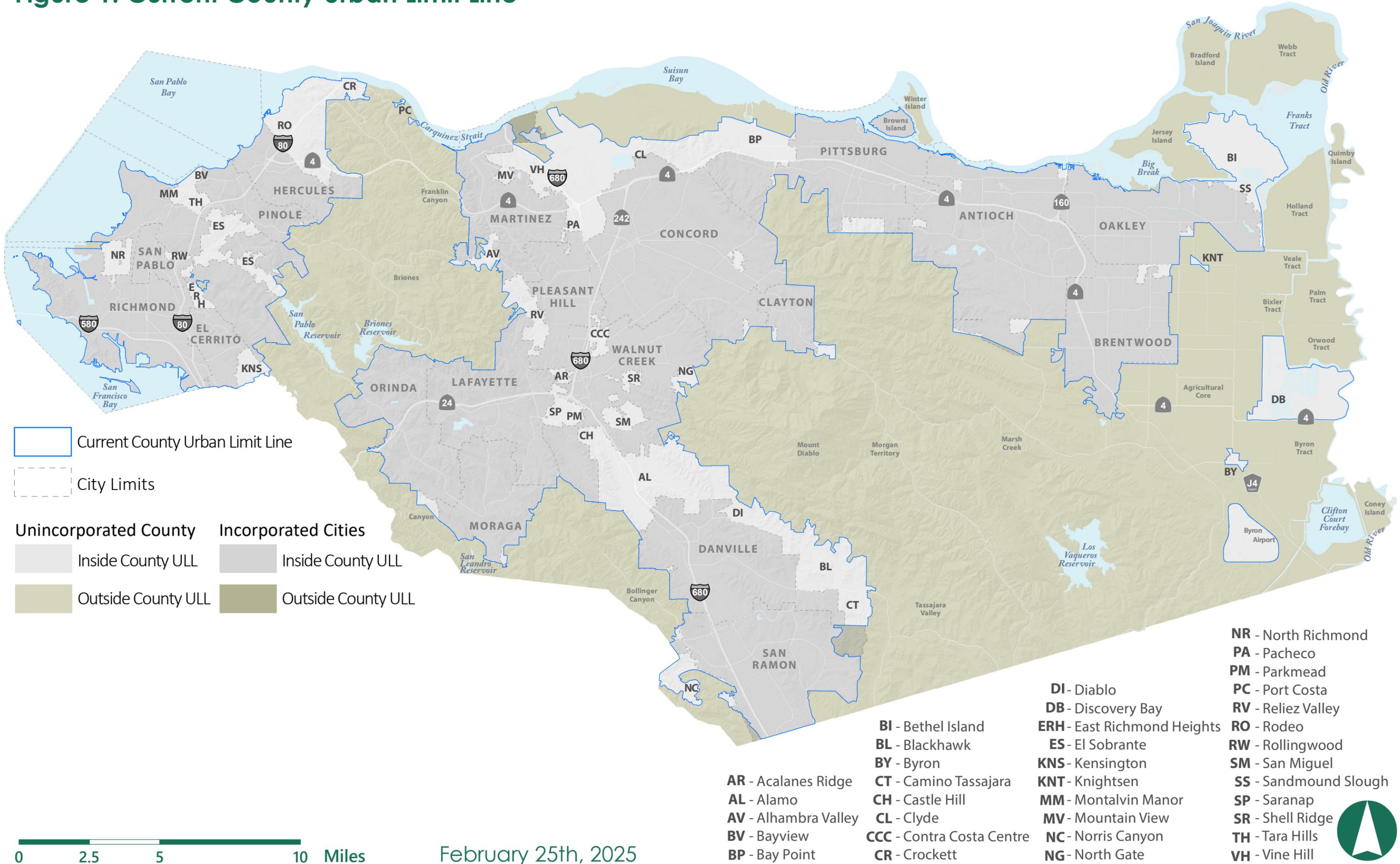
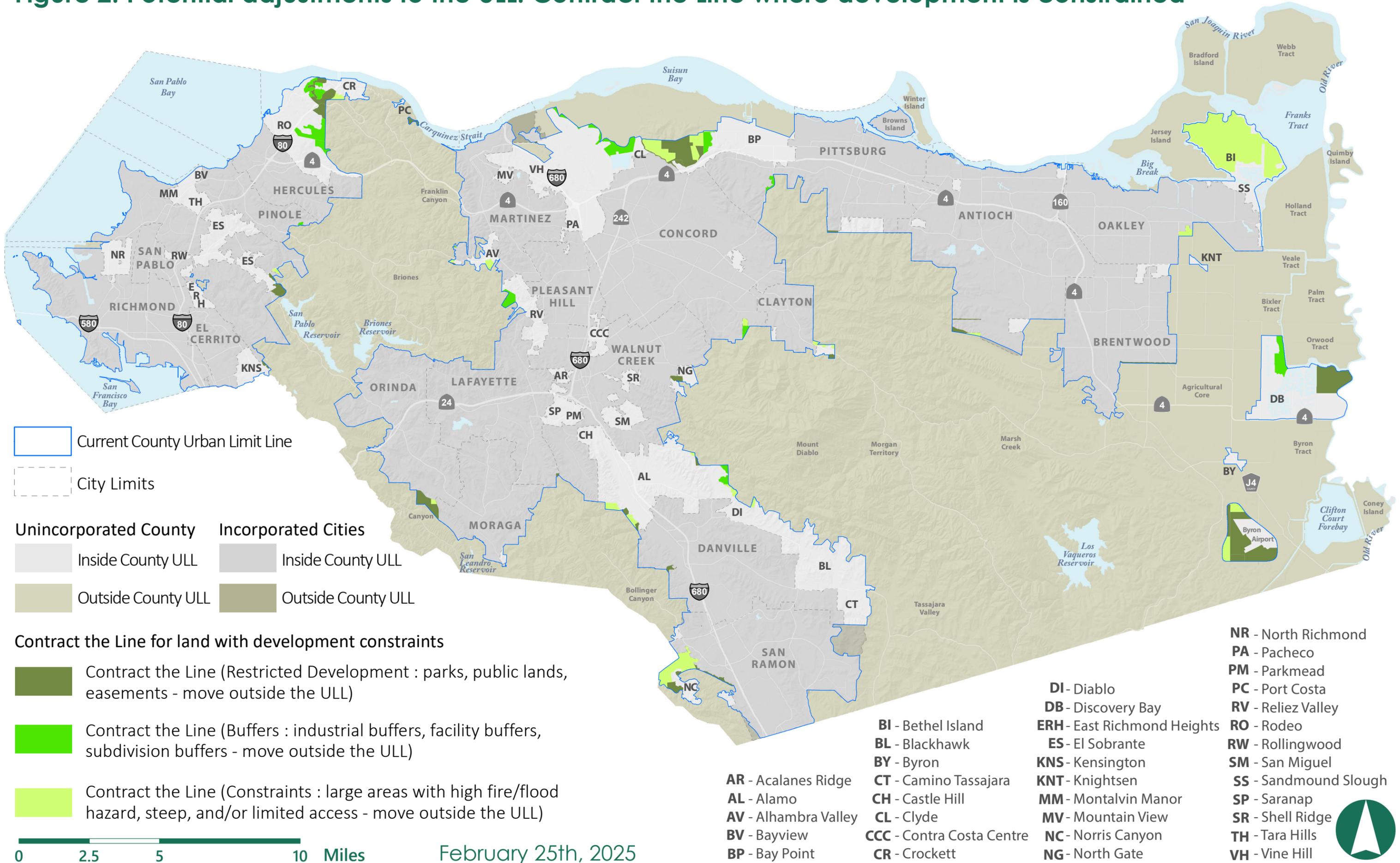


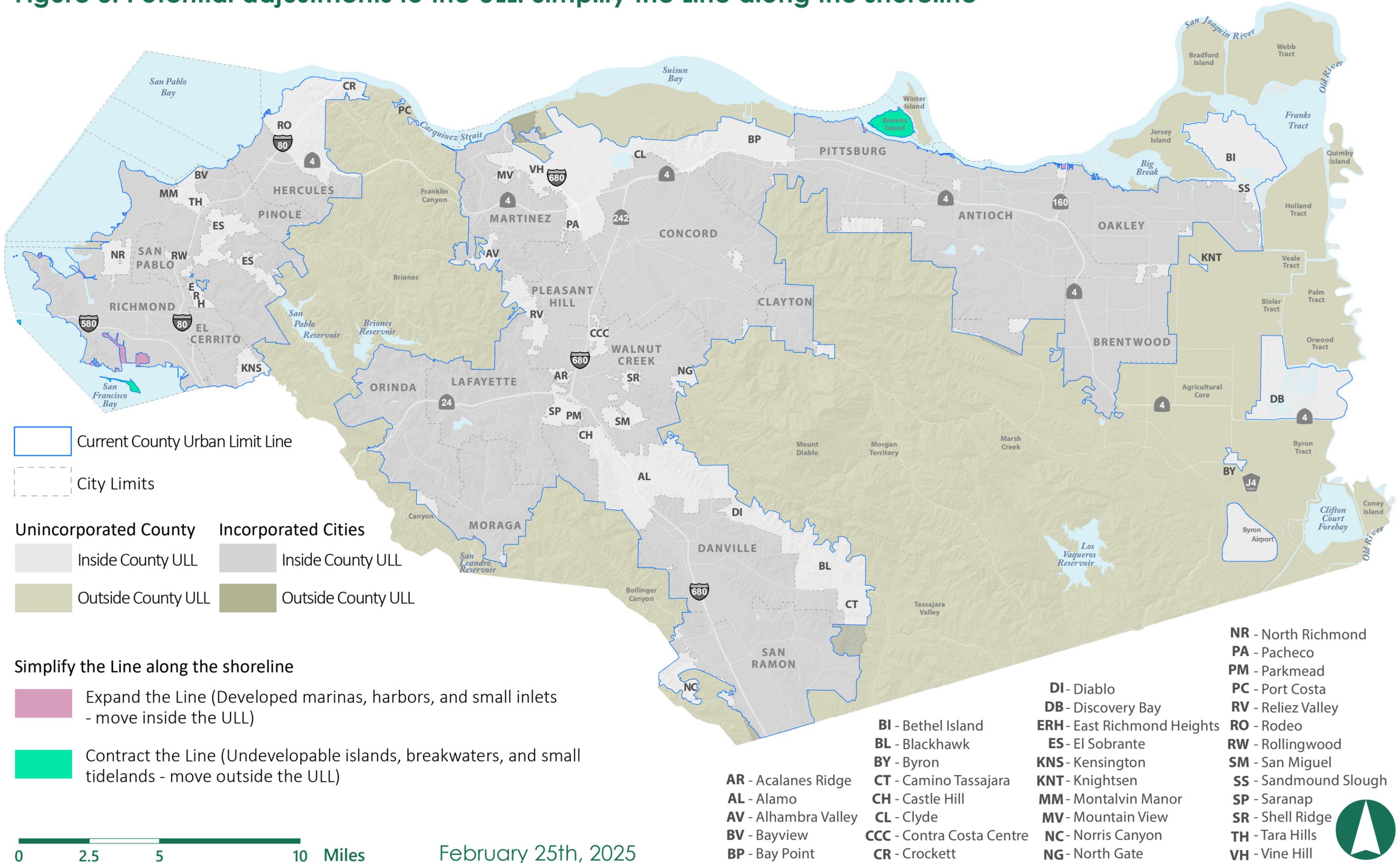
**Figure 1: Current County Urban Limit Line**



