

EXHIBIT A

UPDATED URBAN LIMIT LINE ADJUSTMENTS MAP SERIES

Figure 1: Current County Urban Limit Line

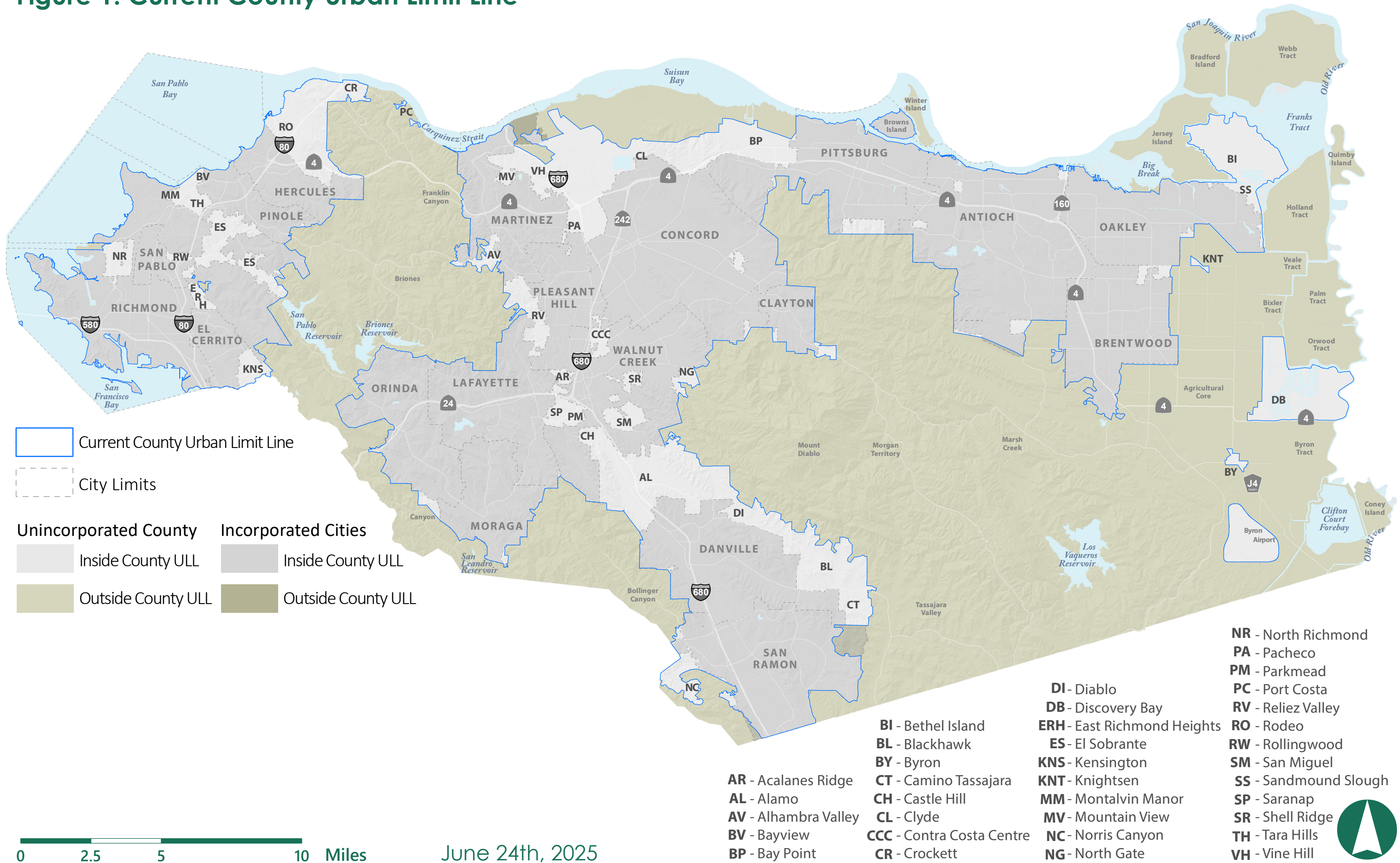
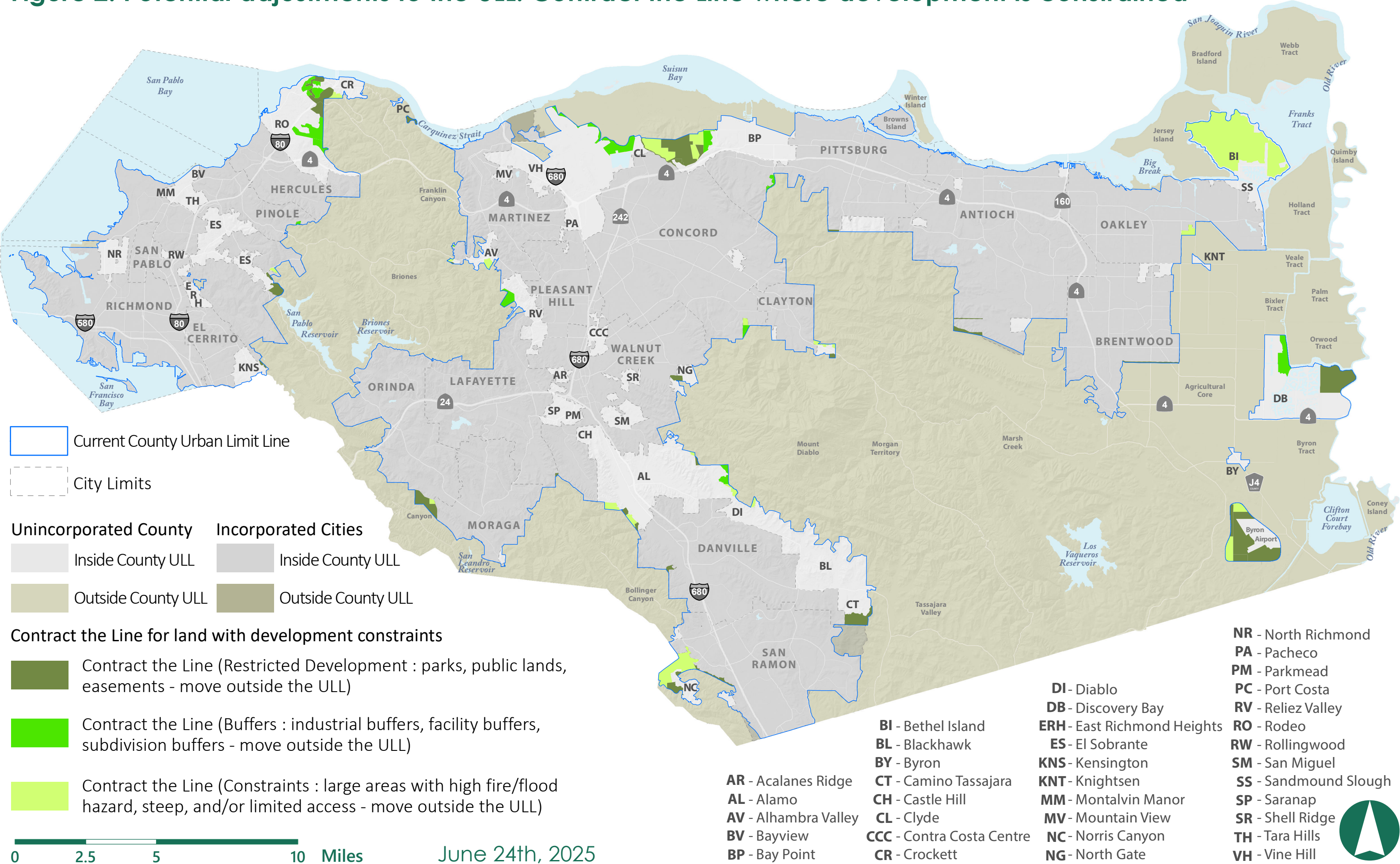


Figure 2: Potential adjustments to the ULL: Contract the Line where development is constrained



Current County Urban Limit Line
City Limits

Unincorporated County
 Inside County ULL
 Outside County ULL

Incorporated Cities
 Inside County ULL
 Outside County ULL

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

June 24th, 2025

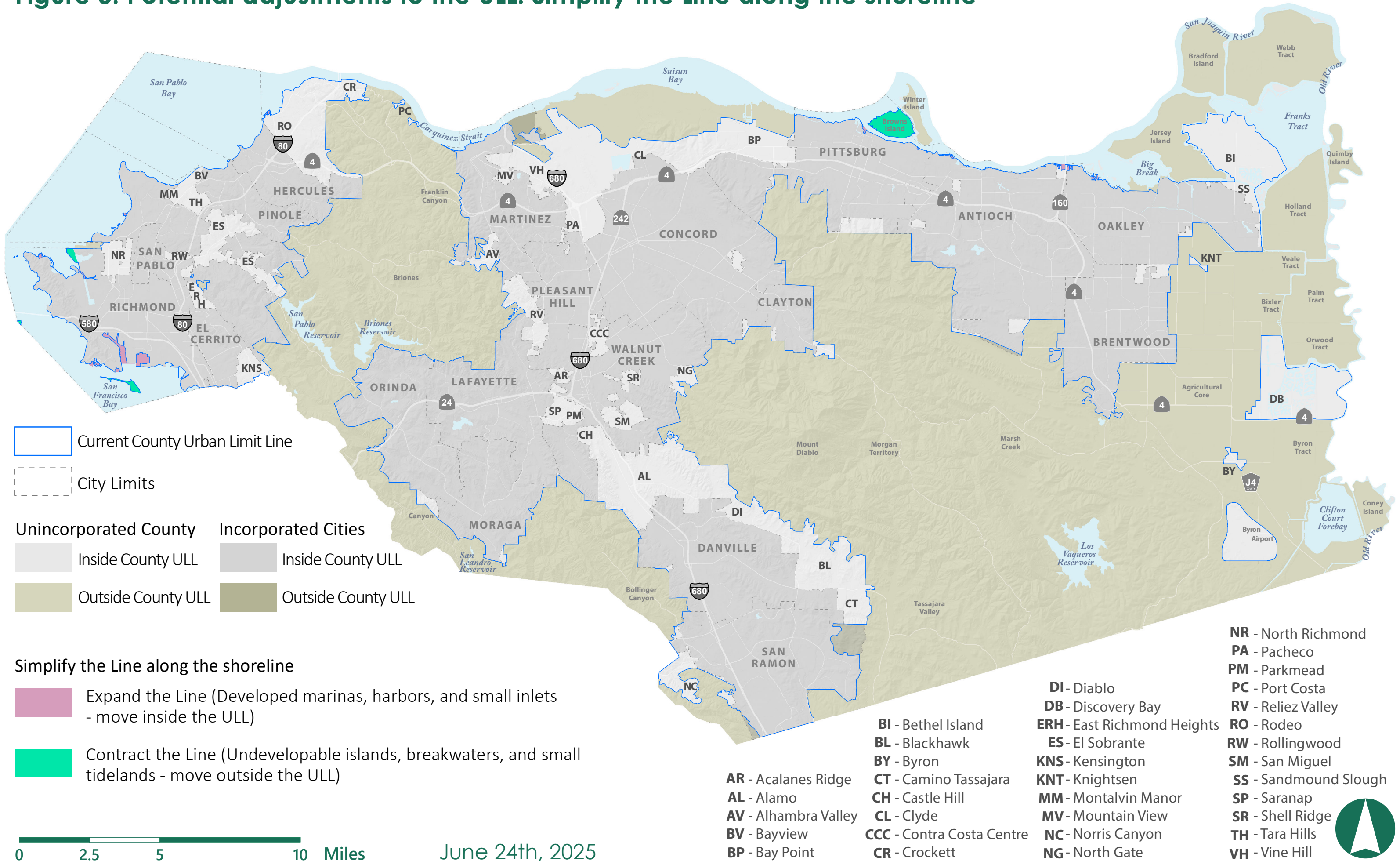


Figure 4: Potential adjustments to the ULL: Align the Line with city limits

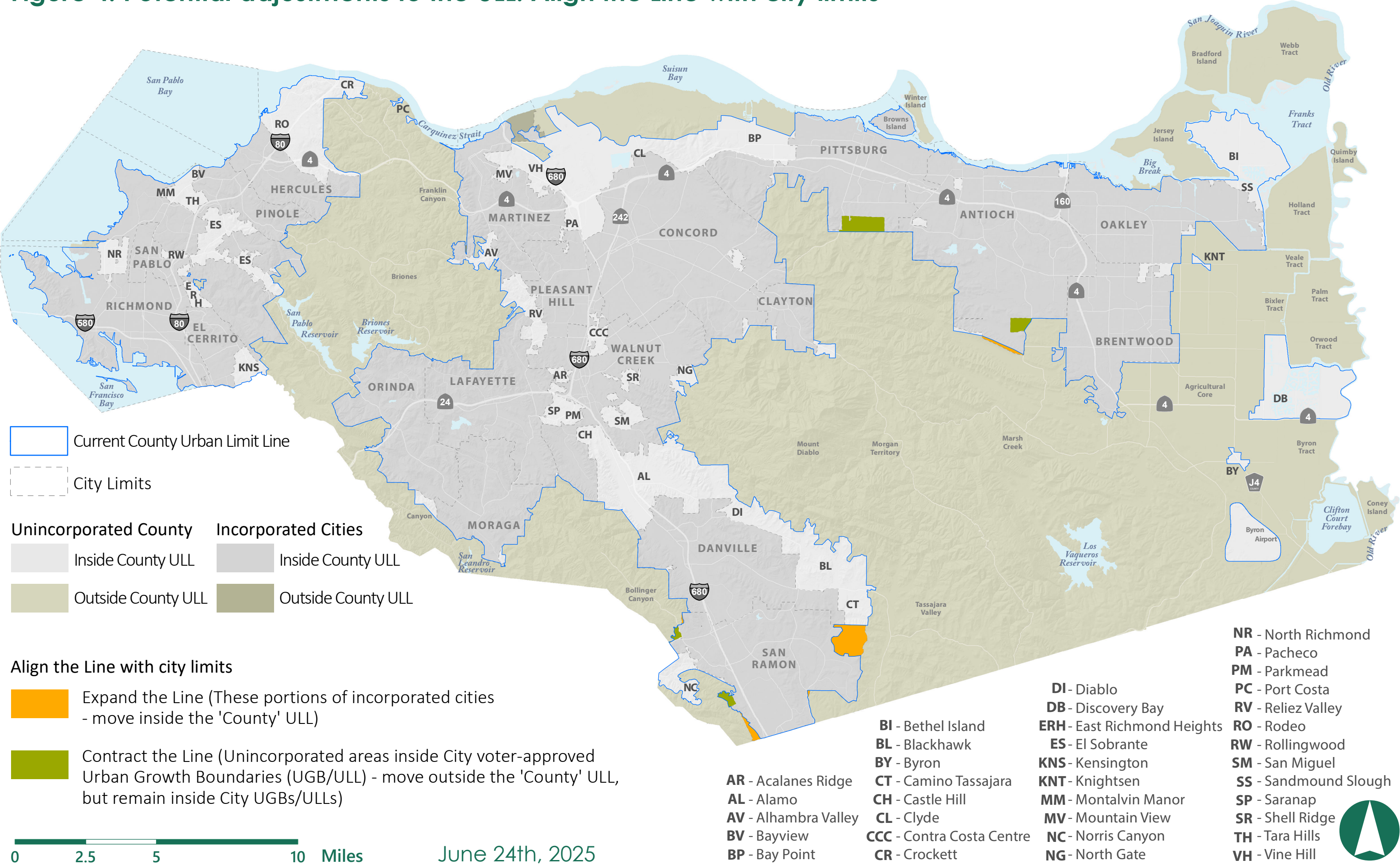
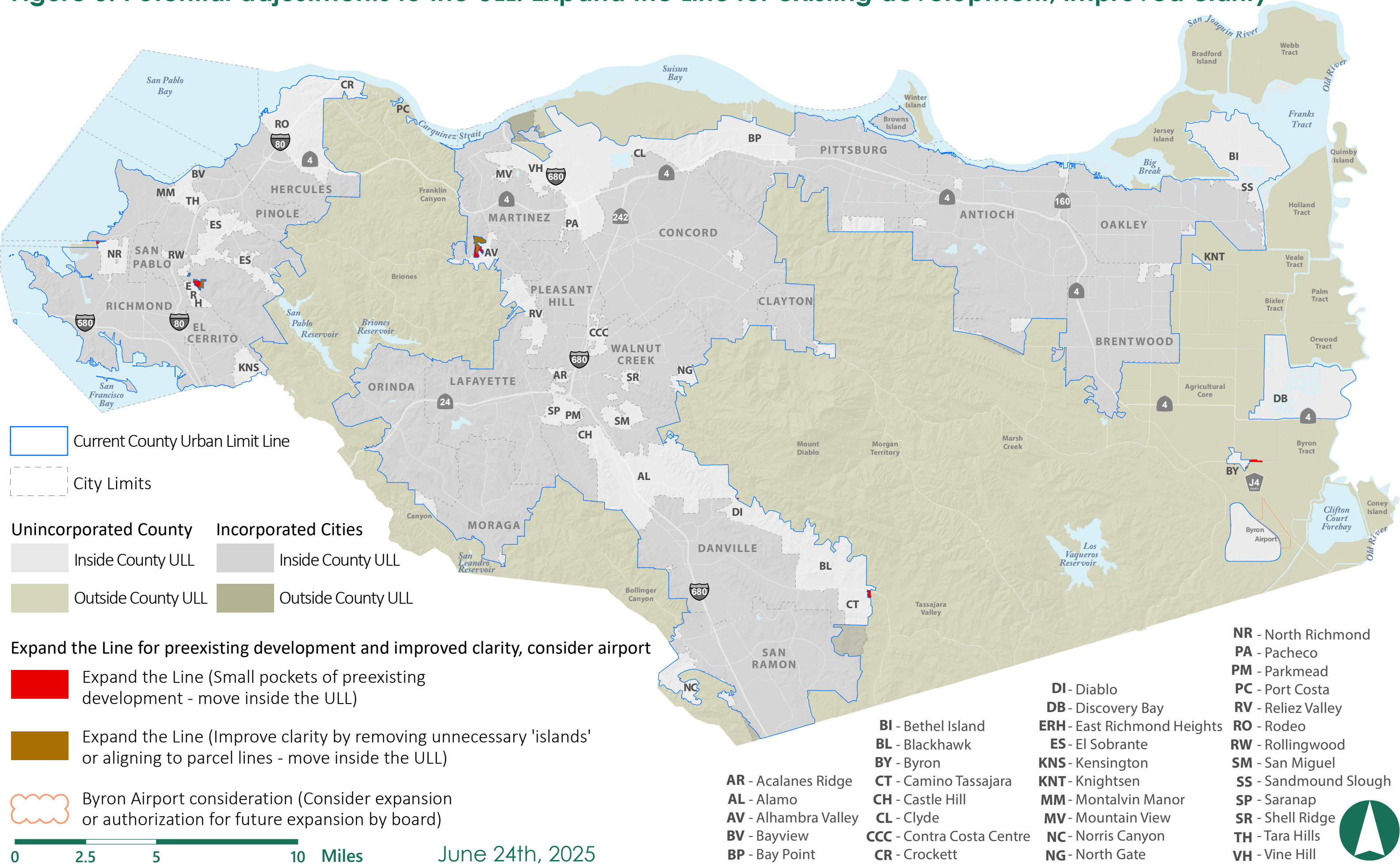


Figure 5: Potential adjustments to the ULL: Expand the Line for existing development, improved clarity



Current County Urban Limit Line

City Limits

Unincorporated County

- Inside County ULL
- Outside County ULL

Incorporated Cities

- Inside County ULL
- Outside County ULL

Rationale for potential adjustments to the ULL

- Contract the Line for land with development constraints
- Simplify the Line along the shoreline
- Align the Line with city limits
- Expand the Line for existing development and improved clarity, consider airport

Legend:

- 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

Scale: 0 2.5 5 10 Miles

Date: June 24th, 2025

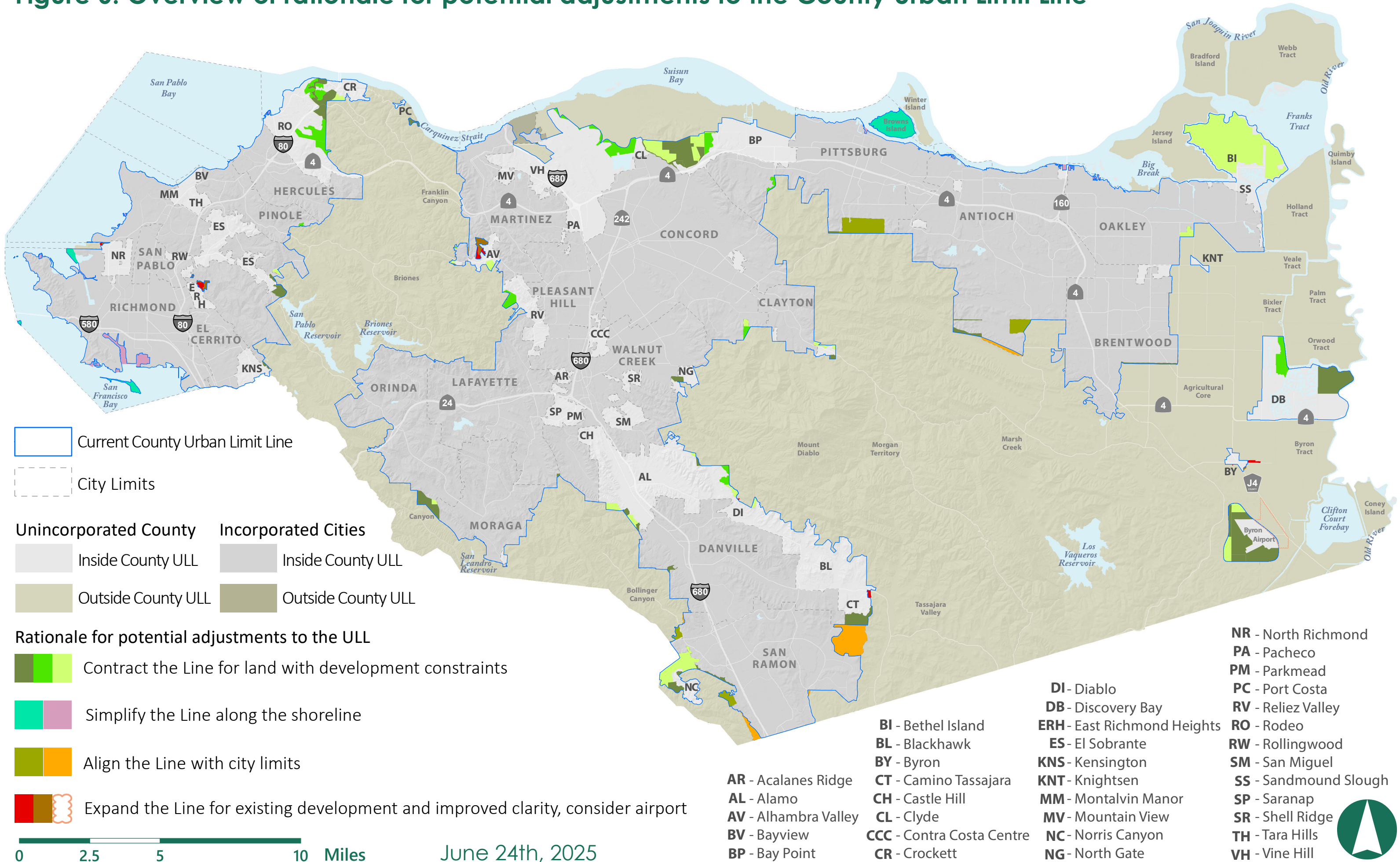


Figure 7: Summary of potential adjustments to the County ULL: 6-24-25 Draft County Urban Limit Line

