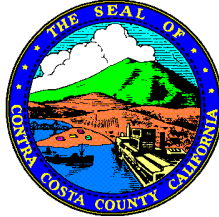


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Deputy Director

NOTICE OF AVAILABILITY

**Initial Study Evaluating Use of a Previously Certified Environmental Document
2026 Urban Limit Line Renewal Project (SCH #2023090467)**

Date: August 25, 2025

To: California State Clearinghouse
Contra Costa County Clerk
Responsible and Trustee Agencies
Interested Parties and Organizations

Project Title: Contra Costa County 2026 Urban Limit Line Renewal

Subject: Notice of Availability of an Initial Study Evaluating Use of the Contra Costa County 2045 General Plan and Climate Action and Adaptation Plan 2024 Update Environmental Impact Report for the 2026 Urban Limit Line Renewal Project

Applicant: Contra Costa County
30 Muir Road, Martinez, CA 94553
(925) 655-2898

Lead Agency: Contra Costa County

Contact: Will Nelson, Advance Planning Manager
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 655-2898
will.nelson@dcd.cccounty.us
advanceplanning@dcd.cccounty.us

NOTICE IS HEREBY GIVEN that Contra Costa County ("Lead Agency") has prepared an Initial Study for the proposed 2026 Urban Limit Line Renewal Project (proposed project). California Environmental Quality Act ("CEQA") Guidelines Section 15153 allows a lead agency to use an EIR prepared in connection with an earlier project to apply to a later project, if the circumstances of the projects are essentially the same. The Initial Study for the 2026 Urban Limit Line Renewal concludes that the 2024 Environmental Impact Report for the Contra Costa County 2045 General Plan and Climate Action and Adaptation Plan 2024 Update ("GPEIR") adequately evaluates the impacts associated with the proposed project and is sufficient to serve as the environmental document for the proposed project. Accordingly, Contra Costa County plans to use the GPEIR as the draft EIR for the 2026 Urban Limit Line Renewal.

PROJECT LOCATION AND BACKGROUND: The proposed project encompasses the entirety of unincorporated Contra Costa County. Contra Costa County is one of the nine San Francisco Bay Area counties, located east of San Francisco County and west of San Joaquin County (see Figure 1, *Regional Location*).

On November 6, 1990, Contra Costa County voters approved Measure C (Measure C-1990), the 65/35 Contra Costa County Land Preservation Plan (the 65/35 Plan), which established various mechanisms aimed at containing urban sprawl and protecting resources like agricultural land and scenic ridges. The most significant and impactful of these mechanisms are the 65/35 Land Preservation Standard (the 65/35 Standard) and Urban Limit Line (ULL). Pursuant to the 65/35 Standard, no more than 35 percent of the land within the county may be designated for urban uses (residential, commercial, industrial, etc.) in the General Plans of the County and the 19 incorporated cities within the county, and at least 65 percent must be designated for nonurban uses such as agriculture, open space, and parks. Meanwhile, the ULL establishes a boundary beyond which no land may be designated for urban land uses. Operating together, the 65/35 Standard and ULL limit the geographic extent of urban development in the county.

On November 7, 2006, county voters approved Measure L (Measure L-2006), which carried forward most of the elements of Measure C-1990 while also extending the term of the 65/35 Ordinance to December 31, 2026; requiring a four-fifths vote of the County Board of Supervisors and voter approval to expand the ULL by more than 30 acres; requiring periodic reviews of the ULL by the Board of Supervisors; and adopting a new ULL Map. The County's current ULL Map is shown in Figure 2, *Current Adopted County Urban Limit Line*.

PROPOSED PROJECT: The proposed project is a 2026 ballot measure asking Contra Costa County voters to amend the Land Use Element of the 2045 General Plan and the 65/35 Contra Costa Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to:

1. Extend the term of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) and the County's Urban Limit Line through December 31, 2051.
2. Modify the periodic ULL review requirements of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to require review of the ULL boundary concurrently with State-mandated Housing Element update cycles.