# Figure 2: Potential adjustments to the ULL: Contract the Line where development is constrained

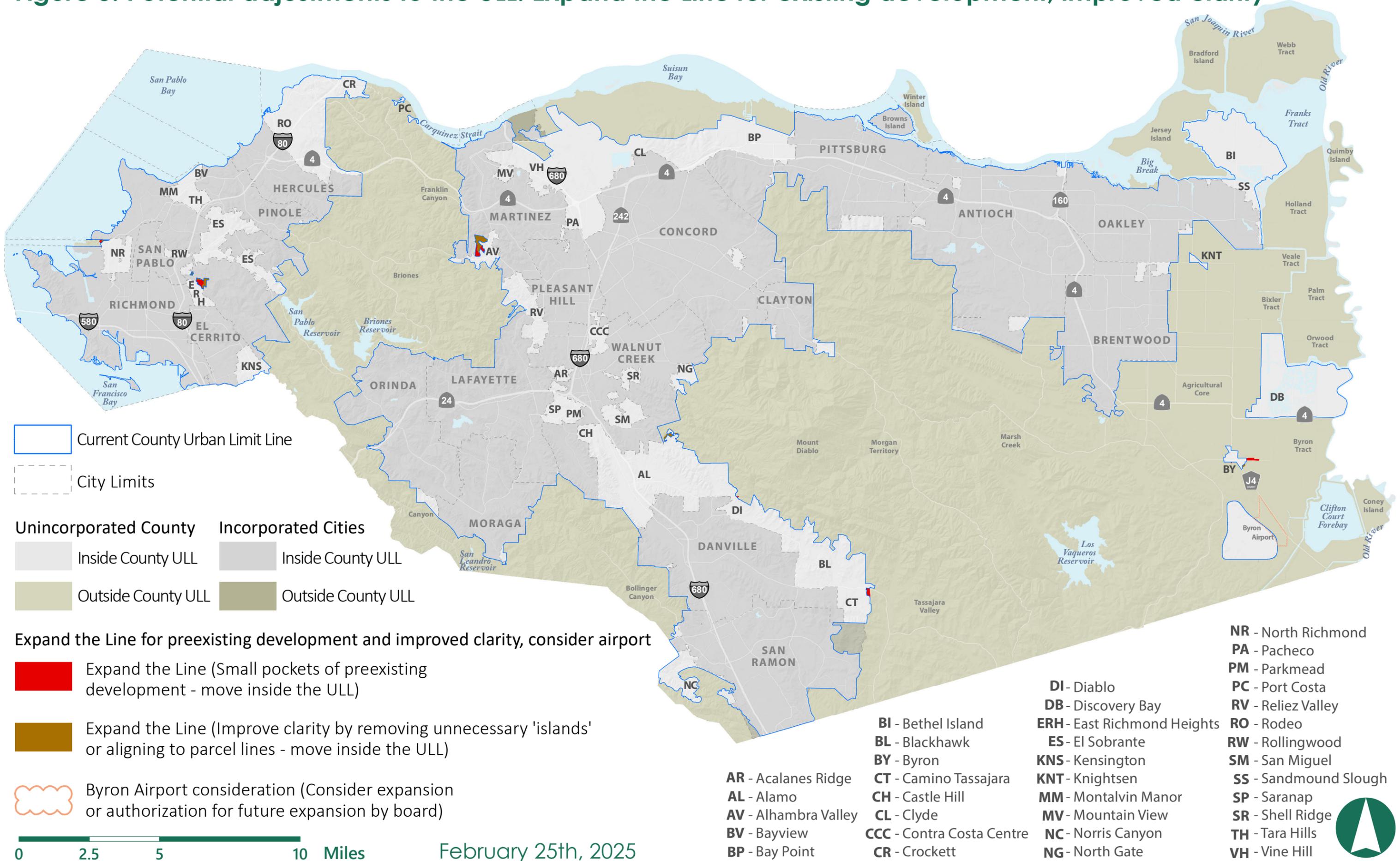


# Figure 3: Potential adjustments to the ULL: Simplify the Line along the shoreline

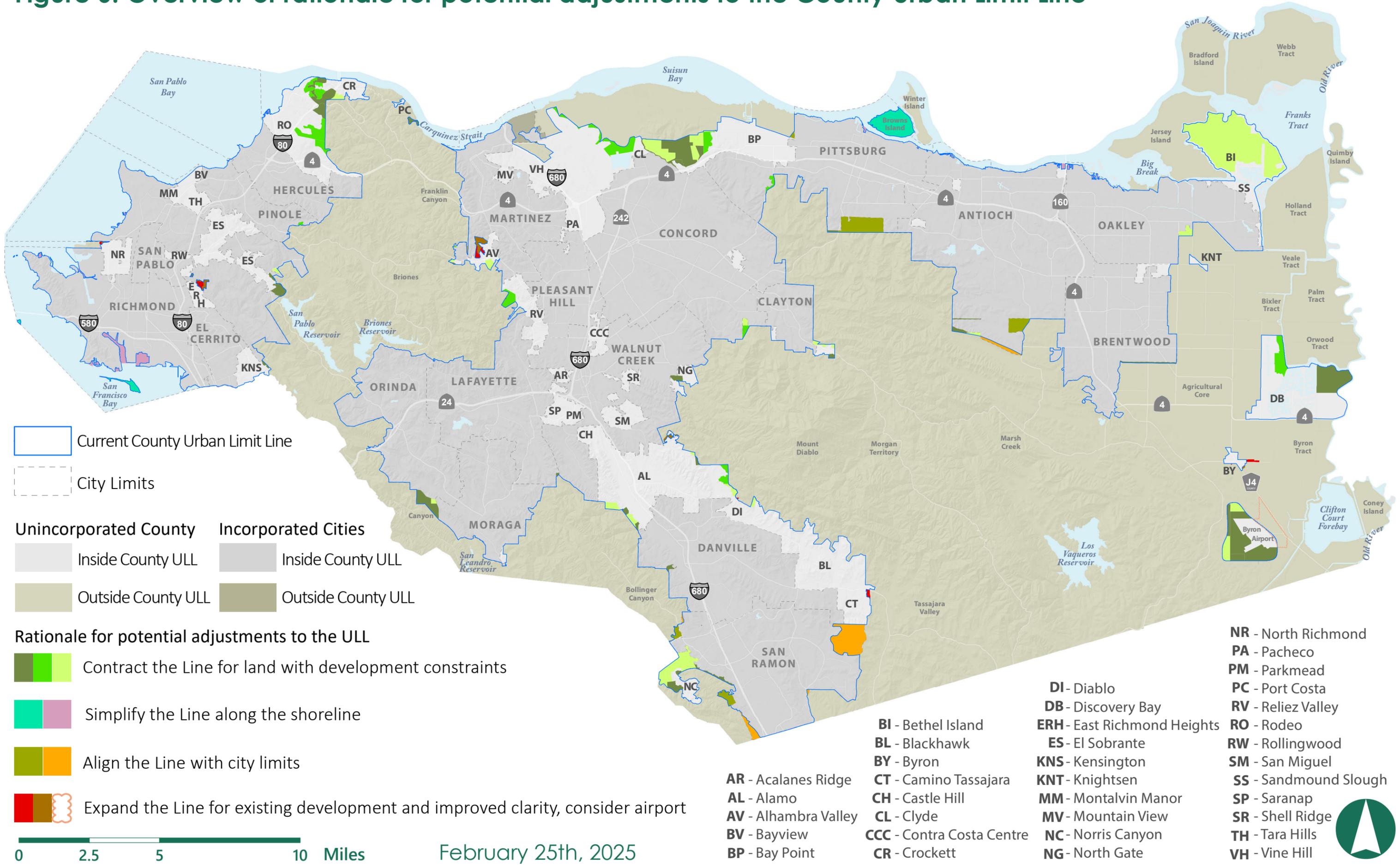




**Figure 5: Potential adjustments to the ULL: Expand the Line for existing development, improved clarity**

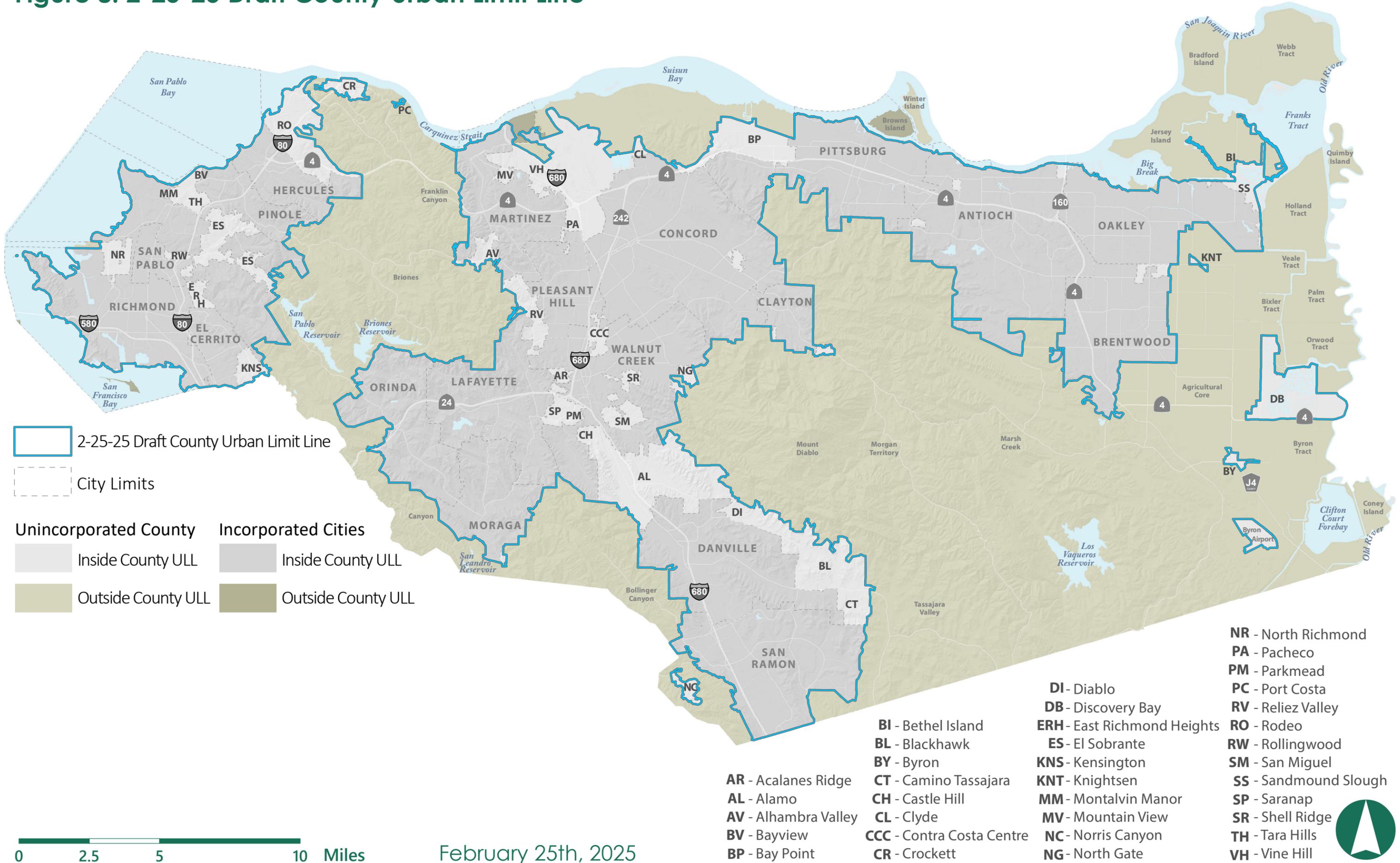


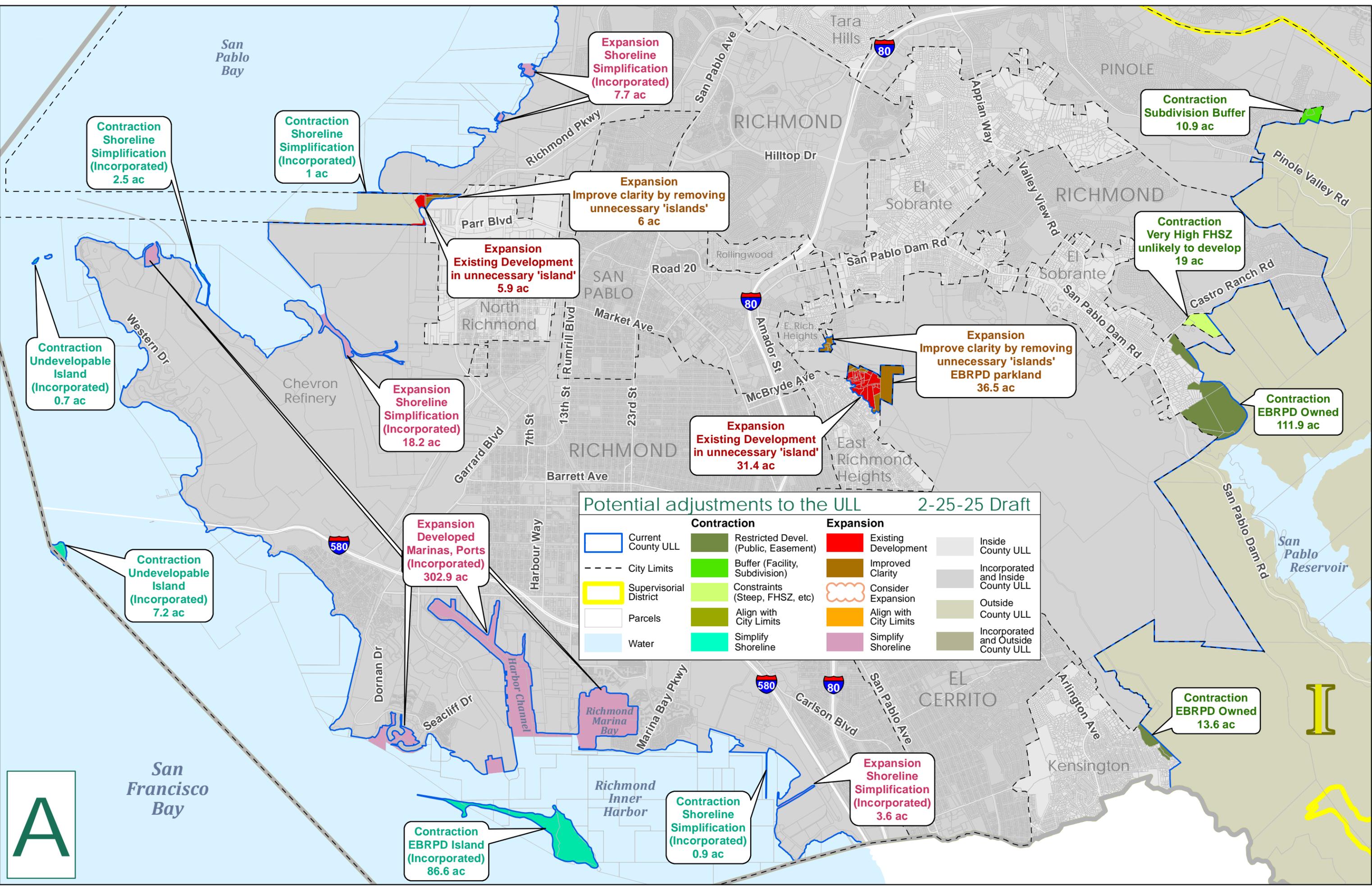
# Figure 6: Overview of rationale for potential adjustments to the County Urban Limit Line





**Figure 8: 2-25-25 Draft County Urban Limit Line**





**Contraction**  
Shoreline  
Simplification  
(Incorporated)  
2.5 ac

**Contraction**  
Shoreline  
Simplification  
(Incorporated)  
1 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
7.7 ac

**Contraction**  
Subdivision Buffer  
10.9 ac

**Expansion**  
Improve clarity by removing  
unnecessary 'islands'  
6 ac

**Expansion**  
Existing Development  
in unnecessary 'island'  
5.9 ac

**Contraction**  
Very High FHSZ  
unlikely to develop  
19 ac

**Contraction**  
Undevelopable  
Island  
(Incorporated)  
0.7 ac

**Expansion**  
Improve clarity by removing  
unnecessary 'islands'  
EBRPD parkland  
36.5 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
18.2 ac

**Expansion**  
Existing Development  
in unnecessary 'island'  
31.4 ac

**Contraction**  
EBRPD Owned  
111.9 ac

**Contraction**  
Undevelopable  
Island  
(Incorporated)  
7.2 ac

**Expansion**  
Developed  
Marinas, Ports  
(Incorporated)  
302.9 ac

**Potential adjustments to the ULL** 2-25-25 Draft

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

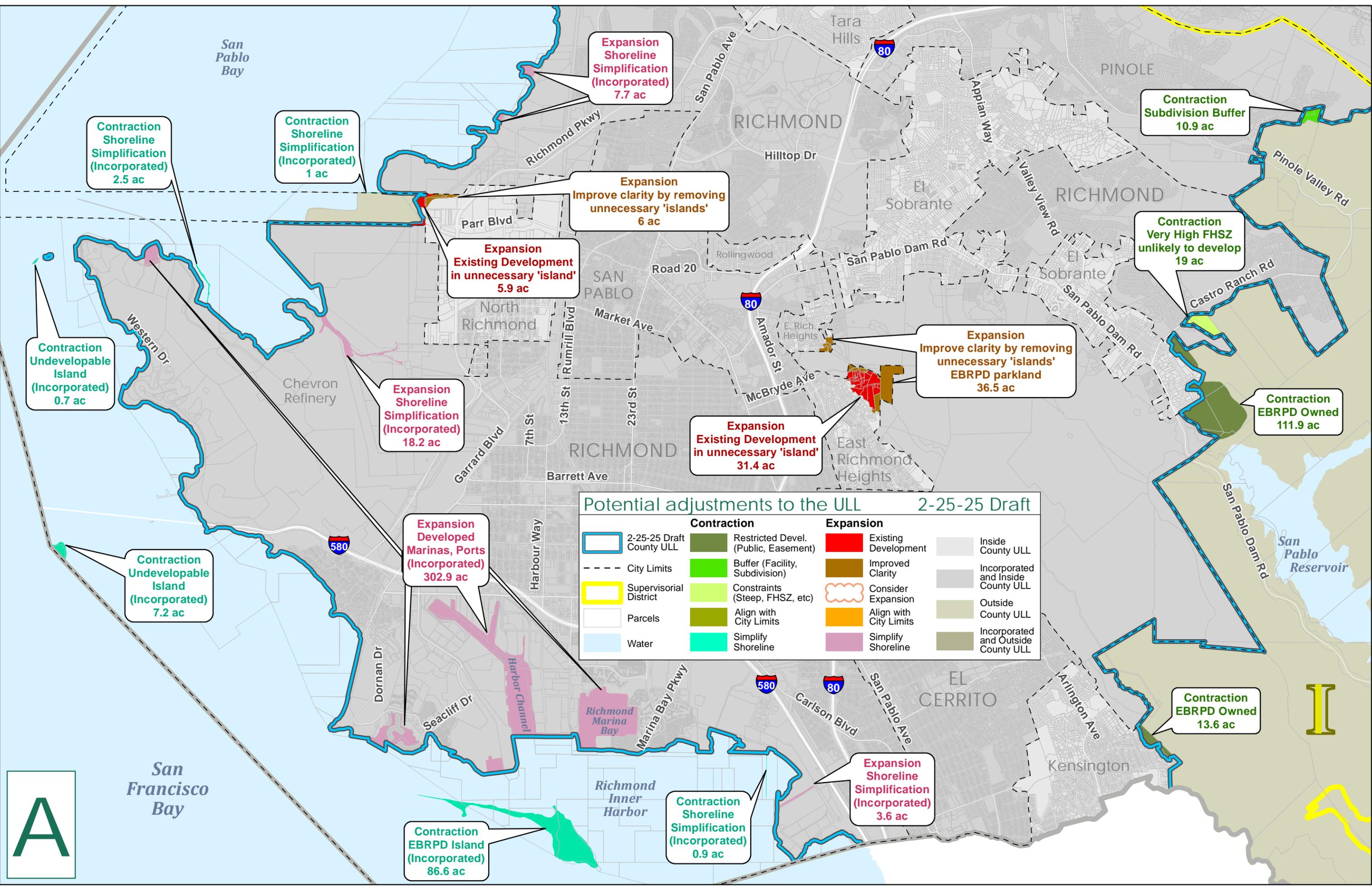
**Contraction**  
EBRPD Owned  
13.6 ac

**Contraction**  
EBRPD Island  
(Incorporated)  
86.6 ac

**Contraction**  
Shoreline  
Simplification  
(Incorporated)  
0.9 ac

**Expansion**  
Shoreline  
Simplification  
(Incorporated)  
3.6 ac

**A**



Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		

Contraction Shoreline Simplification (Incorporated) 2.5 ac

Contraction Shoreline Simplification (Incorporated) 1 ac

Expansion Shoreline Simplification (Incorporated) 7.7 ac

Contraction Subdivision Buffer 10.9 ac

Expansion Improve clarity by removing unnecessary 'islands' 6 ac

Expansion Existing Development in unnecessary 'island' 5.9 ac

Contraction Very High FHSZ unlikely to develop 19 ac

Contraction Undevelopable Island (Incorporated) 0.7 ac

Expansion Improve clarity by removing unnecessary 'islands' EBRPD parkland 36.5 ac

