FULL TEXT OF
MEASURE ##

2026 VOTER-APPROVED
CONTRA COSTA COUNTY
URBAN LIMIT LINE

SECTION 1. TITLE

This measure shall be titled the **2026 Voter-Approved Contra Costa County Urban Limit Line.**

SECTION 2. SUMMARY

This measure amends the Land Use Element of the Contra Costa County 2045 General Plan and the 65/35 Contra Costa Land Preservation Ordinance in the following ways: (1) It extends the term of the current 65/35 Land Preservation Plan Ordinance, which establishes a countywide Urban Limit Line, from December 31, 2026, to December 31, 2051. (2) It provides that, through December 31, 2051, the General Plan cannot be amended to expand the Urban Limit Line by more than 30 acres without a four-fifths vote of the Board of Supervisors and approval of the voters, except under limited specified circumstances. (3) It provides for review of the Urban Limit Line concurrently with General Plan Housing Element update cycles. (4) It updates and expands the criteria and considerations for moving land outside the Urban Limit Line. (5) It incorporates a revised Urban Limit Line map that reflects non-substantive expansions and contractions of the Urban Limit Line at various locations across the County and delineates the area of potential future expansion in the vicinity of Byron Airport. (6) Finally, the measure retains the 65/35 Land Preservation Standard and protections for the County's prime agricultural land.

SECTION 3. STATEMENT OF PURPOSE AND FINDINGS

The voters approve this measure based on the following facts and considerations:

A. In November 1990 the voters approved Measure C-1990, the 65/35 Contra Costa County Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code), which limited urban development in Contra Costa County to no more than 35 percent of the land in the county and required that at least 65 percent of all land in the County would be preserved for agriculture, open space, wetlands, parks, and other non-urban uses. Measure C-1990 also established a countywide Urban Limit Line a regulatory boundary beyond which no urban land use could be designated during the term of the County's 1990-2010 General Plan.

B. In November 2006 the voters approved Measure L-2006, which extended the term of the 65/35 Contra Costa County Land Preservation Plan Ordinance and Urban Limit Line, established different procedures for expanding the Urban Limit Line, provided for periodic reviews of the Urban Limit Line boundary, and revised the Urban Limit Line map.

C. County Ordinance Code Section 82-1.028 currently provides that the 65/35 Contra Costa County Land Preservation Plan Ordinance and Urban Limit Line will remain in effect through December 31, 2026. This measure would extend the duration of the 65/35 Land Preservation Plan (which includes the Urban Limit Line) through December 31, 2051, thereby extending the protection to the County's non-urban and open space areas for an additional 25 years. Because the factors contributing to the need to adopt the 65/35 Land Preservation Plan still exist, it is appropriate to extend these protections through December 31, 2051.

D. The procedure by which the Urban Limit Line may be changed, either by the Board of Supervisors or by action of the voters, is described at pages 4-13 to 4-14, Land Use Element, Contra Costa County 2045 General Plan, and in Contra Costa County Ordinance Code Section 82-1.018. To provide additional protection to the County's non-urban and open space areas, this measure would

maintain the requirement that, through December 31, 2051, the General Plan cannot be amended to expand the Urban Limit Line by more than 30 acres without a four-fifths vote of the Board of Supervisors and approval of the voters except under limited specified circumstances. Among these limited circumstances, the Board of Supervisors, without subsequent voter approval, may expand the Urban Limit Line by more than 30 acres within a defined area in the vicinity of Byron Airport by a four-fifths vote of the Board of Supervisors, after a public hearing and after making required findings.

E. This measure would provide for a Board of Supervisors review of the Urban Limit Line concurrent with each State-mandated General Plan Housing Element update cycle to determine whether sufficient land remains available inside the Urban Limit Line to satisfy housing needs for unincorporated Contra Costa County. Because housing needs and State-mandated housing requirements may change over the years, it is appropriate to provide for periodic review concurrent with the General Plan Housing Element update to determine whether expansion of the Urban Limit Line should be considered to meet the changing needs of the County.

SECTION 4. IMPLEMENTATION

To implement this measure, the Contra Costa County 2045 General Plan and Chapter 82-1 (65/35 Land Preservation Plan Ordinance) of the Contra Costa County Ordinance Code, are amended as described below.

A. GENERAL PLAN AMENDMENTS

1. CHANGES TO GENERAL PLAN URBAN LIMIT LINE MAP

At page 4-12, Land Use Element, Contra Costa County 2045 General Plan, Figure LU-2 Urban Limit Line is hereby amended, as shown on Figure One: Contra Costa County Urban Limit Line Map, which is attached to this measure. Figure LU-2 will be titled “Urban Limit Line” and be adopted to show the boundary of the Urban Limit Line, as approved by this measure. Other figures in the 2045 General Plan depicting all or portions of the Urban Limit Line are hereby amended to be consistent with Figure LU-2 to maintain internal consistency throughout the 2045 General Plan.