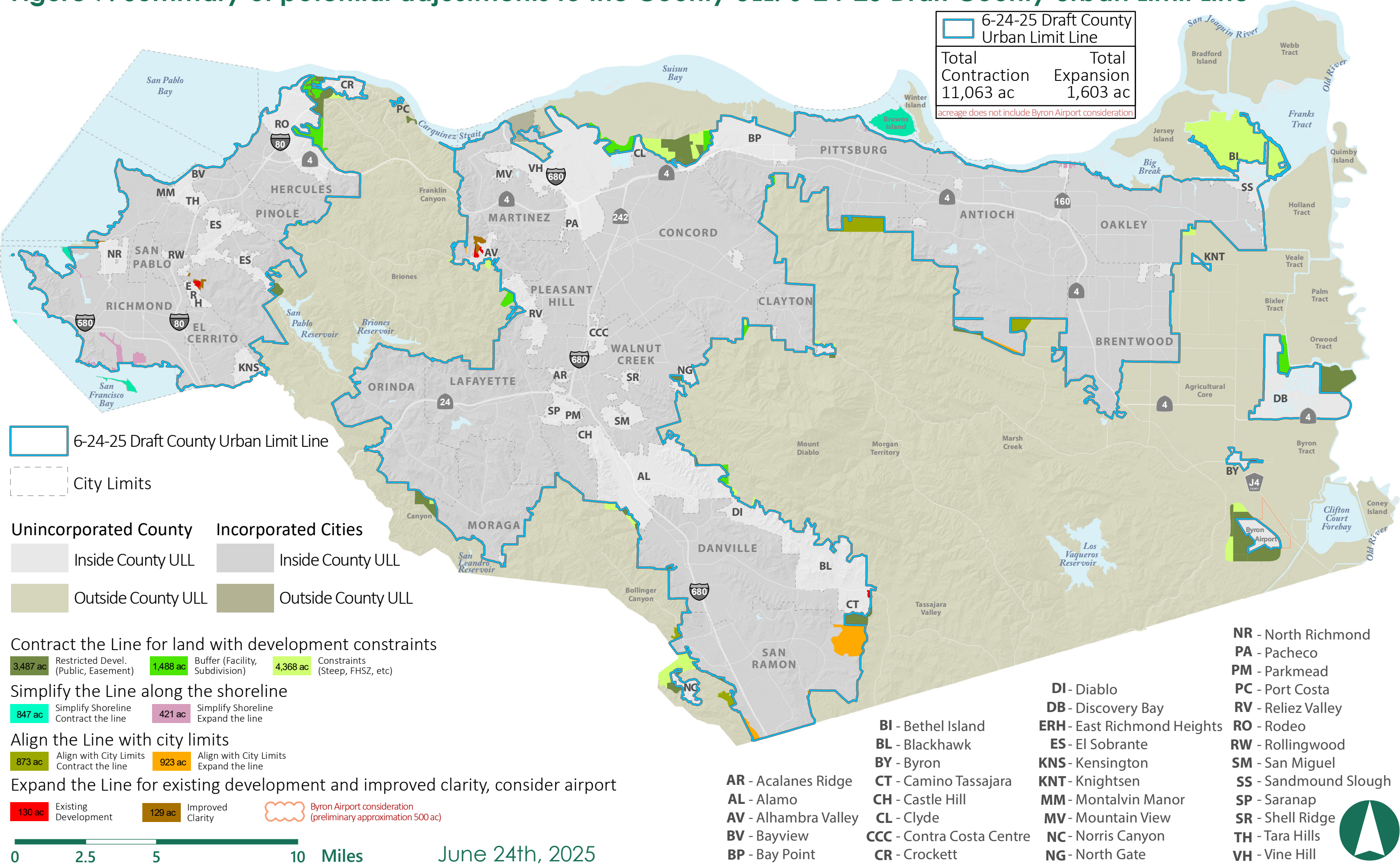
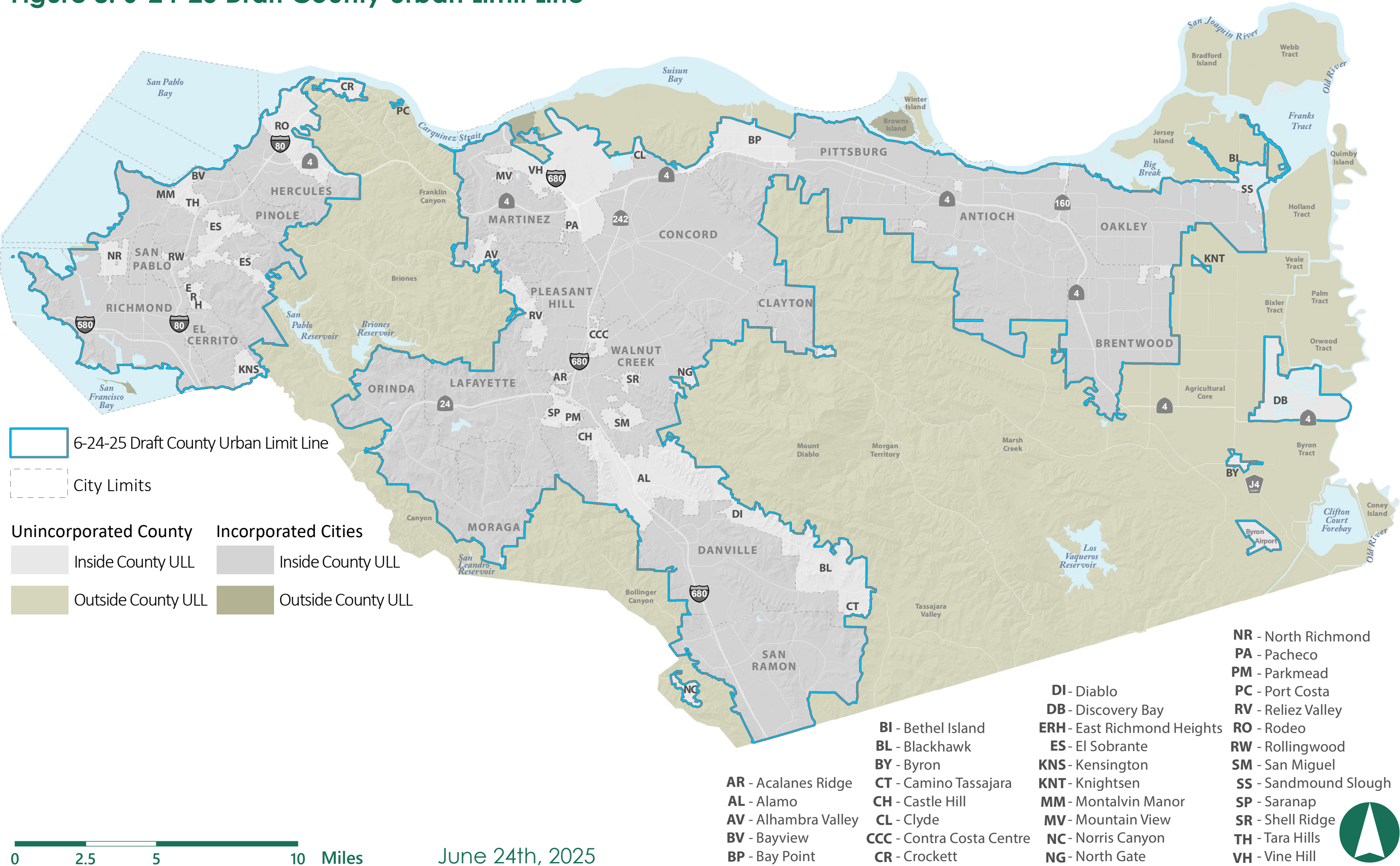
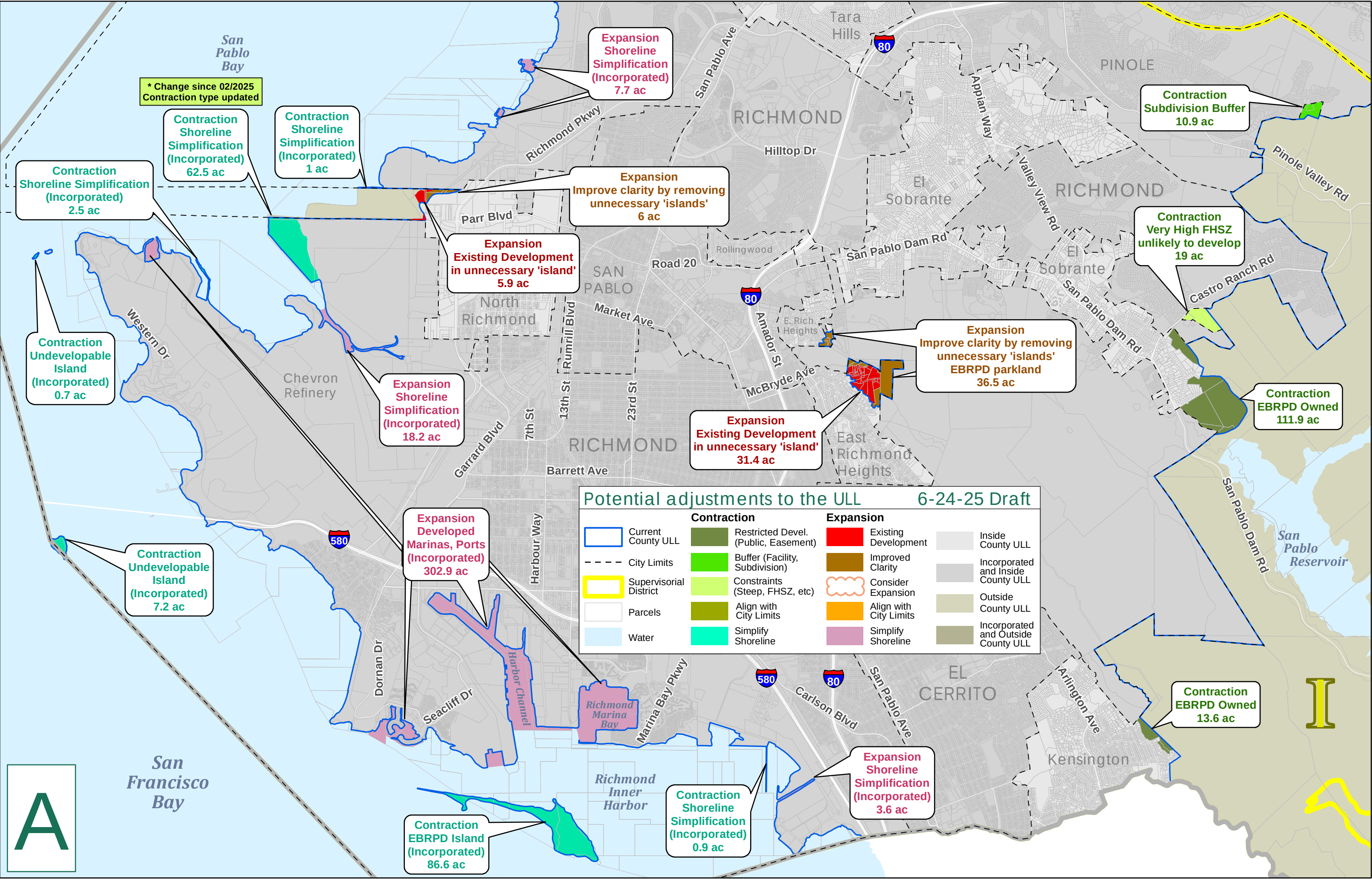


Figure 8: 6-24-25 Draft County Urban Limit Line



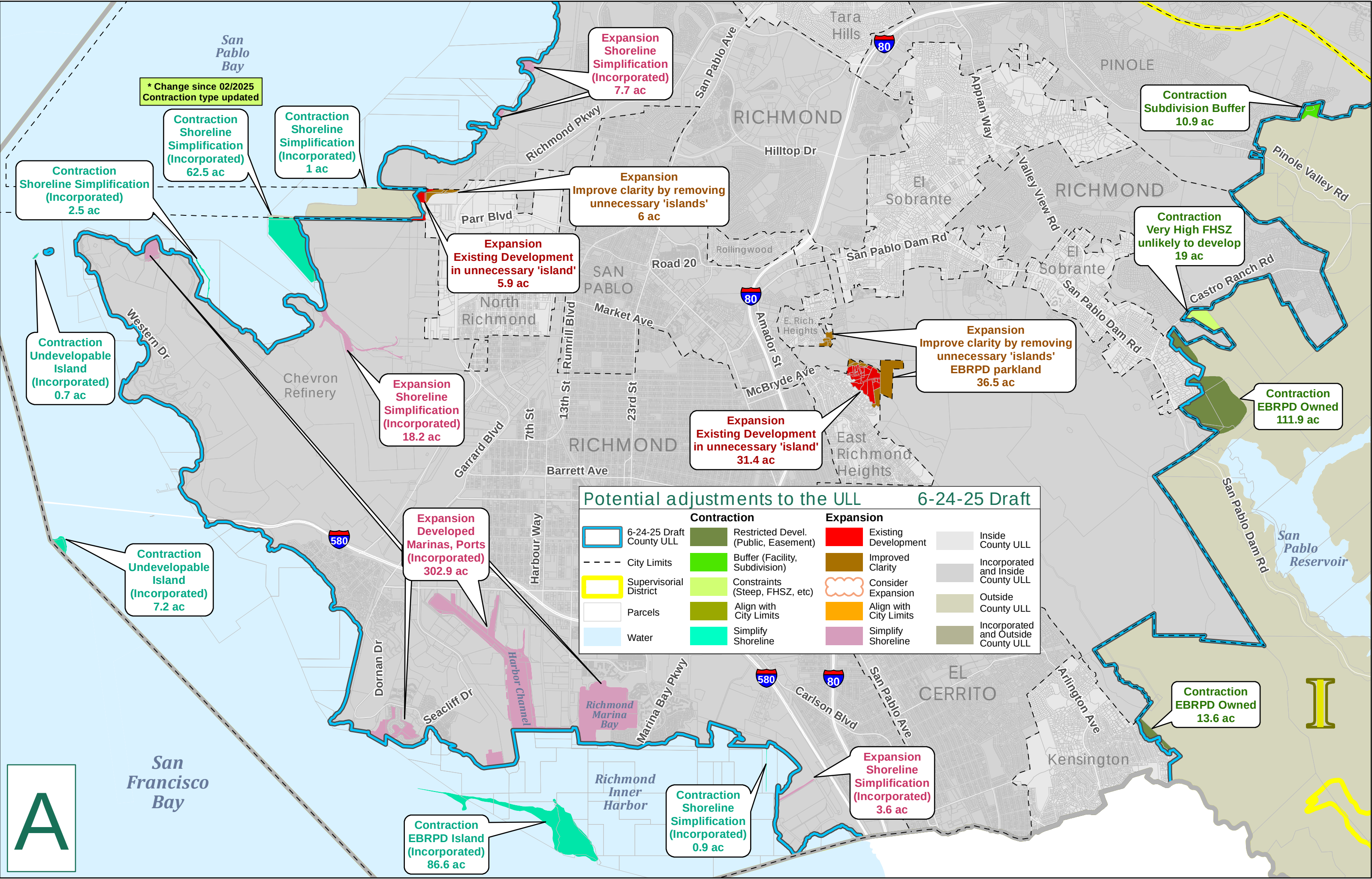


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Potential adjustments to the ULL 6-24-25 Draft

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



A

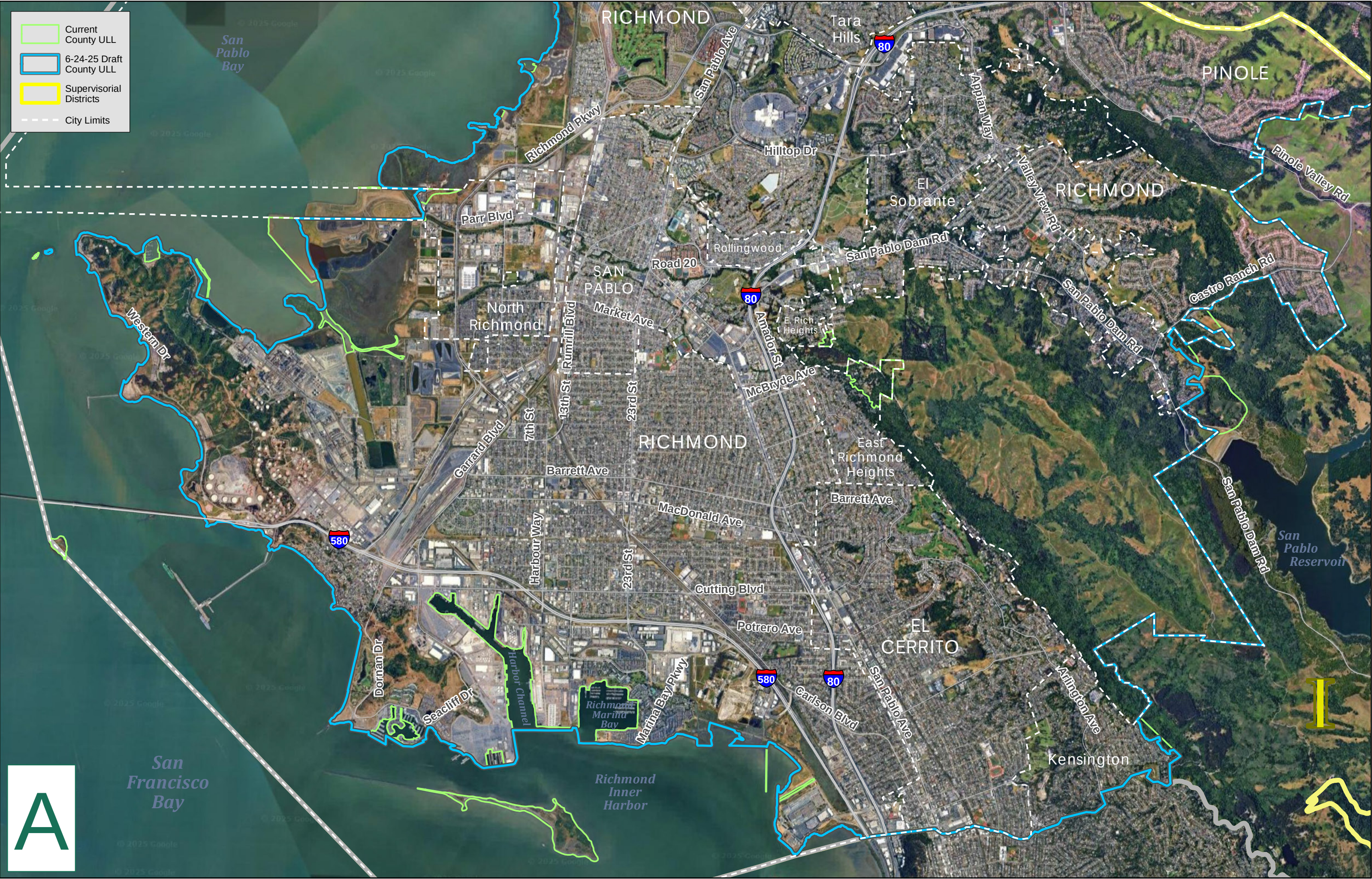
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Current
County ULL

