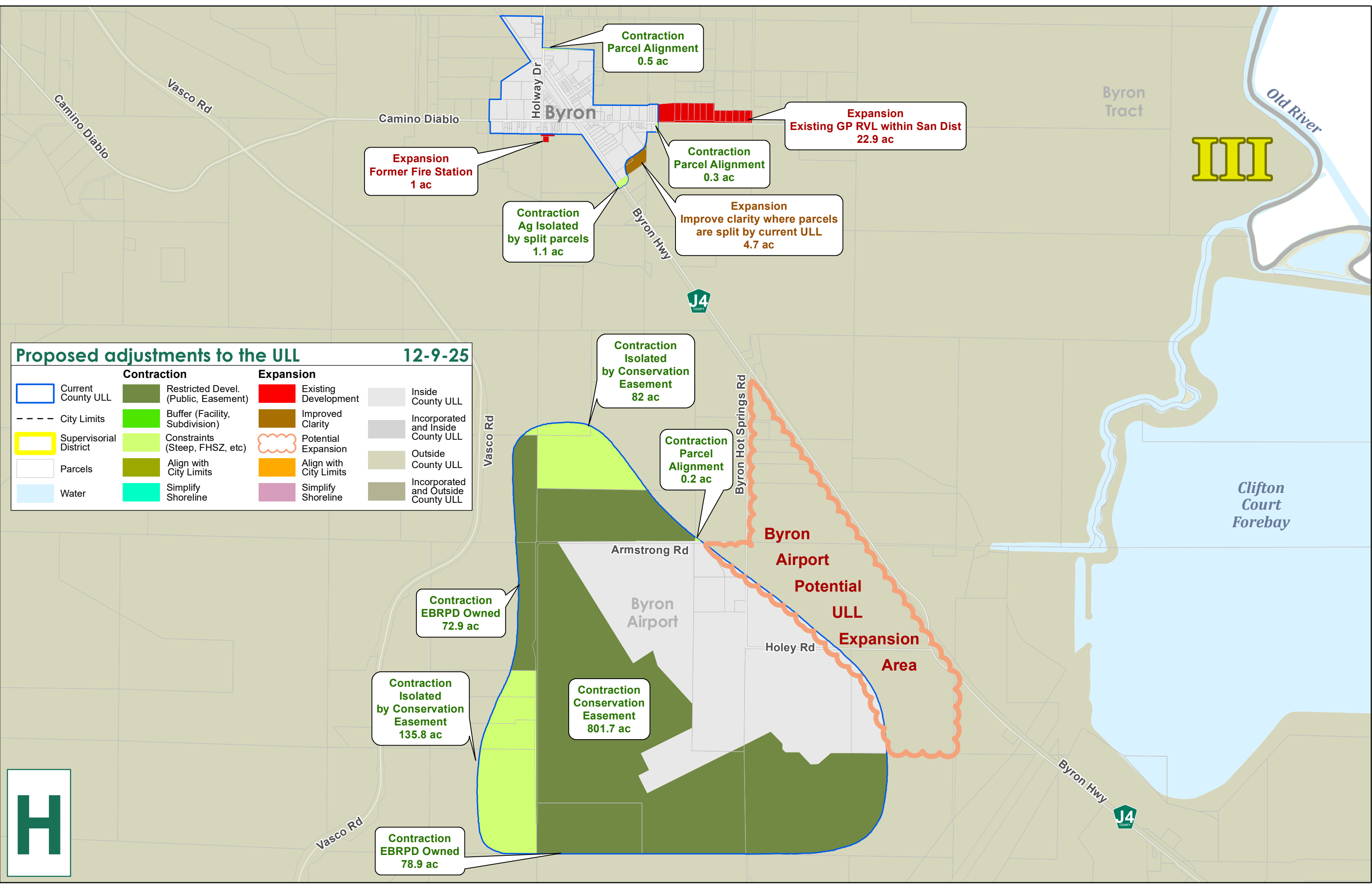
Contraction		Expansion	
Proposed County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Align with City Limits	Outside County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











Proposed adjustments to the ULL

12-9-25

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)	Potential Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	



