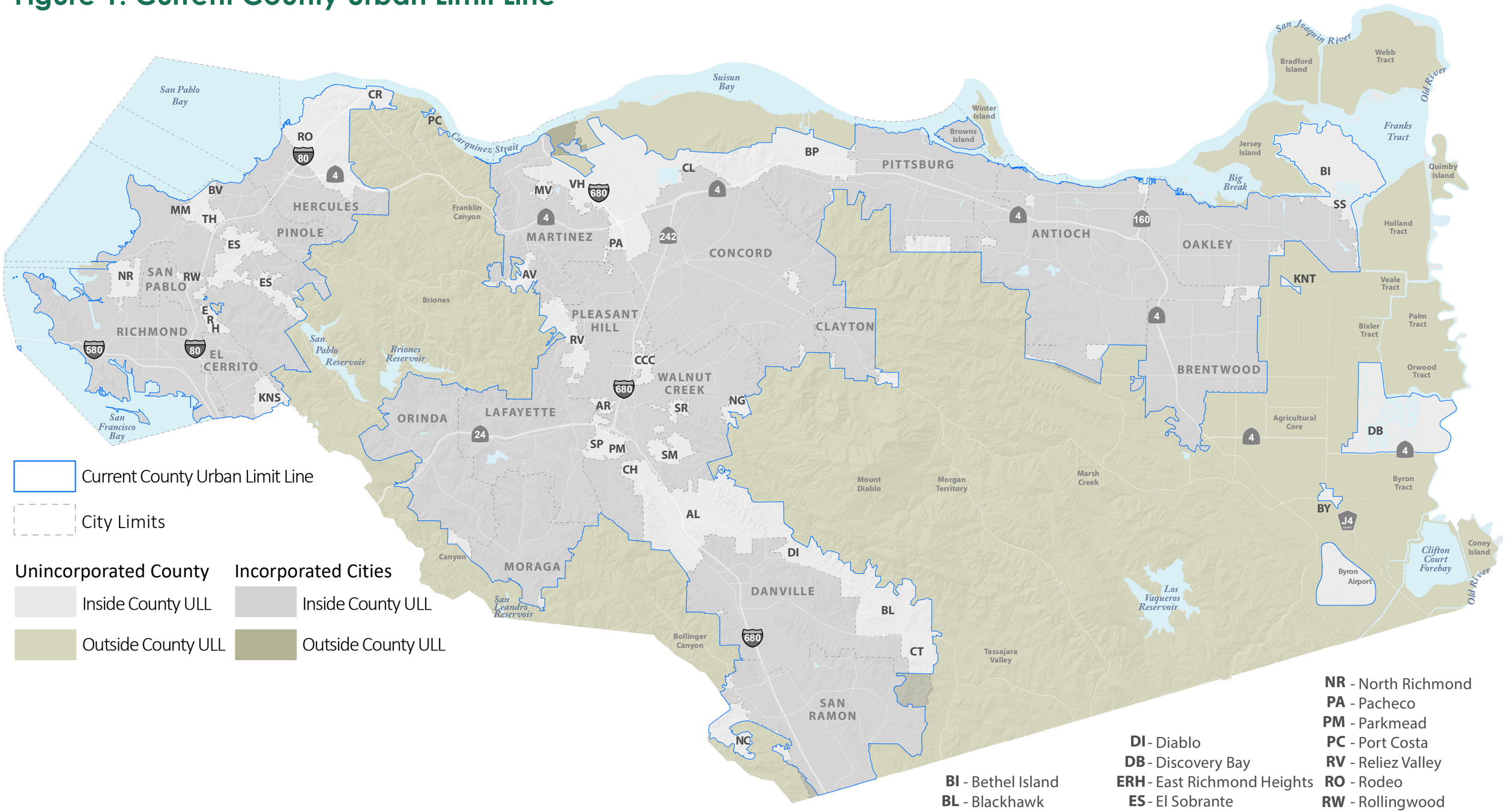
Figure 1: Current County Urban Limit Line



Current County Urban Limit Line

City Limits

Unincorporated County

Inside County ULL

Outside County ULL

Incorporated Cities

Inside County ULL

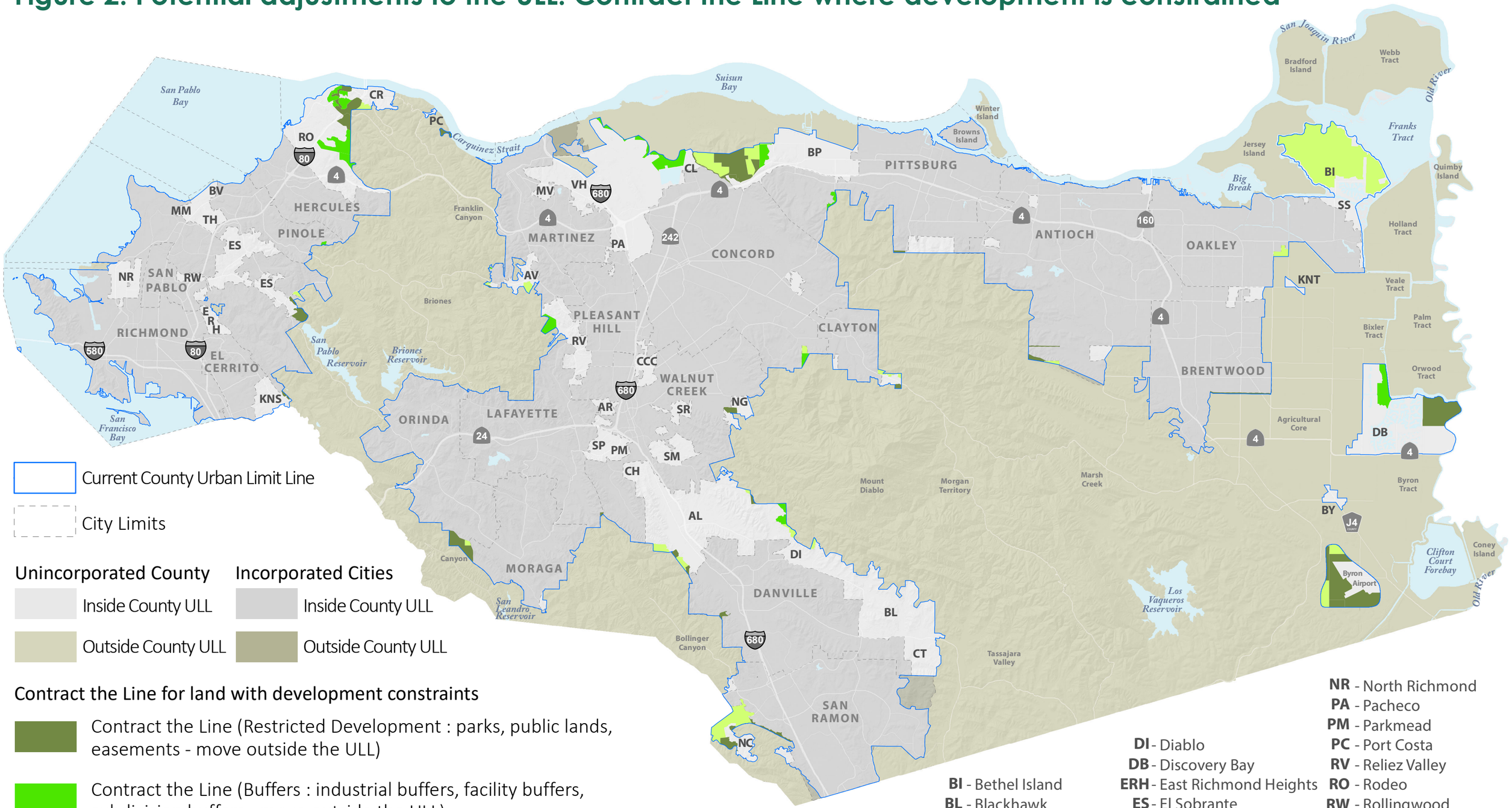
Outside County ULL

0 2.5 5 10 Miles

February 25th, 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

February 25th, 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 3: Potential adjustments to the ULL: Simplify the Line along the shoreline

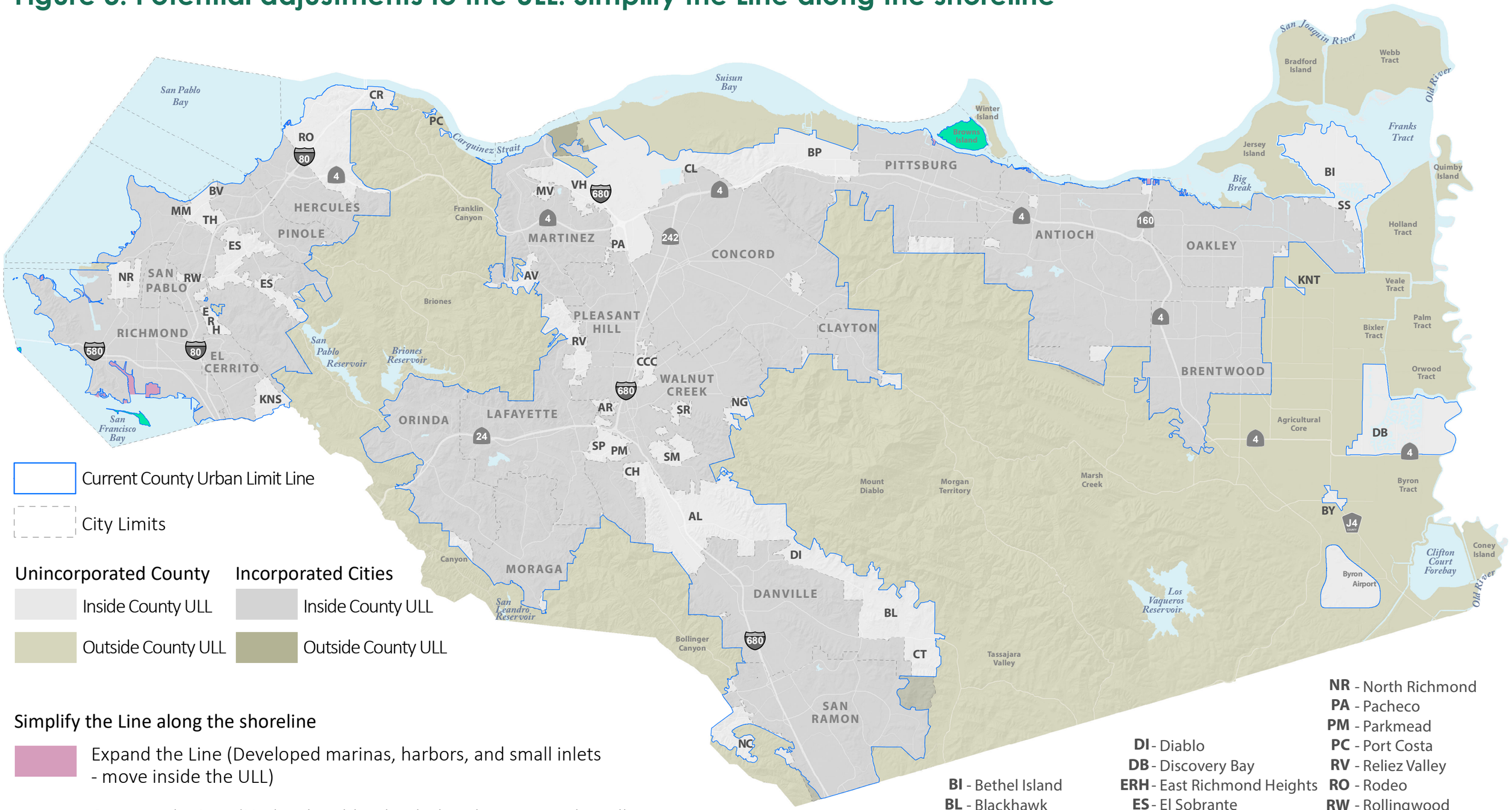
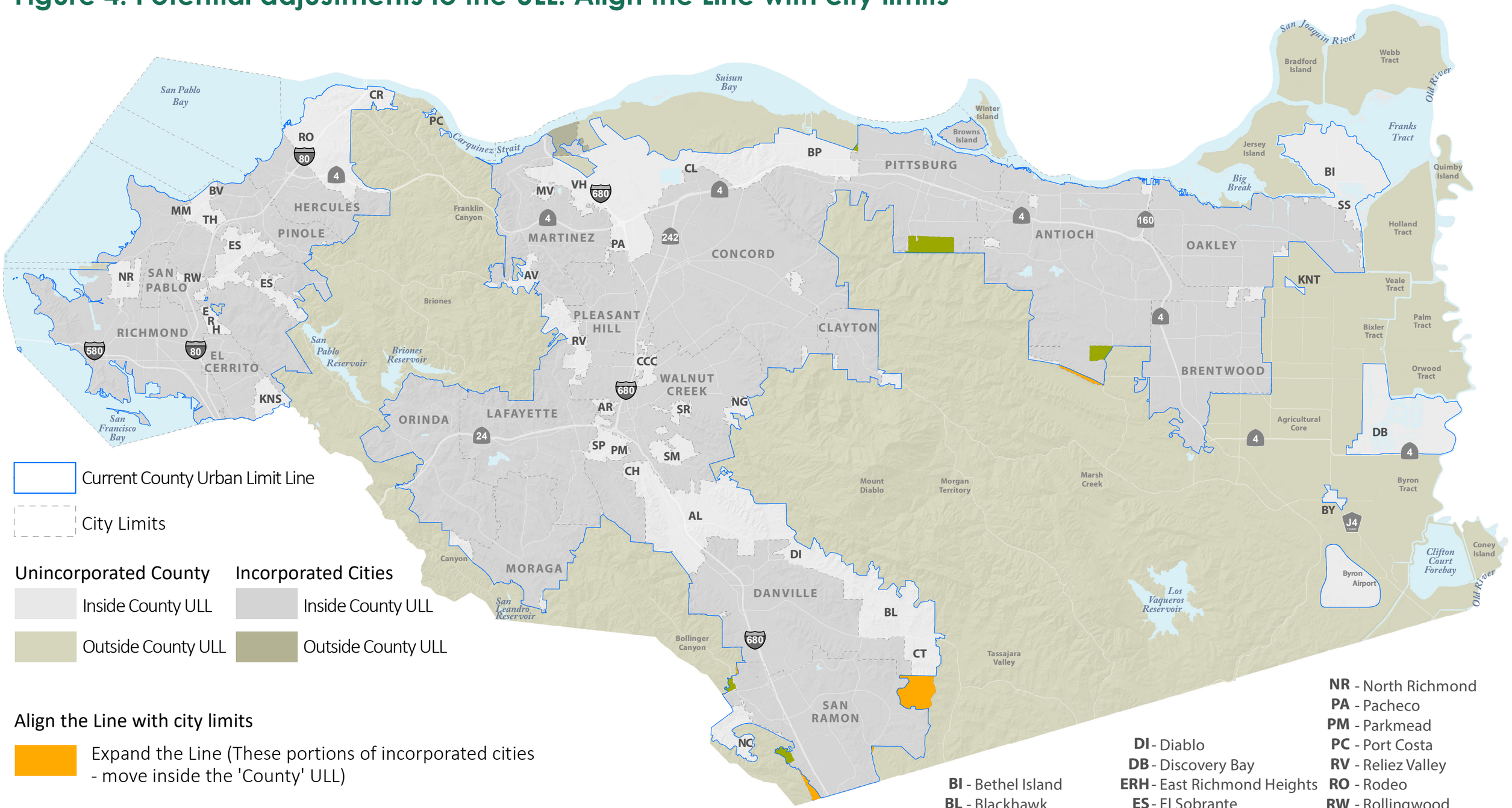


Figure 4: Potential adjustments to the ULL: Align the Line with city limits



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)

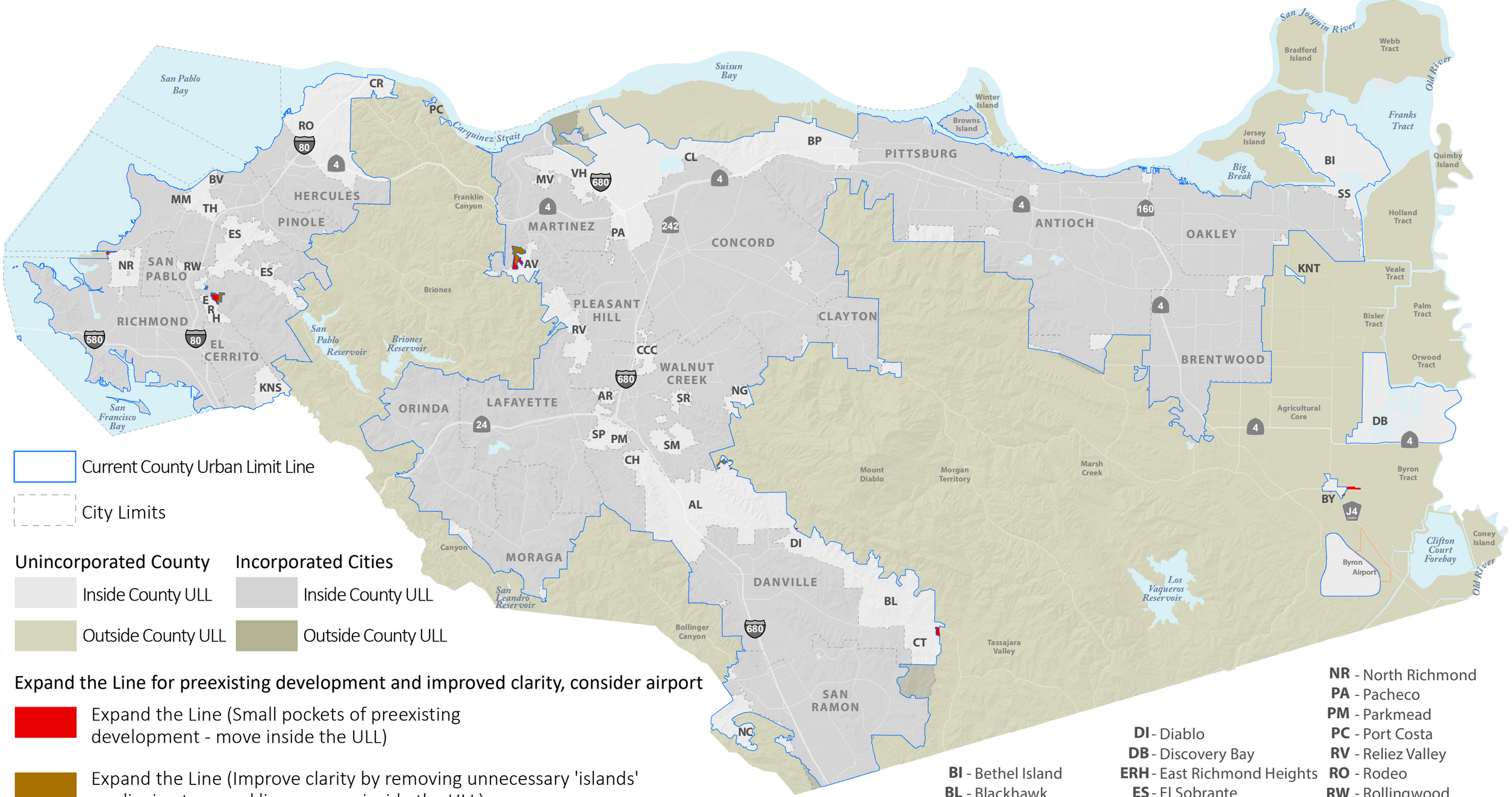
Contract the Line (Unincorporated areas inside City voter-approved Urban Growth Boundaries (UGB/ULL) - move outside the 'County' ULL, but remain inside City UGBs/ULLs)

0 2.5 5 10 Miles

February 25th, 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 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

February 25th, 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 6: Overview of rationale for potential adjustments to the County Urban Limit Line

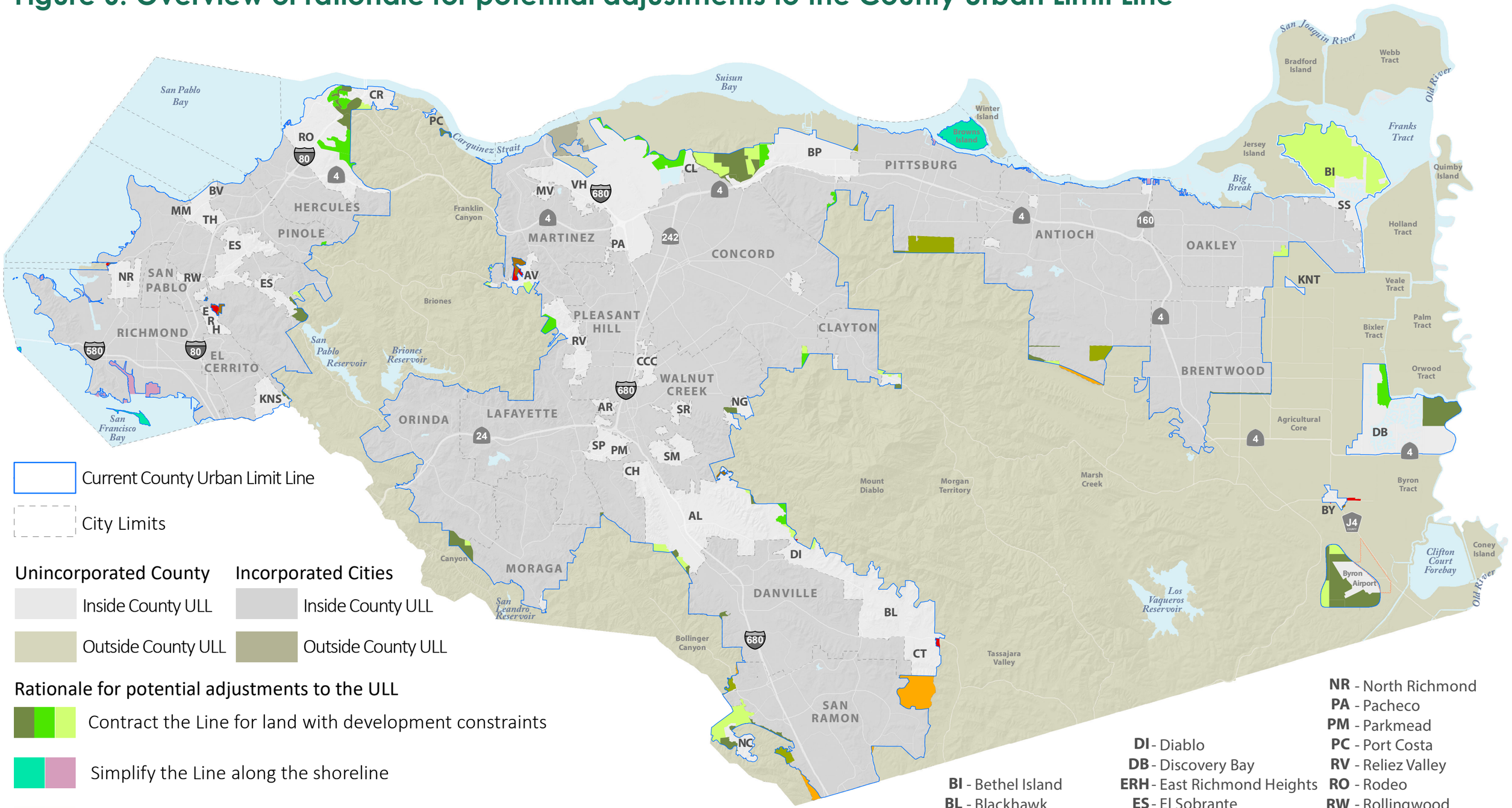


Figure 7: Summary of potential adjustments to the County ULL: 2-25-25 Draft County Urban Limit Line