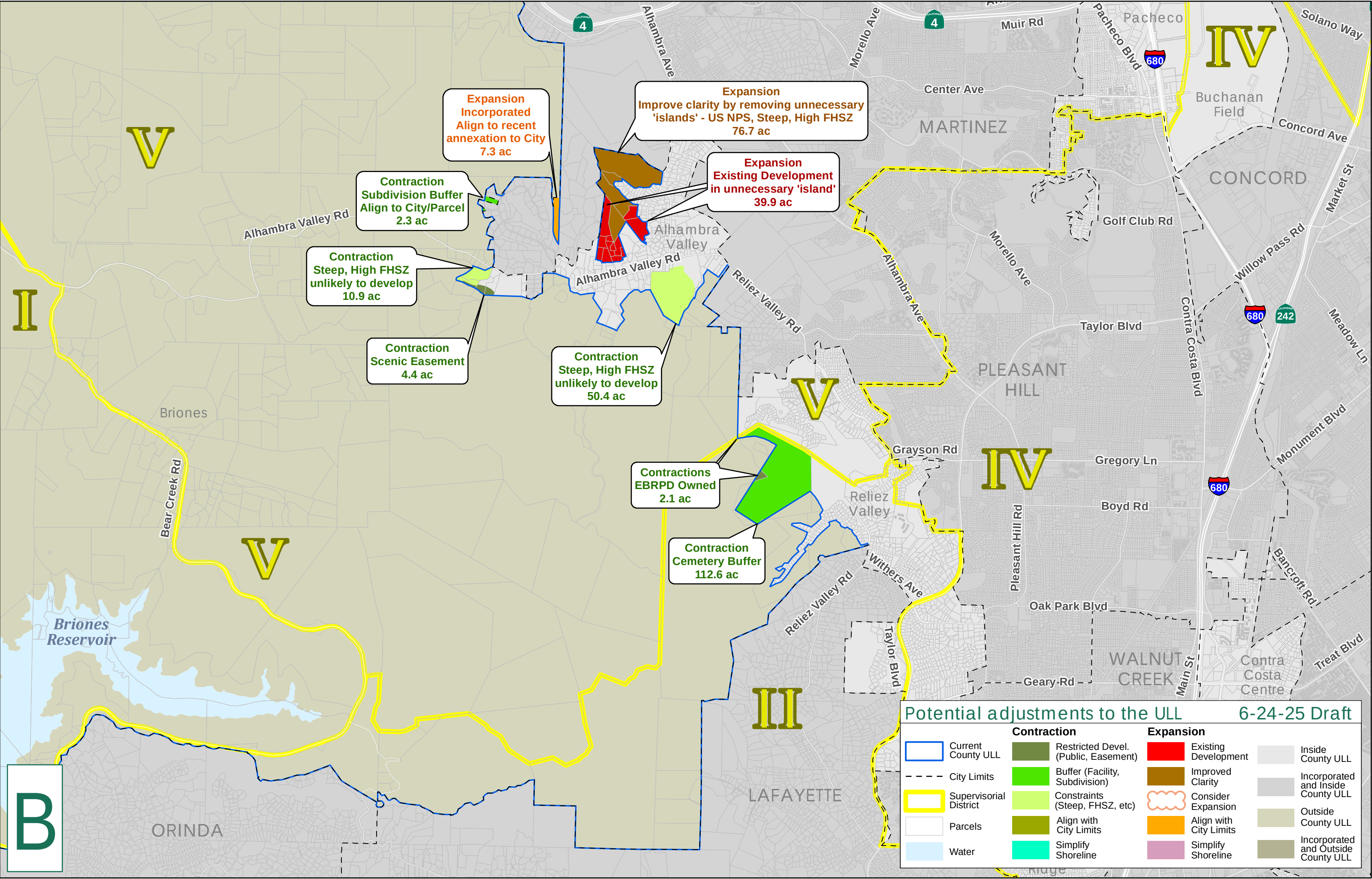
6-24-25 Draft
County ULL

Supervisory
Districts

City Limits



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

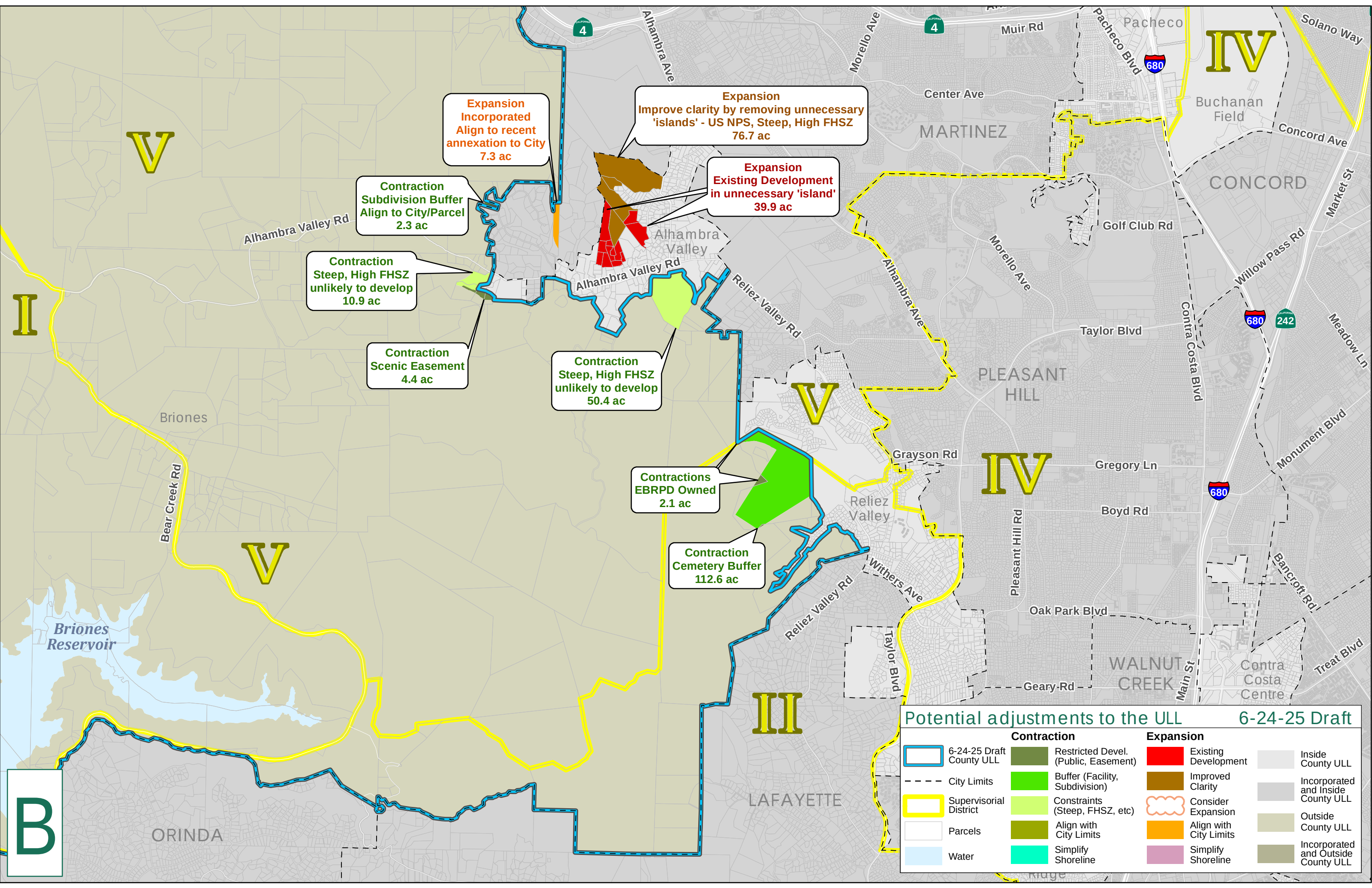
Contractions
EBRPD Owned
2.1 ac

Contraction
Cemetery Buffer
112.6 ac

Potential adjustments to the ULL

6-24-25 Draft

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



Expansion
Incorporated
Align to recent
annexation to City
7.3 ac

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

Expansion
Existing Development
in unnecessary 'island'
39.9 ac

Contraction
Subdivision Buffer
Align to City/Parcel
2.3 ac

Contraction
Steep, High FHSZ
unlikely to develop
10.9 ac

Contraction
Scenic Easement
4.4 ac

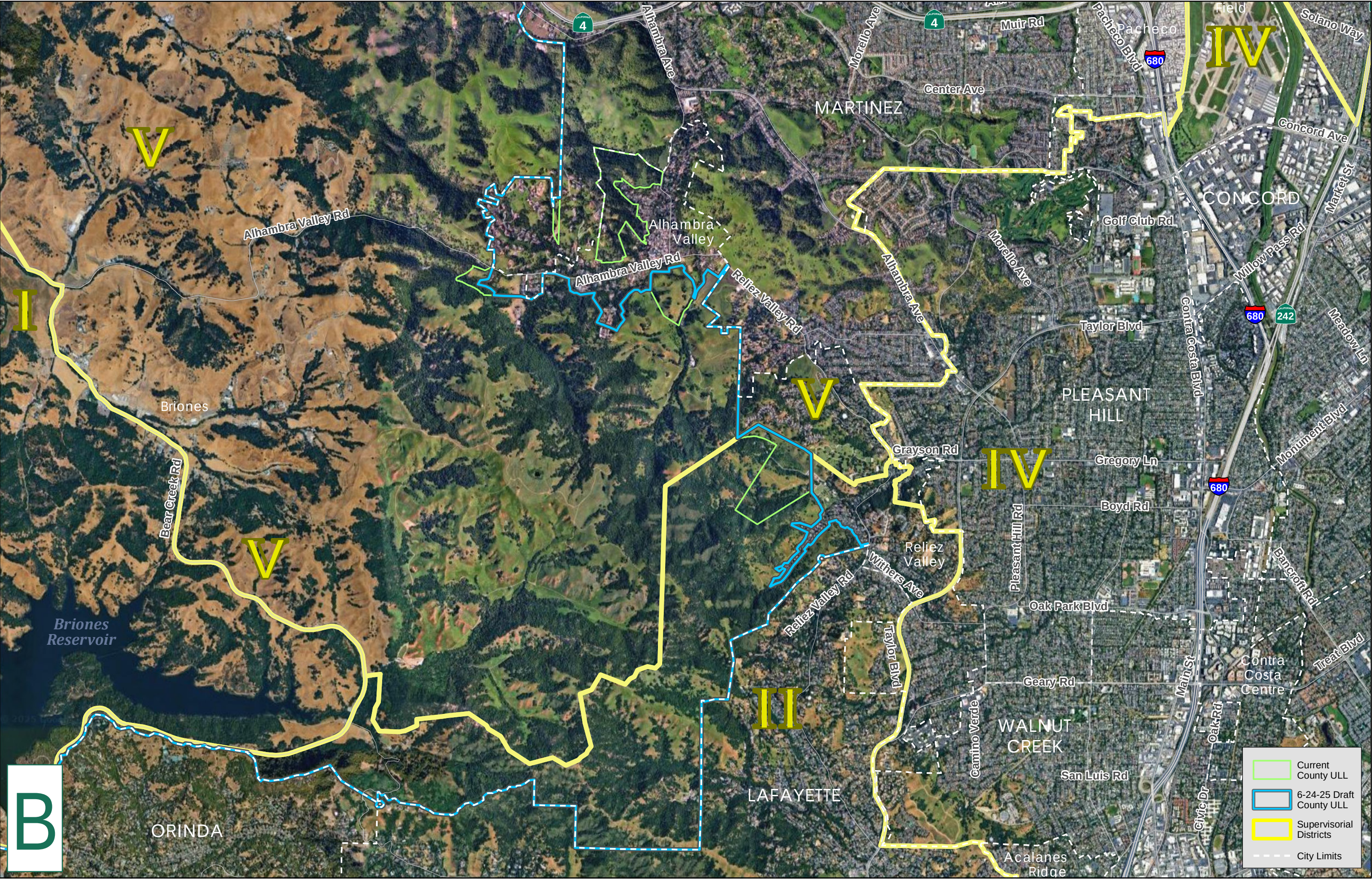
Contraction
Steep, High FHSZ
unlikely to develop
50.4 ac

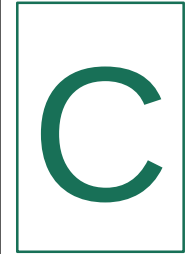
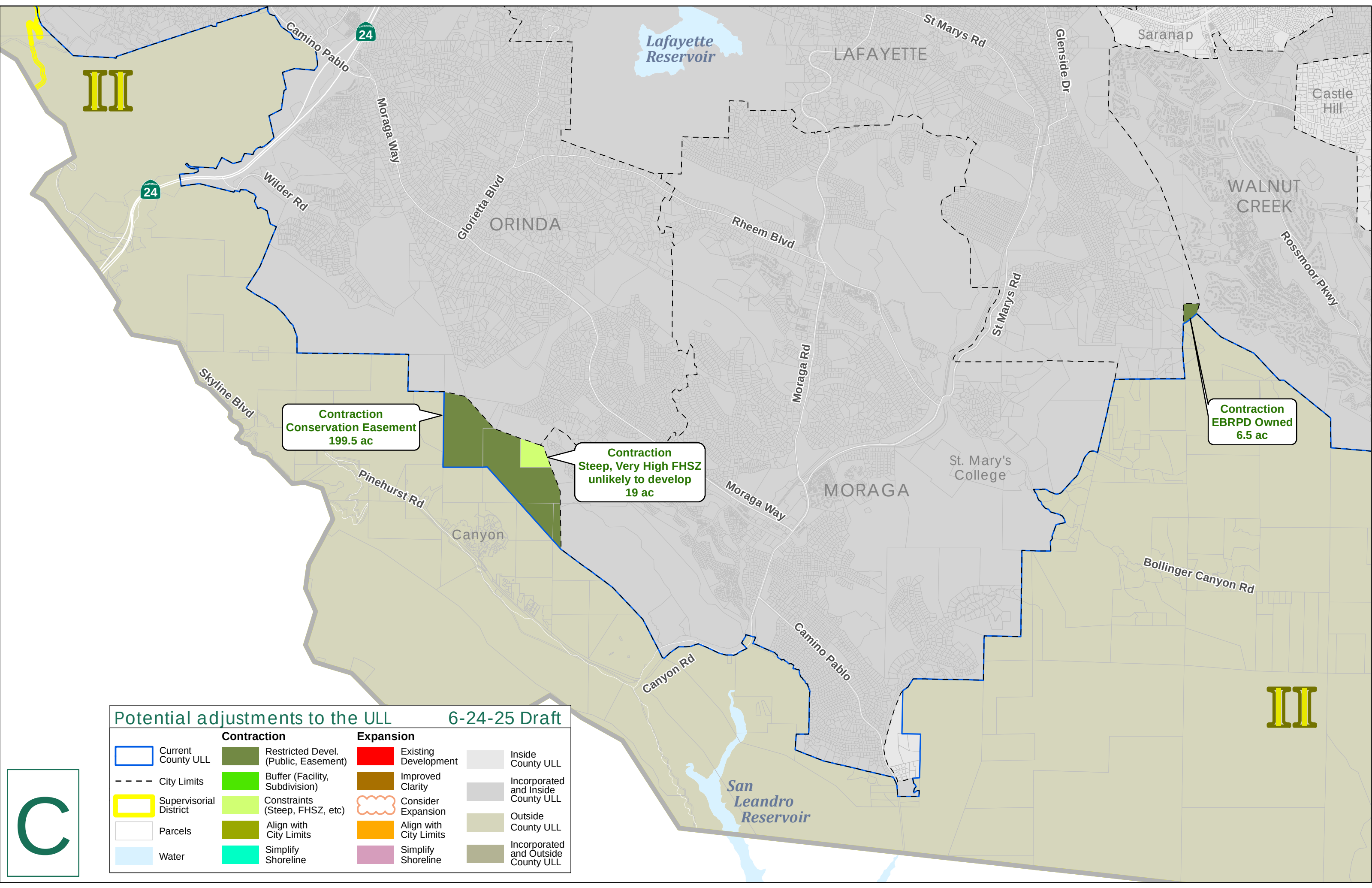
Contractions
EBRPD Owned
2.1 ac

Contraction
Cemetery Buffer
112.6 ac

Potential adjustments to the ULL 6-24-25 Draft

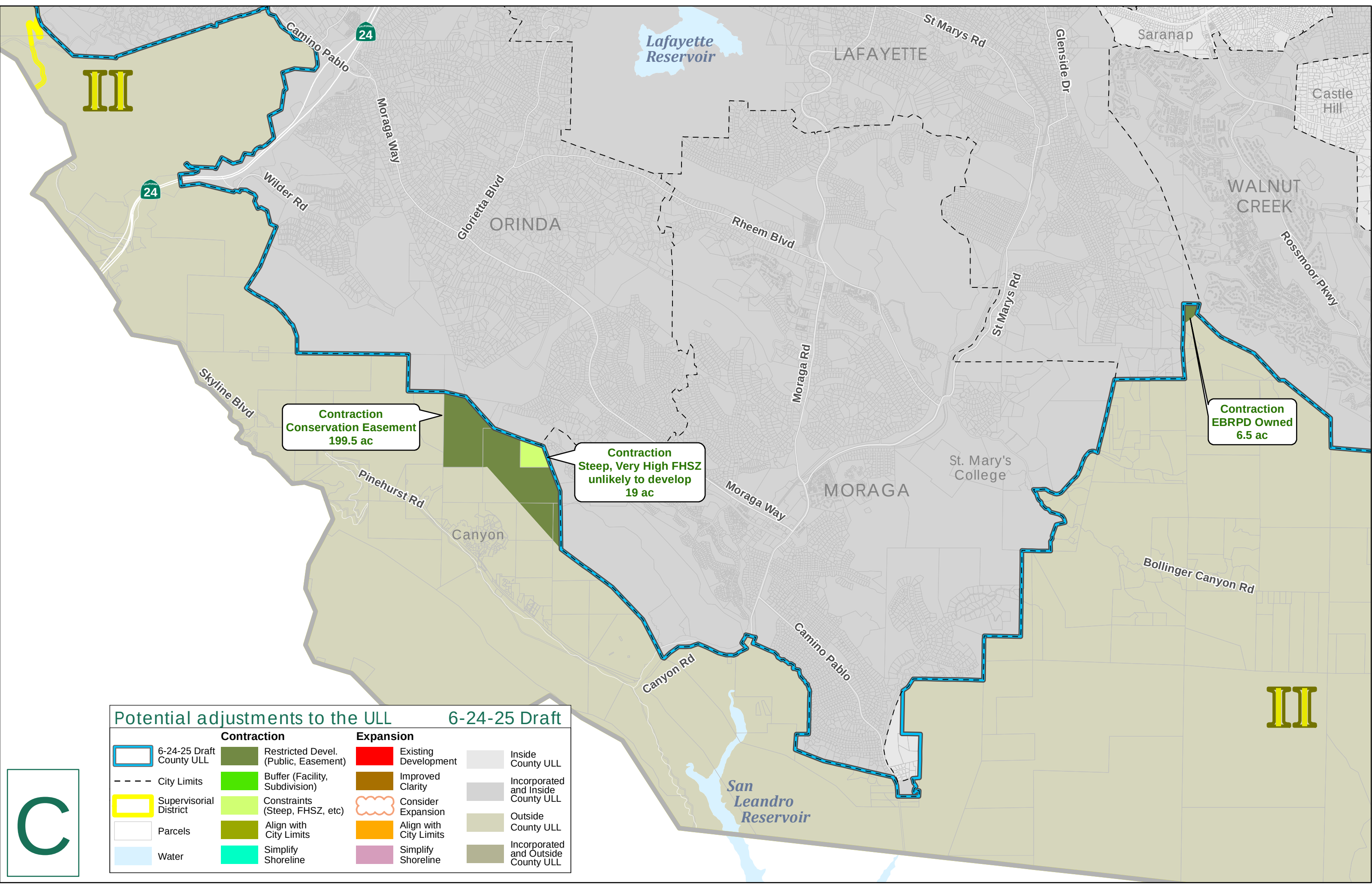
Contraction		Expansion		
6-24-25 Draft County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL	
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL	
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside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





Potential adjustments to the ULL 6-24-25 Draft

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



Potential adjustments to the ULL

6-24-25 Draft County ULL

City Limits

Supervisorial District

Parcels

Water

Restricted Devel. (Public, Easement)

Buffer (Facility, Subdivision)

Constraints (Steep, FHSZ, etc)

Align with City Limits

Simplify Shoreline

Existing Development

Improved Clarity

Consider Expansion

Align with City Limits

Simplify Shoreline

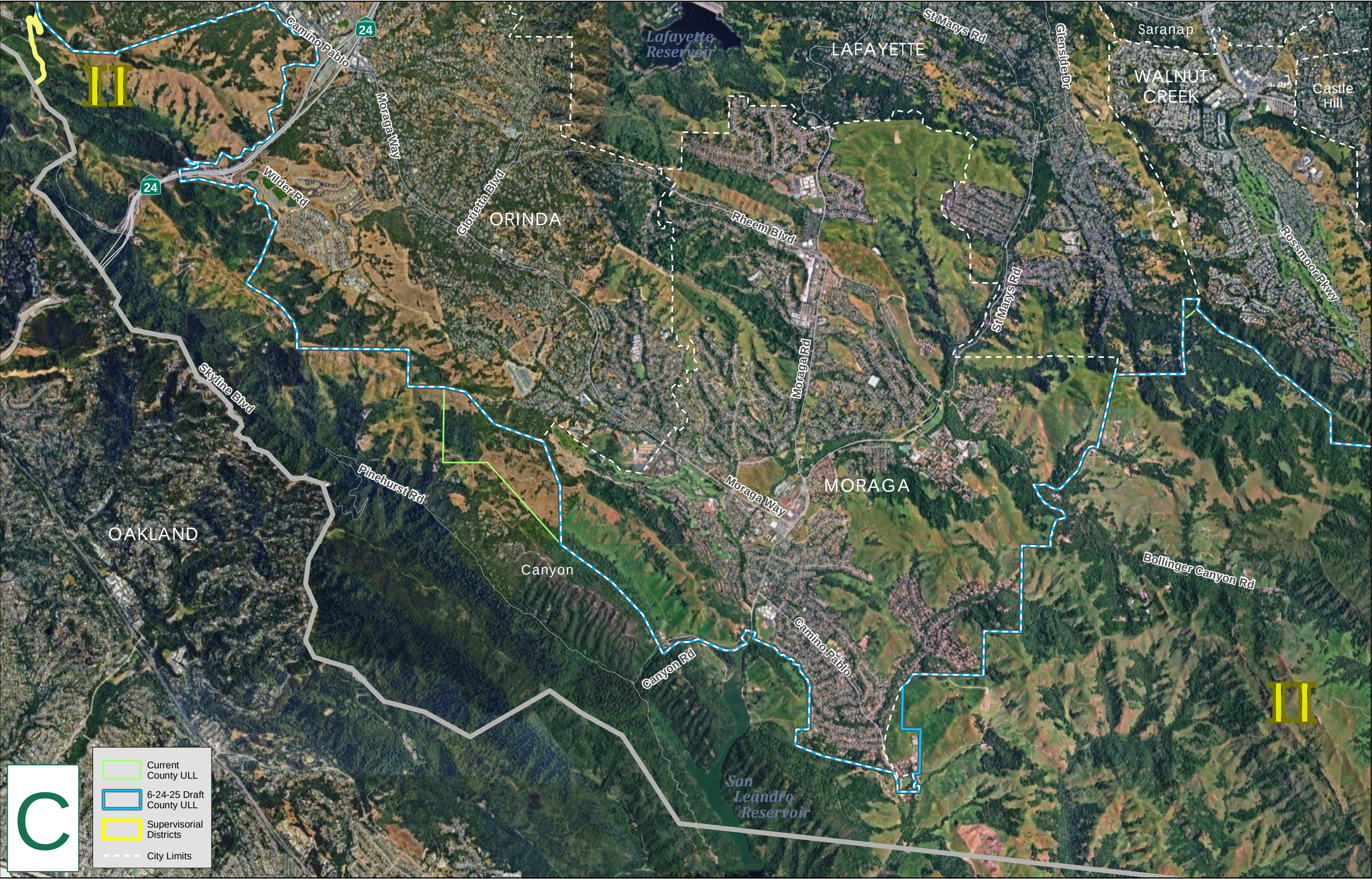
Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

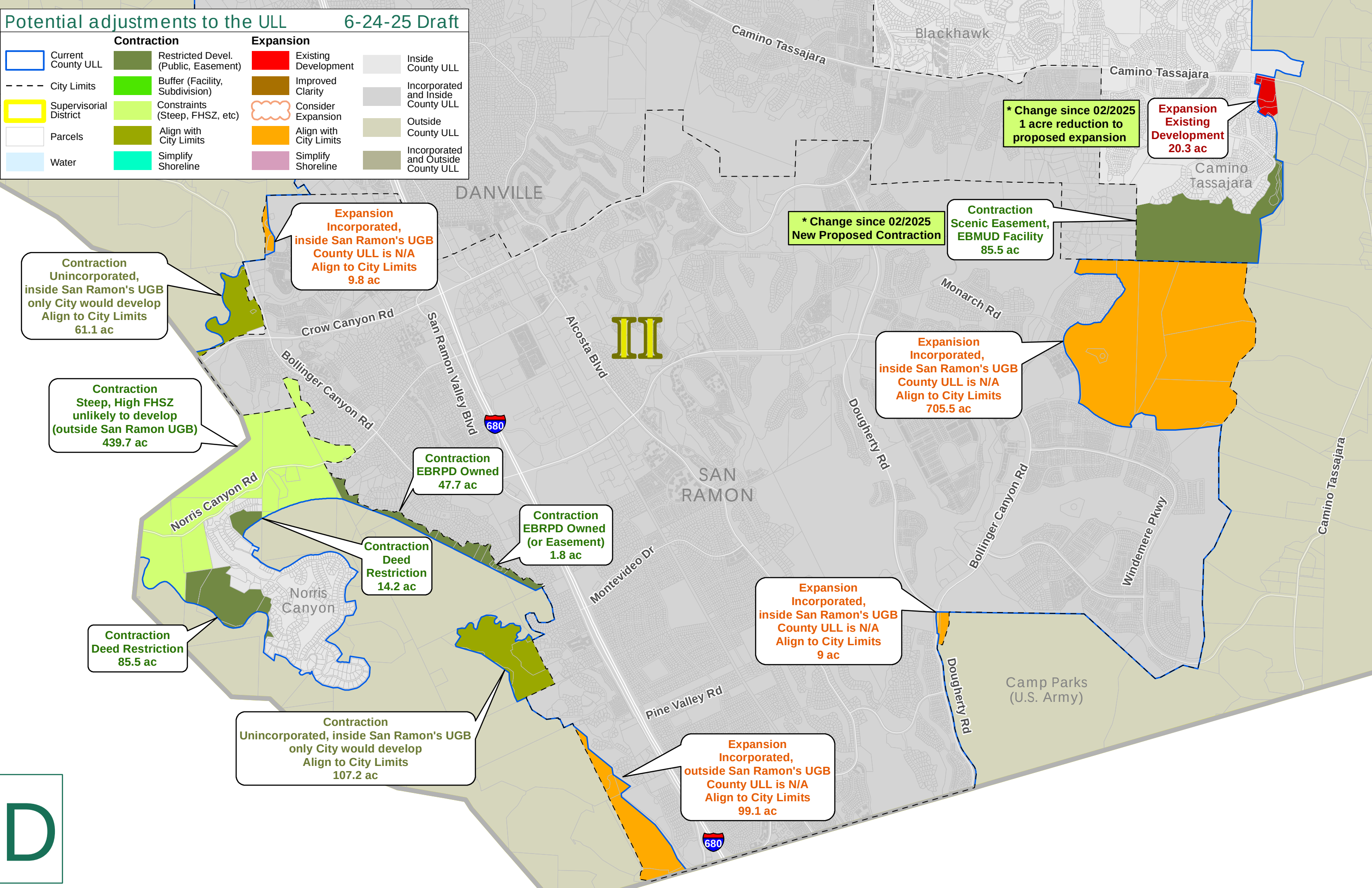
6-24-25 Draft



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

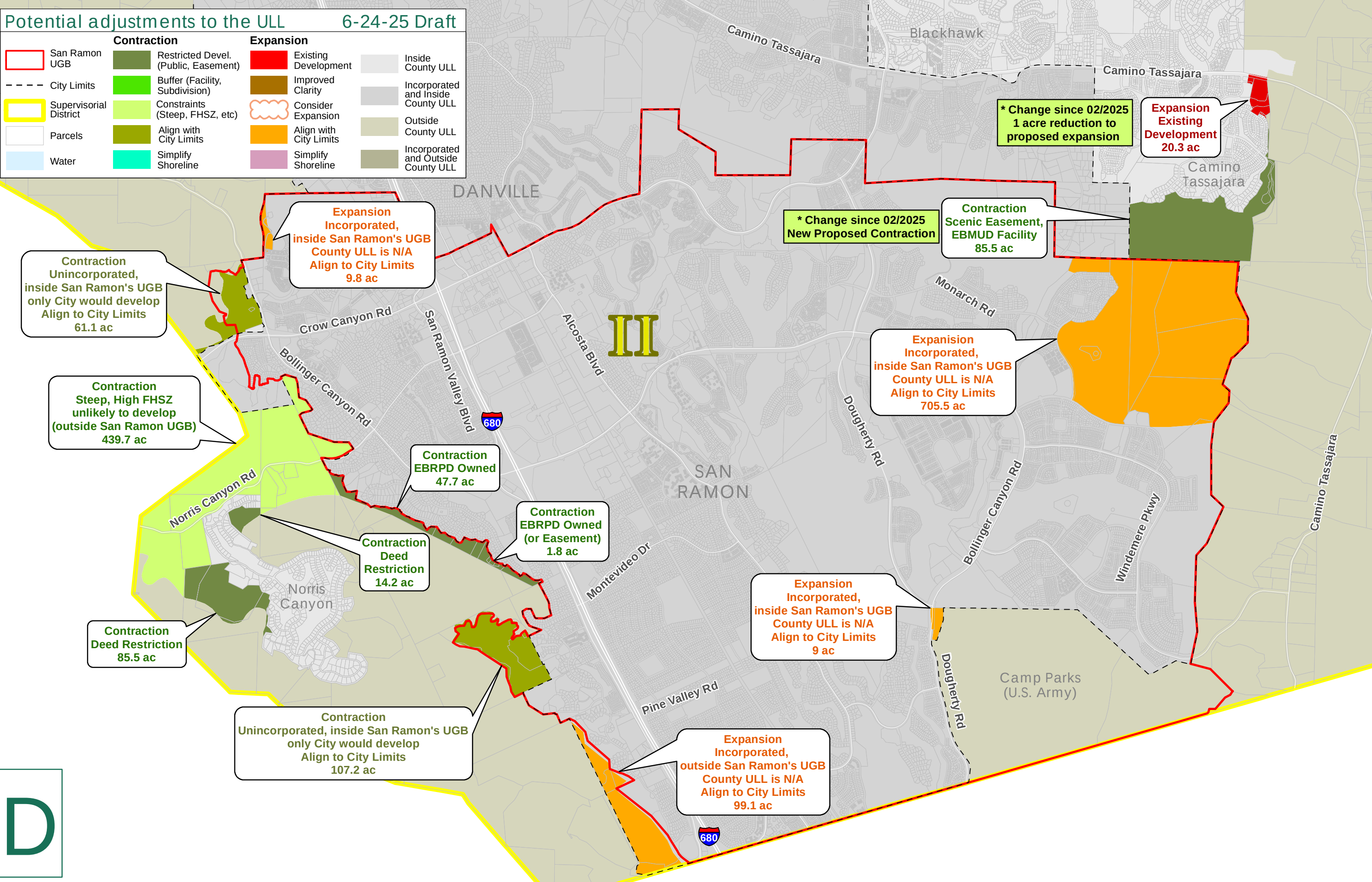
Potential adjustments to the ULL 6-24-25 Draft