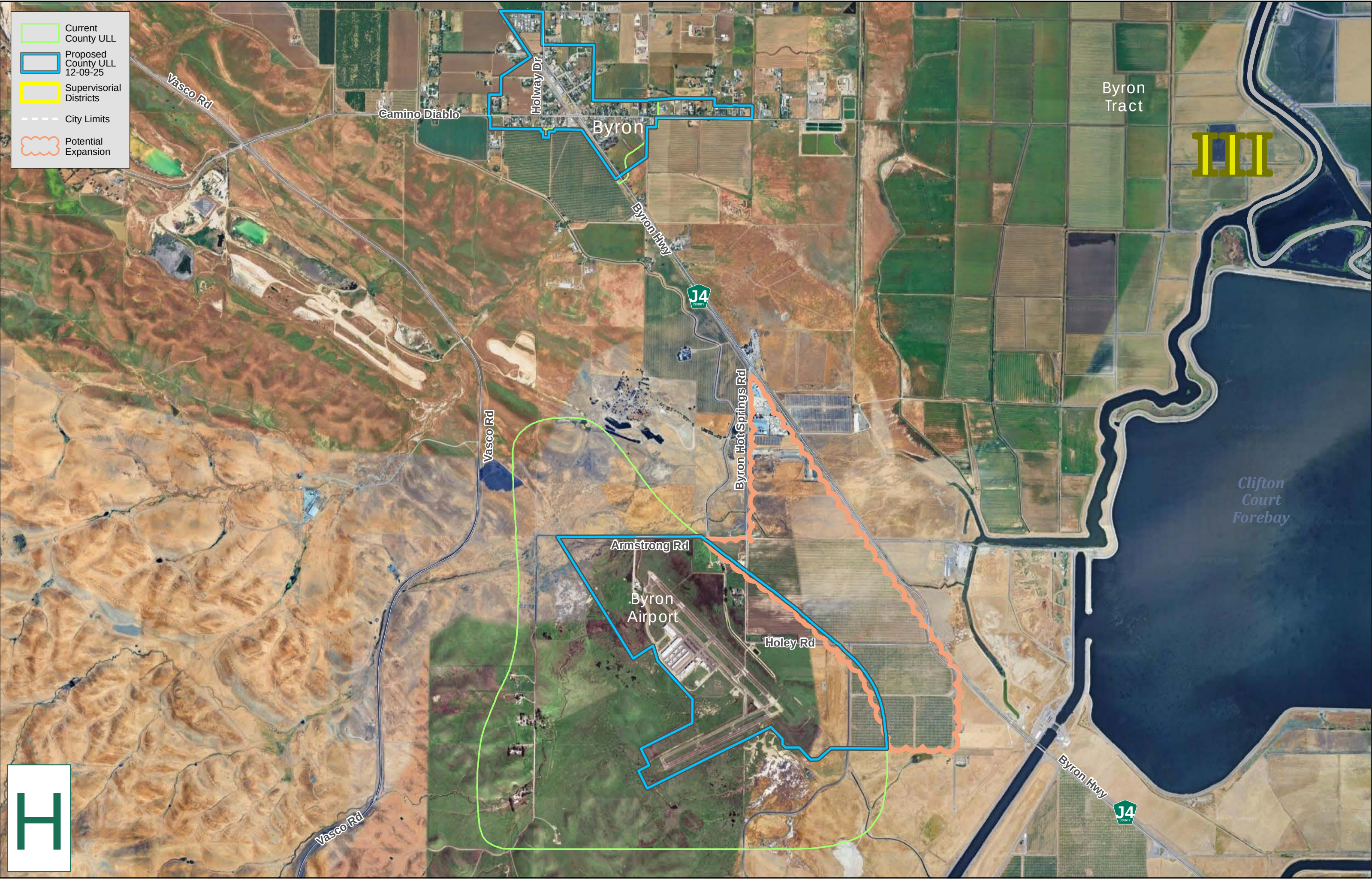
Current
County ULL

Proposed
County ULL
12-09-25

Supervisory
Districts

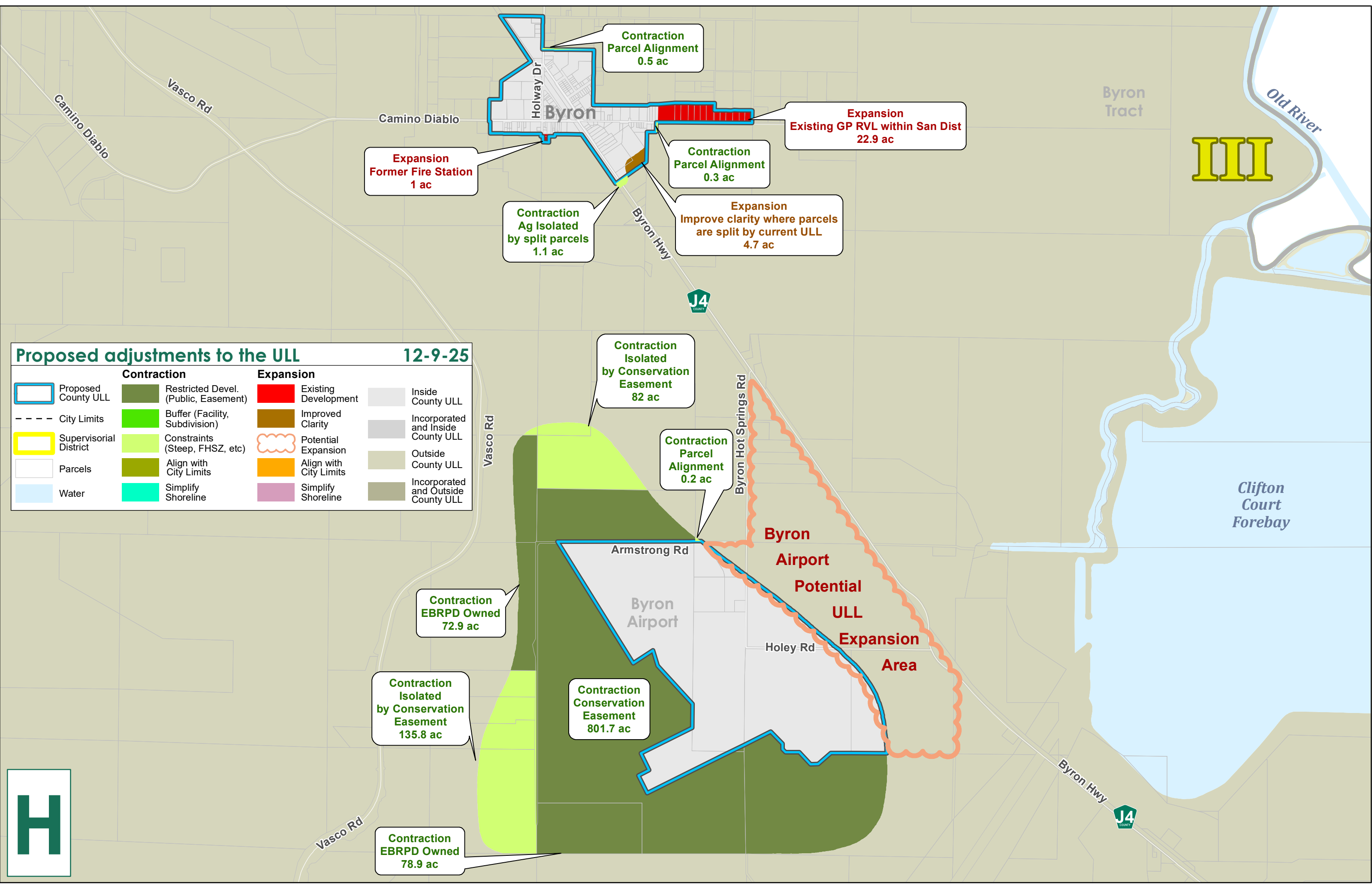
City Limits

Potential
Expansion

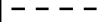


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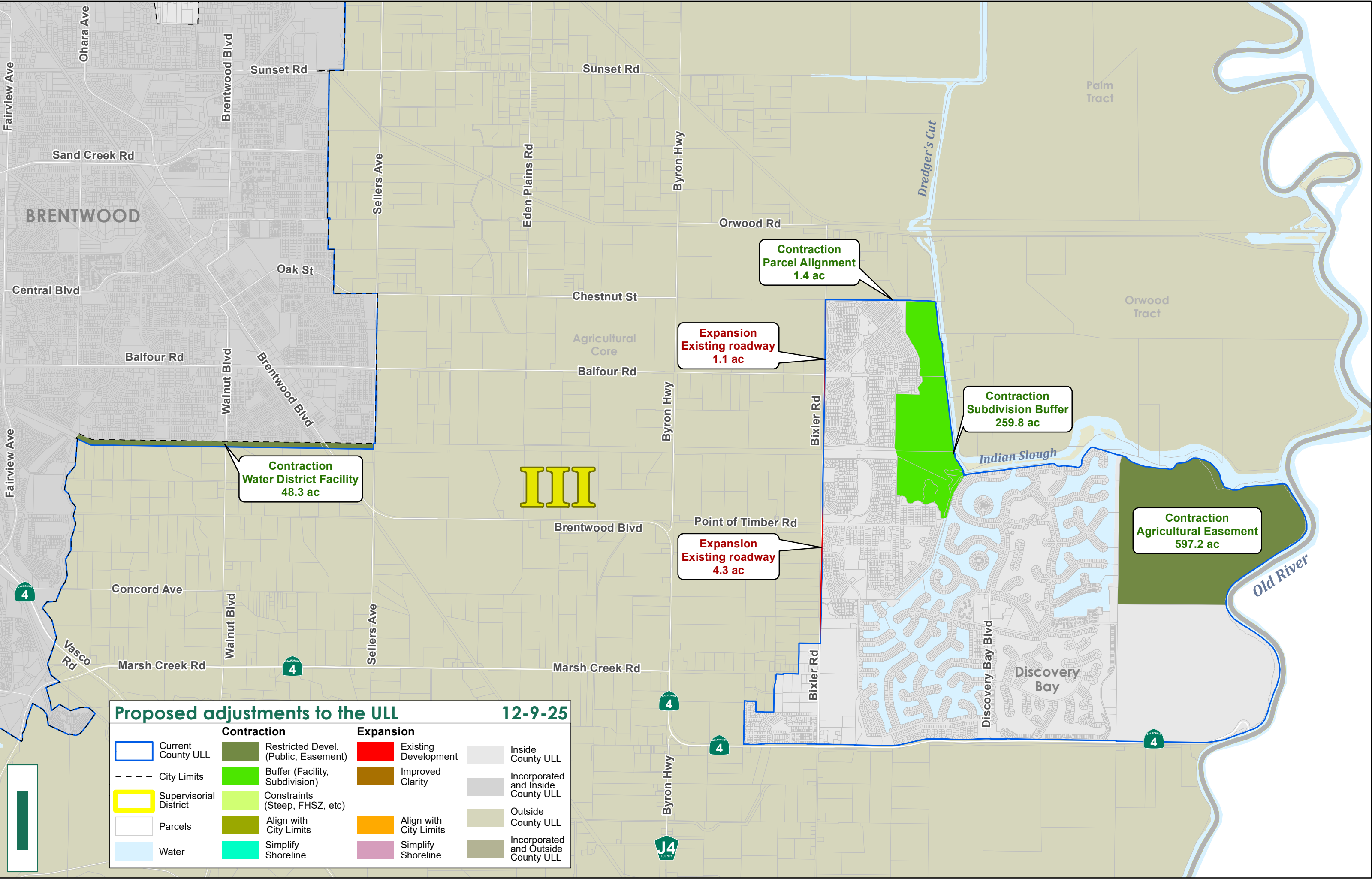