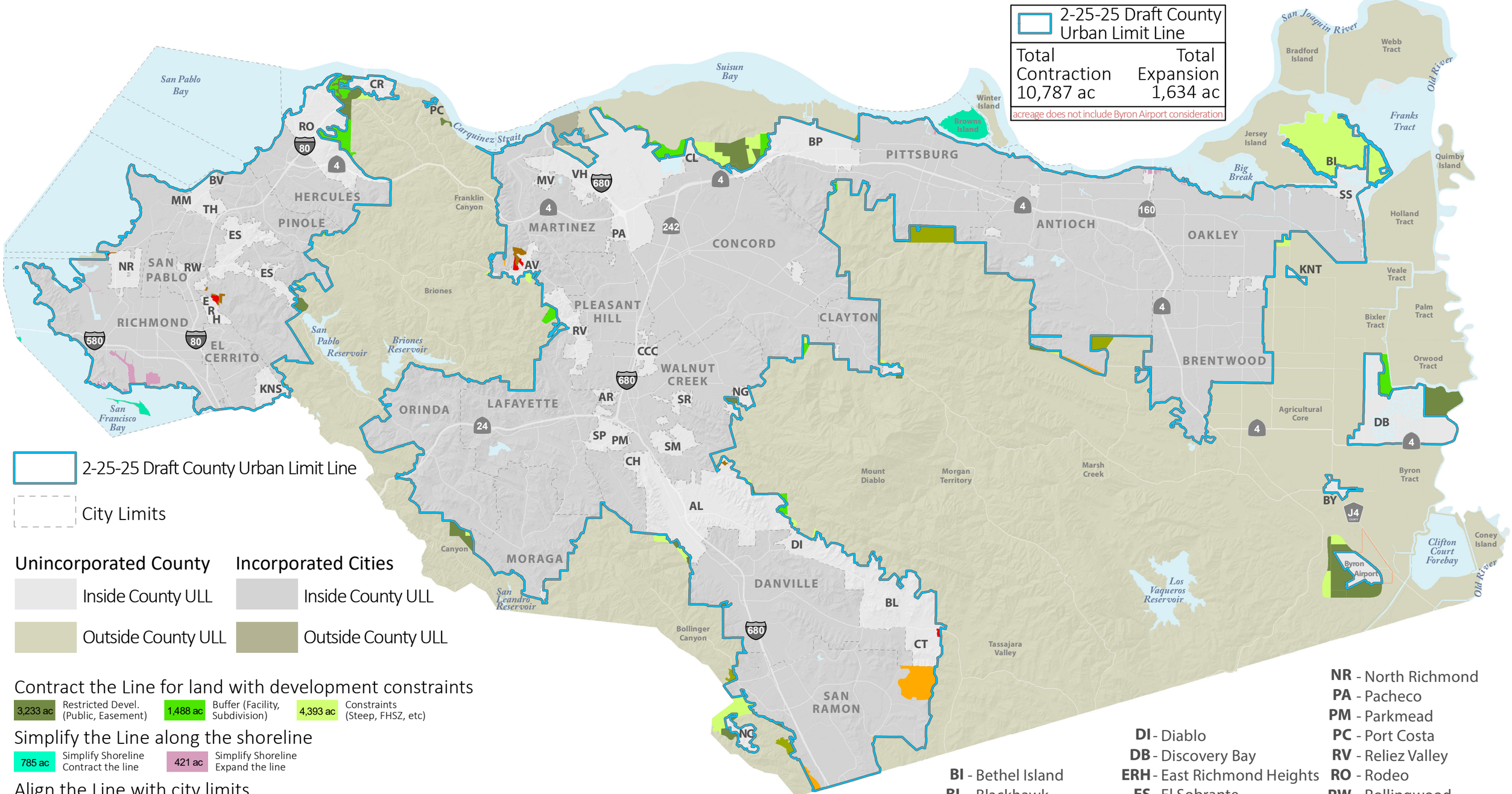
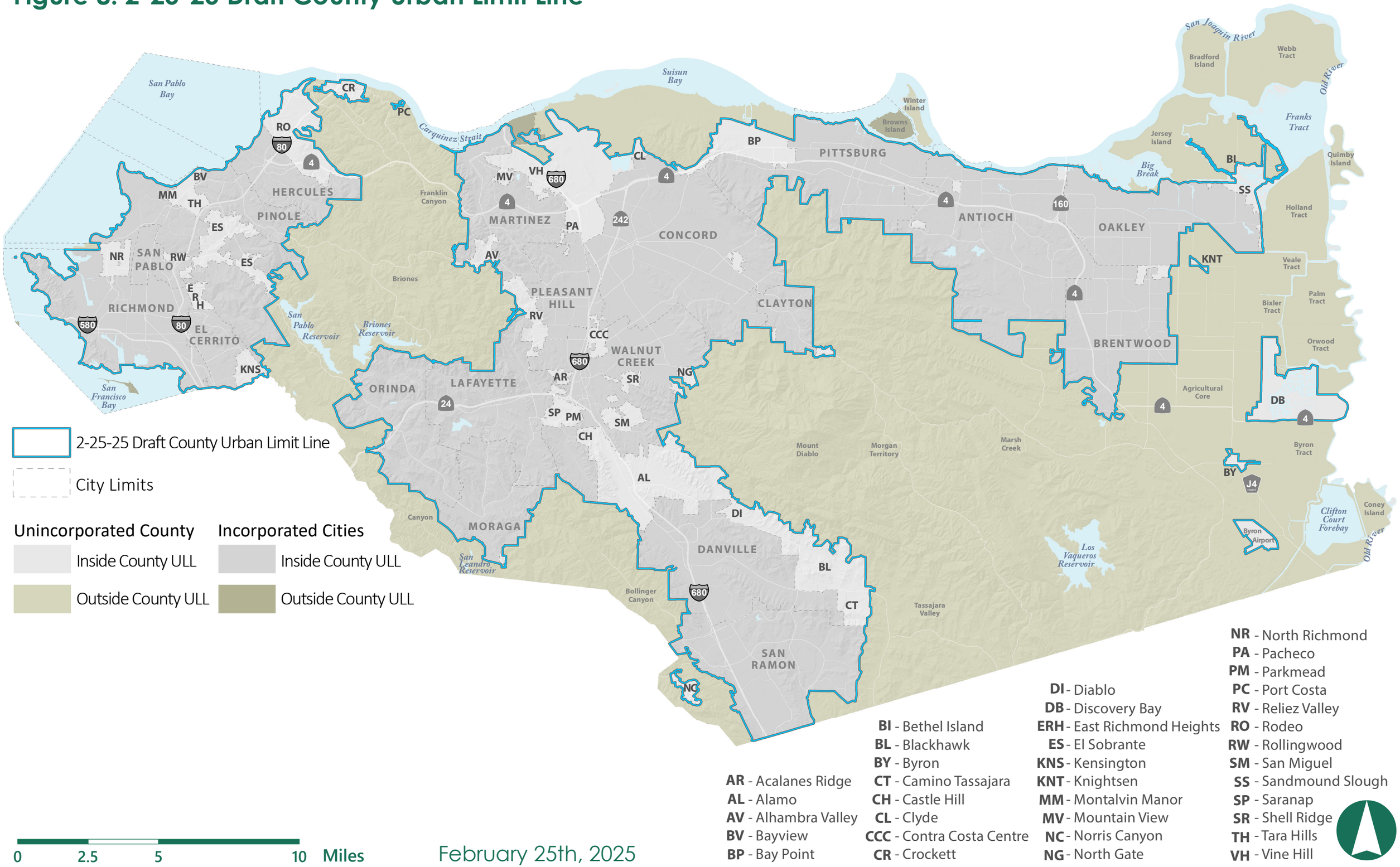
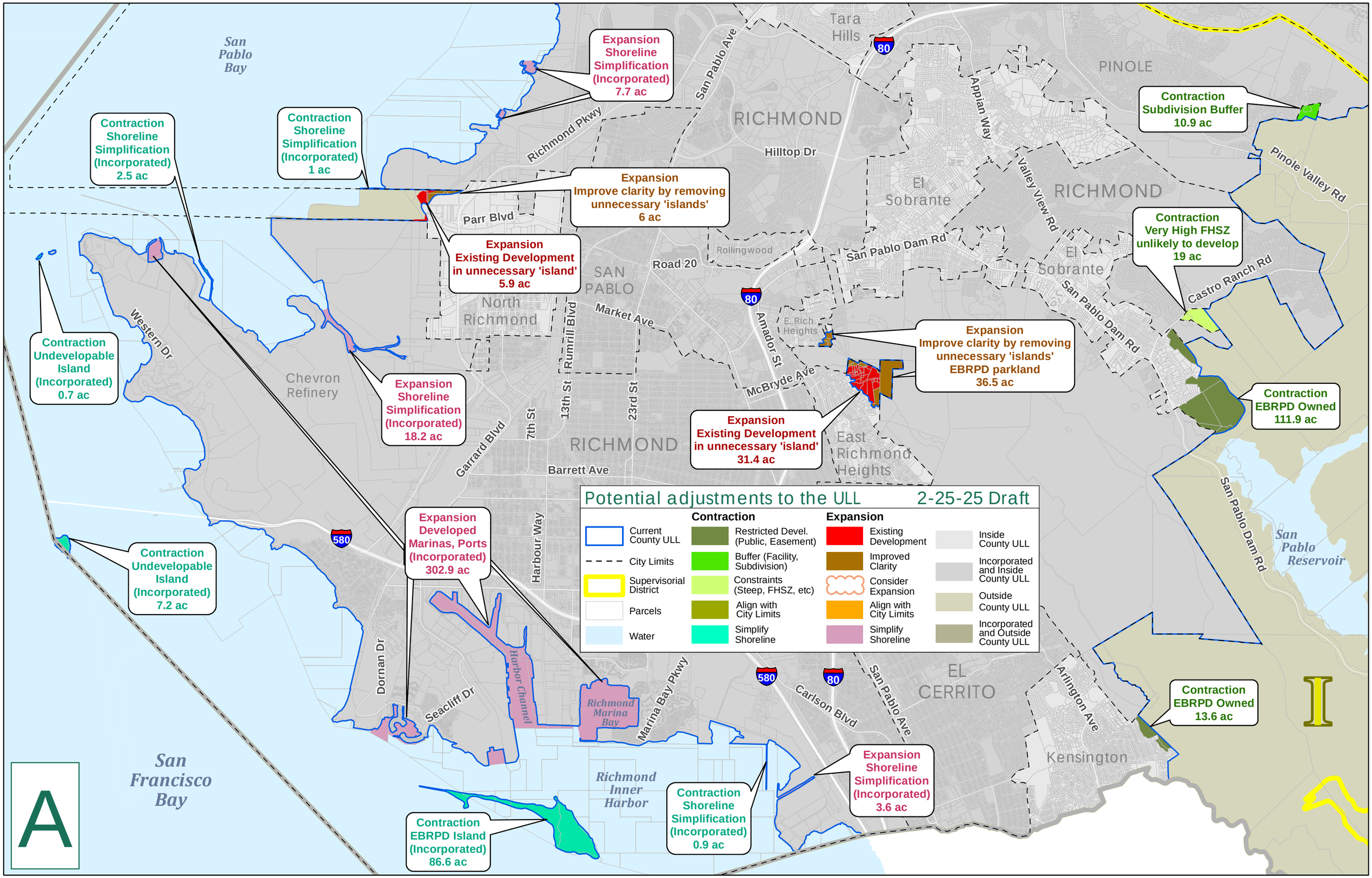
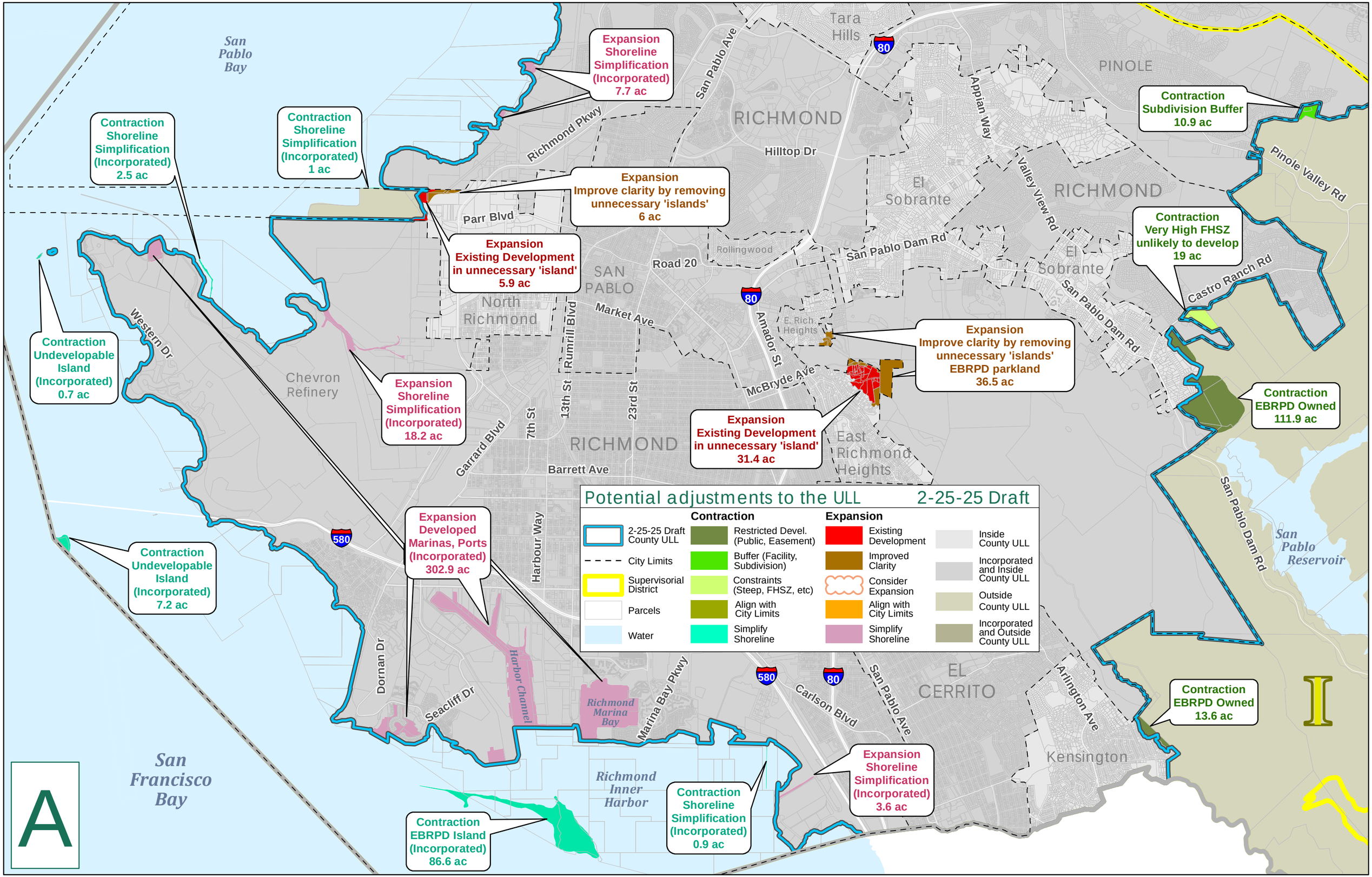


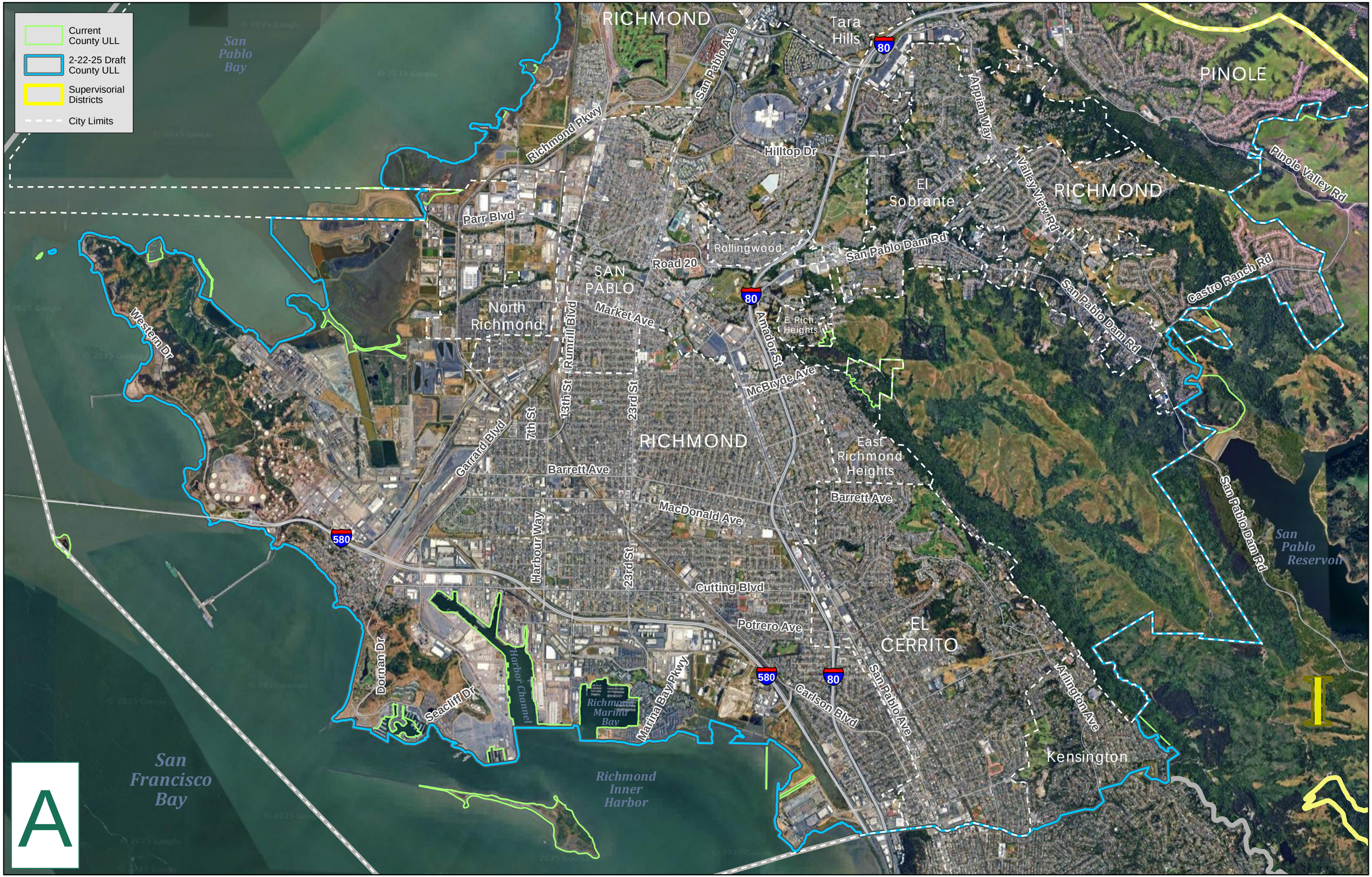
Figure 8: 2-25-25 Draft County Urban Limit Line

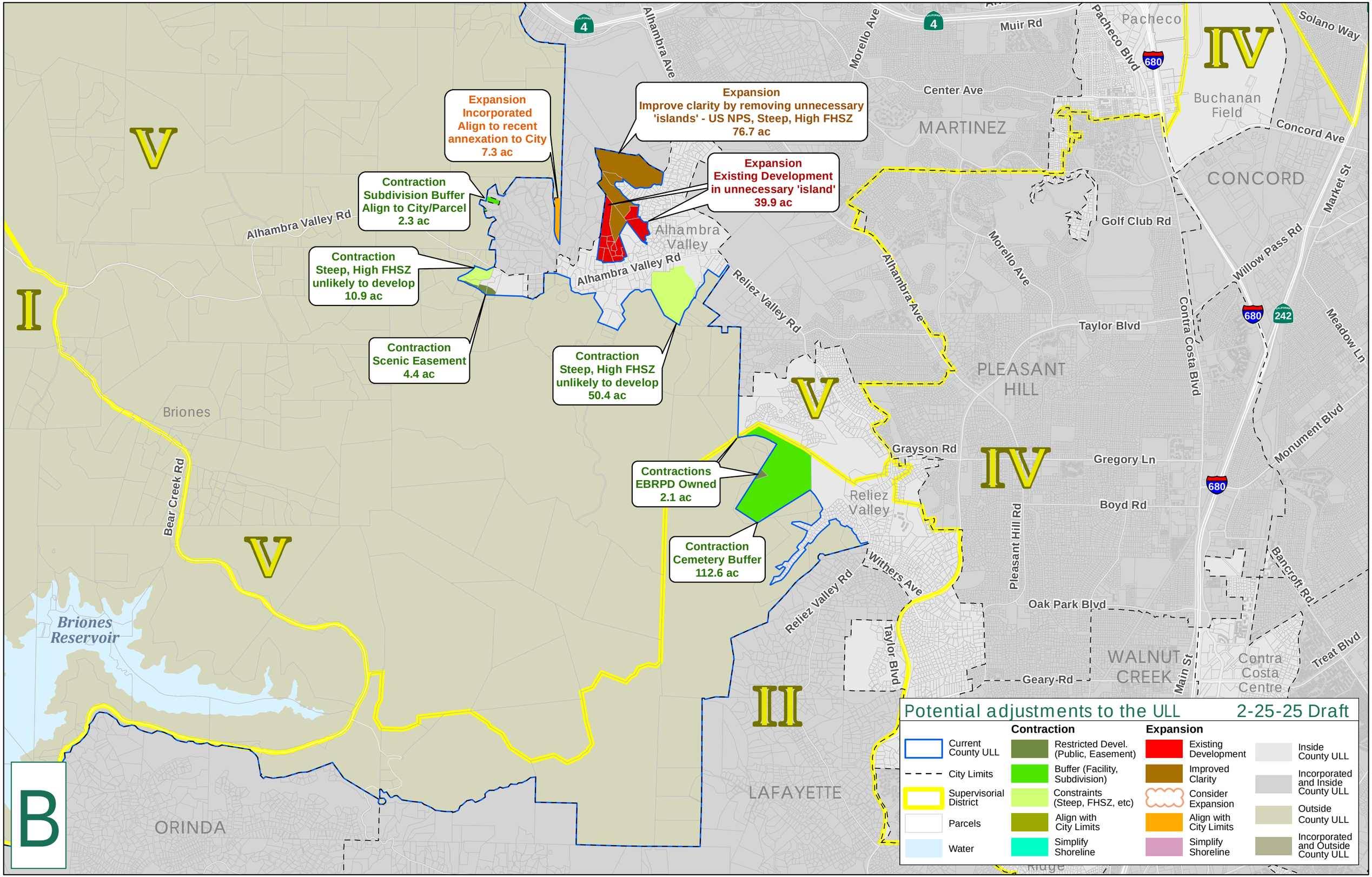


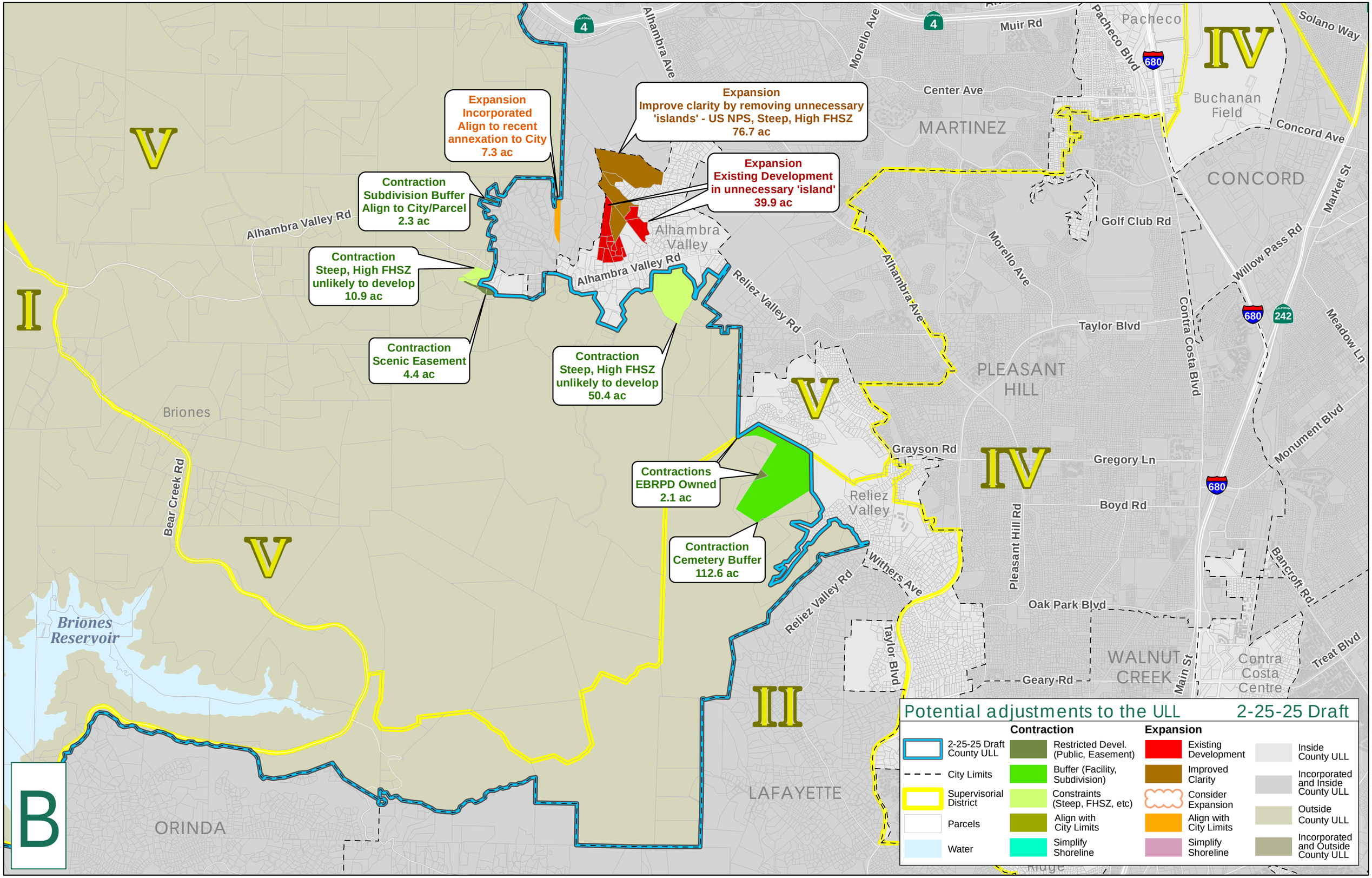
AR - Acalanes Ridge
AL - Alamo
AV - Alhambra Valley
BV - Bayview
BP - Bay Point
BI - Bethel Island
BL - Blackhawk
BY - Byron
CT - Camino Tassajara
CH - Castle Hill
CL - Clyde
CCC - Contra Costa Centre
CR - Crockett
DI - Diablo
DB - Discovery Bay
ERH - East Richmond Heights
ES - El Sobrante
KNS - Kensington
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

