



ENVISION CONTRA COSTA

**Measure A - 2026 Urban Limit Line Renewal
Aviation Advisory Committee**

May 14, 2026

Existing Urban Limit Line

0 2.5 5 10 Miles



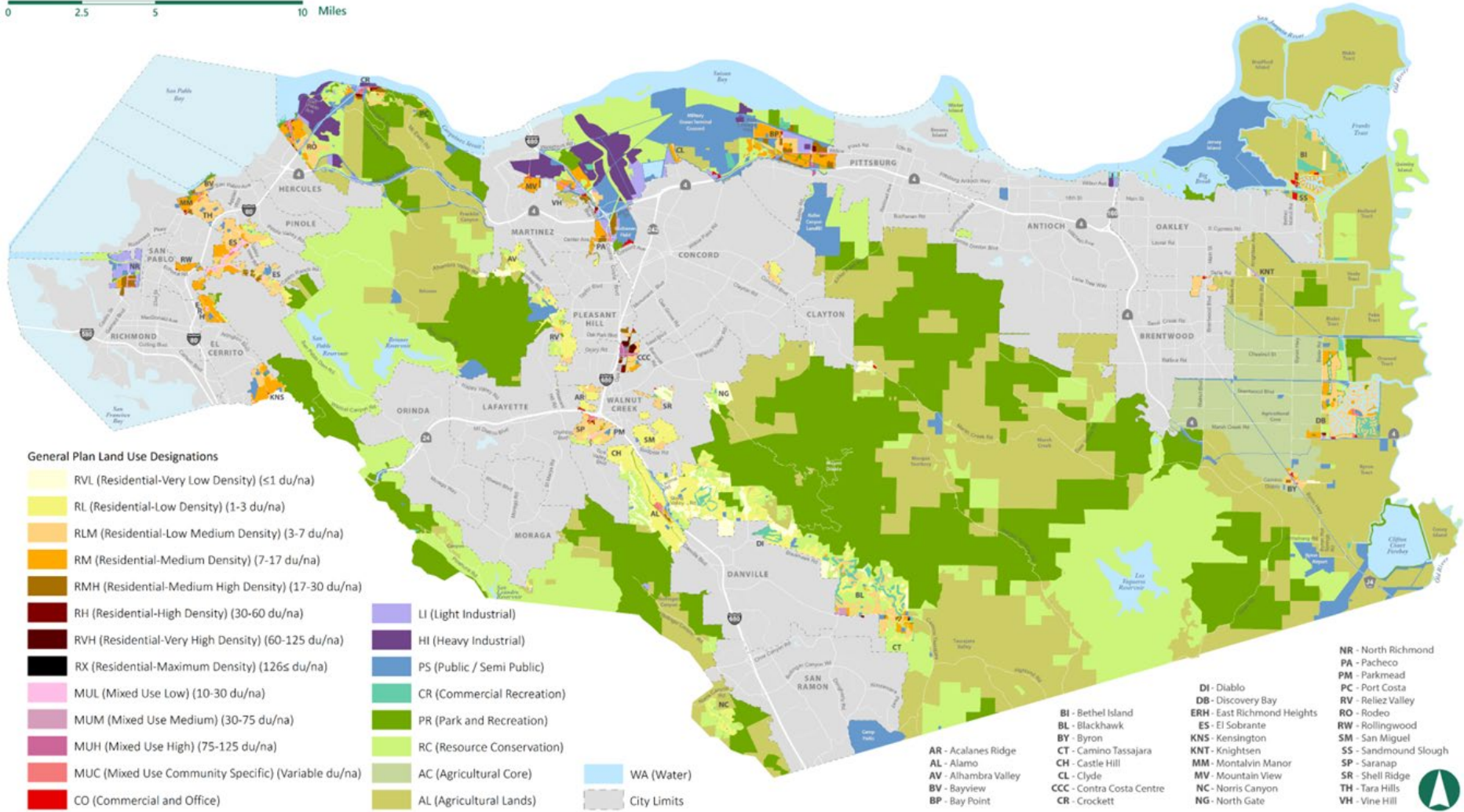
Urban Limit Line Definition

The Urban Limit Line (ULL) establishes a boundary beyond which no new urban land uses may be designated.