Expansion Shoreline Simplification (Incorporated) 18.2 ac

Expansion Existing Development in unnecessary 'island' 31.4 ac

Contraction EBRPD Owned 111.9 ac

Expansion Developed Marinas, Ports (Incorporated) 302.9 ac

Contraction Undevelopable Island (Incorporated) 7.2 ac

Contraction EBRPD Owned 13.6 ac

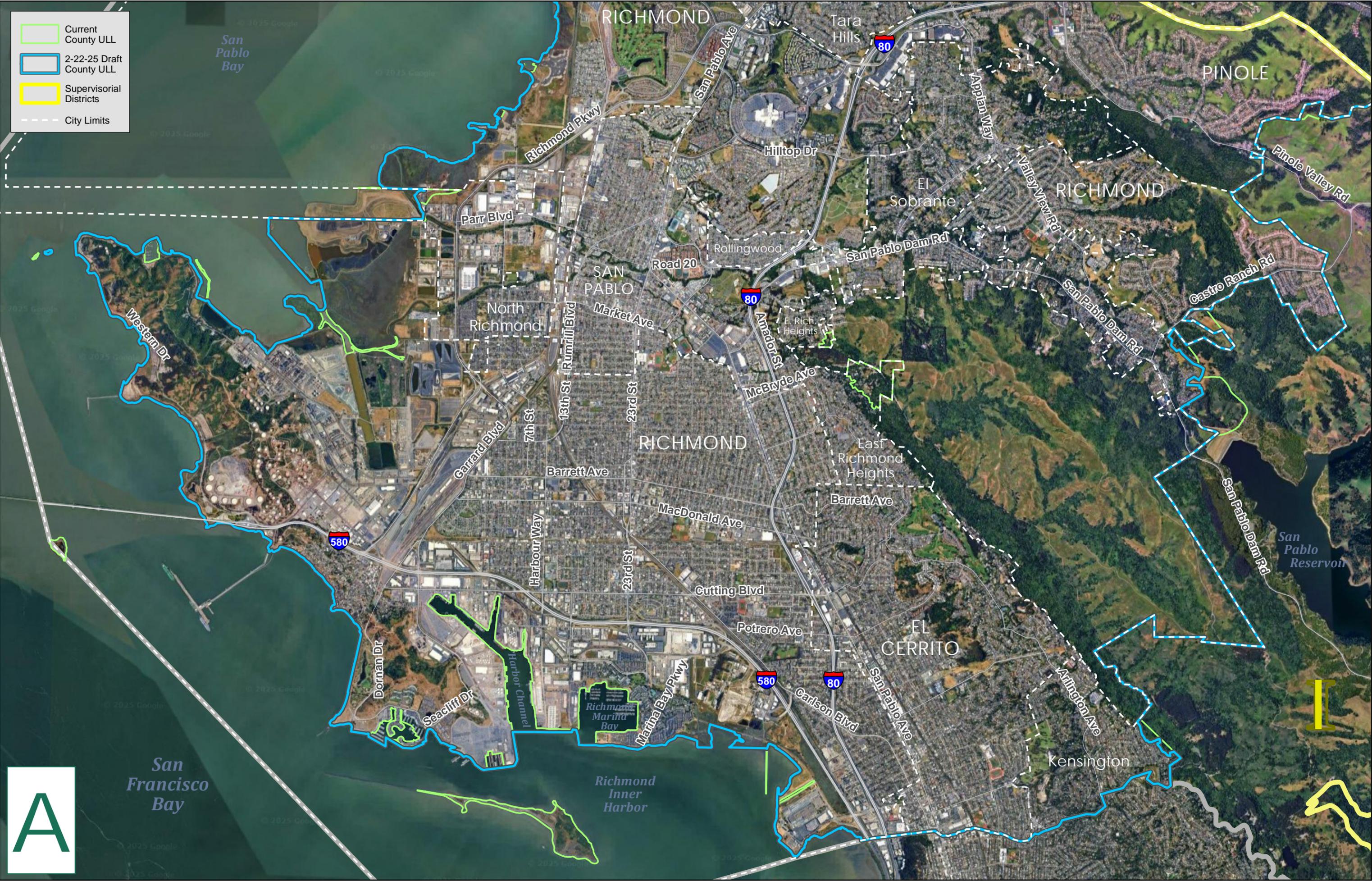
Contraction EBRPD Island (Incorporated) 86.6 ac

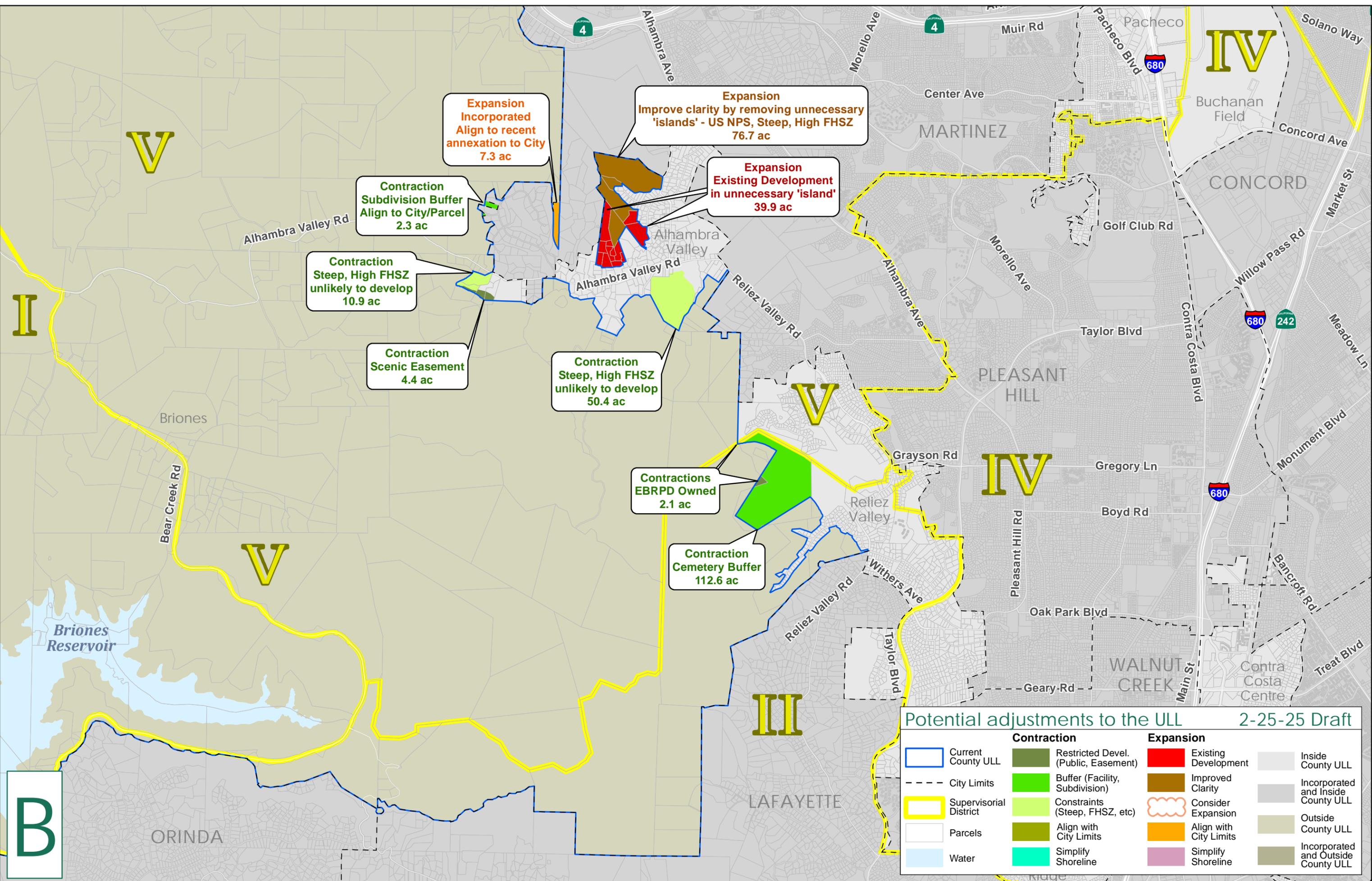
Contraction Shoreline Simplification (Incorporated) 0.9 ac

Expansion Shoreline Simplification (Incorporated) 3.6 ac

A

-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits





**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

Potential adjustments to the ULL 2-25-25 Draft

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

B

V

II

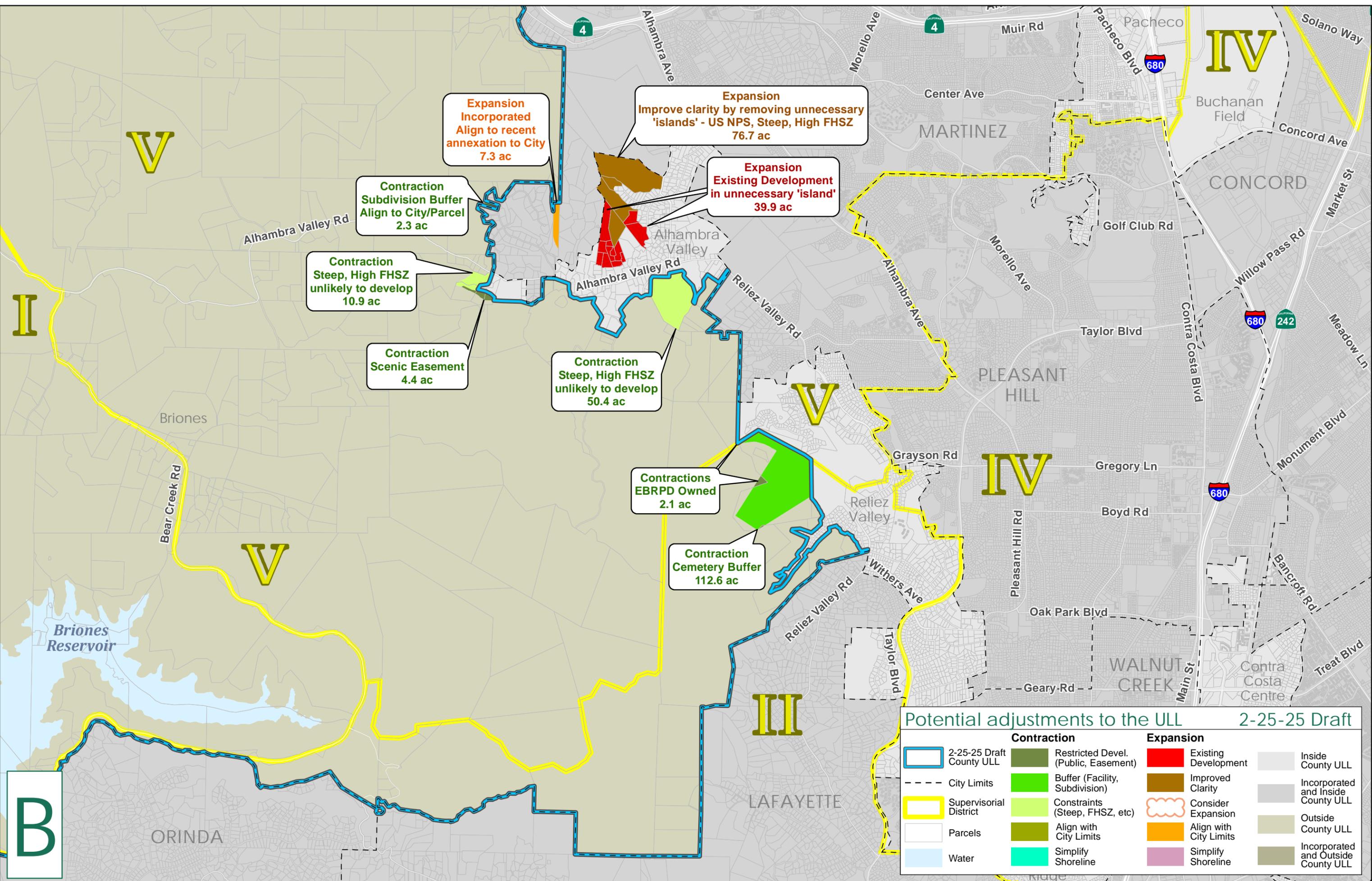
V

III

V

IV

IV



**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

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisorial District		Consider 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		

