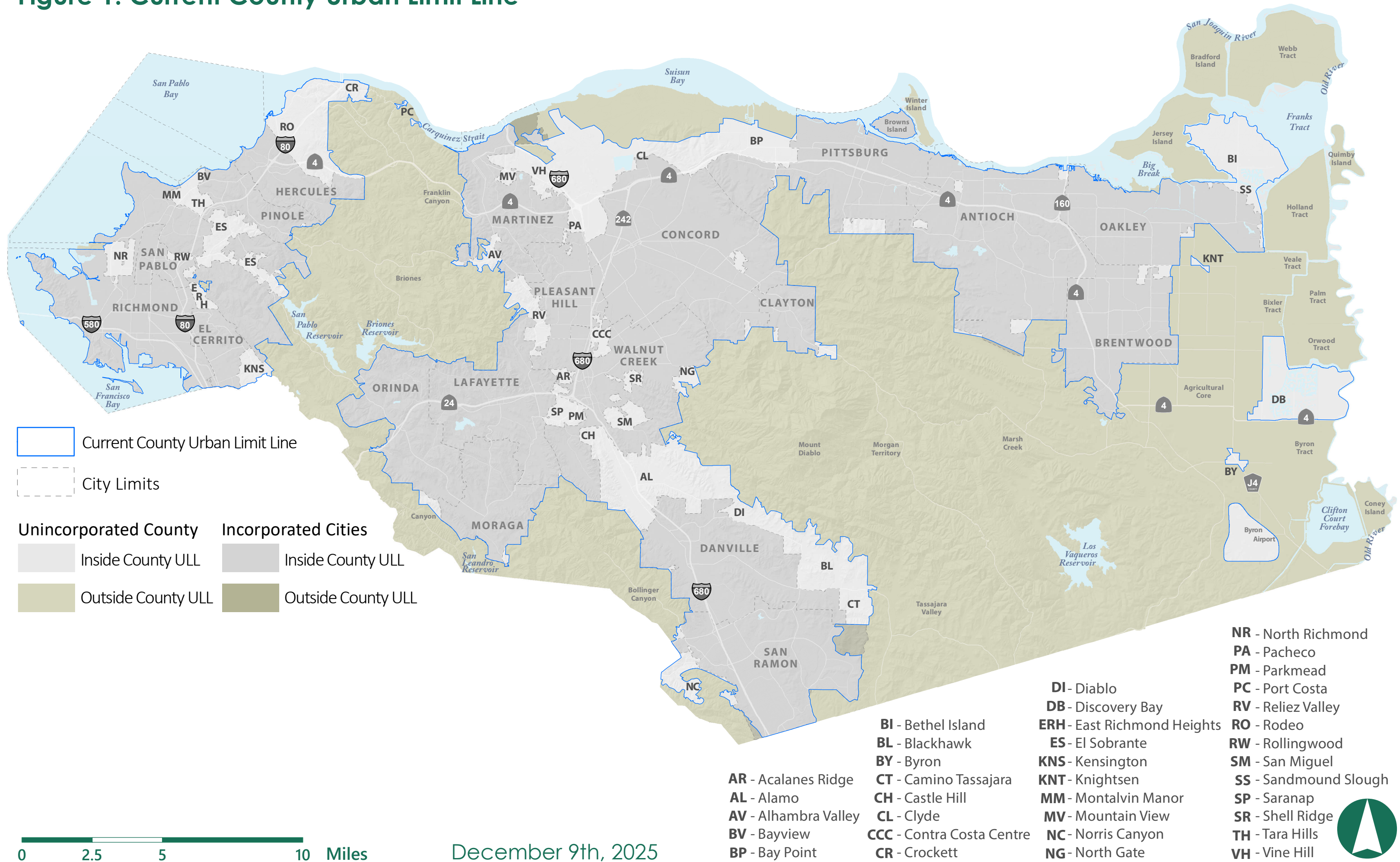


Figure 1: Current County Urban Limit Line



Current County Urban Limit Line
City Limits

Unincorporated County
 Inside County ULL
 Outside County ULL

Incorporated Cities
 Inside County ULL
 Outside County ULL

Contract the Line for land with development constraints

- Contract the Line (Restricted Development : parks, public lands, easements - move outside the ULL)
- Contract the Line (Buffers : industrial buffers, facility buffers, subdivision buffers - move outside the ULL)
- Contract the Line (Constraints : large areas with high fire/flood hazard, steep, and/or limited access - move outside the ULL)

Legend:

- AR - Acalanes Ridge
- AL - Alamo
- AV - Alhambra Valley
- BV - Bayview
- BP - Bay Point
- DI - Diablo
- DB - Discovery Bay
- NC - Norris Canyon
- 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

December 9th, 2025

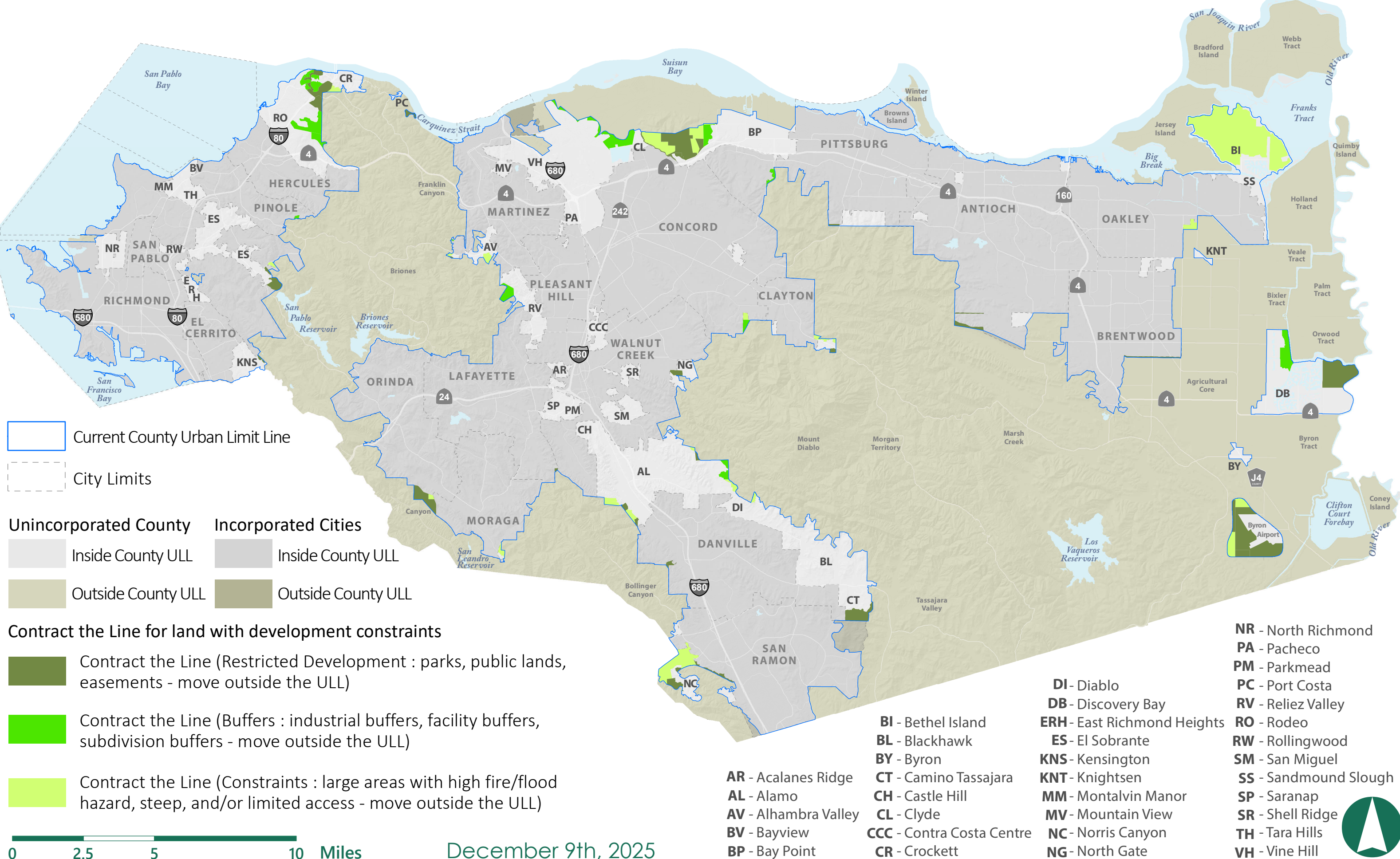


Figure 3: Proposed adjustments to the ULL: Simplify the Line along the shoreline



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

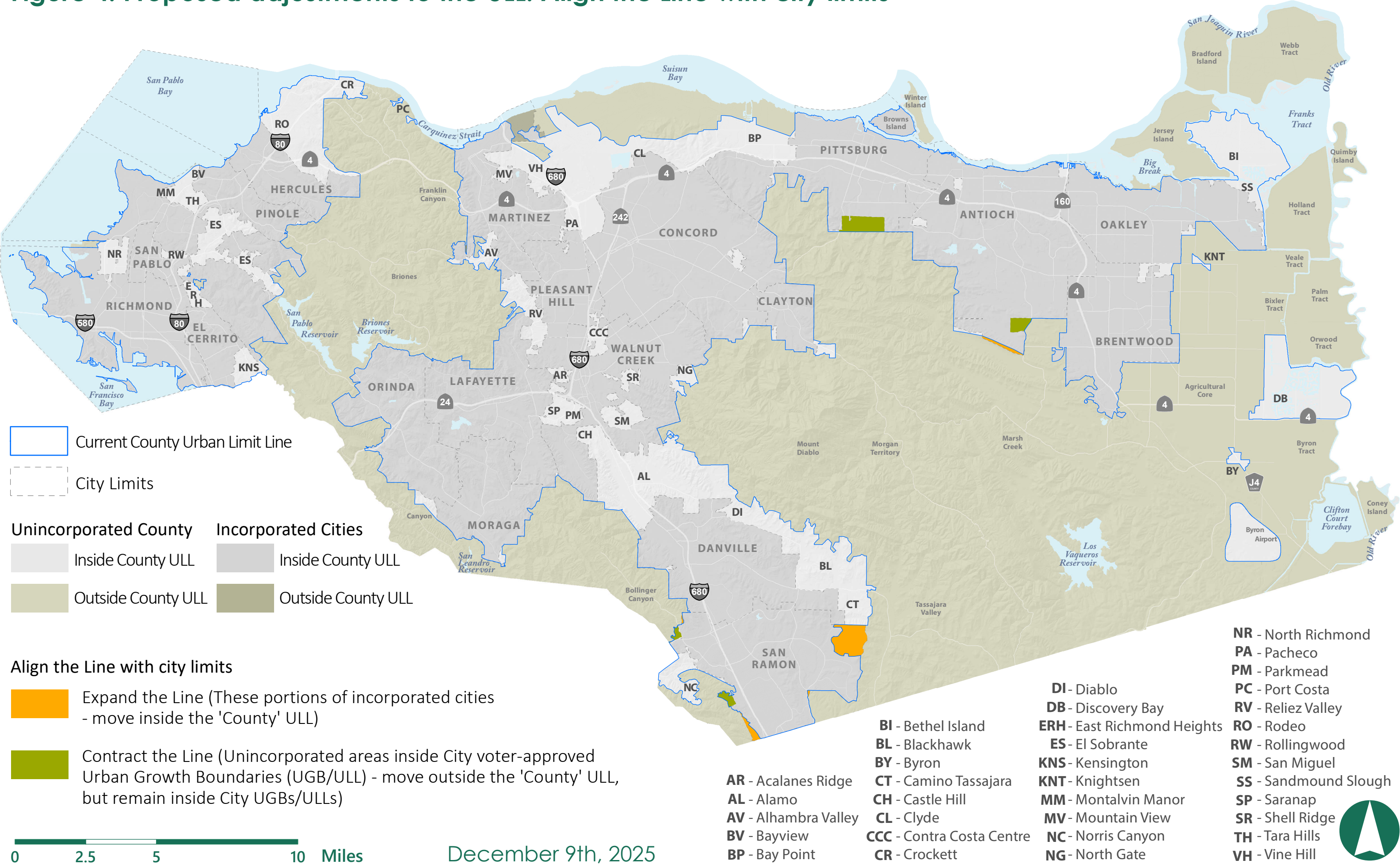
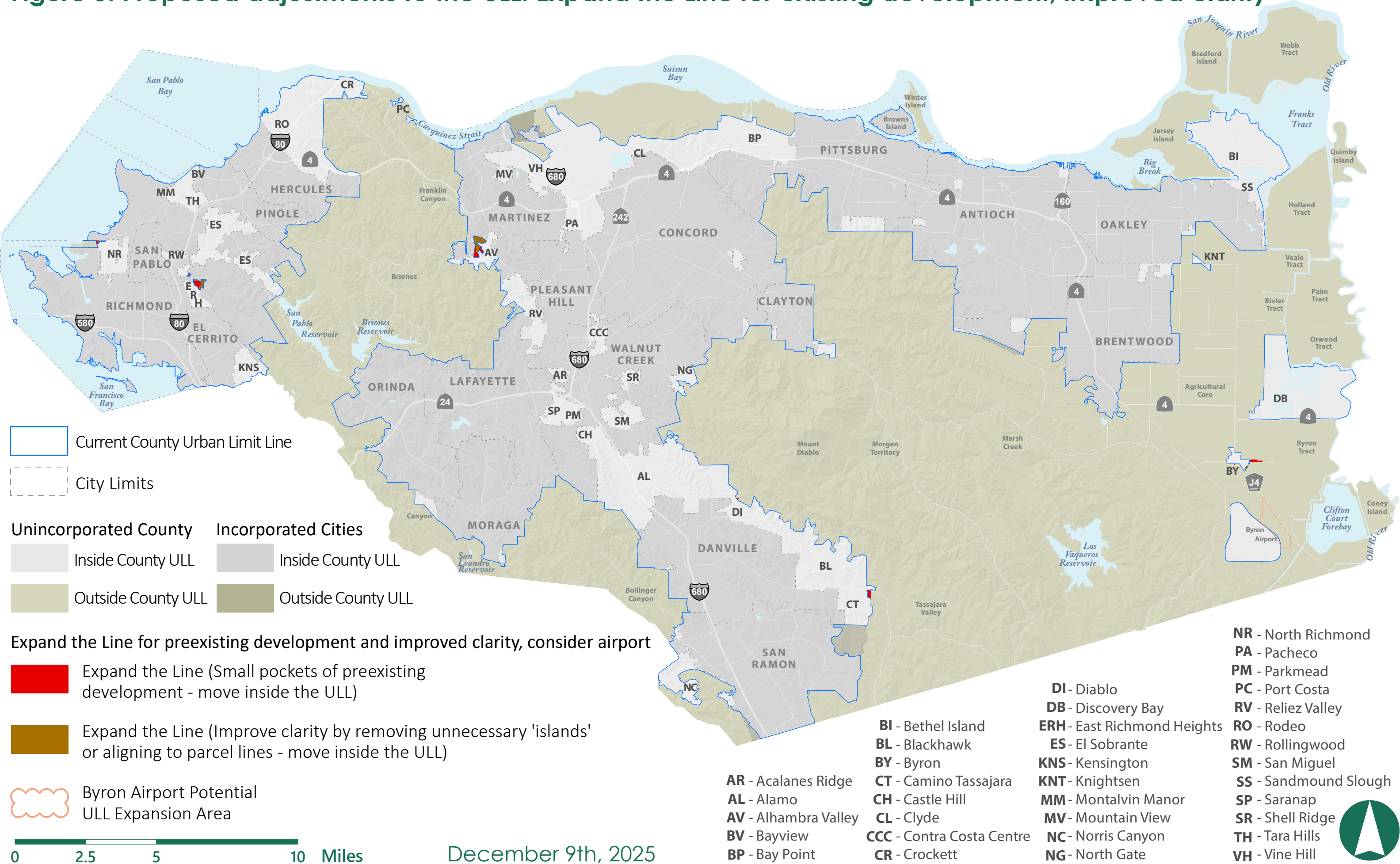


Figure 5: Proposed adjustments to the ULL: Expand the Line for existing development, improved clarity



Legend:

- 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 proposed 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

Scale: 0 2.5 5 10 Miles

Date: December 9th, 2025

City Abbreviations:

- AR - Acalanes Ridge
- AL - Alamo
- AV - Alhambra Valley
- BV - Bayview
- BP - Bay Point
- DI - Diablo
- DB - Discovery Bay
- CT - Camino Tassajara
- CH - Castle Hill
- CL - Clyde
- CCC - Contra Costa Centre
- CR - Crockett
- BL - Blackhawk
- BY - Byron
- NC - Norris Canyon
- DI - Diablo
- DB - Discovery Bay
- CT - Camino Tassajara
- CH - Castle Hill
- CL - Clyde
- CCC - Contra Costa Centre
- CR - Crockett
- BL - Blackhawk
- BY - Byron
- NC - Norris Canyon

City Abbreviations (continued):

- 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

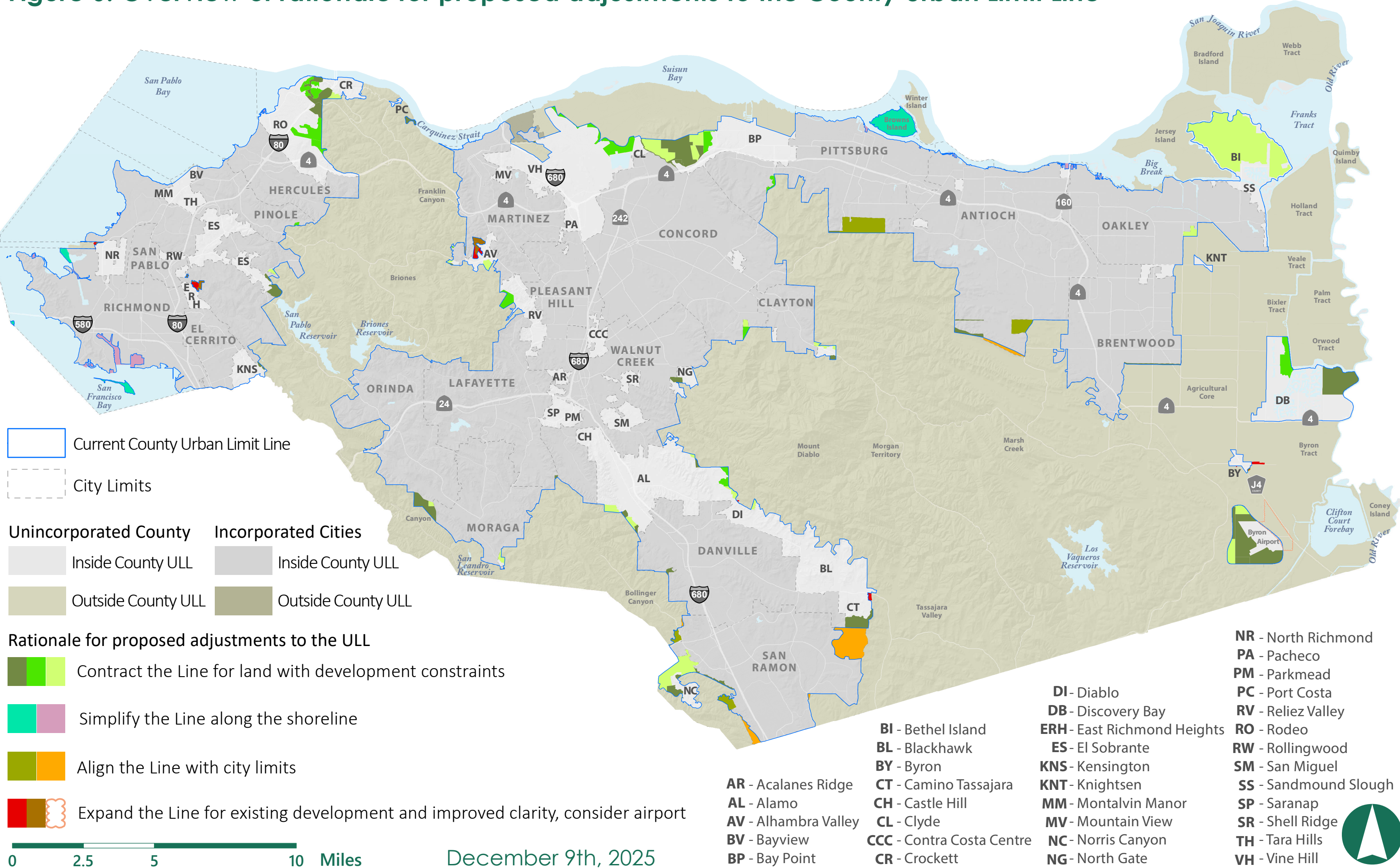


Figure 7: Summary of proposed adjustments to the County ULL: 12-09-25 Proposed County Urban Limit Line