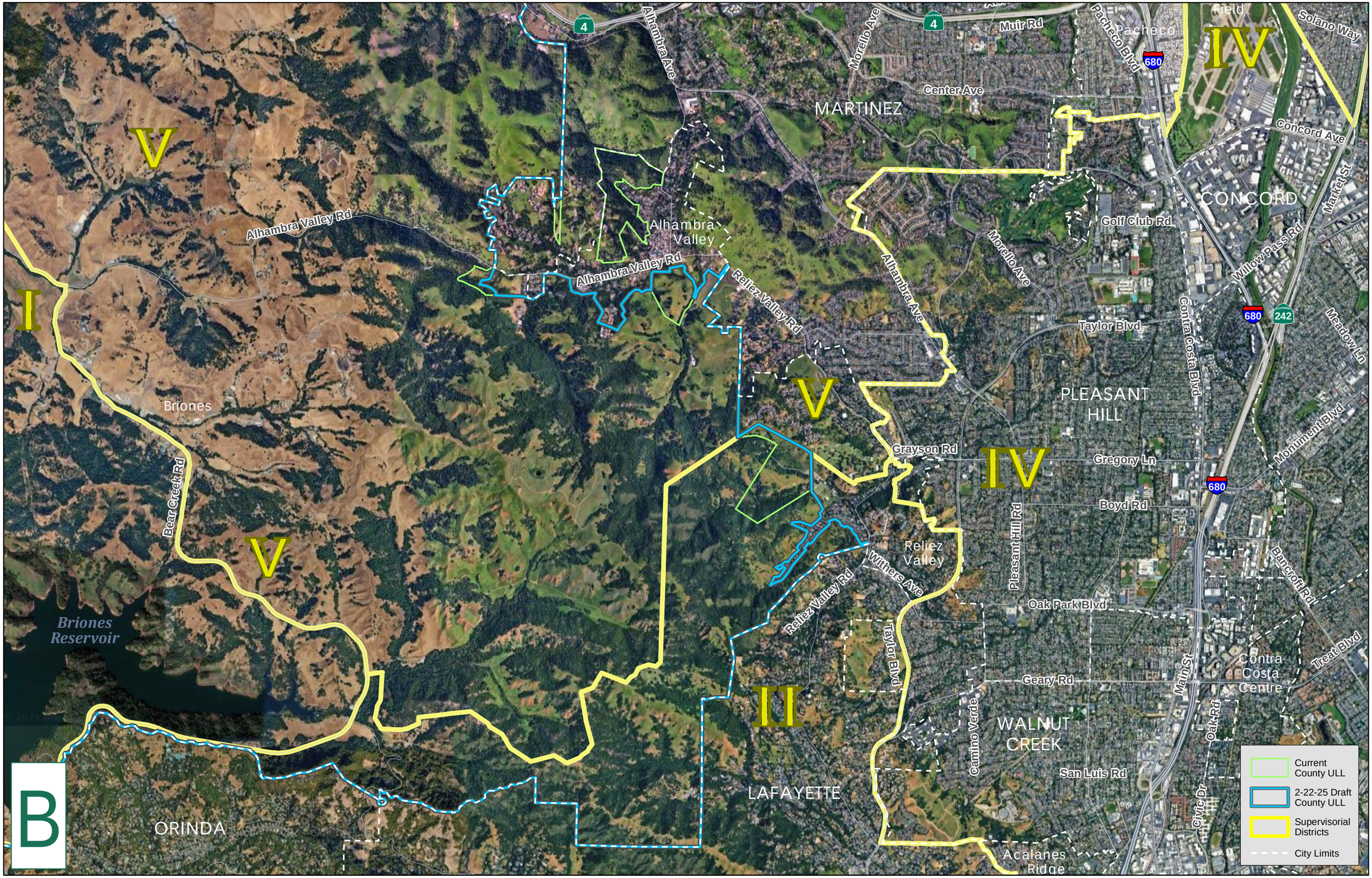

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved 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 Shoreline Simplification (Incorporated) 2.5 ac
Contraction Shoreline Simplification (Incorporated) 1 ac
Expansion Shoreline Simplification (Incorporated) 7.7 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 Improve clarity by removing unnecessary 'islands' EBRPD parkland 36.5 ac
Expansion Existing Development in unnecessary 'island' 31.4 ac
Contraction Subdivision Buffer 10.9 ac
Contraction Very High FHSZ unlikely to develop 19 ac
Contraction EBRPD Owned 111.9 ac
Expansion Developed Marinas, Ports (Incorporated) 302.9 ac
Contraction Undevelopable Island (Incorporated) 7.2 ac
Contraction EBRPD Owned 13.6 ac
Expansion Shoreline Simplification (Incorporated) 3.6 ac
Contraction Shoreline Simplification (Incorporated) 0.9 ac
Contraction EBRPD Island (Incorporated) 86.6 ac
San Pablo Bay
San Francisco Bay
San Pablo Reservoir
Richmond Inner Harbor
Richmond Marina Bay
Harbor Channel
Chevron Refinery
RICHMOND
SAN PABLO
North Richmond
Tara Hills
PINOLE
El Sobrante
Rollingwood
E. Rich. Heights
East Richmond Heights
EL CERRITO
Kensington
Richmond Pkwy
Parr Blvd
Road 20
Market Ave
Rumrill Blvd
Hilltop Dr
San Pablo Ave
Appian Way
Valley View Rd
San Pablo Dam Rd
Castro Ranch Rd
Pinole Valley Rd
Amador St
McBryde Ave
Western Dr
Garrard Blvd
7th St
13th St
23rd St
Barrett Ave
Harbour Way
Dornan Dr
Seacliff Dr
Marina Bay Pkwy
Carlson Blvd
Arlington Ave
80
580
A
I

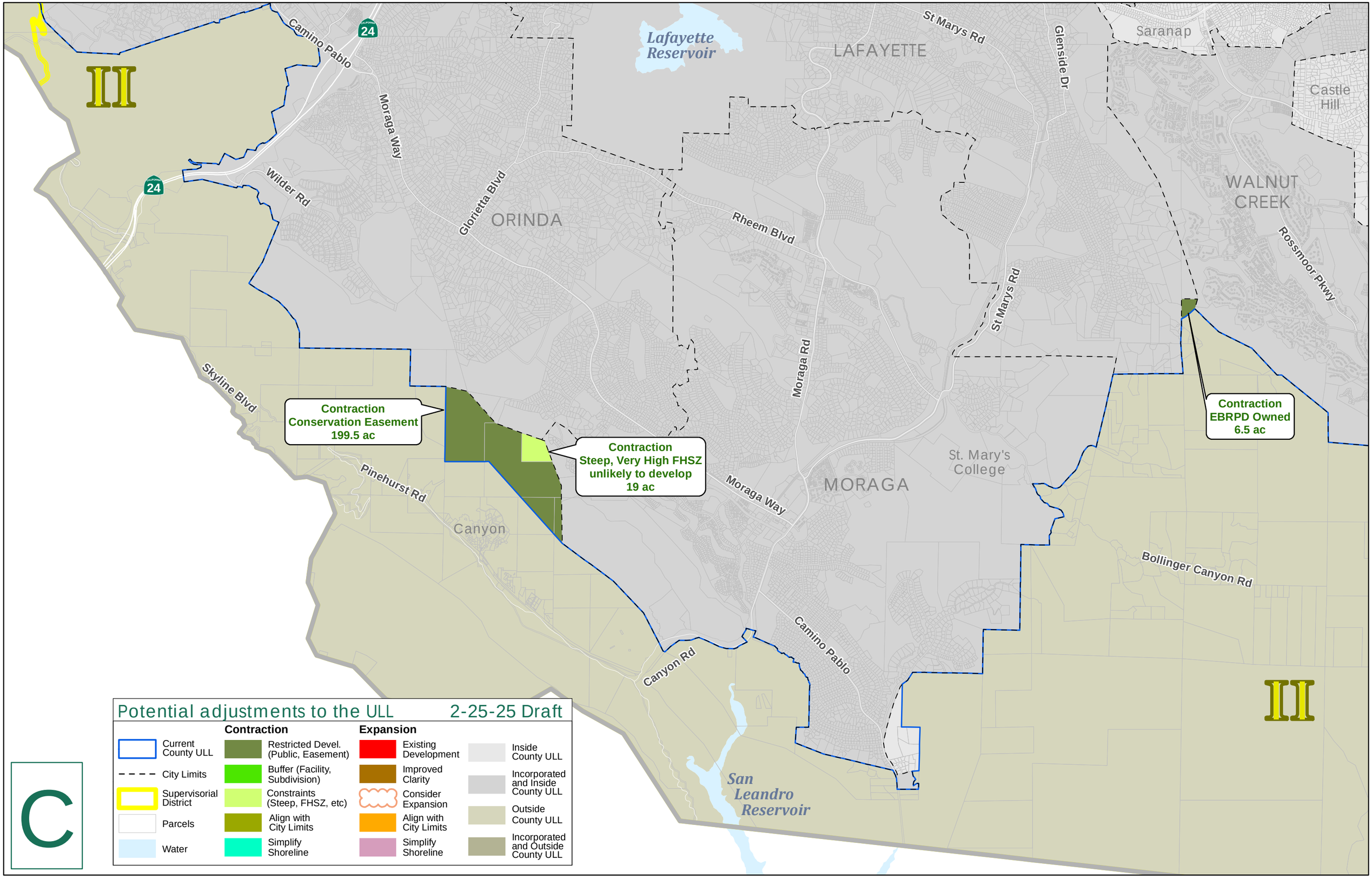

Potential adjustments to the ULL
2-25-25 Draft
Contraction
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
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 Shoreline Simplification (Incorporated) 2.5 ac
Contraction Shoreline Simplification (Incorporated) 1 ac
Expansion Shoreline Simplification (Incorporated) 7.7 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
Contraction Shoreline Simplification (Incorporated) 0.9 ac
Expansion Shoreline Simplification (Incorporated) 3.6 ac
Expansion Existing Development in unnecessary 'island' 31.4 ac
Expansion Improve clarity by removing unnecessary 'islands' EBRPD parkland 36.5 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
San Pablo Bay
San Francisco Bay
San Pablo Reservoir
Richmond Inner Harbor
Richmond Marina Bay
Harbor Channel
Chevron Refinery
RICHMOND
SAN PABLO
North Richmond
Tara Hills
PINOLE
El Sobrante
Rollingwood
E. Rich. Heights
East Richmond Heights
EL CERRITO
Kensington
Richmond Pkwy
Parr Blvd
Road 20
Market Ave
Rumrill Blvd
Hilltop Dr
San Pablo Ave
Appian Way
Valley View Rd
San Pablo Dam Rd
Castro Ranch Rd
Pinole Valley Rd
Amador St
McBryde Ave
Western Dr
Garrard Blvd
7th St
13th St
23rd St
Barrett Ave
Harbour Way
Dornan Dr
Seacliff Dr
Marina Bay Pkwy
Carlson Blvd
Arlington Ave
80
580
A

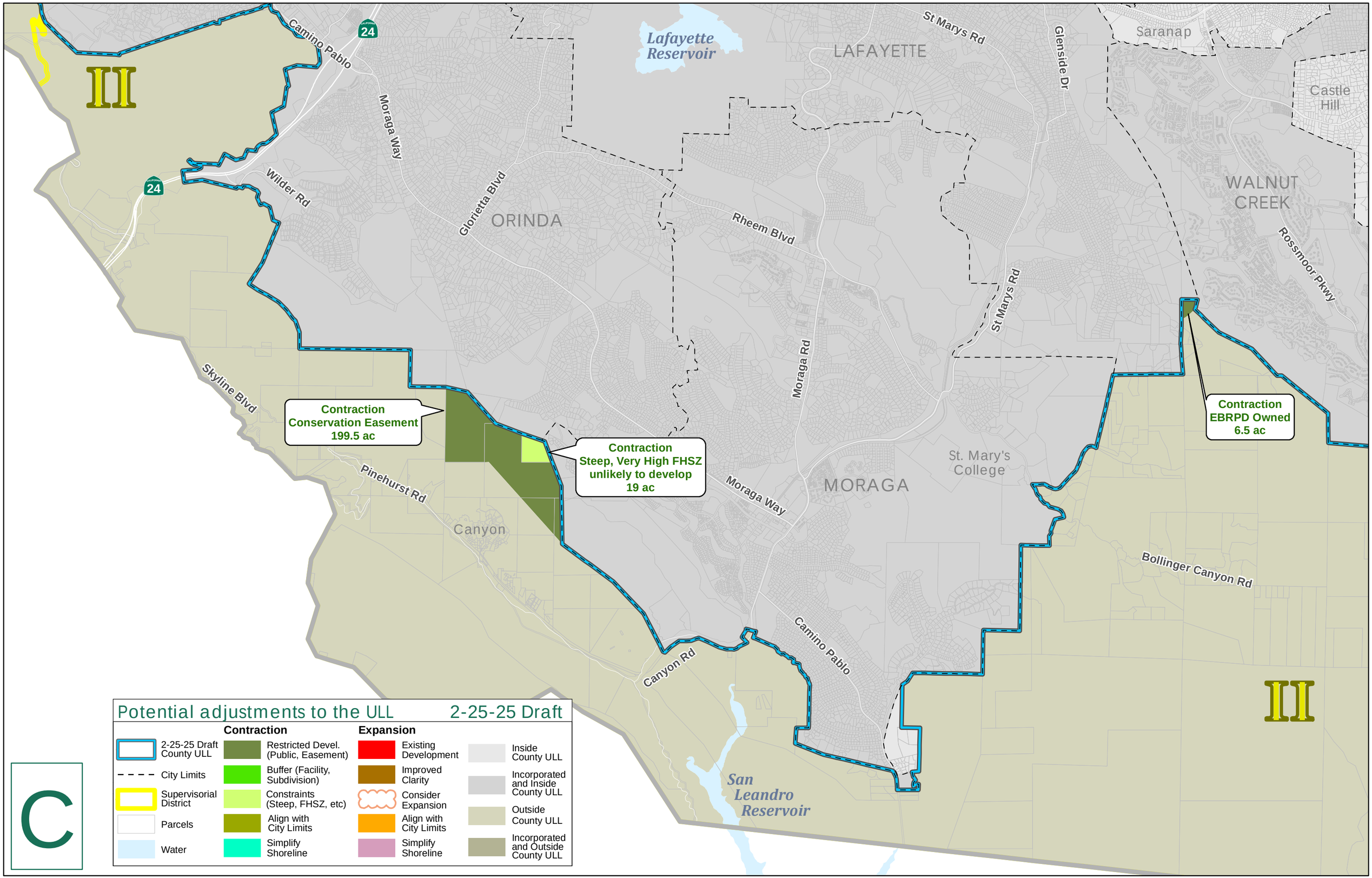

Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
San Pablo Bay
RICHMOND
Tara Hills
PINOLE
San Pablo Ave
Richmond Pkwy
Hilltop Dr
Appian Way
Valley View Rd
El Sobrante
RICHMOND
Pinole Valley Rd
Parr Blvd
Rollingwood
San Pablo Dam Rd
Road 20
SAN PABLO
Castro Ranch Rd
Western Dr
North Richmond
Rumrill Blvd
Market Ave
E. Rich. Heights
Amador St
McBryde Ave
13th St
23rd St
7th St
Carrard Blvd
RICHMOND
East Richmond Heights
Barrett Ave
Barrett Ave
MacDonald Ave
Harbour Way
23rd St
Cutting Blvd
Potrero Ave
EL CERRITO
Dornan Dr
Seacliff Dr
Harbor Channel
Richmond Marina Bay
Marina Bay Pkwy
Carlson Blvd
San Pablo Ave
Arlington Ave
Kensington
San Pablo Dam Rd
San Pablo Reservoir
San Francisco Bay
Richmond Inner Harbor
80
580
A

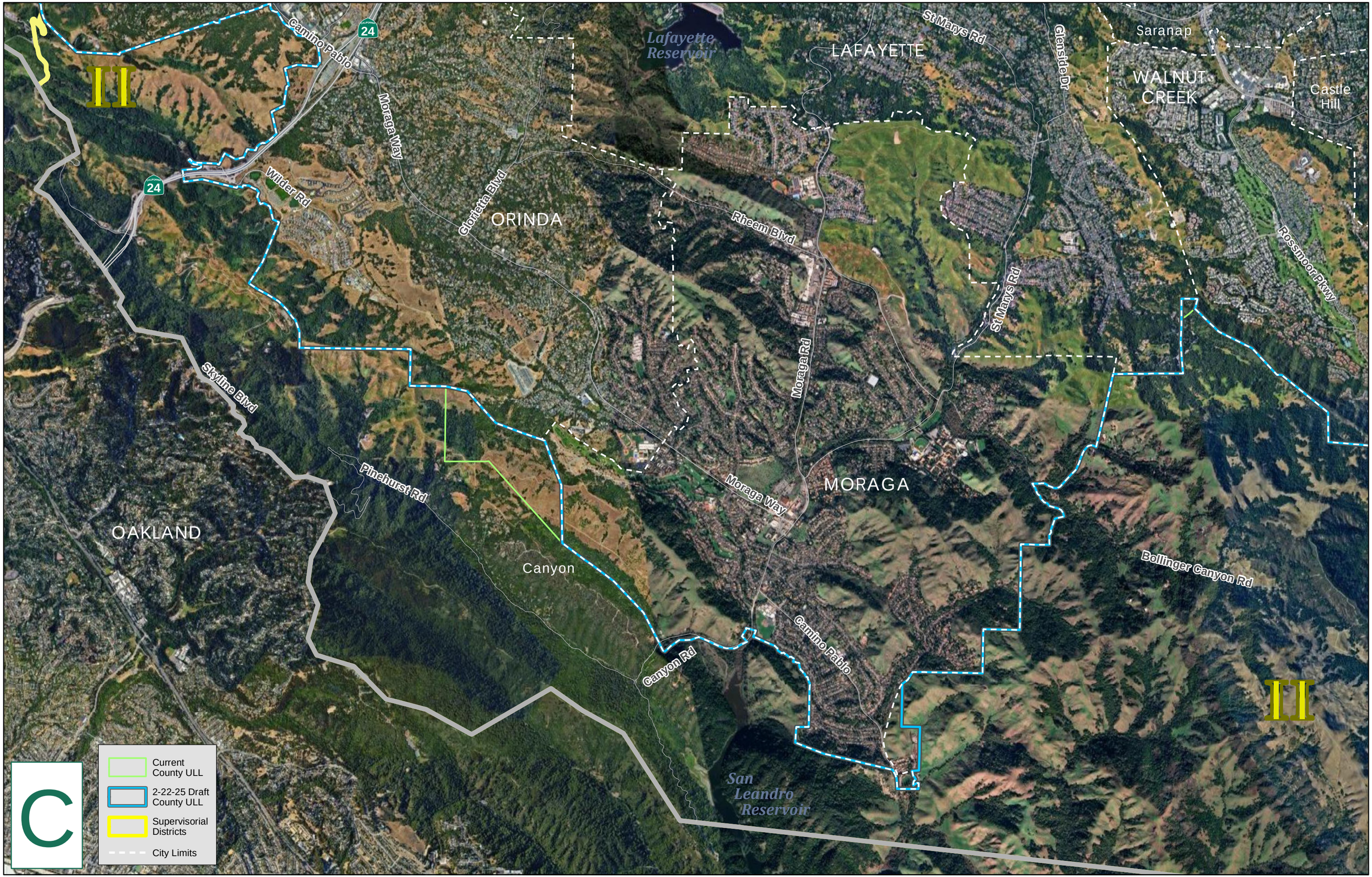

Expansion
Incorporated
Align to recent
annexation to City
7.3 ac
Expansion
Improve clarity by removing unnecessary
'islands' - US NPS, Steep, High FHSZ
76.7 ac
Expansion
Existing Development
in unnecessary 'island'
39.9 ac
Contraction
Subdivision Buffer
Align to City/Parcel
2.3 ac
Contraction
Steep, 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
V
I
IV
II
B
Alhambra Ave
Morello Ave
Muir Rd
Pacheco Blvd
Pacheco
Solano Way
Center Ave
MARTINEZ
Buchanan Field
Concord Ave
CONCORD
Market St
Alhambra Valley Rd
Alhambra Valley
Golf Club Rd
Willow Pass Rd
Reliez Valley Rd
Taylor Blvd
Contra Costa Blvd
Meadow Ln
PLEASANT HILL
Briones
Monument Blvd
Grayson Rd
Gregory Ln
Bear Creek Rd
Reliez Valley
Boyd Rd
Pleasant Hill Rd
Bancroft Rd
Withers Ave
Oak Park Blvd
Briones Reservoir
Treat Blvd
WALNUT CREEK
Contra Costa Centre
Geary Rd
Main St
LAFAYETTE
ORINDA
Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
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
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
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
V
I
IV
II
B
Alhambra Valley Rd
Alhambra Ave
Morello Ave
Muir Rd
Pacheco Blvd
Pacheco
Solano Way
Center Ave
MARTINEZ
Buchanan Field
Concord Ave
CONCORD
Market St
Golf Club Rd
Willow Pass Rd
Reliez Valley Rd
Taylor Blvd
Contra Costa Blvd
Meadow Ln
PLEASANT HILL
Briones
Bear Creek Rd
Grayson Rd
Gregory Ln
Monument Blvd
Reliez Valley
Boyd Rd
Pleasant Hill Rd
Withers Ave
Bancroft Rd
Oak Park Blvd
Briones Reservoir
Treat Blvd
WALNUT CREEK
Main St
Contra Costa Centre
Geary Rd
LAFAYETTE
ORINDA
Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 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

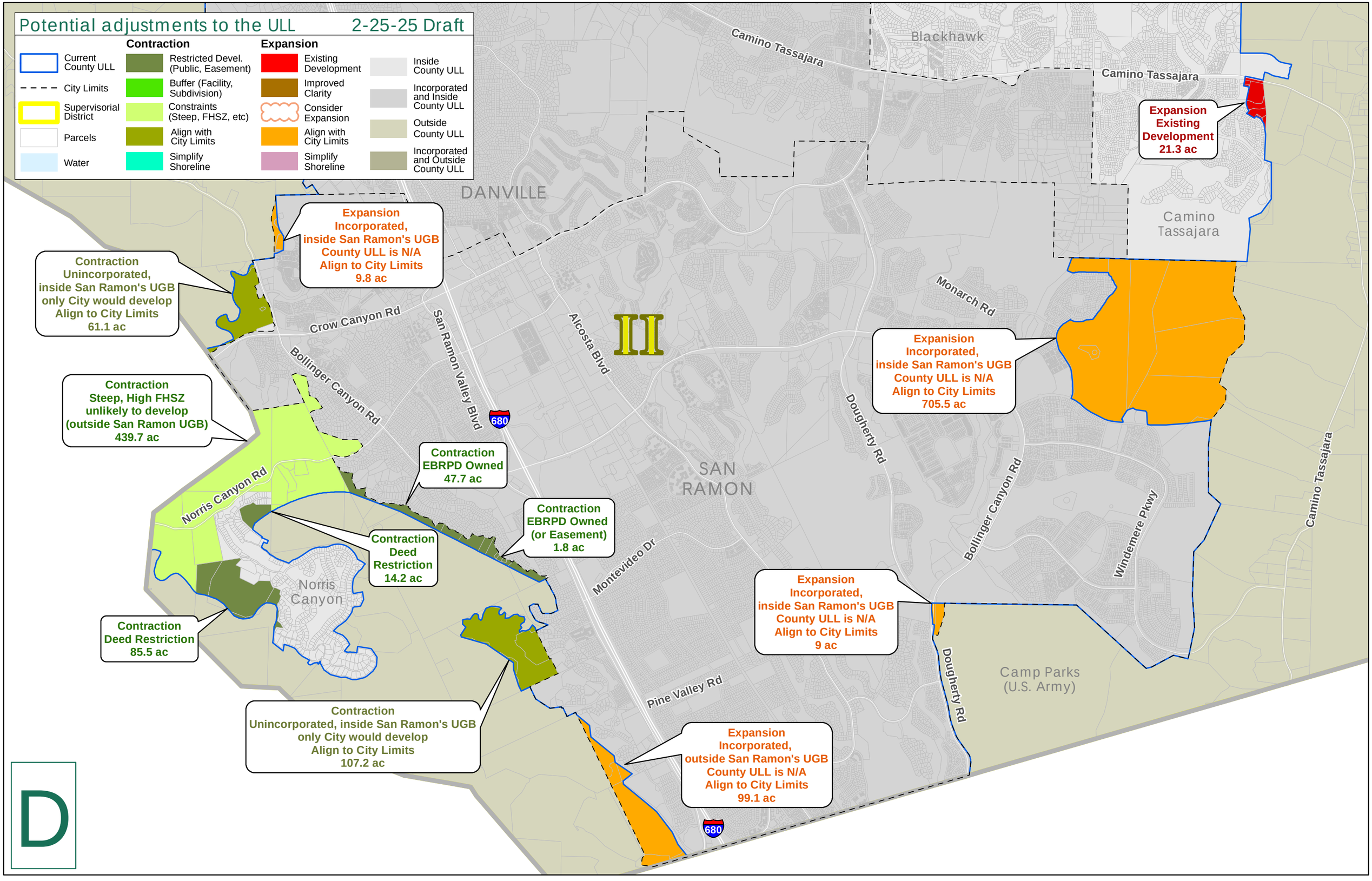

B
Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
I
II
IV
V
MARTINEZ
CONCORD
PLEASANT HILL
WALNUT CREEK
LAFAYETTE
ORINDA
Briones
Briones Reservoir
Alhambra Valley
Reliez Valley
Contra Costa Centre
Acalanes Ridge
Pacheco
Alhambra Ave
Morello Ave
Muir Rd
Center Ave
Pacheco Blvd
Solano Way
Concord Ave
Golf Club Rd
Market St
Willow Pass Rd
Meadow Ln
Monument Blvd
Taylor Blvd
Contra Costa Blvd
Alhambra Valley Rd
Reliez Valley Rd
Grayson Rd
Gregory Ln
Boyd Rd
Pleasant Hill Rd
Withers Ave
Oak Park Blvd
Bancroft Rd
Treat Blvd
Geary Rd
Main St
Oak Rd
Camino Verde
San Luis Rd
Civic Dr
Bear Creek Rd
680
4
242

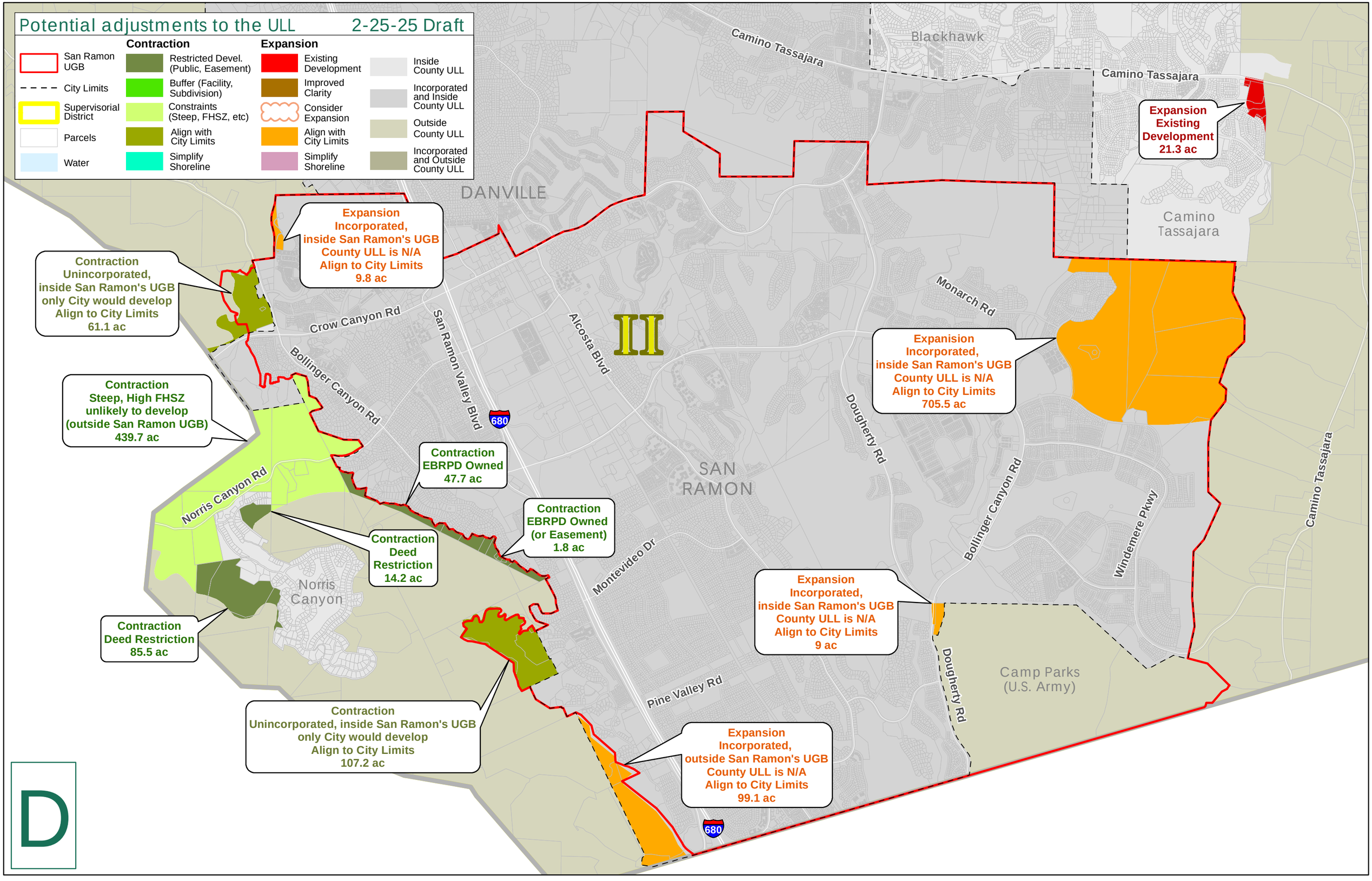

II
Camino Pablo
24
Moraga Way
Wilder Rd
Glorietta Blvd
ORINDA
Lafayette Reservoir
LAFAYETTE
St Marys Rd
Glenside Dr
Saranap
Castle Hill
WALNUT CREEK
Rossmoor Pkwy
Rheem Blvd
St Marys Rd
Moraga Rd
Skyline Blvd
Contraction
Conservation Easement
199.5 ac
Contraction
Steep, Very High FHSZ
unlikely to develop
19 ac
Contraction
EBRPD Owned
6.5 ac
St. Mary's College
MORAGA
Moraga Way
Pinehurst Rd
Canyon
Bollinger Canyon Rd
Camino Pablo
Canyon Rd
San Leandro Reservoir
II
Potential adjustments to the ULL
2-25-25 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
C