B

V

II

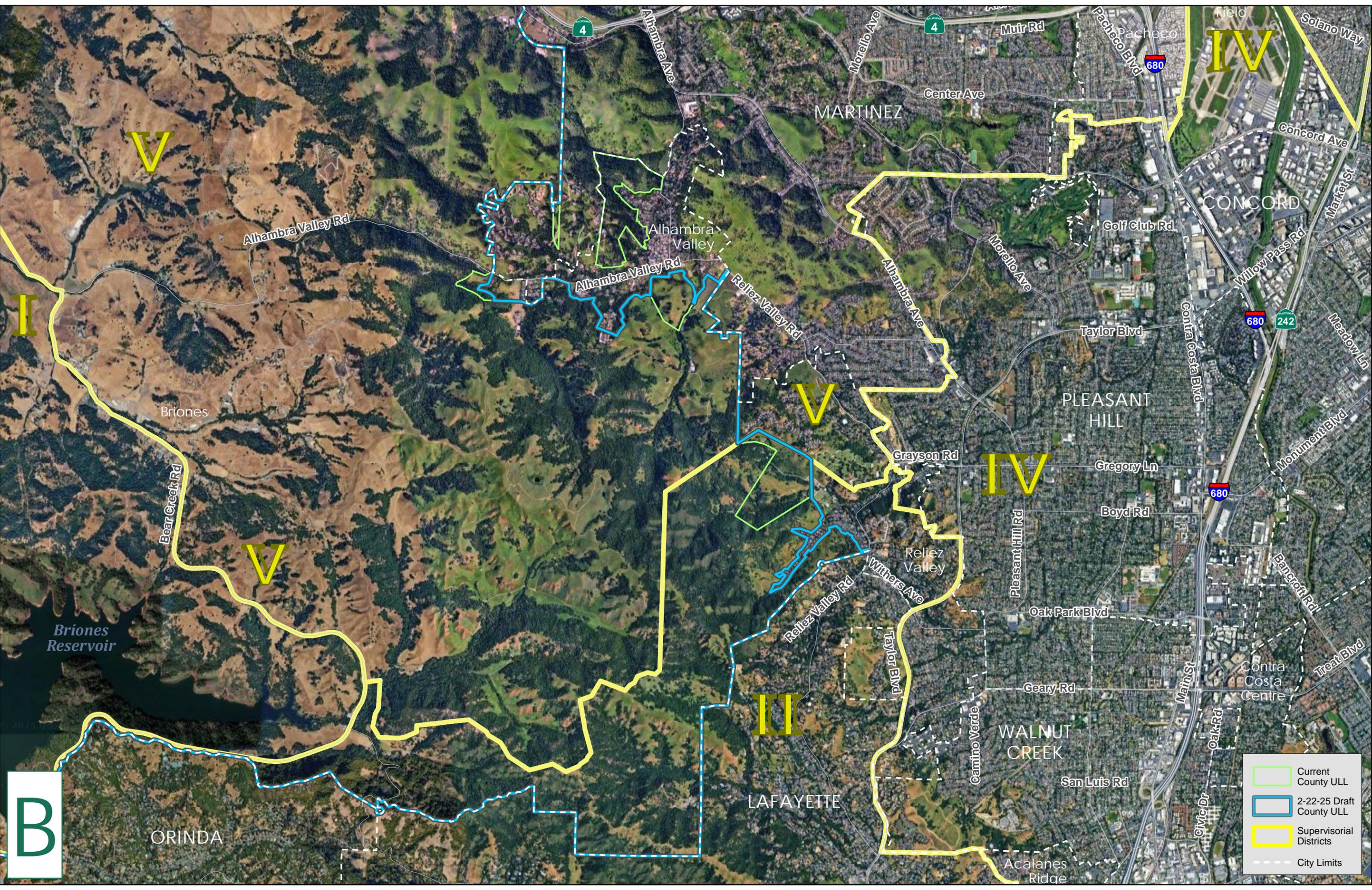
V

V

IV

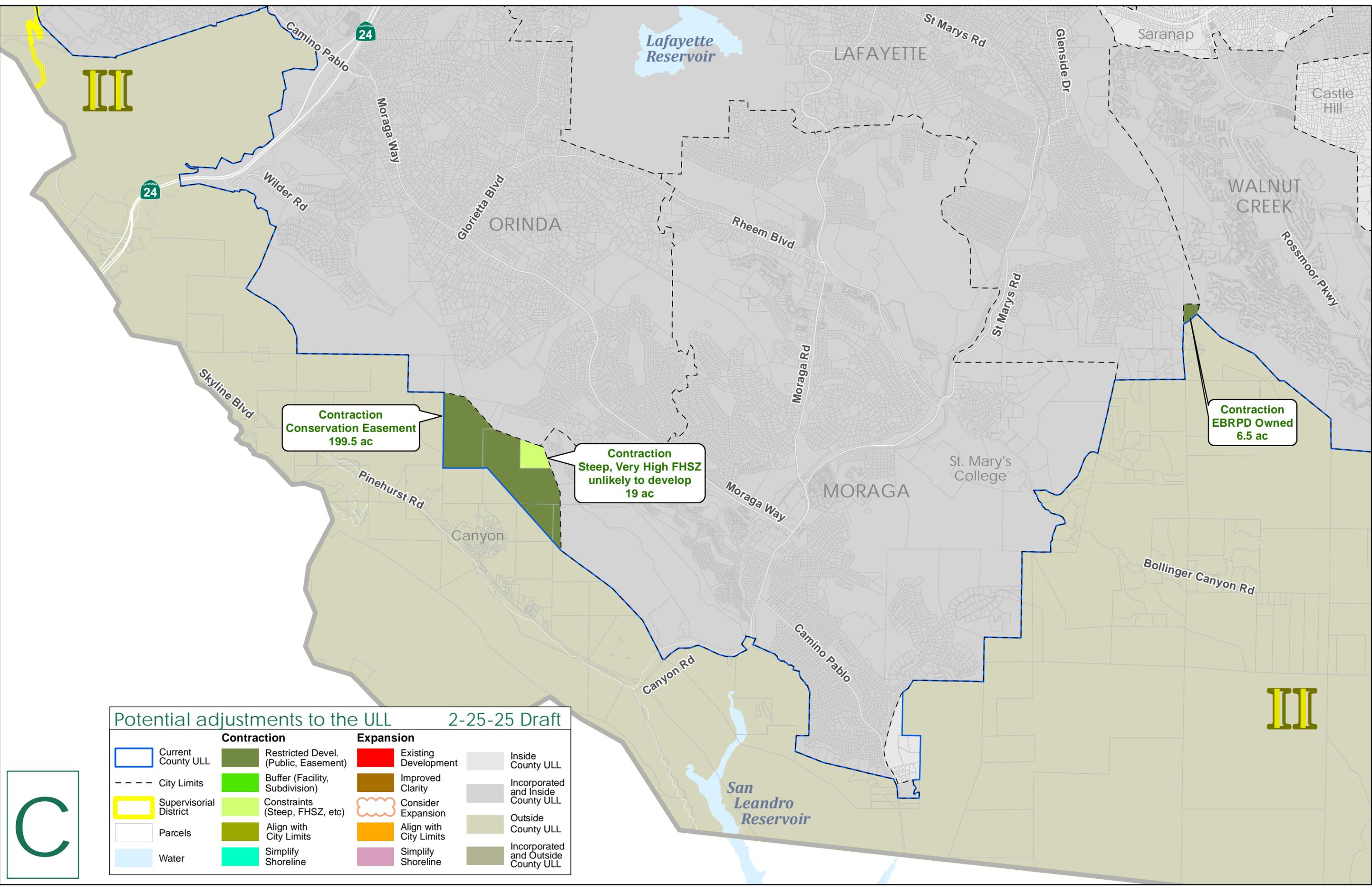
IV

III



**B**

	Current County ULL
	2-22-25 Draft County ULL
	Supervisory Districts
	City Limits



**Contraction  
Conservation Easement  
199.5 ac**

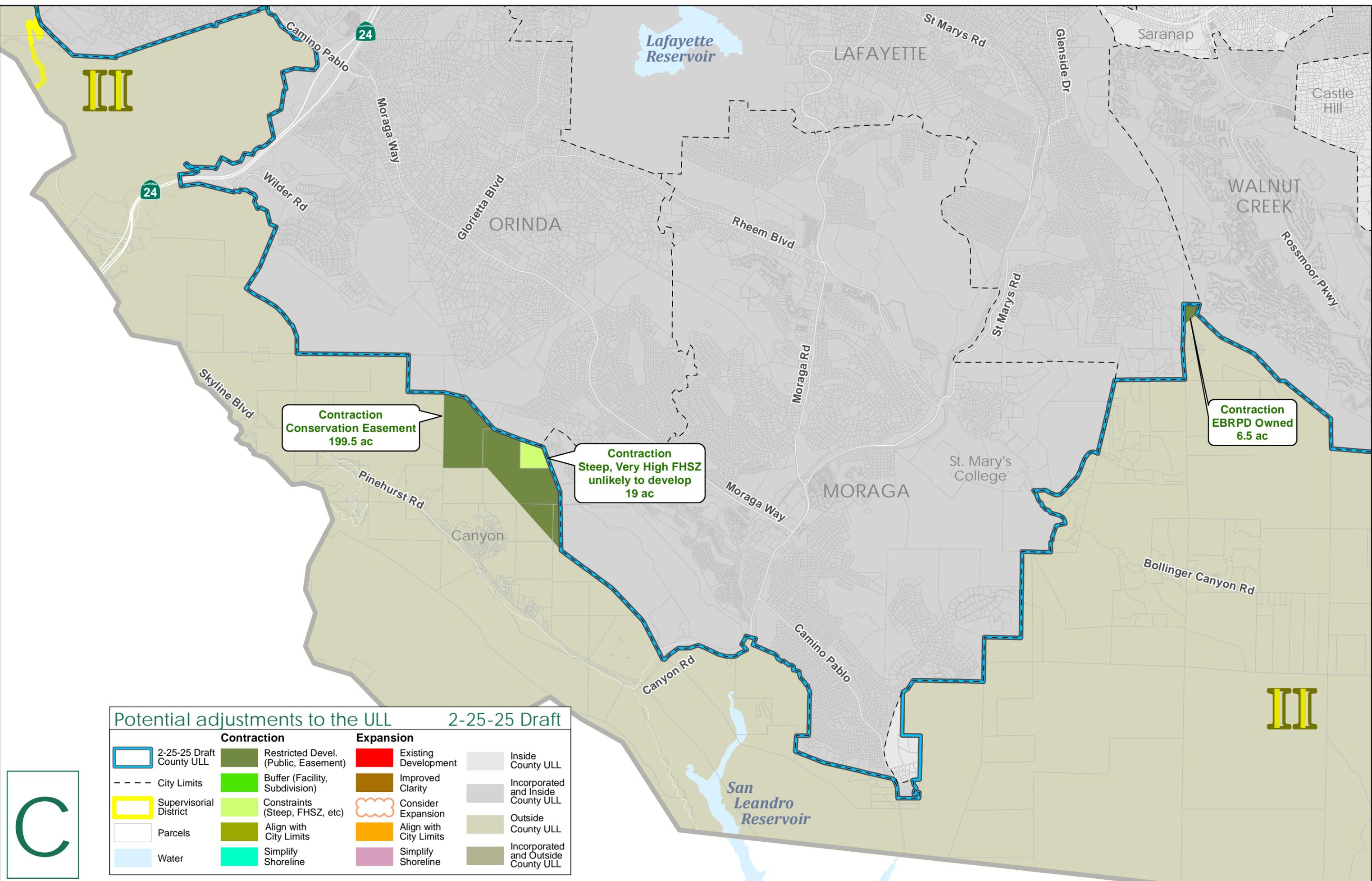
**Contraction  
Steep, Very High FHSZ  
unlikely to develop  
19 ac**

**Contraction  
EBRPD Owned  
6.5 ac**

**Potential adjustments to the ULL 2-25-25 Draft**

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





**Contraction  
Conservation Easement  
199.5 ac**

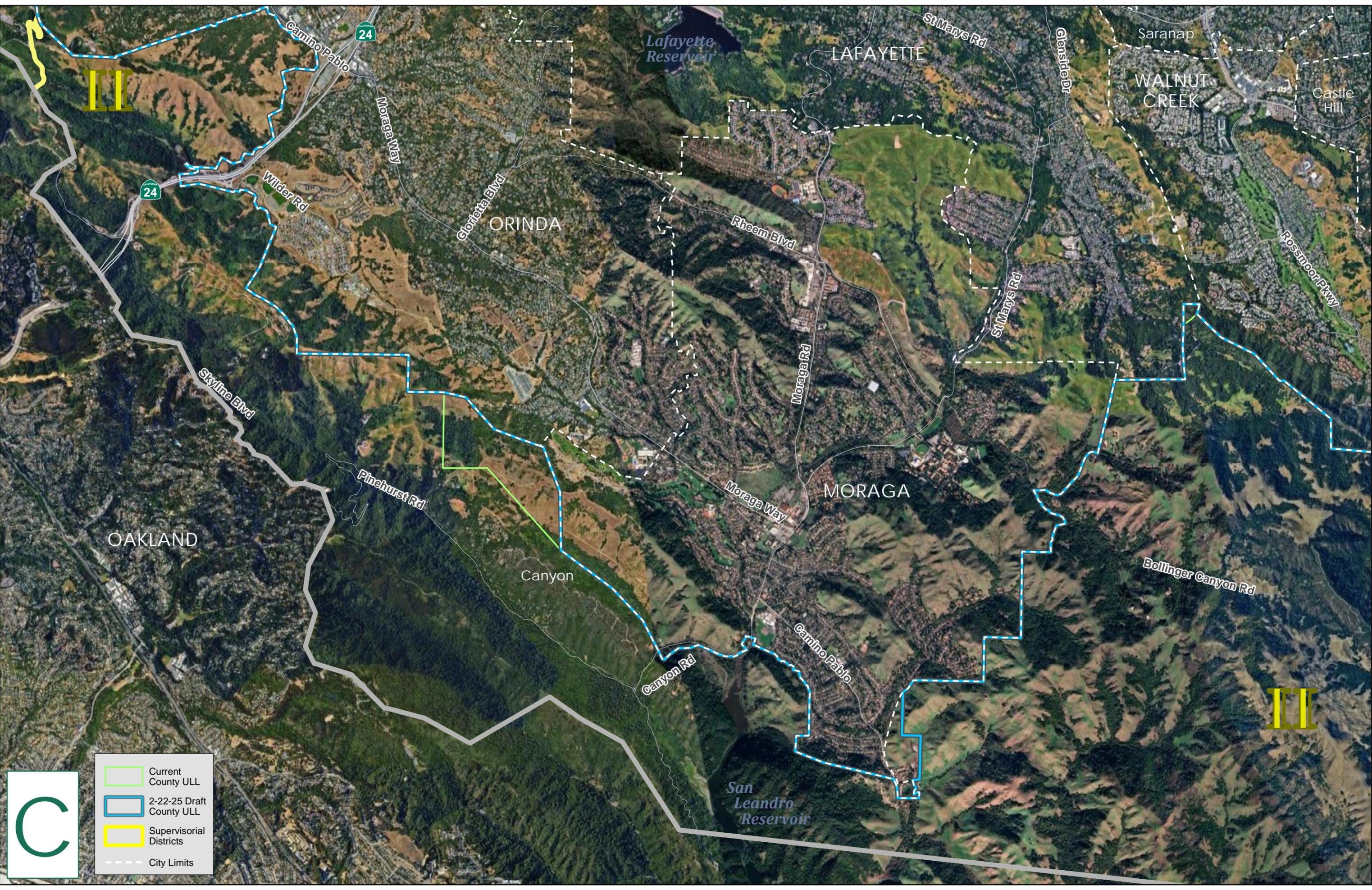
**Contraction  
Steep, Very High FHSZ  
unlikely to develop  
19 ac**

**Contraction  
EBRPD Owned  
6.5 ac**

**Potential adjustments to the ULL 2-25-25 Draft**

2-25-25 Draft 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)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	