Urban Land Use Designations	Non-Urban Land Use Designations
Residential Very-Low Density	Public and Semi-Public
Residential Low Density	Agricultural Core
Residential Low-Medium Density	Agricultural Lands
Residential Medium Density	Parks and Recreation
Residential Medium-High Density	Commercial Recreation
Residential High Density	Resource Conservation
Residential Very-High Density	Water
Residential Maximum Density	
Commercial and Office	
Light Industry	
Heavy Industry	
Mixed-Use Low Density	
Mixed-Use Medium Density	
Mixed-Use High Density	
Mixed-Use Community-Specific Density	

2045 County General Plan Land Use Map

0 2.5 5 10 Miles



Purpose of the Urban Limit Line

- » Shields open space and agricultural land from development pressure.
- » Prevents sprawl and inefficient use of land that creates more traffic, GHG emissions, and air pollution.
- » Focuses development where infrastructure and services already exist or can easily be extended.
- » Integral to maintaining the 65/35 Land Preservation Standard, which limits urban land use designations to no more than 35 percent of the county.

Brief History and Context for the ULL

- » Initially approved by voters with Measure C in 1990.
- » Voters passed Measure L in 2006, extending the ULL until Dec. 31, 2026.
- » Ballot measures integrate ULL into the County General Plan and Zoning Code.
- » Voter-approved ULL is required to receive local street maintenance, aka “return to source,” funds from the Contra Costa Transportation Authority (approximately \$2 million annually for the County).
- » Adjustments are rare; the Board of Supervisors has moved the ULL six times since 1990, only once as part of a private development proposal.

Opportunities for Public Input on Measure A

- » Board of Supervisors – February 25
- » Board of Supervisors – June 24
- » Board of Supervisors – December 9
- » County Planning Commission – May 14
- » Municipal Advisory Councils – March through April
- » Meetings with cities and other public agencies – March through June
- » CEQA comment period – August 25 through October 9
- » Envision Contra Costa site: envisioncontracosta2040.org

What Does Measure A Do?

Components of Measure A

- a. Extends the term of the 65/35 Land Preservation Plan Ordinance, which includes the County's Urban Limit Line, through December 31, 2051.
- b. Retains the 65/35 Standard for land preservation in Contra Costa County, which requires at least 65 percent of the county to remain non-urban.
- c. Modifies periodic ULL reviews to align with State-mandated Housing Element update cycles, resulting in review of the ULL boundary every eight years.
- d. Modifies the criteria/factors for locating land outside the ULL.
- e. Retains the existing procedure for expansion of the County's ULL by 30 or fewer acres. Requires a 4/5 vote of the Board of Supervisors after holding a public hearing and making at least one of seven findings, as prescribed in the General Plan and Zoning Code, based on substantial evidence in the record.
- f. Retains the requirement that a 4/5 vote of the Board of Supervisors is necessary to place a measure on the ballot to expand the ULL by more than 30 acres.

What Does Measure A Do?

Components of Measure A

g. Retains the requirement for voter approval to expand the ULL by more than 30 acres, except as authorized by the voters in Measure A. Specifically, the Board of Supervisors may, by a 4/5 vote and without subsequent voter approval, expand the ULL by more than 30 acres within the Byron Airport Potential ULL Expansion Area.

h. Modifies the required findings for adjusting the ULL, as stated in the General Plan and Zoning Code, to reflect the new ULL review schedule, add findings related to Byron Airport and ULL contractions, and make clarifying/non-substantive changes.

i. Retains protections for prime agricultural land, specifically the area designated in the General Plan as the Agricultural Core, by maintaining the 40-acre minimum parcel size and limiting uses to agricultural production or uses incidental to agricultural production.

j. Maintains the County's eligibility to receive return to source funds from CCTA.