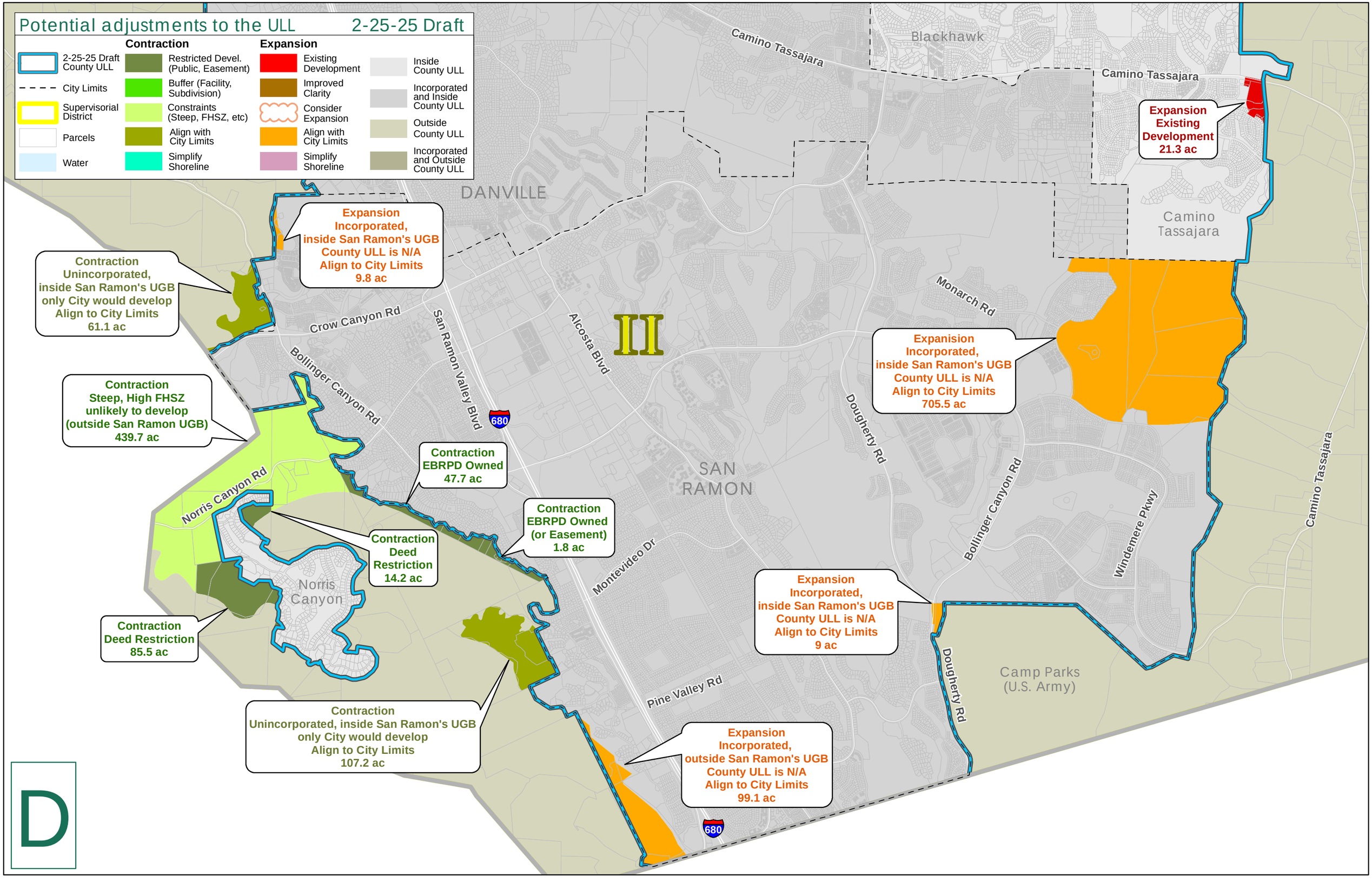

II
Camino Pablo
24
Moraga Way
Wilder Rd
Glorietta Blvd
ORINDA
Lafayette Reservoir
LAFAYETTE
St Marys Rd
Glenside Dr
Saranap
Castle Hill
WALNUT CREEK
Rossmoor Pkwy
Rheem Blvd
St Marys Rd
Moraga Rd
Skyline Blvd
Contraction
Conservation Easement
199.5 ac
Contraction
Steep, Very High FHSZ
unlikely to develop
19 ac
Contraction
EBRPD Owned
6.5 ac
St. Mary's College
MORAGA
Moraga Way
Pinehurst Rd
Canyon
Bollinger Canyon Rd
Camino Pablo
Canyon Rd
San Leandro Reservoir
II
Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 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
C

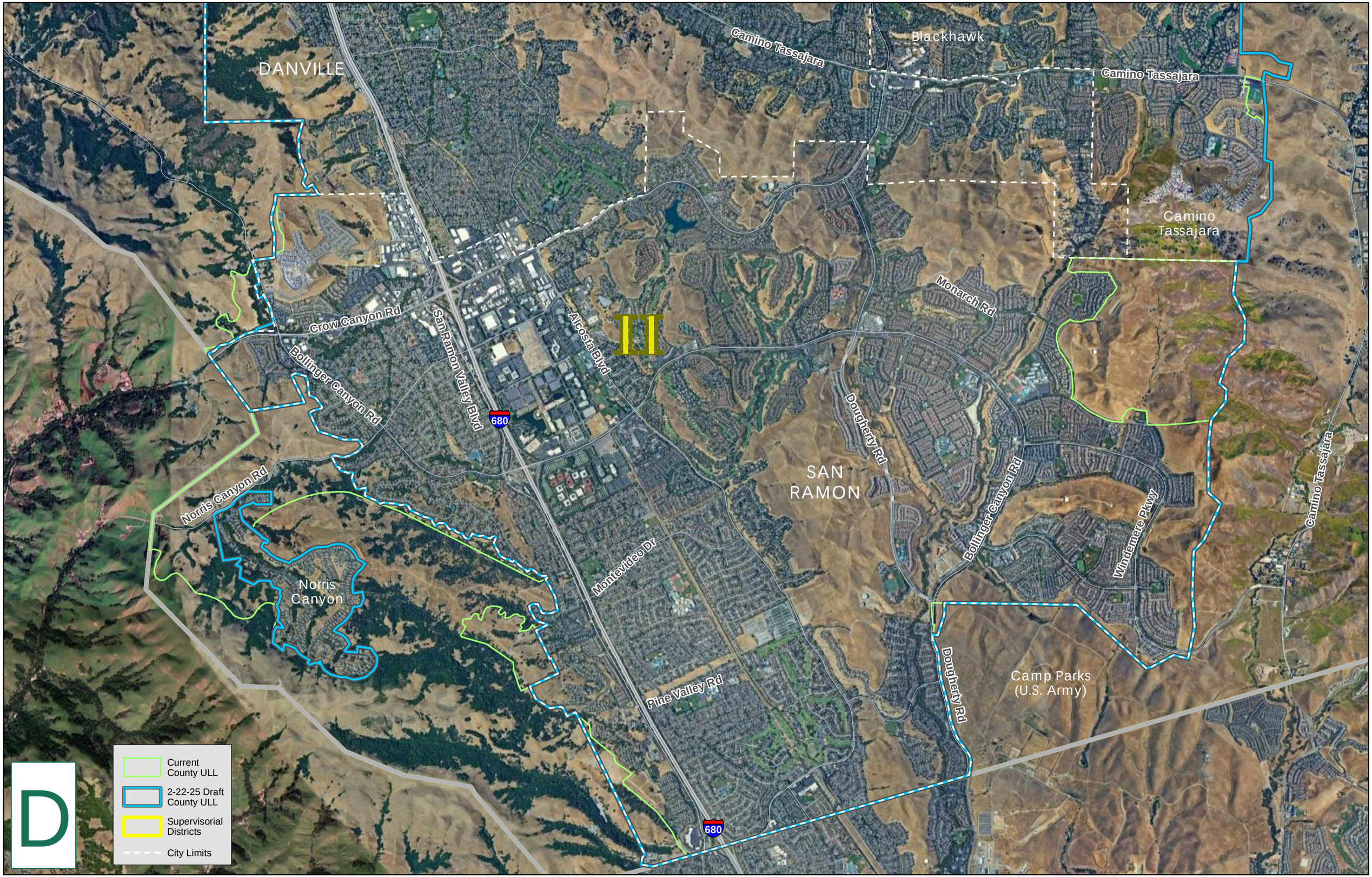


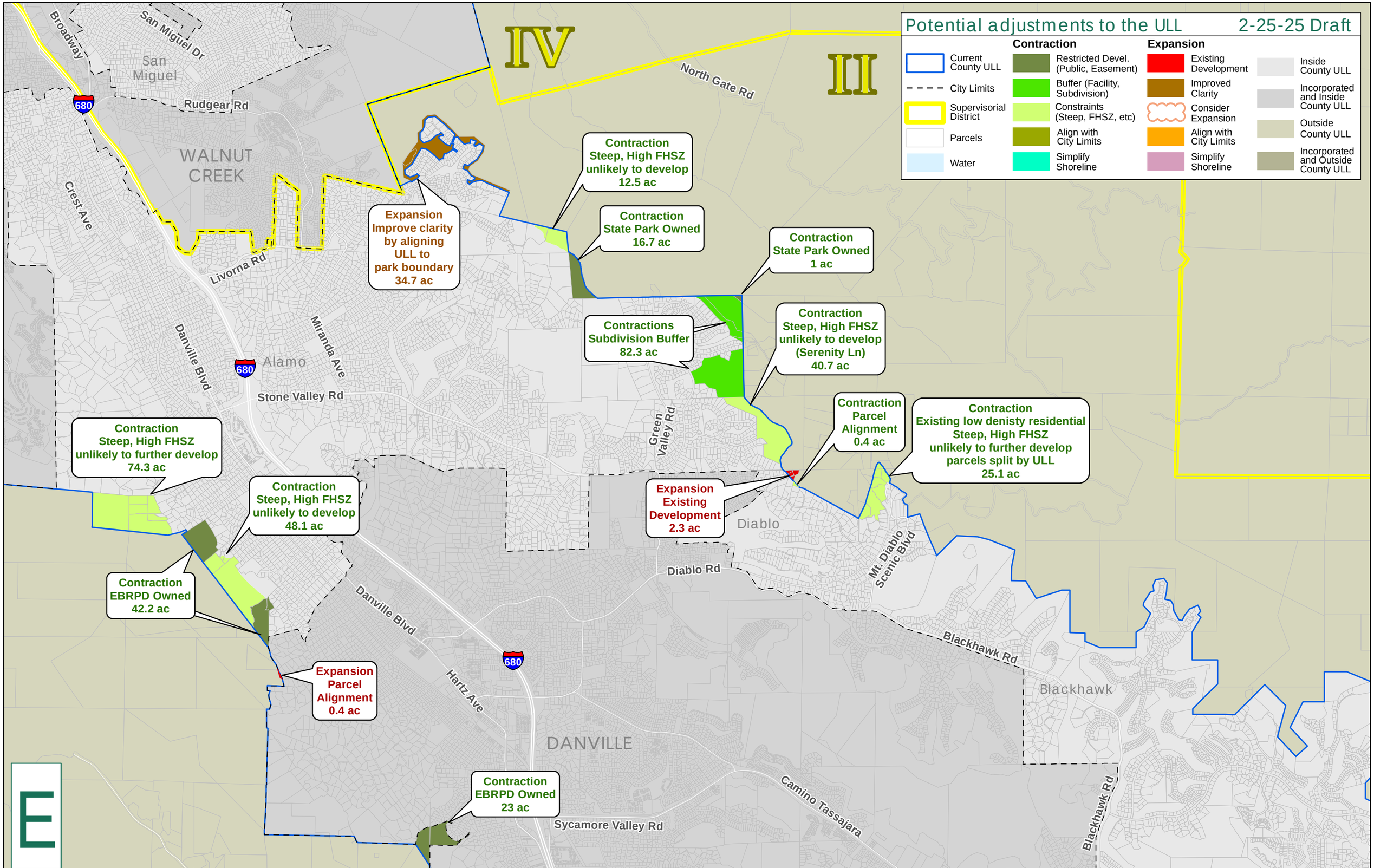
Lafayette Reservoir
LAFAYETTE
St Marys Rd
Glenside Dr
Saranap
WALNUT CREEK
Castle Hill
Camino Pablo
24
Moraga Way
Wilder Rd
Glorietta Blvd
ORINDA
Rheem Blvd
Rossmoor Pkwy
St Marys Rd
Moraga Rd
Skyline Blvd
Pinehurst Rd
Moraga Way
MORAGA
OAKLAND
Canyon
Bollinger Canyon Rd
Camino Pablo
Canyon Rd
San Leandro Reservoir
Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
C

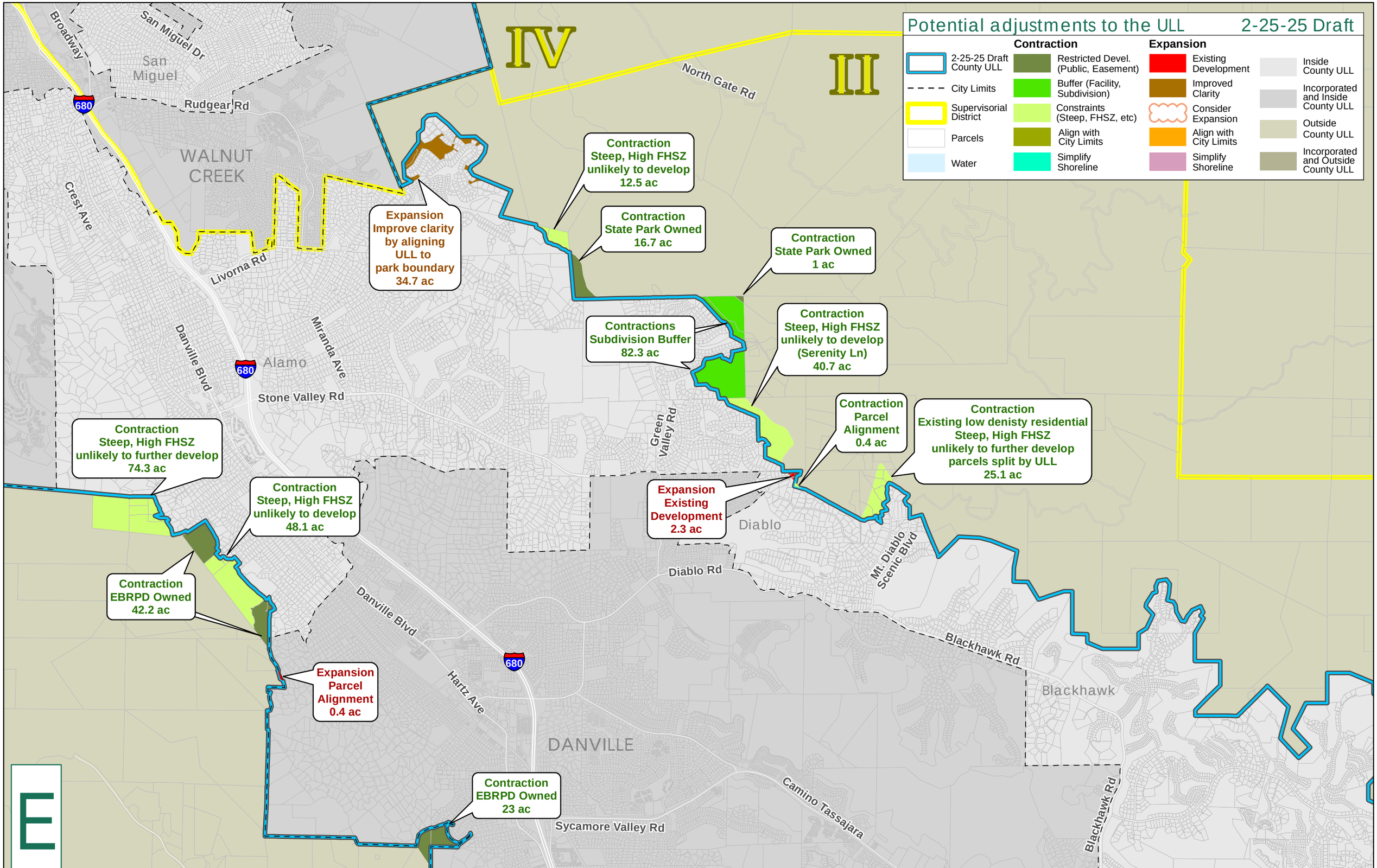

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
Improved Clarity
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL
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
Norris Canyon Rd
Montevideo Dr
Pine Valley Rd
Dougherty Rd
Monarch Rd
Windemere Pkwy
680
II
Expansion Existing Development 21.3 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
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
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
D

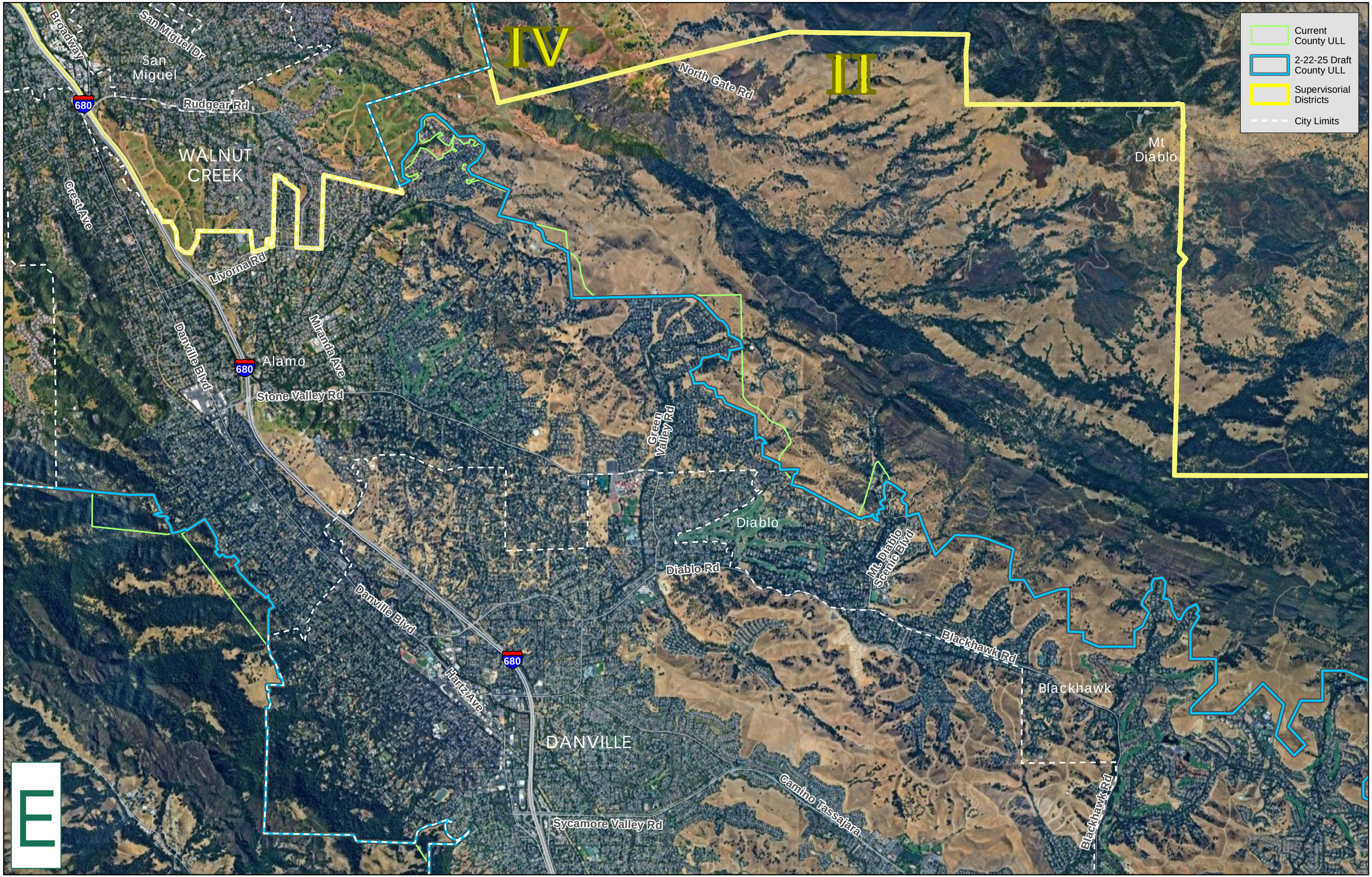

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
San Ramon UGB
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
Improved 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
Camino Tassajara
Blackhawk
Camino Tassajara
Expansion Existing Development 21.3 ac
DANVILLE
Camino Tassajara
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
Crow Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
Monarch Rd
Bollinger Canyon Rd
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
680
Dougherty Rd
Contraction EBRPD Owned 47.7 ac
SAN RAMON
Norris Canyon Rd
Contraction EBRPD Owned (or Easement) 1.8 ac
Bollinger Canyon Rd
Windemere Pkwy
Camino Tassajara
Contraction Deed Restriction 14.2 ac
Montevideo Dr
Norris Canyon
Expansion Incorporated, inside San Ramon's UGB County ULL is N/A Align to City Limits 9 ac
Contraction Deed Restriction 85.5 ac
Dougherty Rd
Camp Parks (U.S. Army)
Pine Valley Rd
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
680
D

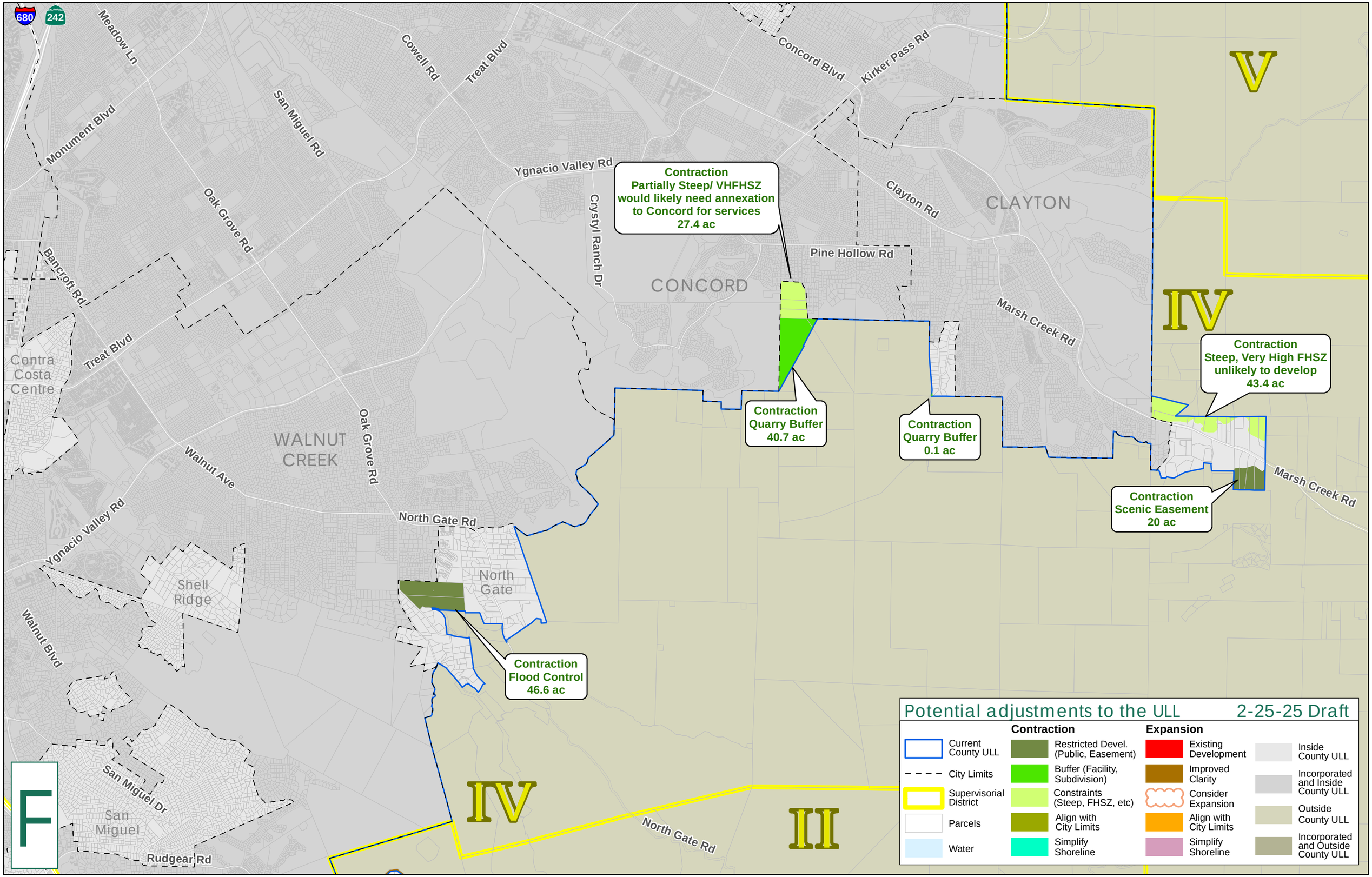

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
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
Camino Tassajara
Blackhawk
Camino Tassajara
Expansion Existing Development 21.3 ac
DANVILLE
Camino Tassajara
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
Crow Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
II
Monarch Rd
Expansion Incorporated, inside San Ramon's UGB County ULL is N/A Align to City Limits 705.5 ac
Bollinger Canyon Rd
Contraction Steep, High FHSZ unlikely to develop (outside San Ramon UGB) 439.7 ac
680
Dougherty Rd
Contraction EBRPD Owned 47.7 ac
SAN RAMON
Bollinger Canyon Rd
Windemere Pkwy
Camino Tassajara
Norris Canyon Rd
Contraction EBRPD Owned (or Easement) 1.8 ac
Contraction Deed Restriction 14.2 ac
Montevideo Dr
Norris Canyon
Expansion Incorporated, inside San Ramon's UGB County ULL is N/A Align to City Limits 9 ac
Contraction Deed Restriction 85.5 ac
Dougherty Rd
Camp Parks (U.S. Army)
Pine Valley Rd
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
680
D

