



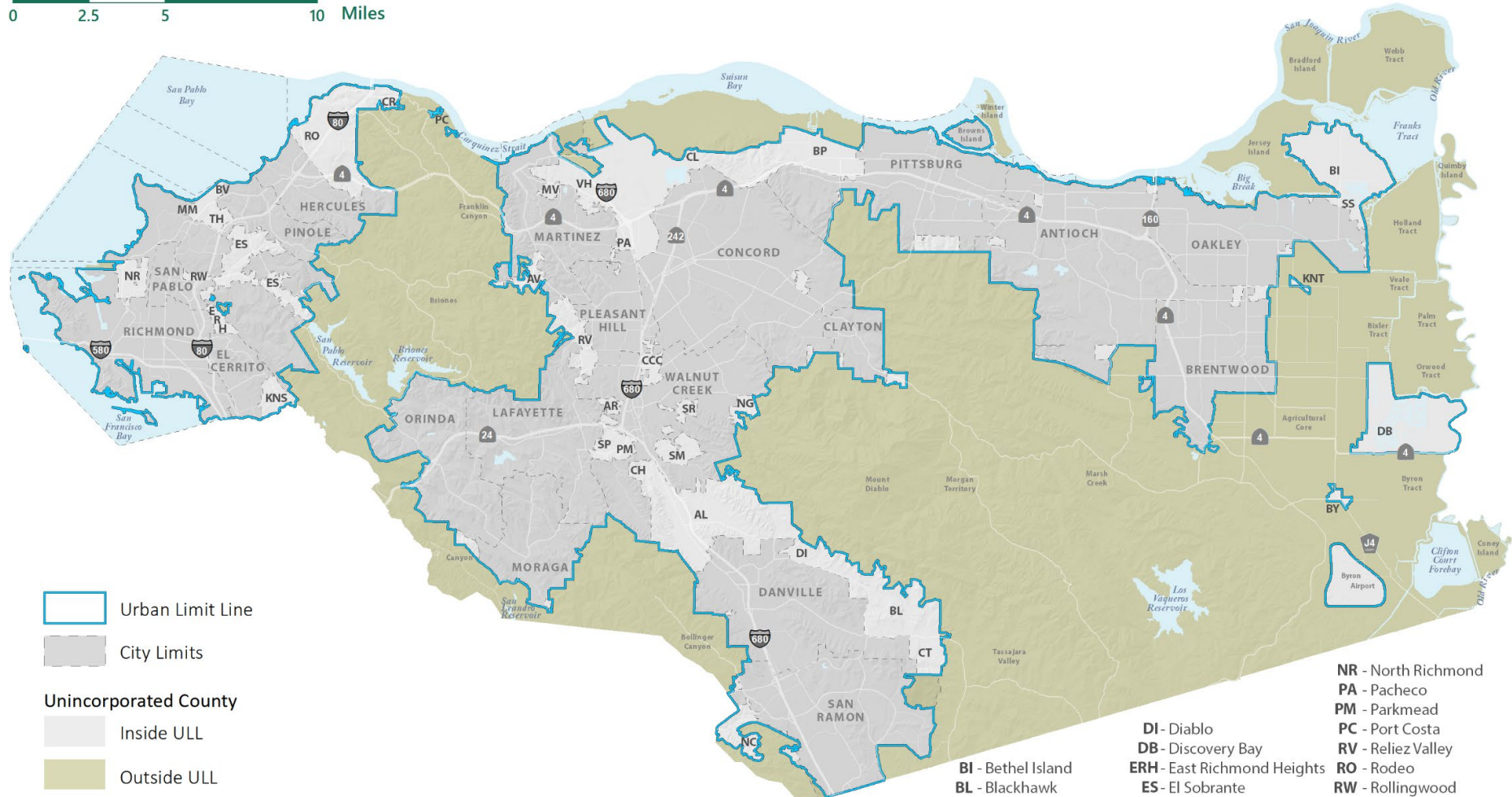
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**Presentation to Knightsen TAC on a 2026 Ballot
Measure to Renew the County's Urban Limit Line**

April 15, 2025

Existing Urban Limit Line

0 2.5 5 10 Miles



Urban Limit Line

City Limits

Unincorporated County

Inside ULL

Outside ULL

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



Purpose of the Urban Limit Line (ULL)