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



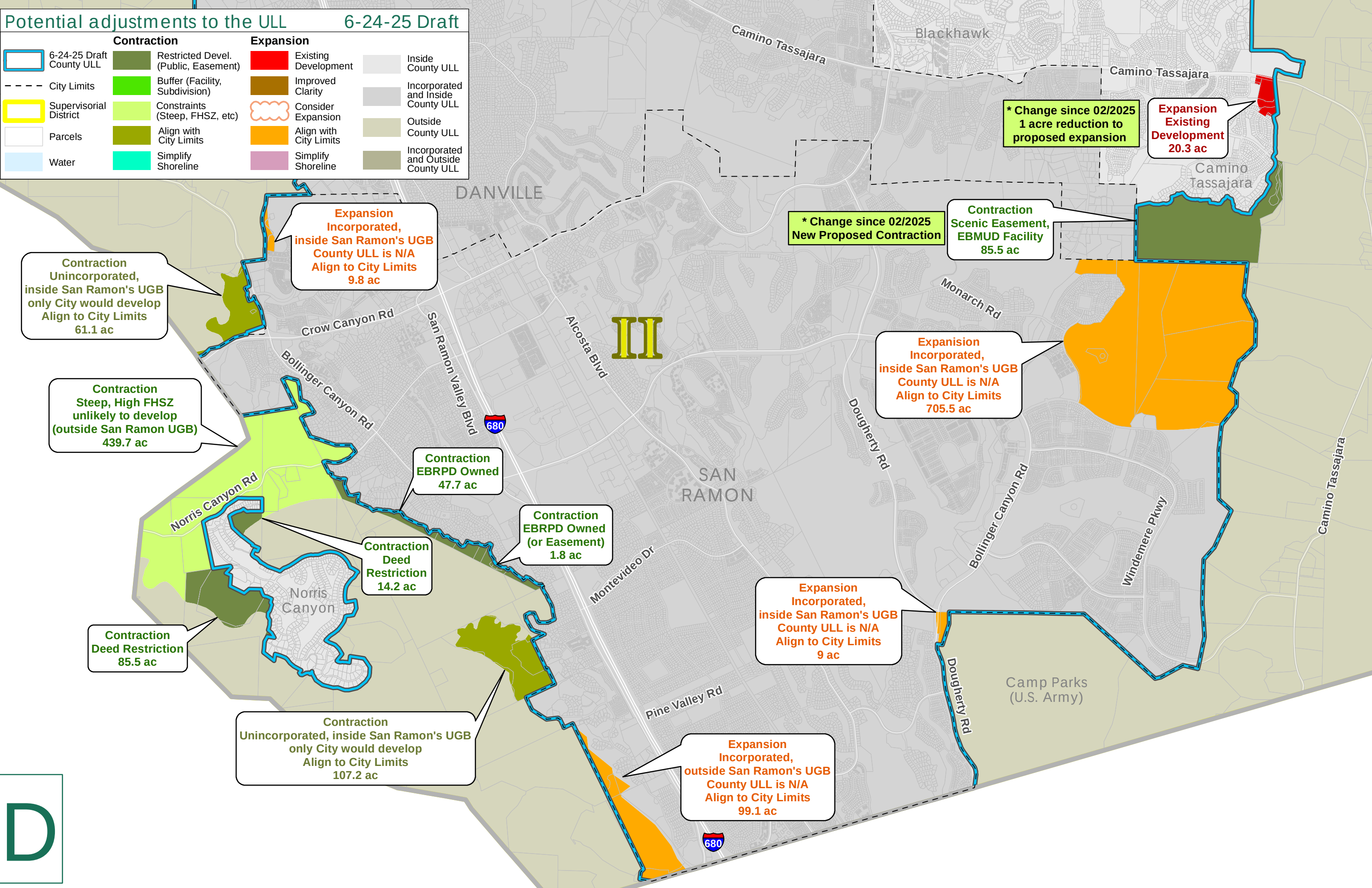
Potential adjustments to the ULL 6-24-25 Draft

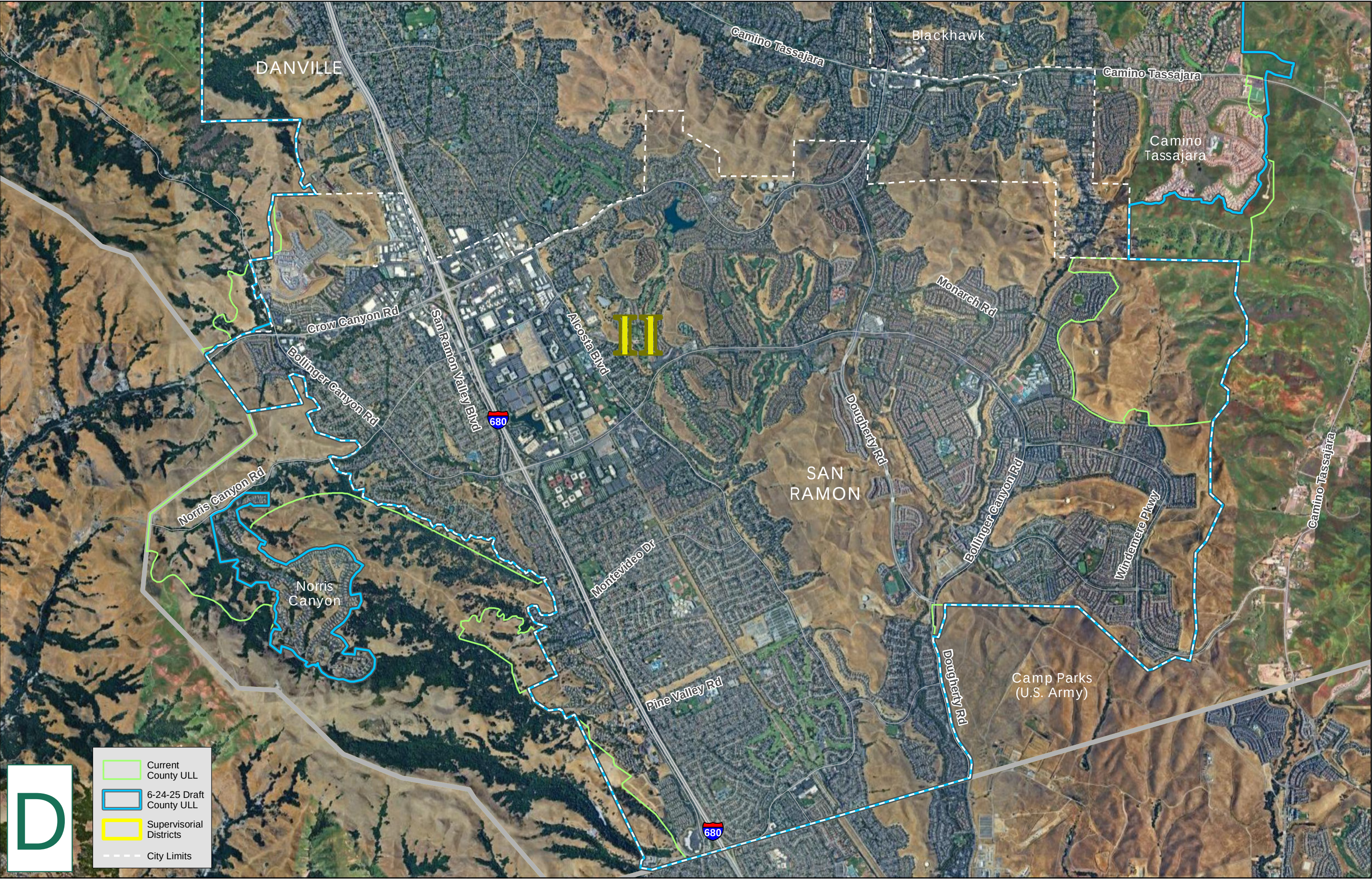
Contraction		Expansion	
 San Ramon UGB	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Consider Expansion	 Outside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



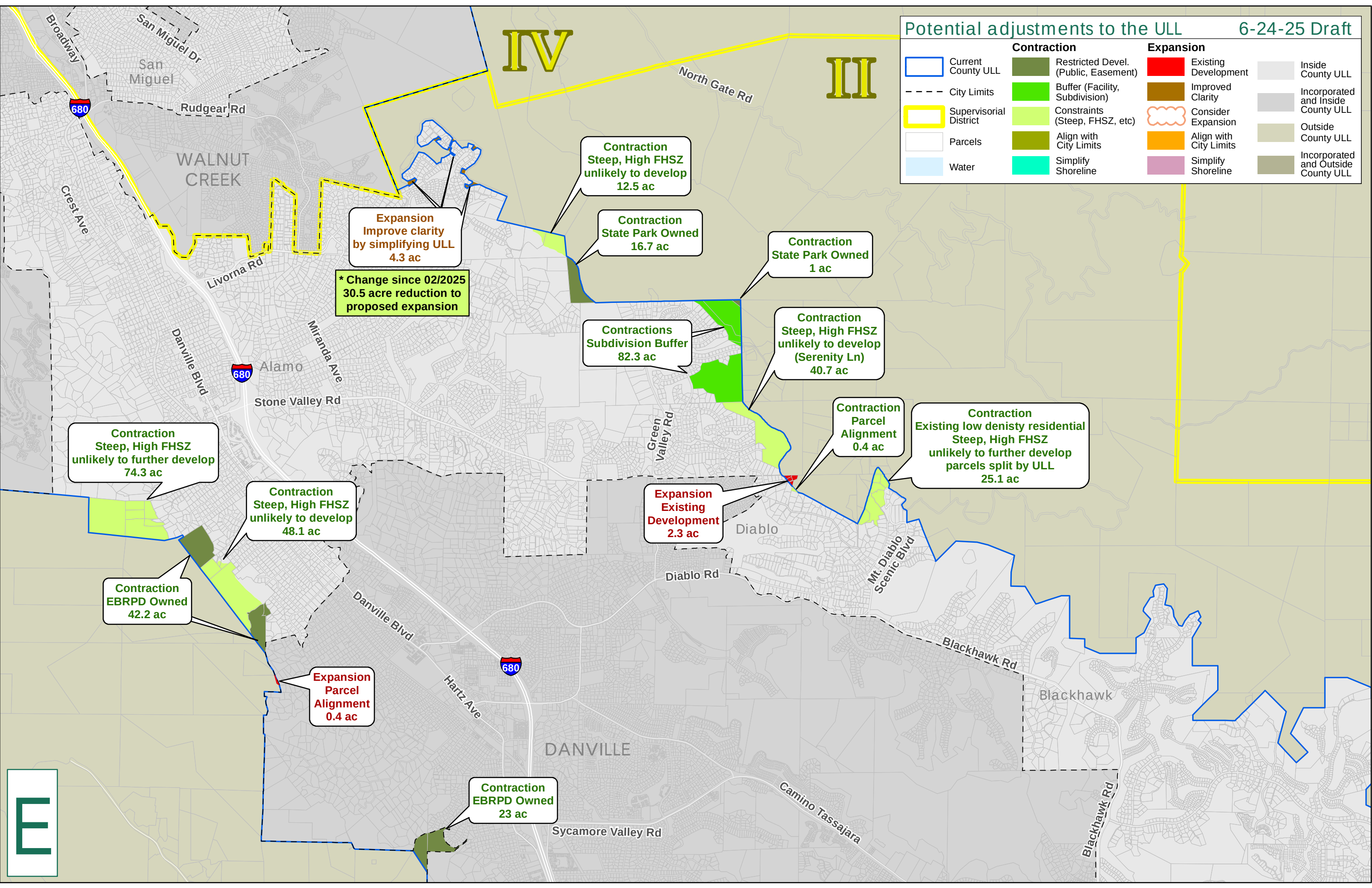
Potential adjustments to the ULL 6-24-25 Draft

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





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



Potential adjustments to the ULL

6-24-25 Draft

Current County ULL

City Limits

Supervisory District

Parcels

Water

Restricted Devel. (Public, Easement)

Buffer (Facility, Subdivision)

Constraints (Steep, FHSZ, etc)

Align with City Limits

Simplify Shoreline

Existing Development

Improved Clarity

Consider Expansion

Align with City Limits

Simplify Shoreline

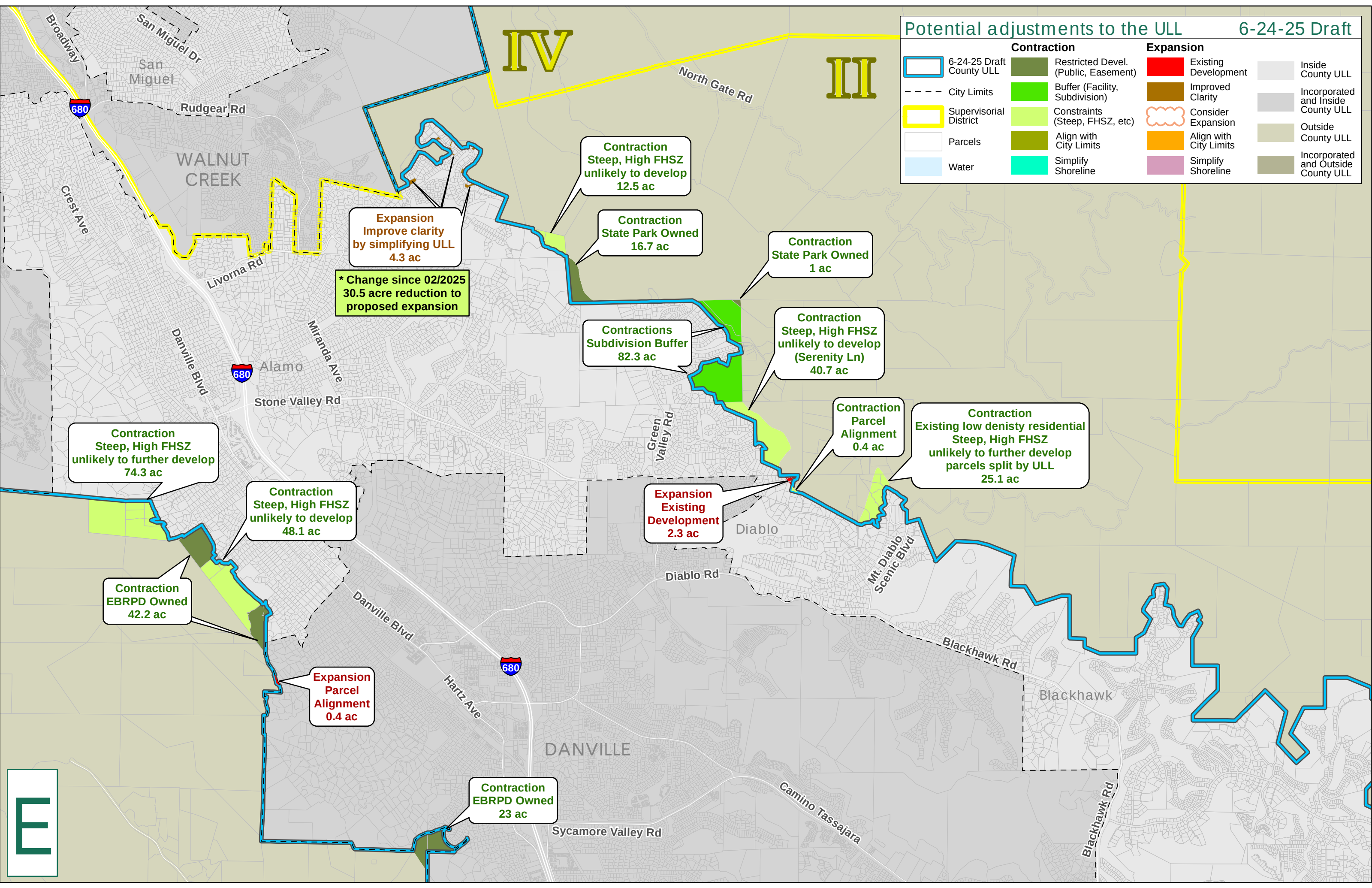
Inside County ULL

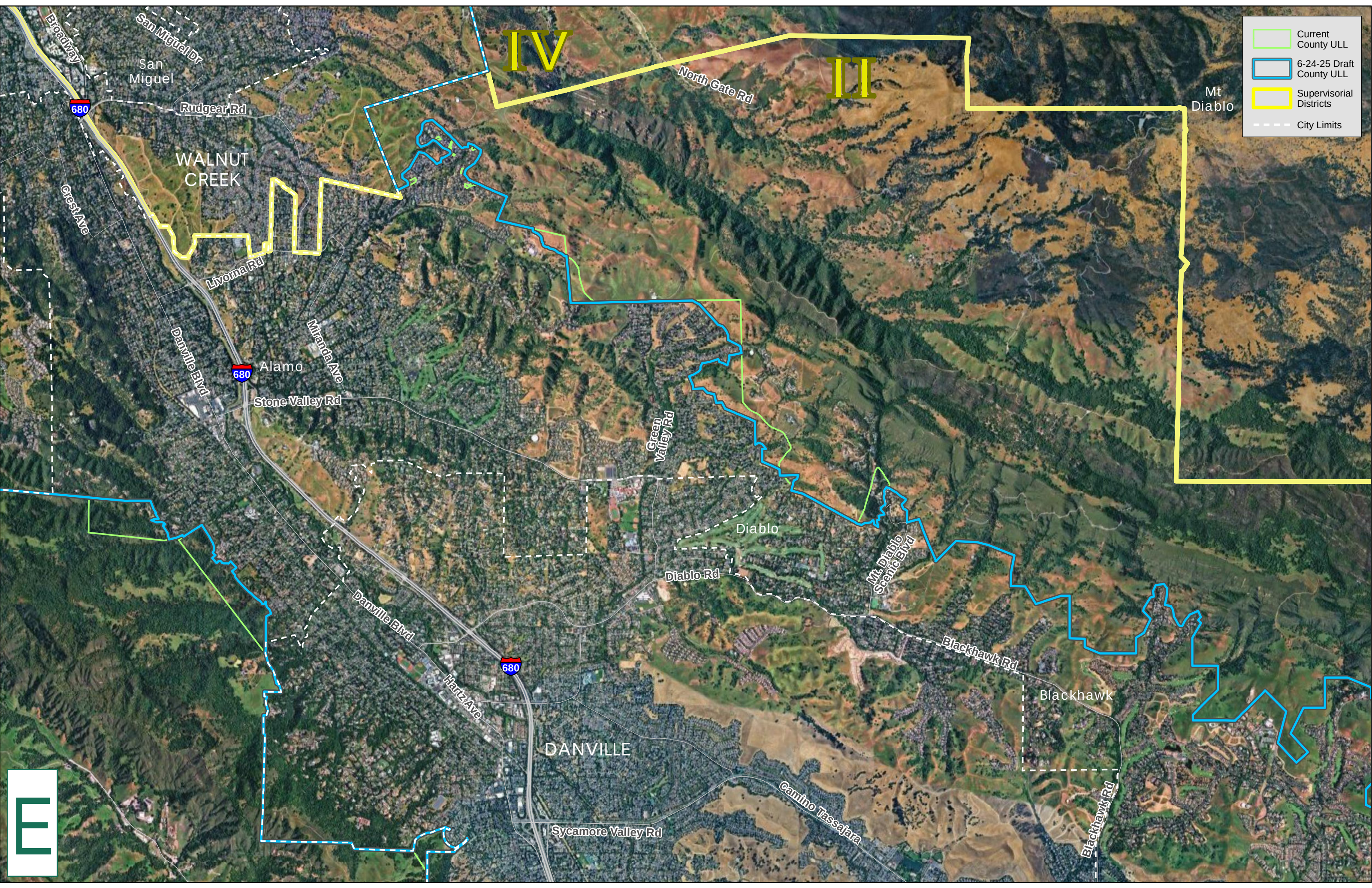
Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

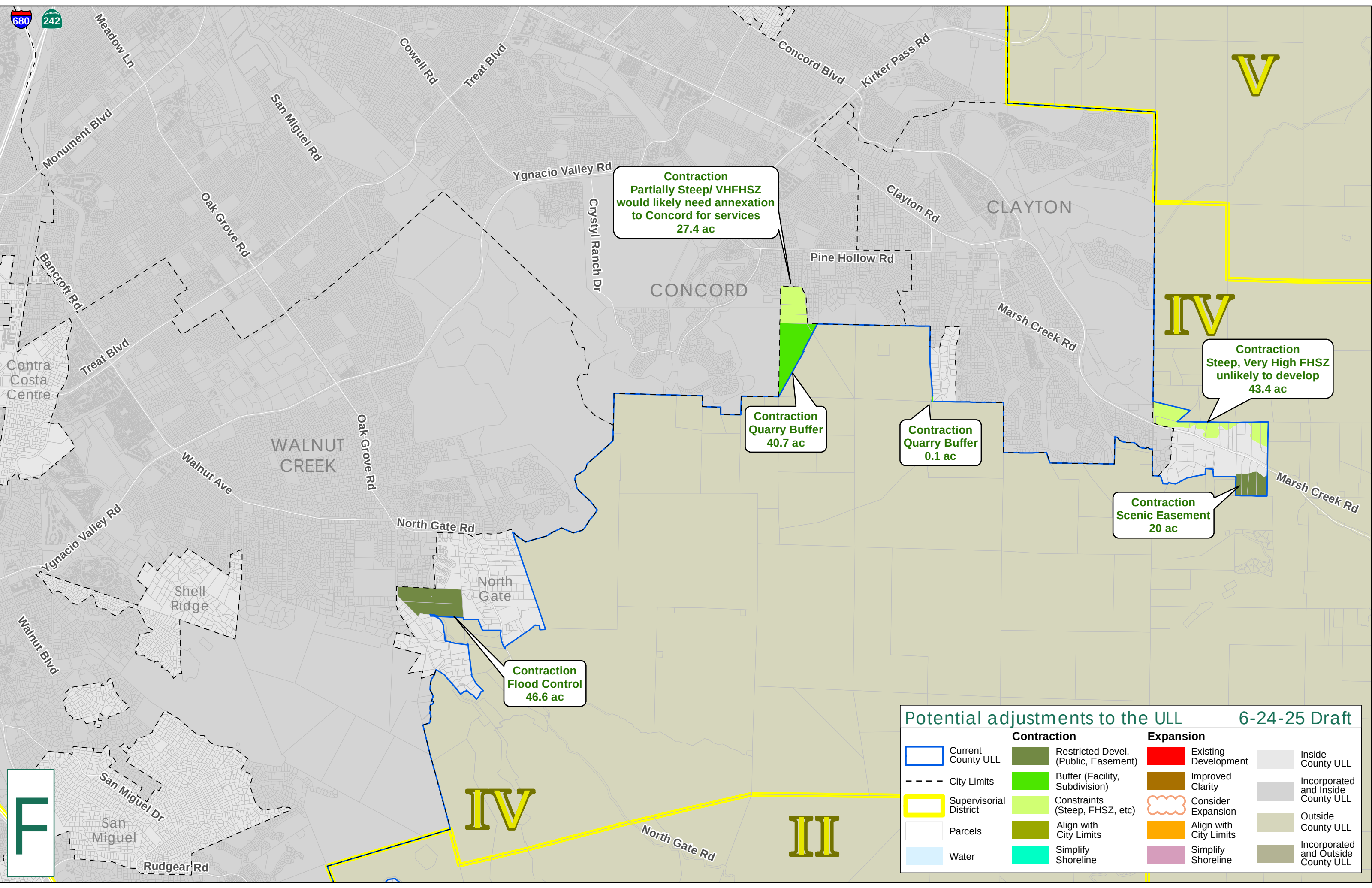






	Current County ULL
	6-24-25 Draft County ULL
	Supervisorial Districts
	City Limits





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

Potential adjustments to the ULL6-24-25 Draft

Current County ULL

City Limits

Supervisory District

Parcels

Water

Restricted Devel. (Public, Easement)

Buffer (Facility, Subdivision)

Constraints (Steep, FHSZ, etc)