2. CHANGES TO GENERAL PLAN TEXT

Text shown in bold italics and underline **[*example*]** is added to the existing General Plan text while text in strikeout font [~~example~~] is deleted from the existing text. Text in ordinary font is unchanged by this measure.

At page 4-4, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled “Balanced Development and Conservation,” is amended as follows:

> Contra Costa County was an early implementer of smart growth and compact development principles, embodied in the 65/35 Land Preservation ***Plan, which contains the 65/35 Land Preservation*** Standard (65/35 Standard) and Urban Limit Line (ULL). These land use controls, which are integral to long-range planning in the county, were established by voter approval of Measure C-1990 and their necessity was reaffirmed through voter approval of Measure L-2006 ***and Measure ##-2026***.

At page 4-4, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled “65/35 Land Preservation Standard,” is amended as follows:

> One of two fundamental components of Measures C-1990***,*** ~~and~~ L-2006***, and ##-2026*** is the 65/35 ***Land Preservation*** Standard, which limits the footprint of urban development by restricting urban land use designations to no more than 35 percent of the land in the county and requiring at least 65 percent of the land to be designated for non-urban

uses. Table LU-2 indicates which County land use designations are urban and non-urban. The 65/35 Standard does not regulate land use intensity. ~~All urban land use designations count equally against~~ t***T***he 35 percent limit ***applies equally to all urban land use designations*** regardless of how~~, or even if,~~ the ***designated*** land ~~to which they are applied~~ is developed. ***Similarly*** ~~Likewise~~, all non-urban land use designations count equally toward the 65 percent requirement regardless of ~~development~~ ***whether the land is developed***. The 65/35 Standard ~~operates~~ ***is determined*** on a countywide basis, accounting for urban and non-urban designations within the 19 cities as well as the unincorporated county. As of ~~2024~~ ***2026***, approximately 28 percent of the land countywide has been designated for urban uses.

At page 4-11, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled "Urban Limit Line," is amended as follows:

The ULL, shown in Figure LU-2, is the second fundamental component of Measures C-1990***,*** ~~and~~ L-2006***, and ##-2026***. It prevents sprawl by establishing a boundary beyond which no urban land uses can be designated. The ULL and 65/35 Standard together ensure that urban development occurs within established communities where infrastructure and services already exist or are planned.

In addition to Measures C-1990***,*** ~~and~~ L-2006, ***and ##-2026,*** the voter-approved Measure J-2004 Growth Management Program administered by the Contra Costa Transportation Authority requires the County and each city in the county to adopt a voter-approved ULL or equivalent. Sixteen of the 19 cities adopted the County's 2006 voter-approved ULL as their own. Antioch, Pittsburg, and San Ramon adopted their own voter-approved ULLs (~~known~~ ***referred to*** as the Urban Growth Boundary [UGB] in San Ramon). The County and cities are solely responsible for administering their respective ULLs/UGBs, which together contain approximately 47 percent of the total land are within Contra Costa County. Because the 65/35 Standard limits urban land use designations to no more than 35 percent of the county's total land area, the County and cities must work cooperatively to ensure that over 60,000 acres within the ULLs/UGBs remain under non-urban land use designations. Fortunately, a significant portion of this acreage already is permanently protected as local parks, regional parks and open spaces, reservoirs, and other public facilities. Examples of protected lands within the ULLs/UGBs include several regional parks within Richmond's city limits (4,000 acres), Lafayette Reservoir and its surrounding recreation area (900 acres), Thurgood Marshall Regional Park (2,500 acres), Lime Ridge Open Space (1,200 acres), and Big Break Regional Shoreline (1,600 acres).

At page 4-13, Land Use Element, Contra Costa County 2045 General Plan, text in the section titled "Urban Limit Line," is amended as follows:

The County considered several criteria and factors when establishing the initial ULL location in 1990 ***and new considerations have emerged***. Factors ~~which~~ ***that*** contributed to properties being located outside the ULL ***in 2026*** included:

- Land***s*** ~~which qualifies~~ ***that qualify*** for rating as Class I ~~and~~ ***or*** Class II in the National Resource Conservation System (NRCS) Land Use Capability Classification.
- ***Lands designated as High or Very High Fire Hazard Severity Zones on maps published by the California Department of Forestry and Fire Protection.***
- Lands with slopes of 26 percent or greater.
- ***Lands at risk of substantial inundation from flooding or anticipated sea level rise.***

- ***Lands with recorded development restrictions, including but not limited to agricultural, conservation, or scenic easements, or deeded development rights.***

- Wetlands ***and undevelopable islands***.

- Major open space, park, and recreational areas.

- ***Areas with inadequate water, sewer, and roadway infrastructure.***

- Other areas not appropriate for urban growth because of ~~physical unsuitability for development~~ ***separation from existing development***, unstable geological conditions, ~~inadequate water availability, lack of appropriate infrastructure, distance from existing development,~~ likelihood of ~~substantial~~ ***significant*** environmental damage or substantial injury to fish***,*** ~~or~~ wildlife***,*** or their habitat, and other similar factors ***rendering the land physically unsuitable for intense development***.