Proposed adjustments to the ULL 12-9-25

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

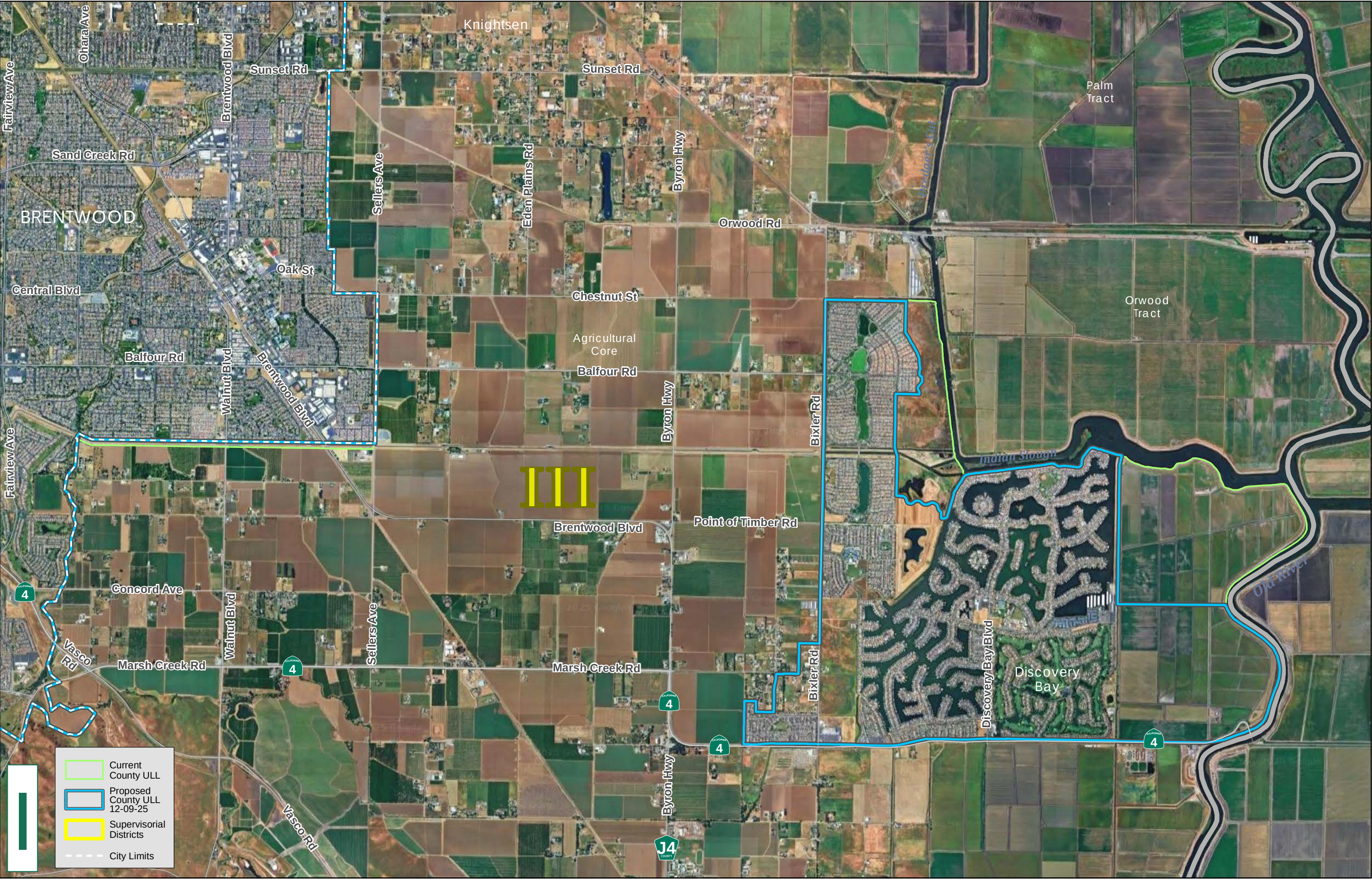


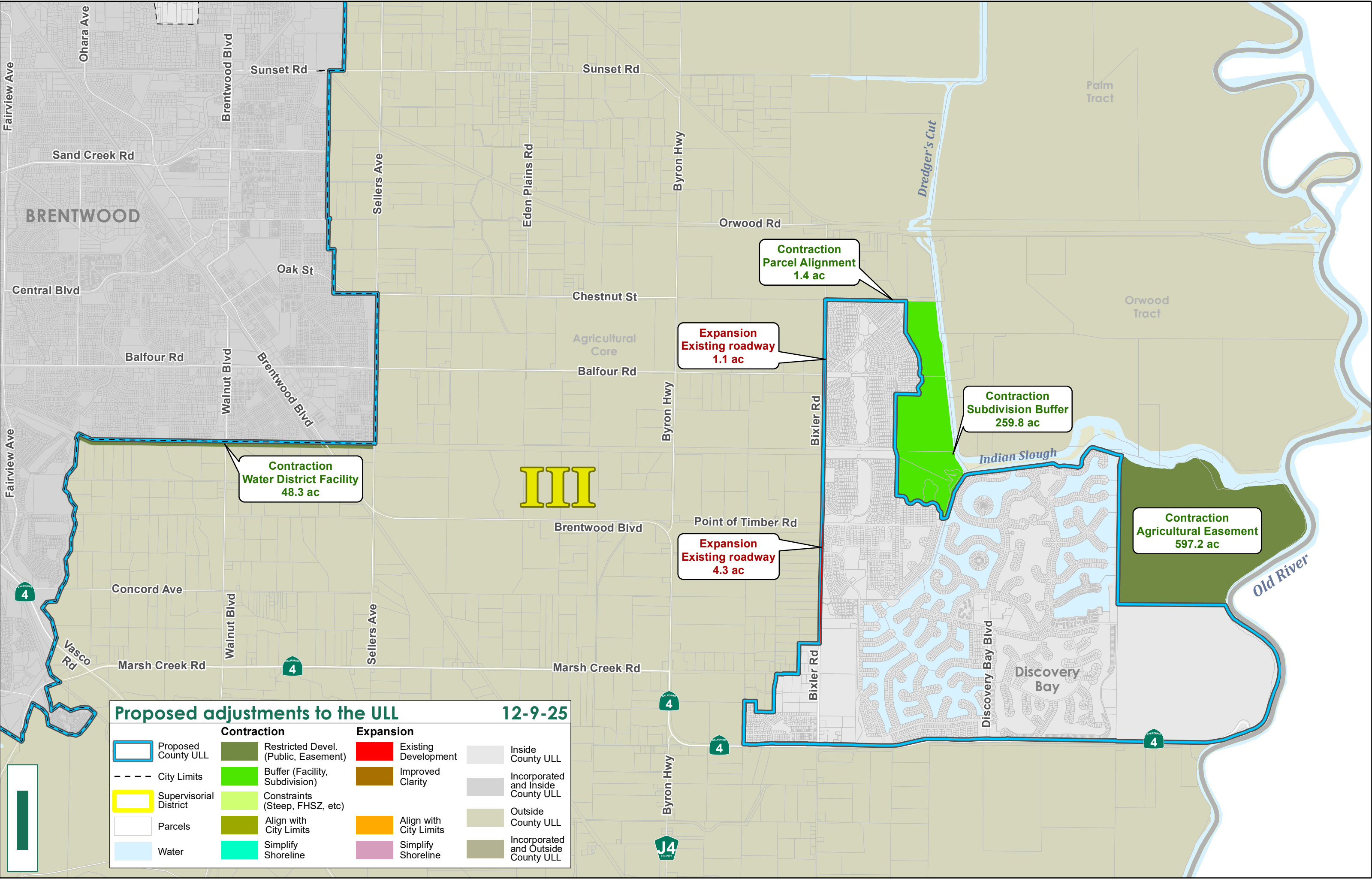


Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Outside County ULL	
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL	
Water	Simplify Shoreline			