Align with City Limits

Simplify Shoreline

Existing Development

Improved Clarity

Consider Expansion

Align with City Limits

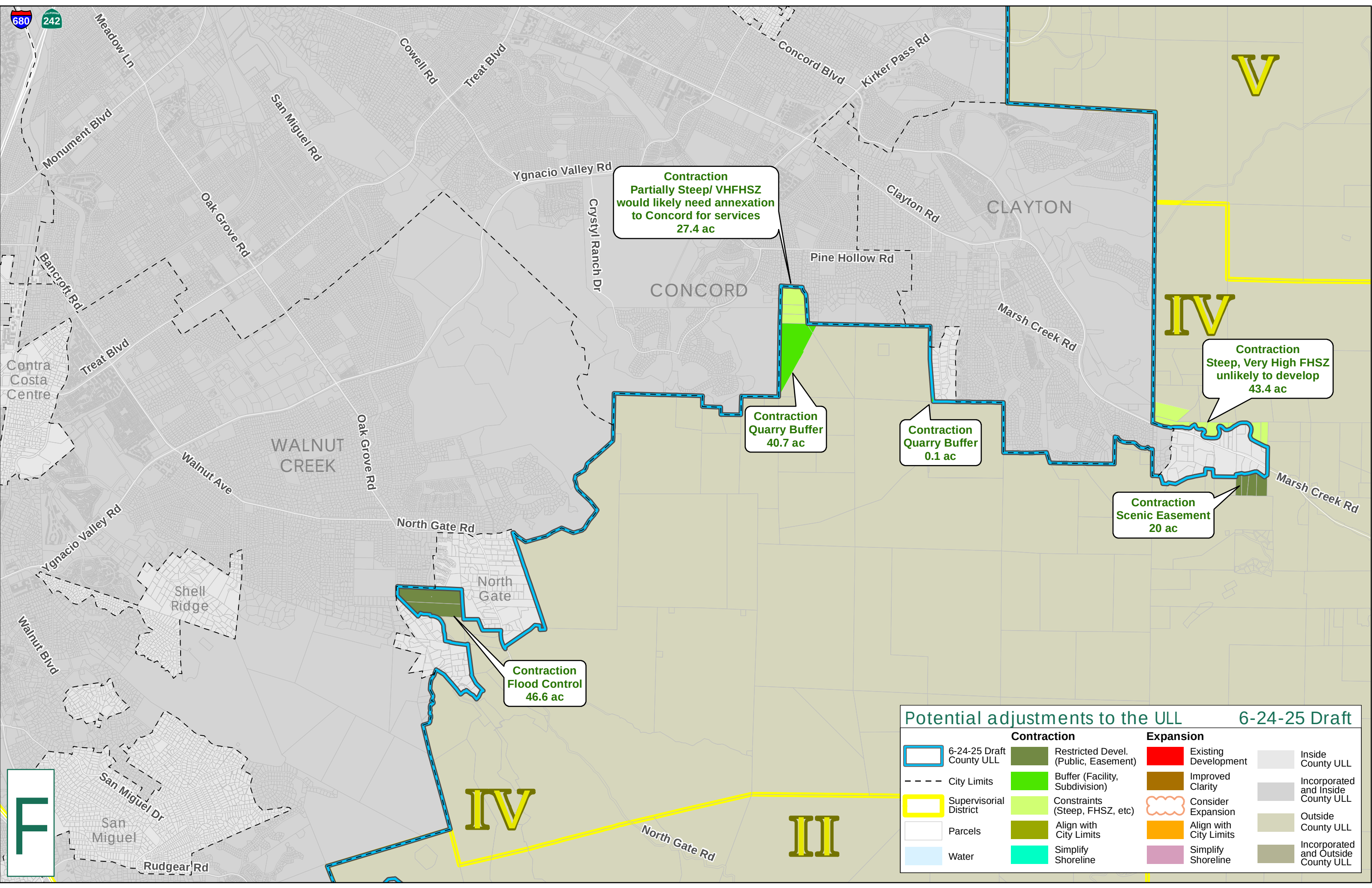
Simplify Shoreline

Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL



Contraction
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

Potential adjustments to the ULL

6-24-25 Draft County ULL

City Limits

Supervisory 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

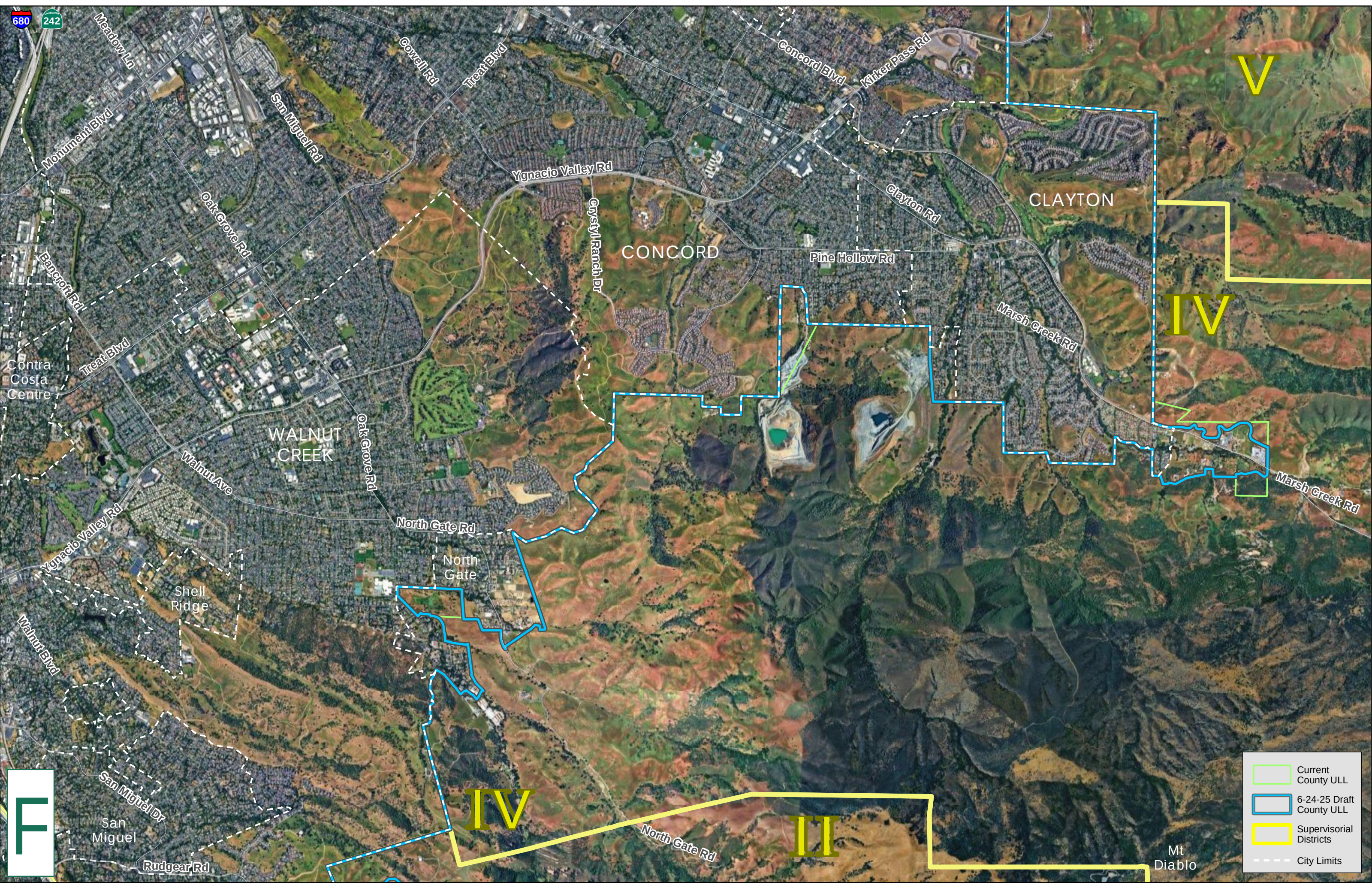
Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

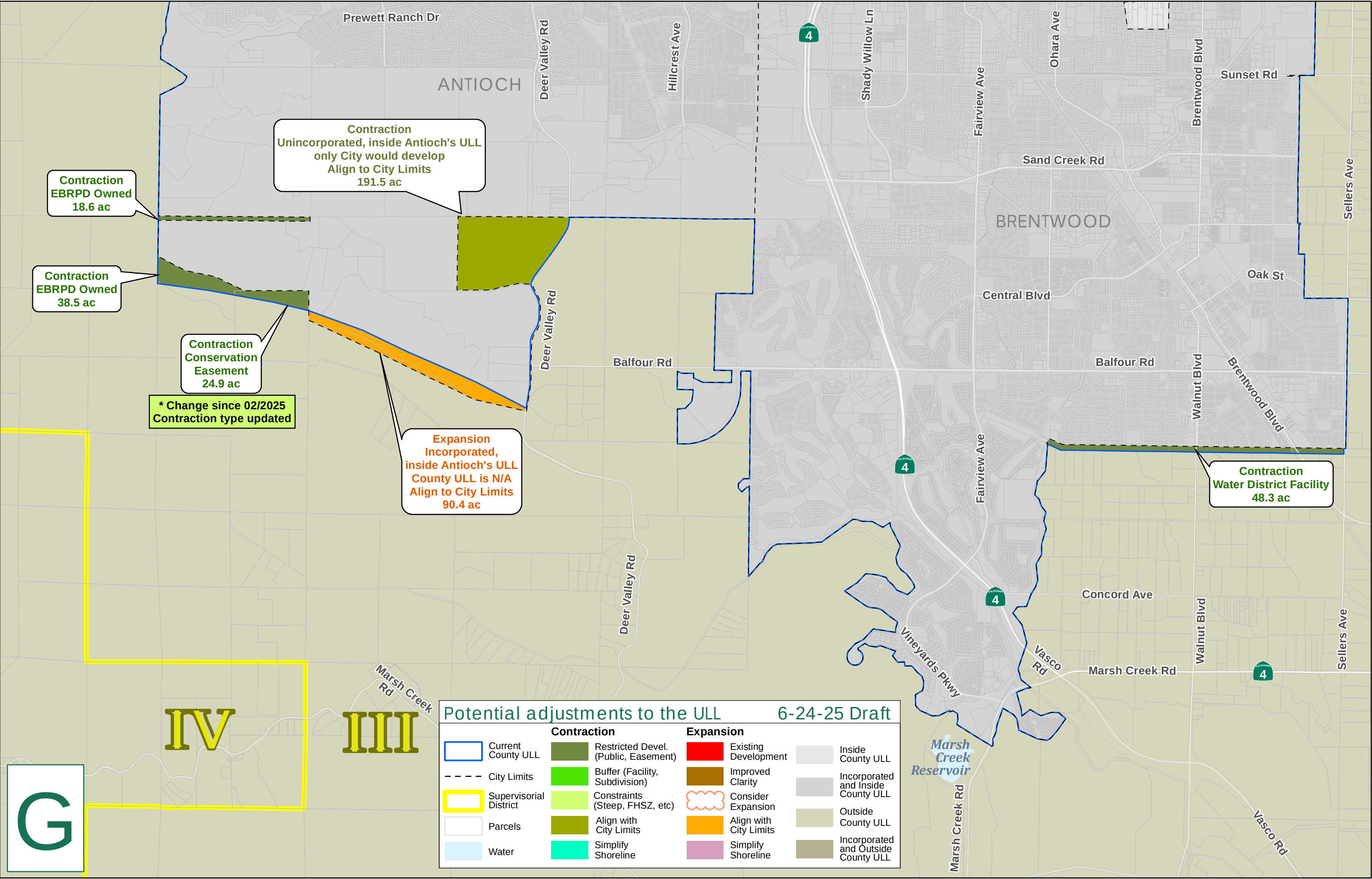
Incorporated and Outside County ULL

6-24-25 Draft



F

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



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

Contraction
EBRPD Owned
18.6 ac

Contraction
EBRPD Owned
38.5 ac

Contraction
Conservation
Easement
24.9 ac

* Change since 02/2025
Contraction type updated

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

Contraction
Water District Facility
48.3 ac

Potential adjustments to the ULL

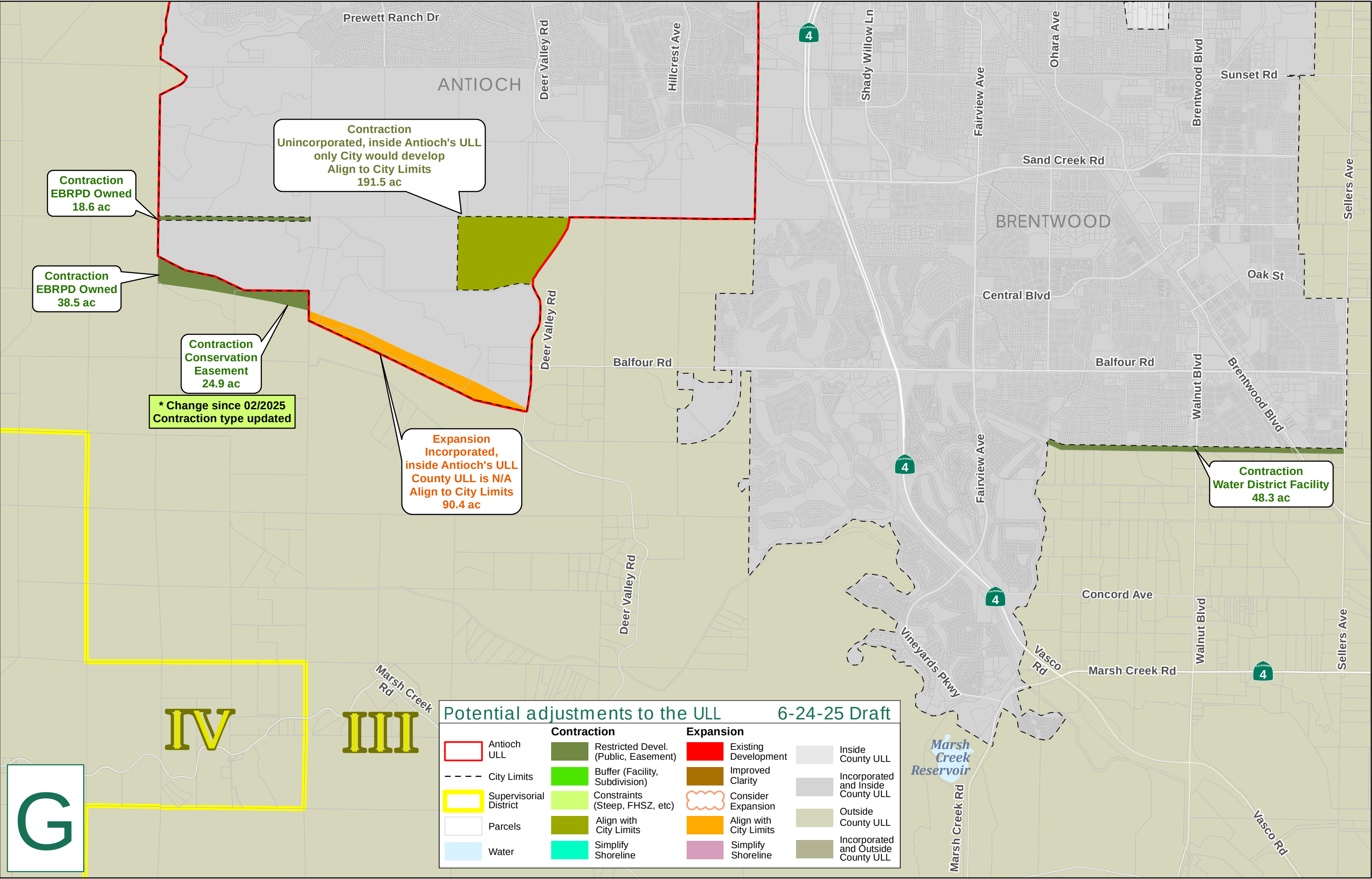
6-24-25 Draft

Current County ULL	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
City Limits			
Supervisory District			
Parcels			
Water			

IV

III





G

IV

III

Potential adjustments to the ULL6-24-25 Draft

Antioch ULL

City Limits

Supervisorial District

Parcels

Water

Restricted Devel. (Public, Easement)

Buffer (Facility, Subdivision)

Constraints (Steep, FHSZ, etc)

Align with City Limits

Simplify Shoreline

Existing Development

Improved Clarity

Consider Expansion

Align with City Limits

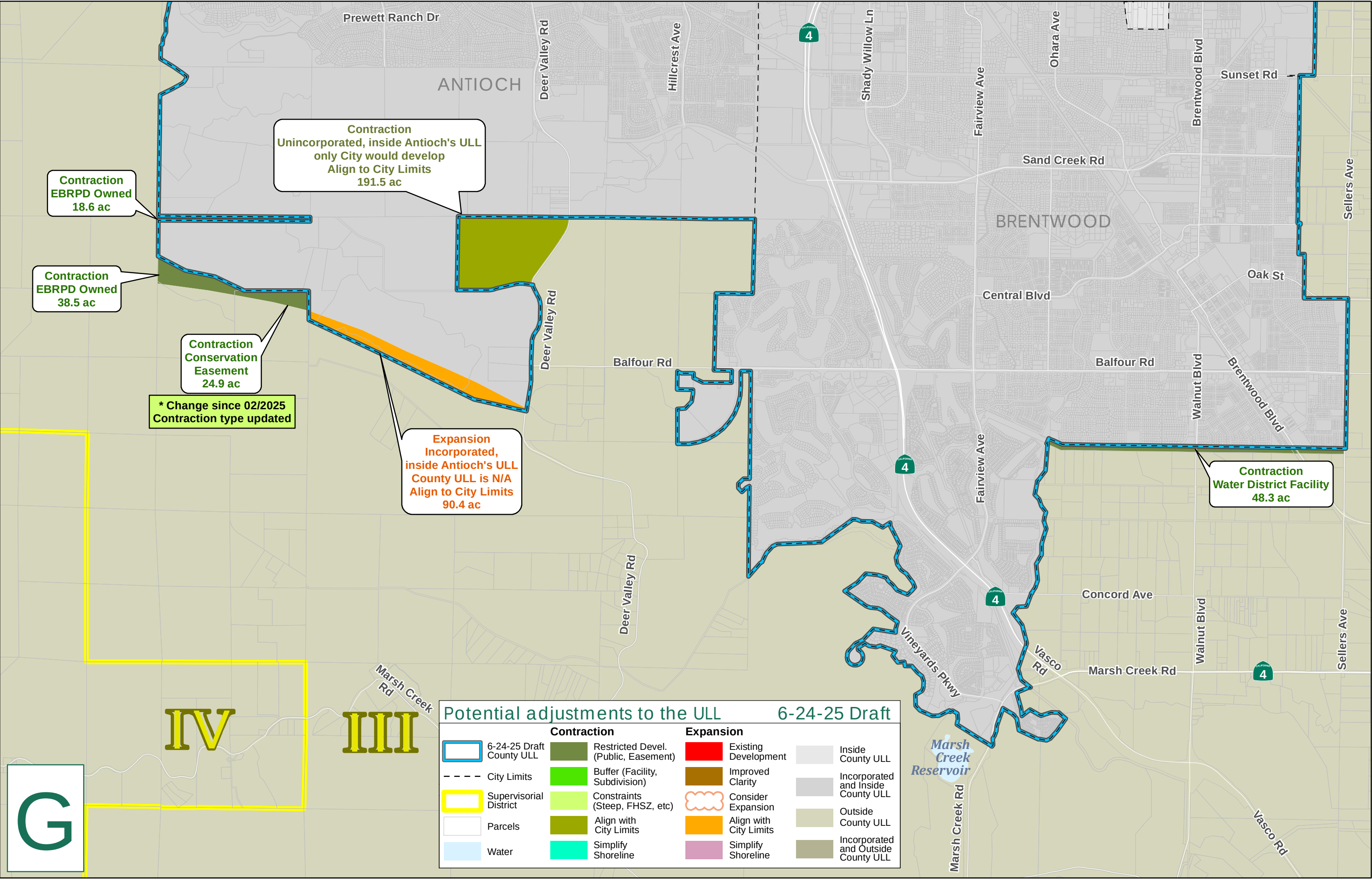
Simplify Shoreline

Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL



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

Contraction
EBRPD Owned
18.6 ac

Contraction
EBRPD Owned
38.5 ac

Contraction
Conservation
Easement
24.9 ac

* Change since 02/2025
Contraction type updated

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

Contraction
Water District Facility
48.3 ac

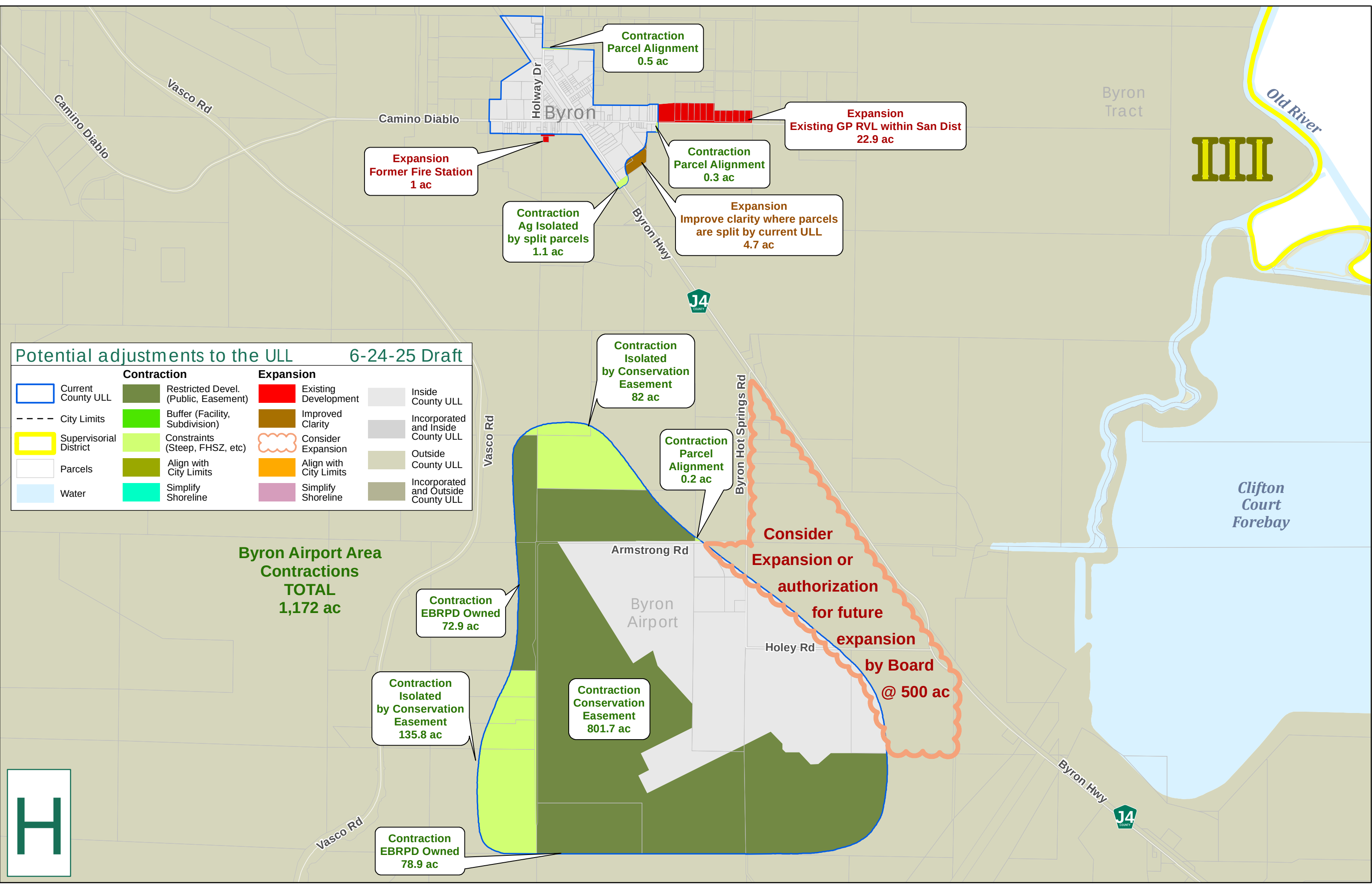
Potential adjustments to the ULL

6-24-25 Draft

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



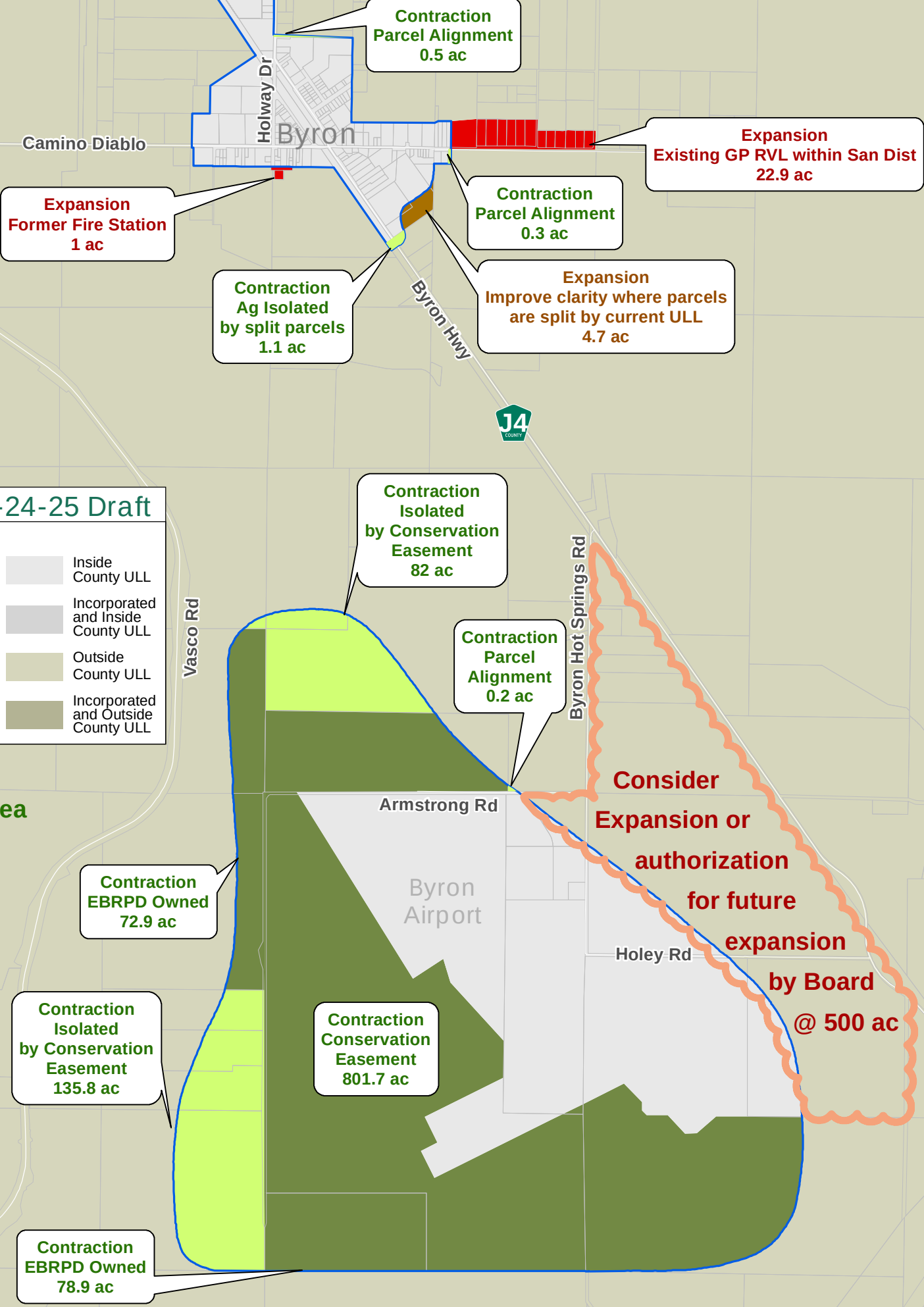
-  Current County ULL
-  6-24-25 Draft County ULL
-  Supervisorial Districts
-  City Limits

