ENVISION

CONTRA COSTA

2026 Urban Limit Line Ballot Measure

Board of Supervisors

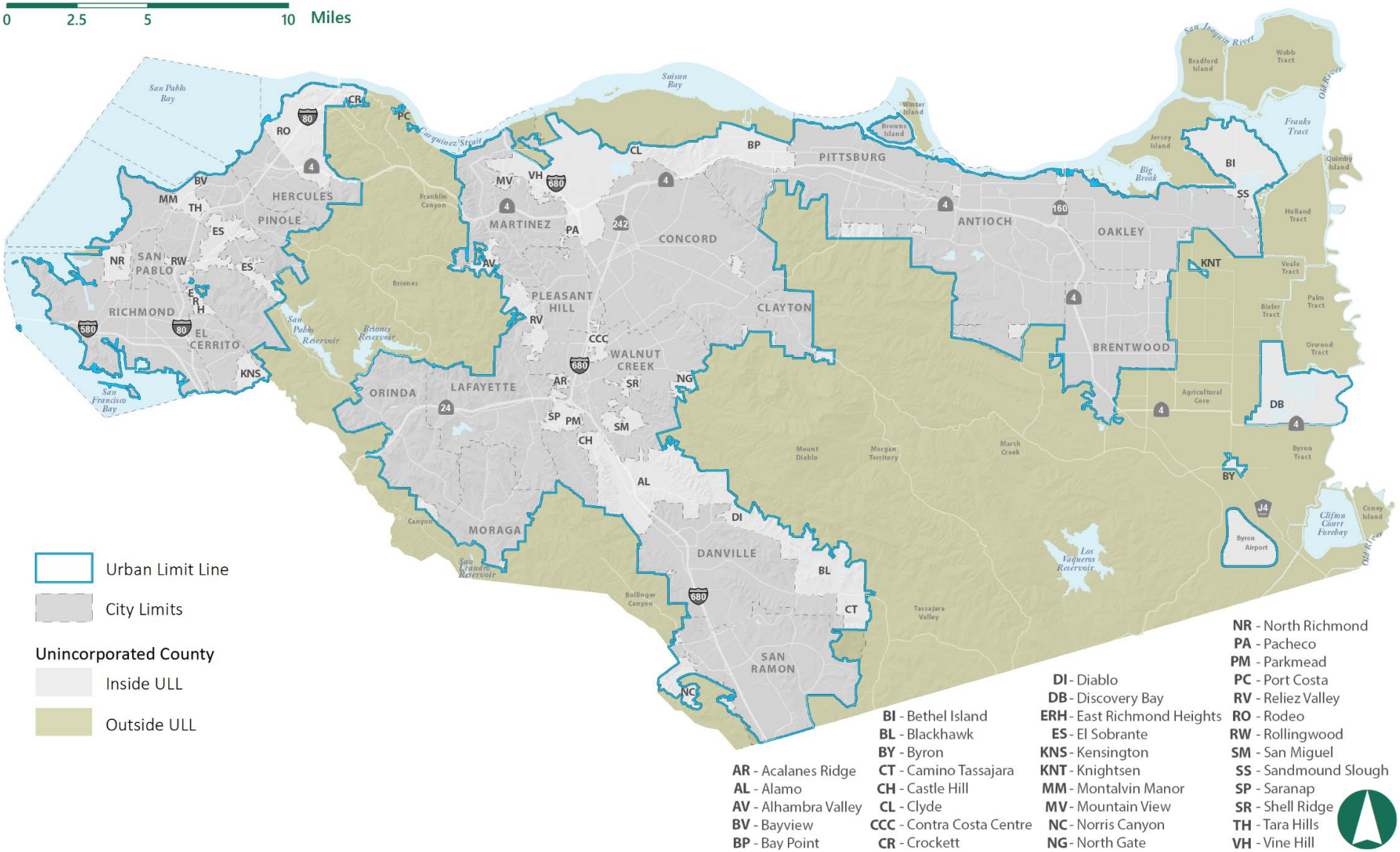
December 9, 2025

Urban Limit Line Definition