Proposed adjustments to the ULL

12-9-25

Proposed 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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		

Proposed adjustments to the ULL

12-9-25

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

Align with City Limits

Simplify Shoreline

Inside County ULL

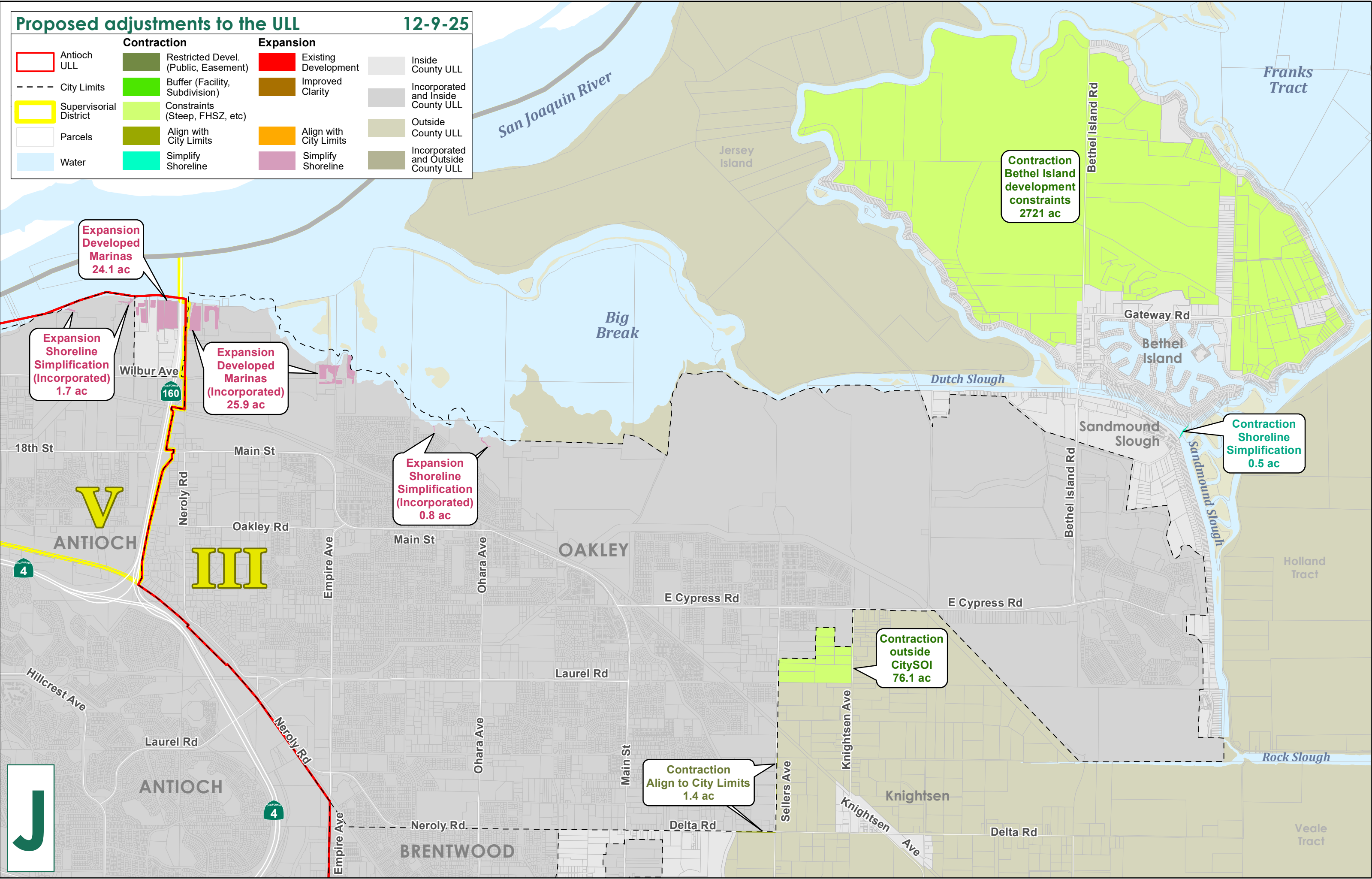
Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

Proposed adjustments to the ULL 12-9-25

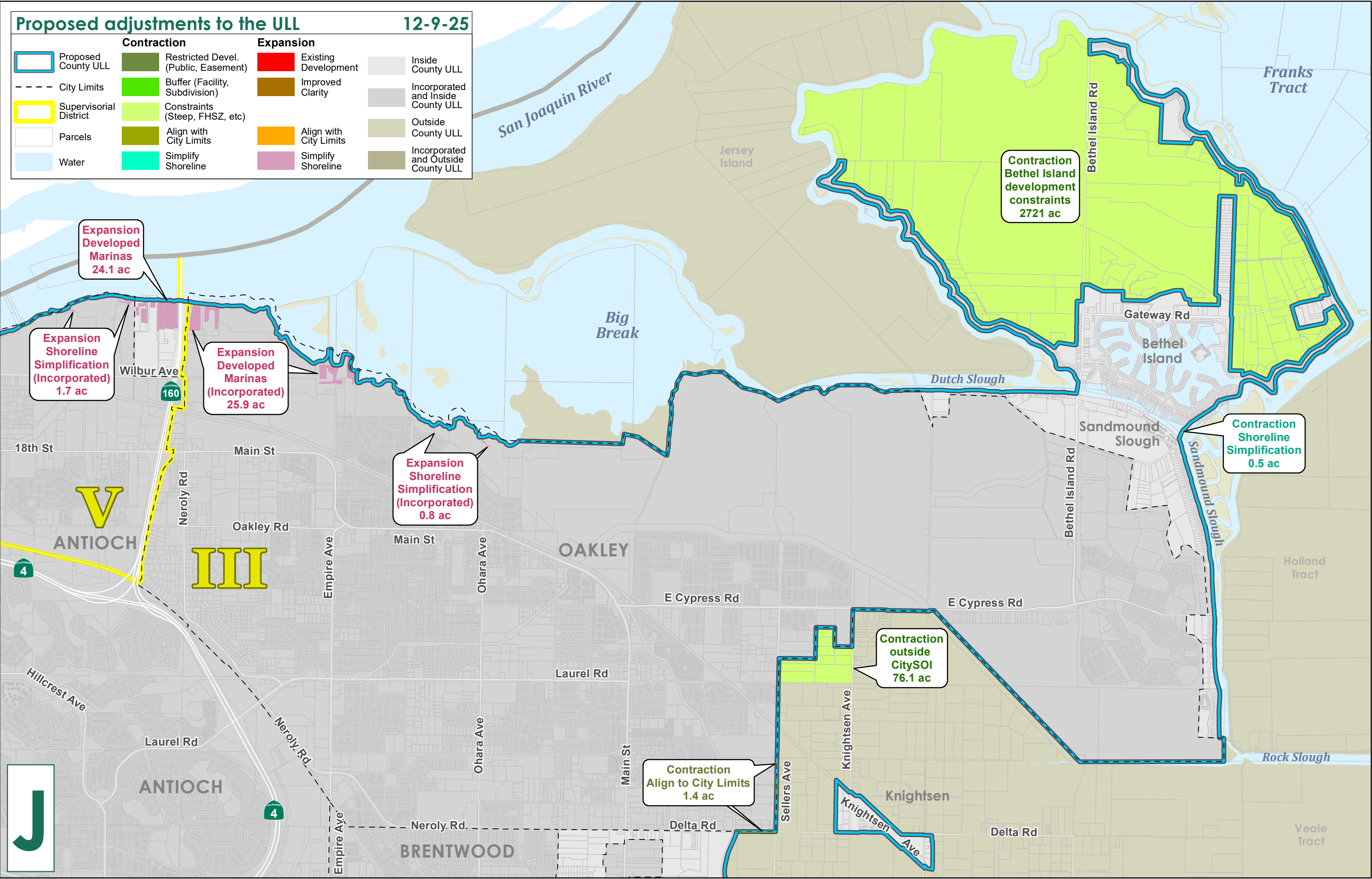
Contraction		Expansion	
 Antioch ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Align with City Limits	 Outside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