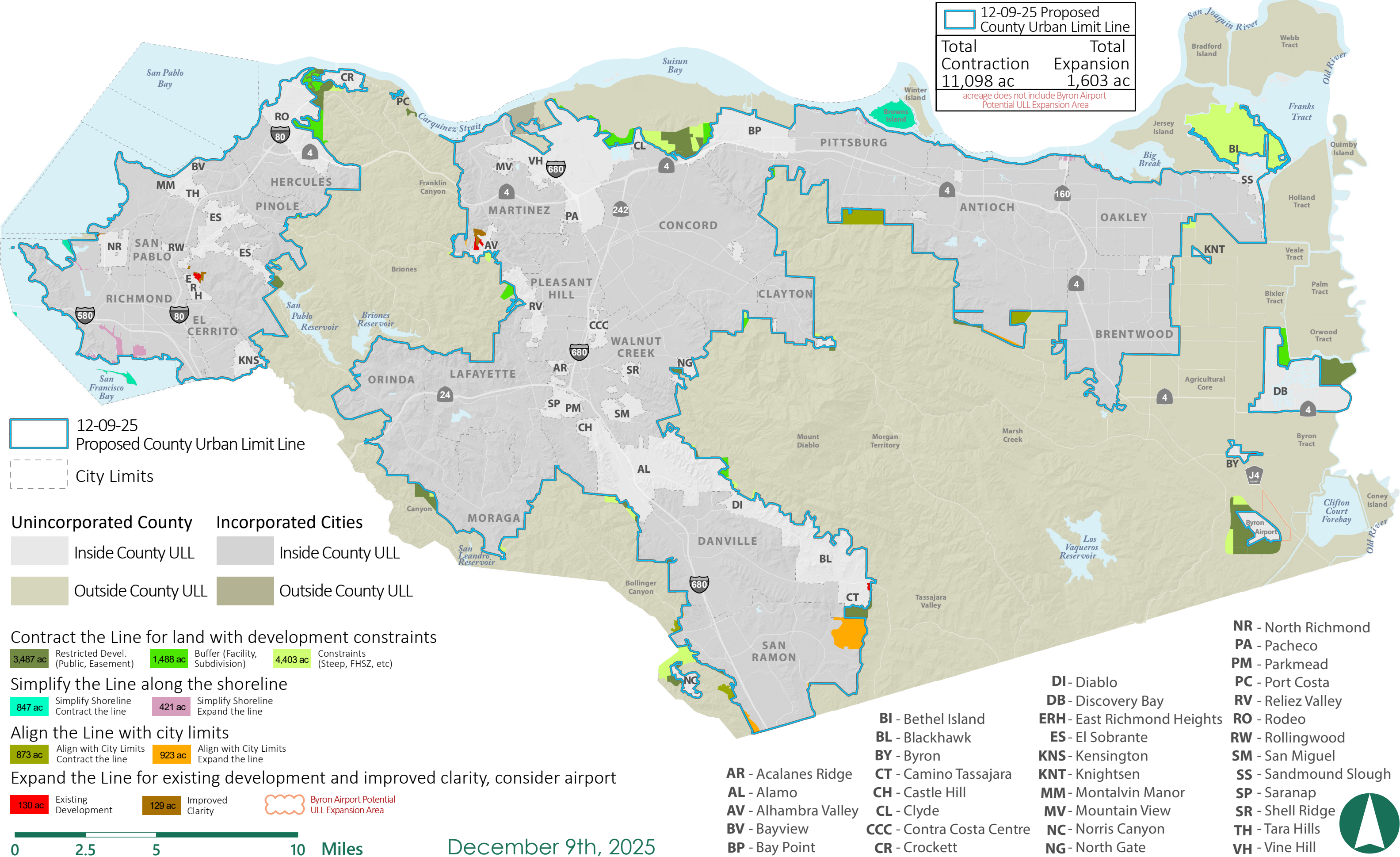
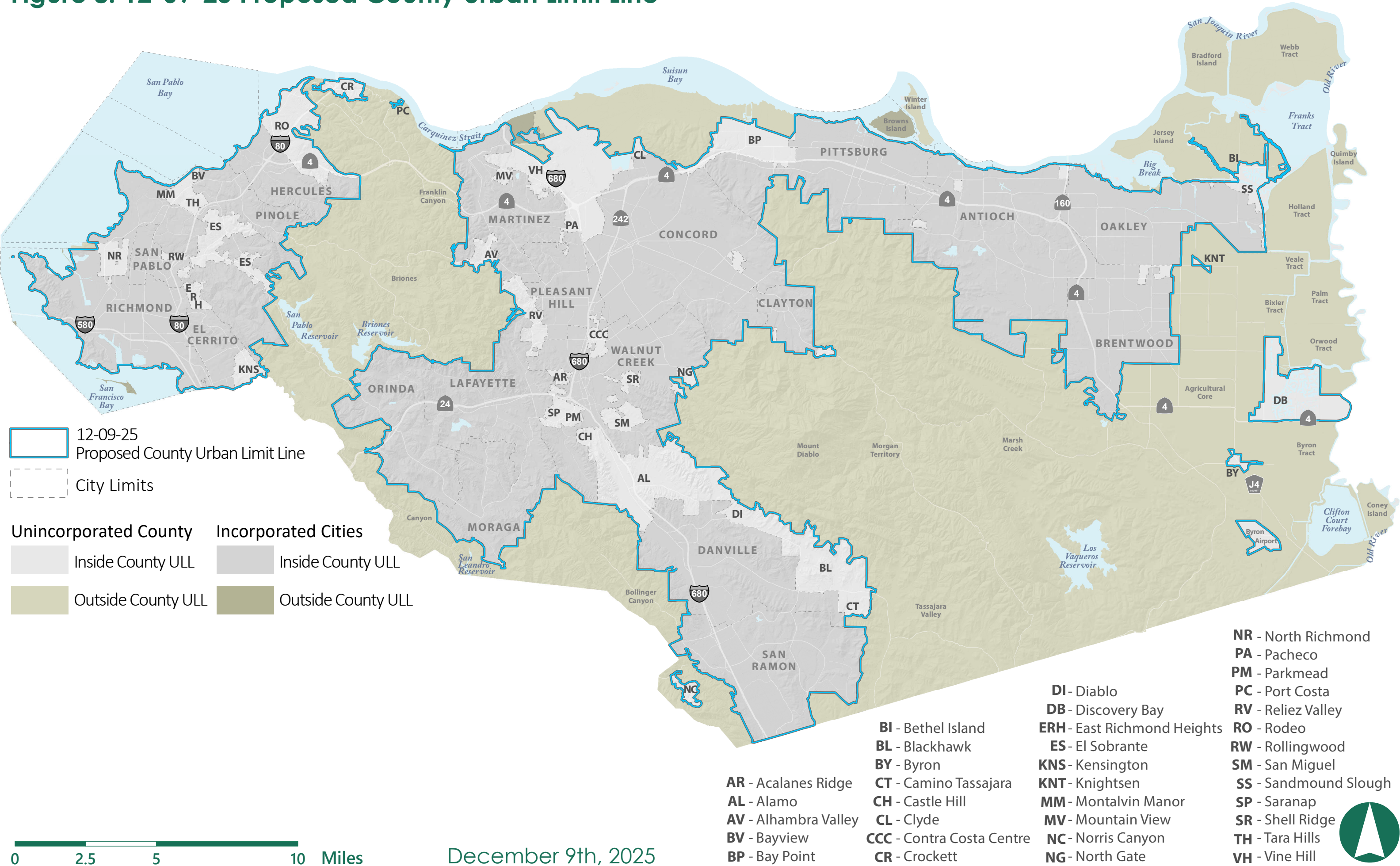
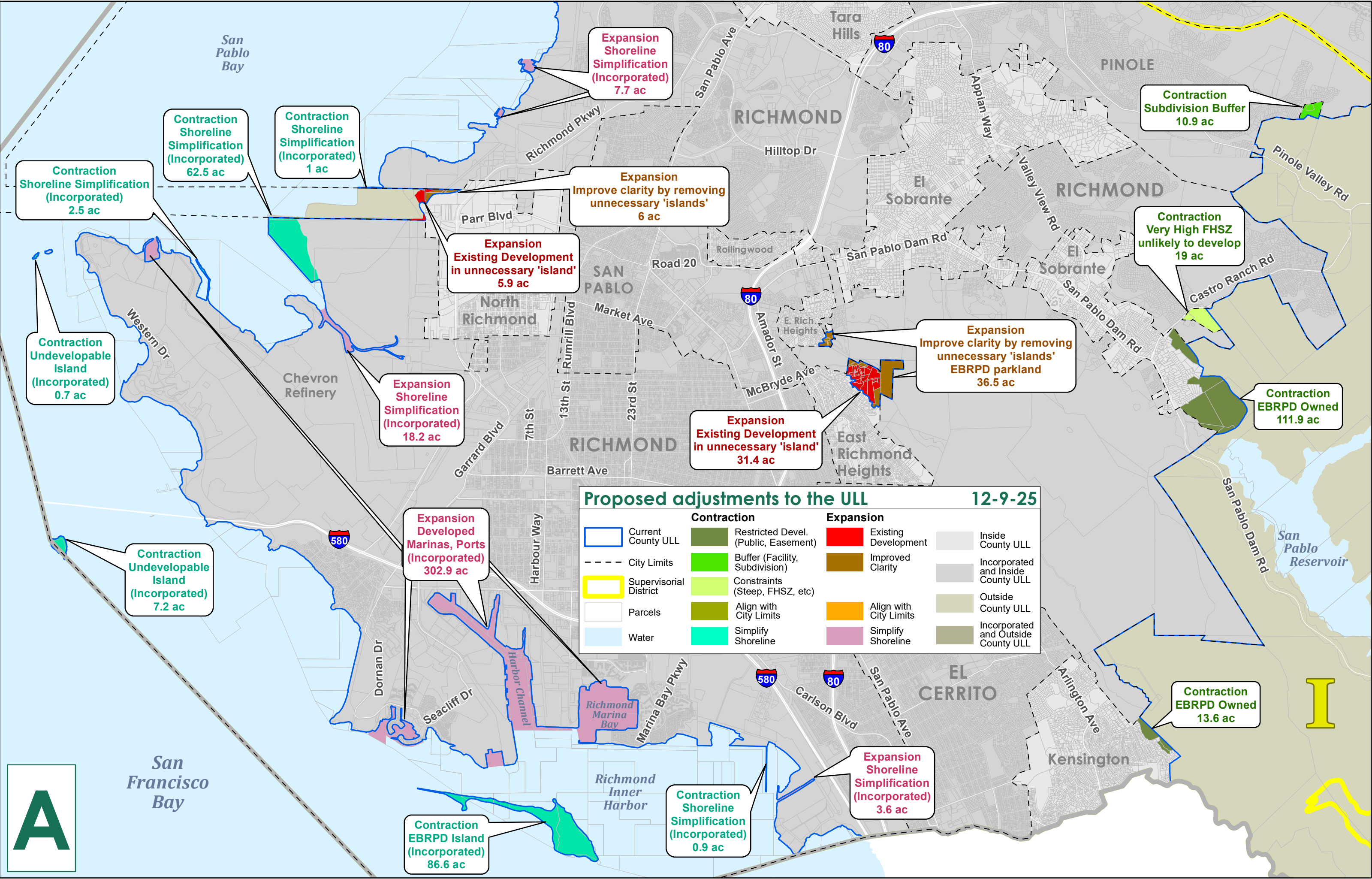


Figure 8: 12-09-25 Proposed County Urban Limit Line





Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		

A

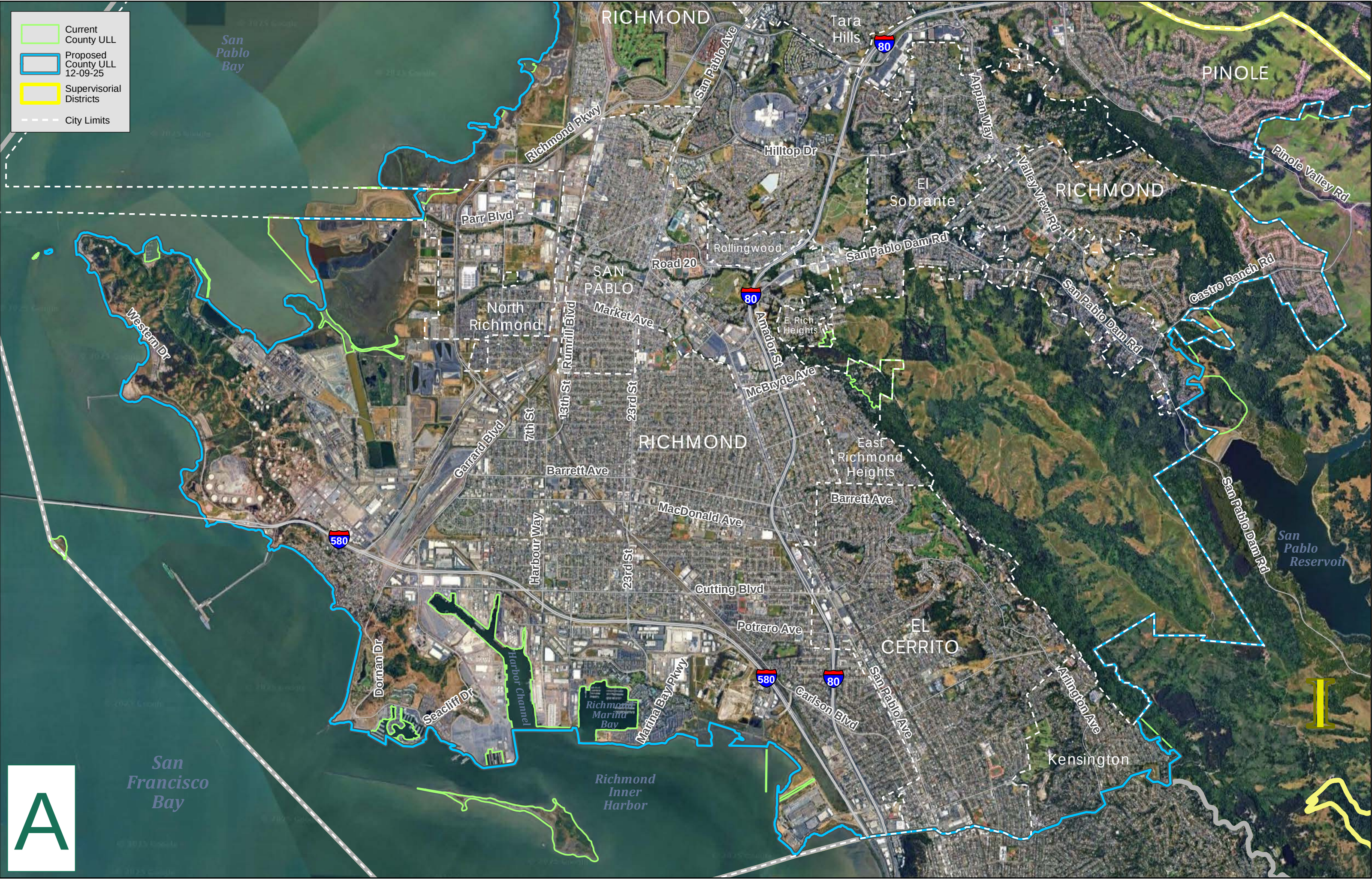
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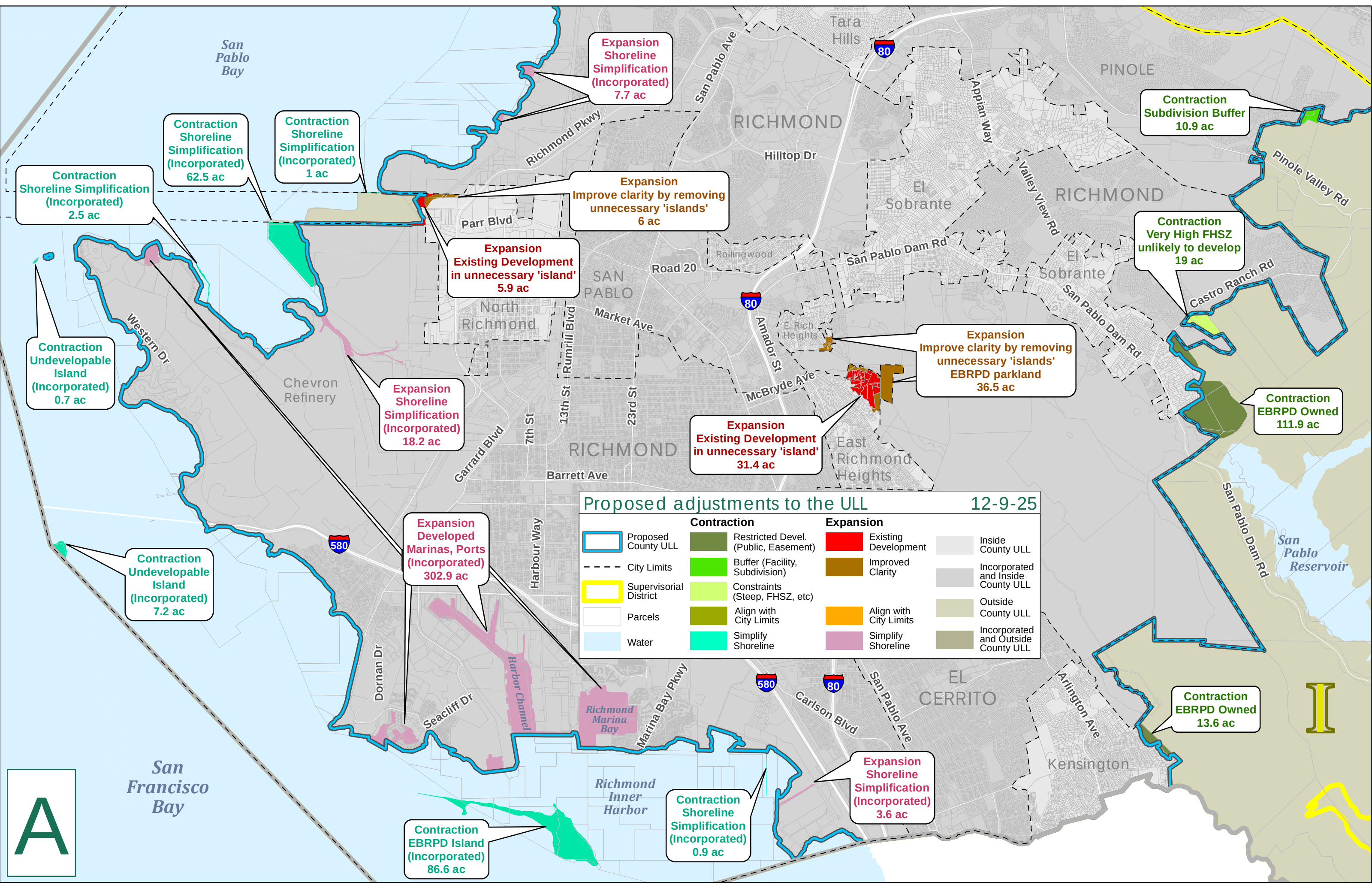
Current
County ULL