III

III



-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits

OAKLAND

ORINDA

MORAGA

LAFAYETTE

WALNUT CREEK

Lafayette Reservoir

San Leandro Reservoir

24

Stylite Blvd

Wilder Rd

Camino Pablo

Pinhurst Rd

Glorietta Blvd

Canyon

Canyon Rd

Moraga Way

Camino Pablo

Moraga Rd

Rheem Blvd

St Marys Rd

St Marys Rd

Glenaside Dr

Bollinger Canyon Rd

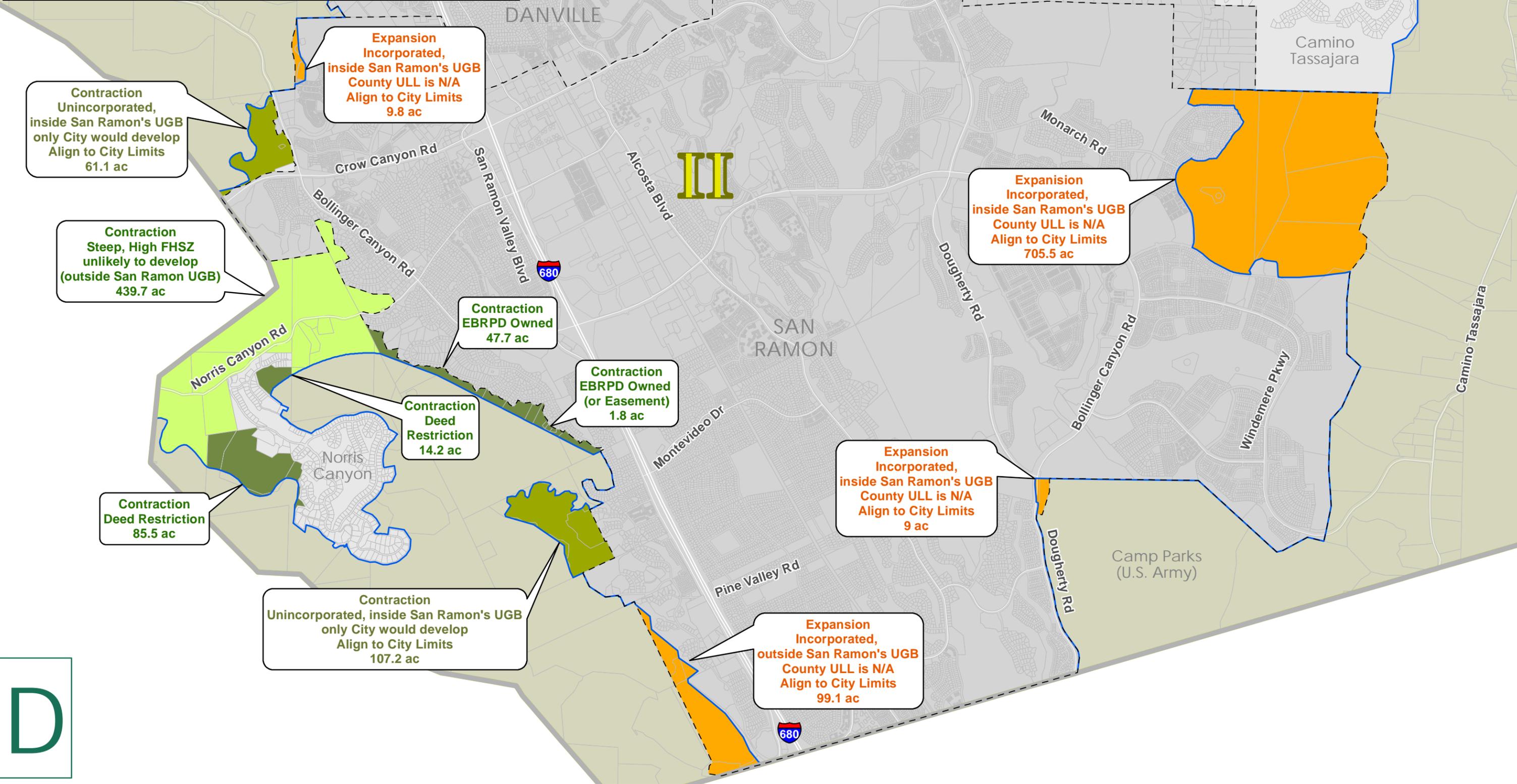
Rossmore Pkwy

Saranap

Castle Hill

Potential adjustments to the ULL 2-25-25 Draft

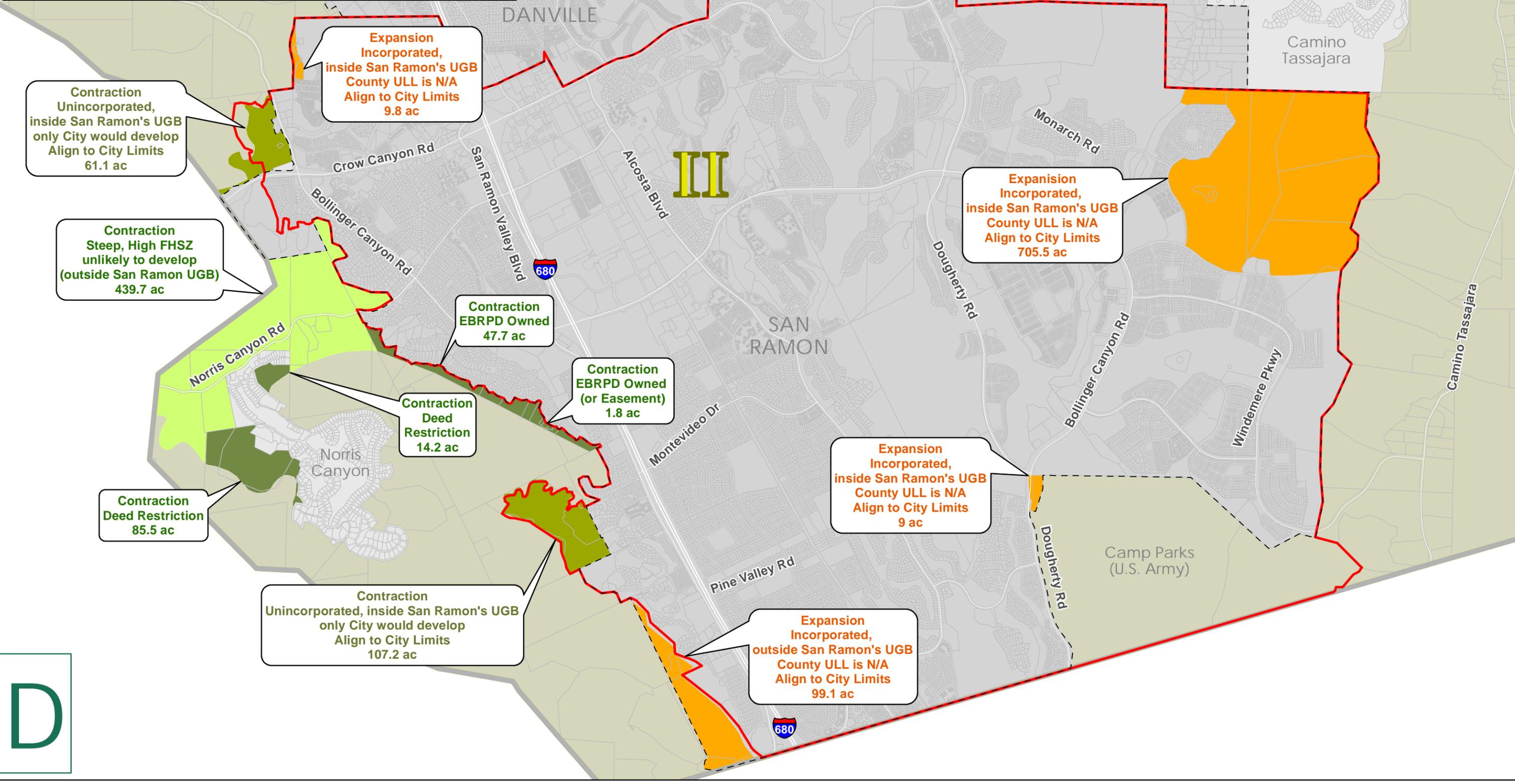
Contraction		Expansion	
Current County ULL	Restricted Devel. (Public, Easement)	Existing Development	Inside County ULL
City Limits	Buffer (Facility, Subdivision)	Improved Clarity	Incorporated and Inside County ULL
Supervisorial District	Constraints (Steep, FHSZ, etc)	Consider Expansion	Outside County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



D

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	San Ramon UGB		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		



**Contraction**  
Unincorporated, inside San Ramon's UGB only City would develop  
Align to City Limits  
61.1 ac

**Expansion**  
Incorporated, inside San Ramon's UGB  
County ULL is N/A  
Align to City Limits  
9.8 ac

**Expansion**  
Existing Development  
21.3 ac

**Contraction**  
Steep, High FHSZ unlikely to develop (outside San Ramon UGB)  
439.7 ac

**Expansion**  
Incorporated, inside San Ramon's UGB  
County ULL is N/A  
Align to City Limits  
705.5 ac

**Contraction**  
EBRPD Owned  
47.7 ac

**Contraction**  
EBRPD Owned (or Easement)  
1.8 ac

**Expansion**  
Incorporated, inside San Ramon's UGB  
County ULL is N/A  
Align to City Limits  
9 ac

**Contraction**  
Deed Restriction  
85.5 ac

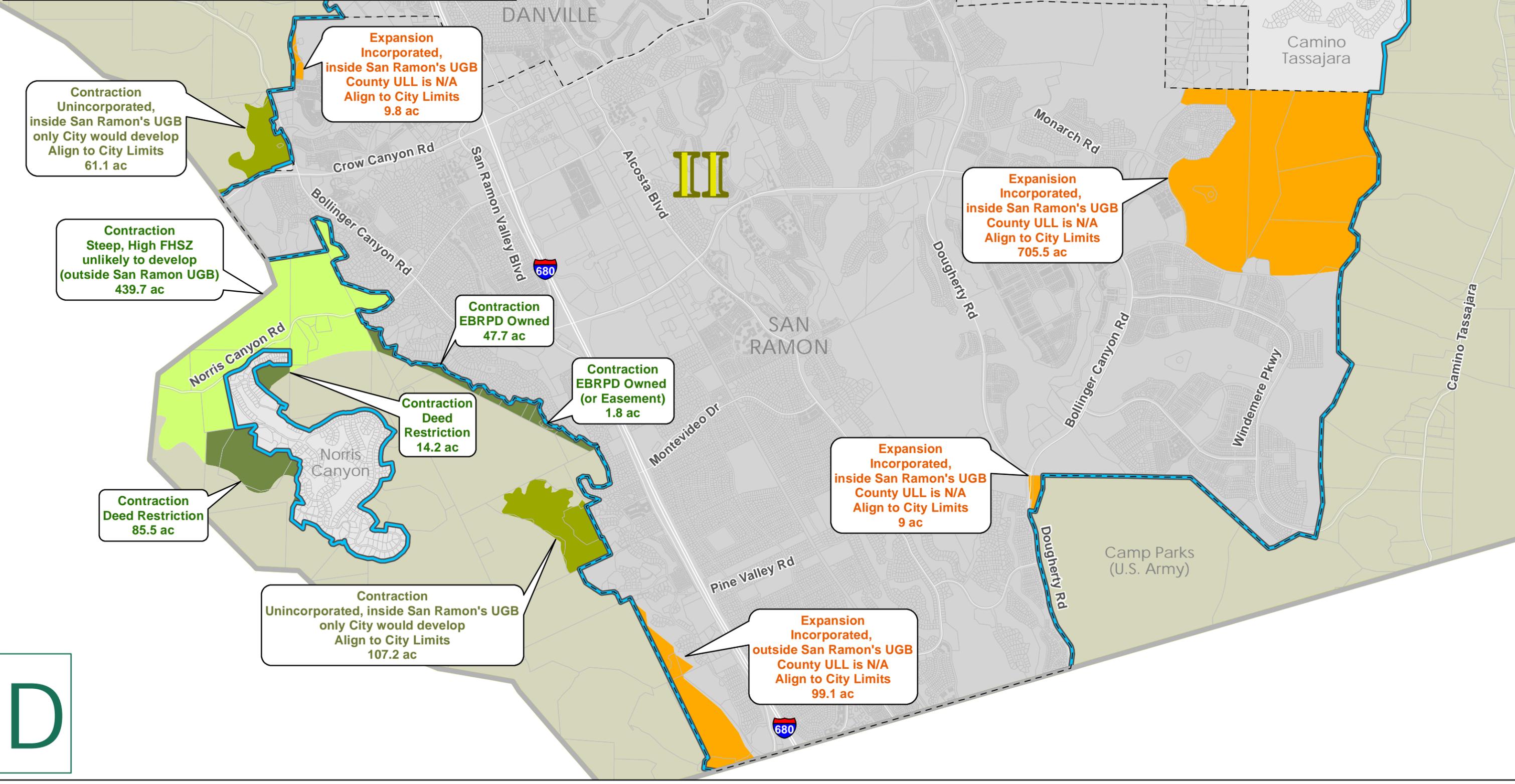
**Contraction**  
Deed Restriction  
14.2 ac

**Contraction**  
Unincorporated, inside San Ramon's UGB only City would develop  
Align to City Limits  
107.2 ac

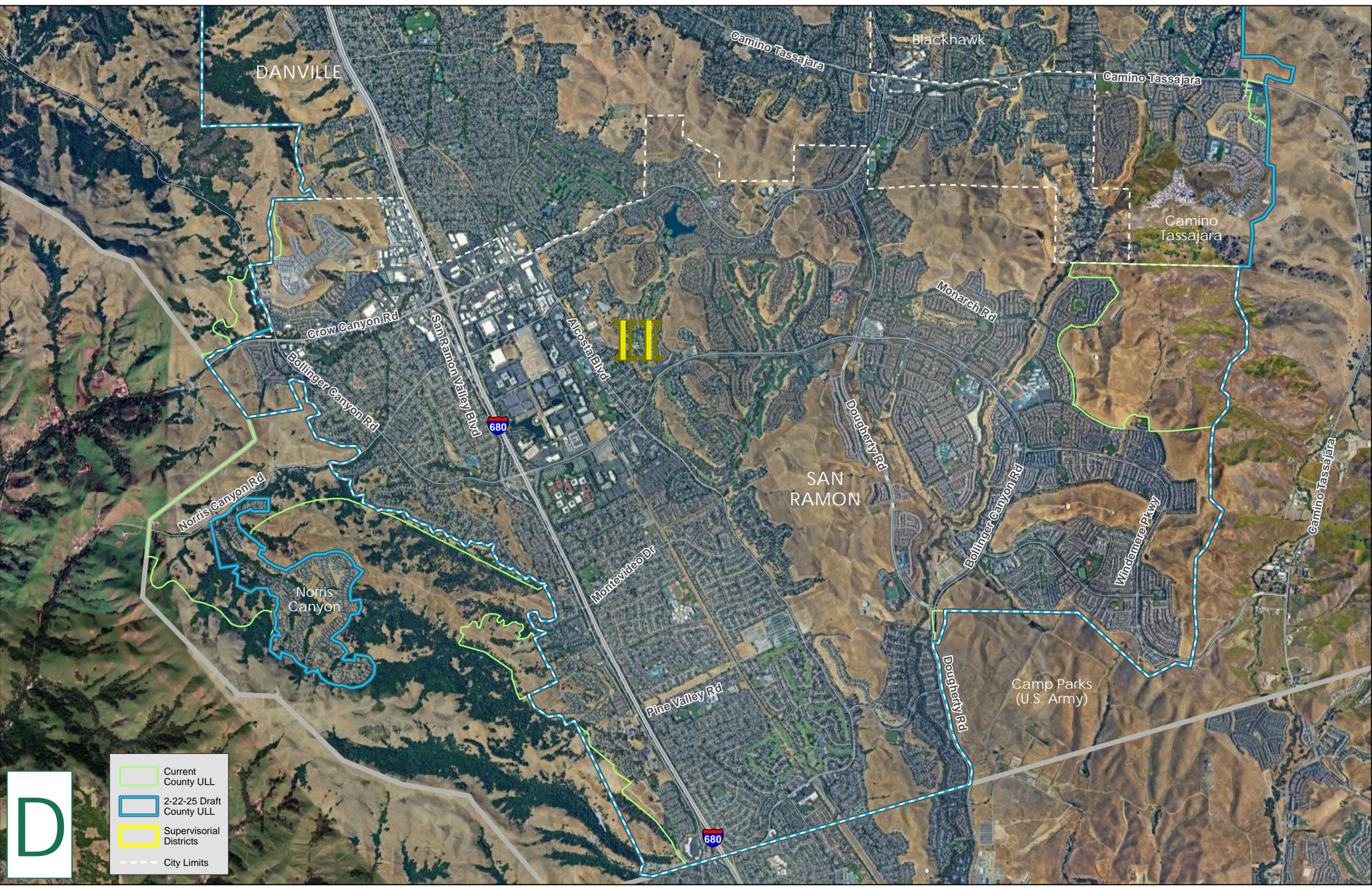
**Expansion**  
Incorporated, outside San Ramon's UGB  
County ULL is N/A  
Align to City Limits  
99.1 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Restricted Devel. (Public, Easement)
	City Limits		Existing Development
	Supervisory District		Improved Clarity
	Parcels		Consider Expansion
	Water		Align with City Limits
			Align with County ULL
			Simplify Shoreline
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL