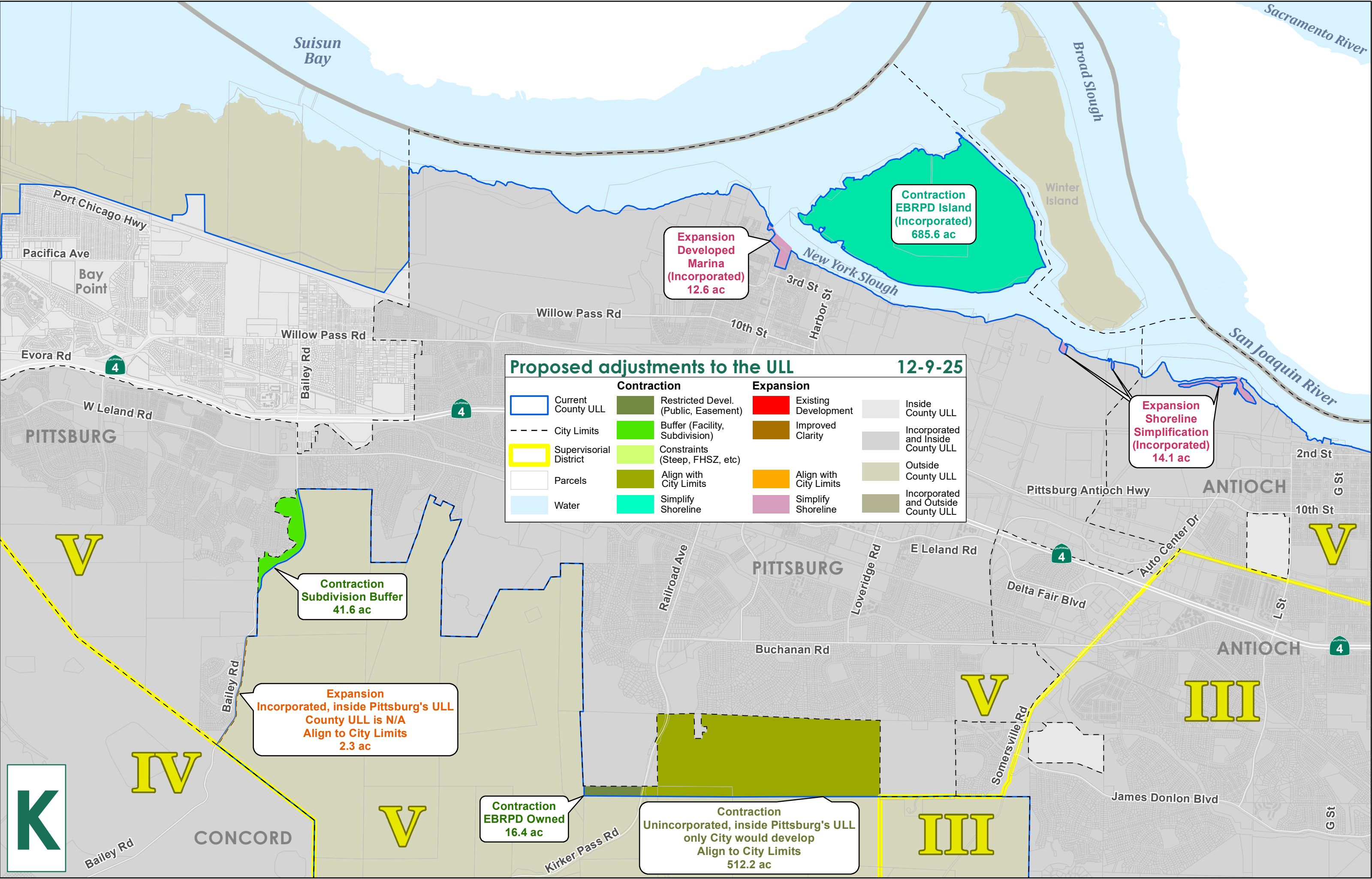


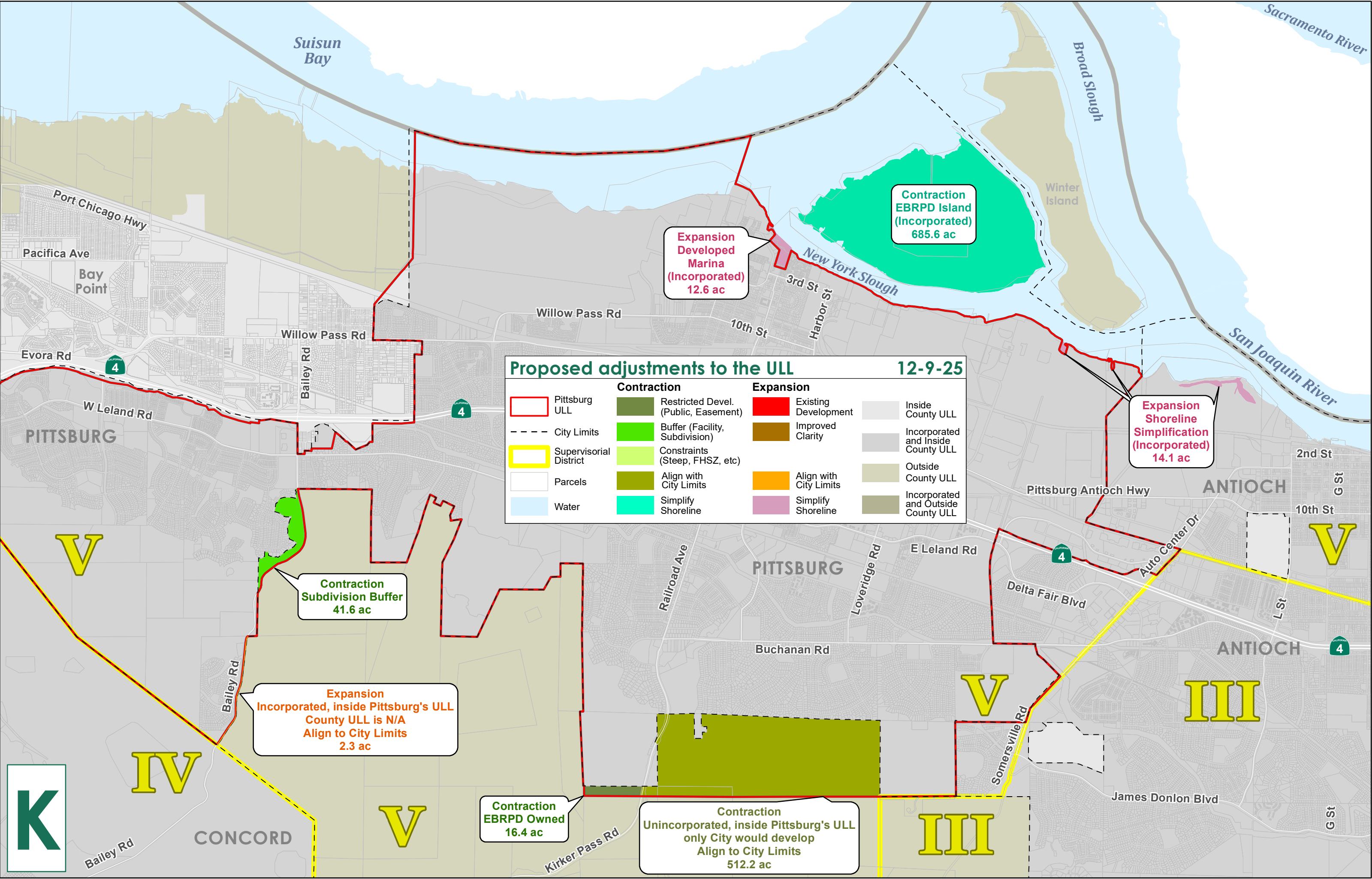
Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
 Proposed 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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		