Proposed
County ULL
12-09-25

Supervisory
Districts

City Limits



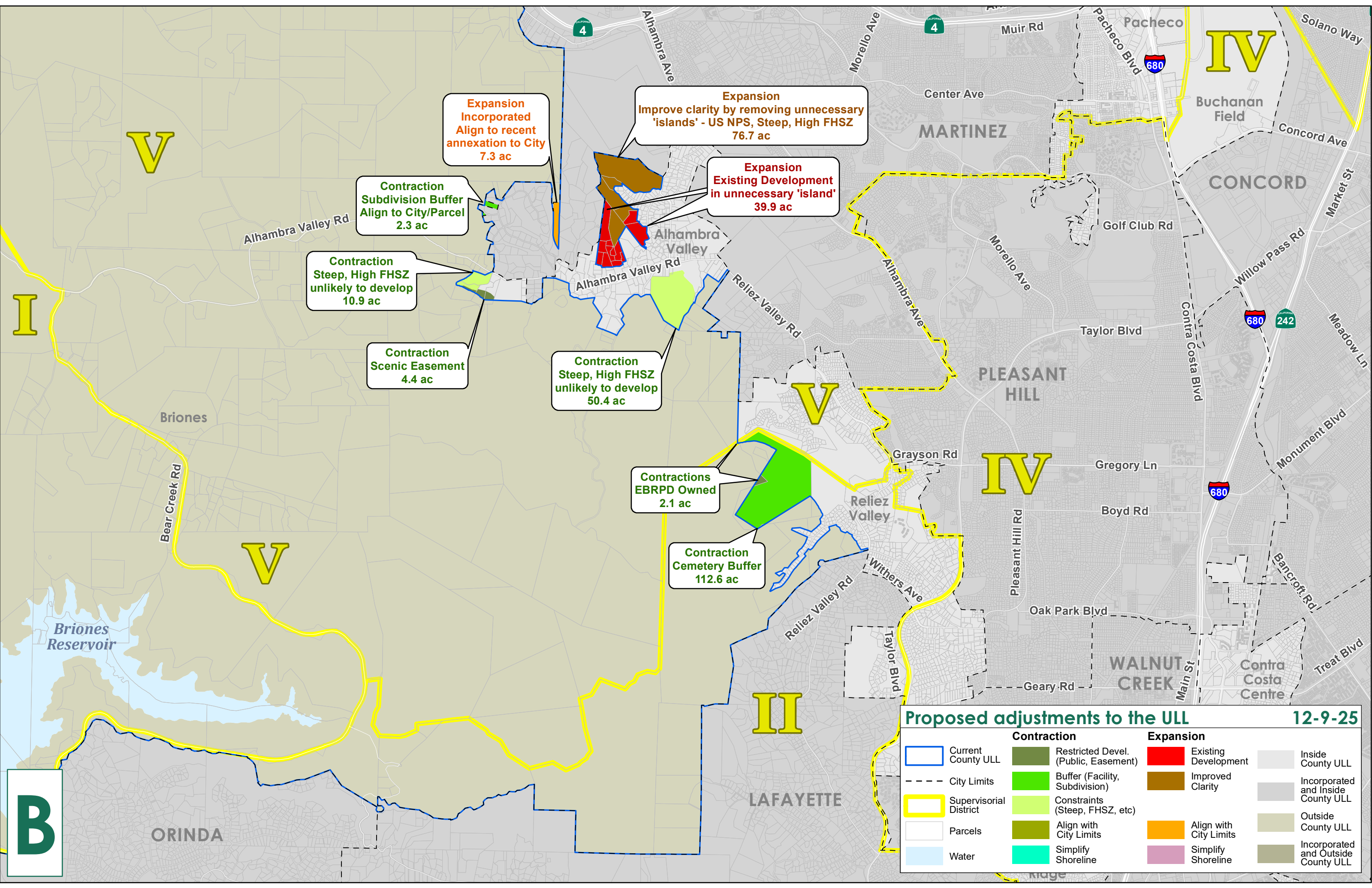


A

Proposed adjustments to the ULL

12-9-25

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



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

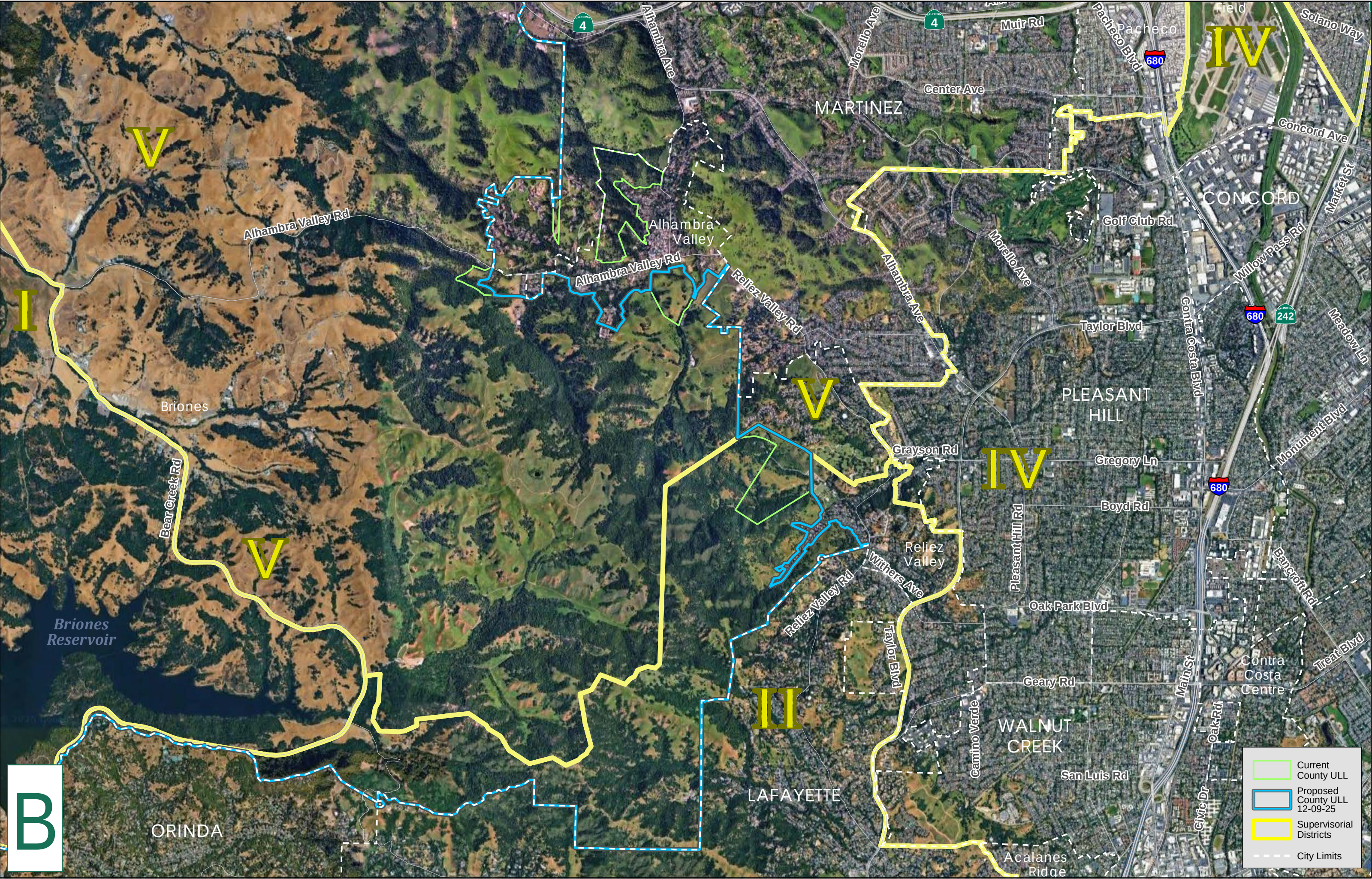
Contractions
EBRPD Owned
2.1 ac

Contraction
Cemetery Buffer
112.6 ac

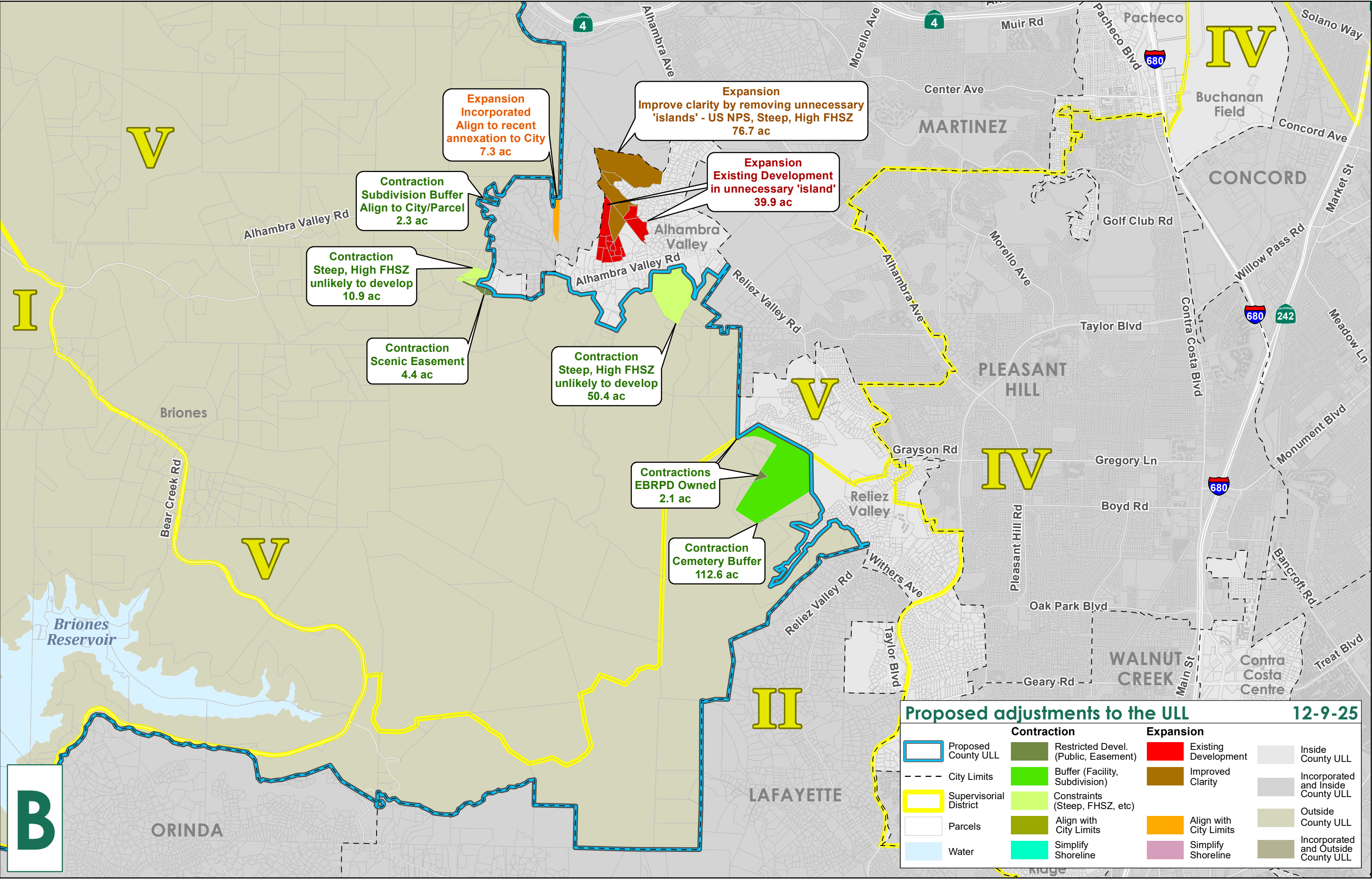
Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		



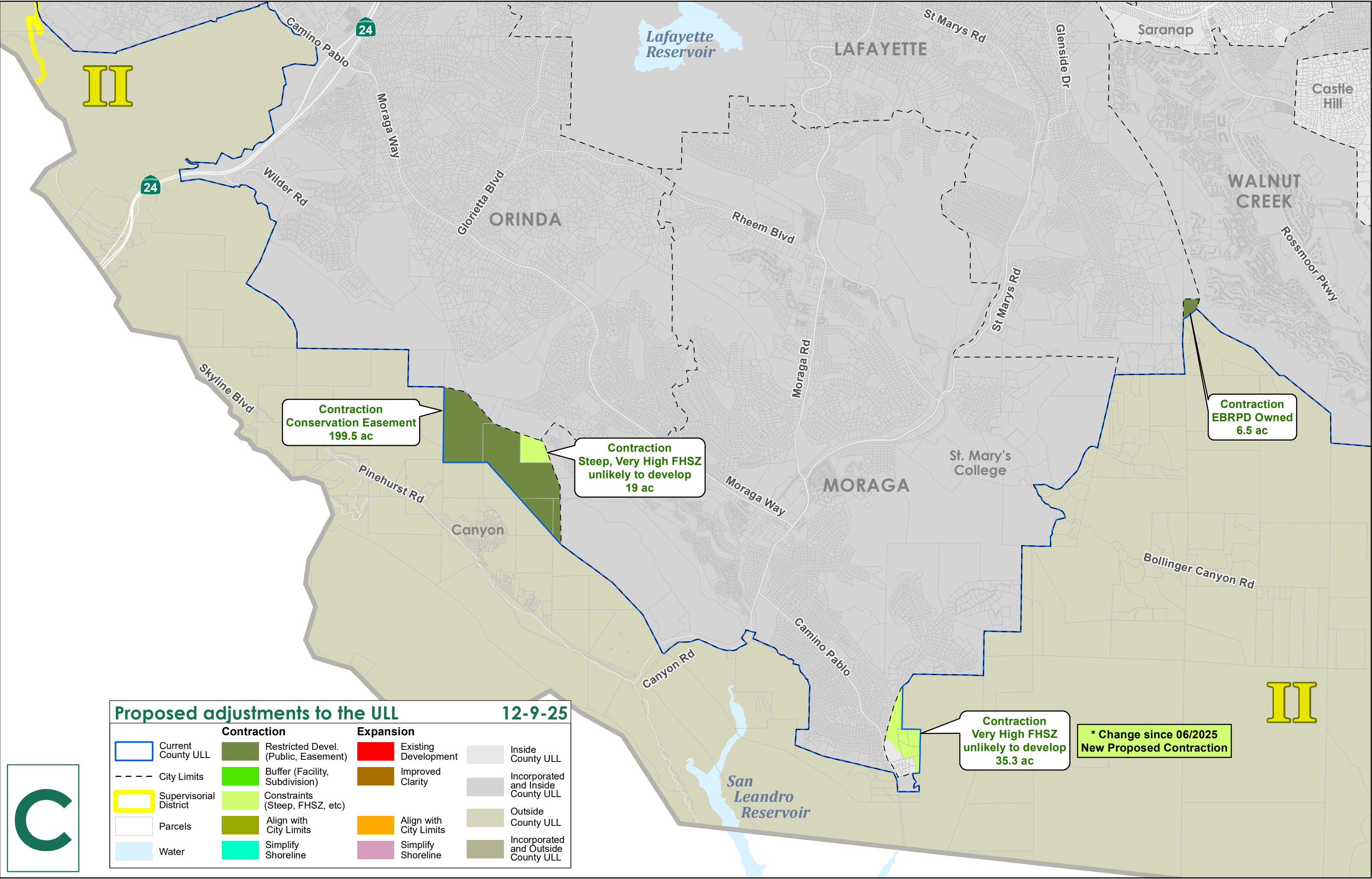
	Current County ULL
	Proposed County ULL 12-09-25
	Supervisorial Districts
	City Limits



Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
Proposed 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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		



Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Incorporated and Outside County ULL
Water	Align with City Limits	Simplify Shoreline	
	Simplify Shoreline		

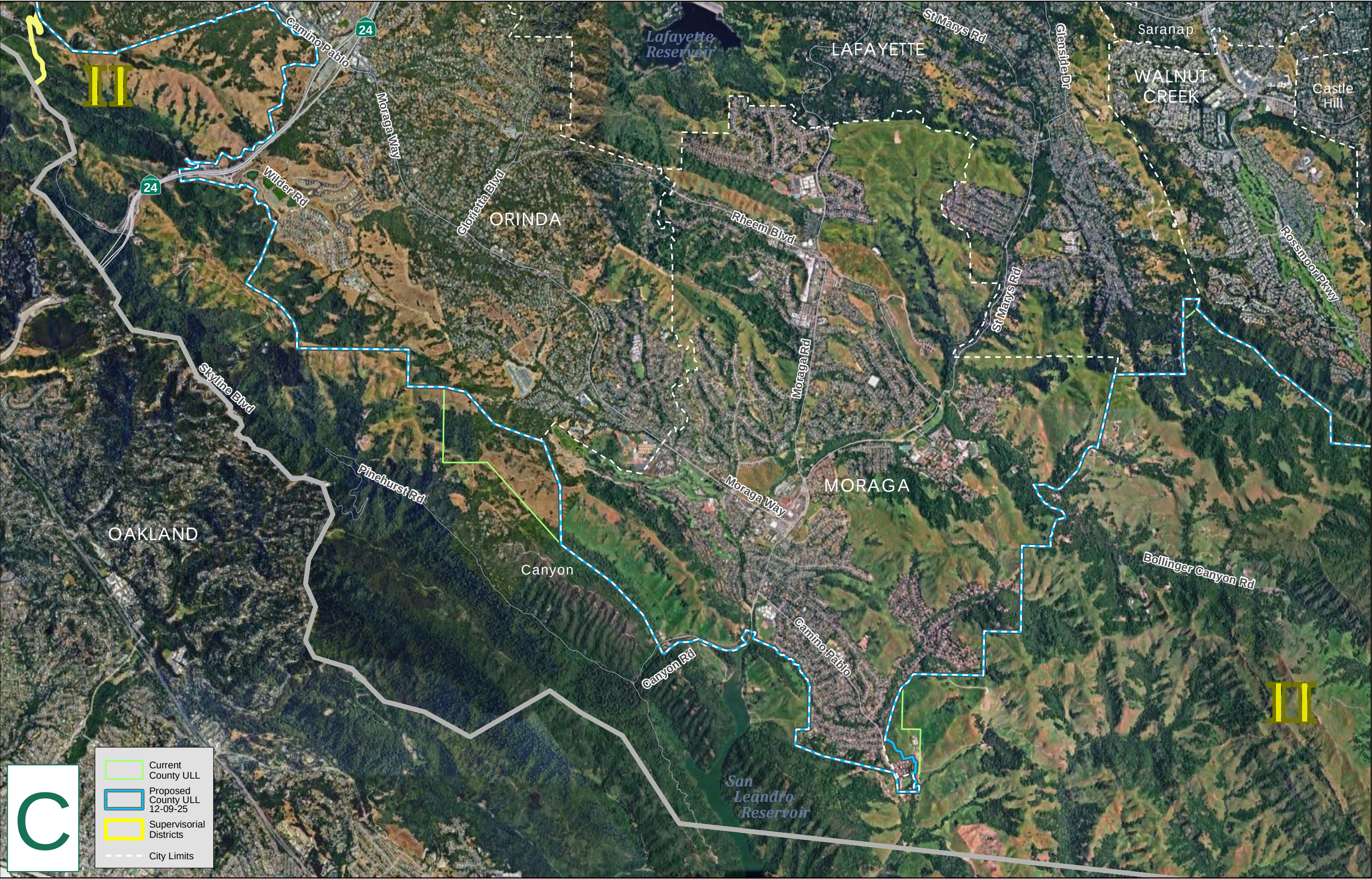
Contraction
Conservation Easement
199.5 ac

Contraction
Steep, Very High FHSZ
unlikely to develop
19 ac

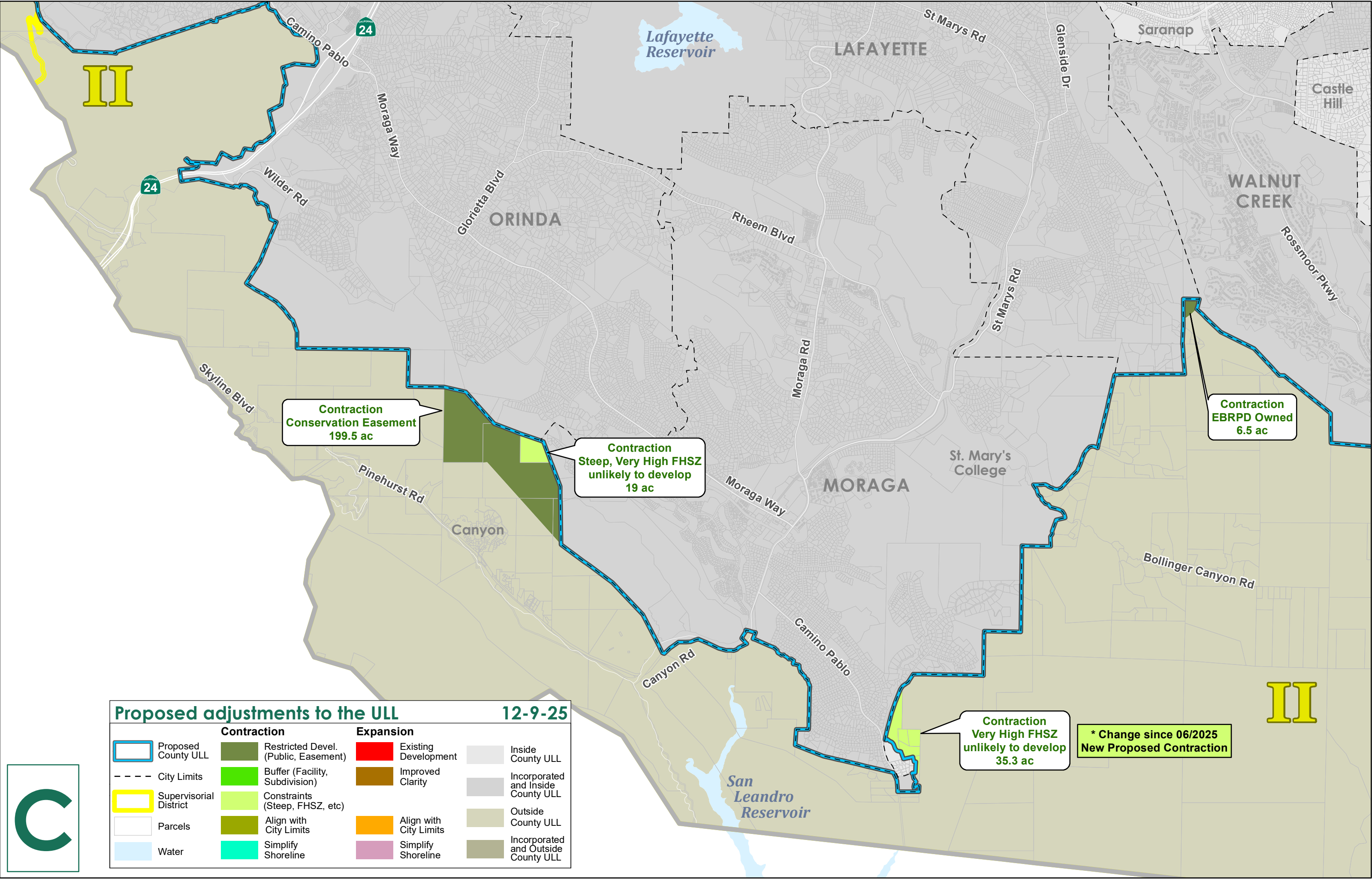
Contraction
EBRPD Owned
6.5 ac

Contraction
Very High FHSZ
unlikely to develop
35.3 ac

* Change since 06/2025
New Proposed Contraction



-  Current County ULL
-  Proposed County ULL 12-09-25
-  Supervisorial Districts
-  City Limits



Proposed adjustments to the ULL

12-9-25

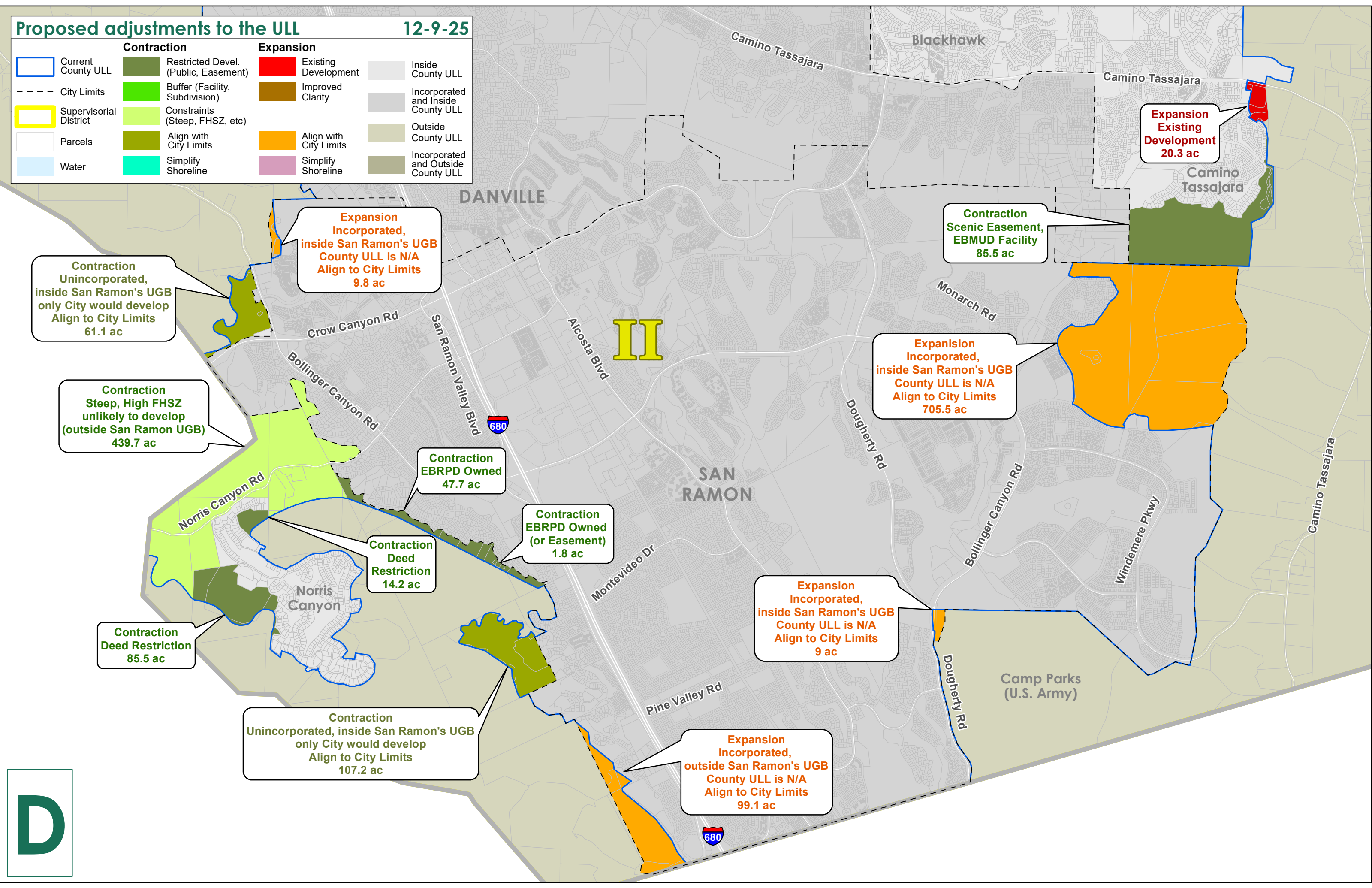
Proposed County ULL	Contraction	Expansion	Inside County ULL
City Limits	Restricted Devel. (Public, Easement)	Existing Development	Incorporated and Inside County ULL
Supervisorial District	Buffer (Facility, Subdivision)	Improved Clarity	Outside County ULL
Parcels	Constraints (Steep, FHSZ, etc)	Align with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

* Change since 06/2025
New Proposed Contraction

Proposed adjustments to the ULL

12-9-25

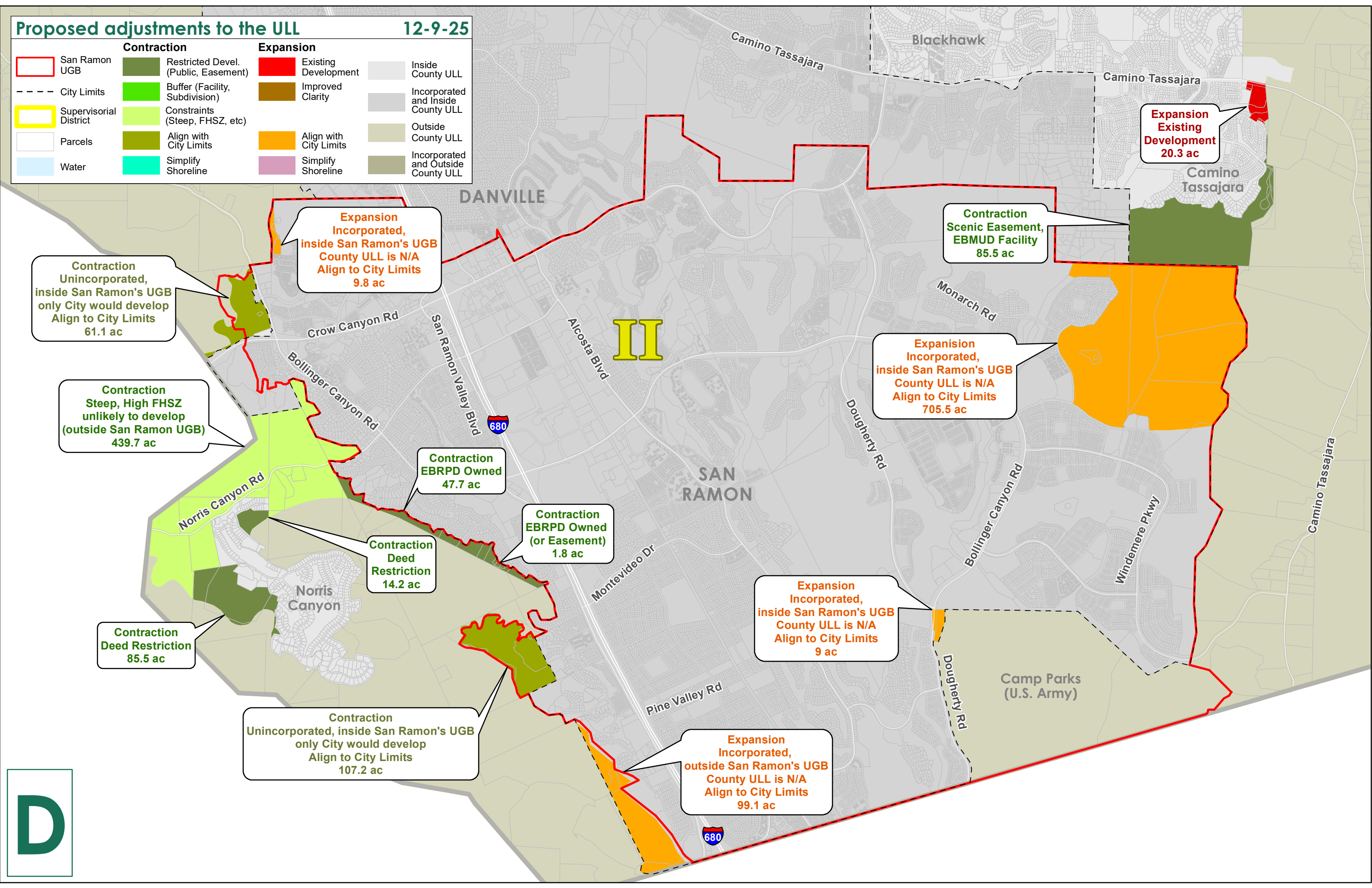
Contraction		Expansion	
 Current County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Align with City Limits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