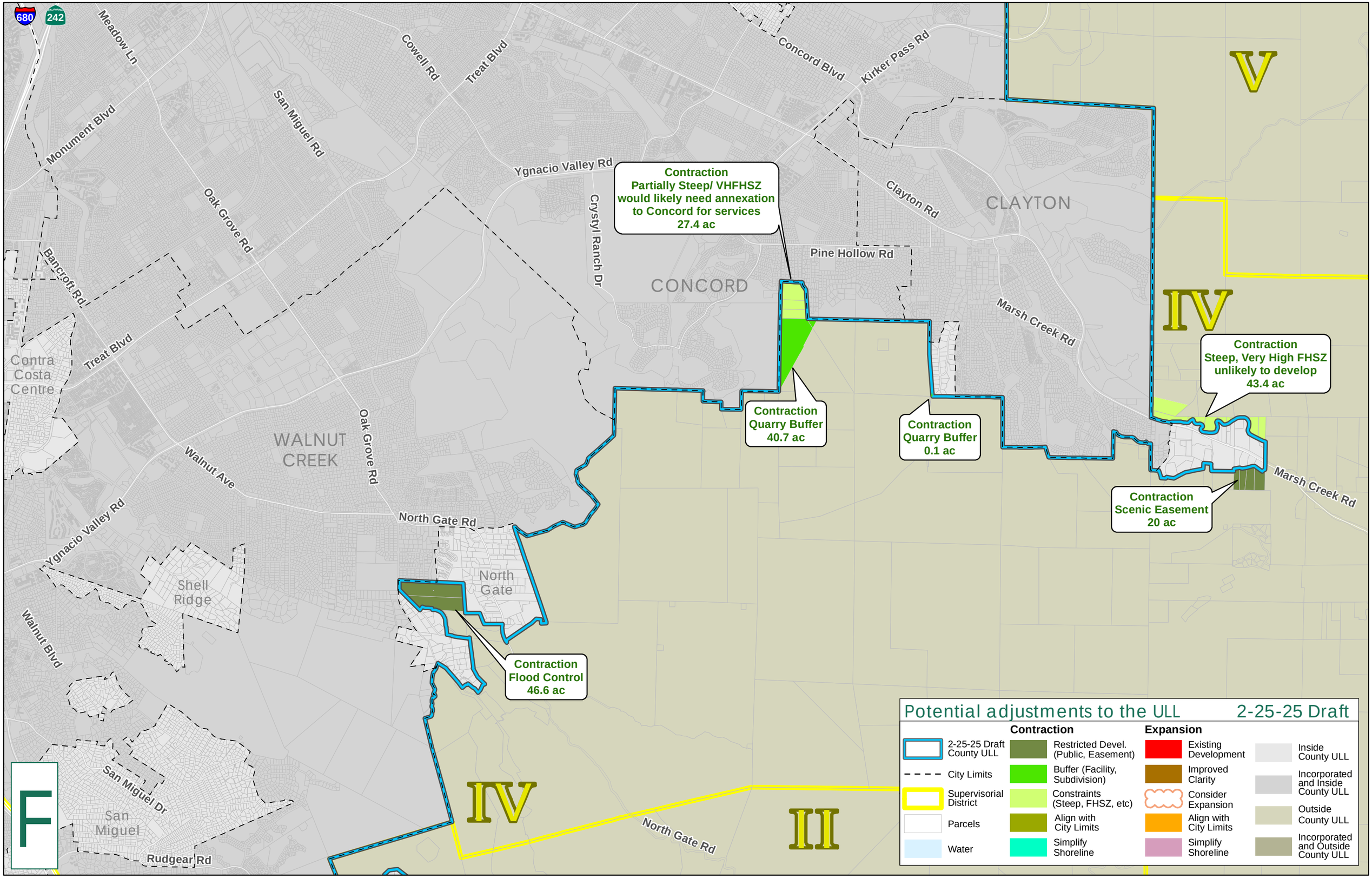

DANVILLE
Blackhawk
Camino Tassajara
Camino Tassajara
Camino Tassajara
Camino Tassajara
Monarch Rd
Crow Canyon Rd
San Ramon Valley Blvd
Alcosta Blvd
Bollinger Canyon Rd
680
Dougherty Rd
SAN RAMON
Bollinger Canyon Rd
Windemere Pkwy
Norris Canyon Rd
Norris Canyon
Montevideo Dr
Pine Valley Rd
Dougherty Rd
Camp Parks (U.S. Army)
680
Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
D

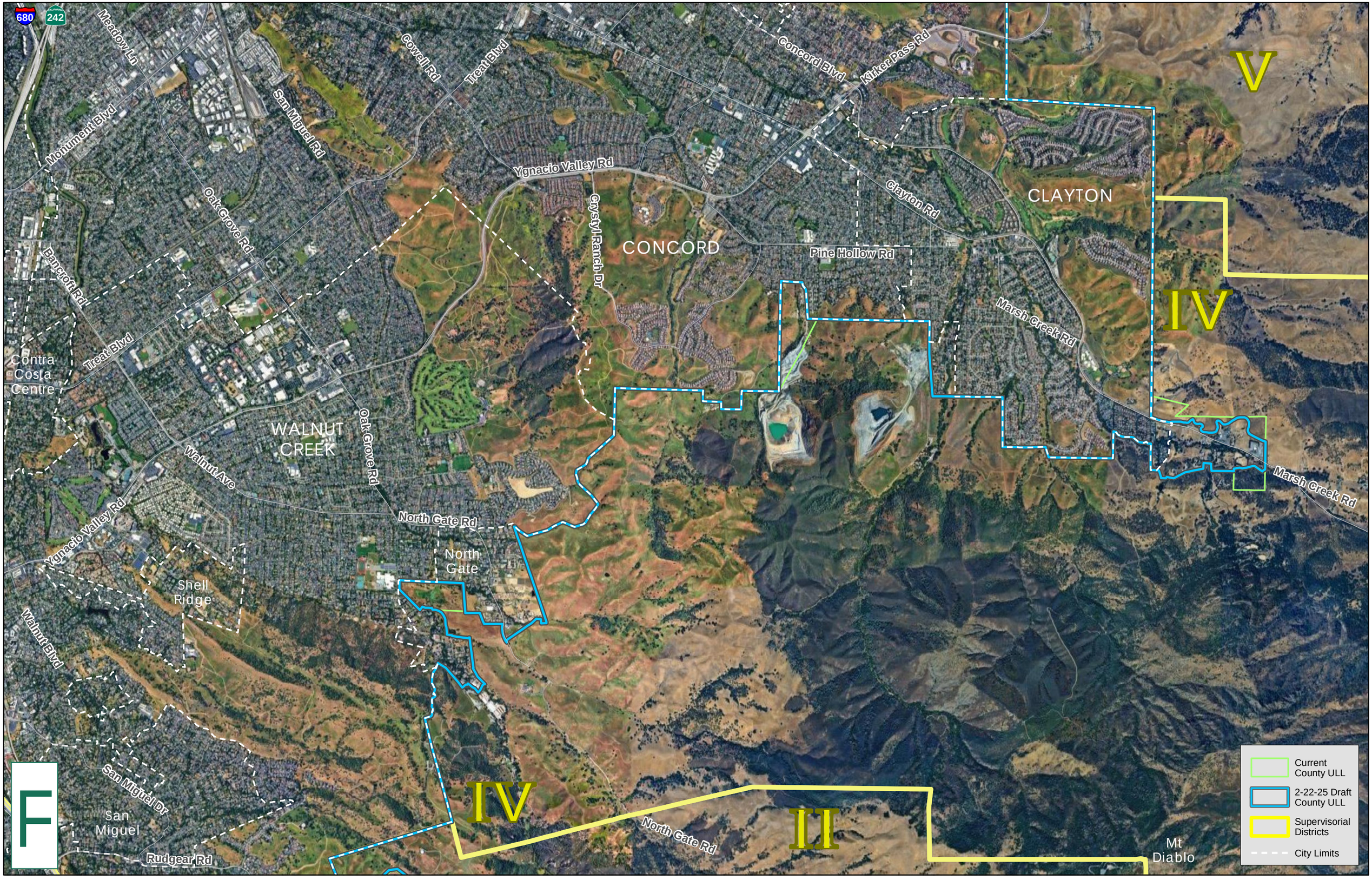

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved 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
IV
II
E
Broadway
San Miguel Dr
San Miguel
Rudgear Rd
WALNUT CREEK
Crest Ave
Livorna Rd
Danville Blvd
Miranda Ave
Alamo
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
680
Expansion Improve clarity by aligning ULL to park boundary 34.7 ac
Contraction Steep, High FHSZ unlikely to develop 12.5 ac
Contraction State Park Owned 16.7 ac
Contraction State Park Owned 1 ac
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

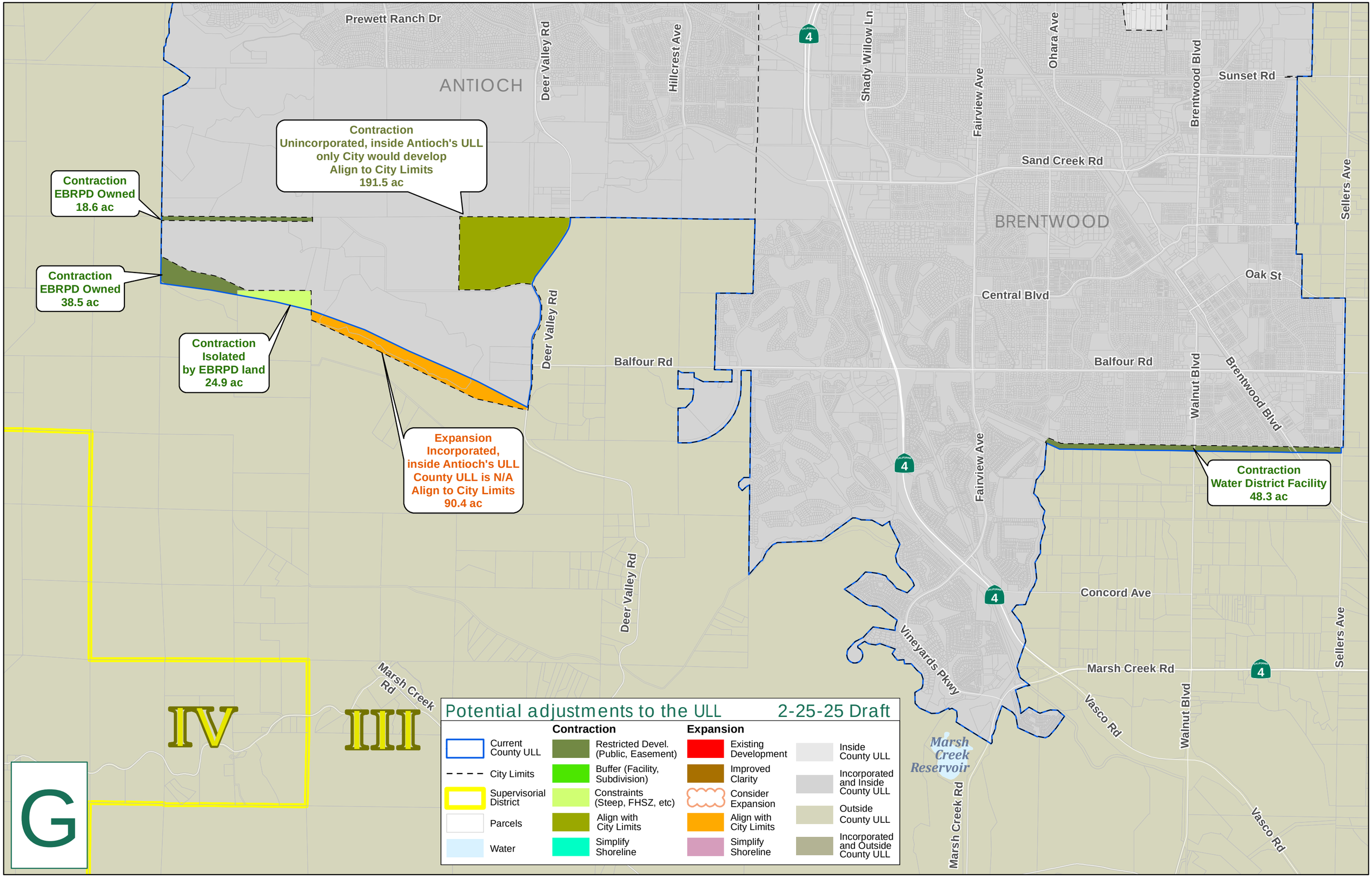

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
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
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 aligning ULL to park boundary 34.7 ac
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
WALNUT CREEK
Crest Ave
Livorna Rd
Danville Blvd
Miranda Ave
Alamo
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
680

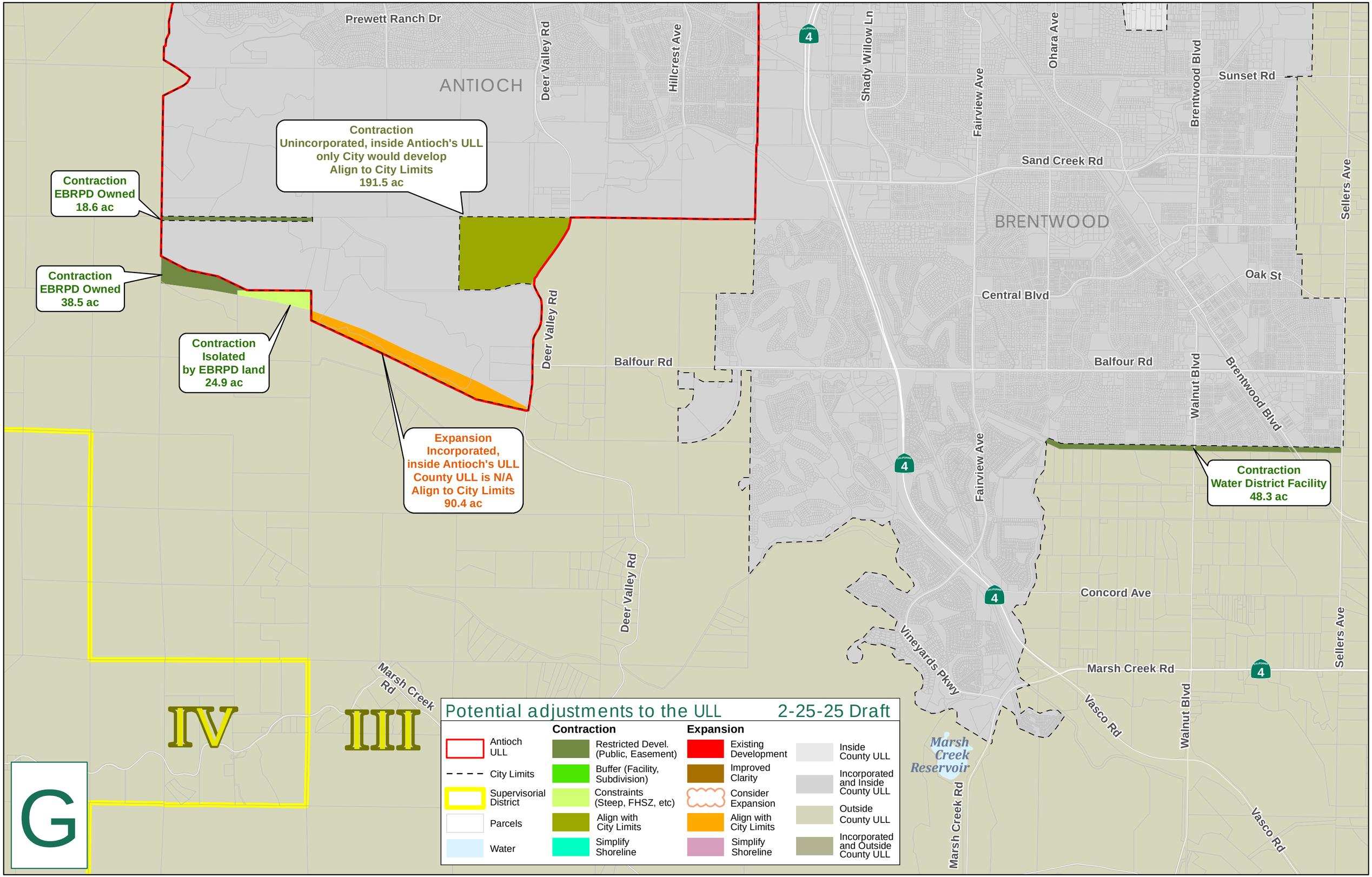

Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
IV
II
E
Broadway
San Miguel Dr
San Miguel
Rudgear Rd
680
WALNUT CREEK
Crest Ave
Livorna Rd
Danville Blvd
Alamo
Miranda Ave
Stone Valley Rd
Green Valley Rd
North Gate Rd
Mt Diablo
Diablo
Diablo Rd
Mt. Diablo Scenic Blvd
Blackhawk Rd
Blackhawk
Hartz Ave
DANVILLE
Sycamore Valley Rd
Camino Tassajara

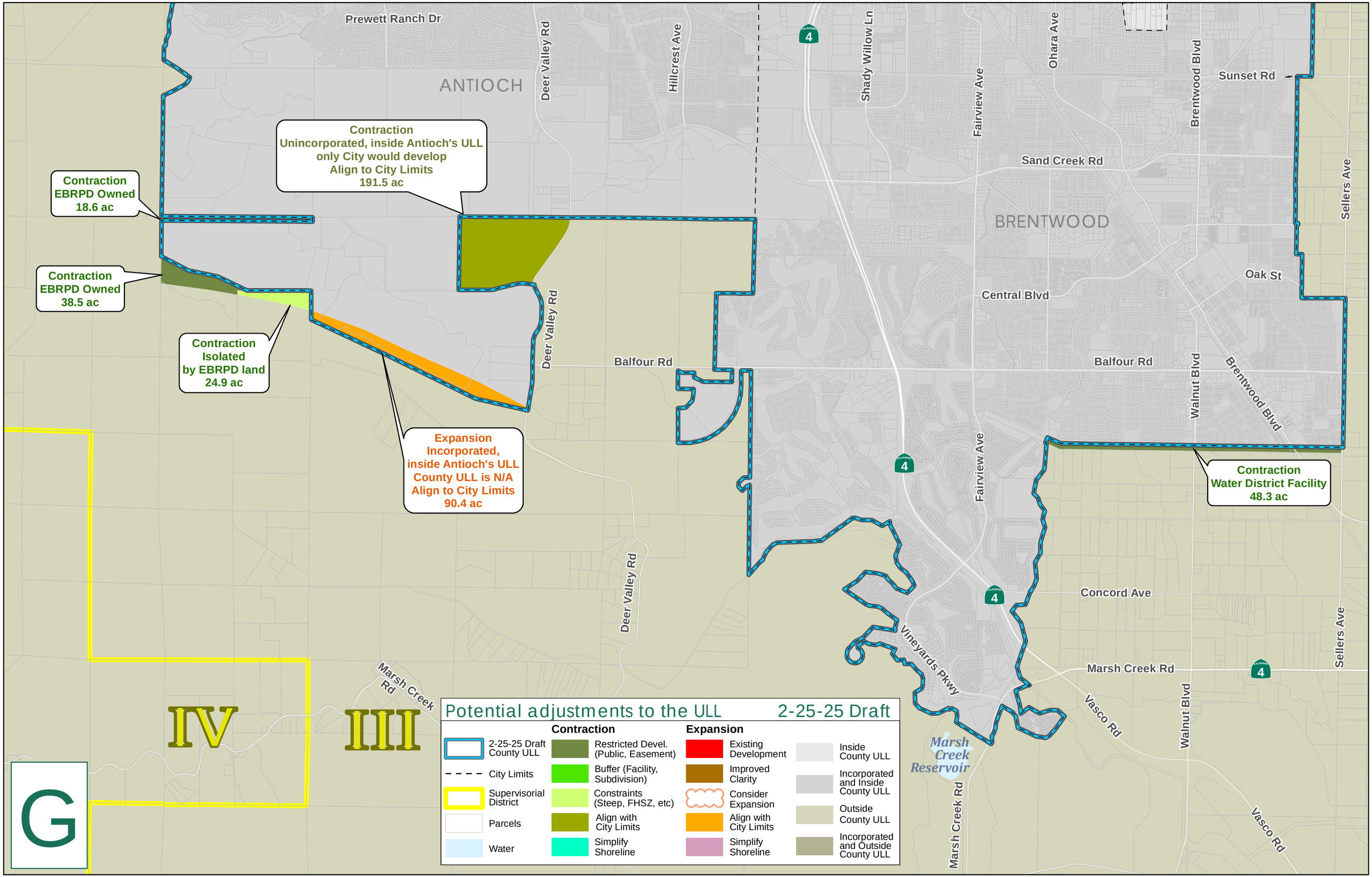

680
242
Meadow Ln
Cowell Rd
Treat Blvd
Concord Blvd
Kirker Pass Rd
V
Monument Blvd
San Miguel Rd
Ygnacio Valley Rd
Contraction
Partially Steep/ VHFHSZ
would likely need annexation
to Concord for services
27.4 ac
Clayton Rd
CLAYTON
Oak Grove Rd
Crystyl Ranch Dr
Pine Hollow Rd
Bancroft Rd
CONCORD
Marsh Creek Rd
IV
Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac
Contra
Costa
Centre
Treat Blvd
Contraction
Quarry Buffer
40.7 ac
Contraction
Quarry Buffer
0.1 ac
WALNUT
CREEK
Oak Grove Rd
Walnut Ave
Marsh Creek Rd
Contraction
Scenic Easement
20 ac
North Gate Rd
Ygnacio Valley Rd
Shell
Ridge
North
Gate
Walnut Blvd
Contraction
Flood Control
46.6 ac
Potential adjustments to the ULL
2-25-25 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
F
San Miguel Dr
San
Miguel
Rudgear Rd
IV
North Gate Rd
II


680
242
Meadow Ln
Cowell Rd
Treat Blvd
Concord Blvd
Kirker Pass Rd
San Miguel Rd
Monument Blvd
Ygnacio Valley Rd
Contraction
Partially Steep/ VHFHSZ
would likely need annexation
to Concord for services
27.4 ac
Clayton Rd
CLAYTON
Oak Grove Rd
Crystyl Ranch Dr
Pine Hollow Rd
Bancroft Rd
CONCORD
Marsh Creek Rd
V
IV
Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac
Treat Blvd
Contra
Costa
Centre
Contraction
Quarry Buffer
40.7 ac
Contraction
Quarry Buffer
0.1 ac
WALNUT
CREEK
Oak Grove Rd
Walnut Ave
Marsh Creek Rd
Contraction
Scenic Easement
20 ac
Ygnacio Valley Rd
North Gate Rd
Shell
Ridge
North
Gate
Walnut Blvd
Contraction
Flood Control
46.6 ac
San Miguel Dr
San
Miguel
Rudgear Rd
IV
North Gate Rd
II
F
Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 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