- » 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% of the county

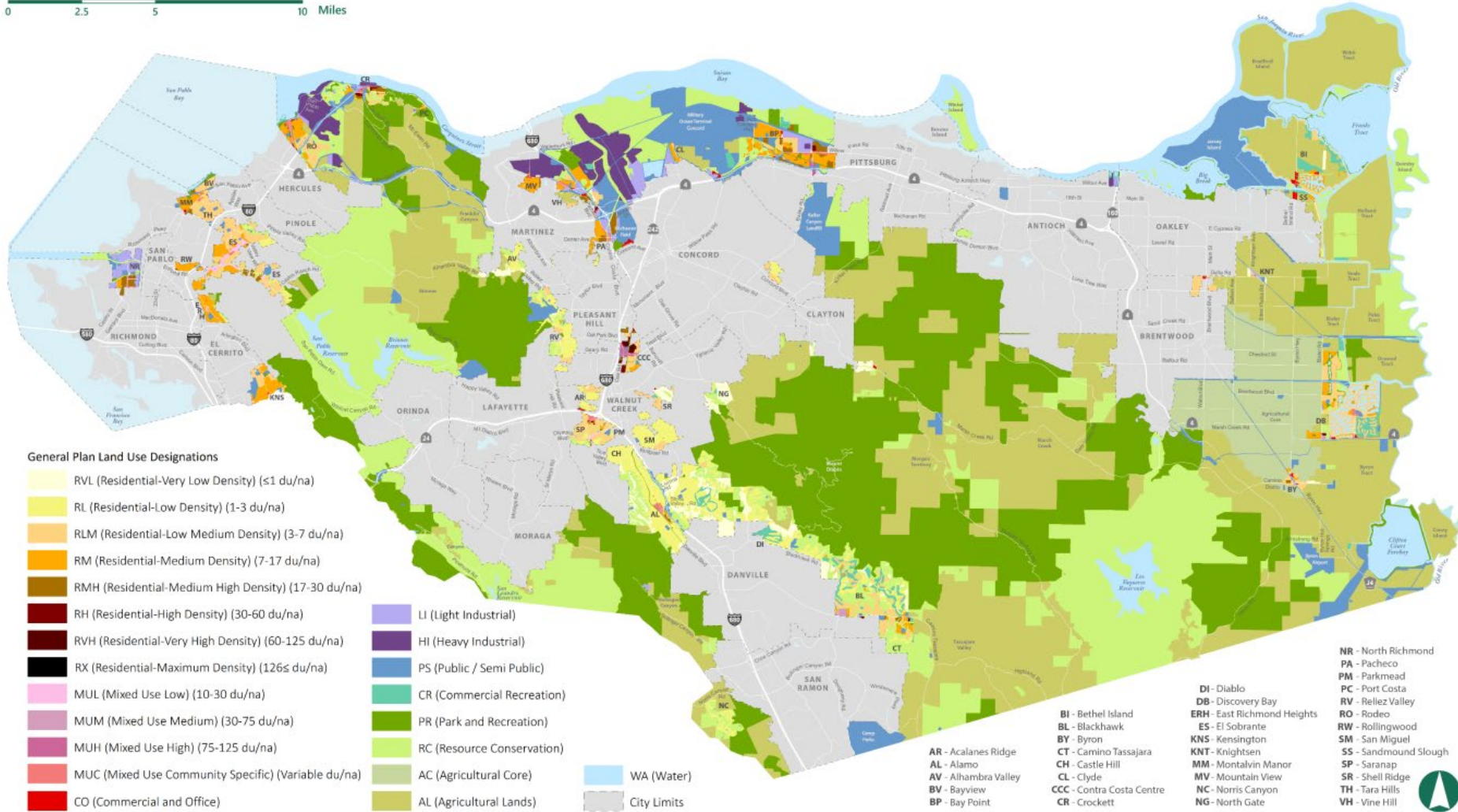
Urban Limit Line Definition

The Urban Limit Line establishes a boundary beyond which no new urban land uses can 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	

General Plan Land Use Map

0 2.5 5 10 Miles



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)
- » 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.

Development Capacity within the ULL

- » The 2045 General Plan process confirmed that vacant and underutilized land with urban land use designations inside the ULL can accommodate:
 - 23,200 new housing units
 - 1.2 million sq. ft. of new commercial development
 - 5 million sq. ft. of new industrial space

Policy Considerations for Renewing the ULL

- » Effect on cities
- » Term (expiration of the new ballot measure)
- » Periodic ULL reviews
- » Process and findings for adjusting the ULL

Proposed Changes to the ULL Map

- » Move restricted development areas, protected open spaces, and areas with major development constraints outside the line
- » Simplify line along shorelines, especially at ports, marinas, and other developed waterfront areas
- » Align County line with boundaries of cities that adopted their own line
- » Align with preexisting developments and parcel lines
- » Eliminate unnecessary and confusing ULL “islands”

Reasons to Adjust and Renew the ULL

- » Accurately reflect land that is appropriate for development
- » Clarify that development proposals inside a city's voter-approved ULL/UGB should be processed by the city
- » Extend the term of the ULL to carry its many benefits into the future and facilitate successful implementation of the County's recently adopted General Plan

The ULL and the 2045 General Plan

The ULL is part of the adopted 2045 General Plan and supports important General Plan concepts, such as:

- » Balance development to meet resident needs with protection of natural resources.
- » Pursue a compact and efficient infill development pattern. Avoid sprawl.
- » Restrict development in fire hazard severity zones and on steep slopes.

Proposed Schedule and Next Steps

March-June 2, 2025 Staff seeks feedback from the public, cities, MACs, and CPC

June/July 2025 Staff presents above feedback and draft ballot measure to Board of Supervisors and receives direction

February 2026
(sooner, if possible) Board of Supervisors hearing to consider placing ULL renewal measure on ballot for June 2, 2026, Primary Election

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Follow the project at envisioncontracosta2040.org



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4/15/2025