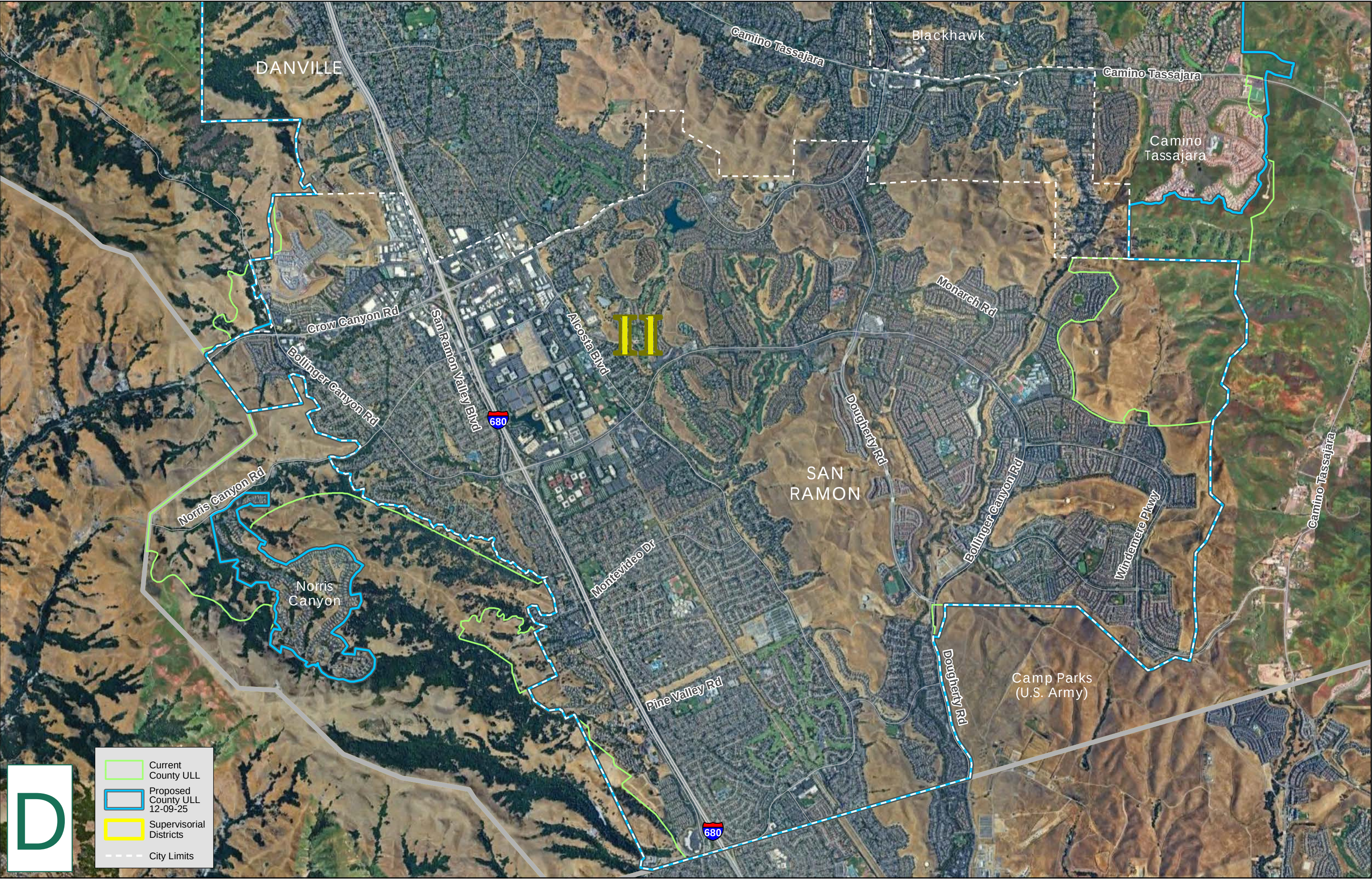


Proposed adjustments to the ULL

12-9-25

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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		





DANVILLE

Blackhawk

Camino Tassajara

Camino Tassajara

III

Crow Canyon Rd

San Ramon Valley Blvd

Alcosta Blvd

Monarch Rd

Dougherty Rd

SAN RAMON

Bollinger Canyon Rd

Windemere Pkwy

Norris Canyon Rd

Norris Canyon

Montevideo Dr

Pine Valley Rd

Dougherty Rd

Camp Parks (U.S. Army)

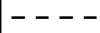
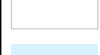
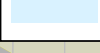
Camino Tassajara

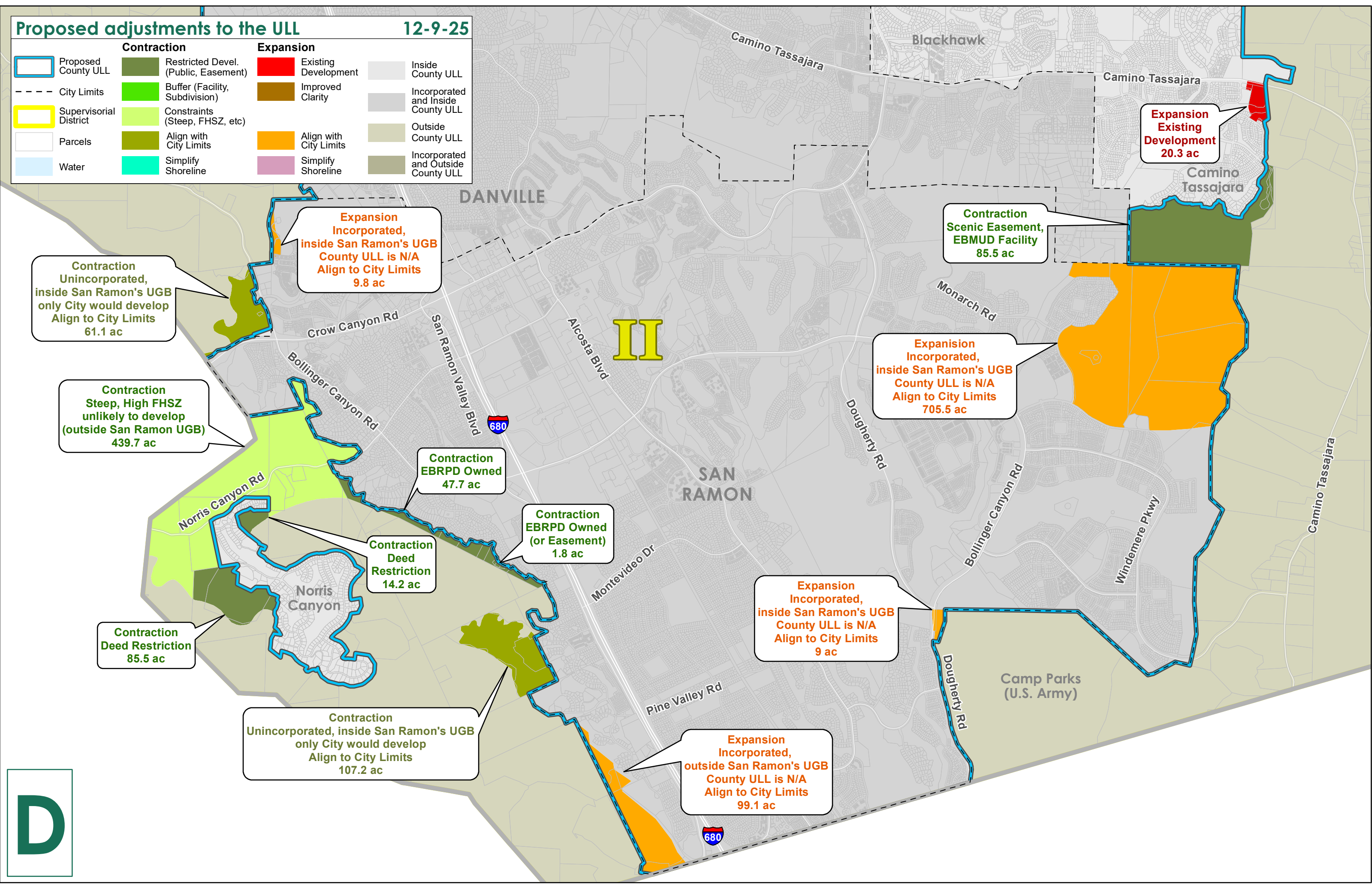


- Current County ULL
- Proposed County ULL 12-09-25
- Supervisorial Districts
- City Limits

Proposed adjustments to the ULL

12-9-25

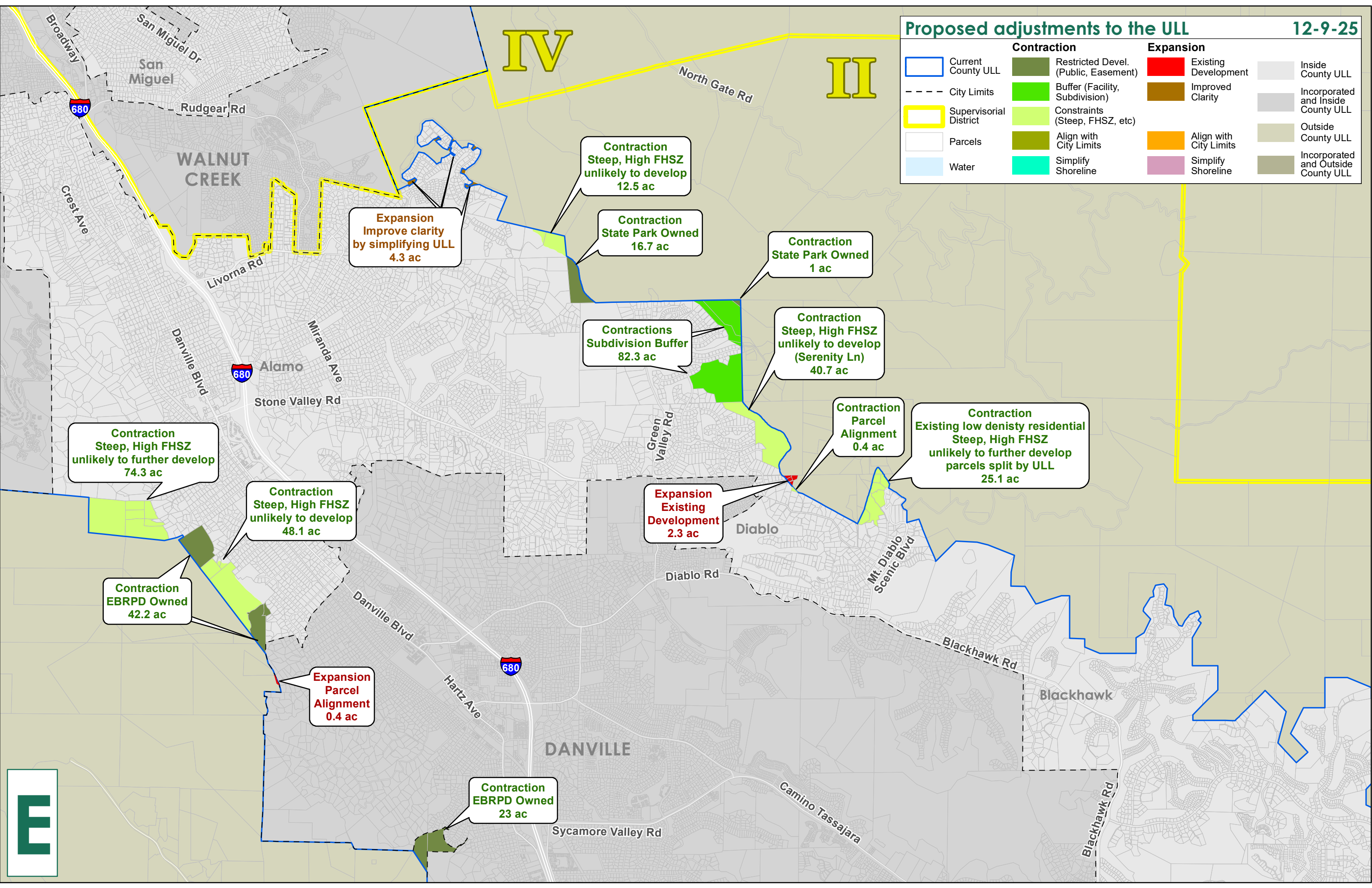
Contraction		Expansion	
 Proposed County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Align with City Limits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

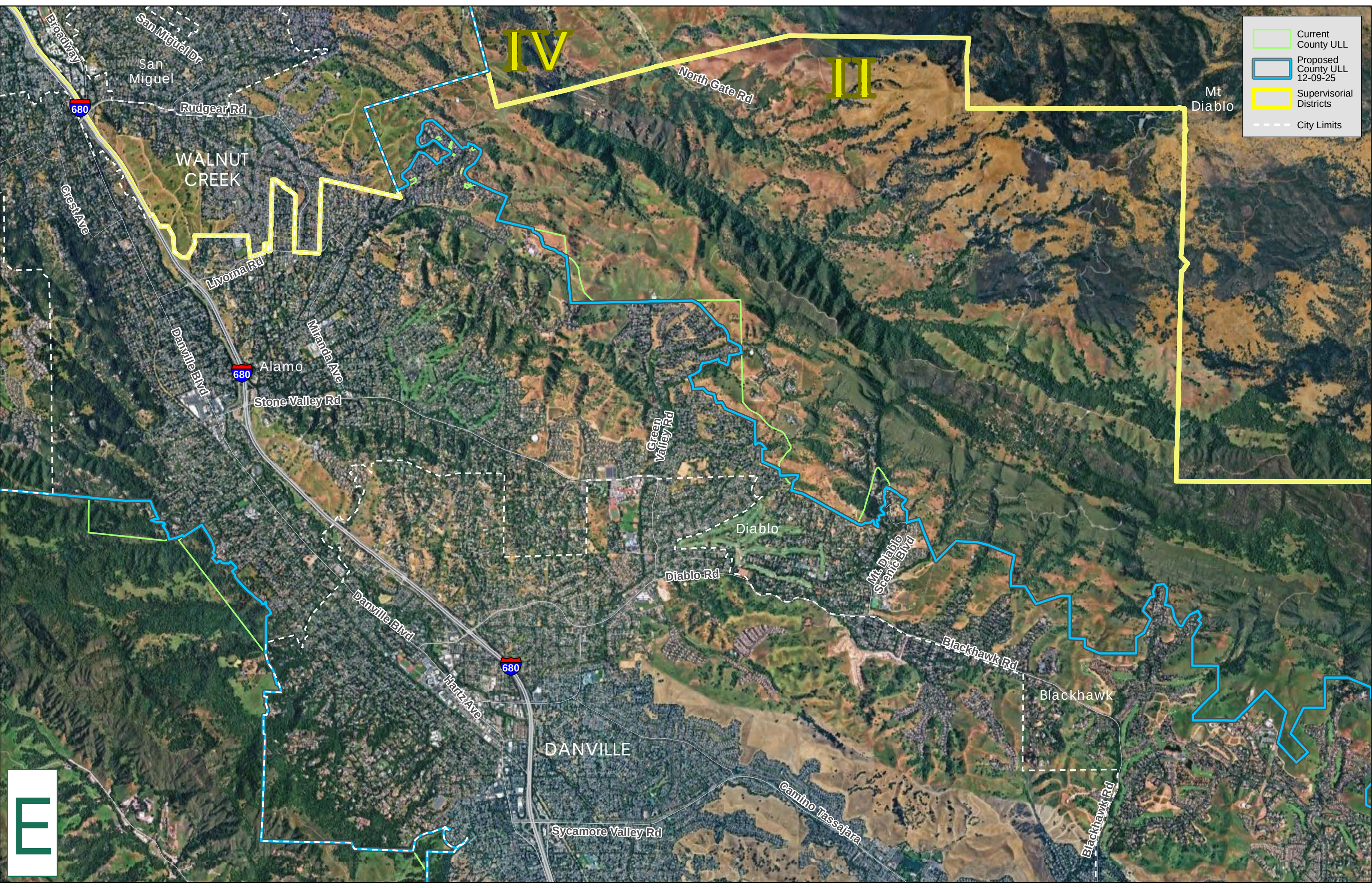


D

Proposed adjustments to the ULL

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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		



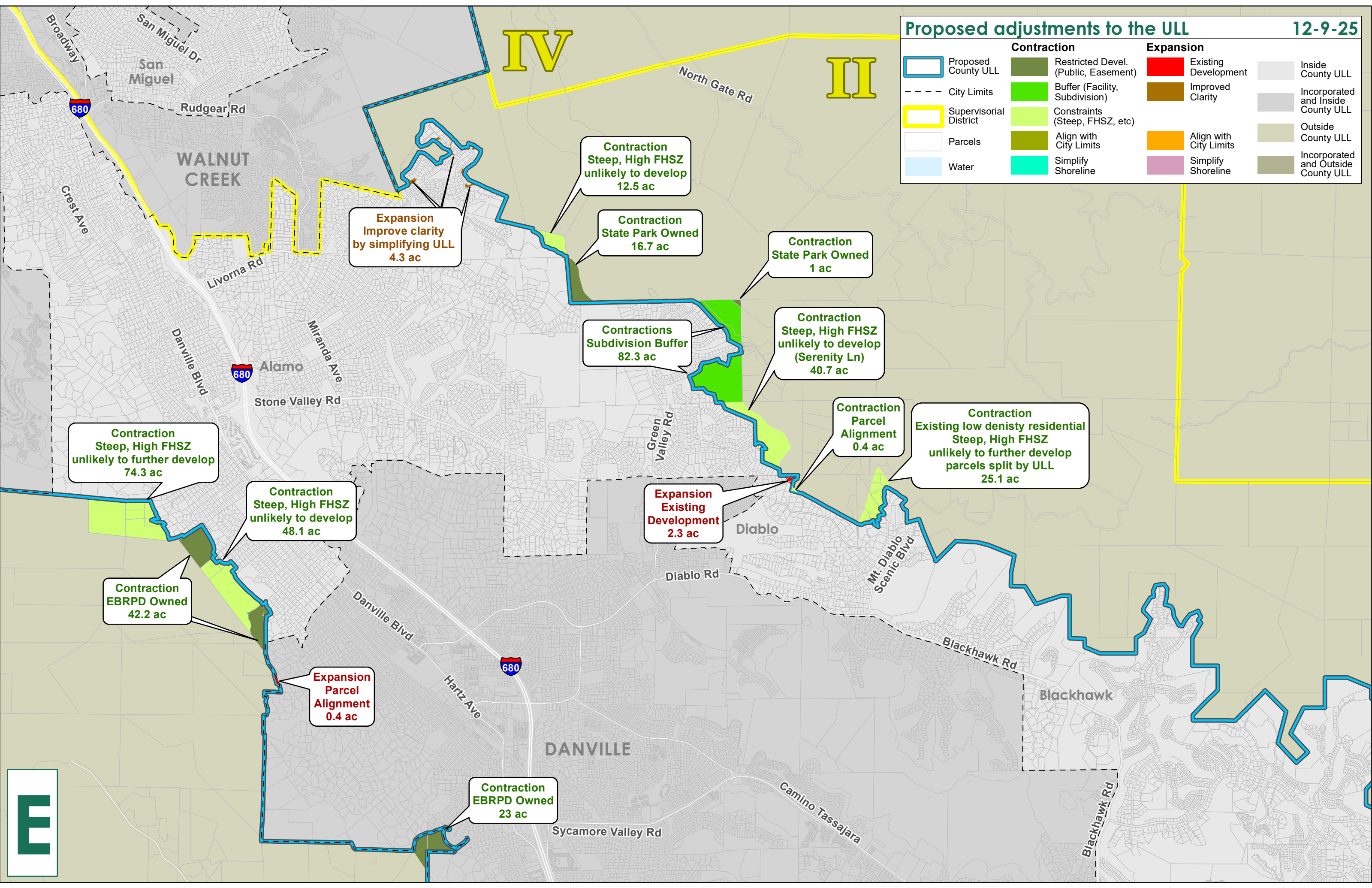


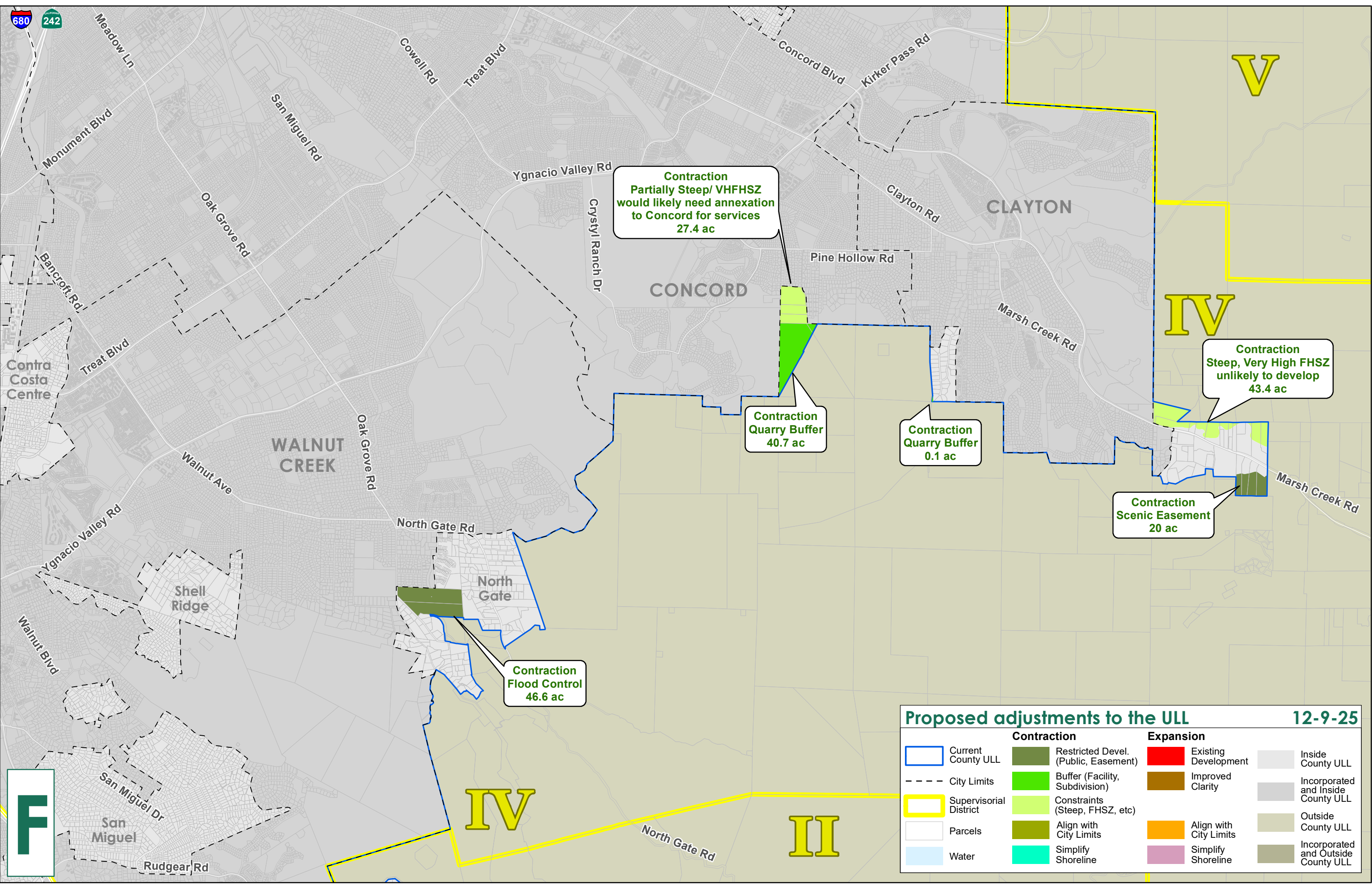
	Current County ULL
	Proposed County ULL 12-09-25
	Supervisorial Districts
	City Limits