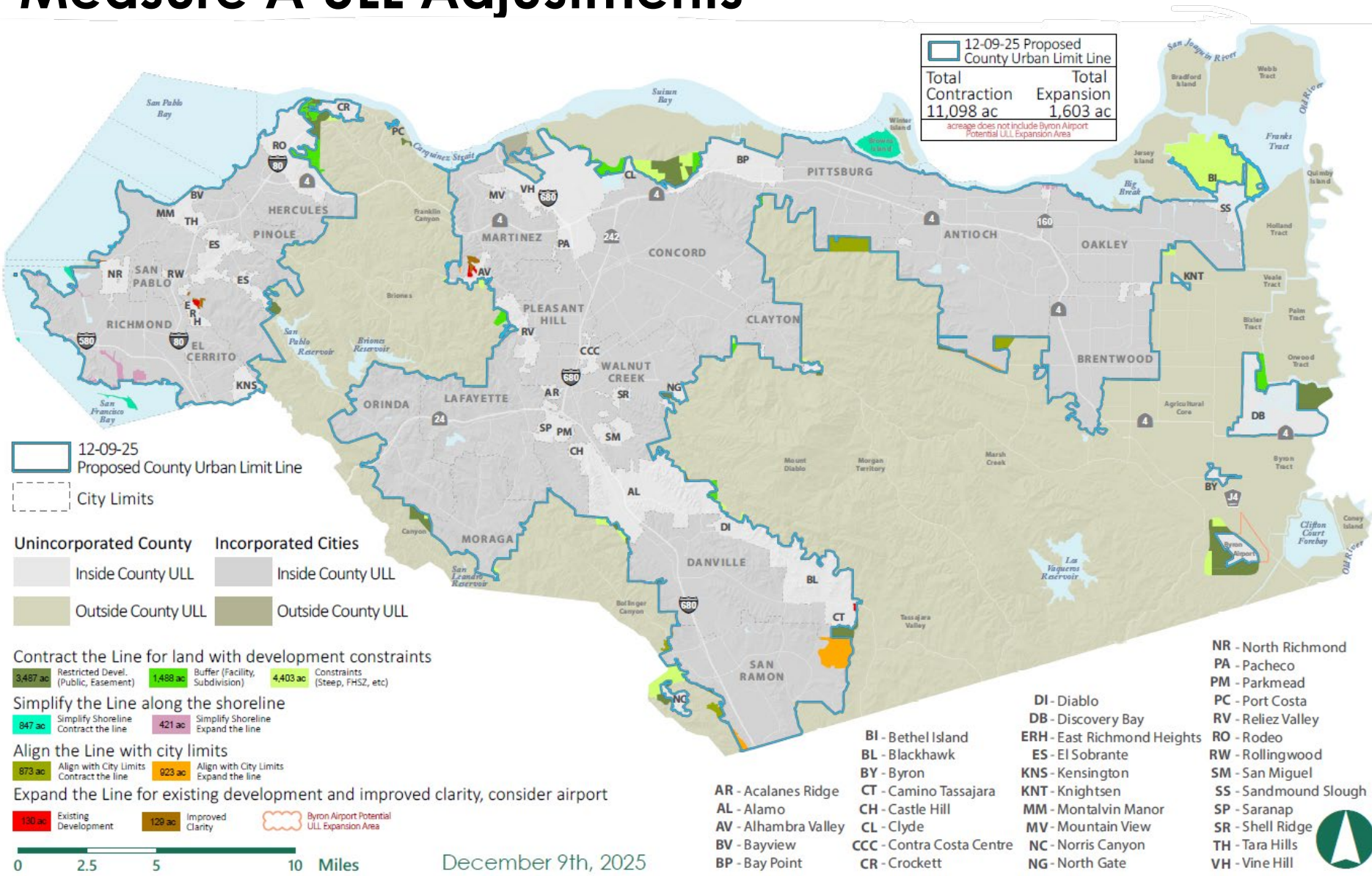
What Does Measure A Do?