At pages 4-13 and 4-14, Land Use Element, Contra Costa County 2045, text in the section titled "Changes to the Urban Limit Line" is amended as follows:

The following text is from Measure ~~L-2006~~ ***##-2026***, which ~~requires~~ ***inserted*** specific language ~~to be included in~~ ***into*** the Land Use Element ~~and is why the 2016 ULL review conducted by the Board of Supervisors is discussed in future tense~~:

There shall be no change to the ULL that would violate the 65/35 Land Preservation Standard. ***The County processes changes to the ULL, both expansions and contractions, as General Plan amendments.*** ~~There will be no change~~ ***Changes*** to the ULL ~~except~~ ***may occur only*** in the manner specified herein.

(a) ***Expansions***. There will be no ~~change to~~ ***expansion of*** the ULL unless the Board of Supervisors ~~first holds a public hearing at which it approves~~ ***adopts*** the ~~change or changes~~ ***General Plan amendment for the expansion*** by a four-fifths vote ***of the Board***, after ***holding a public hearing and*** making one or more of the following findings based on substantial evidence in the record:

(1) A ~~natural or man-made~~ disaster or public emergency has occurred ~~which warrants the~~ ***that necessitates the*** provision of housing ~~and/~~or other community ~~needs within~~ ***assets on*** land located outside the ULL.

(2) An objective study has ~~determined~~ ***demonstrated*** that the ULL is preventing the County from ~~providing~~ ***identifying adequate sites to meet*** its ~~fair share of affordable housing or r~~***R***egional ~~h~~***H***ousing ***Needs Allocation*** as required by State law, and the Board of Supervisors finds that ~~a change to~~ ***an expansion of*** the ULL is necessary and the only feasible means to enable the County to meet these requirements of State law.

(3) ~~A majority of the cities that~~ ***The County and at least one city*** are ~~party~~ ***parties*** to a preservation agreement ~~and the County have approved a change to the ULL affecting all or any portion of the land~~ ***that (i) affirms the parties' growth boundaries in the areas*** covered by the preservation agreement ***and affected by the ULL expansion, and (ii) provides that all parties support the ULL expansion***.

(4) A minor ~~change to the~~ ULL ***expansion*** will more accurately reflect

topographical characteristics or ***align with*** legal boundaries.

~~(5) An objective study has determined that a change to the ULL is necessary or desirable to further the economic viability of the east Contra Costa County Airport, and either (i) mitigate adverse aviation related to environmental or community impacts attributable to Buchanan Field, or (ii) further the County's aviation related needs.~~

(5) A ***ULL expansion*** ~~change~~ is required to conform to applicable ~~California~~ ***State*** or federal law.

(6) ~~A five-year cyclical review of the ULL has determined, based on criteria and factors for establishing the ULL set forth above, that n~~***N***ew information ~~is~~ ***has become*** available ~~(from city or County growth management studies or otherwise)~~ or circumstances have changed, warranting ~~a change to~~ ***an expansion of*** the ULL.

(7) The expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the Board of Supervisors makes each of the additional 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/distribution 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.

Any General Plan amendment that would expand the ULL by more than 30 acres ~~shall~~ require***s*** voter approval of the proposed General Plan amendment, following ~~the~~ ***a*** public hearing and ~~the~~ ***a*** four-fifths vote of the Board of Supervisors ~~approving~~ ***adopting*** the General Plan amendment and making one or more of the findings set forth in subsections (a)***(1)*** through ~~(6)~~***(a)(6)*** above. Notwithstanding the foregoing, a proposed General Plan amendment to expand the ULL by more than 30 acres does not require voter approval if, after a public hearing, the Board of Supervisors by a four-fifths vote ~~approves~~ ***adopts*** the General Plan amendment and makes ~~either~~ ***one or more*** of the following findings based on substantial evidence in the record: (i) the expansion of the ULL is necessary to avoid an unconstitutional taking of private property; ~~or~~ (ii) the expansion of the ULL is necessary to comply with State or federal law***; or (iii) the expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the Board of Supervisors has made each of the required findings set forth in subsection (a)(7) above***. Expansions of the ULL totaling 30 acres or less do not require voter approval.

(b) Contractions. There will be no contraction of the ULL unless the Board of Supervisors adopts the General Plan amendment for the contraction by a four-fifths vote of the Board, after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

(1) The contraction will more accurately reflect topographical characteristics, areas at high risk from natural hazards, or an area's conservation status.

(2) The contraction will more accurately align with legal boundaries.

(3) The contraction is necessary to implement the terms of a preservation agreement to which the County is a party.

(4) The contraction will limit urban sprawl or protect natural resources.