Proposed adjustments to the ULL

Contraction		Expansion	
 Proposed 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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		





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

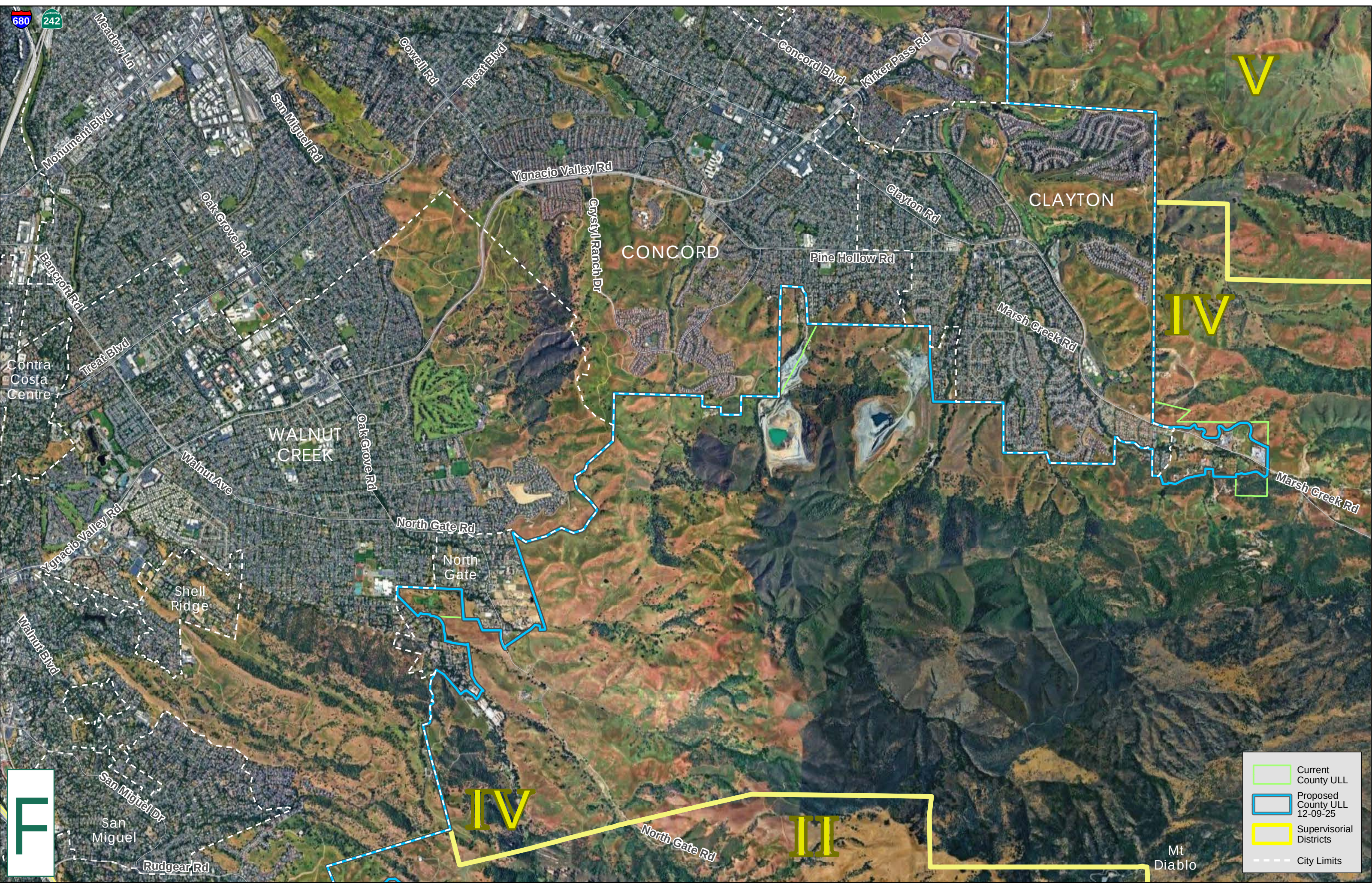
Contraction
Scenic Easement
20 ac

Contraction
Steep, Very High FHSZ
unlikely to develop
43.4 ac

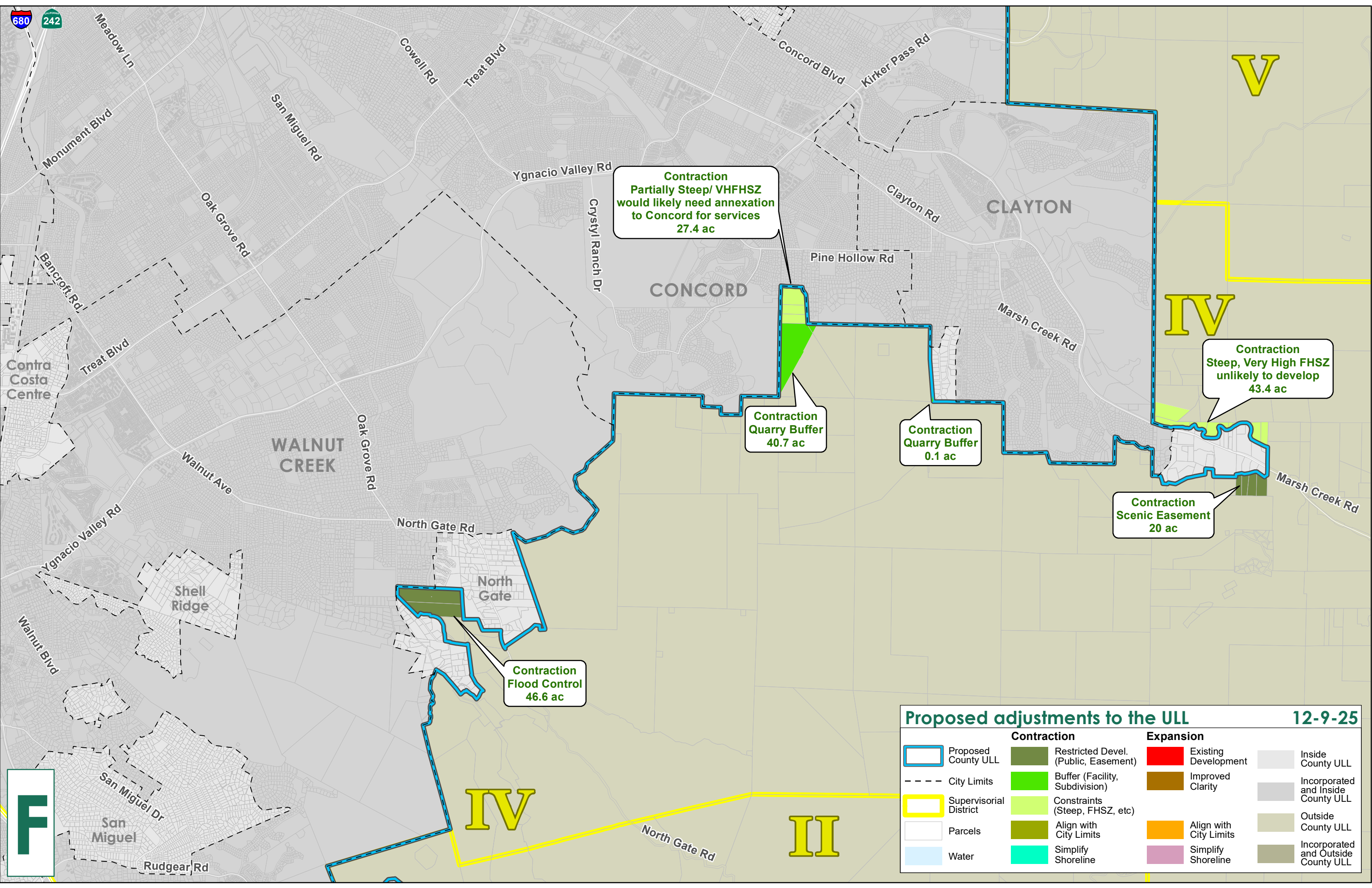
Contraction
Flood Control
46.6 ac

Proposed adjustments to the ULL12-9-25

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		



	Current County ULL
	Proposed County ULL 12-09-25
	Supervisory 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

Proposed adjustments to the ULL

Proposed 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

Align with
City Limits

Simplify
Shoreline

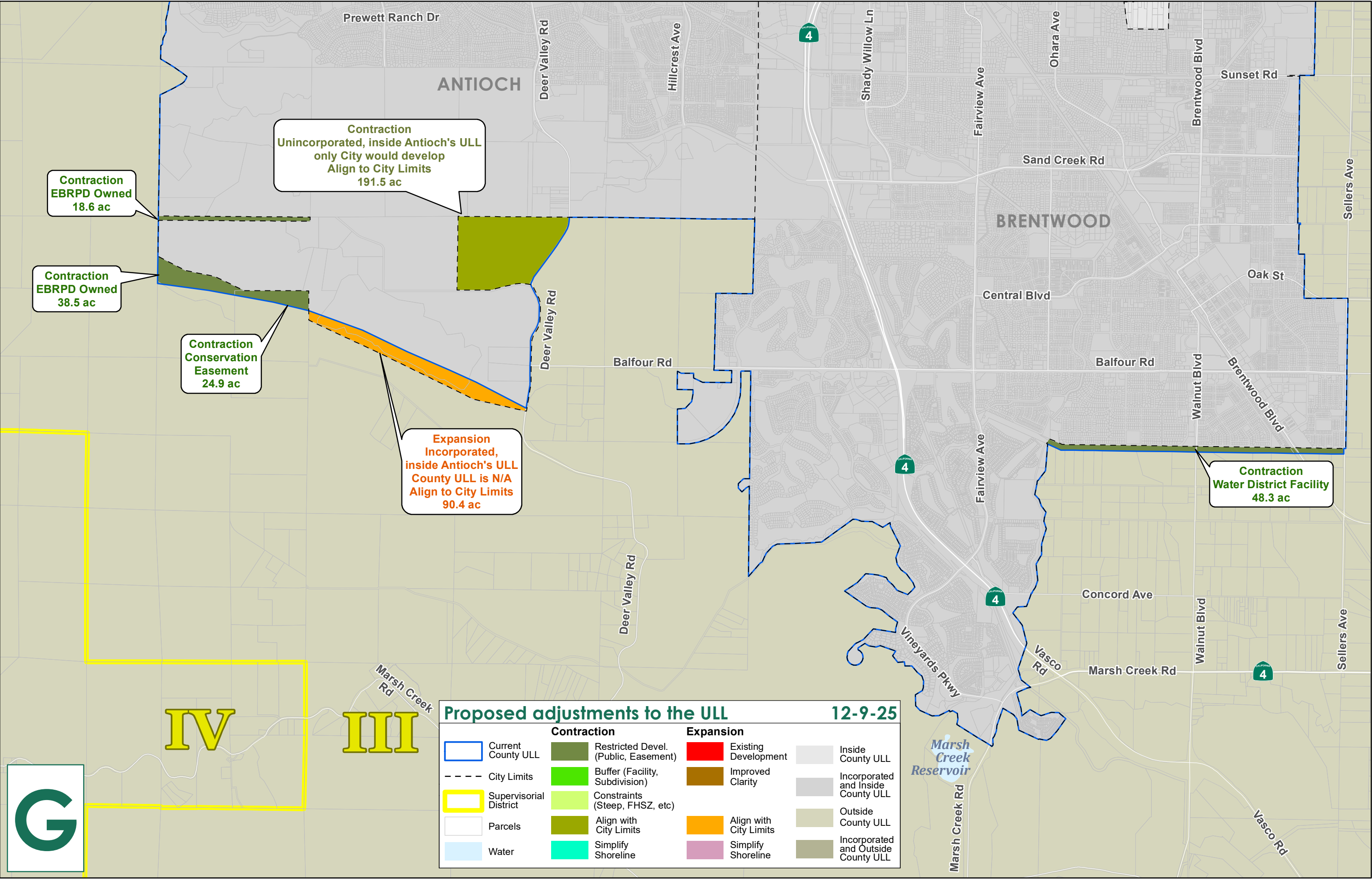
Inside
County ULL

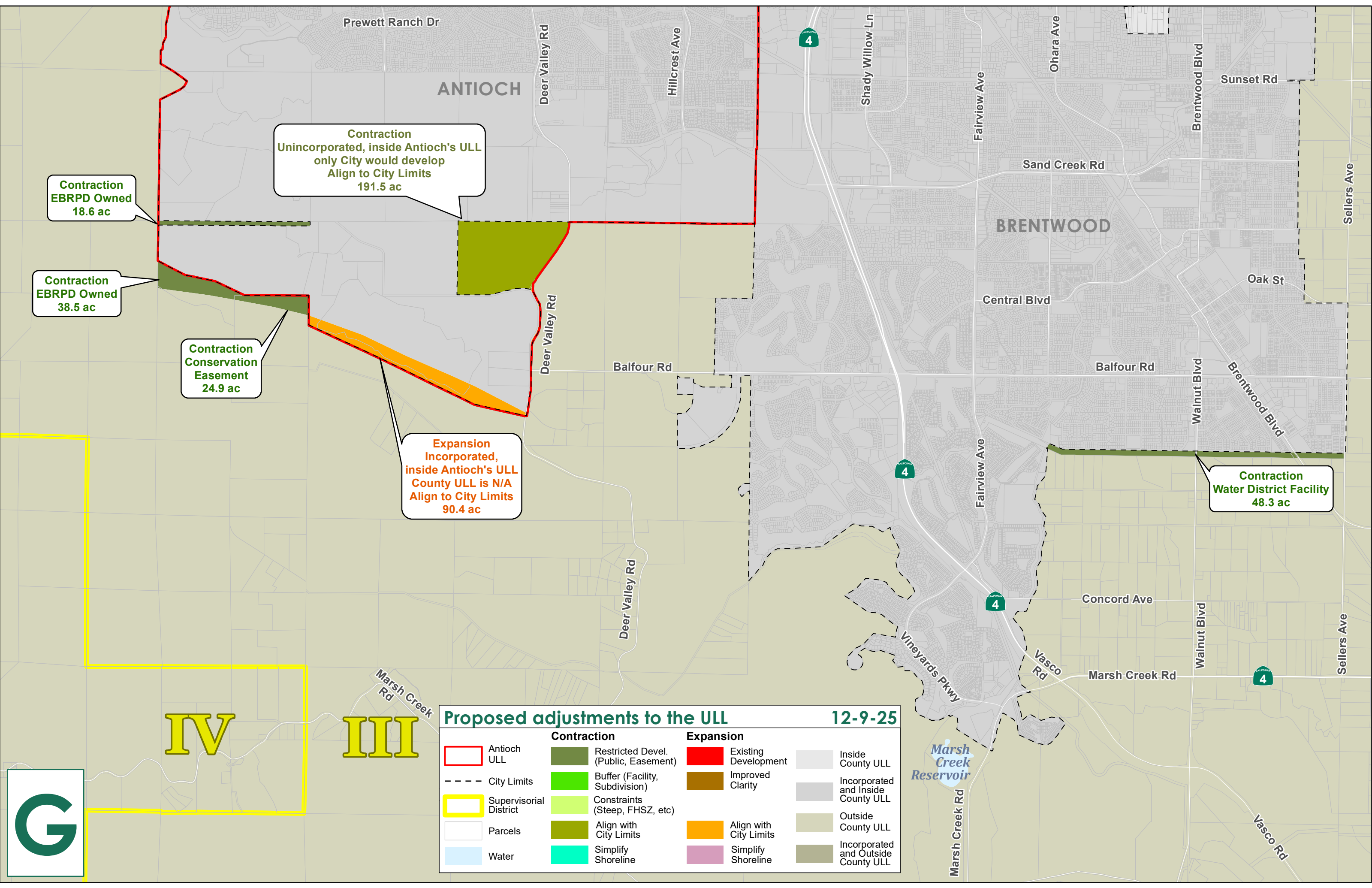
Incorporated
and Inside
County ULL

Outside
County ULL

Incorporated
and Outside
County ULL

12-9-25



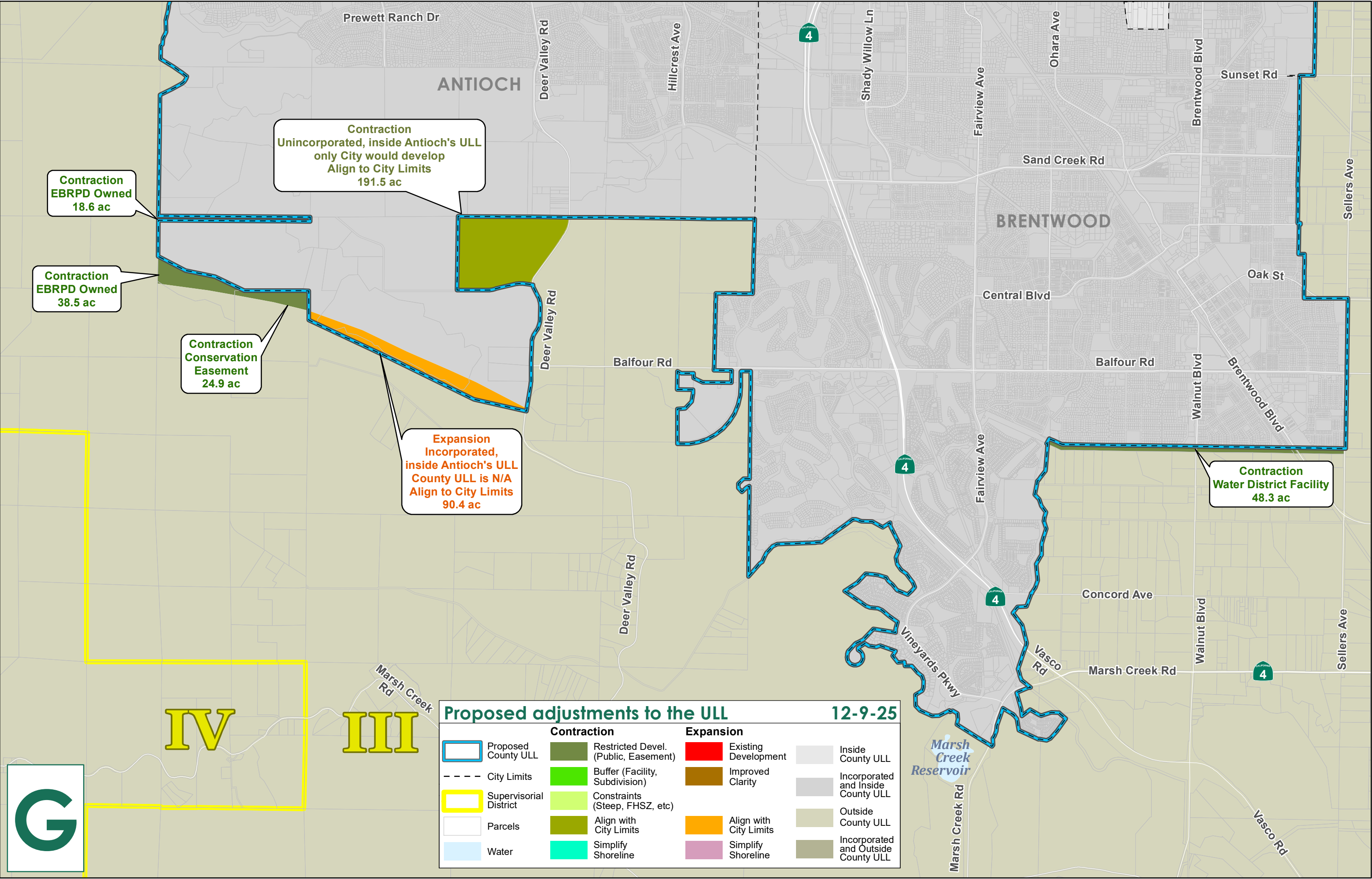


Proposed adjustments to the ULL

12-9-25

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





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

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

Proposed adjustments to the ULL

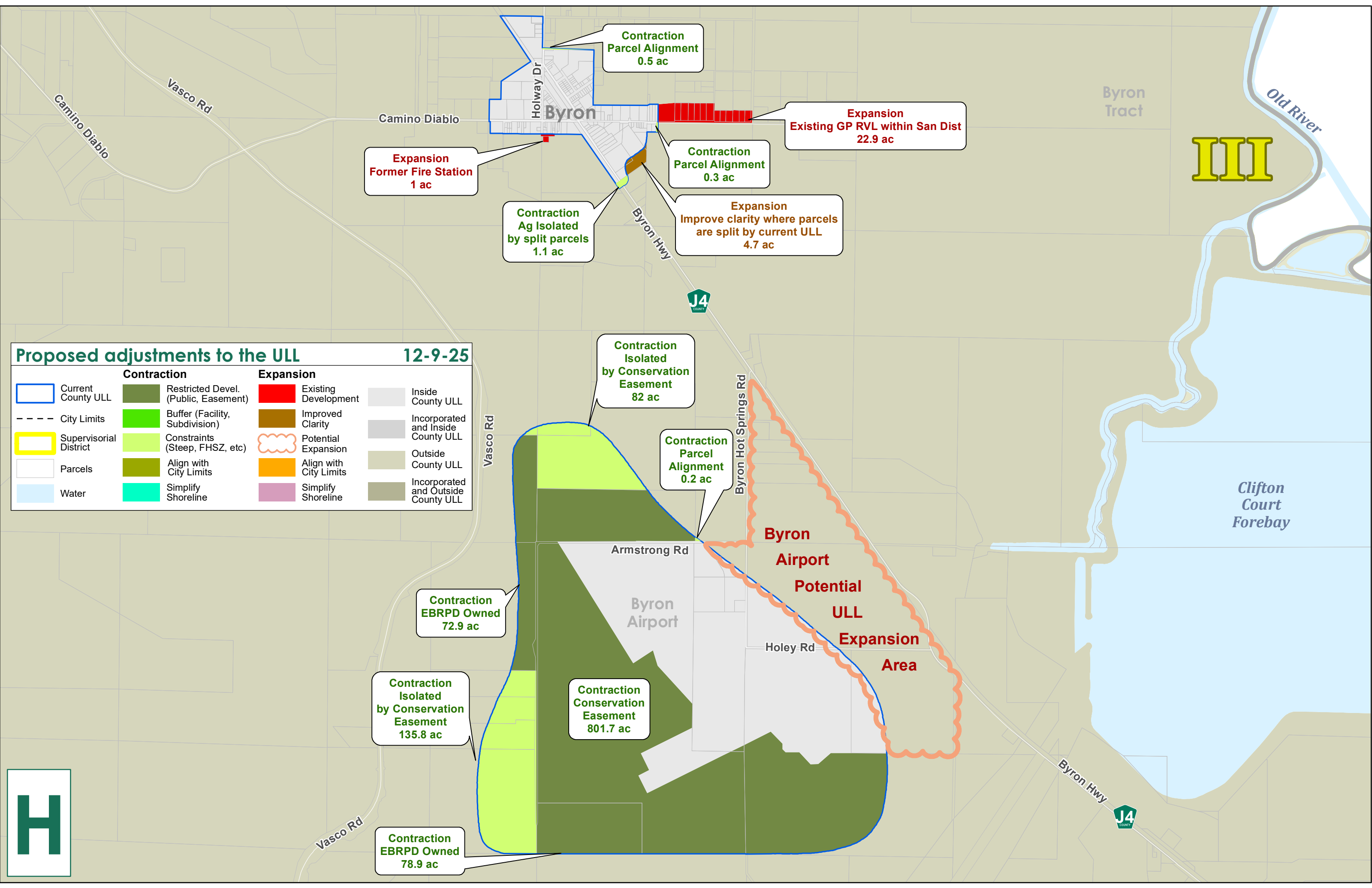
12-9-25

Contraction		Expansion	
 Proposed 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)		 Outside County ULL
 Parcels	 Align with City Limits	 Align with City Limits	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline	 Simplify Shoreline	

