



ENVISION  
**CONTRA COSTA**

**Presentation to Board of Supervisors on a 2026 Ballot  
Measure to Renew the County's Urban Limit Line**

February 25, 2025

# 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

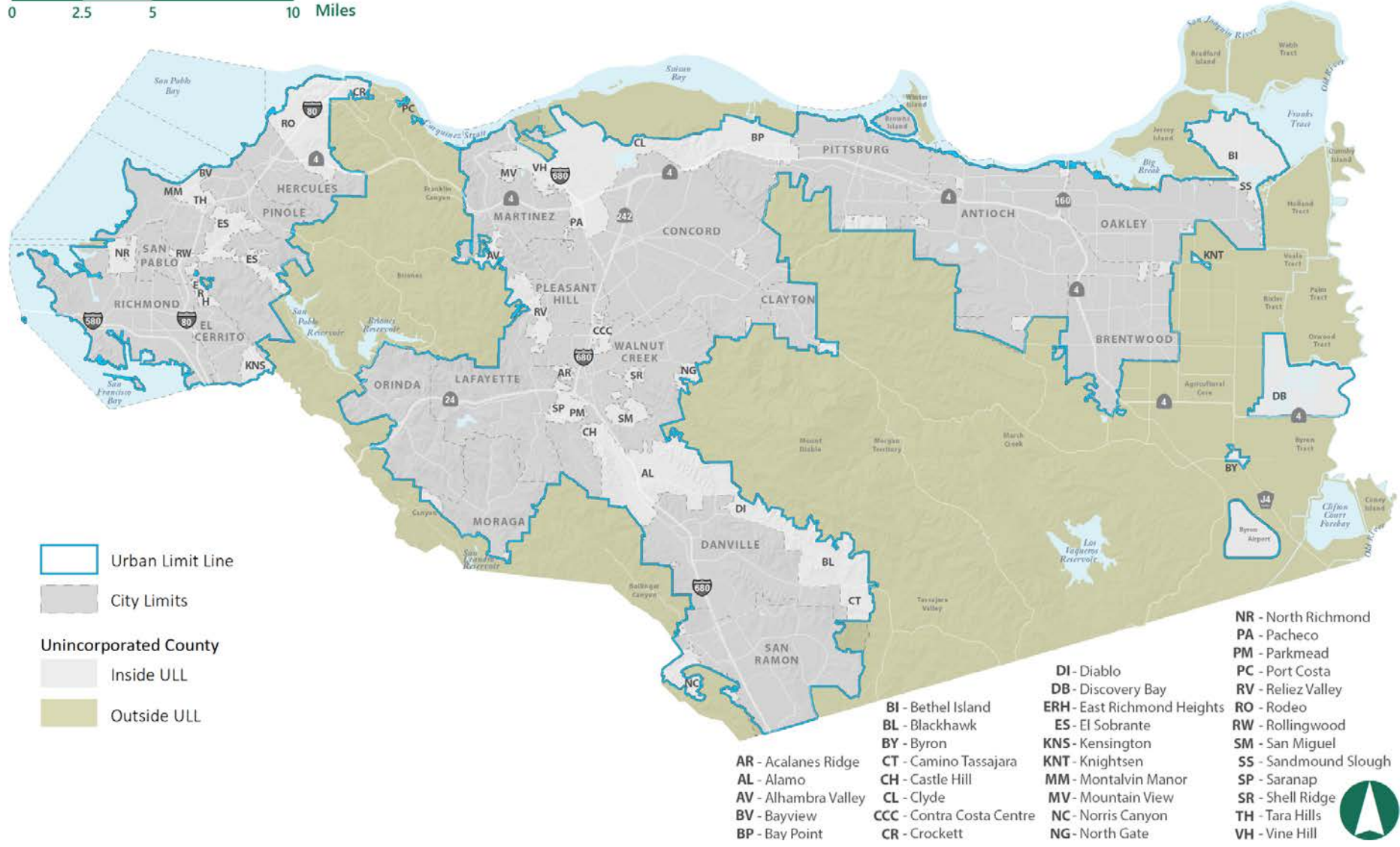
# Urban Limit Line Definition

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	

# Existing Urban Limit Line

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

- » Relationship between ULL Ballot Measure, General Plan, and Ordinance Code
- » Effect on cities
- » Term
- » 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 and marinas
- » 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-May 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

# Staff Recommendation

- » Direct staff to take the steps necessary to place a ULL renewal measure on the June 2026 Primary Election ballot.



# ENVISION CONTRA COSTA

Board of Supervisors

2/25/2025