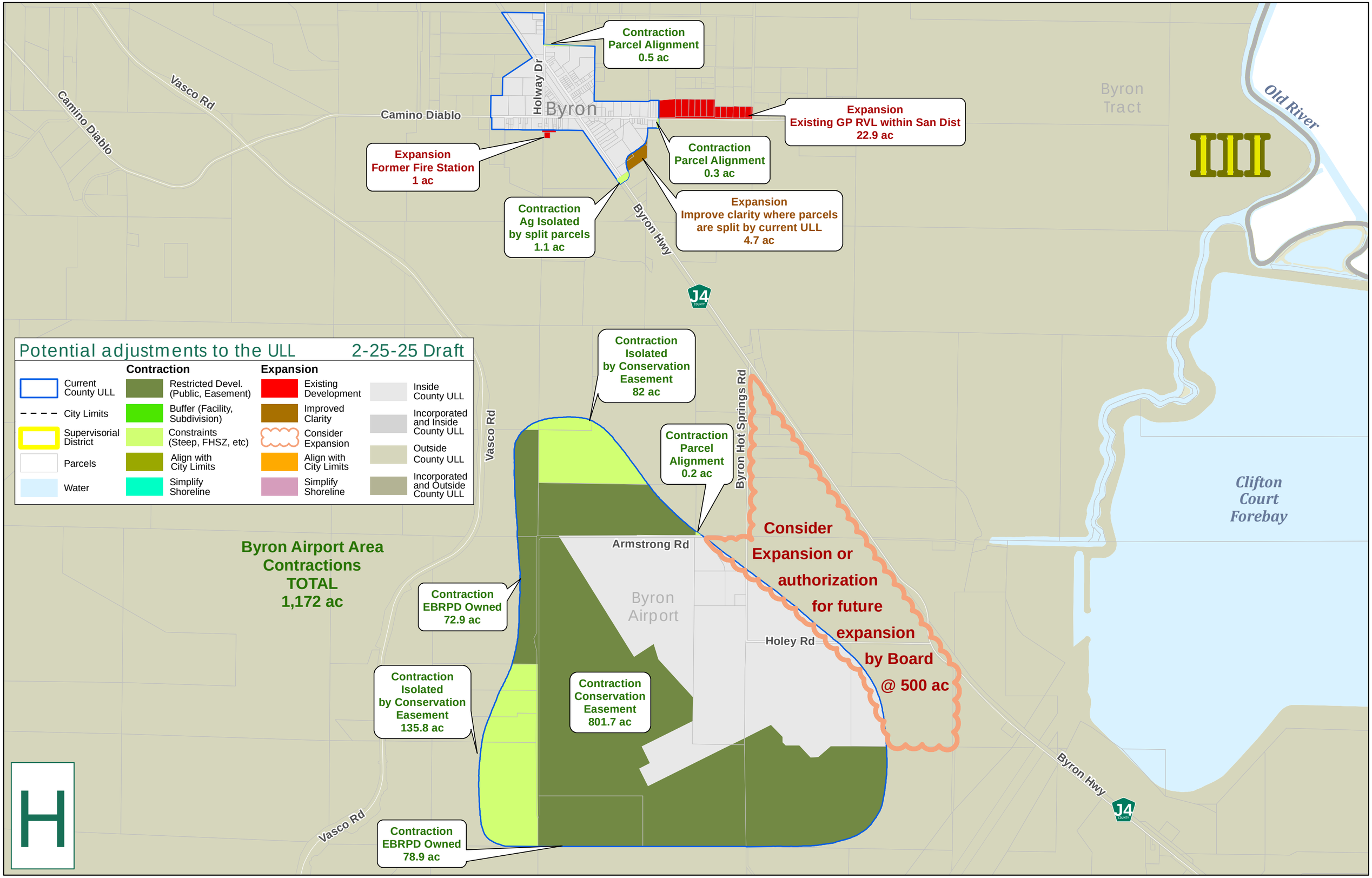

680
242
Meadow Ln
Monument Blvd
Gowell Rd
Treat Blvd
San Miguel Rd
Concord Blvd
Kirker Pass Rd
Ygnacio Valley Rd
Oak Grove Rd
Crystyl Ranch Dr
CONCORD
Clayton Rd
CLAYTON
Pine Hollow Rd
Marsh Creek Rd
Bancroft Rd
Contra Costa Centre
Treat Blvd
WALNUT CREEK
Oak Grove Rd
Walnut Ave
North Gate Rd
North Gate
Ygnacio Valley Rd
Shell Ridge
Walnut Blvd
San Miguel Dr
San Miguel
Rudgear Rd
North Gate Rd
Mt Diablo
Marsh Creek Rd
V
IV
IV
II
F
Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits

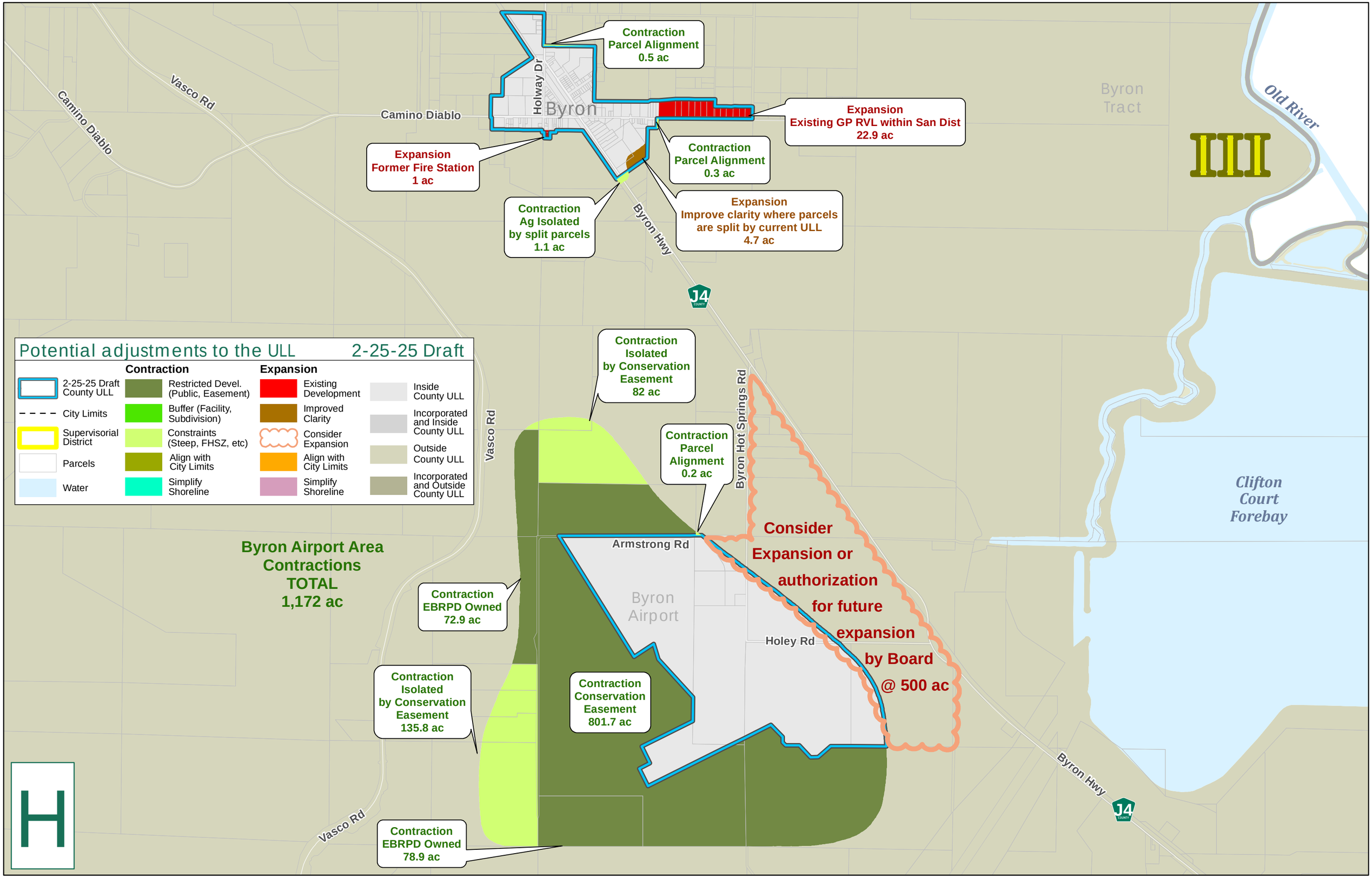

Prewett Ranch Dr
ANTIOCH
Deer Valley Rd
Hillcrest Ave
Shady Willow Ln
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
BRENTWOOD
Sellers Ave
Oak St
Central Blvd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Contraction
Unincorporated, inside Antioch's ULL
only City would develop
Align to City Limits
191.5 ac
Contraction
EBRPD Owned
18.6 ac
Contraction
EBRPD Owned
38.5 ac
Contraction
Isolated
by EBRPD land
24.9 ac
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
Marsh Creek Rd
Vasco Rd
Marsh Creek Reservoir
IV
III
G
Potential adjustments to the ULL
2-25-25 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

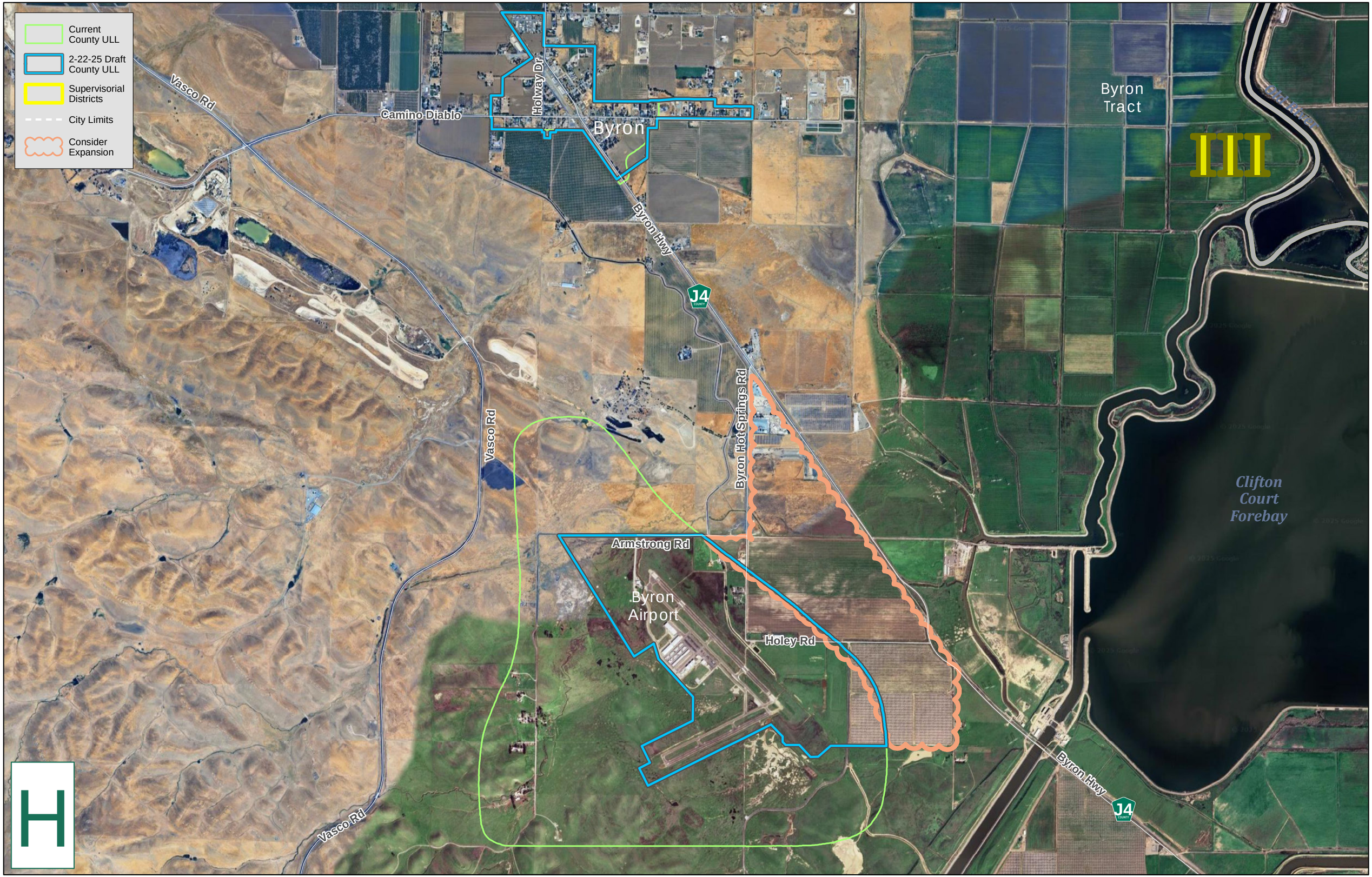

Prewett Ranch Dr
ANTIOCH
Deer Valley Rd
Hillcrest Ave
Shady Willow Ln
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
BRENTWOOD
Sellers Ave
Oak St
Central Blvd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Concord Ave
Vineyards Pkwy
Marsh Creek Rd
Vasco Rd
Marsh Creek Reservoir
Marsh Creek Rd
Contraction
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
Isolated
by EBRPD land
24.9 ac
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
IV
III
G
Potential adjustments to the ULL
2-25-25 Draft
Antioch 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

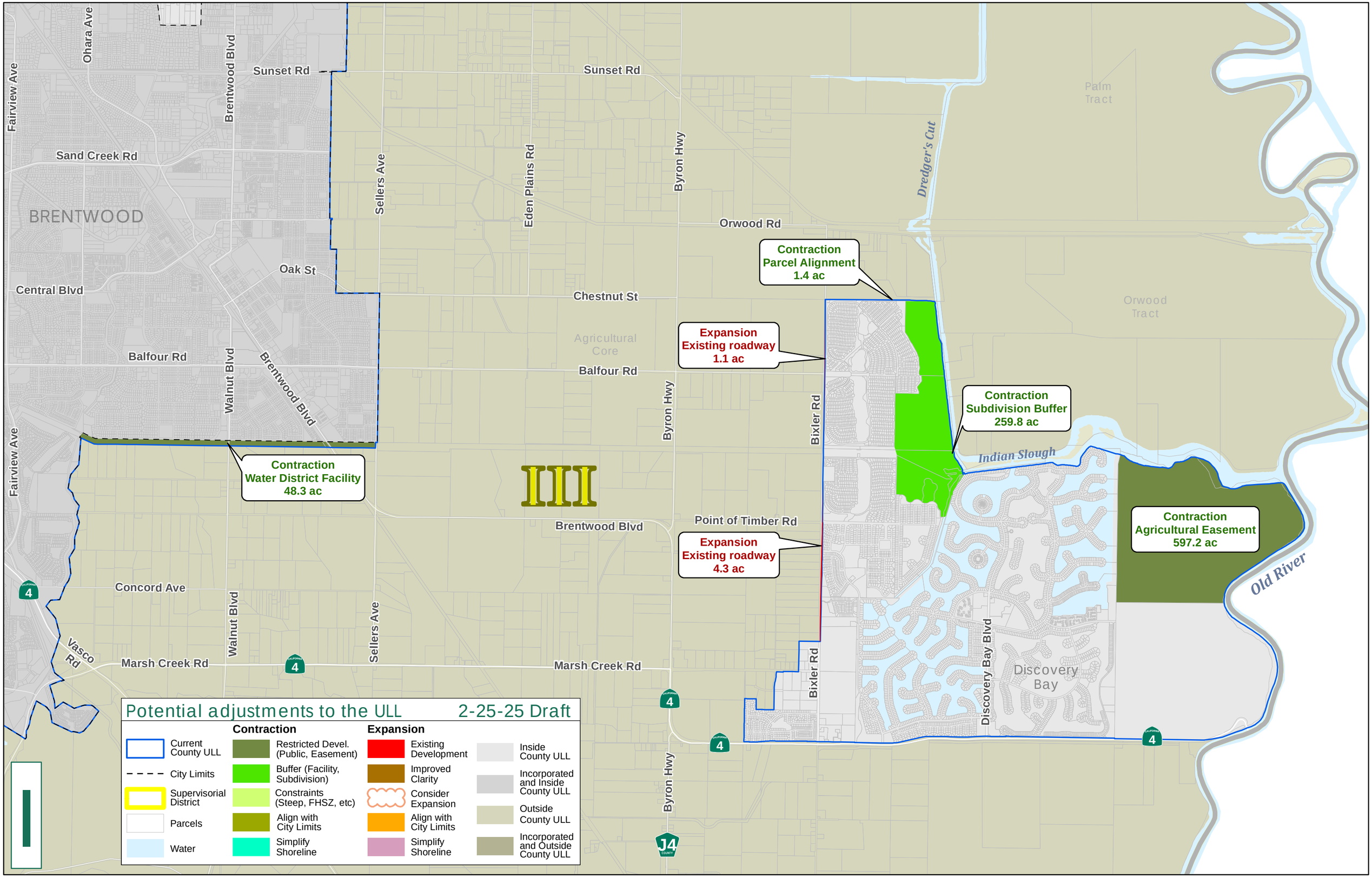

Potential adjustments to the ULL
2-25-25 Draft
Contraction
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
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
ANTIOCH
BRENTWOOD
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
Isolated
by EBRPD land
24.9 ac
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
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
Marsh Creek Rd
Vasco Rd
Marsh Creek Reservoir
IV
III
G

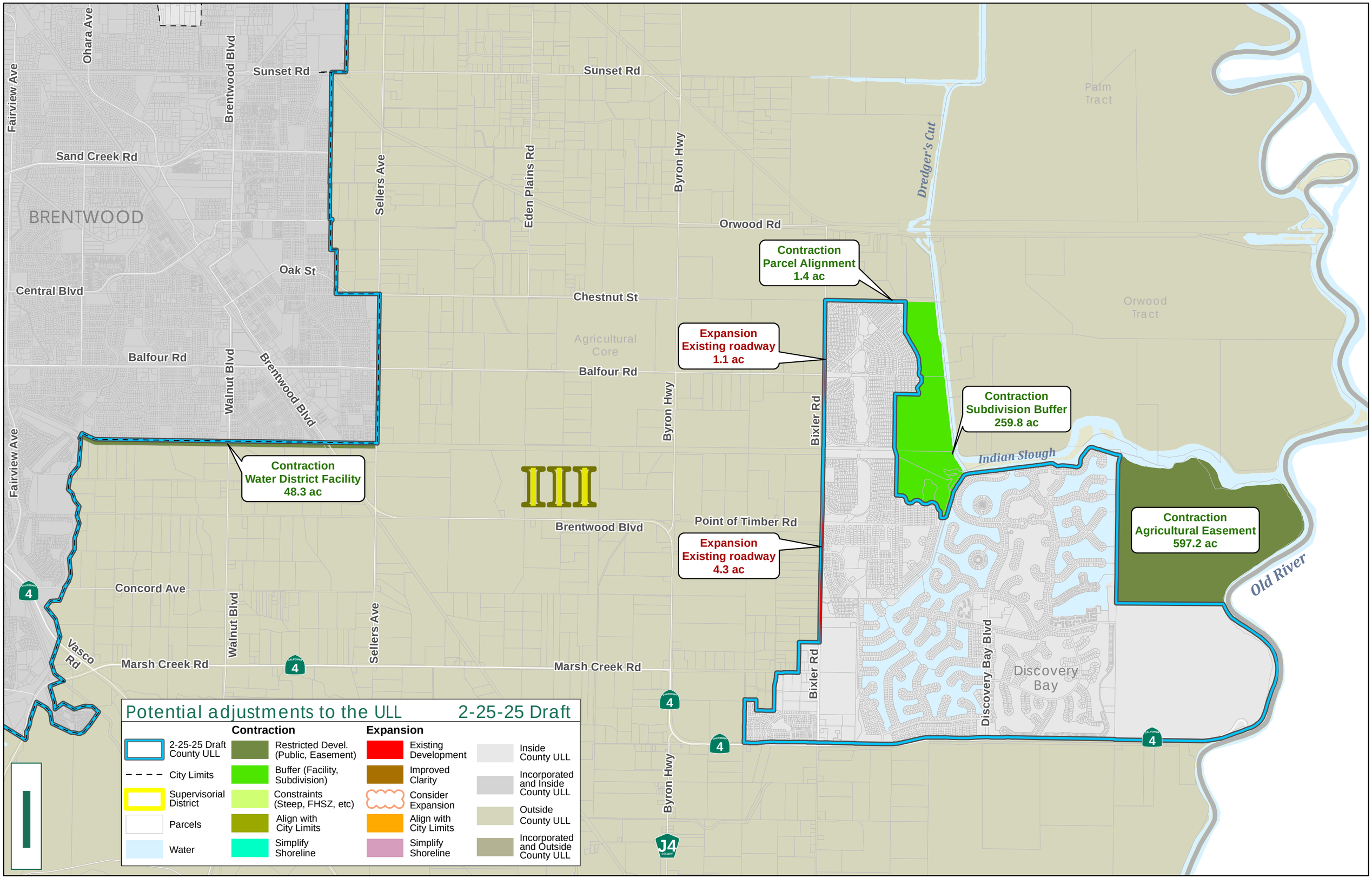
Prewett Ranch Dr
ANTIOCH
Deer Valley Rd
Hillcrest Ave
Shady Willow Ln
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
BRENTWOOD
Sellers Ave
Oak St
Central Blvd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Concord Ave
Vineyards Pkwy
Vasco Rd
Marsh Creek Rd
Marsh Creek Reservoir
IV
III
G
Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits

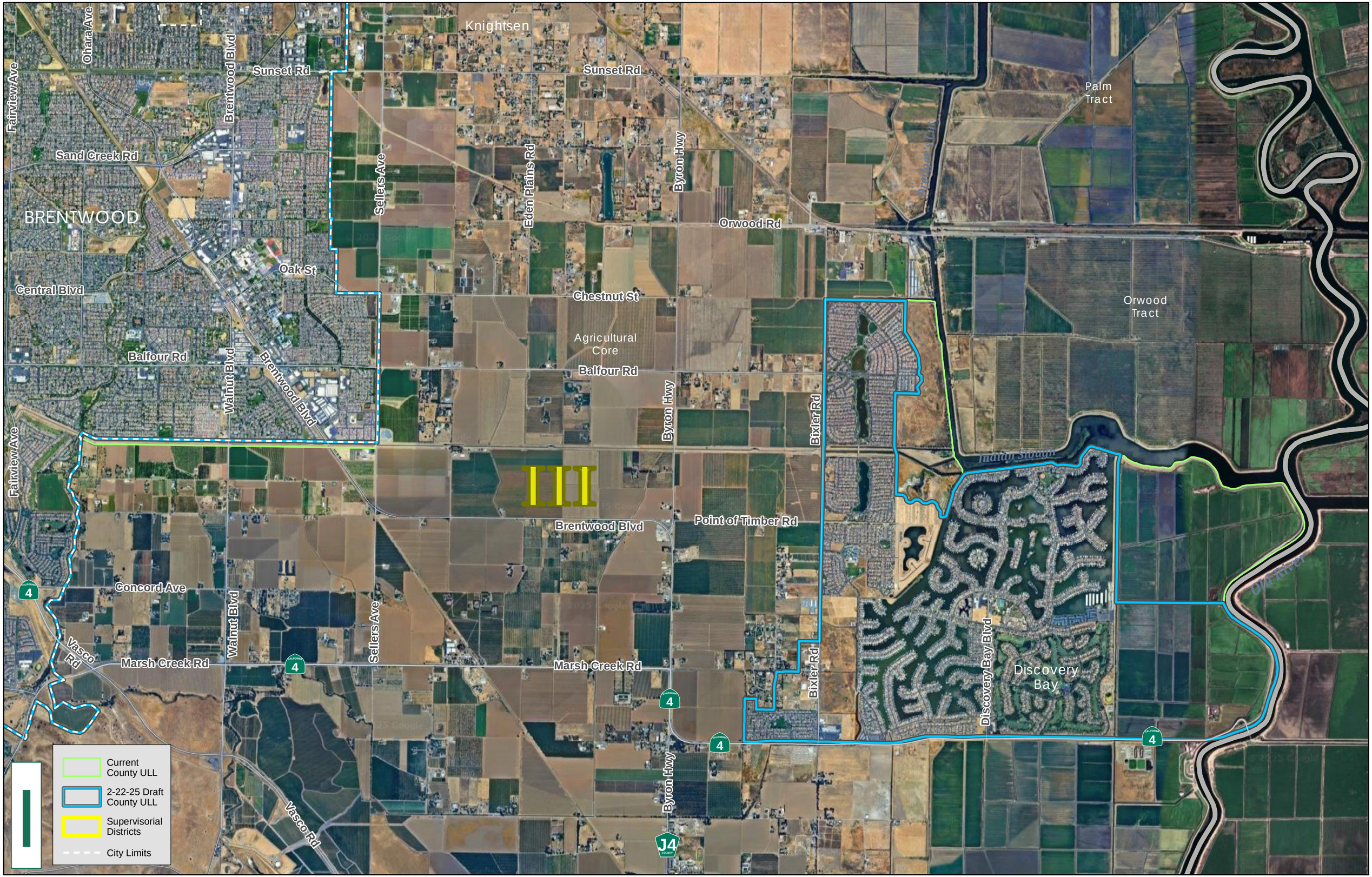

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved 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
Contraction Parcel Alignment 0.3 ac
Expansion Improve clarity where parcels are split by current ULL 4.7 ac
Expansion Former Fire Station 1 ac
Contraction Ag Isolated by split parcels 1.1 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 Airport
Byron Tract
Clifton Court Forebay
Old River
Camino Diablo
Vasco Rd
Holway Dr
Byron Hwy
Byron Hot Springs Rd
Armstrong Rd
Holey Rd
J4
III
H

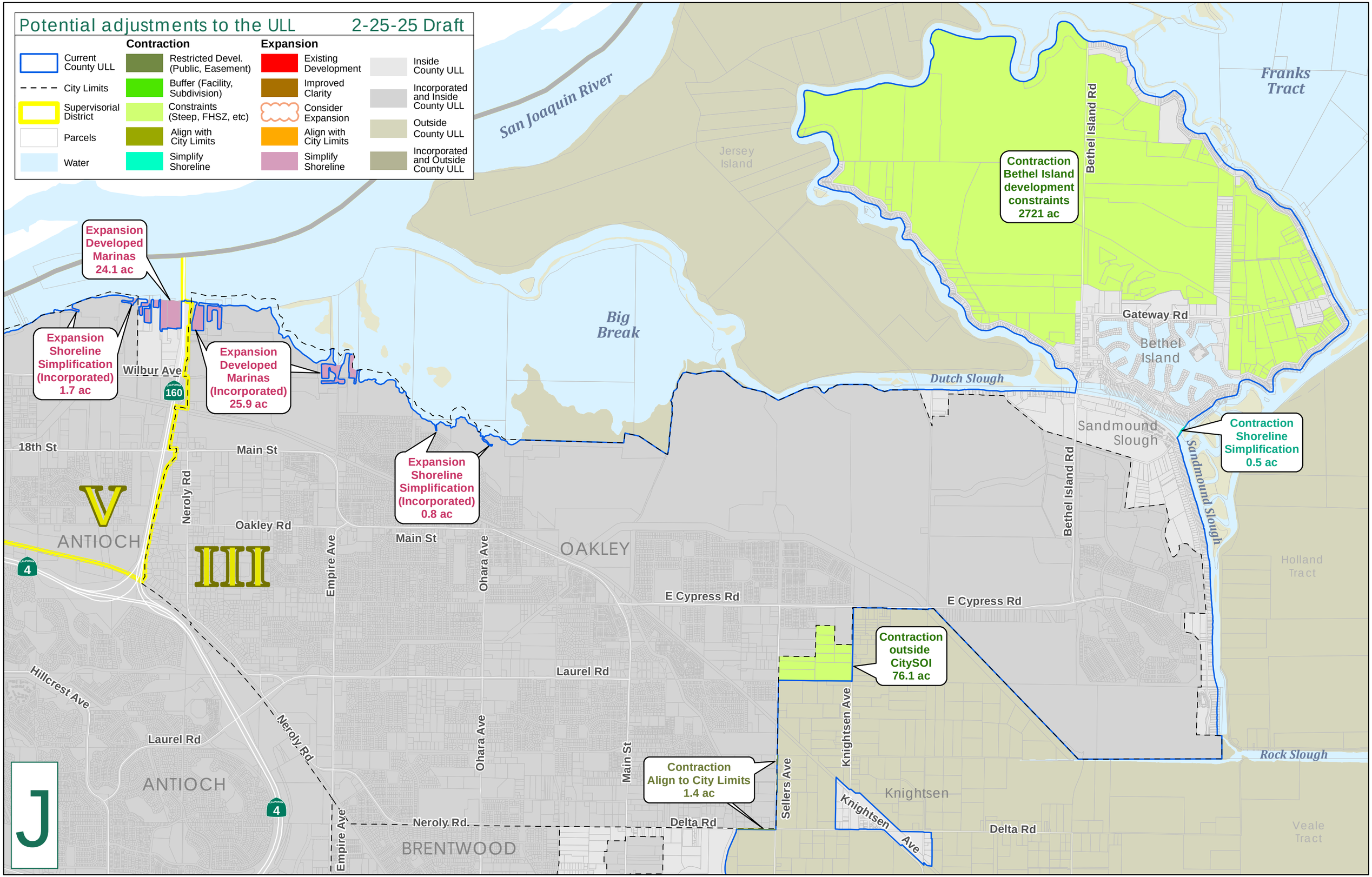

Potential adjustments to the ULL
2-25-25 Draft
Contraction
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
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
Byron Airport Area Contractions TOTAL 1,172 ac
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
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 Airport
Byron Tract
Clifton Court Forebay
Old River
Camino Diablo
Vasco Rd
Holway Dr
Byron Hwy
Byron Hot Springs Rd
Armstrong Rd
Holey Rd
J4
III
H