IV

III





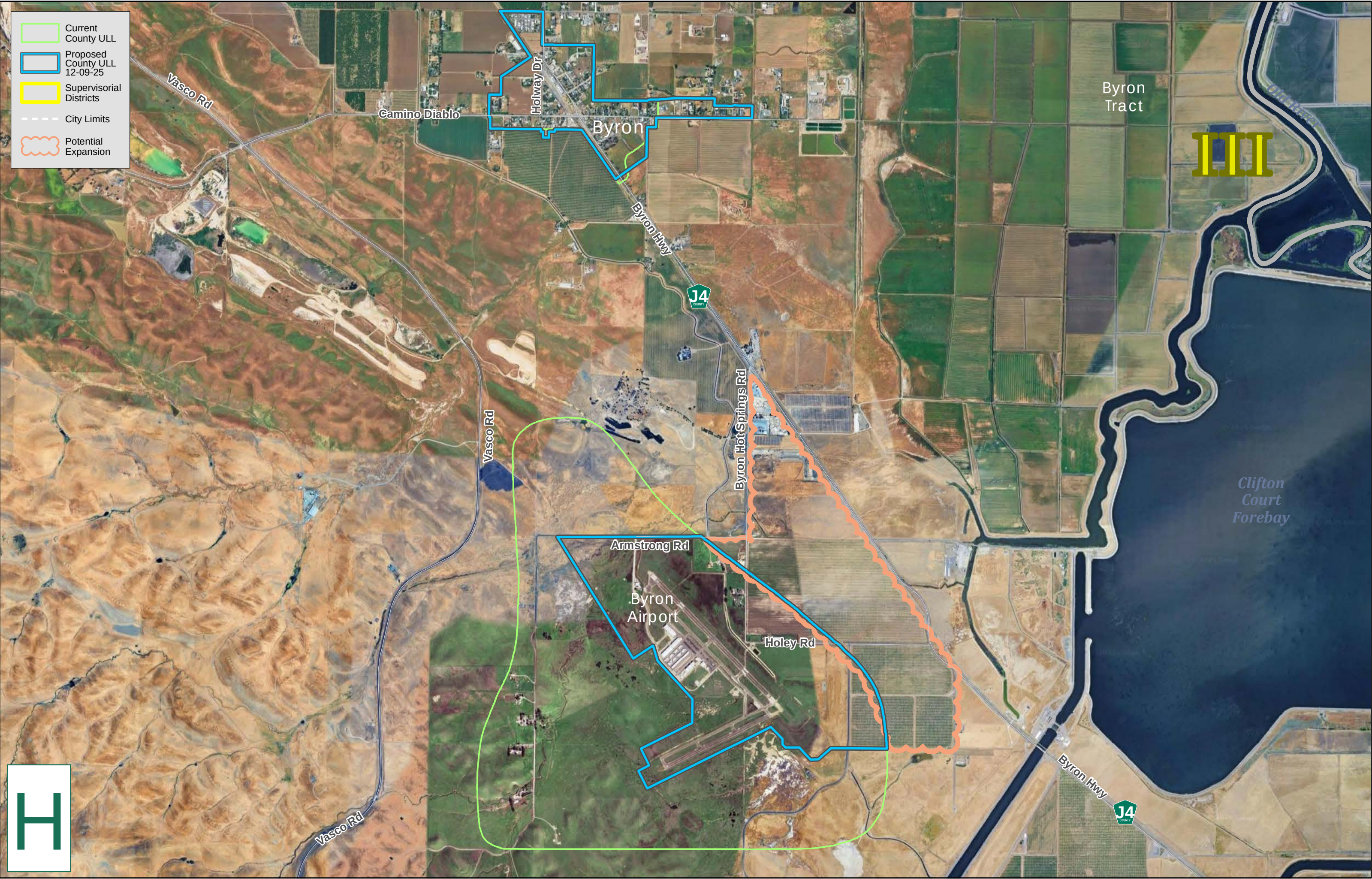
Current
County ULL

Proposed
County ULL
12-09-25

Supervisory
Districts

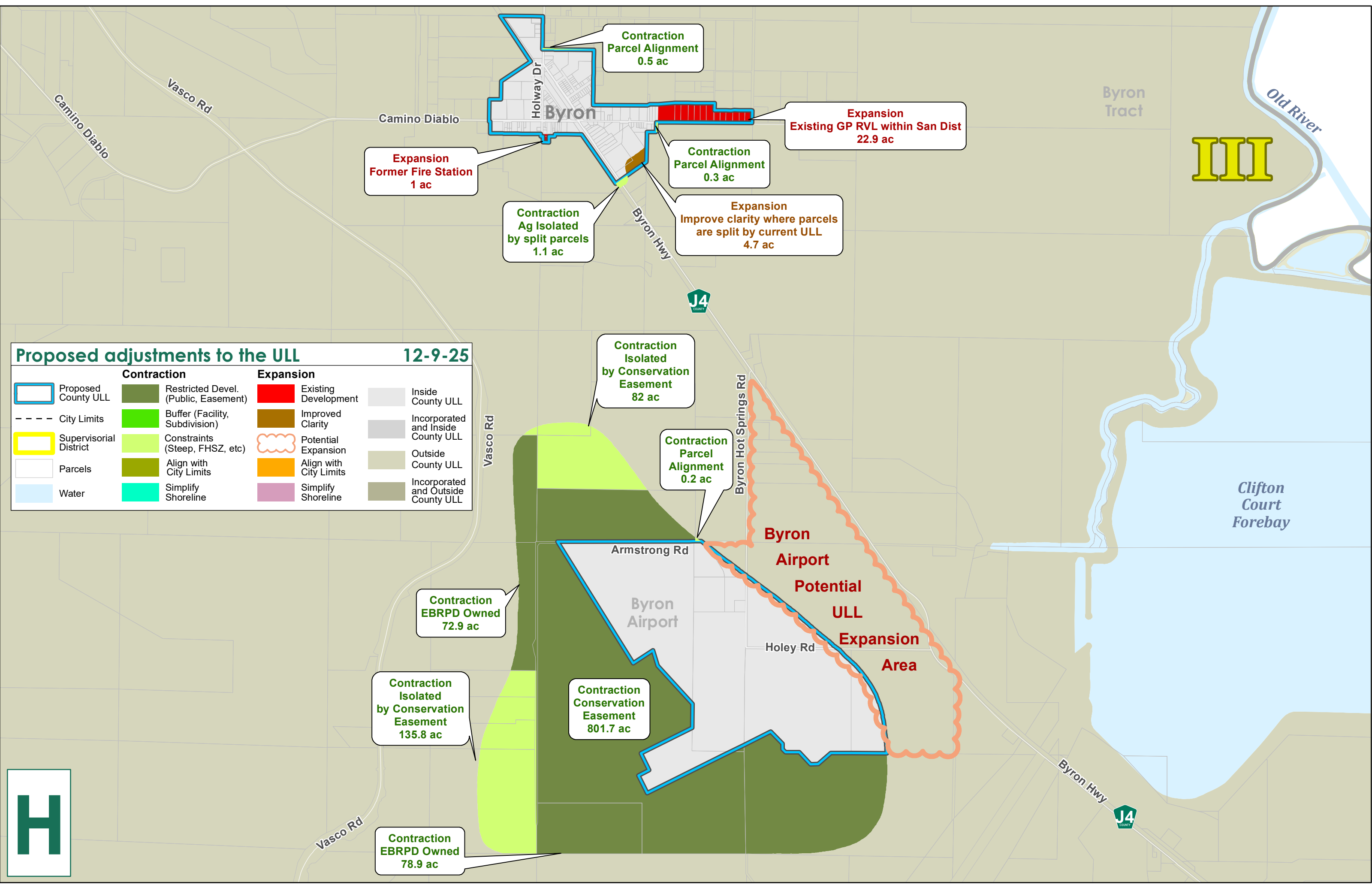
City Limits

Potential
Expansion

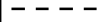


III

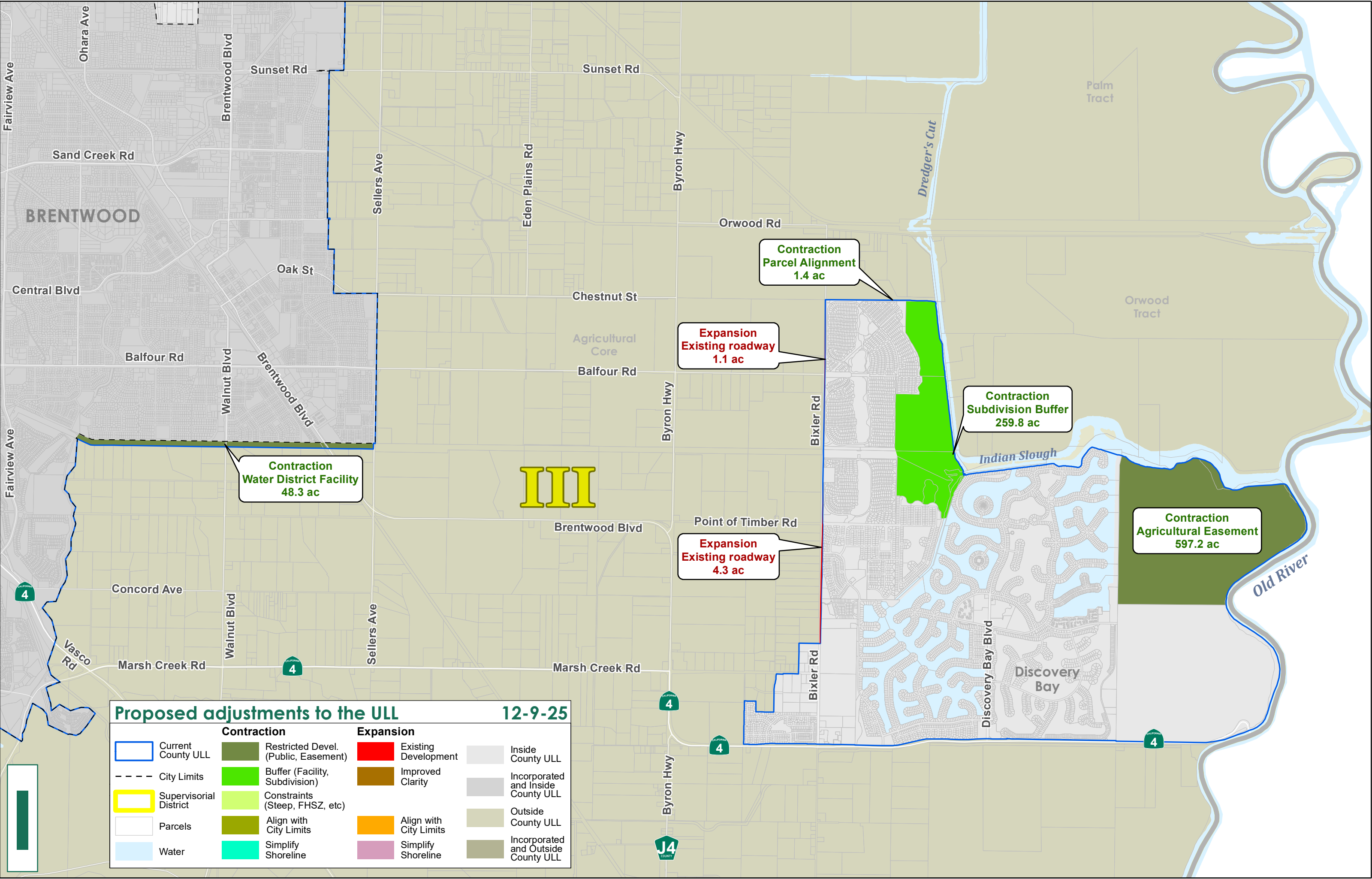




Proposed adjustments to the ULL 12-9-25

Contraction		Expansion	
	Proposed County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisorial District		Potential 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		

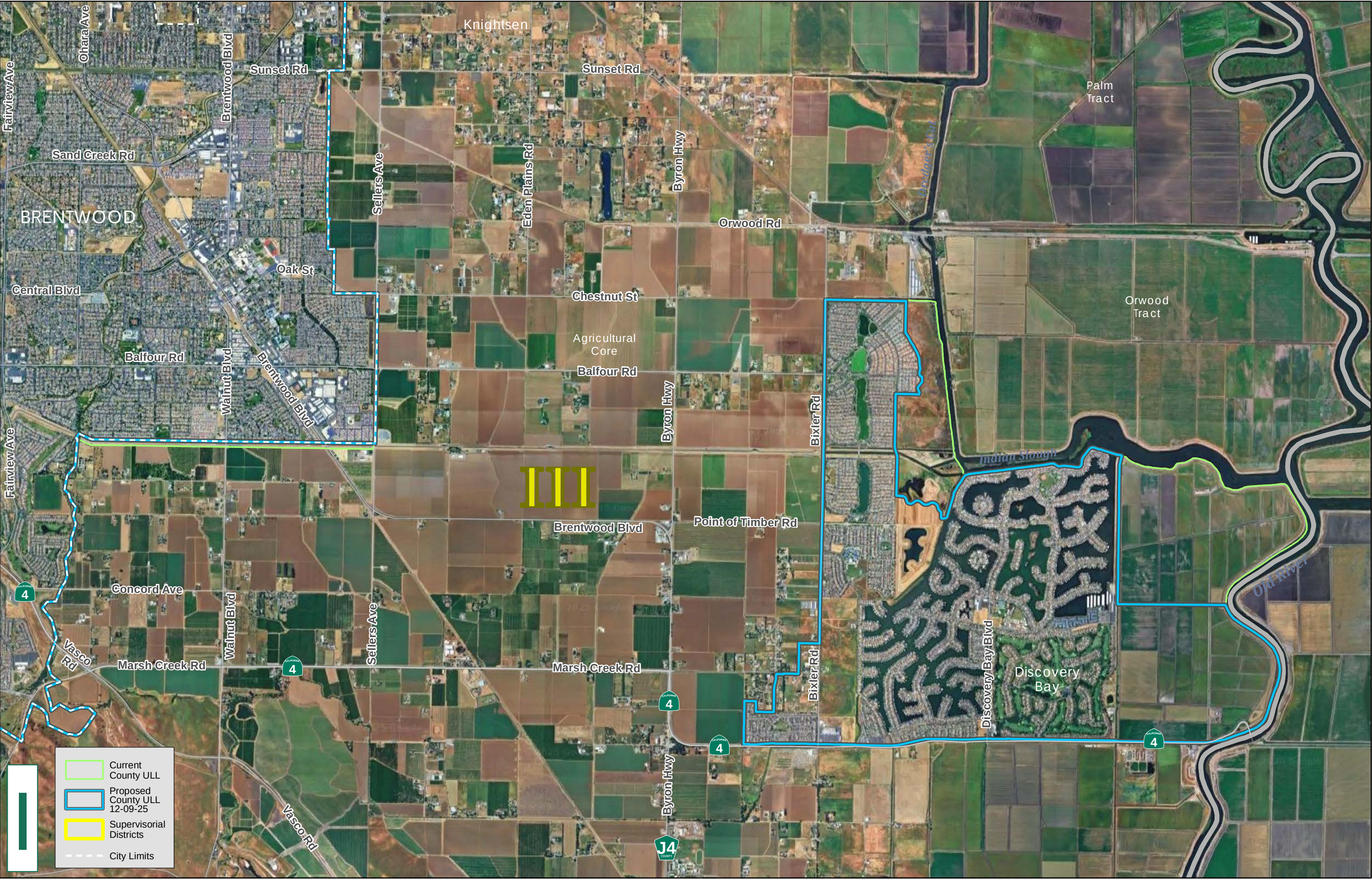


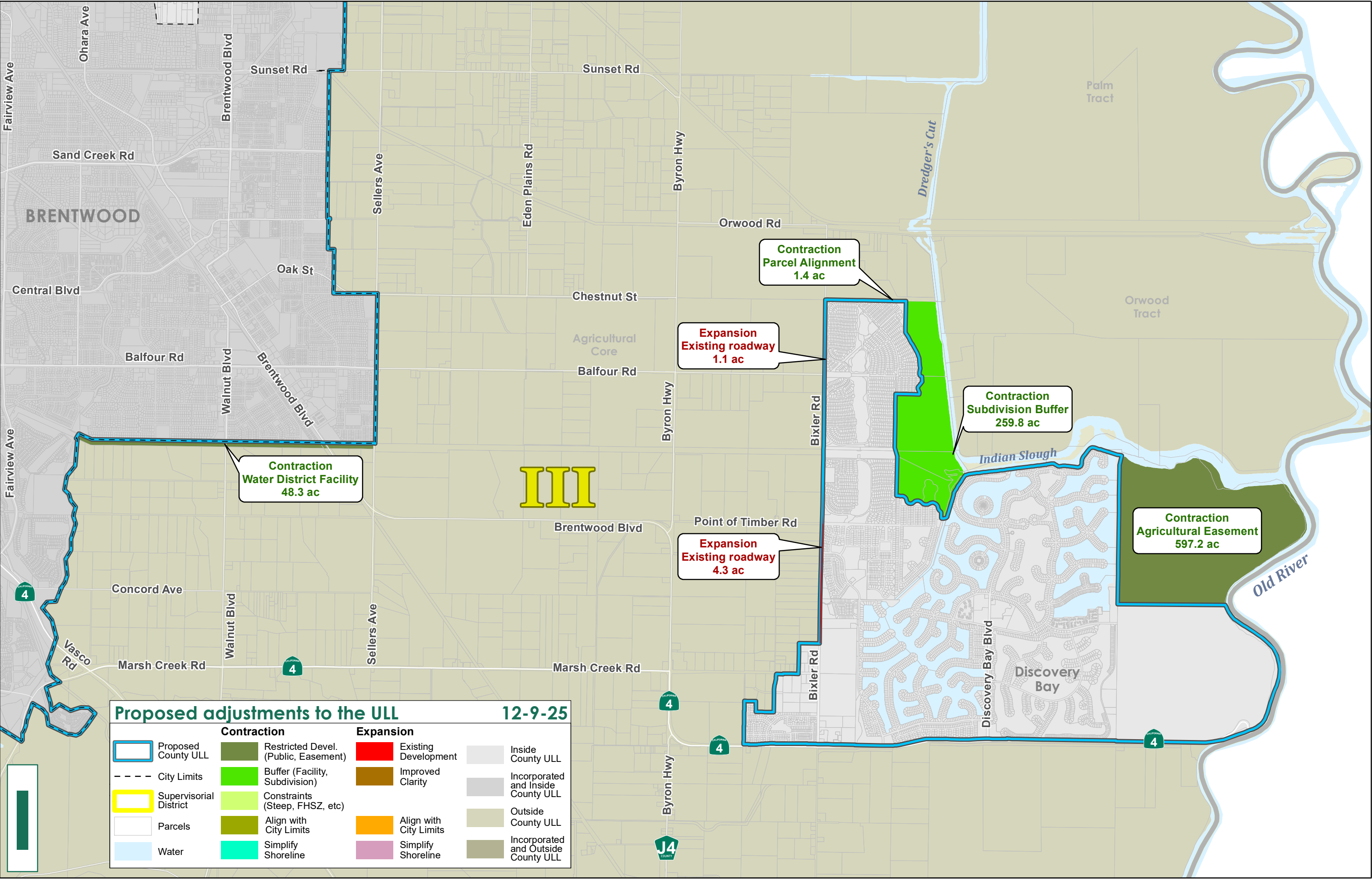


Proposed adjustments to the ULL

12-9-25

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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		