3. Modify the criteria and factors enumerated in the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) for determining whether land should be considered for placement outside the ULL, to include:
 - a. Lands which qualify for rating as Class I or Class II in the Soil Conservation Service Land Use Capability Classification.
 - b. Lands designated as High or Very High Fire Hazard Severity Zones on maps published by the California Department of Forestry and Fire Protection.
 - c. Lands with slopes of 26 percent or greater.
 - d. Lands at risk from substantial inundation due to flooding or anticipated sea level rise.
 - e. Lands with recorded development restrictions such as agricultural, conservation, or scenic easements or deeded development rights.
 - f. Open space, parks, and other recreation areas.
 - g. Wetlands and undevelopable islands.
 - h. Areas with inadequate water, sewer, and roadway infrastructure.
 - i. Other areas not appropriate for urban growth because of separation from existing development, unstable geologic conditions, likelihood of substantial environmental damage or substantial injury to fish or wildlife or their habitat, and other similar factors rendering the land physically unsuitable for intense development.
4. Retain, during the extended term of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) and the County's Urban Limit Line, the requirement for voter approval to expand the County's Urban Limit Line by more than 30 acres, except as specifically authorized in the 65/35 Land Preservation Plan Ordinance, and approved by the voters in this ballot measure, namely:
 - a. The Board of Supervisors may, without subsequent voter approval, expand the ULL by any acreage within the boundaries of the Byron Airport Potential ULL Expansion illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, after holding a public hearing at which the Board adopts the General Plan amendment for the expansion, a four-fifths vote, after making each of the following findings based on substantial evidence in the record:
 - i. The expansion is necessary to further the economic viability of Byron Airport and attain the County's goals related to economic development.
 - ii. The expanded ULL area will accommodate uses directly linked to aeronautics, such as aviation research and development, aircraft manufacturing/assembly, and aeronautical schools/training facilities.

- iii. The expanded ULL area will not accommodate residential development, logistics/distributions centers, lodging, or any other use not directly linked to aeronautics except for minor ancillary uses necessary to support the airport workforce.
 - iv. The expansion will not induce sprawl.
- 5. Retain in both the General Plan and County Ordinance Code the requirement that a four-fifths 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.
- 6. Retain in both the General Plan and County Ordinance Code the existing procedure for any change to the County's ULL under 30 acres based on a four-fifths vote of the Board of Supervisors after holding a public hearing and making at least one of seven findings, as proscribed in both the General Plan and County Ordinance Code, based on substantial evidence in the record.
- 7. Modify the enumerated findings proscribed in both the General Plan and County Ordinance Code required for a change to the County's ULL under 30 acres to reflect the modified periodic ULL reviews and to make other non-substantive changes.
- 8. 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.
- 9. 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.
- 10. Approve a new ULL Map for the General Plan (Figure LU-2 in the 2045 General Plan Land Use Element), which reflects the following changes:
 - a. Moves 3,487 acres with significant development restrictions, such as ownership by government agencies or encumbrance with conservation or agricultural easements, outside the ULL.
 - b. Moves 1,488 acres of buffer lands around subdivisions, cemeteries, and industrial facilities, outside the ULL.
 - c. Moves 4,368 acres with significant development constraints, such as high fire hazards, steep slopes, and flood hazards, outside the ULL.
 - d. Moves 873 acres outside the ULL and 923 acres inside the ULL to align the ULL with city limits.
 - e. 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.

The proposed adjustments to the ULL Map are shown in Figure 3, *Proposed Urban Limit Line*.

11. Update administrative sections of the 65/35 Land Preservation Ordinance to correct outdated text and achieve consistency with the changes described in items 1-10 above.

45-DAY PUBLIC REVIEW AND COMMENT PERIOD: Pursuant to Section 15086 and 15087 of the State CEQA Guidelines, Contra Costa County is soliciting comments regarding the Initial Study and adequacy of the GPEIR for evaluating the proposed project from members of the public and all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. The key issues include whether the GPEIR should be used for the proposed project and whether there are any additional, reasonable alternatives or mitigation measures that should be considered as ways of avoiding or reducing the significant effects of the project. In accordance with the time limits established by CEQA, the public review period will begin on Monday, August 25, 2025, and end on **Thursday, October 9, 2025**. Written comments on the Initial Study must be submitted by **5:00 p.m. on Thursday, October 9, 2025**, to:

Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Attn: Will Nelson

Written comments may also be submitted via email to either of the following:

will.nelson@dcd.cccounty.us

advanceplanning@dcd.cccounty.us

The Contra Costa County Zoning Administrator will conduct a public hearing to receive written and oral comments on the proposed project and environmental review. The anticipated hearing date is **Monday, September 15, 2025, at 3:30 p.m.** Contra Costa County Zoning Administrator hearings are conducted at 30 Muir Road, Martinez, CA 94553 and on Zoom.com. The Zoning Administrator's hearing agenda, with instructions for joining by Zoom, will be posted at <https://www.contracosta.ca.gov/4328/Zoning-Administrator> closer to the hearing date.