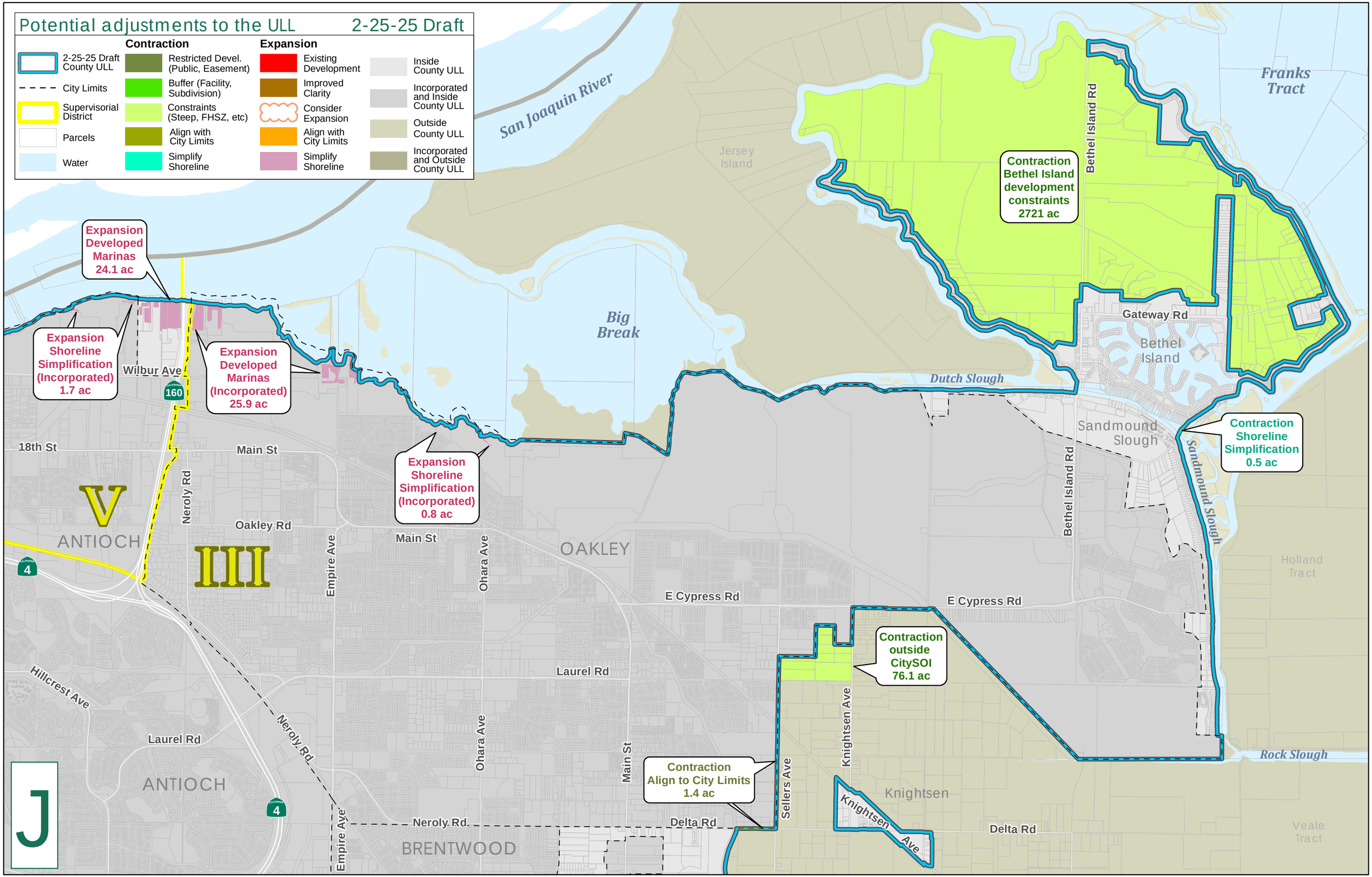

Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
Consider Expansion
Vasco Rd
Camino Diablo
Holway Dr
Byron
Byron Hwy
J4
Byron Hot Springs Rd
Byron Tract
III
Old River
Clifton Court Forebay
Armstrong Rd
Byron Airport
Holey Rd
Vasco Rd
Byron Hwy
J4
H

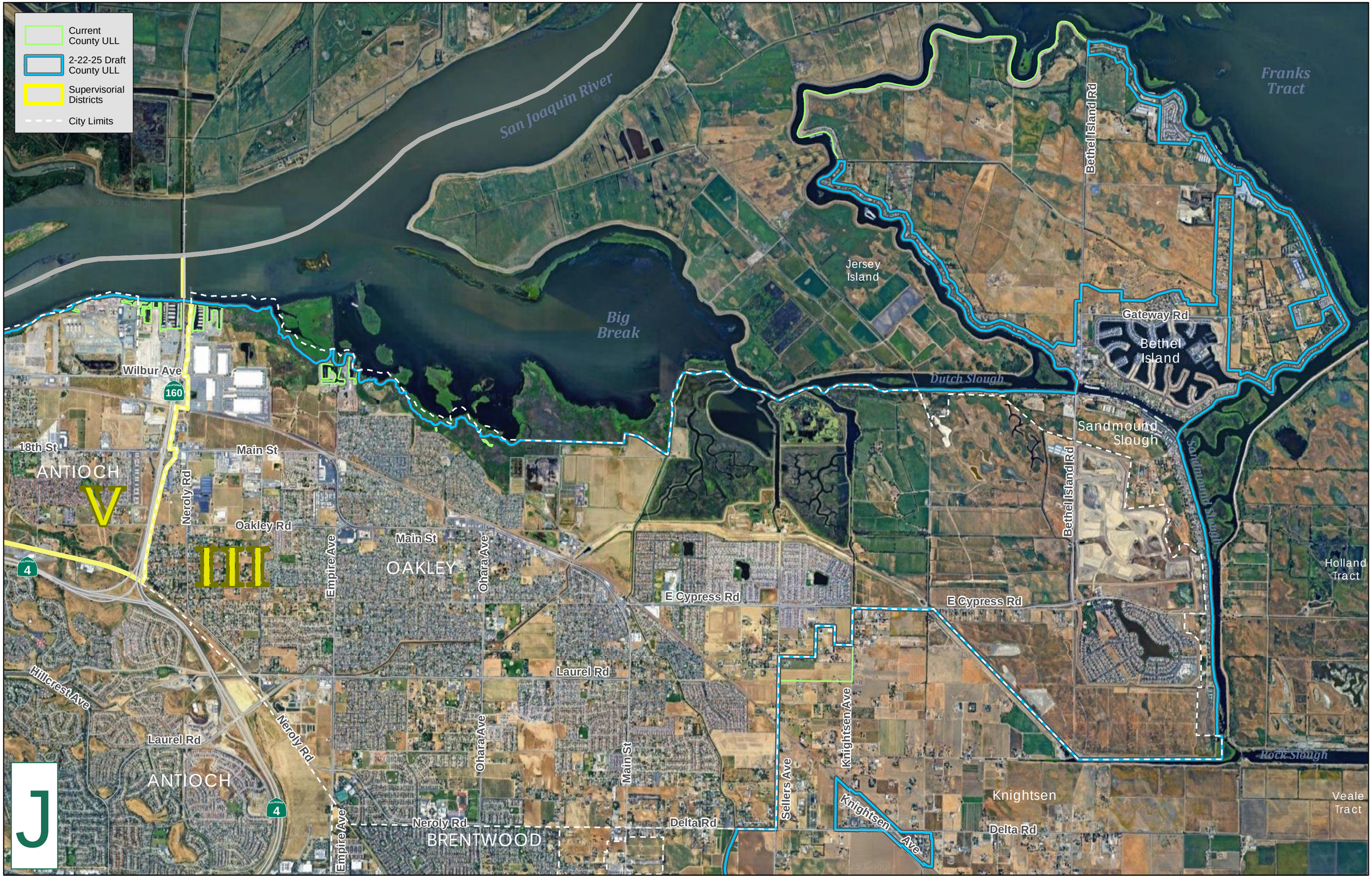

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved 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 Water District Facility 48.3 ac
Contraction Parcel Alignment 1.4 ac
Expansion Existing roadway 1.1 ac
Contraction Subdivision Buffer 259.8 ac
Contraction Agricultural Easement 597.2 ac
Expansion Existing roadway 4.3 ac
BRENTWOOD
Discovery Bay
Agricultural Core
Palm Tract
Orwood Tract
Dredger's Cut
Indian Slough
Old River
Fairview Ave
Ohara Ave
Brentwood Blvd
Sunset Rd
Sand Creek Rd
Sellers Ave
Eden Plains Rd
Byron Hwy
Orwood Rd
Oak St
Central Blvd
Chestnut St
Balfour Rd
Walnut Blvd
Point of Timber Rd
Bixler Rd
Discovery Bay Blvd
Concord Ave
Vasco Rd
Marsh Creek Rd
4
J4

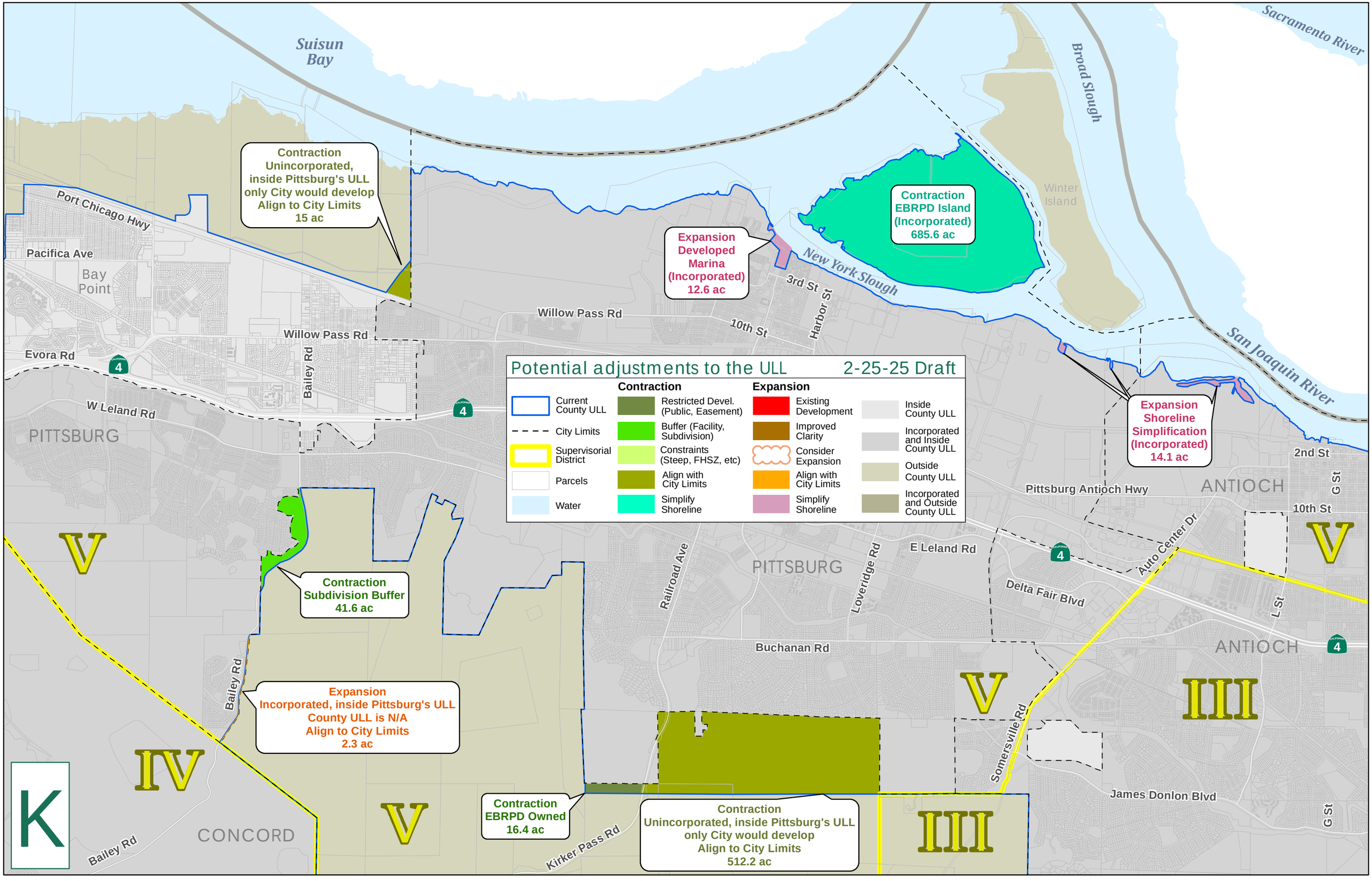

Potential adjustments to the ULL
2-25-25 Draft
Contraction
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
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 1.4 ac
Expansion Existing roadway 1.1 ac
Contraction Subdivision Buffer 259.8 ac
Contraction Water District Facility 48.3 ac
Contraction Agricultural Easement 597.2 ac
Expansion Existing roadway 4.3 ac
BRENTWOOD
Discovery Bay
Agricultural Core
Palm Tract
Orwood Tract
Indian Slough
Old River
Dredger's Cut
Sunset Rd
Sand Creek Rd
Oak St
Central Blvd
Balfour Rd
Chestnut St
Orwood Rd
Point of Timber Rd
Brentwood Blvd
Concord Ave
Marsh Creek Rd
Vasco Rd
Fairview Ave
Ohara Ave
Brentwood Blvd
Walnut Blvd
Sellers Ave
Eden Plains Rd
Byron Hwy
Bixler Rd
Discovery Bay Blvd
4
J4

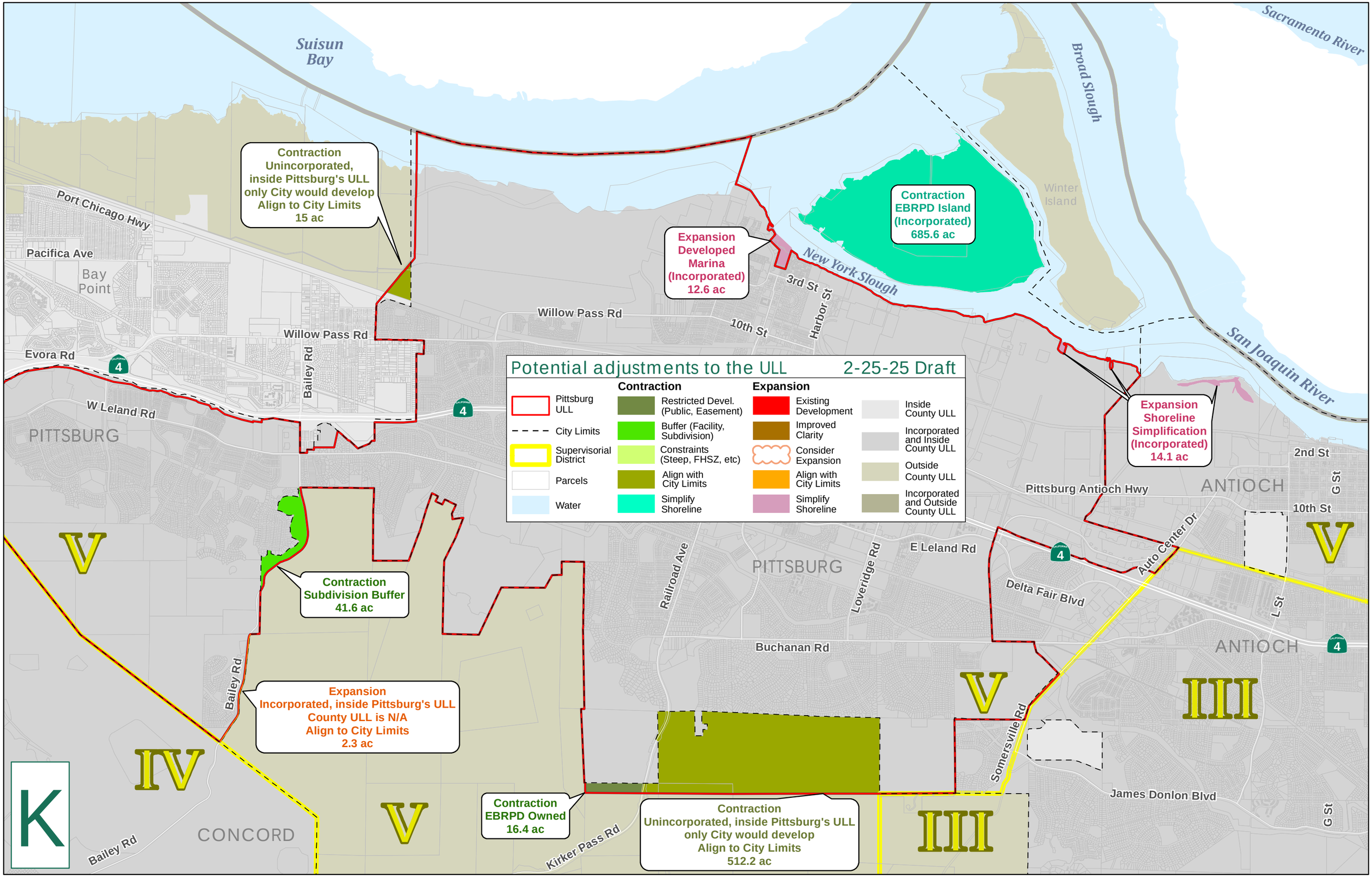

Knightsen
Sunset Rd
Sunset Rd
Palm Tract
Fairview Ave
Ohara Ave
Brentwood Blvd
Sand Creek Rd
BRENTWOOD
Sellers Ave
Eden Plains Rd
Byron Hwy
Dredger's Cut
Orwood Rd
Oak St
Central Blvd
Chestnut St
Orwood Tract
Agricultural Core
Balfour Rd
Balfour Rd
Walnut Blvd
Brentwood Blvd
Byron Hwy
Bixler Rd
Indian Slough
Fairview Ave
III
Brentwood Blvd
Point of Timber Rd
Old River
Concord Ave
Walnut Blvd
Sellers Ave
Vasco Rd
Marsh Creek Rd
Marsh Creek Rd
Bixler Rd
Discovery Bay Blvd
Discovery Bay
Byron Hwy
Vasco Rd
Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits

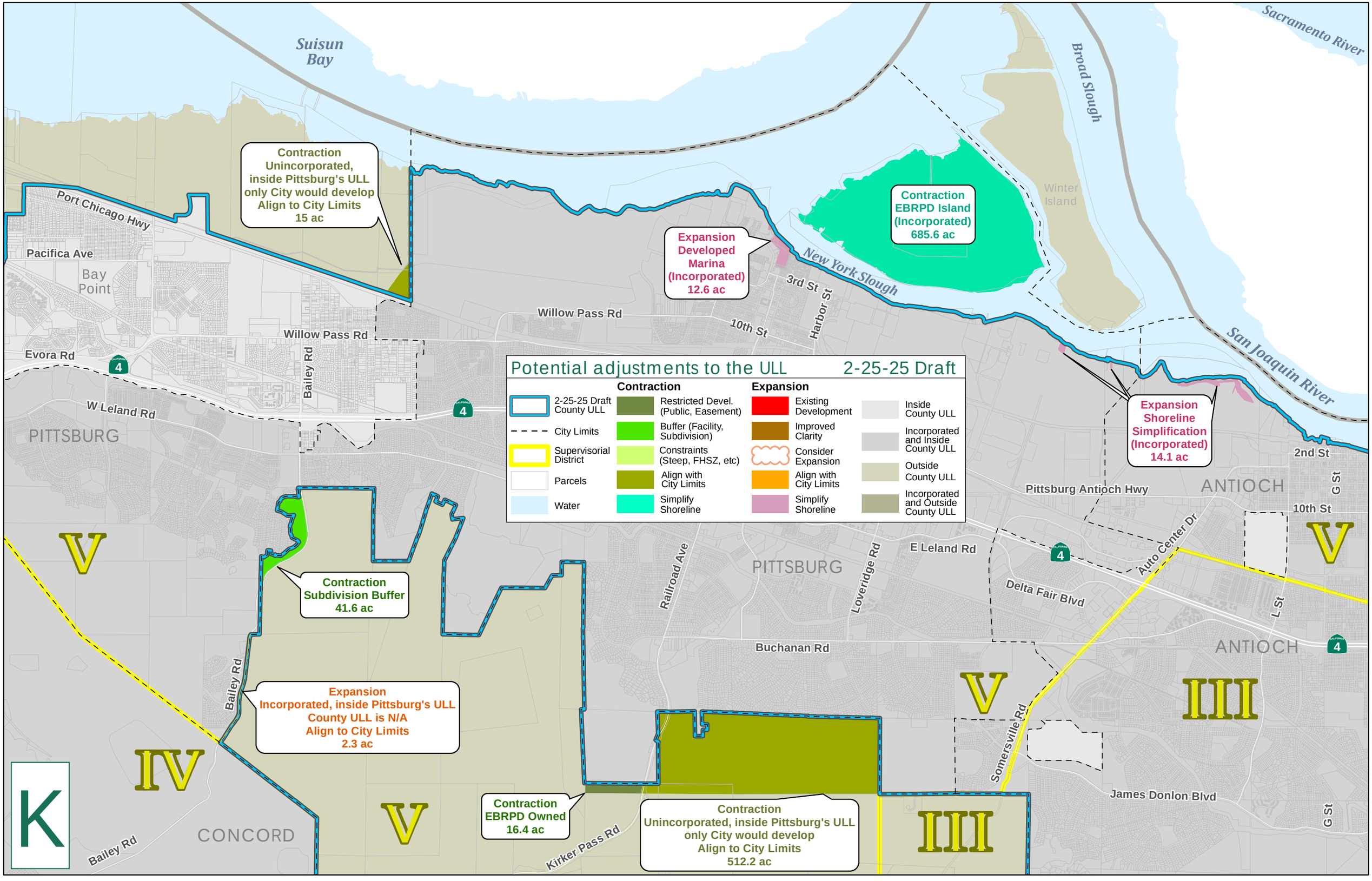

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Current County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
Improved 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
San Joaquin River
Jersey Island
Franks Tract
Big Break
Dutch Slough
Sandmound Slough
Rock Slough
Holland Tract
Veale Tract
Bethel Island
Gateway Rd
Bethel Island Rd
Contraction Bethel Island development constraints 2721 ac
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 Shoreline Simplification 0.5 ac
Contraction outside CitySOI 76.1 ac
Contraction Align to City Limits 1.4 ac
Wilbur Ave
160
18th St
Main St
Neroly Rd
Oakley Rd
Empire Ave
Ohara Ave
ANTIOCH
OAKLEY
V
III
4
E Cypress Rd
Laurel Rd
Hillcrest Ave
Sellers Ave
Knightsen Ave
Knightsen
Delta Rd
Neroly Rd.
BRENTWOOD
J