Proposed adjustments to the ULL

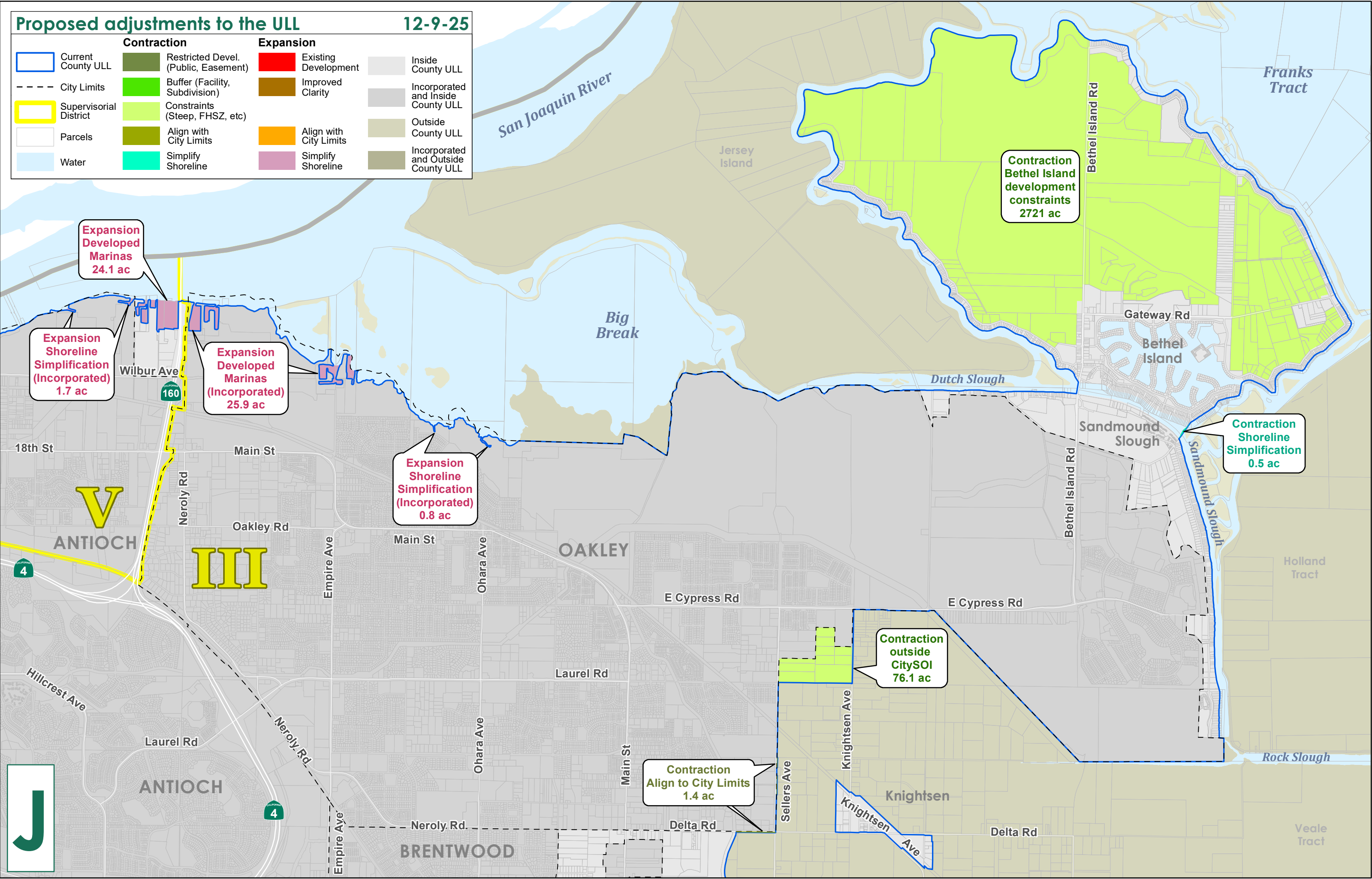
12-9-25

Proposed 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)	Align with City Limits	Outside County ULL
Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		

Proposed adjustments to the ULL

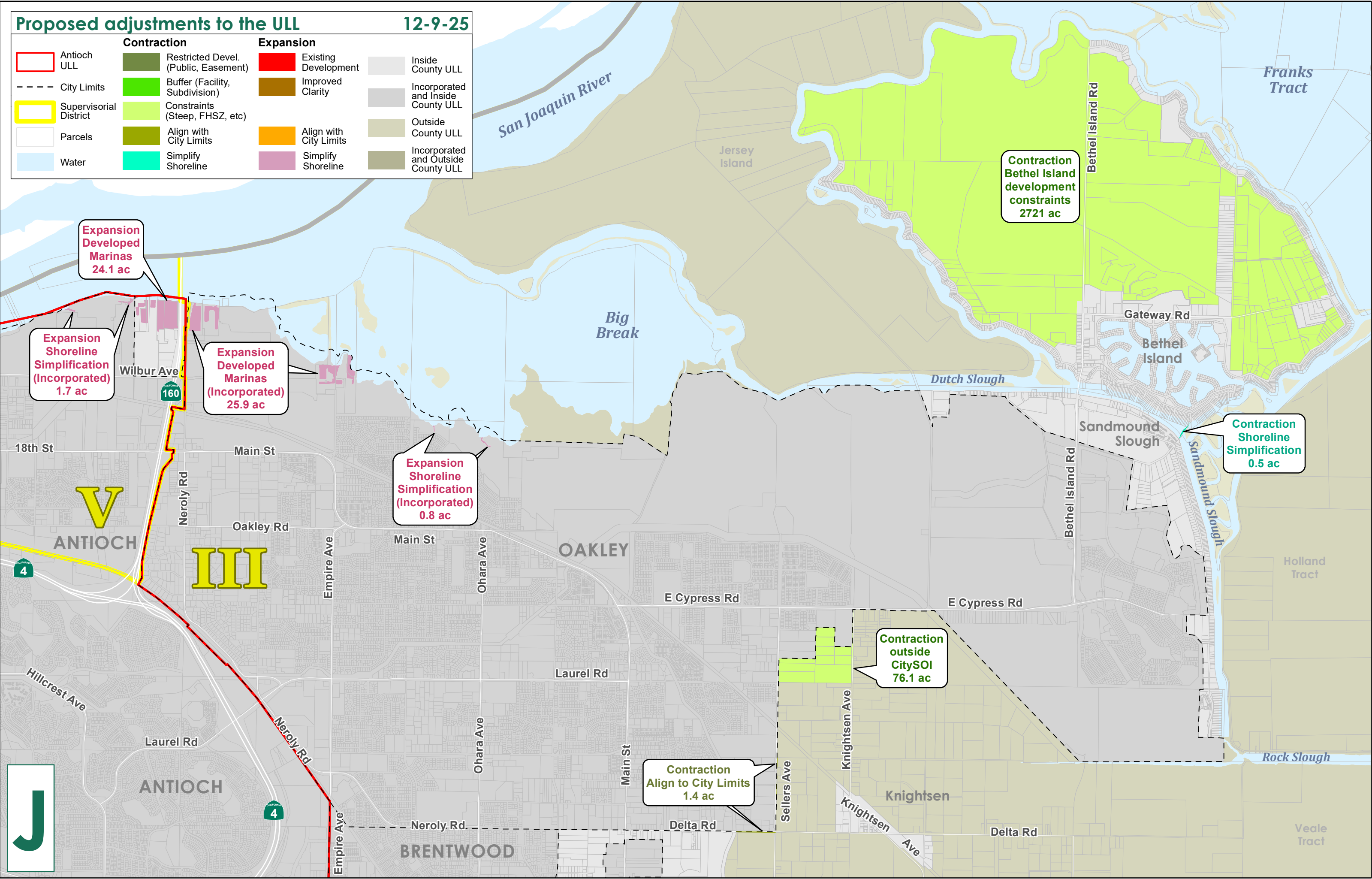
12-9-25

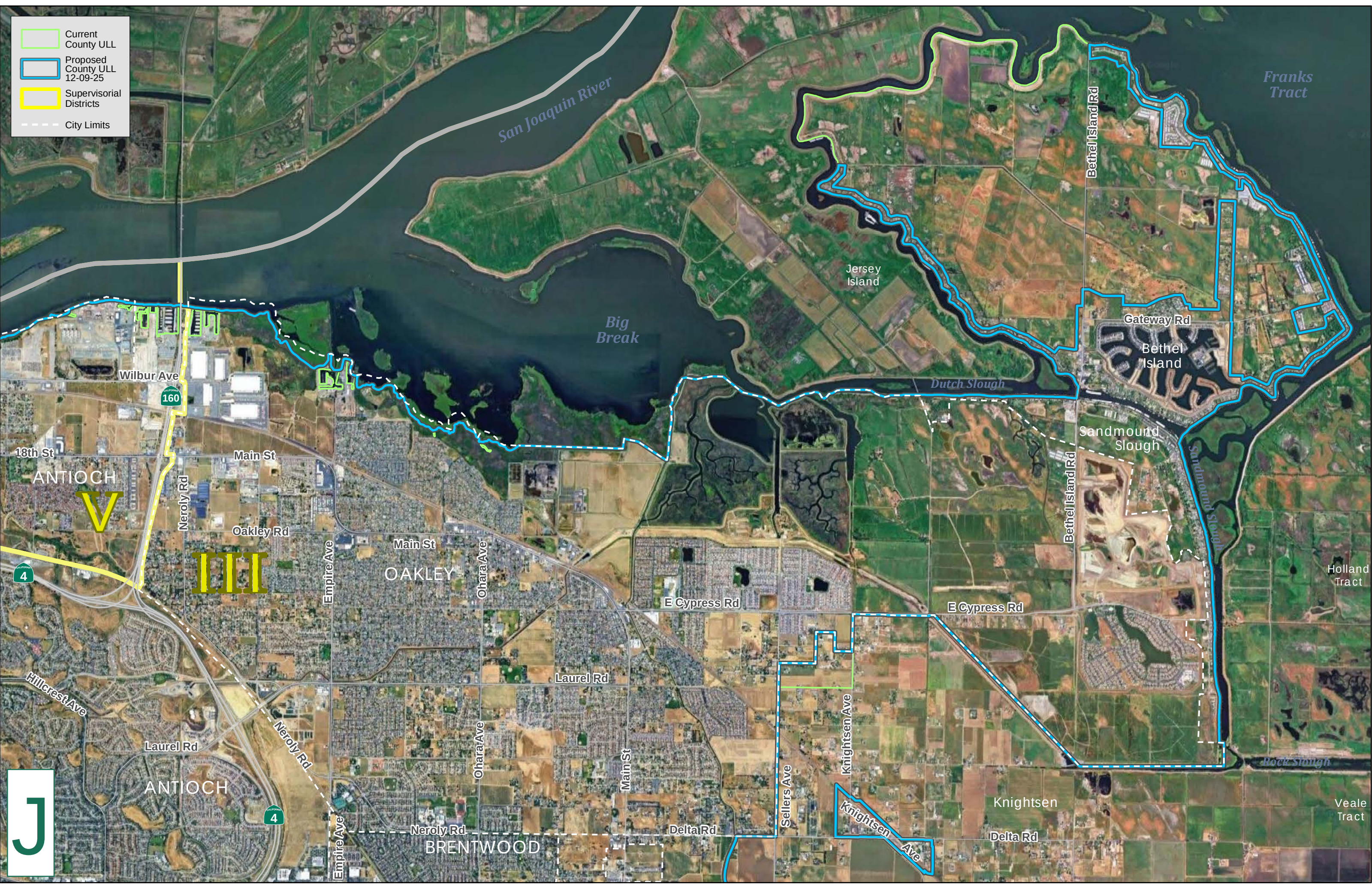
Contraction		Expansion	
 Current County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
 City Limits	 Buffer (Facility, Subdivision)	 Improved Clarity	 Incorporated and Inside County ULL
 Supervisorial District	 Constraints (Steep, FHSZ, etc)	 Align with City Limits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



Proposed adjustments to the ULL 12-9-25

Contraction		Expansion	
 Antioch 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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		



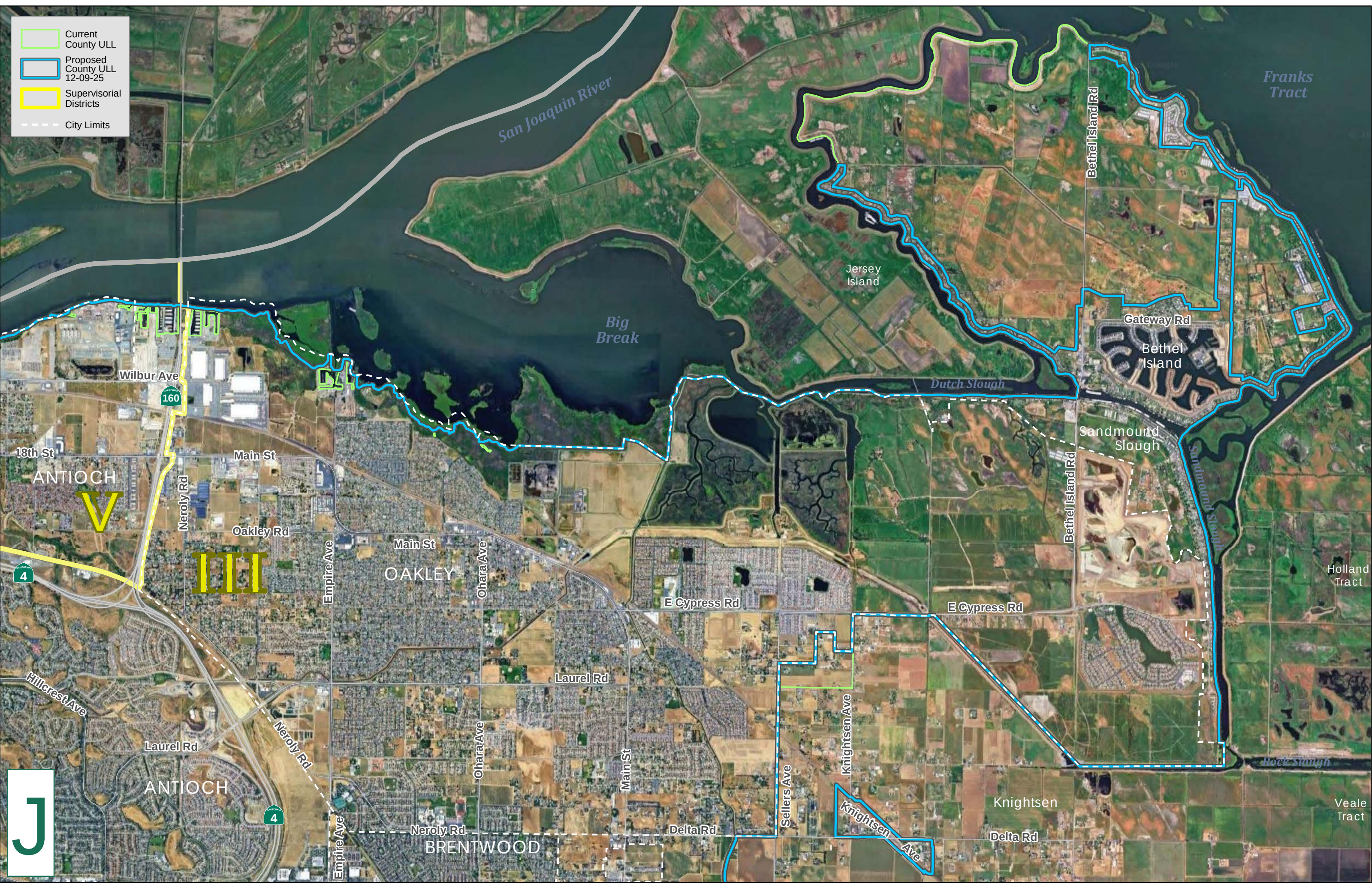


- Current County ULL
- Proposed County ULL 12-09-25
- Supervisorial Districts
- City Limits

ANTIOCH
V

III

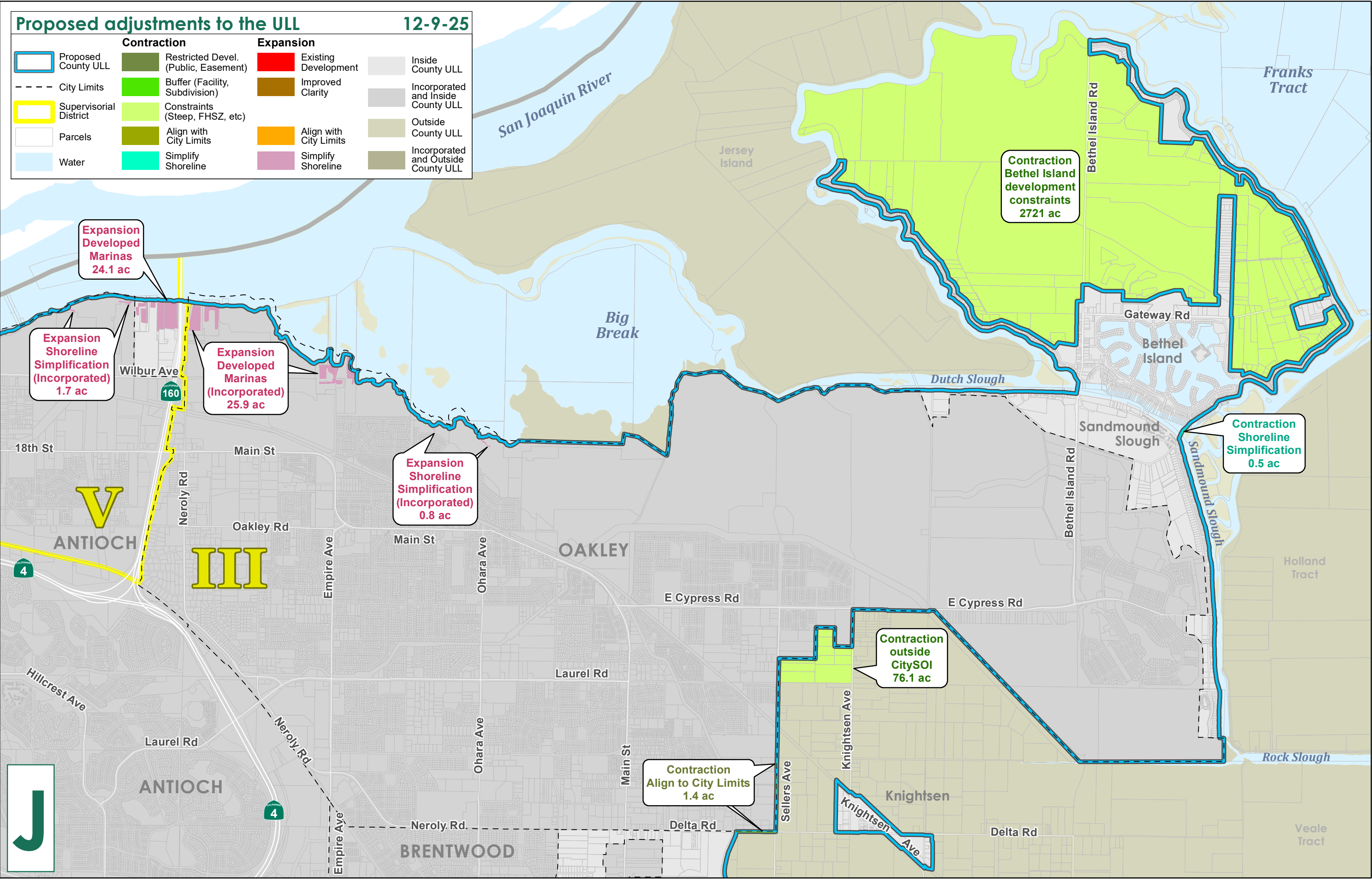
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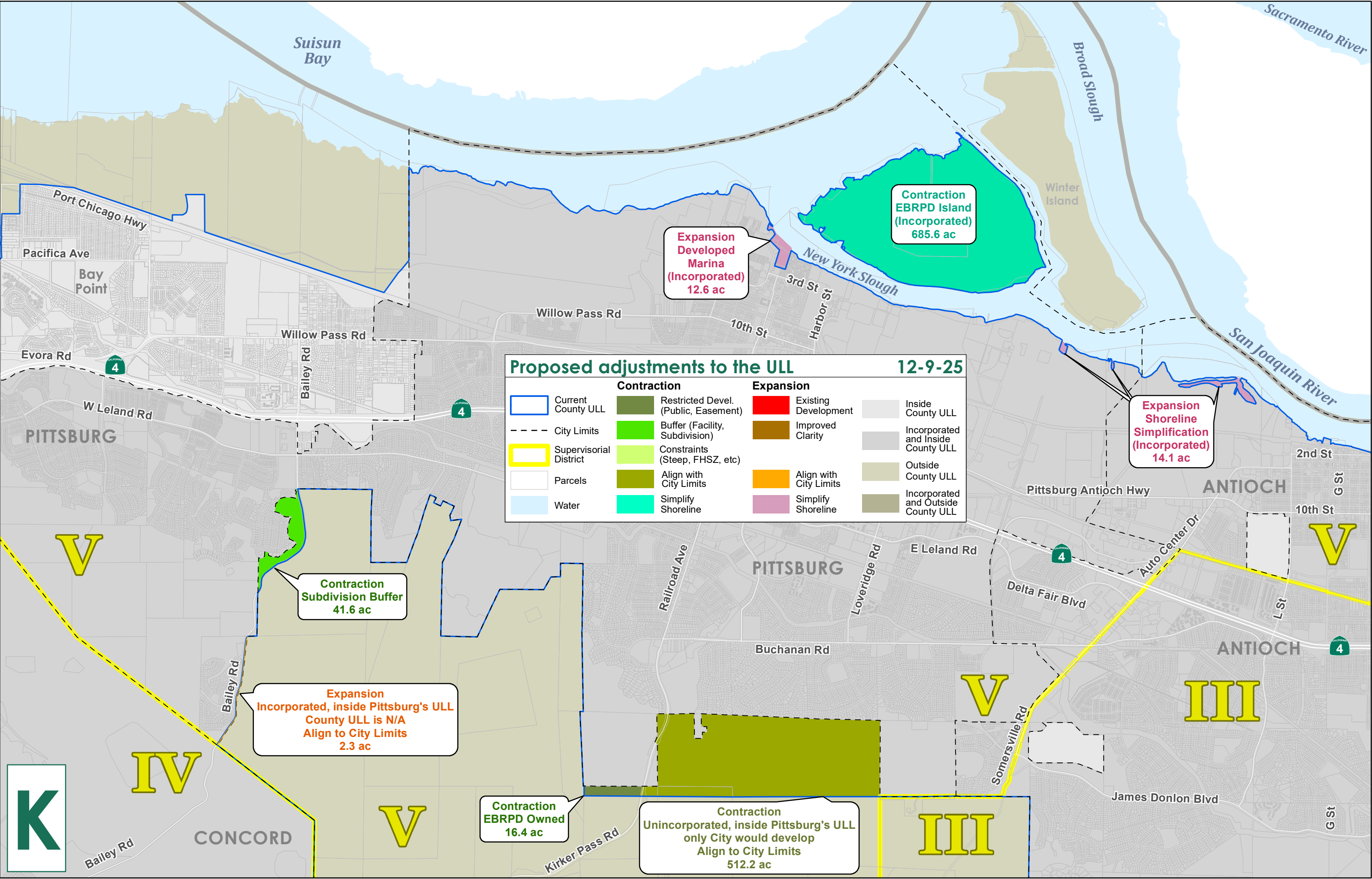