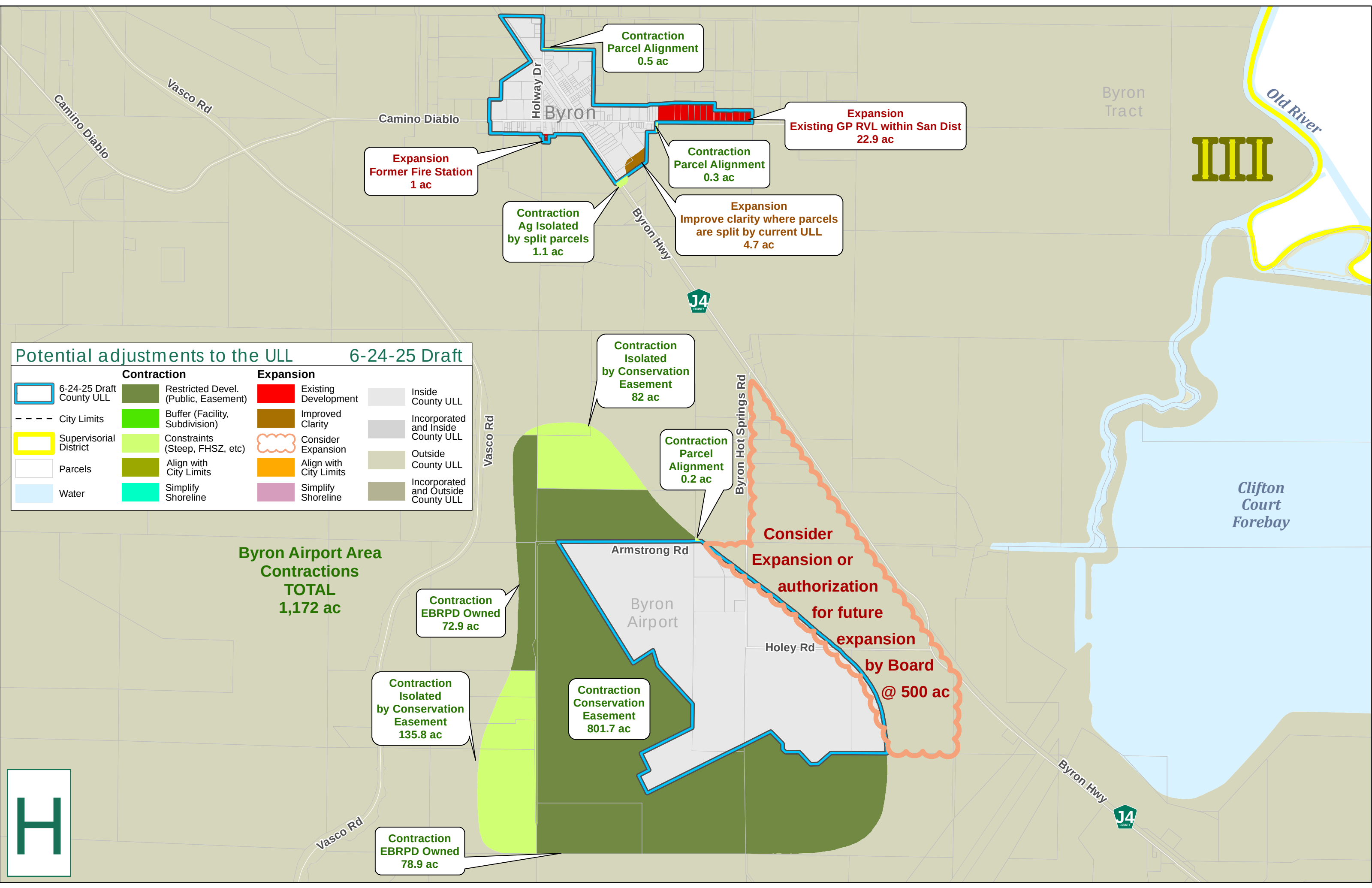


Potential adjustments to the ULL 6-24-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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

Byron Airport Area Contractions
TOTAL
1,172 ac





Potential adjustments to the ULL 6-24-25 Draft

Contraction		Expansion	
	6-24-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		

Byron Airport Area Contractions
TOTAL
1,172 ac

Contraction
Parcel Alignment
0.5 ac

Expansion
Former Fire Station
1 ac

Contraction
Ag Isolated
by split parcels
1.1 ac

Contraction
Parcel Alignment
0.3 ac

Expansion
Existing GP RVL within San Dist
22.9 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

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

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

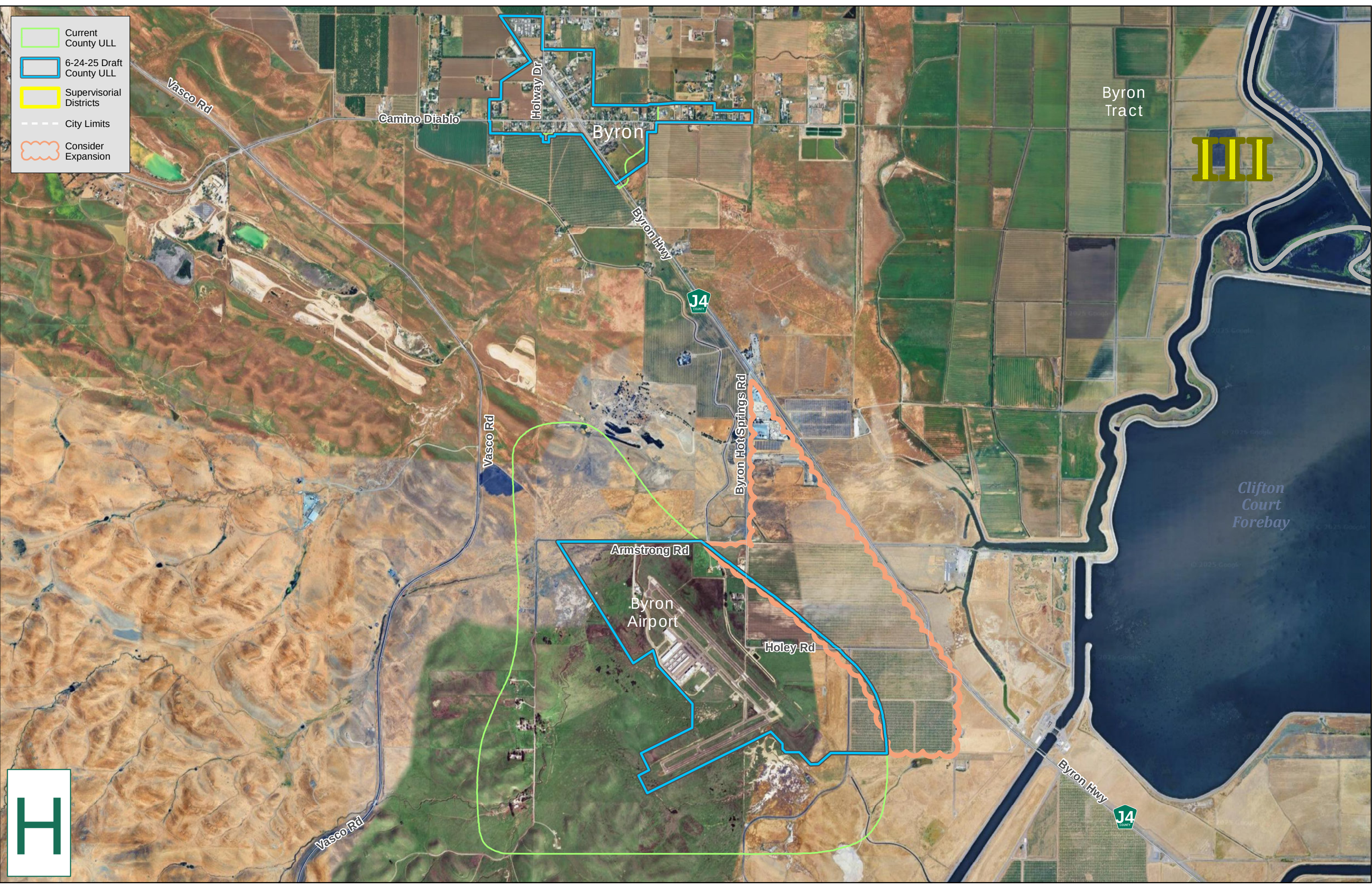
Current
County ULL

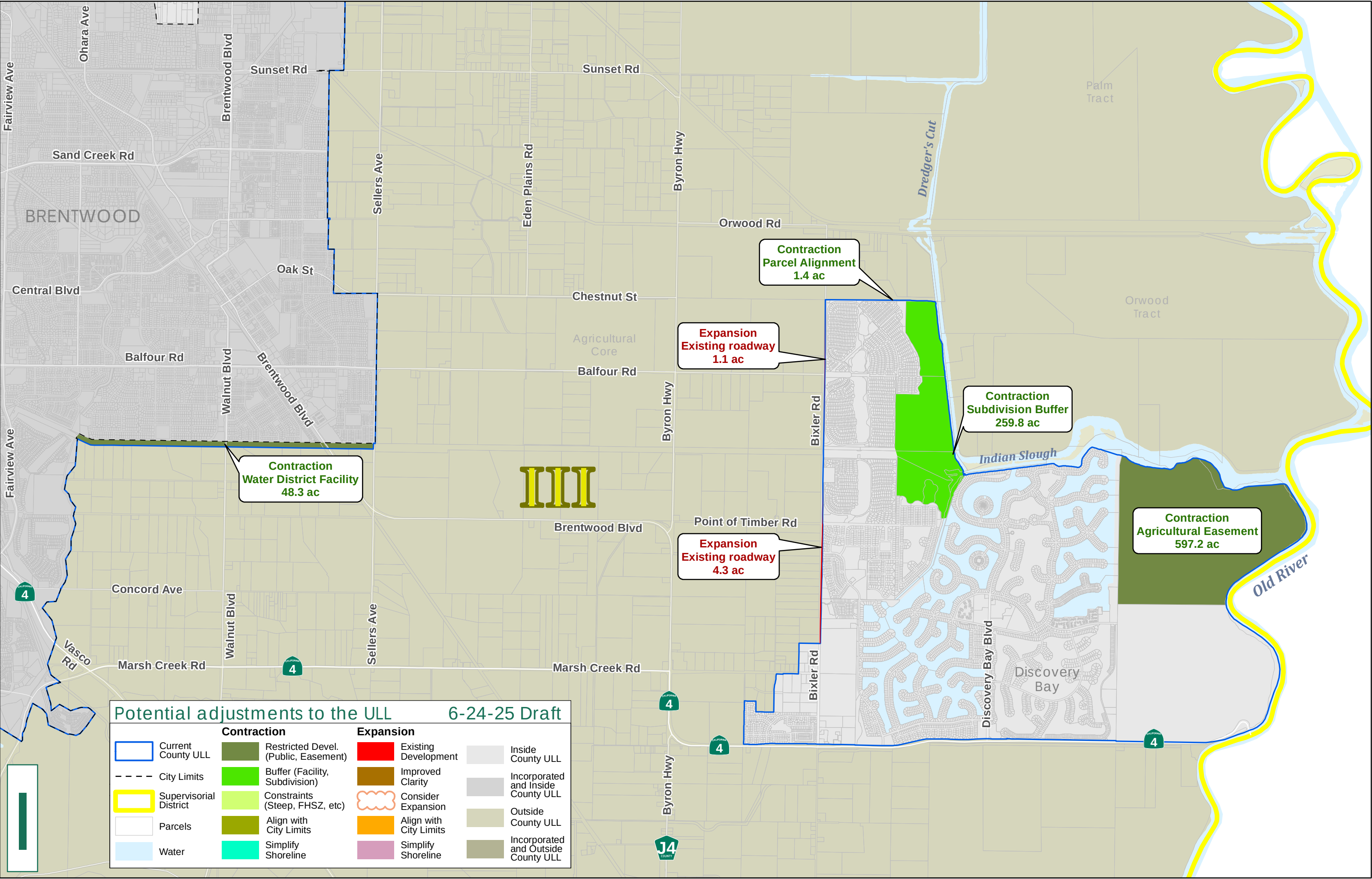
6-24-25 Draft
County ULL

Supervisoryal
Districts

City Limits

Consider
Expansion





Contraction
Water District Facility
48.3 ac

Contraction
Parcel Alignment
1.4 ac

Expansion
Existing roadway
1.1 ac

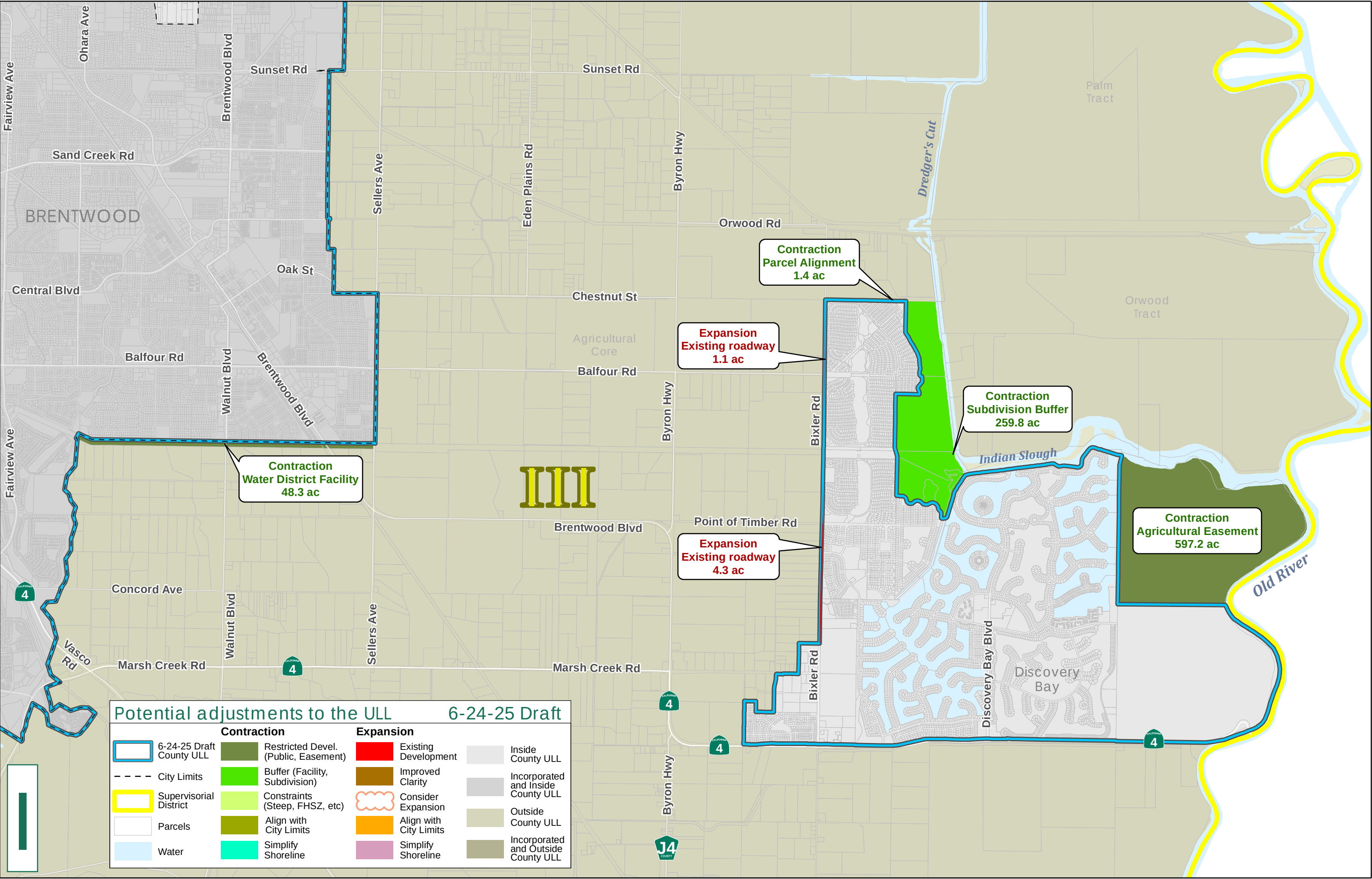
Contraction
Subdivision Buffer
259.8 ac

Contraction
Agricultural Easement
597.2 ac

Expansion
Existing roadway
4.3 ac

Potential adjustments to the ULL 6-24-25 Draft

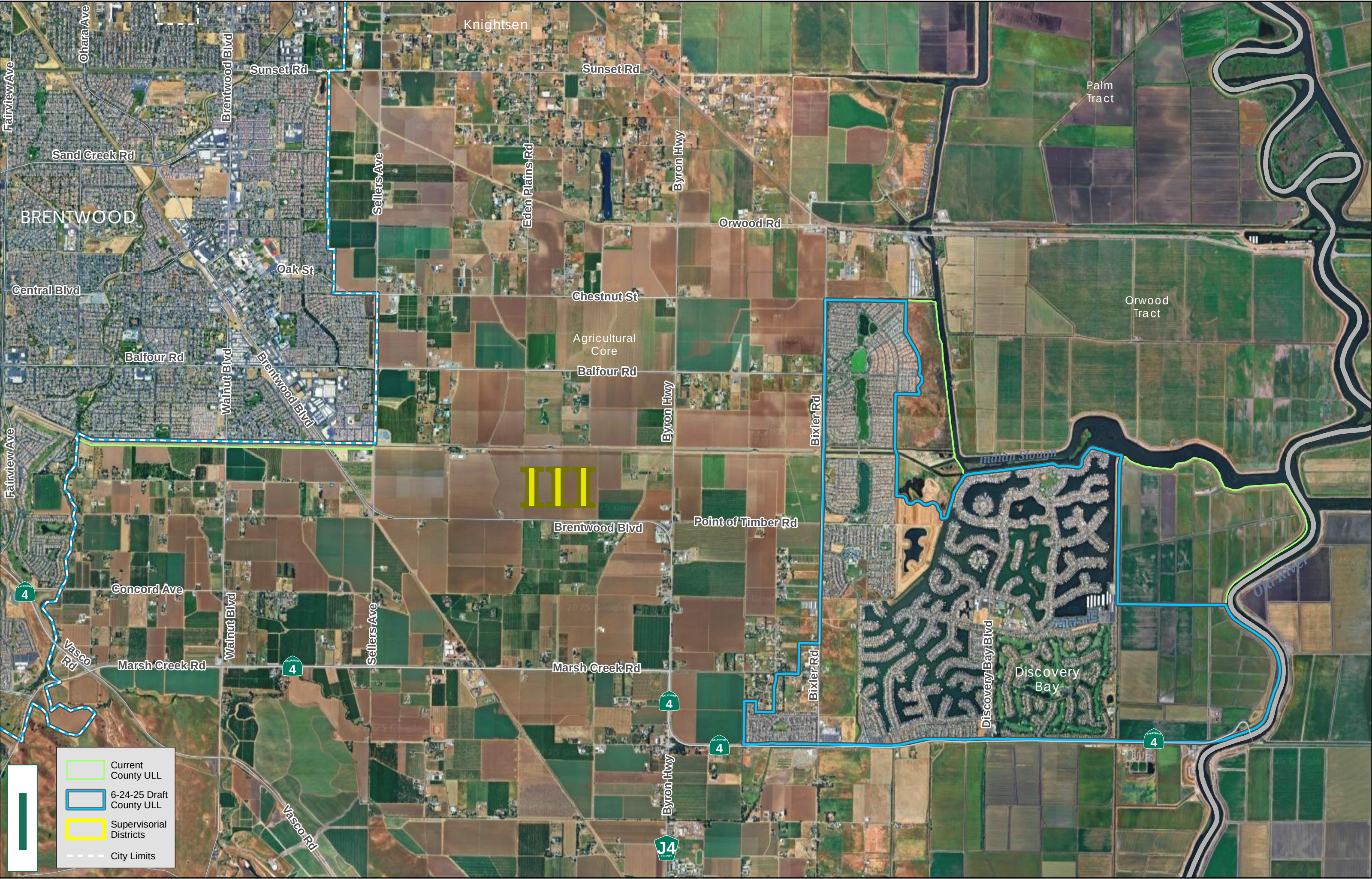
 Current County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Consider Expansion	 Outside County ULL
 Parcels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