(5) The contraction is necessary to comply with applicable State or federal law.

(6) New information has become available or circumstances have changed, warranting a contraction of the ULL.

The Board of Supervisors may adopt a General Plan amendment contracting the ULL by any acreage through the process described above.

~~The Board of Supervisors may conduct a cyclical review of the ULL every five years.~~

(c) ULL Boundary Review. The Board of Supervisors will review the boundary of the ULL ~~in the year 2016~~ ***concurrently with each State-mandated General Plan Housing Element update cycle***. The purpose of ~~the year 2016~~ ***these*** review***s*** is to determine whether ~~a change to~~ ***expanding*** the boundary of the County's ~~Urban Limit Line Map~~ ***ULL*** is ~~warranted, based on facts and circumstances resulting from the County's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to satisfy housing and jobs needs for 20 years thereafter~~ ***necessary to enable the County to meet its Regional Housing Needs Allocation***. ~~This~~ ***These*** review***s*** of the ULL ~~is~~ ***are*** in addition to any other ***ULL*** reviews ~~of the ULL~~ ***that*** the Board of Supervisors may ~~conduct~~ ***deem necessary***.

Any change to the ULL proposed as a result of any review authorized by this section must be adopted pursuant to the procedures set forth in this section. These provisions are effective ~~until~~ ***through*** December 31, ~~2026~~ ***2051***.

B. ORDINANCE CODE CHANGES

1. To be consistent with the amendments to the General Plan that change the boundary of the Urban Limit Line, the People of the County of Contra Costa hereby enact Ordinance No. 2026-01 as follows*:*

TEXT OF PROPOSED ORDINANCE

Ordinance No. 2026-01

Section 1. Title. This ordinance shall be titled the "2026 Voter-Approved Contra Costa County Urban Limit Line."

Section 2. Summary. This ordinance amends Chapter 82-1 of the County Ordinance Code to extend the term of the County's Urban Limit Line through the year 2051, establish updated procedures for reviewing and adjusting the boundaries of the Urban Limit Line, and retain the prohibition on expanding the line by more than 30 acres without voter approval except as specifically provided.

Section 3. Ordinance Code Section 82-1.002 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

> 82-1.002 ***RESERVED*** ~~New General Plan. The county shall adopt a new general plan by December 31, 1990 (the "new general plan") or as soon thereafter as possible, in compliance with all applicable laws and regulations.~~
>
> (Ords. ***2016-01 § 3,*** 91-1 § 2, 90-66 § 4).

Section 4. Ordinance Code Section 82-1.004 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

> 82-1.004 - 65/35 Land Preservation Plan. The policies contained in this chapter shall be reflected in the ~~new~~ general plan, as ~~ultimately~~ adopted ***and periodically amended*** by the board of supervisors in accordance with the California Environmental Quality Act and State Planning Law.
>
> (Ords. ***2026-01 § 4,*** 91-1 § 2, 90-66 § 4).

Section 5. Ordinance Code Section 82-1.006 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

> 82-1.006 - 65/35 Land Preservation Standard. Urban development in the county shall be limited to no more than ~~thirty-five~~ ***35*** percent of the land in the county. At least ~~sixty-five~~ ***65*** percent of all land in the county shall be preserved for agriculture, open space, wetlands, parks**,** and other non**-**urban uses.
>
> (Ords. ***2026-01 § 5,*** 91-1 § 2, 90-66 § 4).

Section 6. Ordinance Code Section 82-1.008 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

> 82-1.008 - Changes to the 65/35 Land Preservation Plan. No change shall be made in the ~~new~~ general plan ~~after its adoption~~ that would result in greater than ~~thirty-five~~ ***35*** percent of the land in the county being permitted for urban development. This limitation shall not prevent any increase in agriculture, open space, parks, wetlands**,** or other non**-**urban uses to greater than ~~sixty-five~~ ***65*** percent of the land in the county.
>
> (Ords. ***2026-01 § 6,*** 91-1 § 2, 90-66 § 4).

Section 7. Ordinance Code Section 82-1.010 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this

measure):