Following the close of the Public Review and Comment period, a Response to Comments document will be prepared, after which the Contra Costa County Board of Supervisors will hold one or more public meetings to make an environmental determination and consider action on the proposed project. Public notice of the date, time, and place of the Board of Supervisors' public meeting(s) will be provided at a future date.

PROJECT DOCUMENTS AVAILABILITY: The Initial Study and GPEIR are available for public review at <https://envisioncontracosta2040.org/documents/>. A physical copy of these documents is available for review at the following location:

Contra Costa County
Department of Conservation and Development Application and Permit Center
30 Muir Road Martinez, CA 94553

ADDITIONAL INFORMATION: For more information on the documents referenced in this notice, please contact Will Nelson, Advance Planning Manager, at (925) 655-2898, or by email at will.nelson@dcd.cccounty.us or advanceplanning@dcd.cccounty.us.

Attachments:

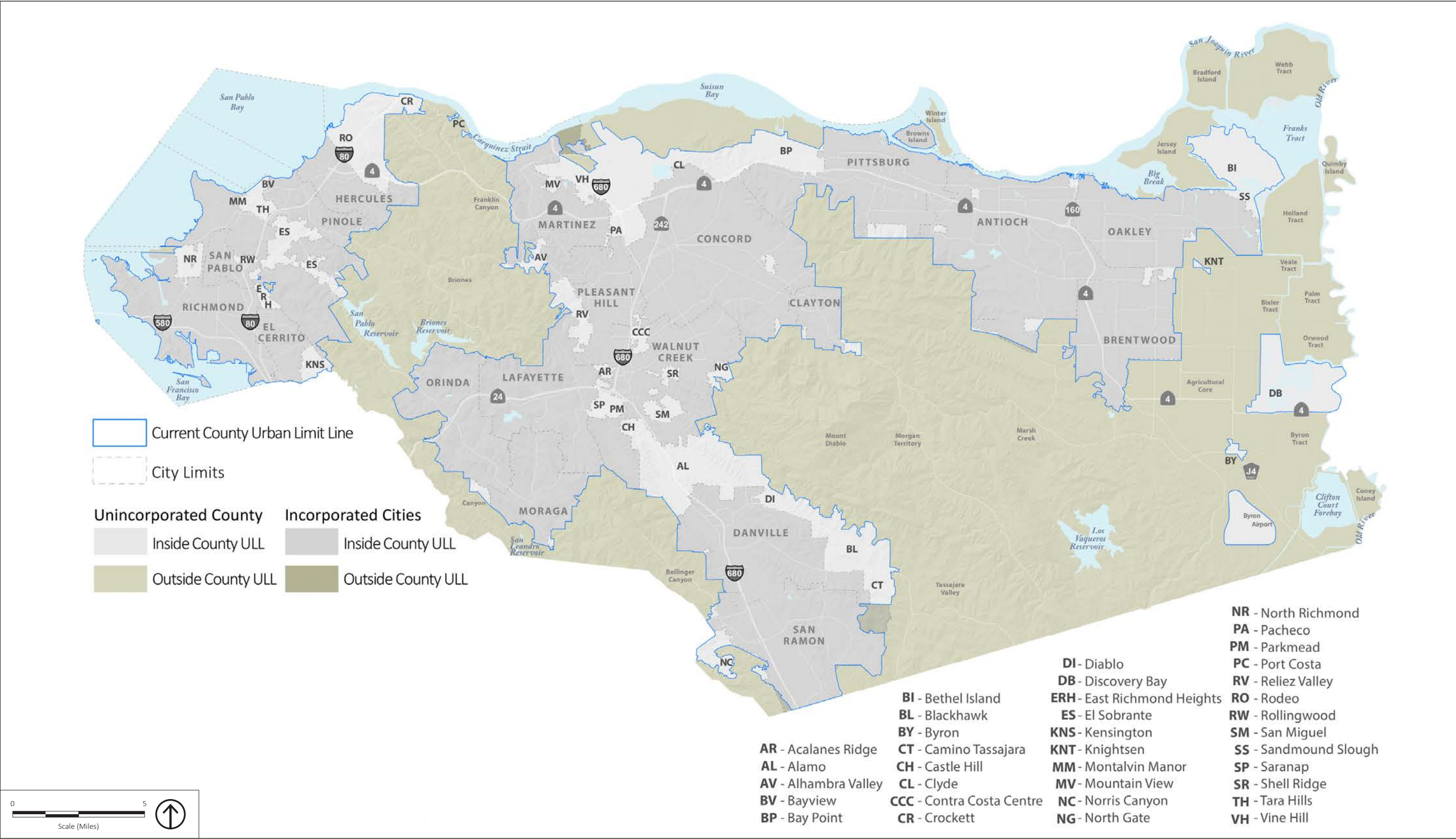
Figure 1 – Regional Location
Figure 2 – Current Adopted County Urban Limit Line
Figure 3 – Proposed Urban Limit Line