Potential adjustments to the ULL

6-24-25 Draft

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



Fairview Ave

Fairview Ave

4

Vasco Rd

4

J4

4

Ohara Ave

Sand Creek Rd

BRENTWOOD

Central Blvd

Balfour Rd

Brentwood Blvd

Walnut Blvd

Sunset Rd

Oak St

Brentwood Blvd

Concord Ave

Marsh Creek Rd

4

Vasco Rd

Sellers Ave

Sellers Ave

Knightsen

Sunset Rd

Eden Plains Rd

Chestnut St

Agricultural Core

Balfour Rd

Byron Hwy

4

4

4

4

III

Brentwood Blvd

Point of Timber Rd

Marsh Creek Rd

Bixler Rd

Bixler Rd

Orwood Rd

Orwood's Cut

Palm Tract

Orwood Tract

Indian Slough

Discovery Bay Blvd

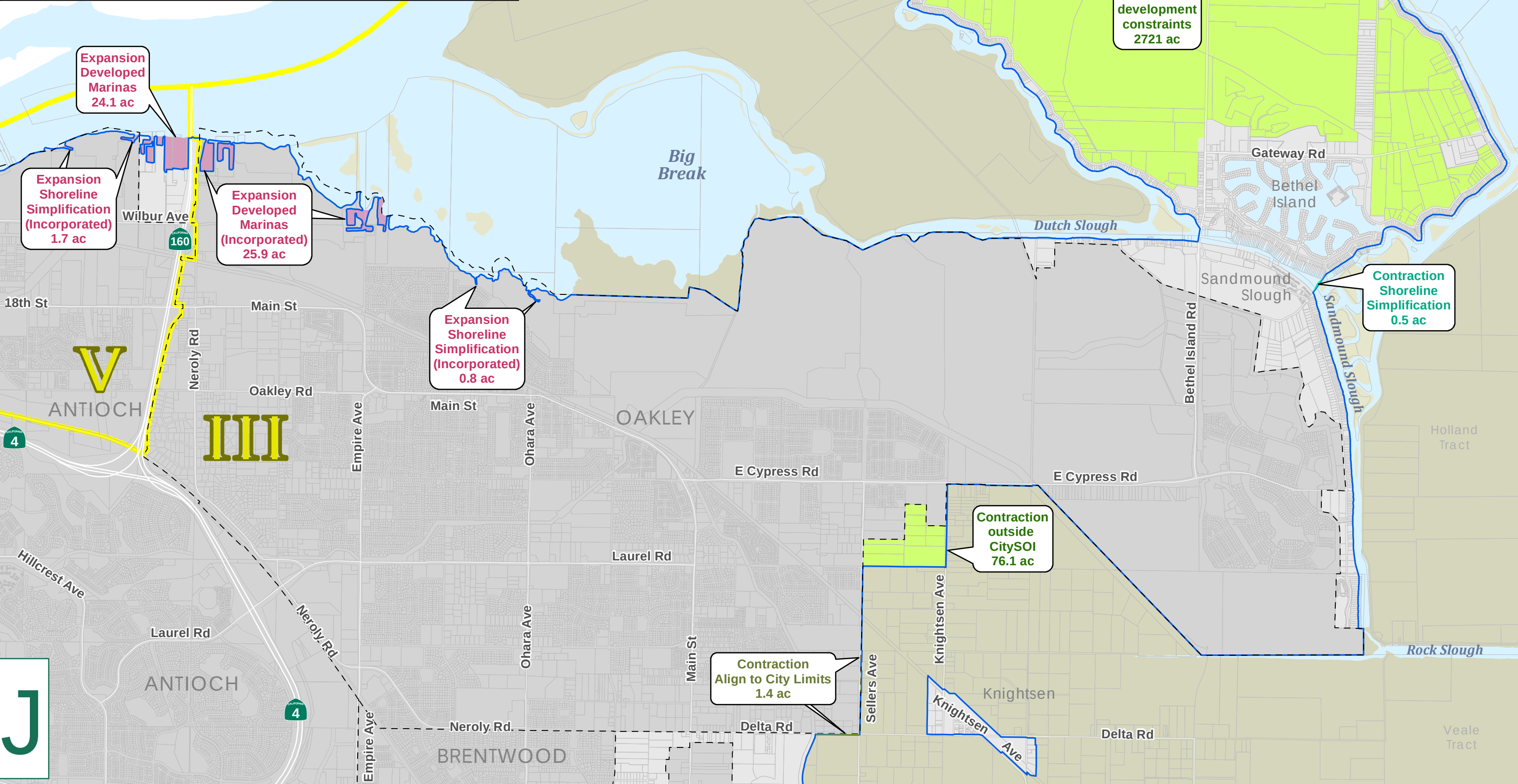
Discovery Bay

4

Old River

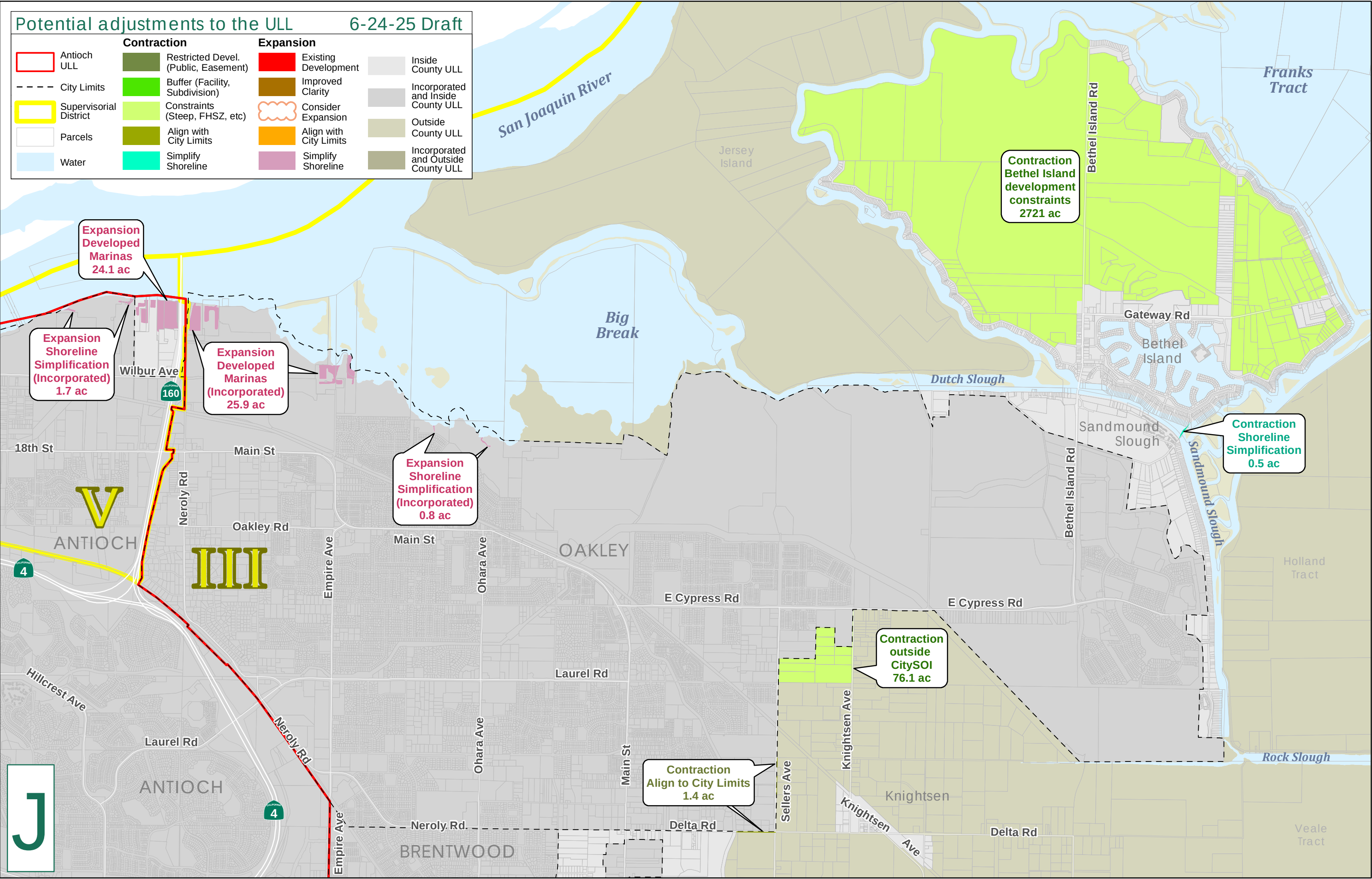
Potential adjustments to the ULL 6-24-25 Draft

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



Potential adjustments to the ULL 6-24-25 Draft

Contraction		Expansion	
	Antioch ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		



Expansion
Developed
Marinas
24.1 ac

Expansion
Shoreline
Simplification
(Incorporated)
1.7 ac

Expansion
Developed
Marinas
(Incorporated)
25.9 ac

Expansion
Shoreline
Simplification
(Incorporated)
0.8 ac

Contraction
Bethel Island
development
constraints
2721 ac

Contraction
Shoreline
Simplification
0.5 ac

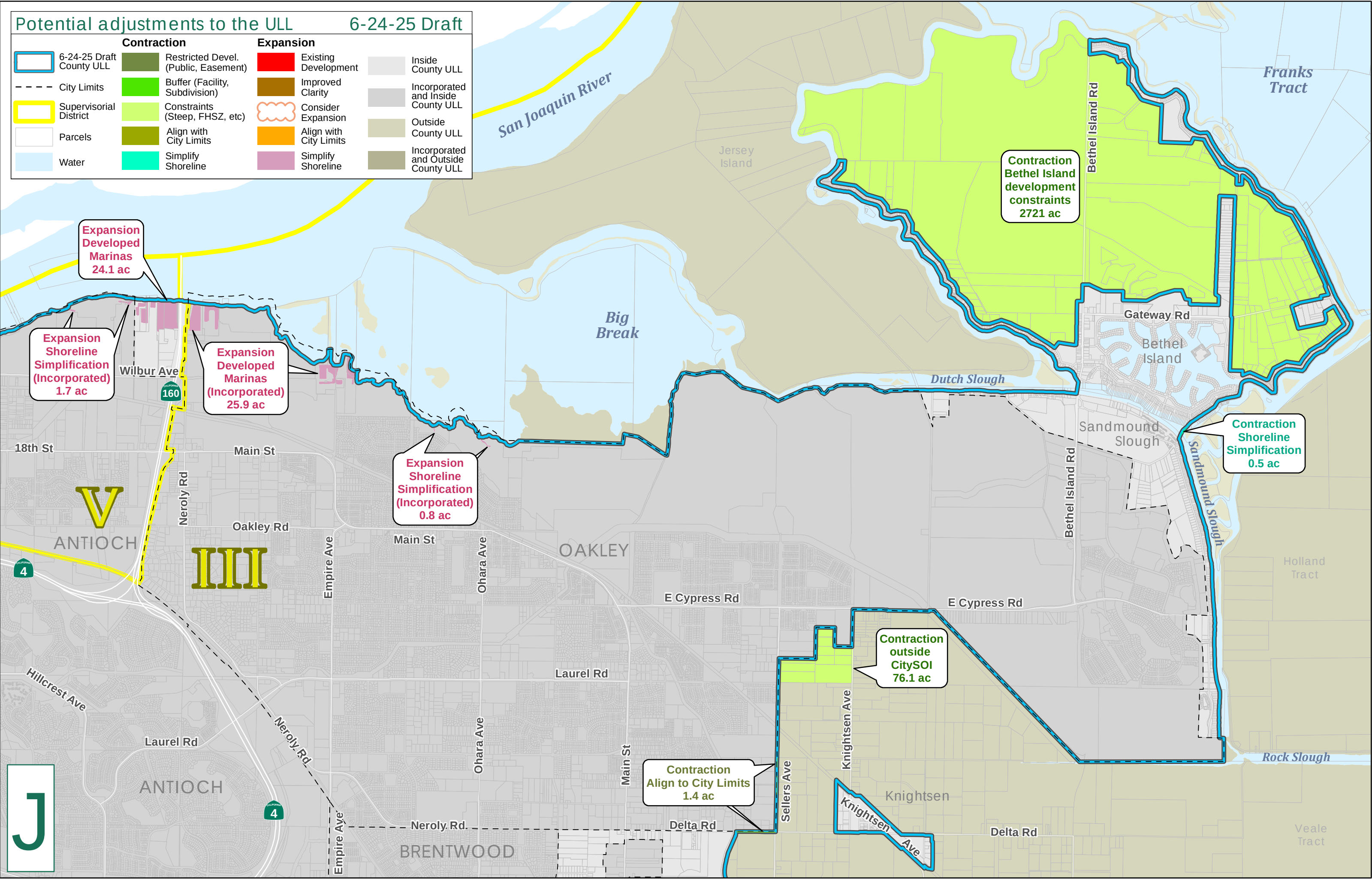
Contraction
outside
CitySOI
76.1 ac

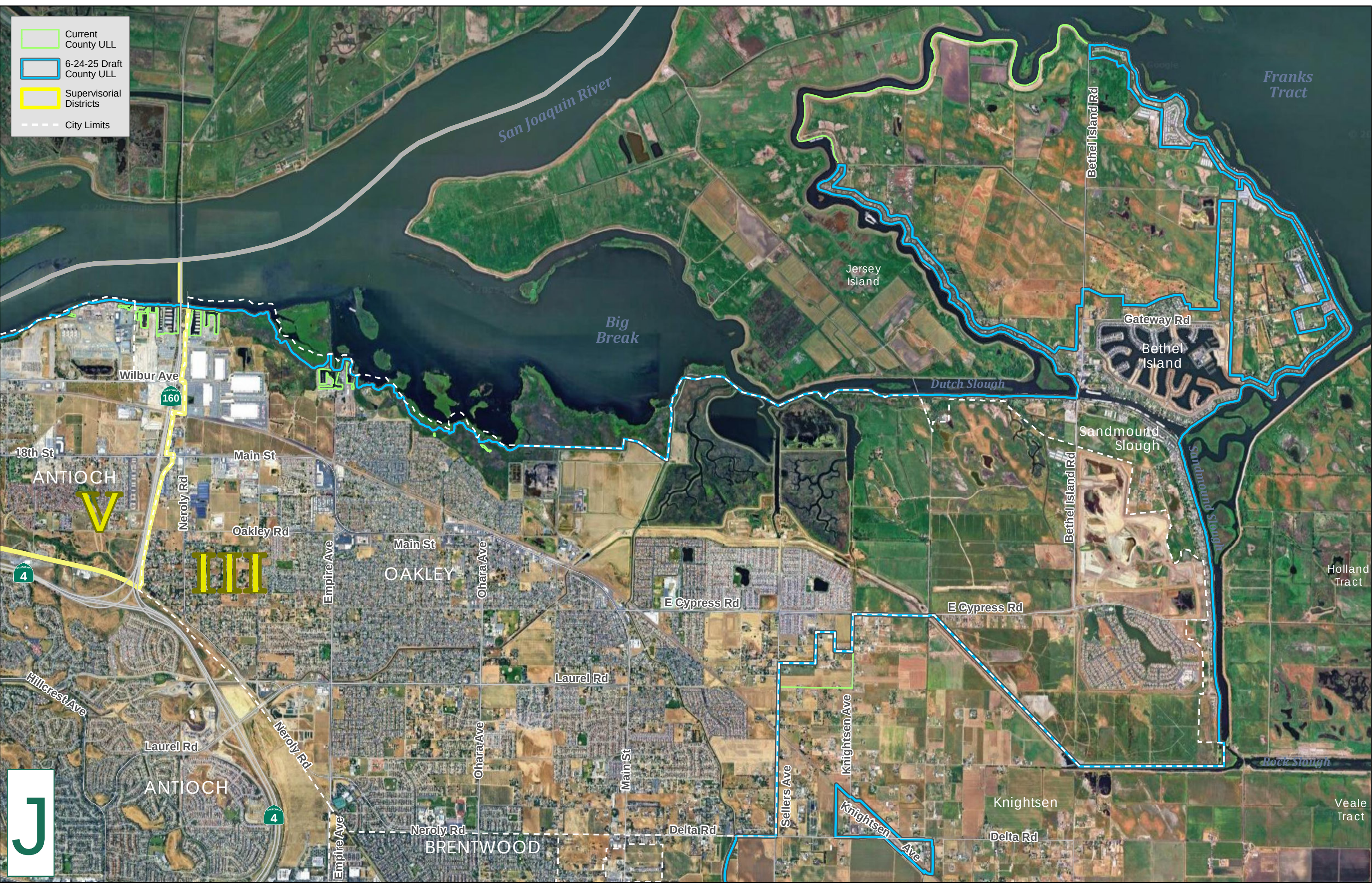
Contraction
Align to City Limits
1.4 ac



Potential adjustments to the ULL 6-24-25 Draft

Contraction		Expansion	
	6-24-25 Draft County ULL		Restricted Devel. (Public, Easement)
	City Limits		Existing Development
	Supervisory District		Improved Clarity
	Parcels		Consider Expansion
	Water		Align with City Limits
			Simplify Shoreline
			Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL





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

San Joaquin River

Big Break

Jersey Island

Dutch Slough

Bethel Island Rd

Gateway Rd

Bethel Island

Sandmound Slough

Bethel Island Rd

Sandmound Slough

Franks Tract

Holland Tract

Veale Tract

ANTIOCH

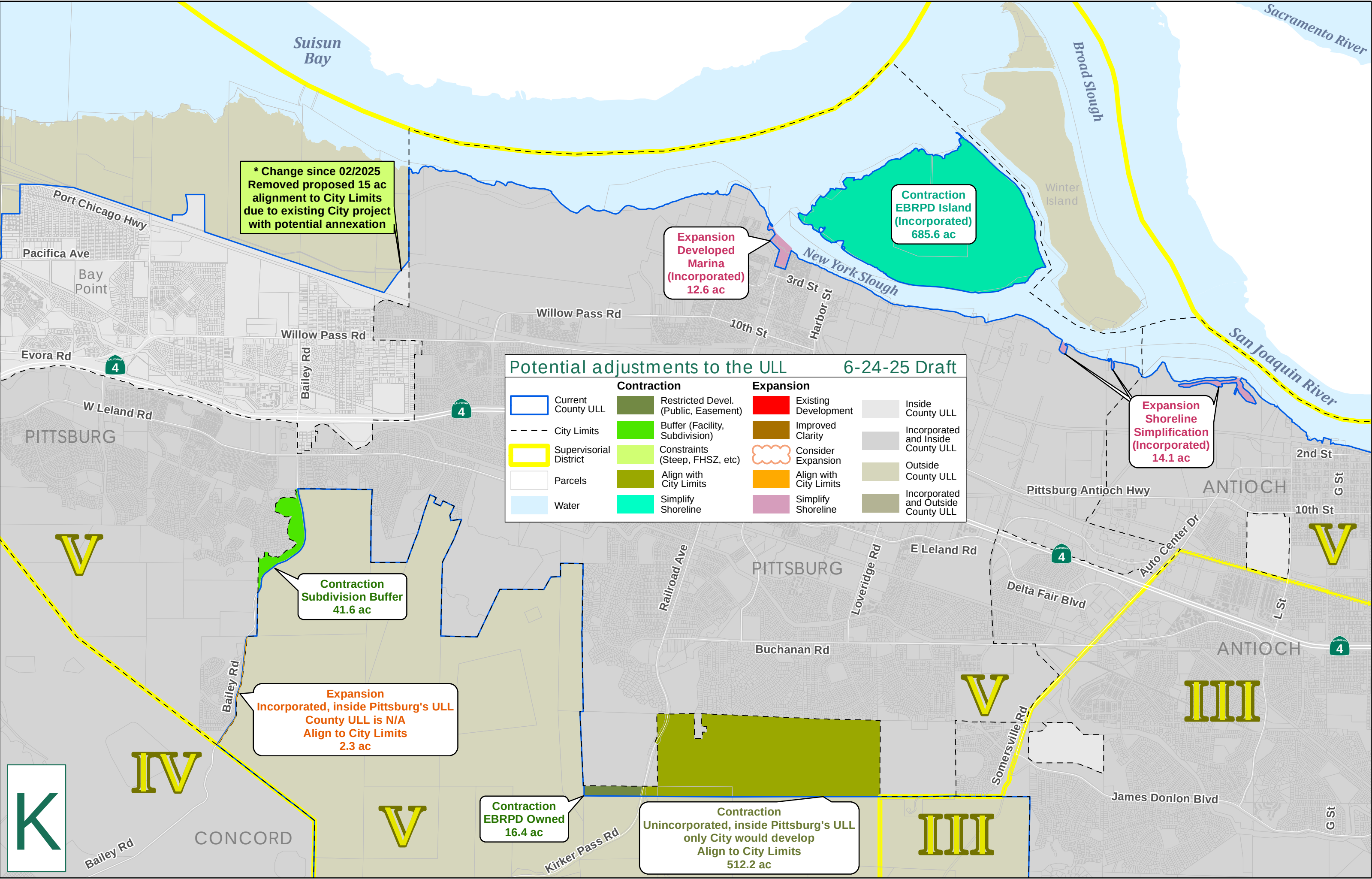
III

OAKLEY

ANTIOCH

BRENTWOOD

J



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

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

Potential adjustments to the ULL 6-24-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		

K

IV

V

V

III

III

V

15 St

2nd St

10th St

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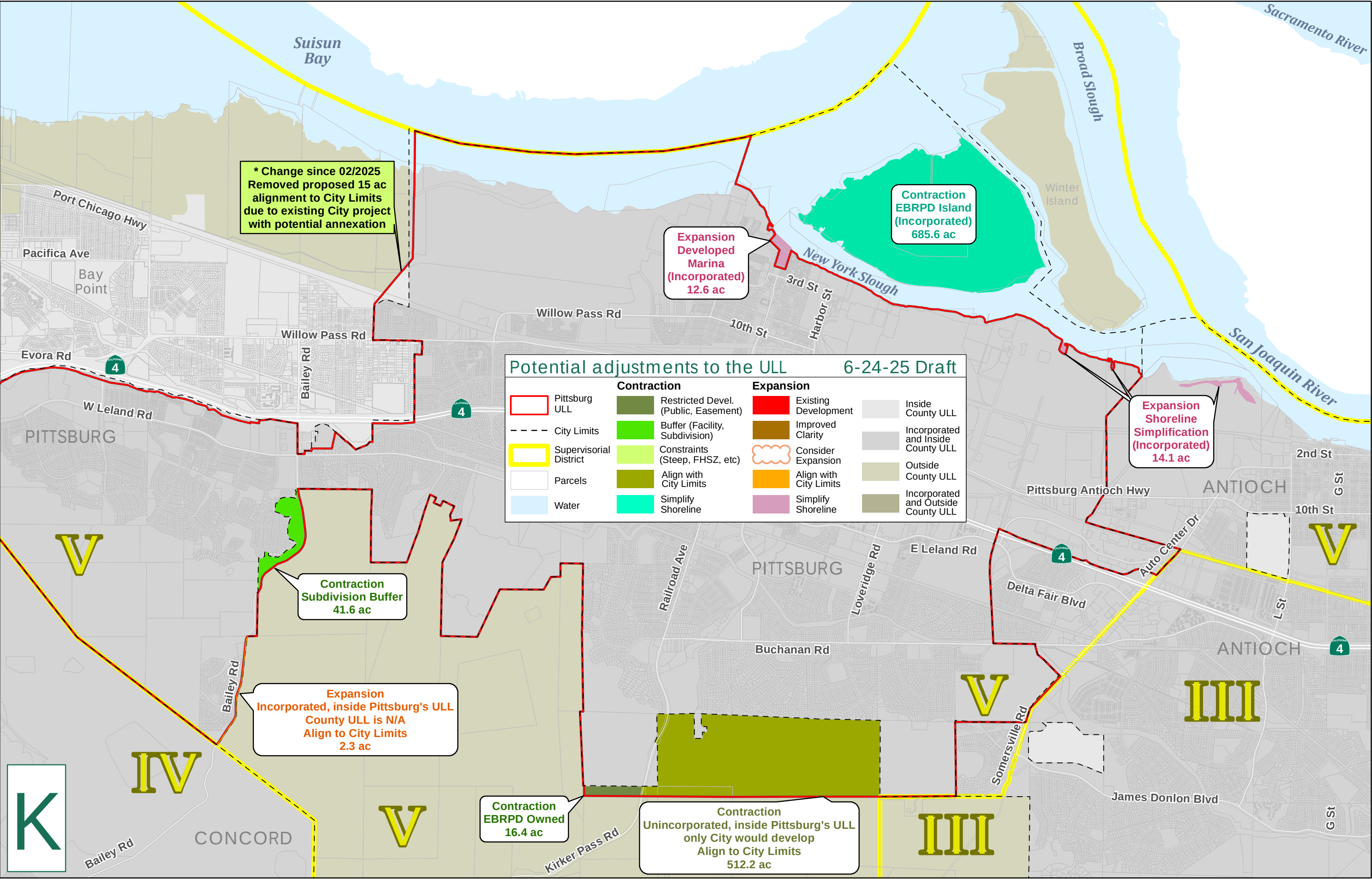
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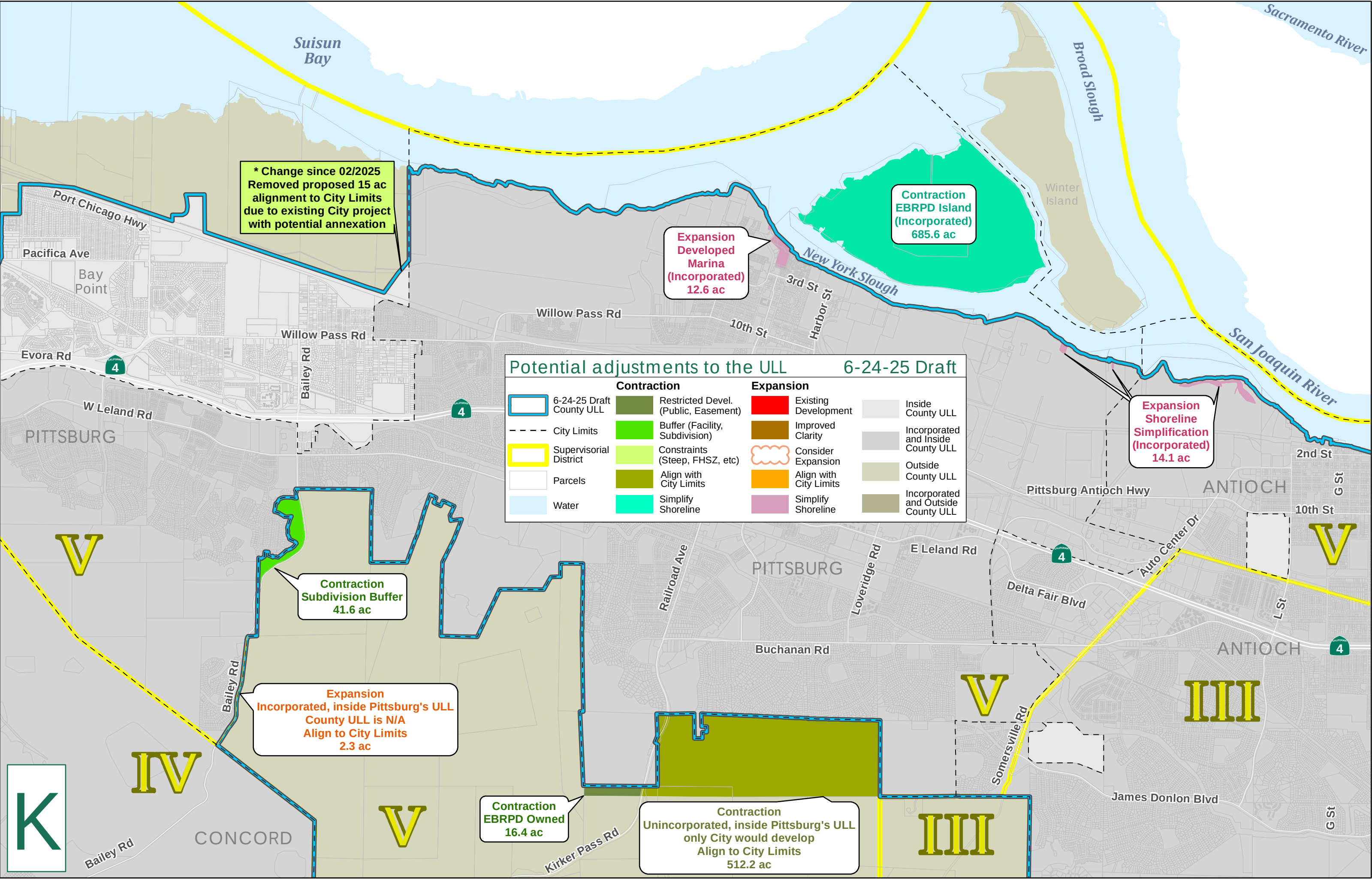
10th St