82-1.010 - Urban Limit Line. To ~~ensure the enforcement of~~ ***enforce*** the 65/35 standard set forth in Section 82-1.006, ~~an~~ ***the*** urban limit line ~~shall be~~ ***is*** established~~,~~ in approximately the location depicted on the "~~Contra Costa County~~ Urban Limit Line Map" adopted by the voters on ~~November 7, 2006~~ ***June 2, 2026***. The urban limit line is incorporated into the ~~county's open space conservation plan~~ ***Conservation, Open Space, and Working Lands Element of the general plan***. The urban limit line limits potential urban development in the county to ~~thirty-five~~ ***no more than 35*** percent of the land in the county and prohibits the county from designating any land located outside the urban limit line for an urban land use. The criteria and factors for determining whether land should be considered for location outside the urban limit line should include (a) land***s*** ~~which qualifies~~ ***that qualify*** for rating as Class I ~~and~~ ***or*** Class II in the ~~Soil~~ ***National Resource*** Conservation ~~Service~~ ***System*** Land Use Capability Classification~~,~~***;*** (b) ~~open space, parks and other recreation areas,~~ ***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 ~~in excess~~ of ~~twenty-six~~ ***26*** percent ***or greater***~~,~~***;*** (d) ***lands at risk of substantial inundation from flooding or anticipated sea level rise; (e) lands with recorded development restrictions such as agricultural, conservation, or scenic easements, or deeded development rights; (f)*** wetlands~~,~~ and ***undevelopable islands;*** (~~e~~***g***) ***major open space, park, and recreational areas; (h) areas with inadequate water, sewer, and roadway infrastructure; (i)*** other areas not appropriate for urban growth because of ~~physical unsuitability for~~ ***separation from existing*** development, unstable geological conditions, ~~inadequate water availability, the lack of appropriate infrastructure, distance from existing development,~~ likelihood of ~~substantial~~ ***significant*** environmental damage or substantial injury to fish***,*** ~~or~~ wildlife***,*** or their habitat, and other similar factors ***rendering the land physically unsuitable for intense development***.

(Ords. ***2026-01 § 7,*** 2006-06 § 3, 91-1 § 2, 90-66 § 4).

Section 8. Ordinance Code Section 82-1.012 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.012 - ~~Growth Management~~ ***Redesignation of Land within the Urban Limit Line***. ~~In accordance with the Contra Costa Transportation Improvement and Growth Management Program adopted on August 3, 1988, the county shall manage growth by allowing new development only when infrastructure and service standards are met for traffic levels of service, water, sanitary sewer, fire protection, public protection, parks and recreation, flood control and drainage and other such services.~~ Land ***with a non-urban land use designation*** located inside the urban limit line may be considered for change~~s~~ ~~in designated~~ ***to an urban*** land use~~s~~ ***designation***, subject to ~~county growth management~~ ***consistency with*** policies ***in the general plan*** and any other applicable requirements. ~~Location of land~~ ***Being located*** within the urban limit line ~~shall~~ provide***s*** no guarantee that ~~the~~ land may be developed. ~~If land is developed within the urban limit line, a substantial portion of this land shall be retained for open space, parks and recreational uses.~~

(Ords. ***2026-01 § 8,*** 91-1 § 2, 90-66 § 4).

Section 9. Ordinance Code Section 82-1.014 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this

measure):

82-1.014 - Agricultural Protection Policies; Minimum Parcel Sizes. The county shall ~~establish~~ ***maintain*** standards and policies designed to protect the economic viability of agricultural land. These standards and policies shall include a minimum parcel size for prime productive agricultural land located outside the urban limit line ~~to forty~~ ***of 40*** acres. These standards and policies may also include, but shall not necessarily be limited to, preservation agreements, conservation easements, clustering, establishment of an agricultural soils trust fund, and agricultural mitigation fees.

(Ords. ***2026-01 § 9,*** 91-1 § 2, 90-66 § 4).

Section 10. Ordinance Code Section 82-1.016 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.016 - Hillside Protection. Development on open hillsides and significant ridgelines throughout the county shall be restricted and hillsides with a grade of ~~twenty-six~~ ***26*** percent or greater shall be protected through implementing zoning measures and other appropriate actions.

(Ords. ***2026-01 § 10,*** 91-1 § 2, 90-66 § 4).

Section 11. Ordinance Code Section 82-1.018 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***], text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.018 - Changes to the Urban Limit Line.

(a) There shall be no change to the urban limit line that ***would*** violate~~s~~ the 65/35 standard set forth in Section 82-1.006.

(b) Expansions. Except as otherwise provided in this section, as long as there is no violation of the 65/35 standard, the urban limit line can be ~~changed~~ ***expanded*** by a four-fifths vote of the board of supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

(1) A ~~natural or manmade~~ disaster or public emergency has occurred ~~which warrants the~~ ***that necessitates the*** provision of housing ~~and/~~or other community ~~needs within~~ ***assets on*** land located outside urban limit line~~;~~.

(2) An objective study has ~~determined~~ ***demonstrated*** that the urban limit line is preventing the county from ~~providing~~ ***identifying adequate sites to meet*** its ~~fair share of affordable housing, or~~ ~~r~~***R***egional ~~h~~***H***ousing ***Needs Allocation***~~,~~ as required by ~~s~~***S***tate law, and the board of supervisors finds that ~~a change to~~ ***an expansion*** of the urban limit line is necessary and the only feasible means to enable the county to meet these requirements of state law~~;~~.

(3) ~~A majority of the cities that~~ ***The county and at least one city*** are ~~party~~ ***parties*** to a preservation agreement ~~and the County have approved a change to the ULL affecting all or any portion of the land~~ ***that (i) affirms the parties' growth boundaries in the areas*** covered by the preservation

agreement ***and affected by the ULL expansion, and (ii) provides that all parties support the ULL expansion***.