D



DANVILLE

Blackhawk

Camino Tassajara

Camino Tassajara

III

SAN RAMON

Camino Tassajara

Camp Parks (U.S. Army)



-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits

Current County ULL

2-22-25 Draft County ULL

Supervisorial Districts

City Limits



Norris Canyon Rd

Bollinger Canyon Rd

Crow Canyon Rd

San Ramon Valley Blvd

Alcosta Blvd

Montevideo Dr

Pine Valley Rd

Dougherty Rd

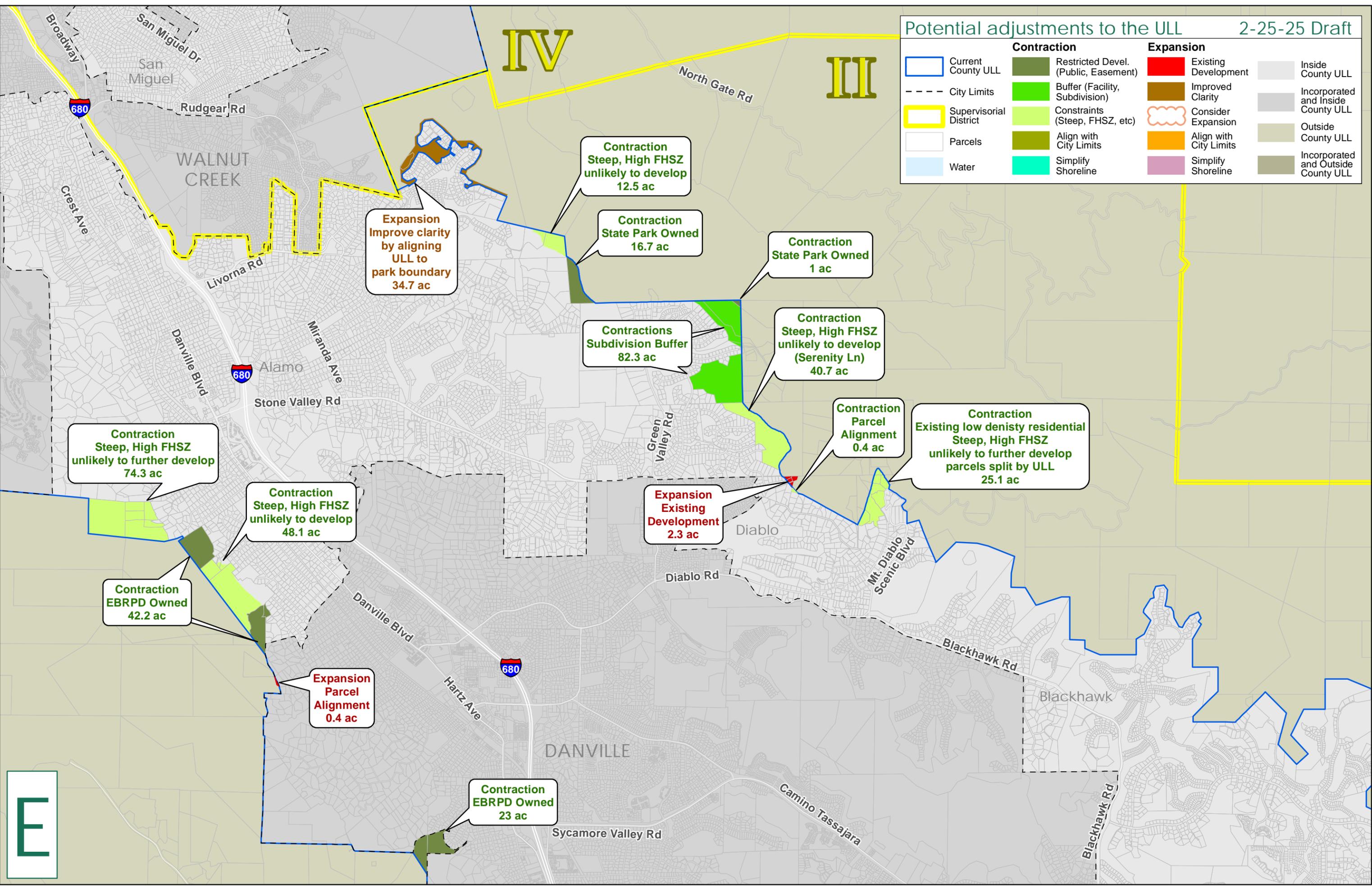
Monarch Rd

Bollinger Canyon Rd

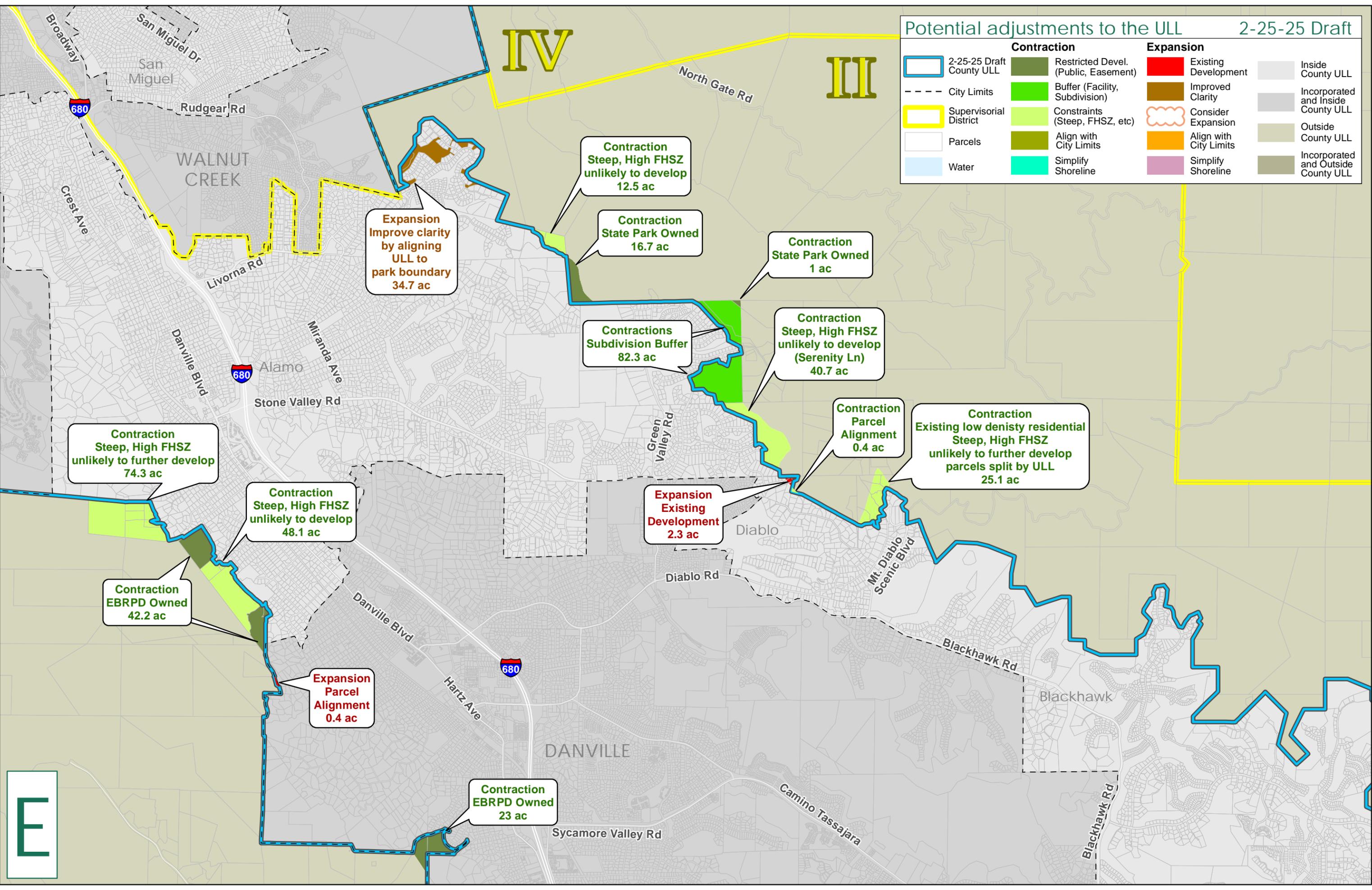
Dougherty Rd

Windemere Pkwy

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



Contraction		Expansion	
	2-25-25 Draft County ULL		Restricted Devel. (Public, Easement)
	City Limits		Buffer (Facility, Subdivision)
	Supervisory District		Constraints (Steep, FHSZ, etc)
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Existing Development		Improved Clarity
	Align with City Limits		Simplify Shoreline
	Inside County ULL		Incorporated and Inside County ULL
	Incorporated and Inside County ULL		Outside County ULL
	Incorporated and Outside County ULL		



**Contraction**  
Steep, High FHSZ unlikely to further develop  
74.3 ac

**Contraction**  
Steep, High FHSZ unlikely to develop  
48.1 ac

**Contraction**  
EBRPD Owned  
42.2 ac

**Expansion**  
Parcel Alignment  
0.4 ac

**Contraction**  
EBRPD Owned  
23 ac

**Expansion**  
Improve clarity by aligning ULL to park boundary  
34.7 ac

**Contraction**  
Steep, High FHSZ unlikely to develop  
12.5 ac

**Contraction**  
State Park Owned  
16.7 ac

**Contractions**  
Subdivision Buffer  
82.3 ac

**Contraction**  
State Park Owned  
1 ac

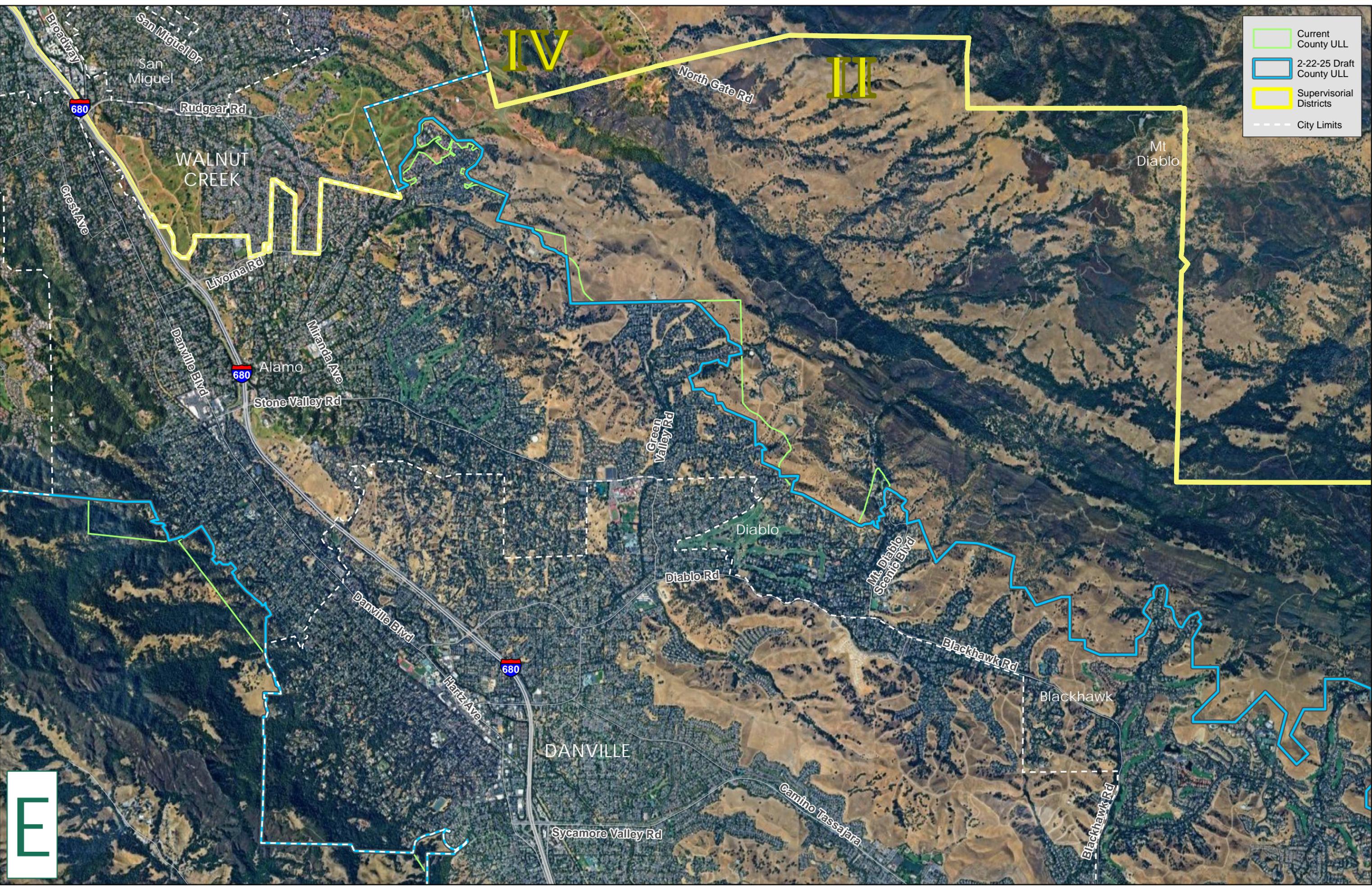
**Contraction**  
Steep, High FHSZ unlikely to develop (Serenity Ln)  
40.7 ac

**Expansion**  
Existing Development  
2.3 ac

**Contraction**  
Parcel Alignment  
0.4 ac

**Contraction**  
Existing low density residential Steep, High FHSZ unlikely to further develop parcels split by ULL  
25.1 ac





- Current County ULL
- 2-22-25 Draft County ULL
- Supervisory Districts
- City Limits