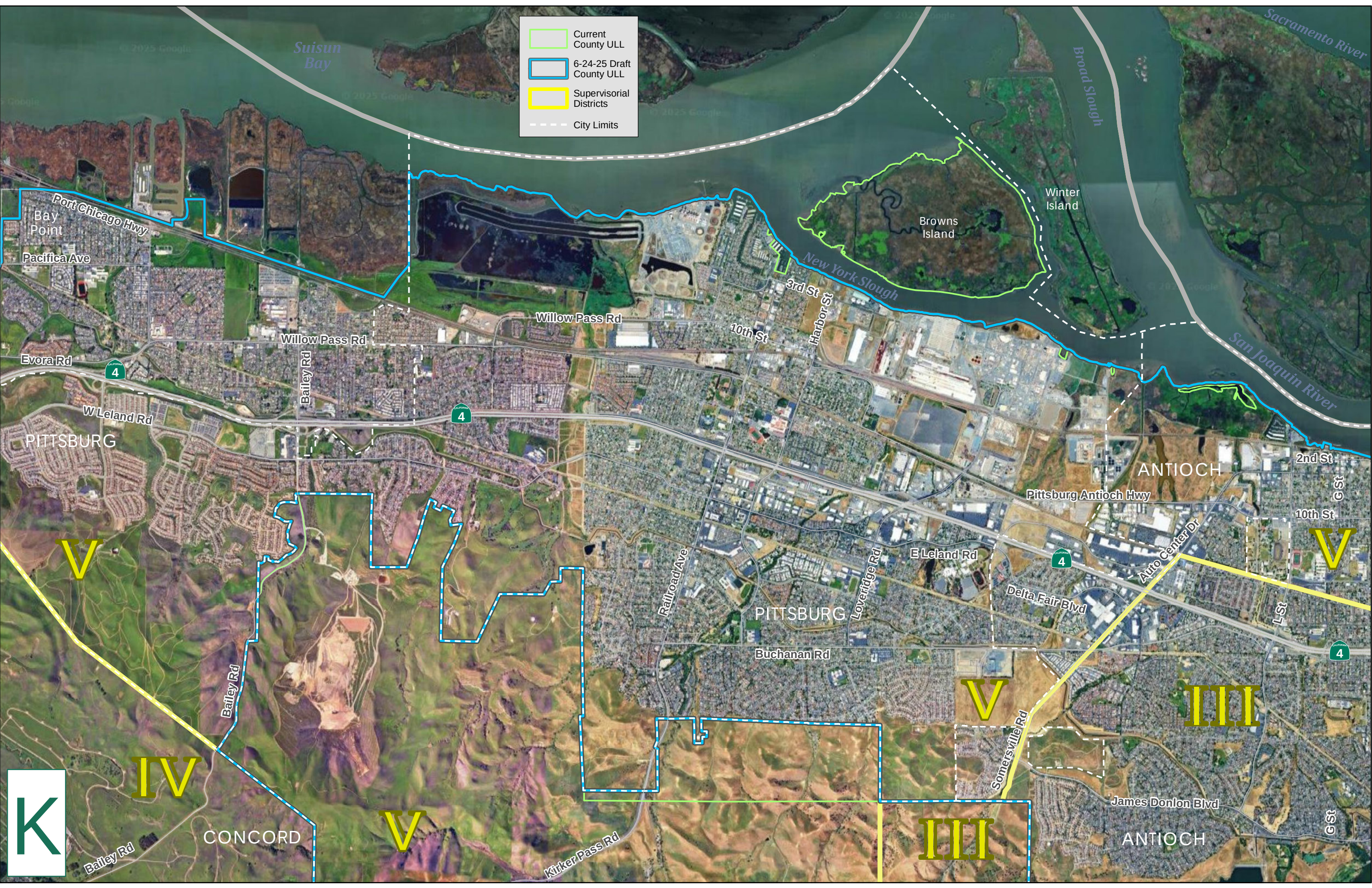
L St

15 St

2nd St





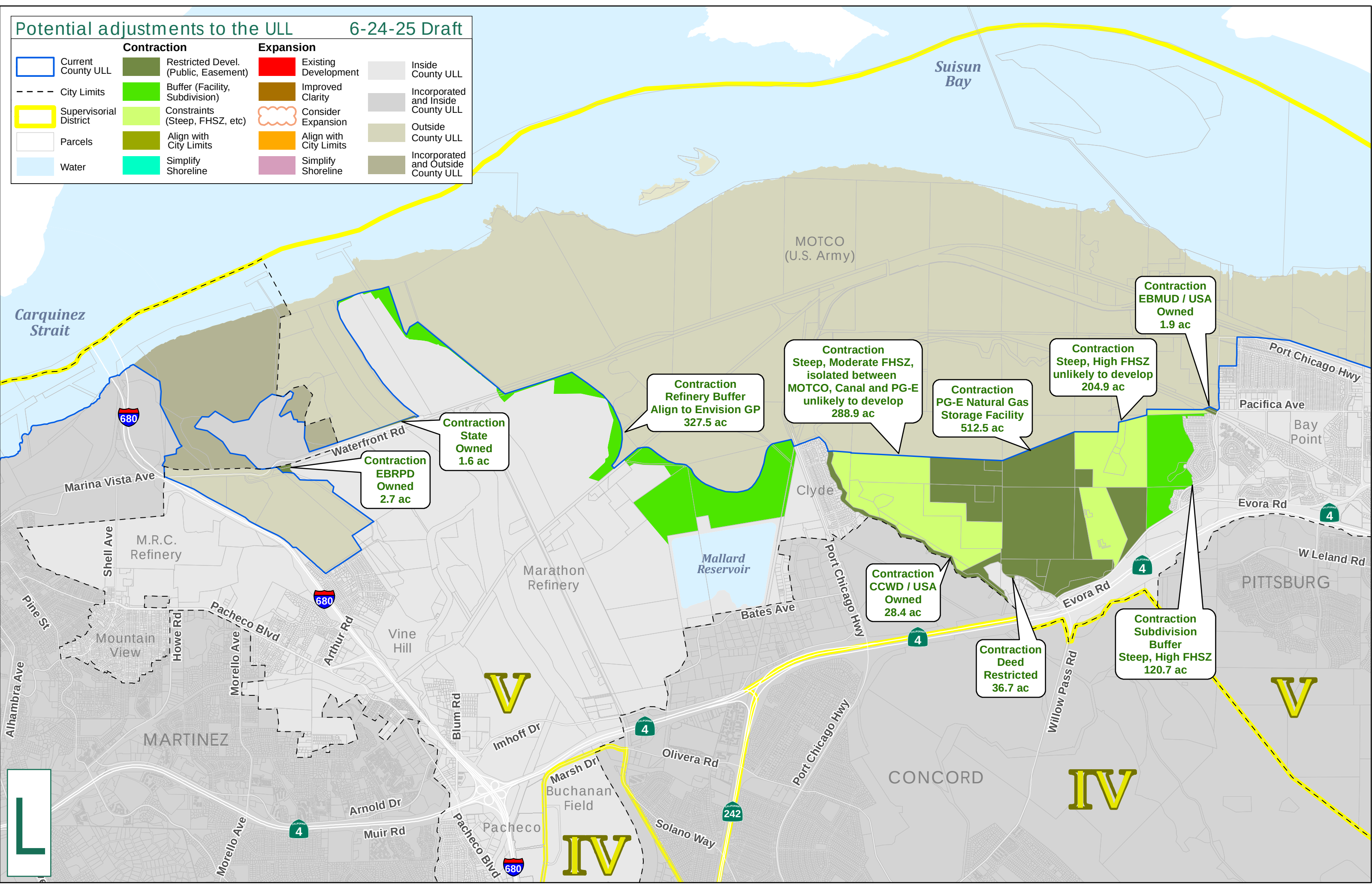


- Current County ULL
- 6-24-25 Draft County ULL
- Supervisorial Districts
- City Limits

K

Potential adjustments to the ULL 6-24-25 Draft

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 Water	 Simplify Shoreline	 Simplify Shoreline	



Contraction
EBMUD / USA
Owned
1.9 ac

Contraction
Steep, High FHSZ
unlikely to develop
204.9 ac

Contraction
PG-E Natural Gas
Storage Facility
512.5 ac

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

Contraction
Refinery Buffer
Align to Envision GP
327.5 ac

Contraction
State
Owned
1.6 ac

Contraction
EBRPD
Owned
2.7 ac

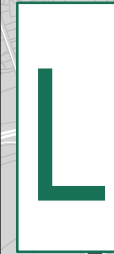
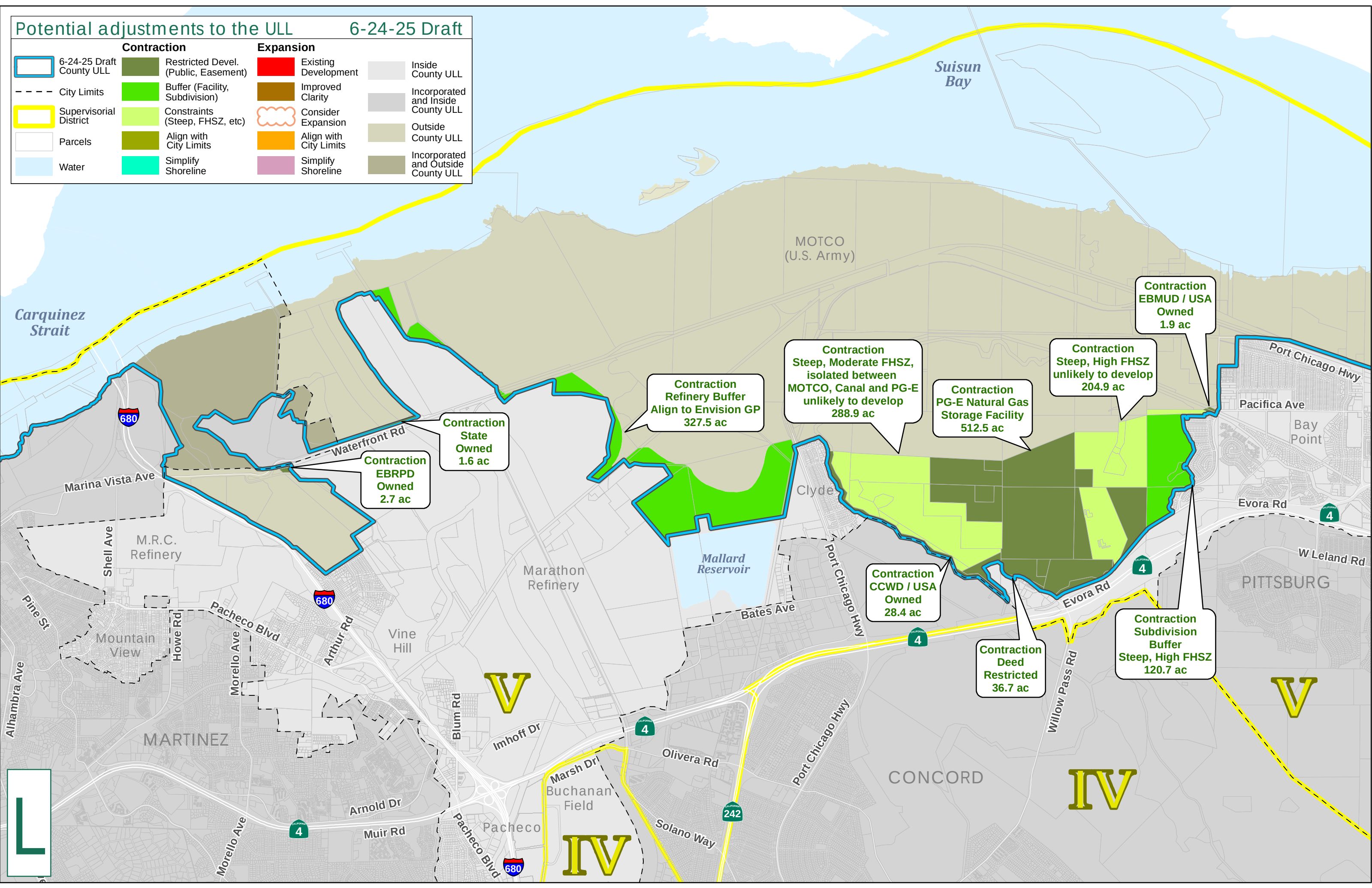
Contraction
CCWD / USA
Owned
28.4 ac

Contraction
Deed
Restricted
36.7 ac

Contraction
Subdivision
Buffer
Steep, High FHSZ
120.7 ac

Potential adjustments to the ULL 6-24-25 Draft

Contraction		Expansion	
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1.6 ac

Contraction
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CCWD / USA
Owned
28.4 ac

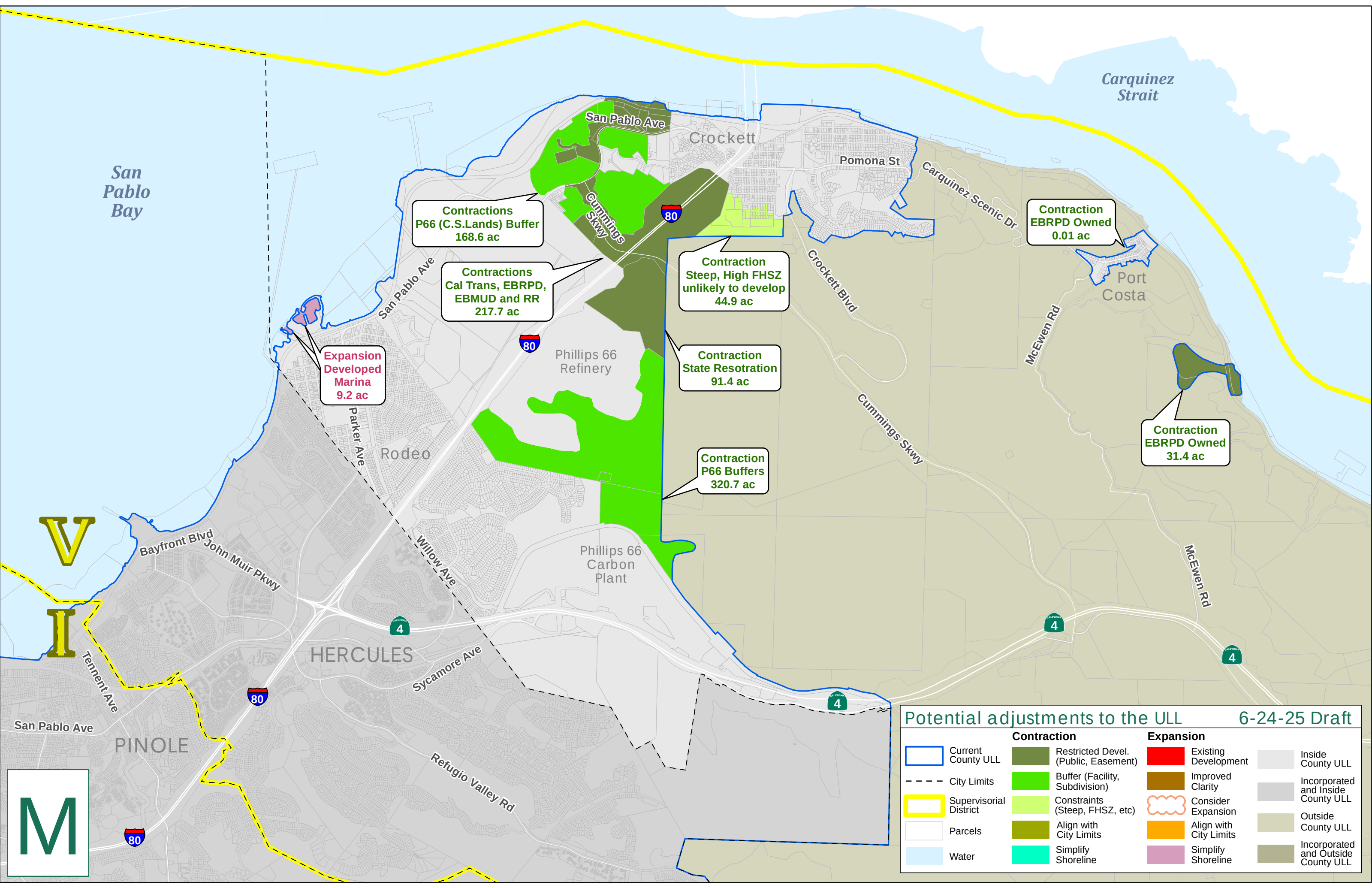
Contraction
Deed Restricted
36.7 ac

Contraction
Subdivision
Buffer
Steep, High FHSZ
120.7 ac



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





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

Contractions
Cal Trans, EBRPD,
EBMUD and RR
217.7 ac

Expansion
Developed
Marina
9.2 ac

Contraction
Steep, High FHSZ
unlikely to develop
44.9 ac

Contraction
State Resotration
91.4 ac

Contraction
P66 Buffers
320.7 ac

Contraction
EBRPD Owned
0.01 ac

Contraction
EBRPD Owned
31.4 ac

Potential adjustments to the ULL

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

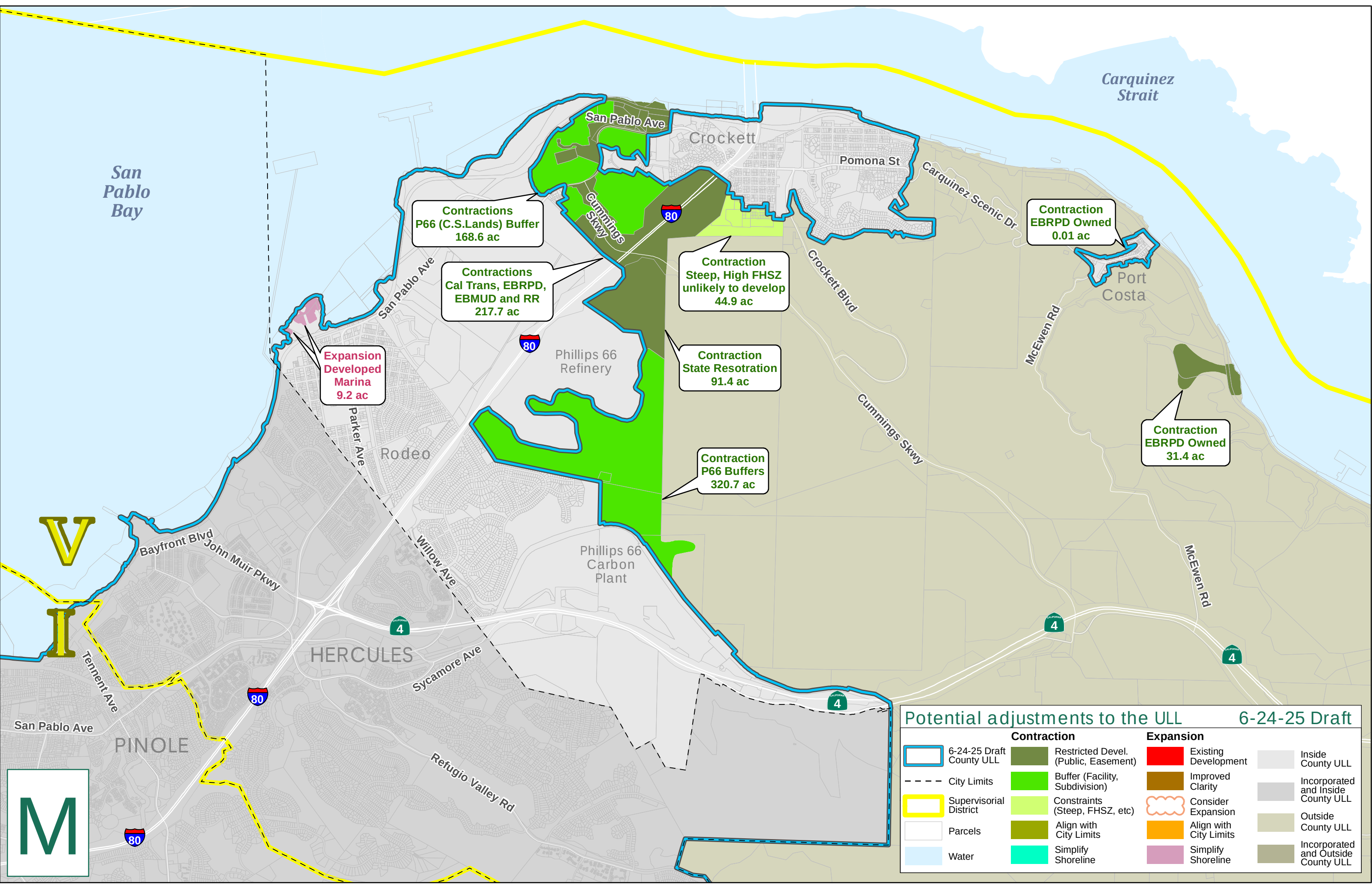
Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

6-24-25 Draft



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

Contractions
Cal Trans, EBRPD,
EBMUD and RR
217.7 ac

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9.2 ac

Potential adjustments to the ULL 6-24-25 Draft

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Water	Simplify Shoreline	Simplify Shoreline	



- Current County ULL
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BENICIA

Carquinez Strait

Port Costa

Crockett

Pomona St

Carquinez Scenic Dr

McEwen Rd

McEwen Rd

San Pablo Ave

Gummings Skwy

Crockett Blvd

Gummings Skwy

80

80

Phillips 66 Refinery

Phillips 66 Carbon Plant

4

4

4

4

80

HERCULES

PINOLE

San Pablo Ave

Tennent Ave

John Muir Pkwy

Parker Ave

Willow Ave

Sycamore Ave

Refugio Valley Rd

M