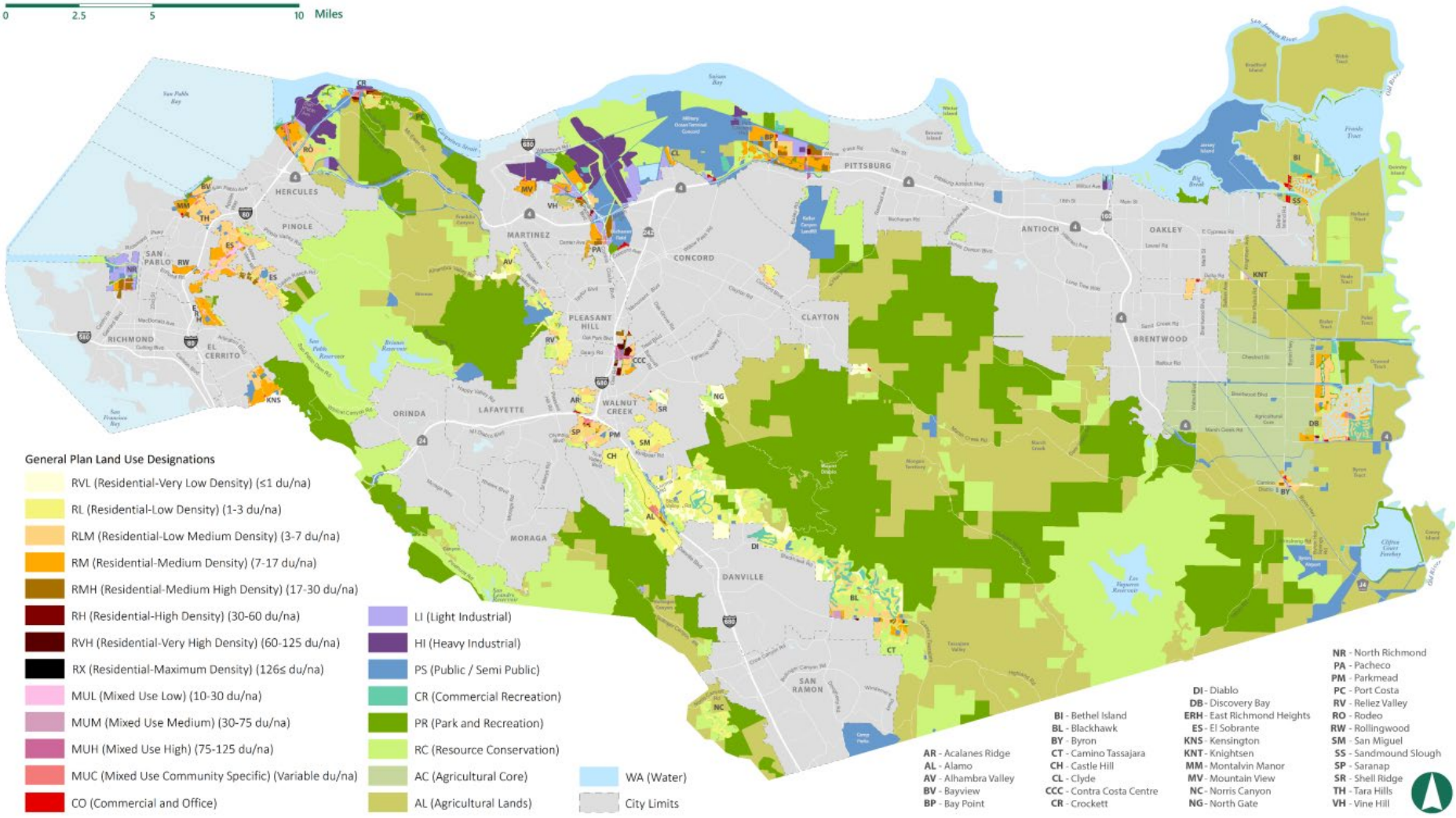
The Urban Limit Line (ULL) establishes a boundary beyond which no new urban land uses may be designated.