IV

III

Mt Diablo

WALNUT CREEK

Alamo

DANVILLE

Blackhawk

Broadway

San Miguel Dr

San Miguel

Rudgear Rd

North Gate Rd

Grest Ave

Livorna Rd

Danville Blvd

680

Miranda Ave

Stone Valley Rd

Green Valley Rd

Diablo

Diablo Rd

Mt. Diablo Scenic Blvd

Danville Blvd

680

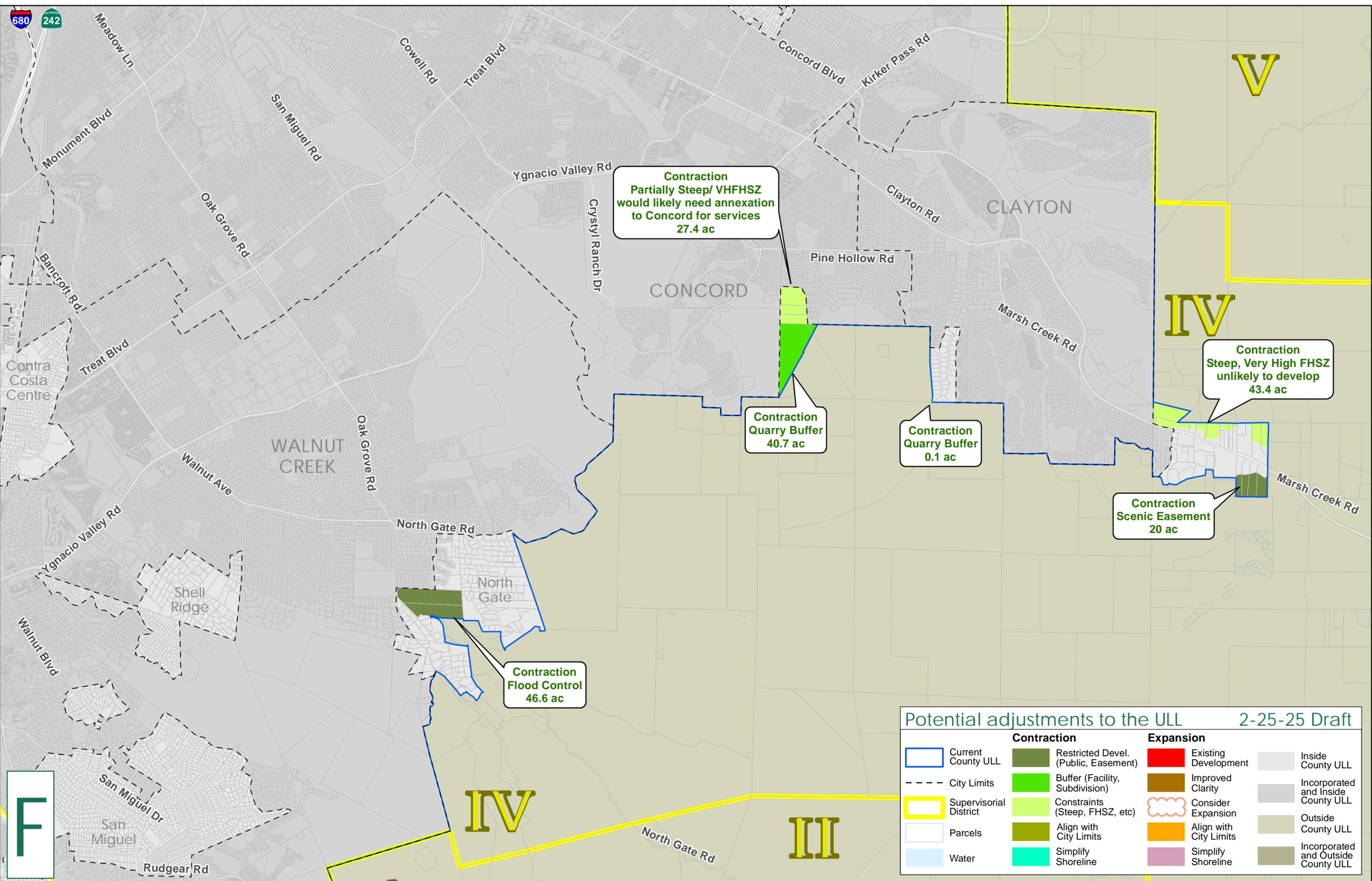
Hartz Ave

Blackhawk Rd

Camino Tassajara

Sycamore Valley Rd

Blackhawk Rd



**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

Potential adjustments to the ULL 2-25-25 Draft

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

F

V

IV

IV

III

CLAYTON

CONCORD

WALNUT CREEK

North Gate

Contra Costa Centre

Shell Ridge

San Miguel

Rudgear Rd

Monument Blvd

Oak Grove Rd

Walnut Ave

North Gate Rd

North Gate Rd

Ygnacio Valley Rd

Crystl Ranch Dr

Pine Hollow Rd

Clayton Rd

Marsh Creek Rd

Marsh Creek Rd

Cowell Rd

Treat Blvd

Concord Blvd

Kirker Pass Rd

San Miguel Rd

Monument Blvd

Oak Grove Rd

Bancroft Rd

Treat Blvd

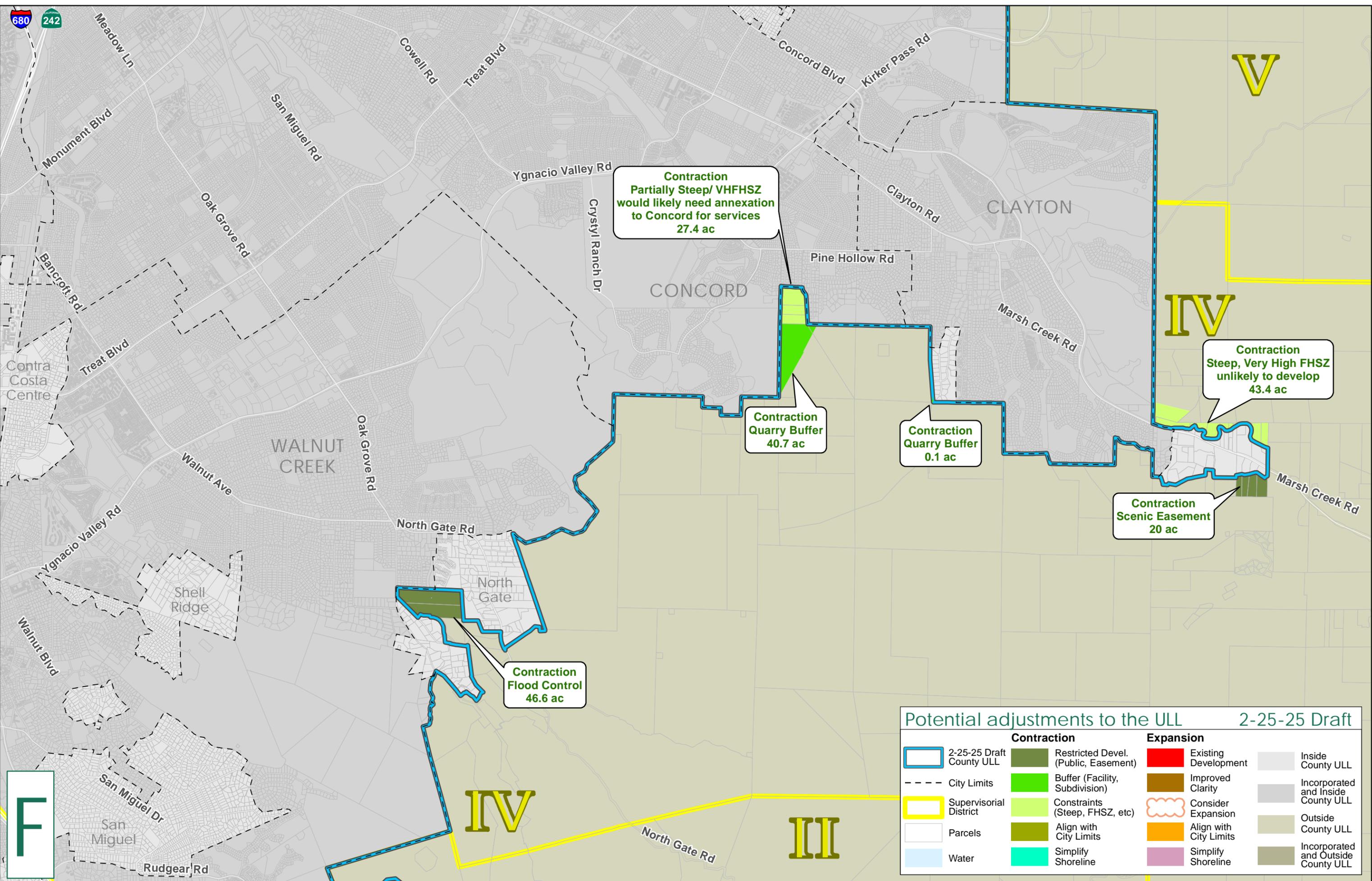
Contra Costa Centre

Ygnacio Valley Rd

Walnut Blvd

San Miguel Dr

680 242



**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**  
Steep, Very High FHSZ  
unlikely to develop  
43.4 ac

**Contraction**  
Flood Control  
46.6 ac

**Contraction**  
Scenic Easement  
20 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
2-25-25 Draft 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)	Consider Expansion	Outside County ULL
Parcels	Align with City Limits	Align with City Limits	Incorporated and Outside County ULL
Water	Simplify Shoreline	Simplify Shoreline	