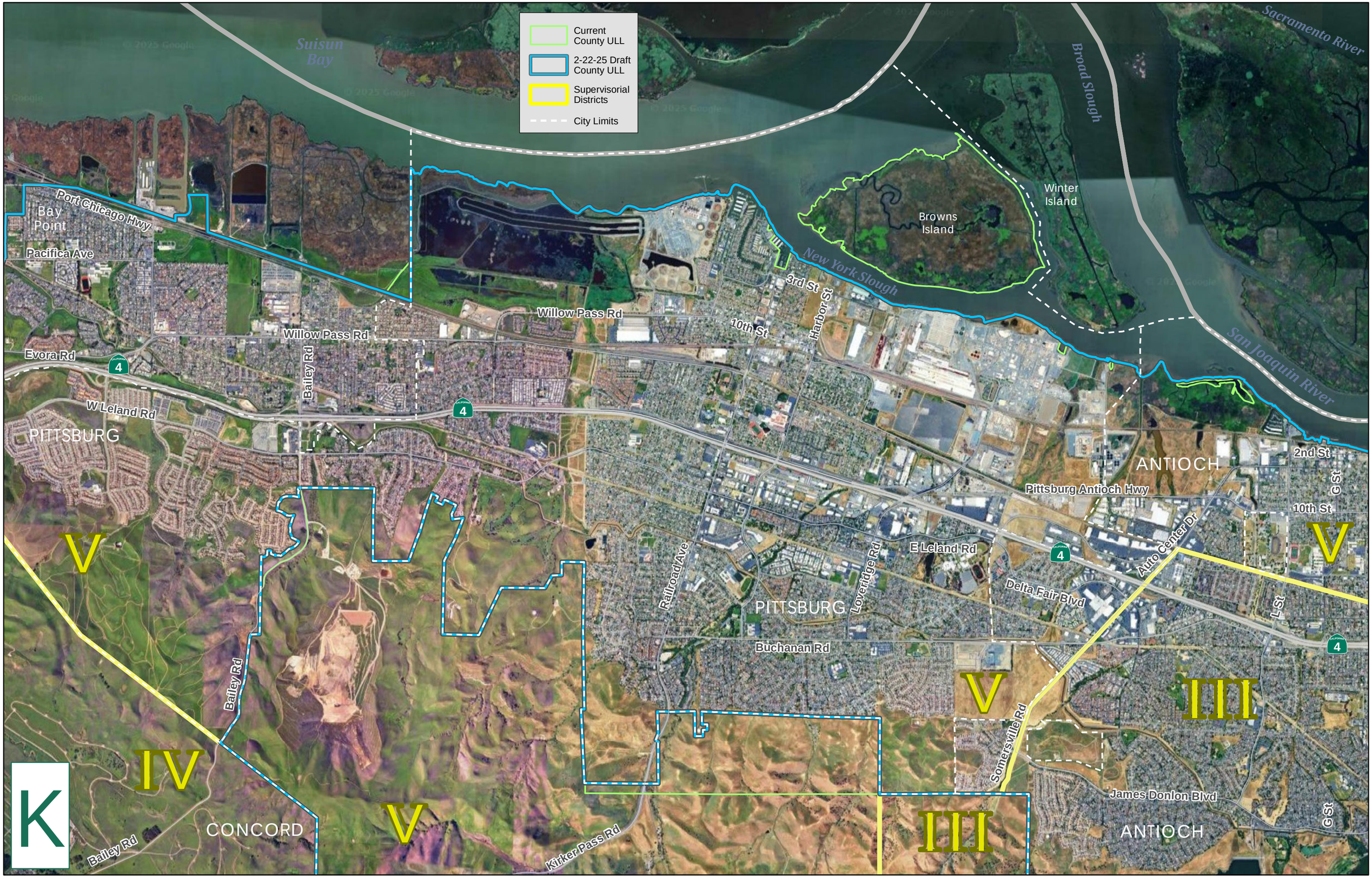

Potential adjustments to the ULL
2-25-25 Draft
Contraction
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Expansion
Existing Development
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
San Joaquin River
Jersey Island
Franks Tract
Big Break
Dutch Slough
Contraction Bethel Island development constraints 2721 ac
Bethel Island Rd
Gateway Rd
Bethel Island
Expansion Developed Marinas 24.1 ac
Expansion Shoreline Simplification (Incorporated) 1.7 ac
Wilbur Ave
160
Expansion Developed Marinas (Incorporated) 25.9 ac
Sandmound Slough
Contraction Shoreline Simplification 0.5 ac
18th St
Main St
Expansion Shoreline Simplification (Incorporated) 0.8 ac
V
ANTIOCH
Neroly Rd
Oakley Rd
III
Empire Ave
Ohara Ave
OAKLEY
Holland Tract
E Cypress Rd
Contraction outside CitySOI 76.1 ac
Laurel Rd
Hillcrest Ave
Knightsen Ave
Rock Slough
Contraction Align to City Limits 1.4 ac
Sellers Ave
Knightsen
Delta Rd
Veale Tract
BRENTWOOD
J

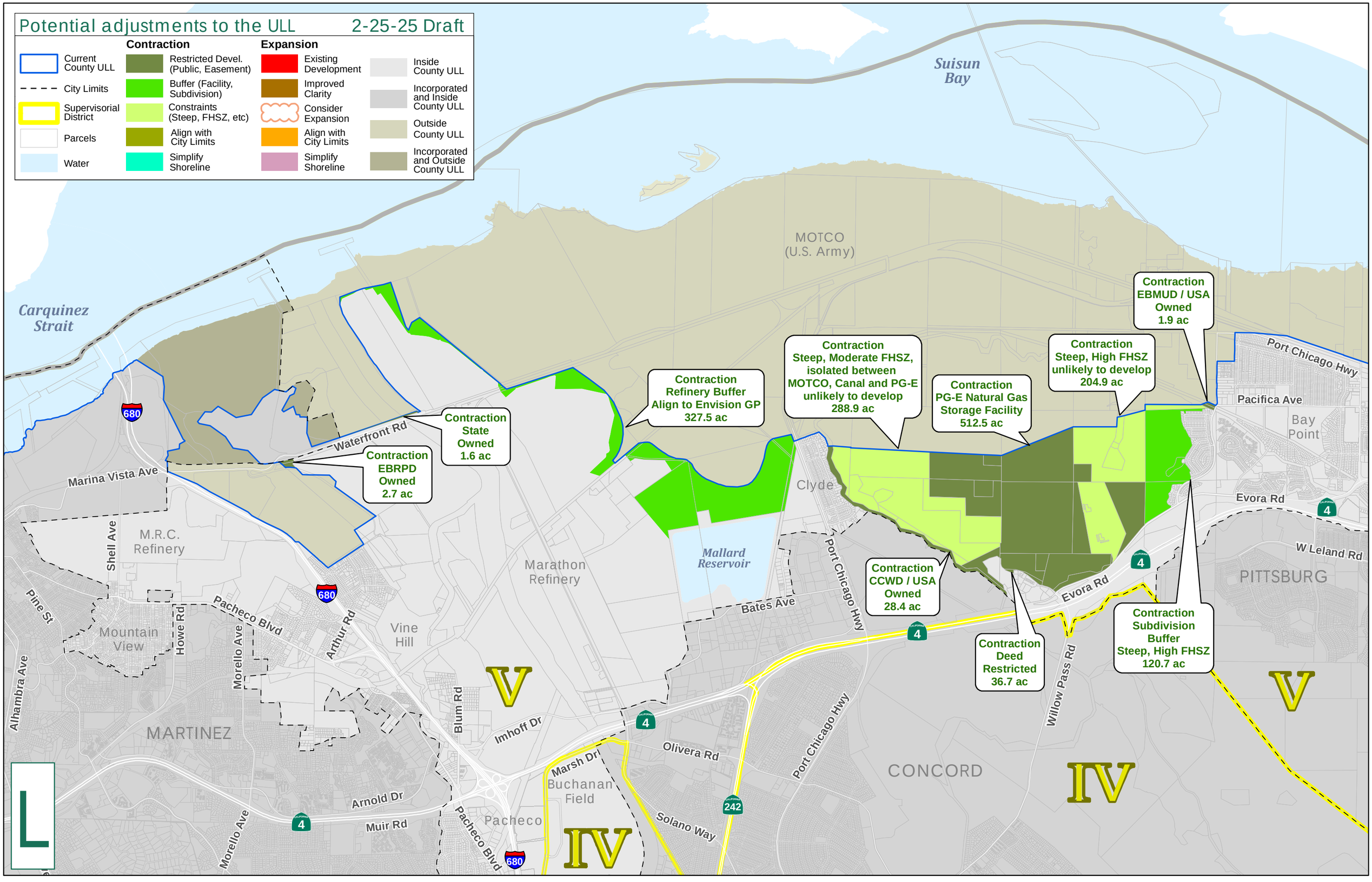

Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
San Joaquin River
Franks Tract
Big Break
Jersey Island
Bethel Island Rd
Gateway Rd
Bethel Island
Dutch Slough
Sandmound Slough
Holland Tract
Rock Slough
Veale Tract
Knightsen
Wilbur Ave
160
18th St
Main St
ANTIOCH
V
Neroly Rd
Oakley Rd
III
Empire Ave
OAKLEY
Ohara Ave
E Cypress Rd
Laurel Rd
Hillcrest Ave
4
Sellers Ave
Knightsen Ave
Delta Rd
BRENTWOOD
J

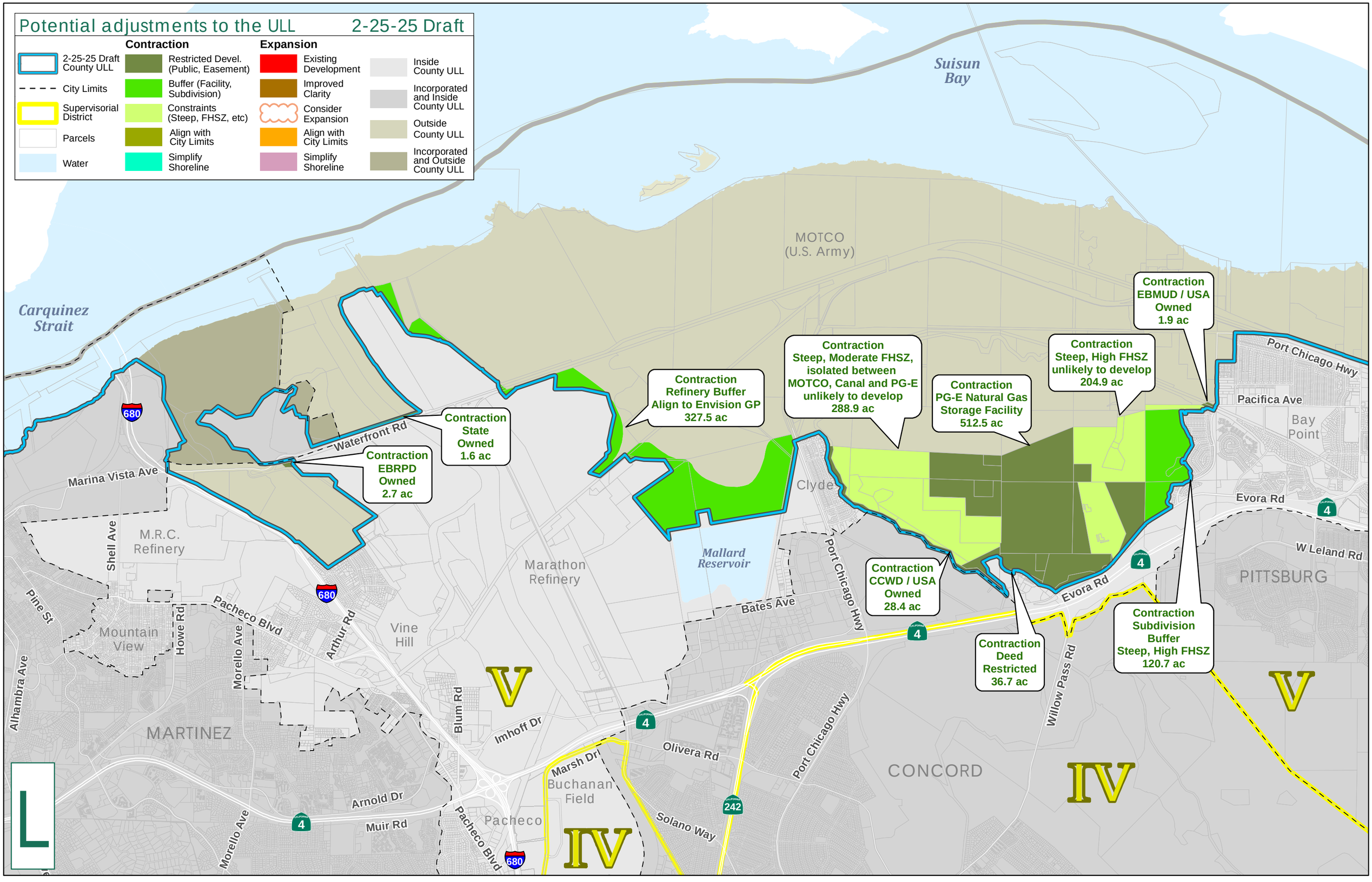

Suisun Bay
Sacramento River
Broad Slough
Winter Island
New York Slough
San Joaquin River
Contraction Unincorporated, inside Pittsburg's ULL only City would develop Align to City Limits 15 ac
Contraction EBRPD Island (Incorporated) 685.6 ac
Expansion Developed Marina (Incorporated) 12.6 ac
Expansion Shoreline 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
Potential adjustments to the ULL
2-25-25 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
Port Chicago Hwy
Pacifica Ave
Bay Point
Willow Pass Rd
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
10th St
3rd St
Harbor St
Pittsburg Antioch Hwy
ANTIOCH
2nd St
G St
10th St
E Leland Rd
Railroad Ave
Loveridge Rd
Auto Center Dr
Delta Fair Blvd
L St
Buchanan Rd
Somersville Rd
James Donlon Blvd
Kirker Pass Rd
CONCORD
V
IV
III
K


Potential adjustments to the ULL
2-25-25 Draft
Contraction
Pittsburg 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 Unincorporated, inside Pittsburg's ULL only City would develop Align to City Limits 15 ac
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
Suisun Bay
Sacramento River
Broad Slough
Winter Island
New York Slough
San Joaquin River
Port Chicago Hwy
Pacifica Ave
Bay Point
Willow Pass Rd
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
3rd St
Harbor St
10th St
Railroad Ave
Loveridge Rd
E Leland Rd
Buchanan Rd
Kirker Pass Rd
CONCORD
Pittsburg Antioch Hwy
ANTIOCH
2nd St
G St
Auto Center Dr
Delta Fair Blvd
L St
Somersville Rd
James Donlon Blvd
V
IV
III
K

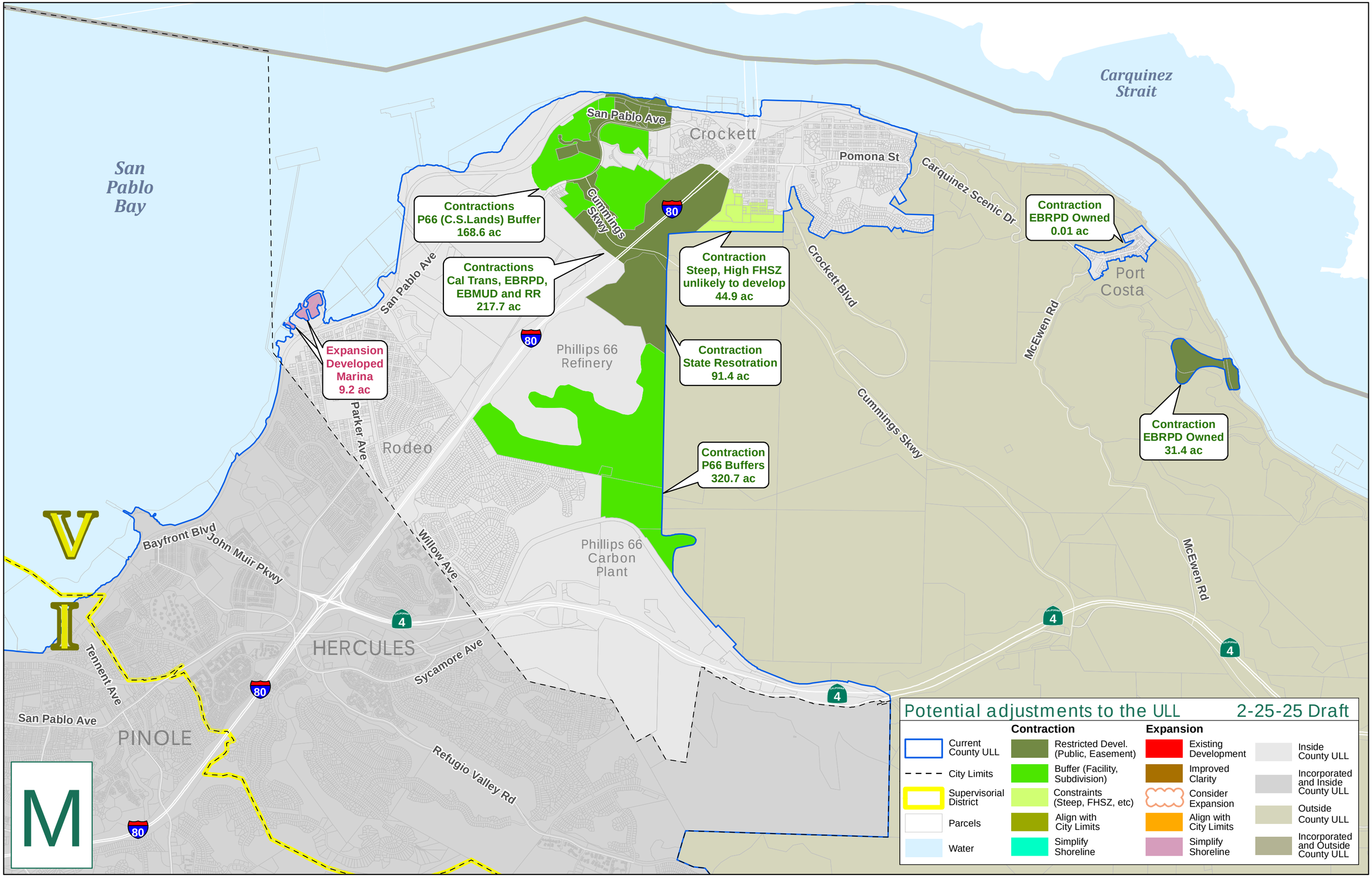

Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 Draft County ULL
City Limits
Supervisorial District
Parcels
Water
Restricted Devel. (Public, Easement)
Buffer (Facility, Subdivision)
Constraints (Steep, FHSZ, etc)
Align with City Limits
Simplify Shoreline
Existing Development
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
Suisun Bay
Sacramento River
Broad Slough
Winter Island
New York Slough
San Joaquin River
Contraction Unincorporated, inside Pittsburg's ULL only City would develop Align to City Limits 15 ac
Contraction EBRPD Island (Incorporated) 685.6 ac
Expansion Developed Marina (Incorporated) 12.6 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
Port Chicago Hwy
Pacifica Ave
Bay Point
Willow Pass Rd
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
3rd St
Harbor St
10th St
Railroad Ave
Loveridge Rd
E Leland Rd
Buchanan Rd
Pittsburg Antioch Hwy
ANTIOCH
2nd St
10th St
G St
Auto Center Dr
Delta Fair Blvd
L St
Somersville Rd
James Donlon Blvd
Kirker Pass Rd
CONCORD
V
IV
III
K

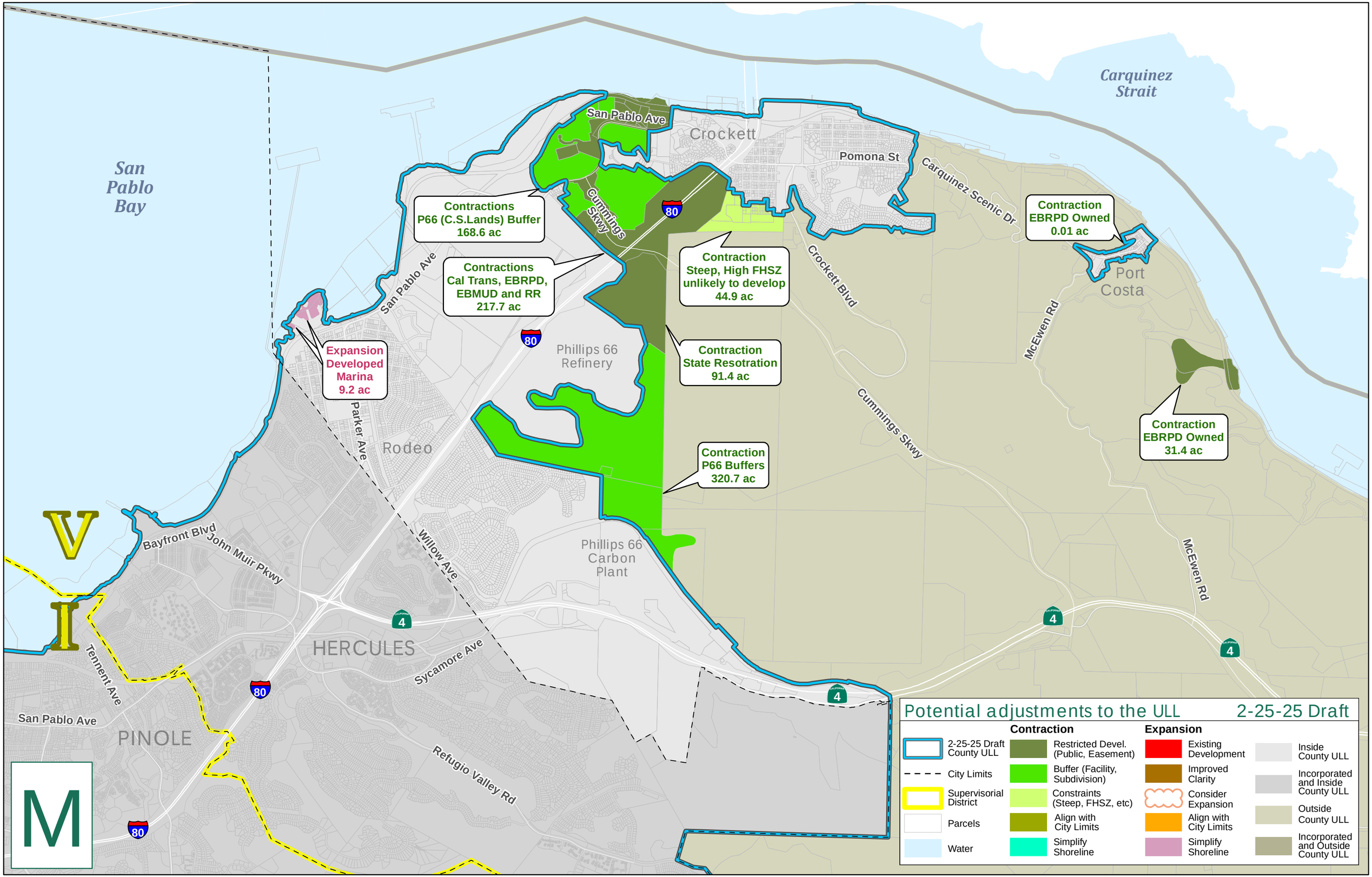

Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
Suisun Bay
Sacramento River
Broad Slough
Winter Island
Browns Island
New York Slough
San Joaquin River
Port Chicago Hwy
Bay Point
Pacifica Ave
Willow Pass Rd
Evora Rd
Bailey Rd
W Leland Rd
PITTSBURG
3rd St
Harbor St
10th St
ANTIOCH
2nd St
G St
Pittsburg Antioch Hwy
Auto Center Dr
E Leland Rd
Railroad Ave
Loveridge Rd
Delta Fair Blvd
L St
Buchanan Rd
Somersville Rd
James Donlon Blvd
CONCORD
Kirker Pass Rd
V
IV
III
K


Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
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
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
Carquinez Strait
MOTCO (U.S. Army)
Contraction EBMUD / USA Owned 1.9 ac
Contraction Steep, High FHSZ unlikely to develop 204.9 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 Refinery Buffer Align to Envision GP 327.5 ac
Contraction State Owned 1.6 ac
Contraction EBRPD Owned 2.7 ac
Contraction CCWD / USA Owned 28.4 ac
Contraction Deed Restricted 36.7 ac
Contraction Subdivision Buffer Steep, High FHSZ 120.7 ac
Port Chicago Hwy
Pacifica Ave
Bay Point
Clyde
Evora Rd
W Leland Rd
PITTSBURG
Mallard Reservoir
Marathon Refinery
Waterfront Rd
Marina Vista Ave
M.R.C. Refinery
Shell Ave
Pine St
Mountain View
Howe Rd
Pacheco Blvd
Morello Ave
Arthur Rd
Vine Hill
Alhambra Ave
MARTINEZ
Blum Rd
Imhoff Dr
Bates Ave
Olivera Rd
Marsh Dr
Buchanan Field
Arnold Dr
Muir Rd
Pacheco
Solano Way
Willow Pass Rd
CONCORD
V
IV
L
680
4
242


Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 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
Suisun Bay
Carquinez Strait
MOTCO (U.S. Army)
Contraction EBMUD / USA Owned 1.9 ac
Contraction Steep, High FHSZ unlikely to develop 204.9 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 Refinery Buffer Align to Envision GP 327.5 ac
Contraction State Owned 1.6 ac
Contraction EBRPD Owned 2.7 ac
Contraction CCWD / USA Owned 28.4 ac
Contraction Deed Restricted 36.7 ac
Contraction Subdivision Buffer Steep, High FHSZ 120.7 ac
Port Chicago Hwy
Pacifica Ave
Bay Point
Evora Rd
W Leland Rd
PITTSBURG
Clyde
Mallard Reservoir
Bates Ave
Willow Pass Rd
CONCORD
Olivera Rd
Solano Way
Marsh Dr
Buchanan Field
Pacheco
Imhoff Dr
Blum Rd
Pacheco Blvd
Arnold Dr
Muir Rd
Morello Ave
MARTINEZ
Alhambra Ave
Pine St
Mountain View
Howe Rd
Shell Ave
M.R.C. Refinery
Marina Vista Ave
Waterfront Rd
Arthur Rd
Vine Hill
Marathon Refinery
680
4
242
V
IV
L

Current County ULL
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
Suisun Bay
Carquinez Strait
MOTCO (U.S. Army)
M.R.C. Refinery
Marina Vista Ave
Waterfront Rd
Shell Ave
Pine St
Mountain View
Howe Rd
Pacheco Blvd
Morello Ave
Arthur Rd
Vine Hill
Alhambra Ave
MARTINEZ
Blum Rd
Imhoff Dr
Marathon Refinery
Mallard Reservoir
Clyde
Port Chicago Hwy
Bates Ave
Marsh Dr
Olivera Rd
Buchanan Field
Solano Way
Arnold Dr
Muir Rd
Pacheco
CONCORD
Willow Pass Rd
Evora Rd
W Leland Rd
PITTSBURG
Bay Point
Pacifica Ave
680
4
242
V
IV
L


Carquinez Strait
San Pablo Bay
Crockett
San Pablo Ave
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
V
I
M
Bayfront Blvd
John Muir Pkwy
Willow Ave
Phillips 66
Carbon
Plant
4
HERCULES
Tennent Ave
Sycamore Ave
San Pablo Ave
PINOLE
Refugio Valley Rd
Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
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
Consider Expansion
Align with City Limits
Simplify Shoreline
Inside County ULL
Incorporated and Inside County ULL
Outside County ULL
Incorporated and Outside County ULL


Carquinez Strait
San Pablo Bay
Crockett
San Pablo Ave
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
Contraction
EBRPD Owned
31.4 ac
Parker Ave
Rodeo
Contraction
P66 Buffers
320.7 ac
V
I
Bayfront Blvd
John Muir Pkwy
Willow Ave
Phillips 66
Carbon
Plant
4
HERCULES
Sycamore Ave
Tennent Ave
San Pablo Ave
PINOLE
Refugio Valley Rd
M
Potential adjustments to the ULL
2-25-25 Draft
Contraction
Expansion
2-25-25 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
2-22-25 Draft County ULL
Supervisorial Districts
City Limits
San Pablo Bay
Carquinez Strait
BENICIA
Crockett
Pomona St
Carquinez Scenic Dr
Port Costa
San Pablo Ave
Cummings Skwy
Crockett Blvd
McEwen Rd
Rodeo
Parker Ave
Phillips 66 Refinery
Phillips 66 Carbon Plant
John Muir Pkwy
Willow Ave
HERCULES
Sycamore Ave
Tennent Ave
PINOLE
Refugio Valley Rd
80
4
V
I
M