Proposed adjustments to the ULL12-9-25

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

Expansion
Developed
Marina
(Incorporated)
12.6 ac

Contraction
EBRPD Island
(Incorporated)
685.6 ac

Expansion
Shoreline
Simplification
(Incorporated)
14.1 ac

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



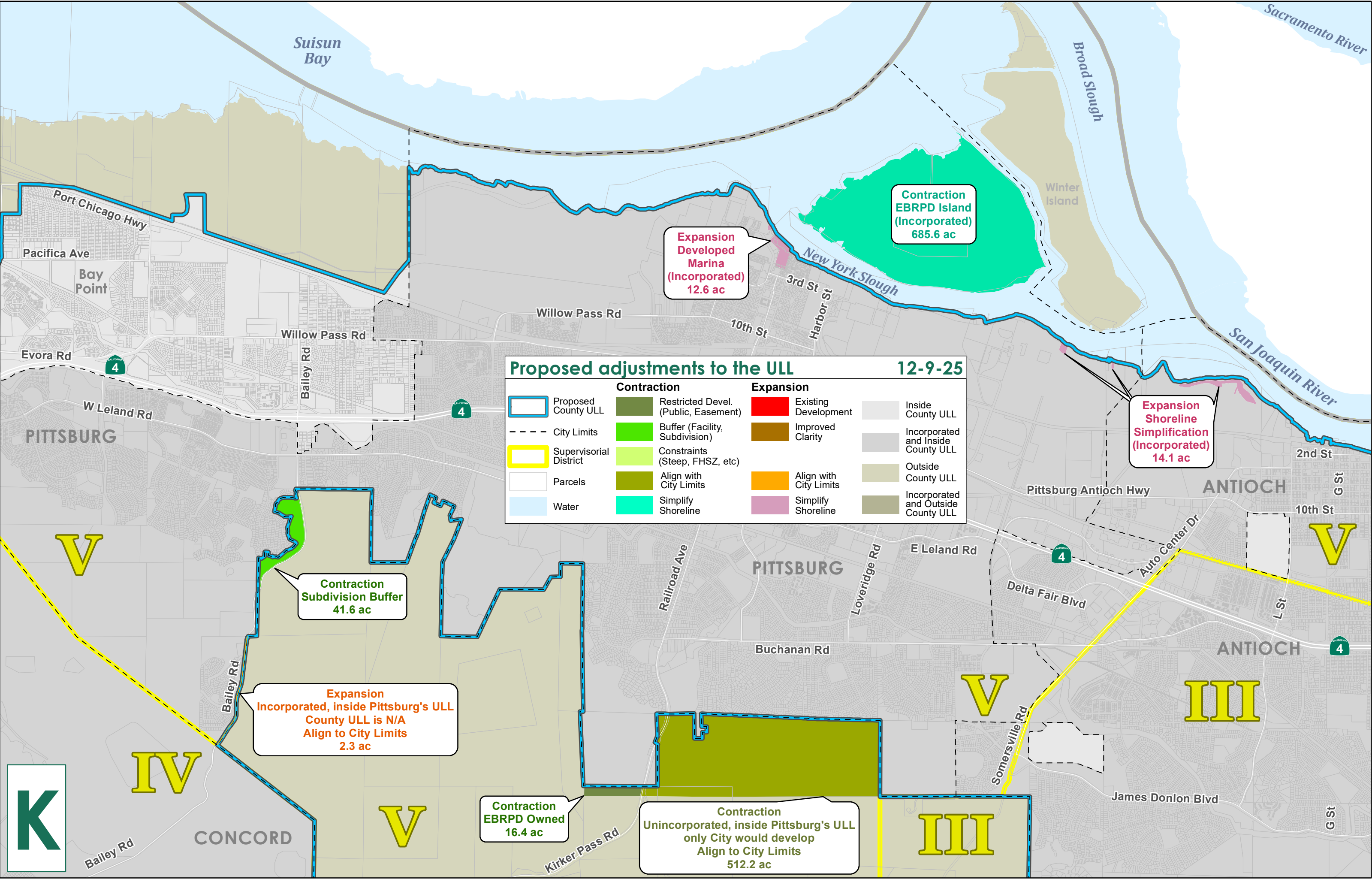
Current
County ULL

Proposed
County ULL
12-09-25

Supervisorial
Districts

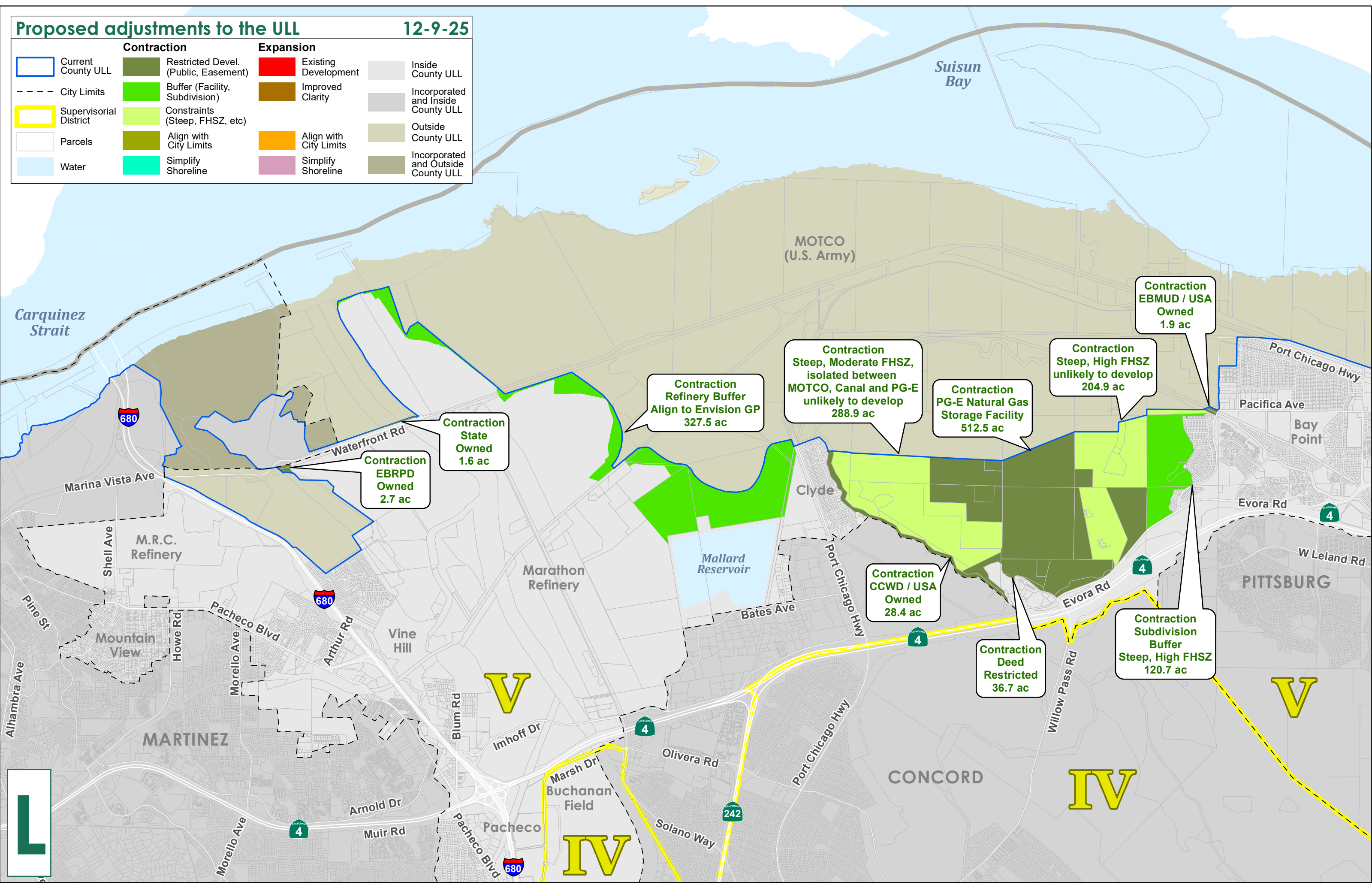
City Limits





Proposed adjustments to the ULL 12-9-25

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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		