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	

Existing Urban Limit Line



General Plan Land Use Map



Purpose of the Urban Limit Line

- Protects open space and agricultural land.
- Prevents sprawl and inefficient use of land that creates traffic, GHG emissions, and pollution.
- Focuses development where infrastructure and services already exist or are planned.
- 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 with 64% support, extending the ULL until Dec. 31, 2026.
- The ULL is part of the adopted 2045 General Plan.
- Required to receive local street maintenance, aka "return to source," funds from CCTA (approximately $2 million annually for the County)
- Adjustments to the ULL are rare; it has been moved only six times since its inception in 1990, only once due to private development application.

February 25, 2025, Board Meeting

- **Board initiated discussion on renewing the ULL and received information on:**
  - Contents of a proposed ballot measure.
  - Effects of a County ULL ballot measure on cities.
  - The relationship between a ULL ballot measure and the County's 2045 General Plan and Ordinance Code.
  - The term/duration of the ballot measure.
  - Periodic ULL reviews.
  - Potential adjustments to the ULL map.
  - The proposed schedule.
- **Board directed staff to seek feedback from the public, cities, Municipal Advisory Councils, and County Planning Commission by the end of May and report back.**

June 24, 2025, Board Meeting

- **Board received an update on renewing the ULL, including information on:**
  - A summary of the ULL outreach process.
  - Comments received during the public comment period.
  - Staff-recommended components of the 2026 ballot measure.
  - The proposed schedule.
- **Board accepted the update and directed staff to proceed with preparing the ballot measure for the June 2, 2026, primary election and conducting review under the California Environmental Quality Act (CEQA).**

CEQA Review

- **Board action to approve the ballot measure and place it on the ballot is a project subject to CEQA.**
- **CEQA allows for use of an EIR prepared for an earlier project to apply to a later project if circumstances are the same.**
  - Earlier project: 2045 General Plan and Climate Action and Adaption Plan Update (relied on the General Plan/CAAP Environmental Impact Report [GPEIR])
  - Later project: 2026 ULL Renewal (also relying on the GPEIR)

Initial Study

- **Initial Study for the 2026 ULL Renewal compared the project to impacts disclosed in the GP EIR to determine whether that EIR adequately evaluates the impacts of the ULL Renewal, and found:**
  - Adoption of a new ULL by the voters would not result in any new significant environmental effects or increase the severity of previously identified significant effects.
  - GPEIR is adequate and serves as the Draft EIR for the ULL Renewal.
- **Public comment period: 8/25/25 to 10/9/25**
- **Public comment meeting: 9/15/25**
- **Tribal consultation period: 8/22/25 to 11/24/25**