Components of Measure A

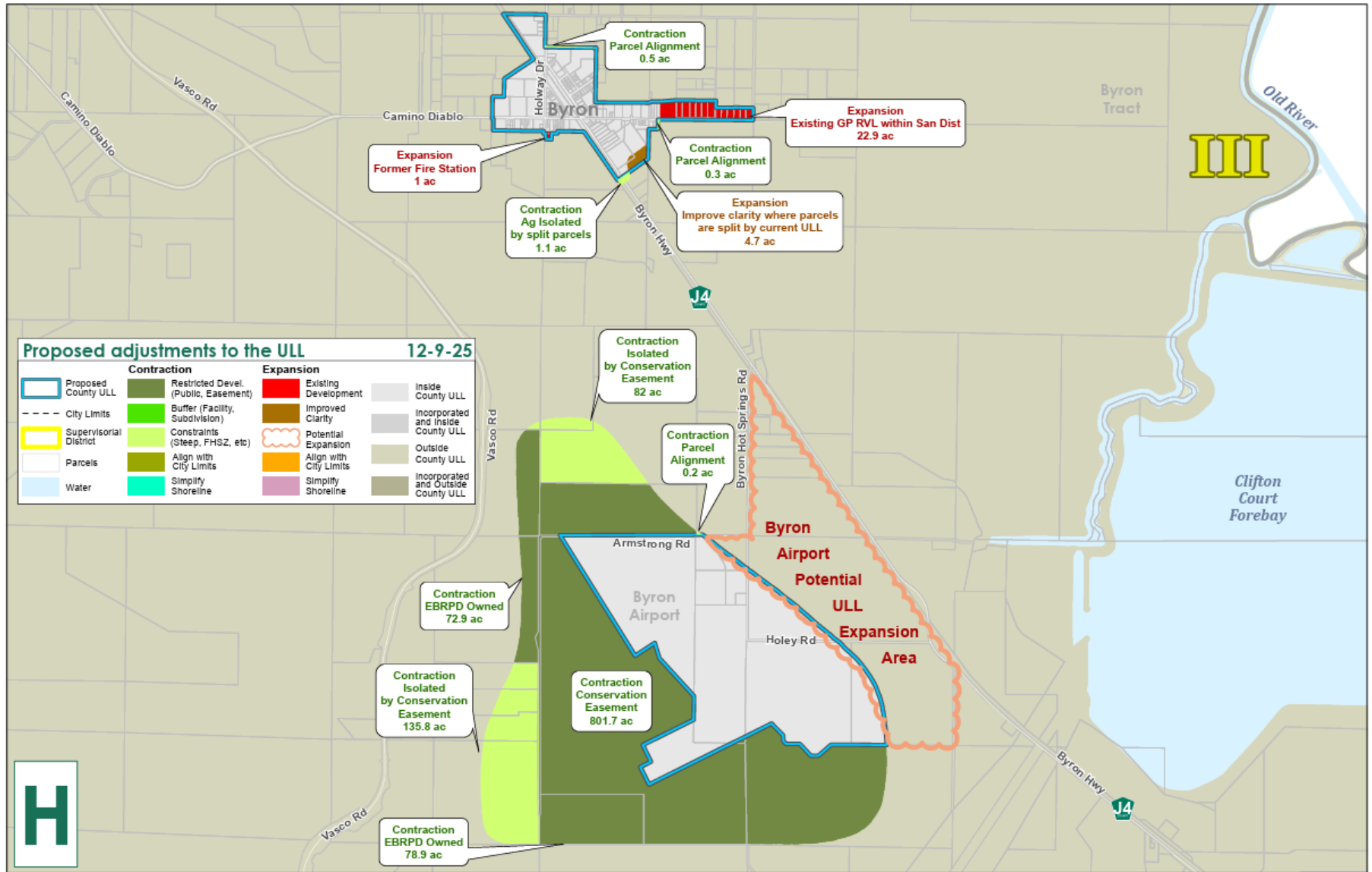
k. Approves a new ULL map for the General Plan reflecting the following changes (9,495 net acres moved **outside** the ULL):

- Moves 3,487 acres with permanent development restrictions, such as public ownership or conservation easements, **outside** the ULL.
- Moves 1,488 acres of buffer lands around subdivisions, cemeteries, and industrial facilities, **outside** the ULL.
- Moves 4,403 acres with development constraints, such as high and very high fire hazards, steep slopes, and flood hazards, **outside** the ULL.
- Moves 873 acres **outside** the ULL and 923 acres **inside** the ULL to align the ULL with city limits.
- Moves 847 acres **outside** the ULL and 421 acres **inside** the ULL to clarify understanding of the ULL along the county's shoreline.
- Moves 130 acres occupied by existing development **inside** the ULL.
- Moves 129 acres **inside** the ULL to eliminate fragmentation where annexations by cities have created pockets of land outside the ULL.