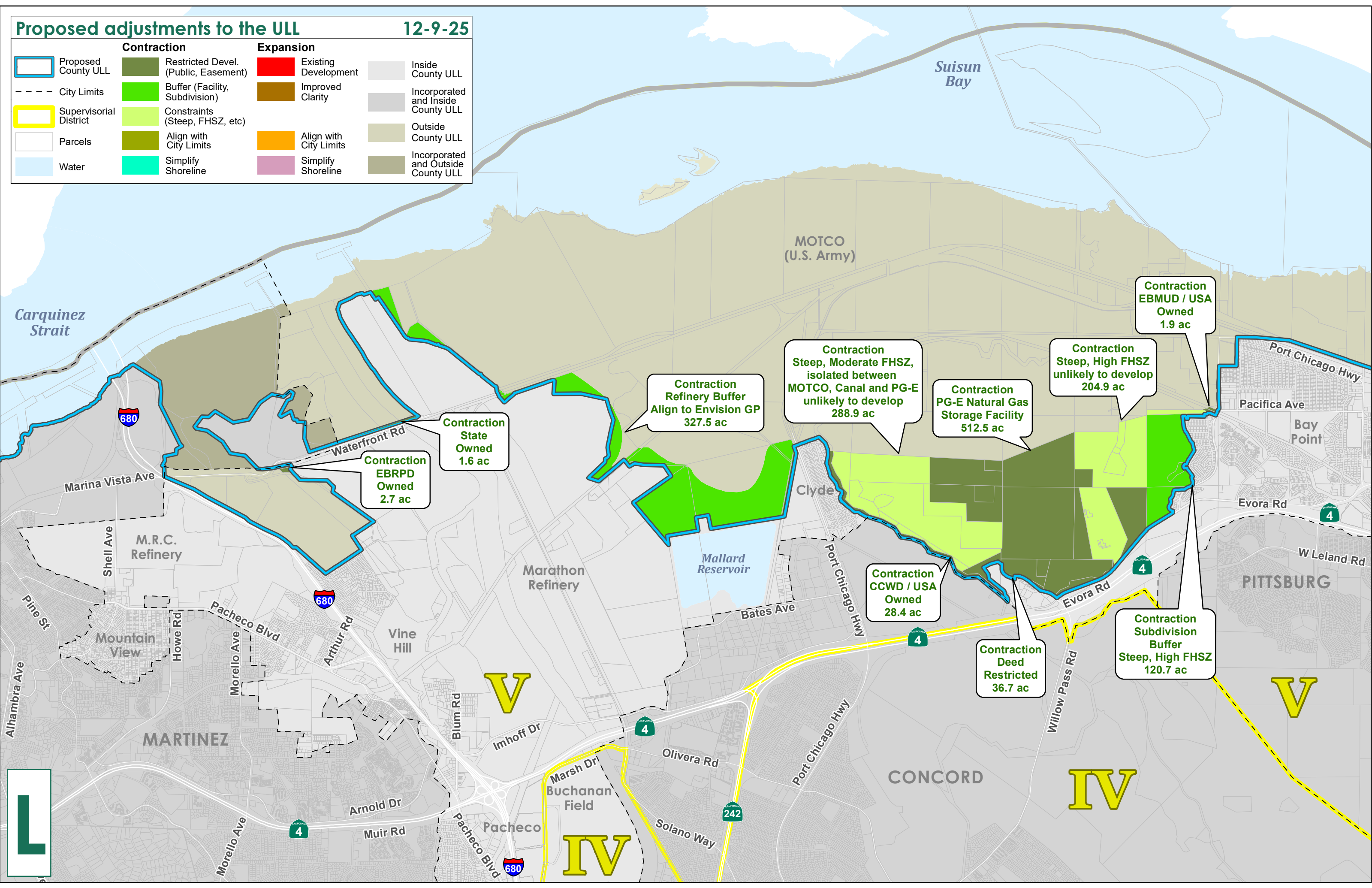


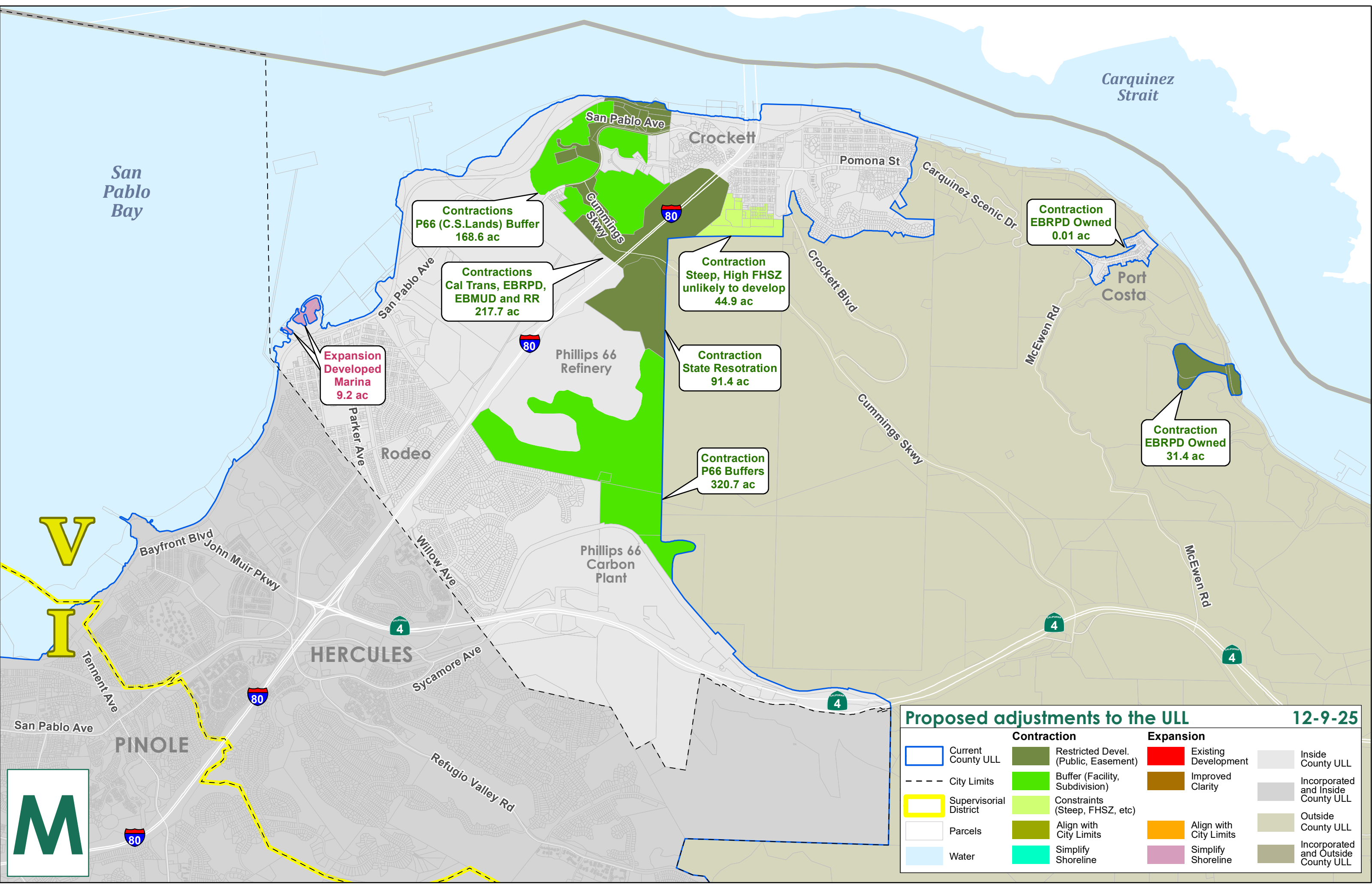


Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
 Proposed 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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		





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
State Resotration
91.4 ac

Contraction
P66 Buffers
320.7 ac

Contraction
EBRPD Owned
0.01 ac

Contraction
EBRPD Owned
31.4 ac

Expansion
Developed
Marina
9.2 ac

Proposed adjustments to the ULL

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

Existing Development

Improved Clarity

Align with City Limits

Simplify Shoreline

Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

12-9-25



BENICIA

Carquinez Strait

San Pablo Bay

Crockett

Pomona St

Carquinez Scenic Dr