(4) A minor ~~change to the~~ urban limit line ***expansion*** will more accurately reflect topographical characteristics or ***align with*** legal boundaries~~;~~**.**

(5) ~~A five-year cyclical review of the urban limit line has determined, based on the criteria and factors for establishing the urban limit line set forth in Section 82-1.010 above, that~~ n***N***ew information ~~is~~ ***has become*** available ~~(from city or county growth management studies or otherwise)~~ or circumstances have changed, warranting ~~a change to~~ ***expansion of*** the urban limit line~~;~~**.**

~~(6) An objective study has determined that a change to the urban limit line is necessary or desirable to further the economic viability of the East Contra Costa County Airport, and either (i) mitigate adverse aviation-related environmental or community impacts attributable to Buchanan Field, or (ii) further the county's aviation related needs; or~~

~~(7)~~***(6)*** ~~A change~~ ***An urban limit line expansion*** is required to conform to applicable ~~California~~ ***state*** or federal law.

(7) The expansion occurs only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the board of supervisors makes each of the additional 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 urban limit line 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 urban limit line area will not accommodate residential development, logistics/distribution 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.

(c) Except as otherwise provided in this subsection, any proposed general plan amendment that would expand the urban limit line by more than ***30*** ~~thirty~~ acres ~~will~~ require***s*** voter approval of the proposed general plan amendment in addition to and following a four-fifths vote of the board of supervisors ~~approving~~ ***adopting*** the general plan amendment and making one or more of the findings required by subsection***s*** (~~a~~***b)(1) through (b)(6***) above. Notwithstanding the foregoing, a proposed general plan amendment to expand the urban limit line by more than ***30*** ~~thirty~~ acres does not require voter approval if, after a public hearing, the board of supervisors by a four-fifths vote makes ***one or more*** ~~either~~ of the following findings based on substantial evidence in the record: (i) the expansion of the urban limit line is necessary to avoid an unconstitutional taking of private property; ~~or~~ (ii) the expansion of the urban limit line is necessary to comply with state or federal law***; or (iii) the expansion occurs***

only within the boundaries of the Byron Airport Potential ULL Expansion Area illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, and the board of supervisors has made each of the required findings set forth in subsection (b)(7) above. Proposed expansions of ***30*** ~~thirty~~ acres or less do not require voter approval.

(d) Contractions. The urban limit line can be contracted by a four-fifths vote of the board of supervisors after holding a public hearing and making one or more of the following findings based on substantial evidence in the record:

(1) The contraction will more accurately reflect topographical characteristics, areas at high risk from natural hazards, or an area's conservation status.

(2) The contraction will more accurately align with legal or regulatory boundaries.

(3) The contraction is necessary to implement the terms of a preservation agreement to which the county is a party.

(4) The contraction will limit urban sprawl or protect natural resources.

(5) The contraction is necessary to comply with applicable State or federal law.

(6) New information has become available or circumstances have changed, warranting a contraction of the urban limit line.

The board of supervisors may adopt a general plan amendment contracting the urban limit line by any acreage through the process described above.

~~(c) The board of supervisors may conduct a cyclical review of the urban limit line every five years.~~

~~(d)~~ ***(e)*** The board of supervisors will review the boundary of the urban limit line ~~in the year 2016~~ ***concurrently with each state-mandated General Plan Housing Element update cycle***. The purpose of ~~the year 2016~~ ***these*** review***s*** is to determine whether ~~a change to~~ ***expanding*** the boundary of the ~~county's~~ urban limit line ~~map is warranted, based on facts and circumstances resulting from the county's participation with the cities in a comprehensive review of the availability of land in Contra Costa County sufficient to meet housing and jobs needs for 20 years~~ ***is necessary to allow the county to meet its Regional Housing Needs Allocation***. ~~This~~ ***These*** review***s*** of the urban limit line ~~is~~ ***are*** in addition to any other ~~reviews of the~~ urban limit line ***reviews that*** the board of supervisors may ~~conduct~~ ***deem necessary***.

~~(e)~~ ***(f)*** Any change to the urban limit line proposed as a result of any review authorized by this section will not be effective unless it is approved pursuant to the procedures set forth in this section.

(Ords. ***2026-01 § 11,*** 2006-06 § 4, 91-1 §2, 90-66 §4.)

Section 12. Ordinance Code Section 82-1.020 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this

measure):

82-1.020 - Annexations and Incorporations. The local agency formation commission ("LAFCO") shall be advised to (1) respect and support the county's 65/35 land preservation standard~~,~~ ***and*** urban limit line ~~and growth management standards~~ when considering requests for incorporation or annexation to cities or service districts, (2) apply the ~~stricter of the~~ growth management standards of ~~either the county,~~ the incorporating city or ~~the~~ annexing city or service district when considering requests for incorporation or annexations of land to cities or service districts, and (3) require unincorporated land located within the urban limit line that is included in the incorporation of a new city or annexed to a city to provide a fair share of affordable housing when and if such land is developed.