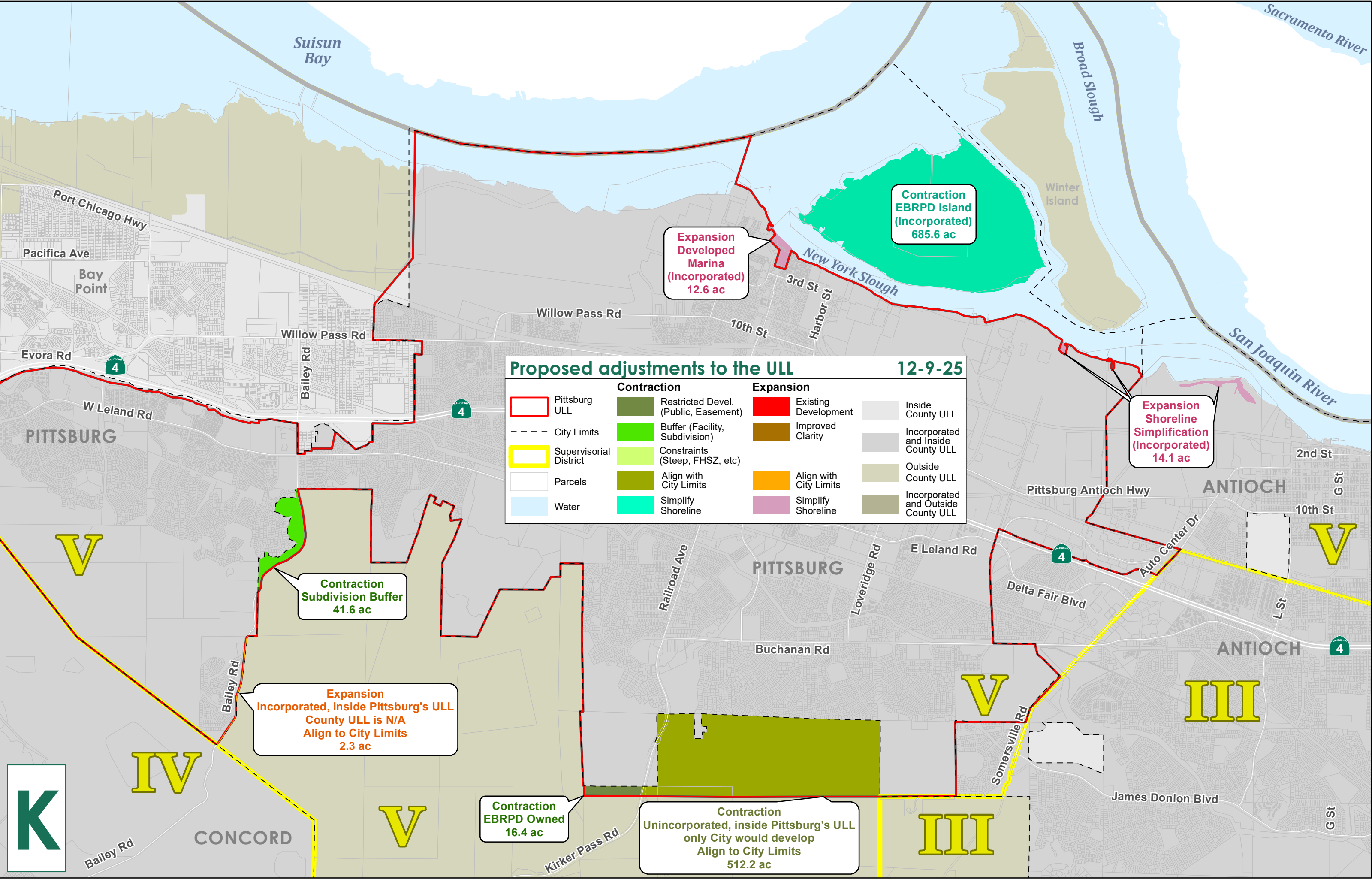
Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
 Proposed 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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		







Proposed adjustments to the ULL

12-9-25

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

Expansion
Developed
Marina
(Incorporated)
12.6 ac

Contraction
EBRPD Island
(Incorporated)
685.6 ac

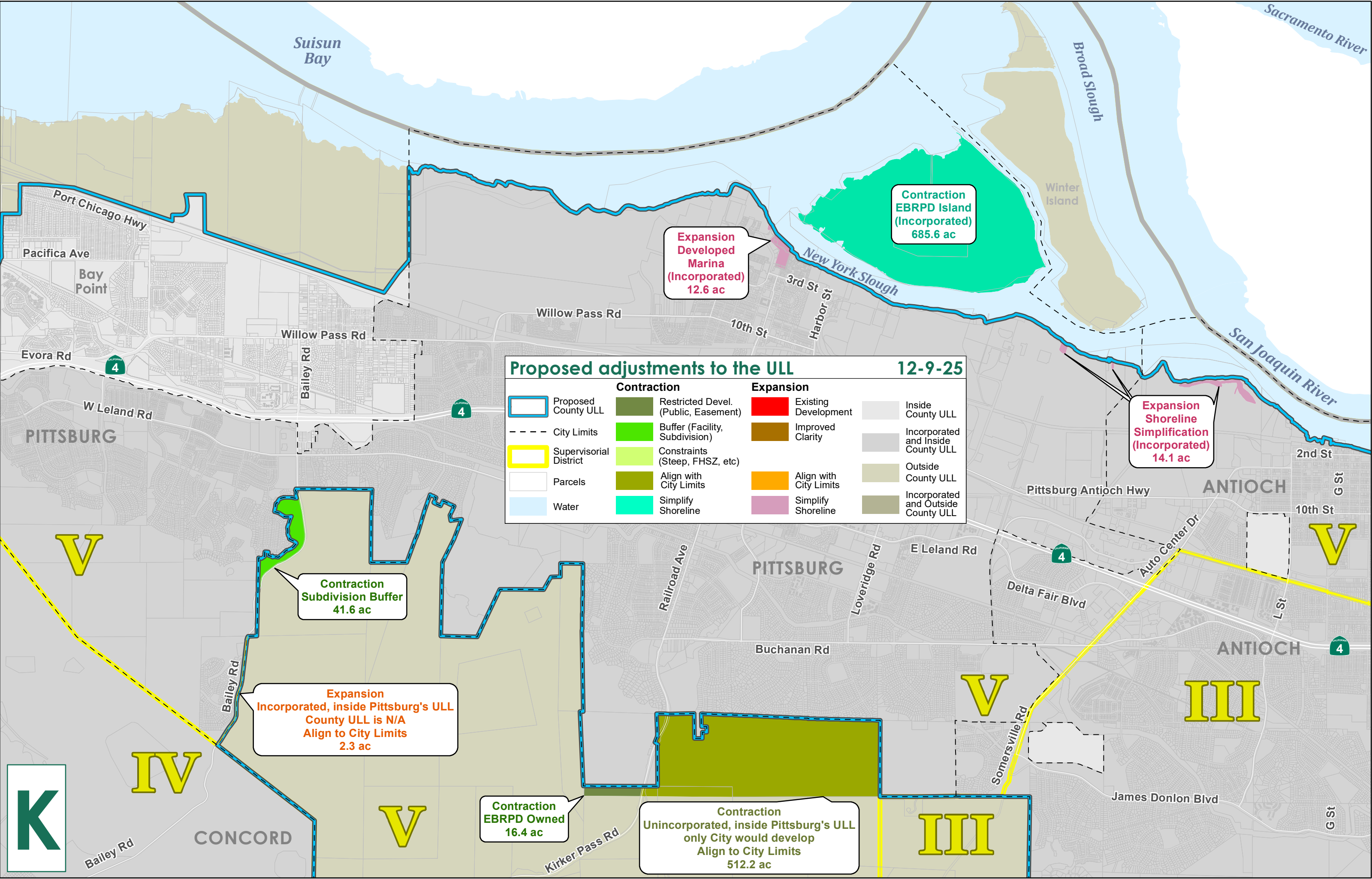
Expansion
Shoreline
Simplification
(Incorporated)
14.1 ac

Contraction
Subdivision Buffer
41.6 ac

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

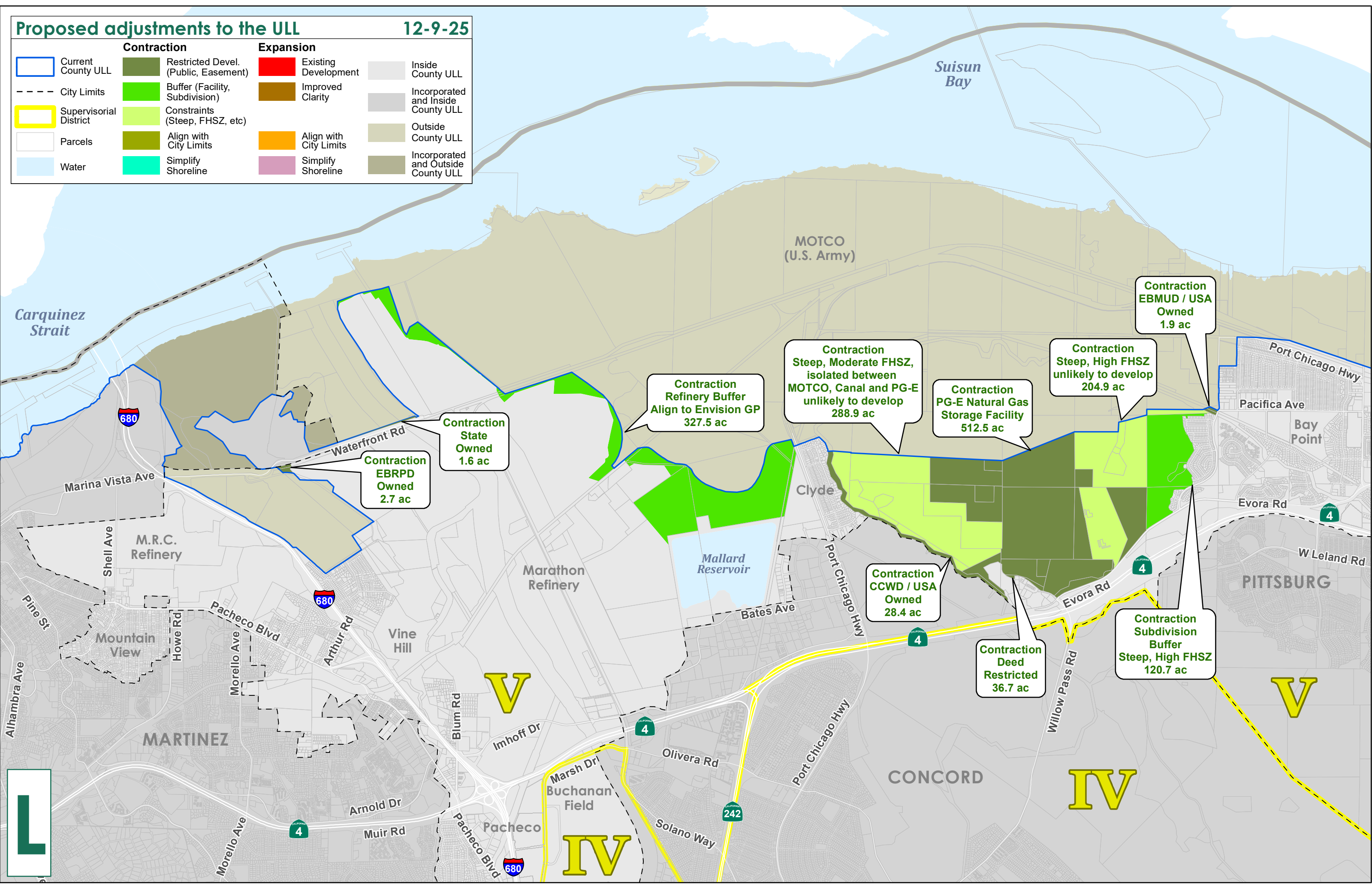
Contraction
EBRPD Owned
16.4 ac

Contraction
Unincorporated, inside Pittsburg's ULL
only City would develop
Align to City Limits
512.2 ac



Proposed adjustments to the ULL 12-9-25

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)	 Align with City Limits	 Outside County ULL
 Parcels	 Align with City Limits	 Simplify Shoreline	 Incorporated and Outside County ULL
 Water	 Simplify Shoreline		



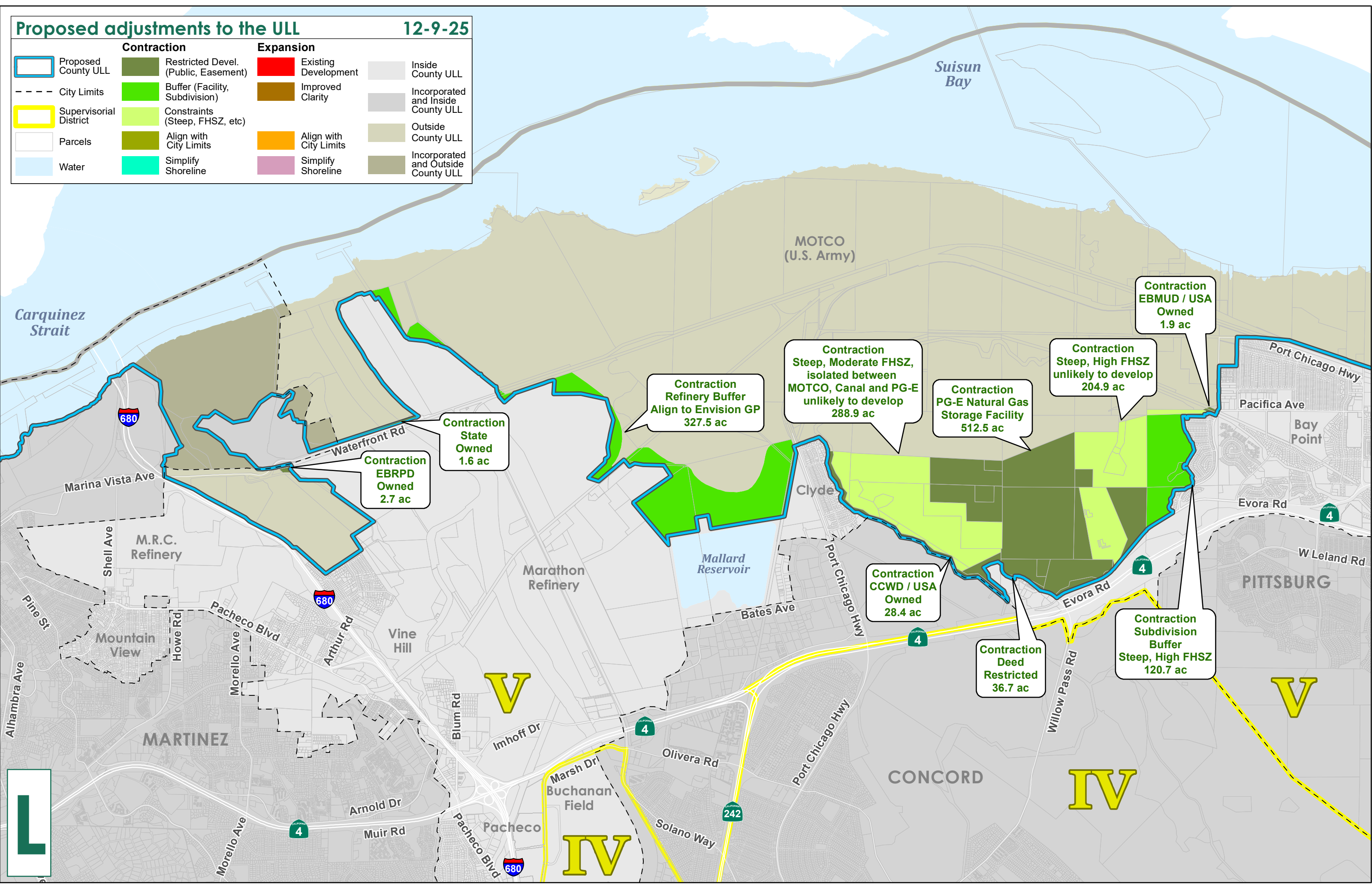


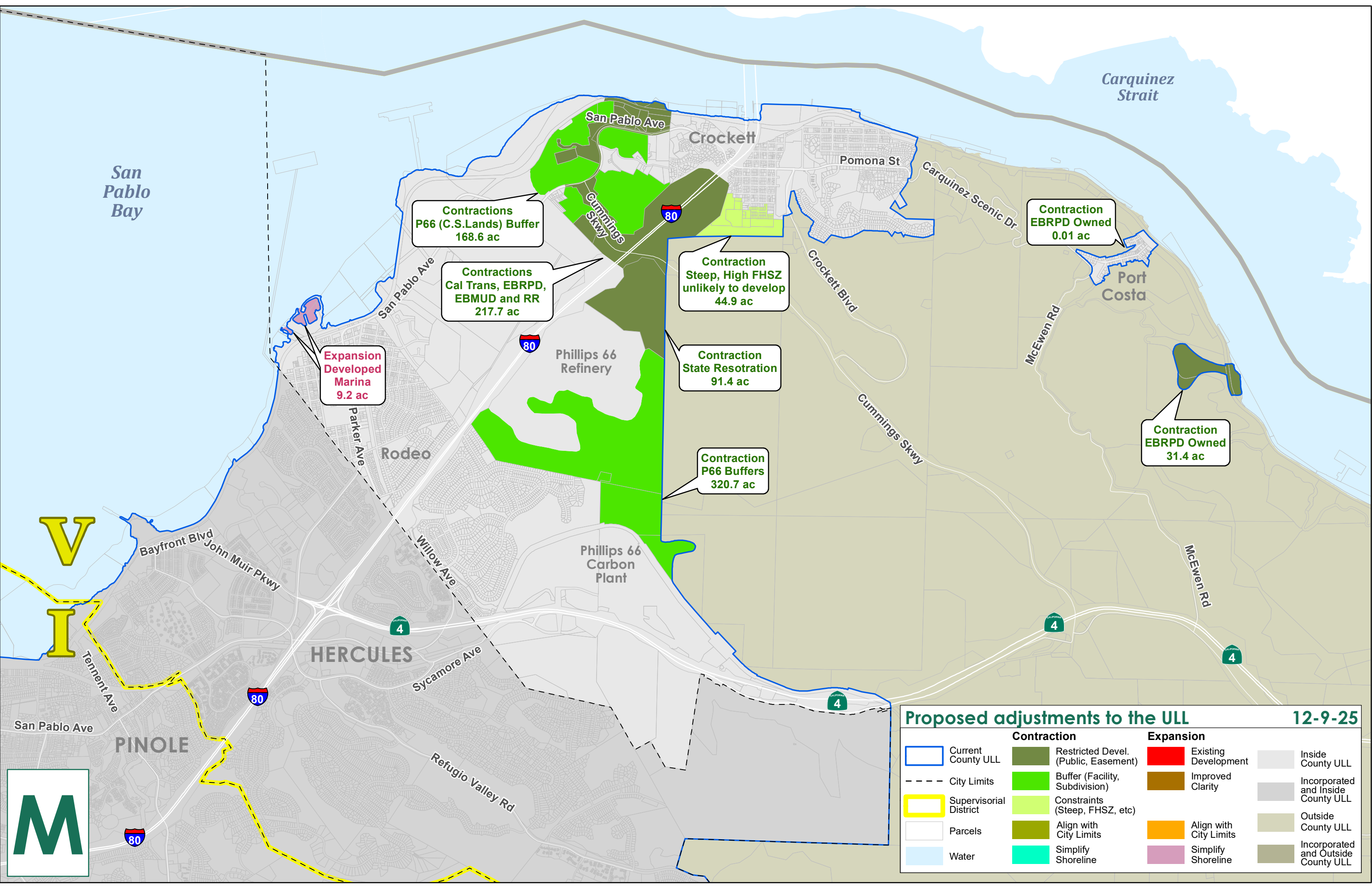
- Current County ULL
- Proposed County ULL 12-09-25
- Supervisory Districts
- City Limits



Proposed adjustments to the ULL 12-9-25

Contraction		Expansion	
 Proposed County ULL	 Restricted Devel. (Public, Easement)	 Existing Development	 Inside County ULL
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Contractions
P66 (C.S.Lands) Buffer
168.6 ac

Contractions
Cal Trans, EBRPD,
EBMUD and RR
217.7 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

Expansion
Developed
Marina
9.2 ac

Proposed 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

Align with City Limits

Simplify Shoreline

Inside County ULL

Incorporated and Inside County ULL

Outside County ULL

Incorporated and Outside County ULL

12-9-25



BENICIA

Carquinez Strait

San Pablo Bay

San Pablo Ave

Crockett

Pomona St

Carquinez Scenic Dr

Port Costa

80

Cummings Skwy

Crockett Blvd

McEwen Rd

Cummings Skwy

McEwen Rd

80

Phillips 66 Refinery

Rodeo

Parker Ave

San Pablo Ave

John Muir Pkwy

Willow Ave

Phillips 66 Carbon Plant

Sycamore Ave

HERCULES

PINOLE

80

4

4

4

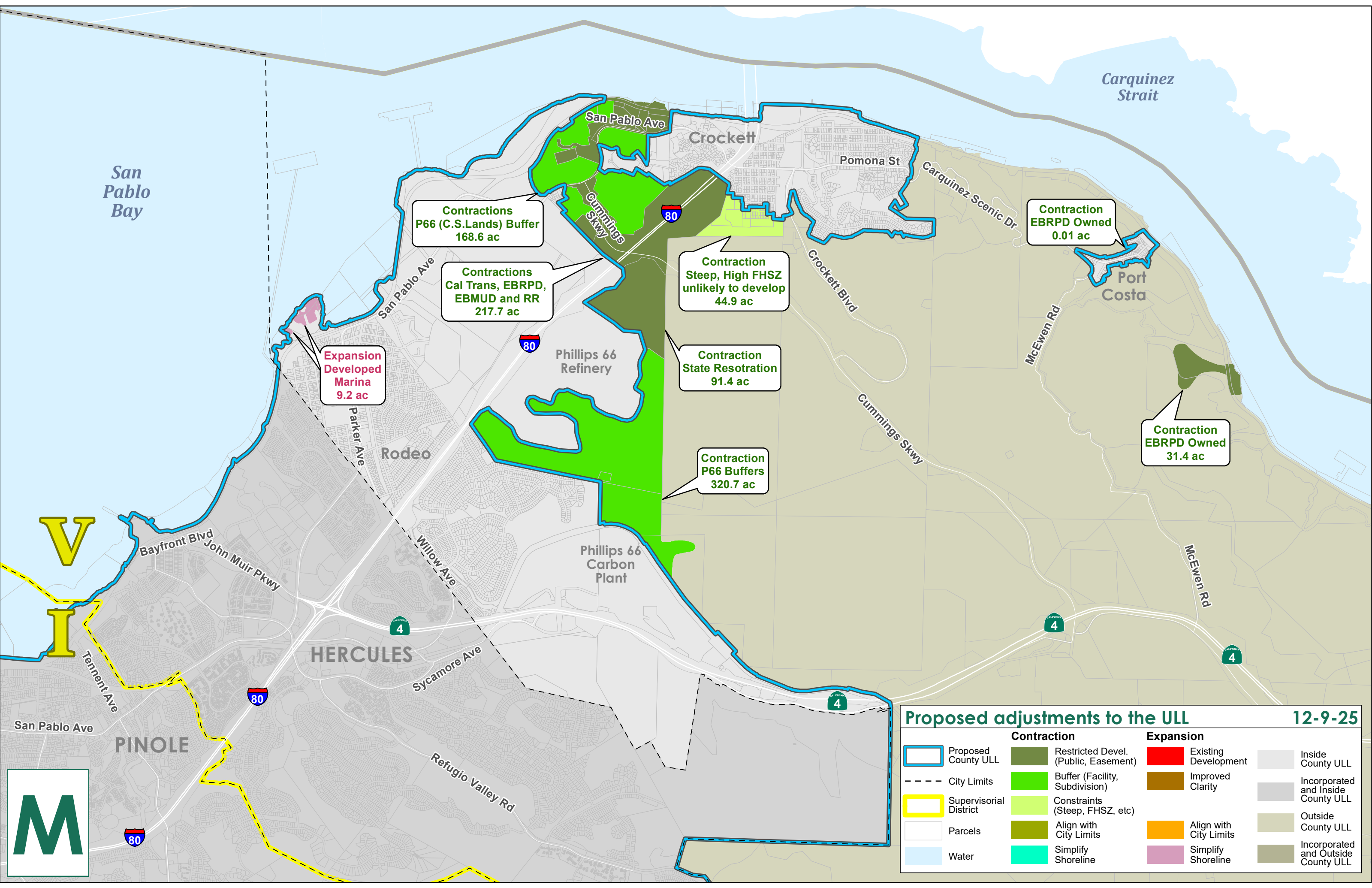
Refugio Valley Rd

San Pablo Ave

Tennent Ave



- Current County ULL
- Proposed County ULL 12-09-25
- Supervisorial Districts
- City Limits



Proposed adjustments to the ULL

12-9-25

Contraction		Expansion	
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Parcels	Align with City Limits	Simplify Shoreline	Incorporated and Outside County ULL
Water	Simplify Shoreline		