Port Costa

McEwen Rd

McEwen Rd

San Pablo Ave

Cummings Skwy

Crockett Blvd

Cummings Skwy

80

Phillips 66 Refinery

Rodeo

Parker Ave

San Pablo Ave

John Muir Pkwy

Willow Ave

Phillips 66 Carbon Plant

Sycamore Ave

HERCULES

PINOLE

80

4

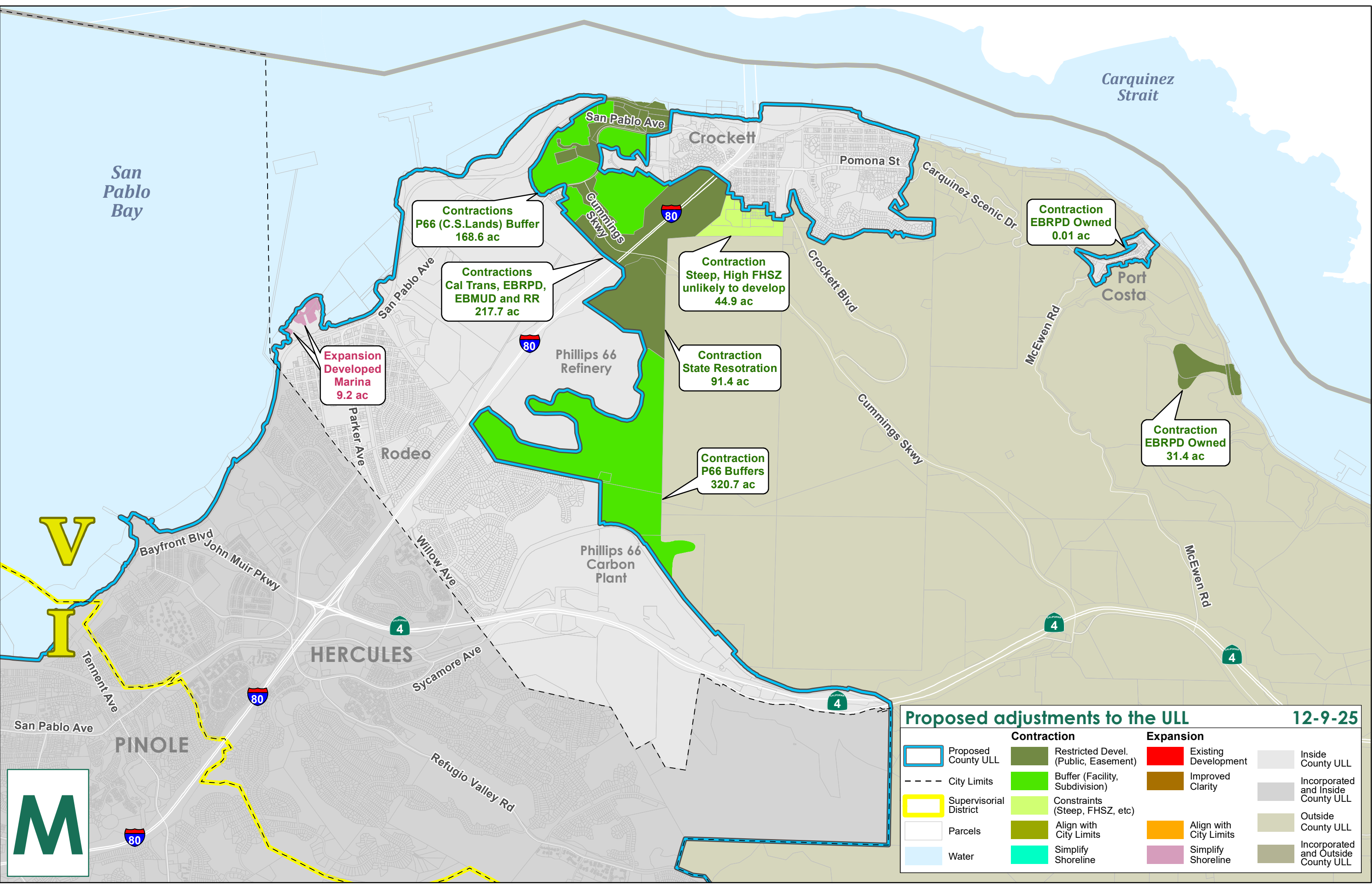
4

4

Refugio Valley Rd

- Current County ULL
- Proposed County ULL 12-09-25
- Supervisorial Districts
- City Limits





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
State Resotration
91.4 ac

Contraction
P66 Buffers
320.7 ac

Contraction
EBRPD Owned
0.01 ac

Contraction
EBRPD Owned
31.4 ac

Expansion
Developed
Marina
9.2 ac

Proposed adjustments to the ULL 12-9-25

Proposed 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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		