(Ords. ***2026-01 § 12,*** 91-1 § 2, 90-66 § 4).

Section 13. Ordinance Code Section 82-1.022 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [example] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.022 - Housing. As required by the State Planning ~~Act~~ ***Law***, the county shall periodically review and update the ~~new~~ general plan to ~~conform to~~ ***comply with*** state housing requirements and ~~to~~ ensure ~~it's~~ ***the county maintains*** capacity to accommodate a variety of housing types and ~~prices~~ ***affordability levels*** throughout the county. In accordance with the provisions of Section 82-1.018, the board of supervisors may make findings of necessity that the urban limit line should be changed to allow the county to ~~meet~~ ***provide*** its fair share of affordable housing and ***meet*** other state housing requirements.

(Ords. ***2026-01 § 13,*** 91-1 § 2, 90-66 § 4)

Section 14. Ordinance Code Section 82-1.024 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [example] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.024 - Cooperation with Cities ***on Preservation***. To the extent feasible, the county shall enter into preservation agreements with cities in the county designed to preserve certain land in the county for agriculture***,*** ~~and~~ open space, wetlands***,*** ~~or~~ ***and*** parks.

(Ords. ***2026-01 § 14,*** 91-1 § 2, 90-66 § 4).

Section 15. Ordinance Code Section 82-1.026 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.026 ***RESERVED*** ~~Application to Projects Prior to Adoption of New General Plan. From the effective date of Ordinance 90-66 to the adoption of the new general plan, prior to issuing a permit for any project or adopting any legislation which requires an initial study under the California Environmental Quality Act, and prior to issuing a permit for any demolition, conversion, or change or use, and prior to taking any action which requires a finding of consistency with the general plan, the county shall adopt findings as to whether or not the proposed project or legislation is consistent with the policies established in this chapter.~~

(Ords. ***2026-01 § 15,*** 91-1 § 2, 90-66 § 4).

Section 16. Ordinance Code Section 82-1.028 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.028 - Duration.

The provisions of this chapter shall be in effect through December 31, ~~2026~~ ***2051***, to the extent permitted by law.

(Ords. ***2026-01 § 16,*** 2006-06 § 5, 91-1 § 2, 90-66 § 4).

Section 17. Ordinance Code Section 82-1.030 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.030 - No Violation of Law by this Chapter.

(a) Nothing in this chapter shall be construed or interpreted in such a manner as to operate to deprive any landowner of substantially all of the market value of the landowner's property or otherwise constitute an unconstitutional taking without compensation. If application of any of the provisions of this chapter to any specific project or landowner would create an unconstitutional taking, then the board of supervisors may allow additional land uses, otherwise adjust permit requirements or take such other actions to the extent necessary to avoid what otherwise might be construed to be a taking. Any such additional land uses or other adjustments shall be designed to carry out the goals and provisions of this chapter to the maximum extent feasible.

(b) Nothing contained in this chapter shall constitute an amendment of the ~~existing~~ general plan. ~~Upon approval of this chapter by the voters, the county shall take all necessary and appropriate steps to reflect the policies of the 65/35 land preservation plan in the new general plan for the county, consistent with the requirements of CEQA and the State Planning Law.~~ Nothing contained herein shall prevent the county from complying with applicable requirements of state law relating to the adoption and amendment of general plans.

(Ord. No. ***2026-01 § 17;*** 2024-23, § III (Exh. A), 12-3-24; Ords. 91-1 § 2, 90-66 § 4).

Section 18. Ordinance Code Section 82-1.032 is amended to read as follows (new text to be inserted is shown in bold italics and underline [***example***] while text in strikeout font [~~example~~] is deleted from the existing text and text in ordinary font is unchanged by this measure):

82-1.032 - Definitions.

(a) As used in this chapter, the phrase "land within the county" shall mean all of the ~~acreage~~ ***territory*** within the boundaries of Contra Costa County***, including water area,*** except the ***salt***water area of the county west of Stake Point.

(b) As used in this chapter, the term "non-urban uses" shall mean ~~rural residential and agricultural structures allowed by applicable zoning and facilities for public purposes, whether privately or publicly funded or operated, which are necessary or desirable for the public health, safety or welfare or by state or federal law~~ ***uses allowed in the land use designations categorized as "non-urban" in***

the Land Use Element of the general plan.

(Ords. ***2026-01 § 18,*** 91-1 § 2, 90-66 § 4).

SECTION 5. EFFECTIVE DATE

This measure shall become effective immediately upon approval by the voters. Upon the effective date, Section 4.A.1 CHANGES TO GENERAL PLAN URBAN LIMIT LINE MAP and Section 4.A.2 CHANGES TO GENERAL PLAN TEXT of this measure are hereby inserted into the Contra Costa County 2045 General Plan, as one of the four consolidated General Plan amendments for calendar year 2026 allowed under State law. Upon the effective date, Ordinance No. 2026-01 is hereby enacted as a County ordinance, amending the County Ordinance Code.