2026 URBAN LIMIT LINE RENEWAL INITIAL STUDY
CONTRA COSTA COUNTY



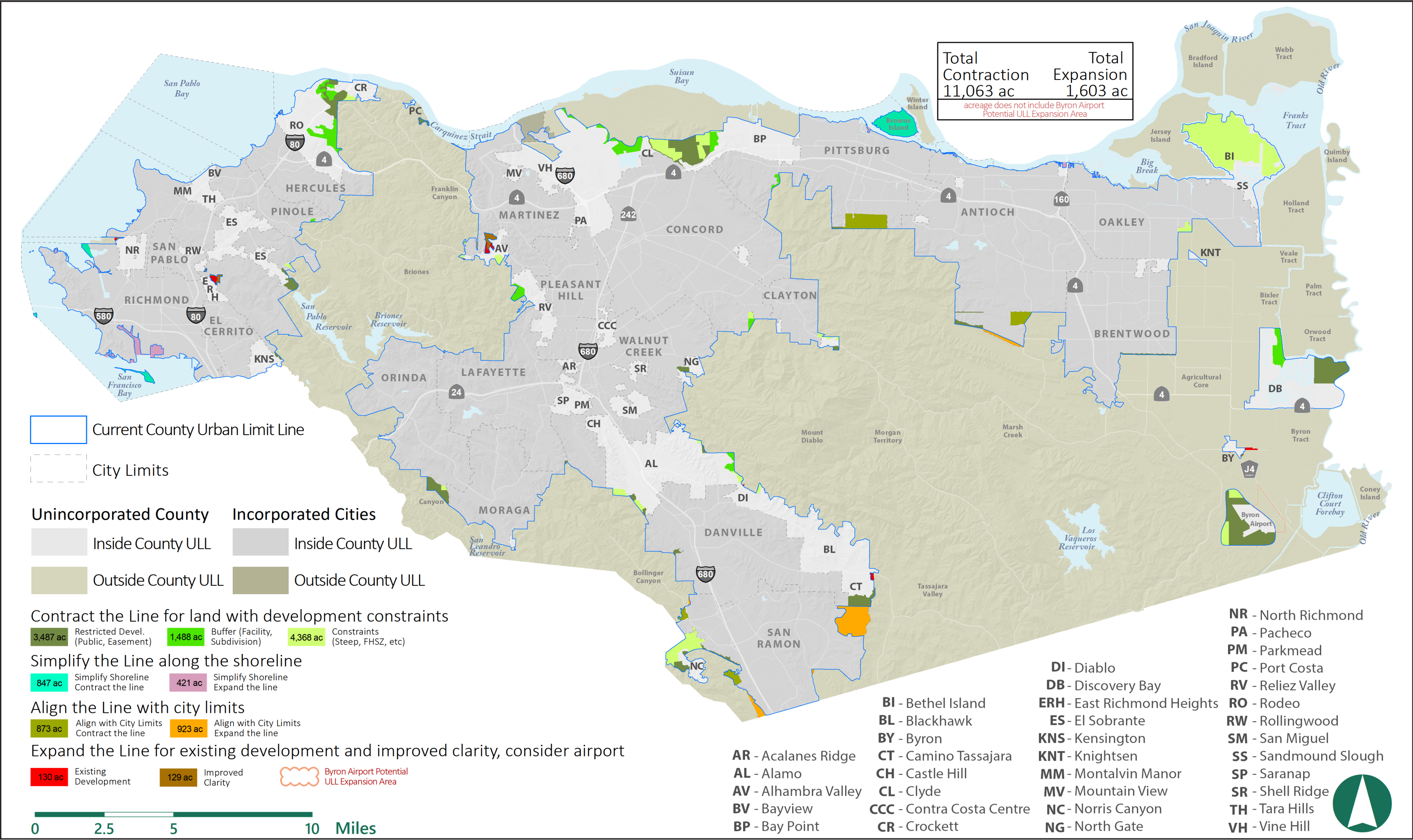
Source: Generated using ArcMap 2025.

Figure 1
Regional Location



Source: Contra Costa County Department of Conservation and Development 2025.

Figure 2
Current Adopted County Urban Limit Line



Source: Contra Costa County Department of Conservation and Development 2025.

Figure 3
Proposed Urban Limit Line