Measure A ULL Adjustments

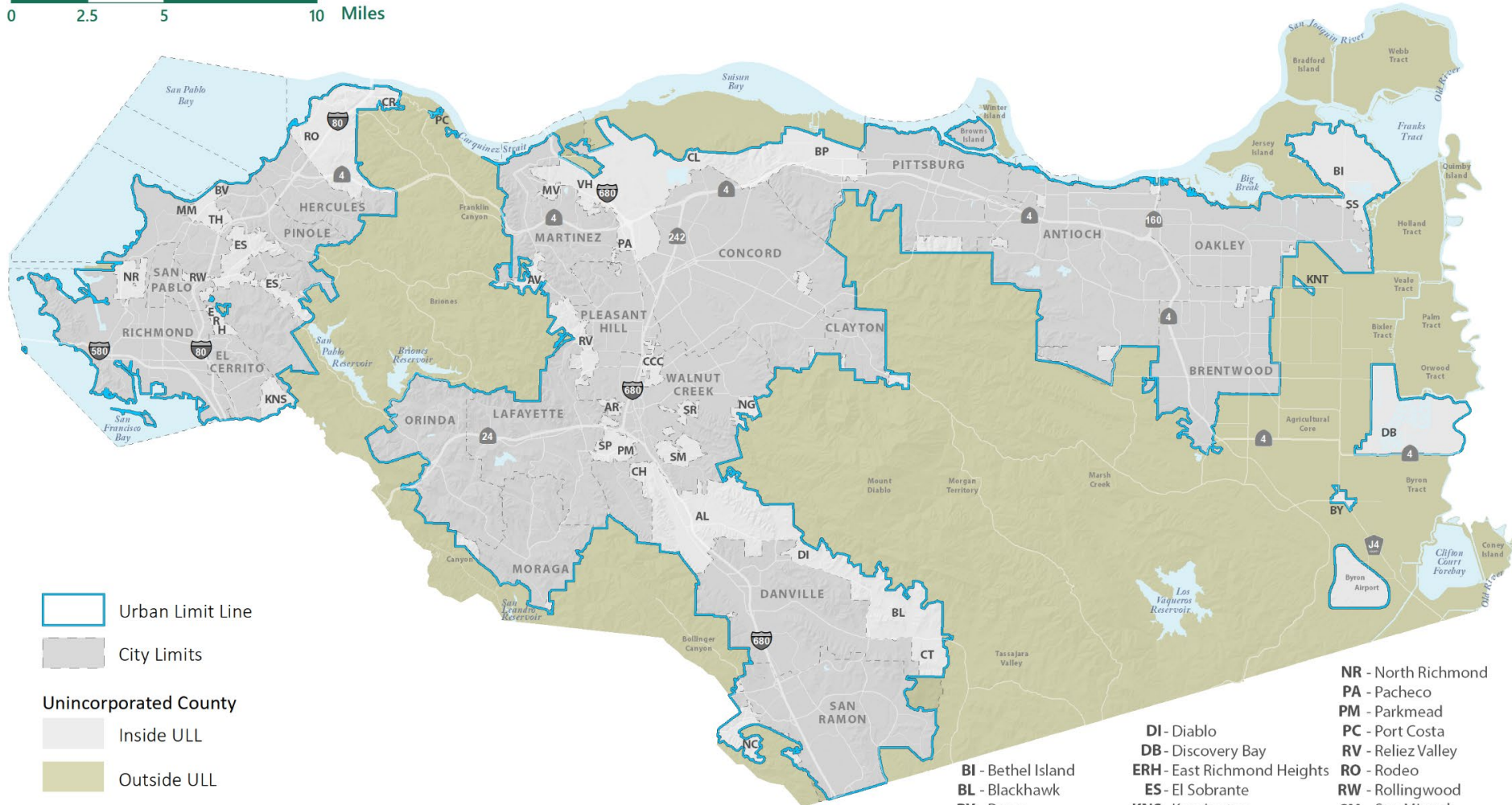


Measure A ULL Adjustments Example

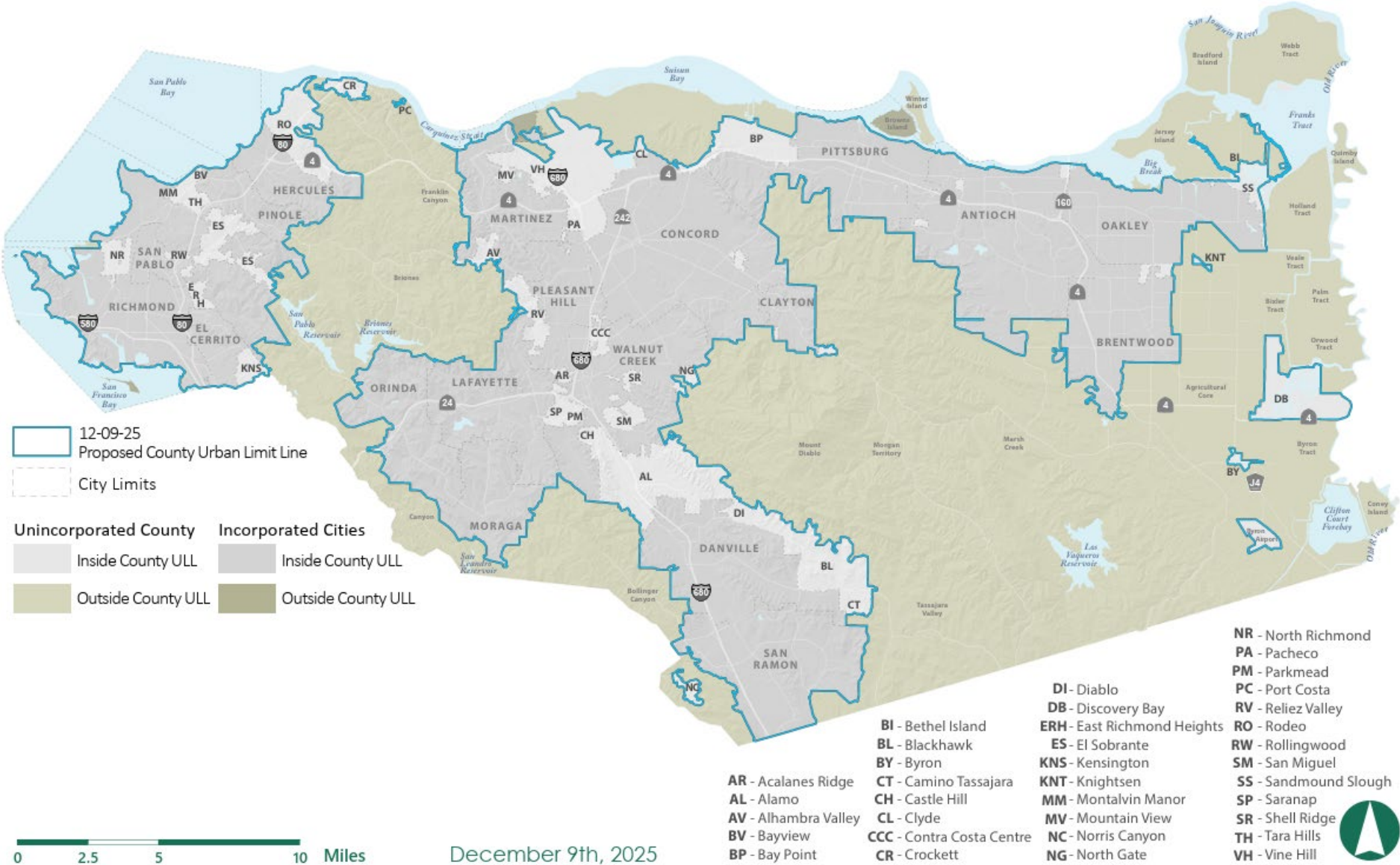


Existing Urban Limit Line

0 2.5 5 10 Miles



Measure A Proposed Urban Limit Line



County Development Capacity within the ULL

- » The process to adopt the County's 2045 General Plan confirmed that vacant and underutilized unincorporated land inside the ULL can accommodate:
 - 23,200 new homes
 - 65,600 new residents
 - 1.2 million sq. ft. of new commercial development
 - 5 million sq. ft. of new industrial space

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