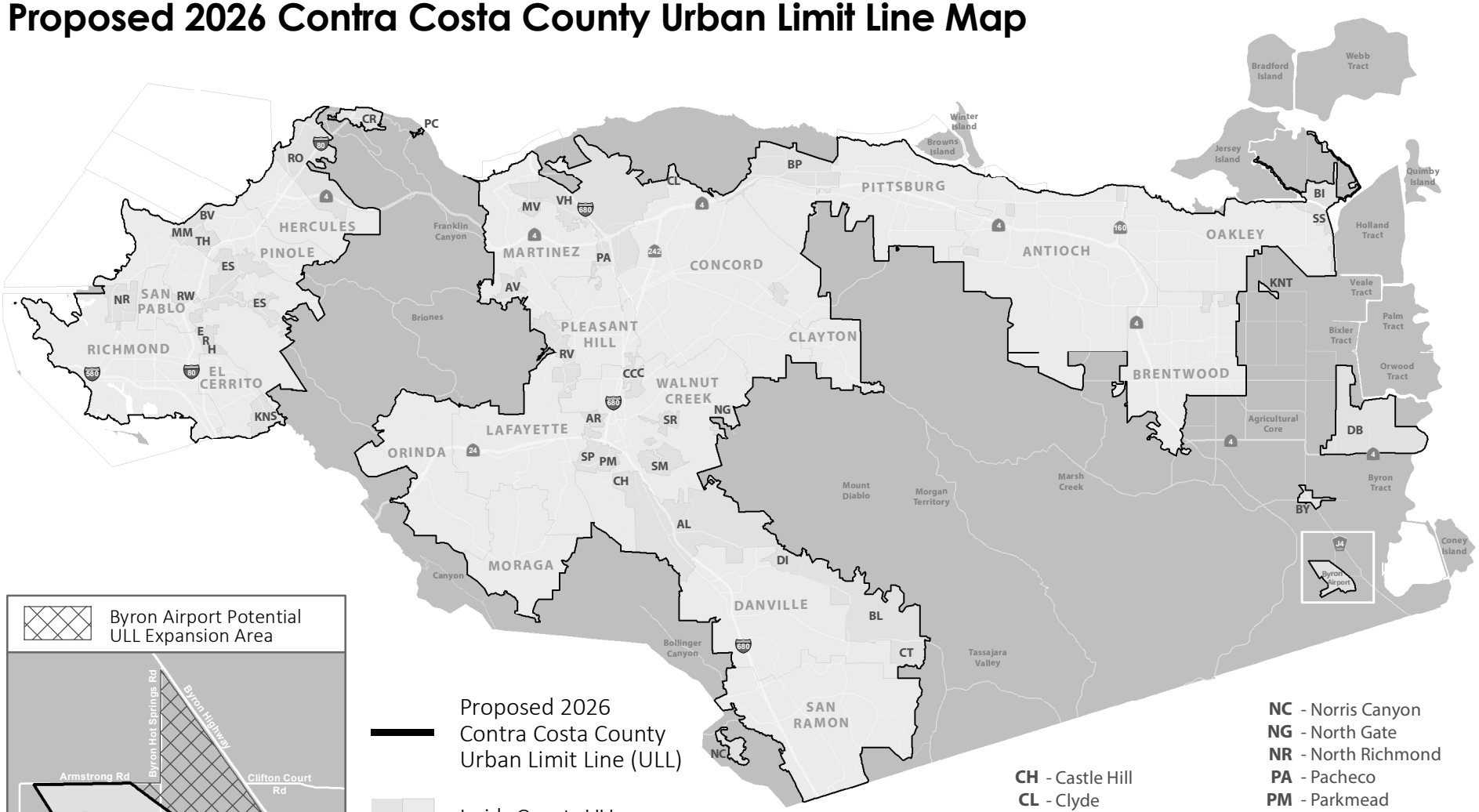
SECTION 6. SEVERABILITY

If any portion of this measure is hereafter determined to be invalid by a court of competent jurisdiction, all remaining portions of this measure shall remain in full force and effect. Each section, subsection, sentence, phrase, part or portion of this measure would have been adopted and passed regardless of whether any one or more section, subsections, sentences, phrases, parts or portions was declared invalid or unconstitutional.

SECTION 7. AMENDMENT OR REPEAL

Except as otherwise provided herein, this measure may be amended or repealed only by the voters of Contra Costa County at a countywide election.

Figure 1
Proposed 2026 Contra Costa County Urban Limit Line Map



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

Map prepared by Contra Costa County Department of Conservation and Development
See a detailed interactive map at: https://gis.cccounty.us/