Public Comments on Initial Study

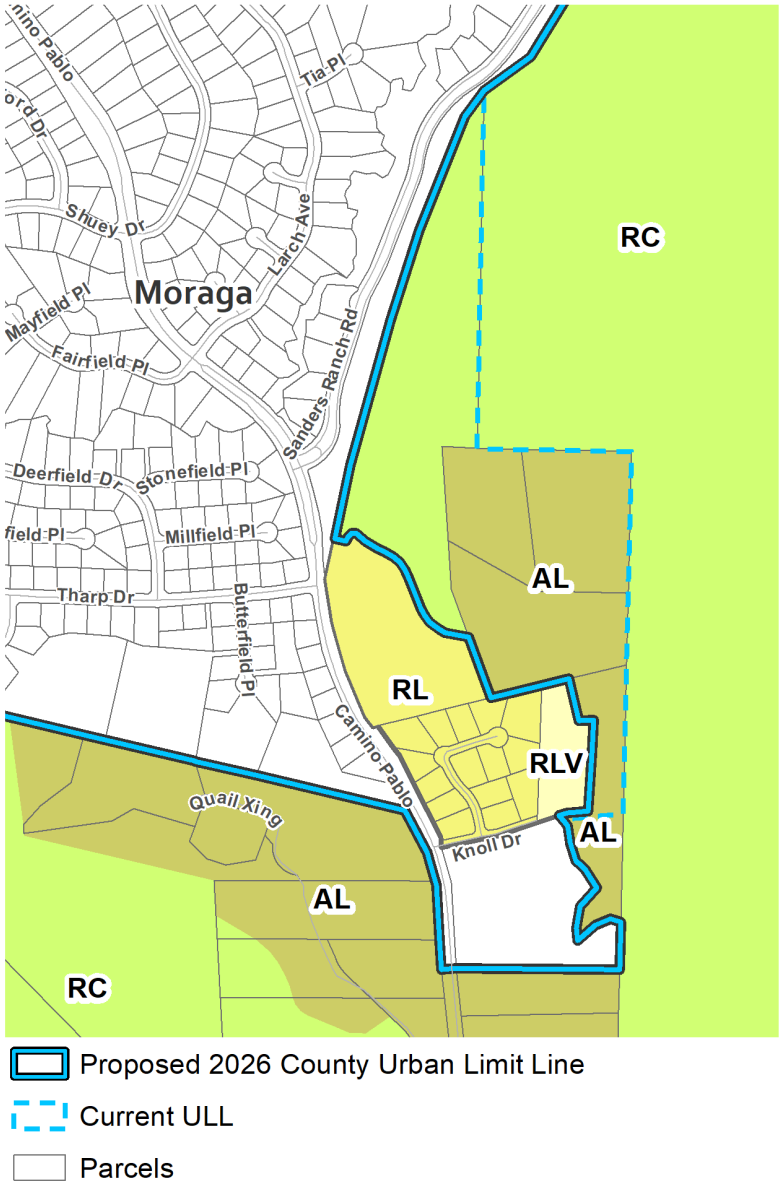
Commenter	Date
Agencies	
Department of Toxic Substances Control	September 3, 2025
City of Pleasant Hill	September 18, 2025
California Department of Transportation	October 9, 2025
Interested Parties	
Moita & Moita LLP	October 8, 2025
Public Comment Hearing	
Mark Scheberies	September 15, 2025
Kon Andronis	September 15, 2025
Rick Spencer	September 15, 2025
Nancy Kilbourn	September 15, 2025

Native American Tribal Consultation

Native American Tribe	Initial Tribe Response Date	Date Concluded
Costanoan Rumsen Carmel Tribe	August 25, 2025	November 24, 2025
Amah Mutsun Tribe	August 26, 2025	November 24, 2025
Muwekma Ohlone Tribe	August 27, 2025	November 24, 2025
Wilton Rancheria Tribe	September 19, 2025	November 24, 2025
Lisjan Nation Tribe	September 25, 2025	November 24, 2025

Proposed ULL Map

- **Minor modification to the proposed ULL map since the last version reviewed by the Board in June.**
  - 10/21/25: Board approved Whispering Oaks residential subdivision General Plan Amendment
  - Staff recommends adapting the ULL to move lands designated AL and RC to outside the ULL



Staff Recommendation

- Certify the Final EIR, adopt the CEQA Findings of Fact and Statement of Overriding Considerations, and adopt the Mitigation Monitoring and Reporting Program.
- Approve the final ULL map.
- Approve the final ballot measure language.
- Adopt Resolution 2025/XXX calling an election to submit the ballot measure to the voters on June 2, 2026.
- Direct the County Clerk to place the measure on the 2026 Primary Election ballot.

Next Step and Contact Information

- **Next Steps:**
  - Return to the Board of Supervisors in early 2026 with ballot arguments
  - June 2, 2026, Primary Election
- **Contact Information:**

Will Nelson, Advance Planning Manager
(925) 655-2898
will.nelson@dcd.cccounty.us
advanceplanning@dcd.cccounty.us

ENVISION CONTRA COSTA

Board of Supervisors

December 9, 2025