F

V

IV

IV

III

CLAYTON

CONCORD

WALNUT CREEK

North Gate

Contra Costa Centre

Shell Ridge

San Miguel

Rudgear Rd

Monument Blvd

Oak Grove Rd

Walnut Ave

North Gate Rd

North Gate Rd

Ygnacio Valley Rd

Crystal Ranch Dr

Pine Hollow Rd

Marsh Creek Rd

Marsh Creek Rd

Cowell Rd

Treat Blvd

Concord Blvd

Kirker Pass Rd

Clayton Rd

San Miguel Rd

Meadow Ln

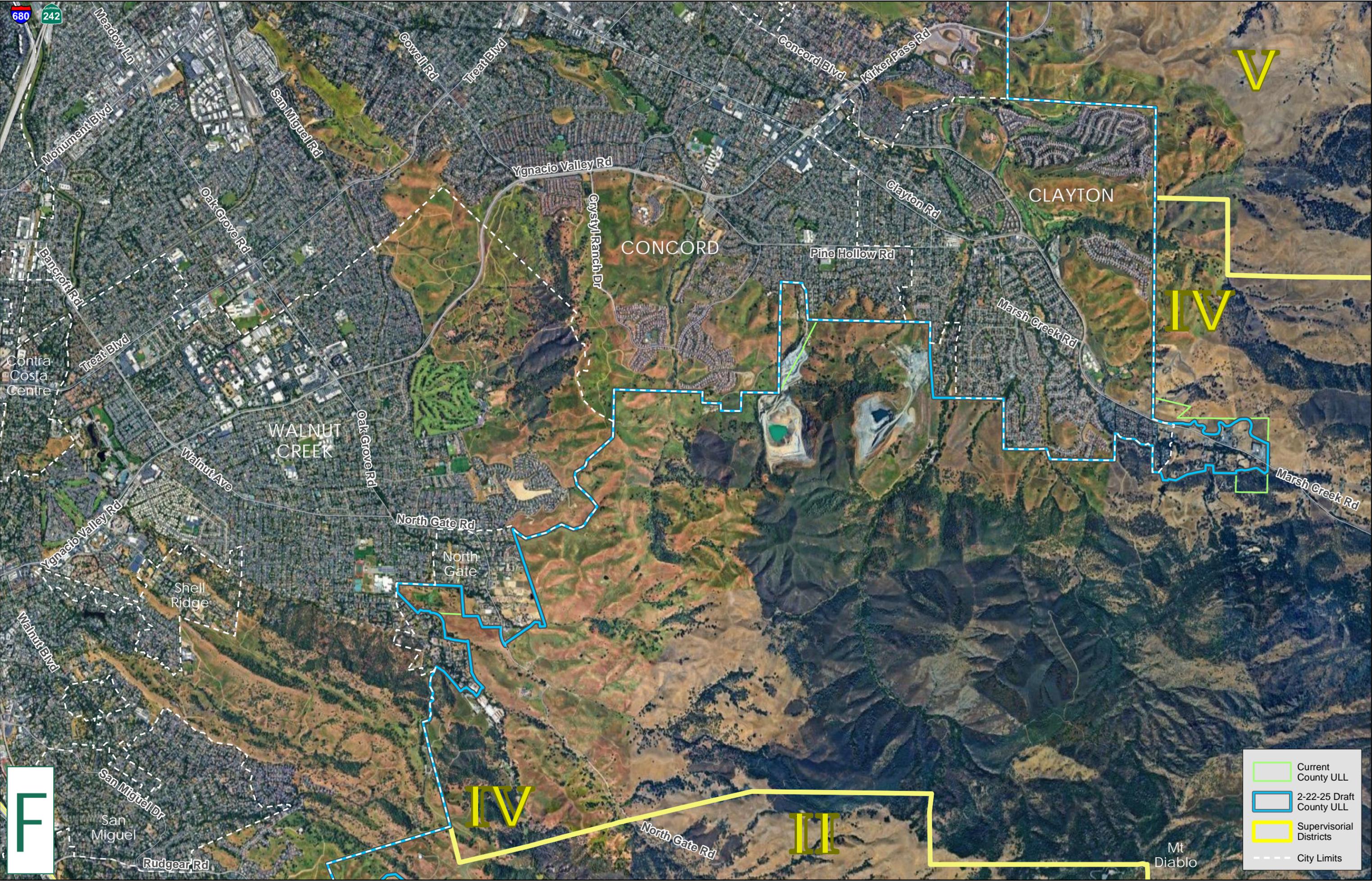
Bancroft Rd

Treat Blvd

Walnut Blvd

San Miguel Dr

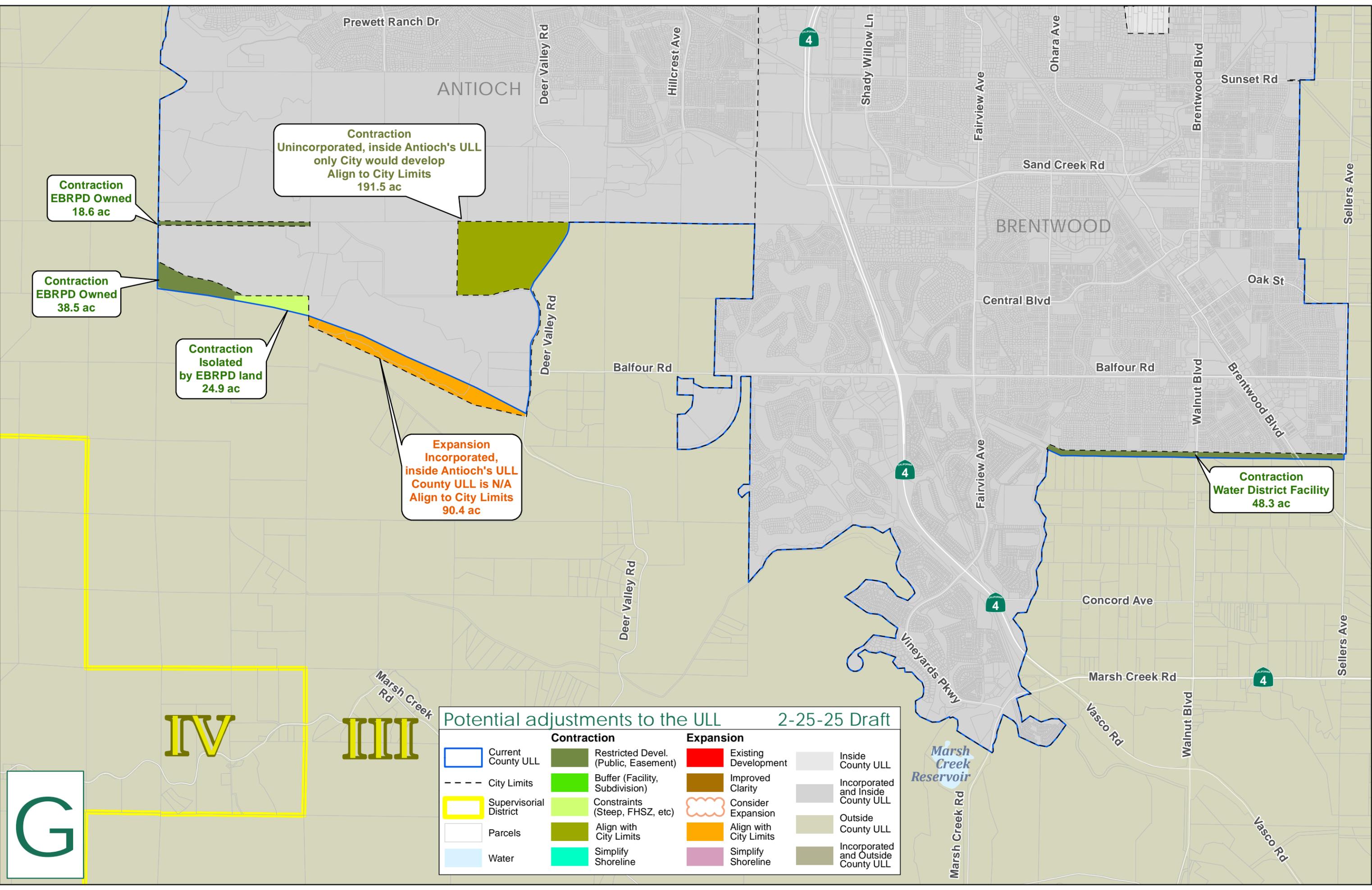
680 242



F

-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits

Mt Diablo



**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**  
 Isolated  
 by EBRPD land  
 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

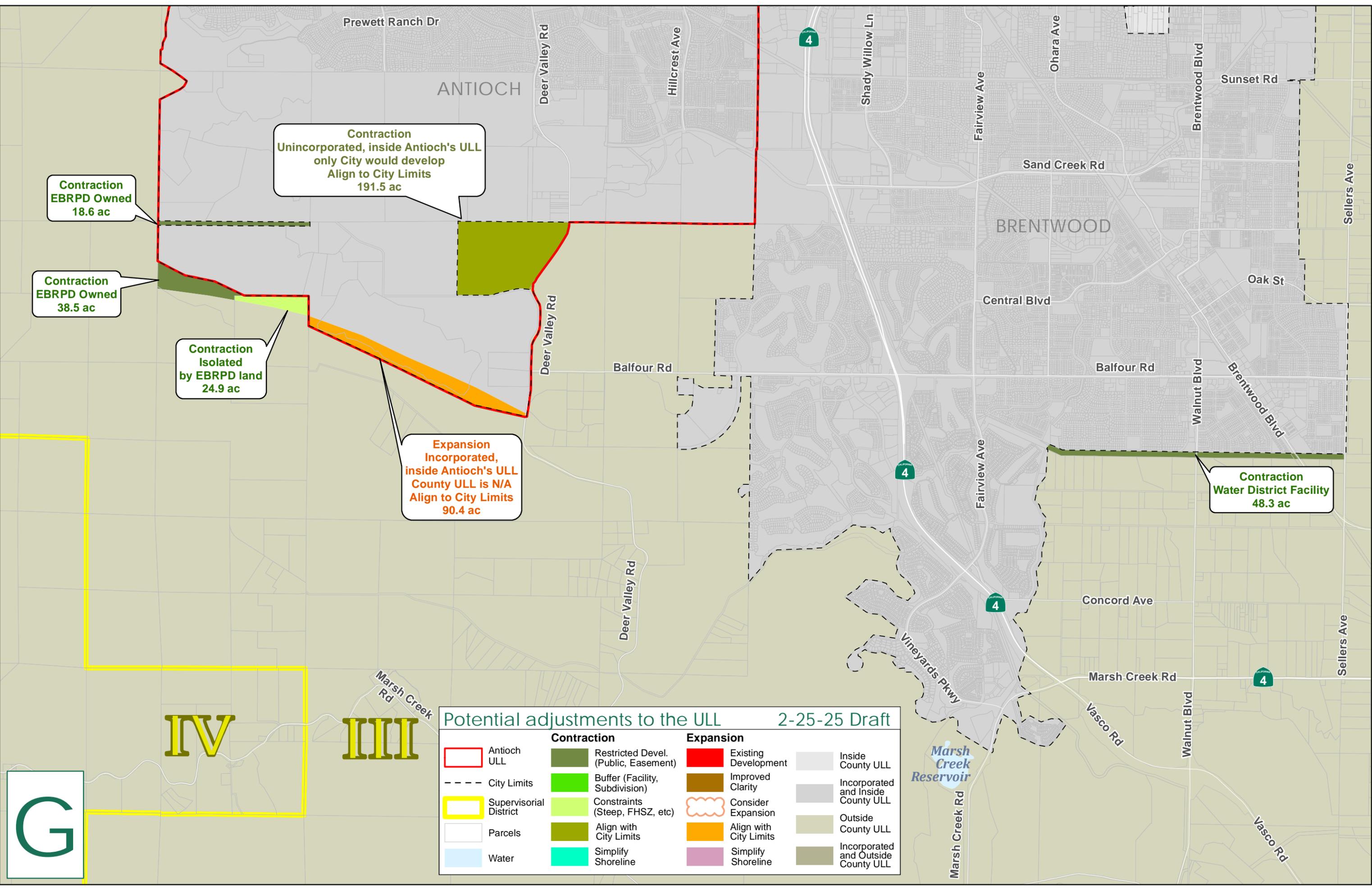
**IV**

**IIII**

**G**

Potential adjustments to the ULL 2-25-25 Draft

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



**G**

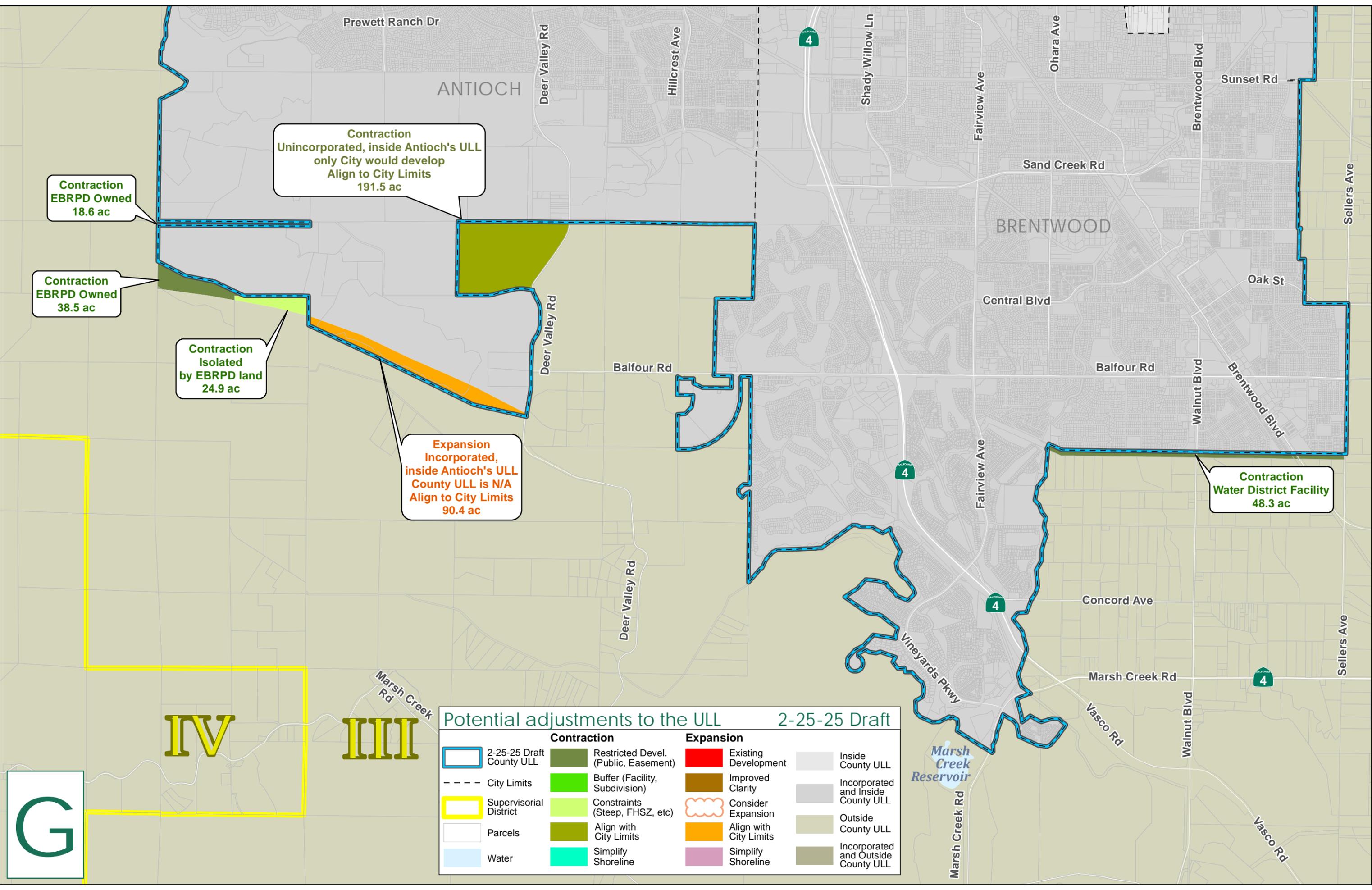
**IV**

**IIII**

Potential adjustments to the ULL 2-25-25 Draft

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

Marsh Creek Reservoir



**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**  
 Isolated  
 by EBRPD land  
 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

IV

IIII

G

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion			
	2-25-25 Draft County ULL		Existing Development		Inside County ULL
	City Limits		Improved Clarity		Incorporated and Inside County ULL
	Supervisorial District		Consider Expansion		Outside County ULL
	Parcels		Align with City Limits		Incorporated and Outside County ULL
	Water		Simplify Shoreline		
	Restricted Devel. (Public, Easement)				
	Buffer (Facility, Subdivision)				
	Constraints (Steep, FHSZ, etc)				
	Align with City Limits				
	Simplify Shoreline				



Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisorial District		Consider 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

**Byron Airport Area Contractions**  
**TOTAL**  
**1,172 ac**

Contraction  
 EBRPD Owned  
 72.9 ac

Contraction  
 Isolated  
 by Conservation  
 Easement  
 135.8 ac

Contraction  
 Conservation  
 Easement  
 801.7 ac

Contraction  
 EBRPD Owned  
 78.9 ac

Contraction  
 Isolated  
 by Conservation  
 Easement  
 82 ac

Contraction  
 Parcel  
 Alignment  
 0.2 ac

Contraction  
 Parcel Alignment  
 0.5 ac

Contraction  
 Parcel Alignment  
 0.3 ac

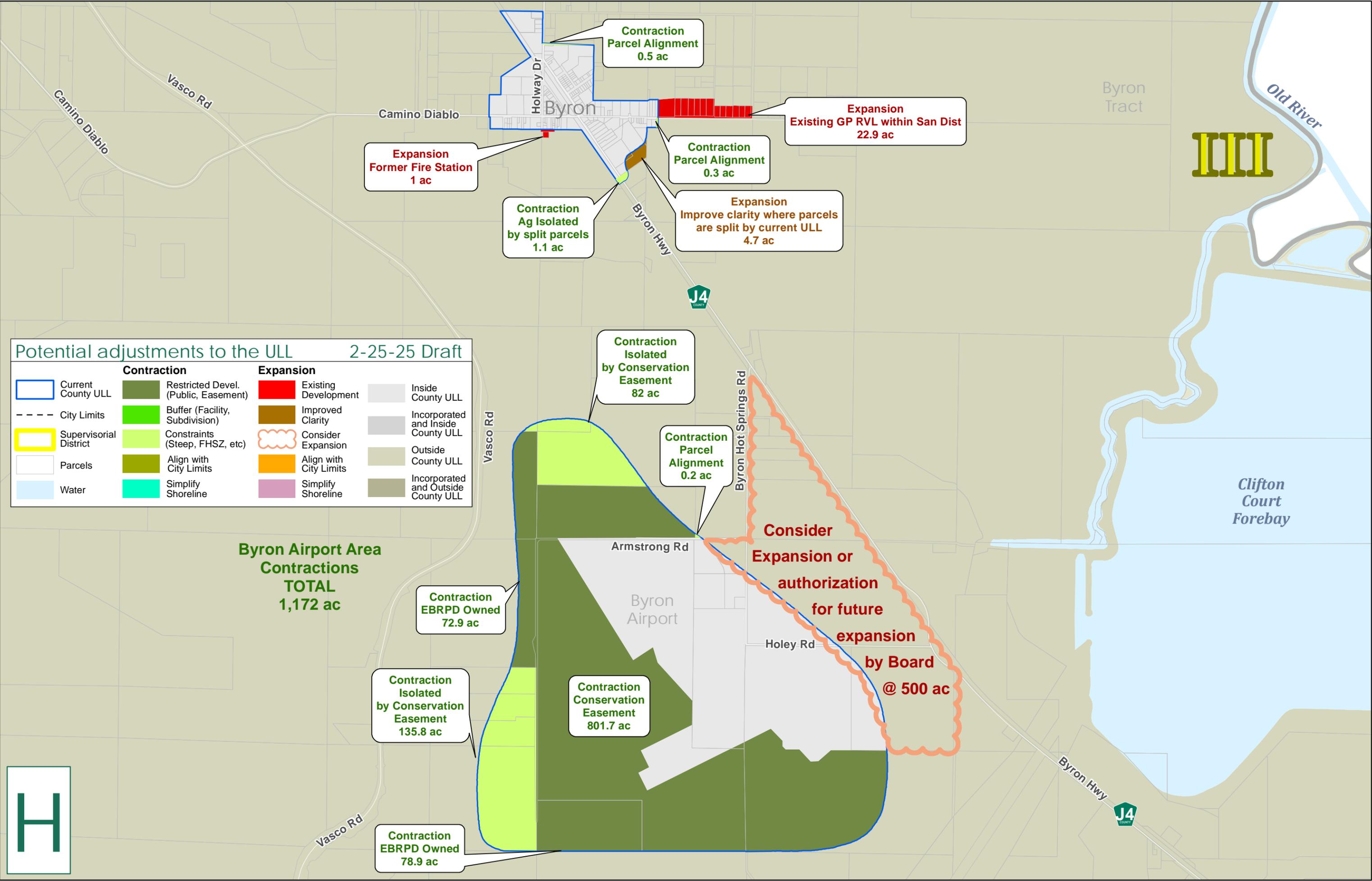
Contraction  
 Ag Isolated  
 by split parcels  
 1.1 ac

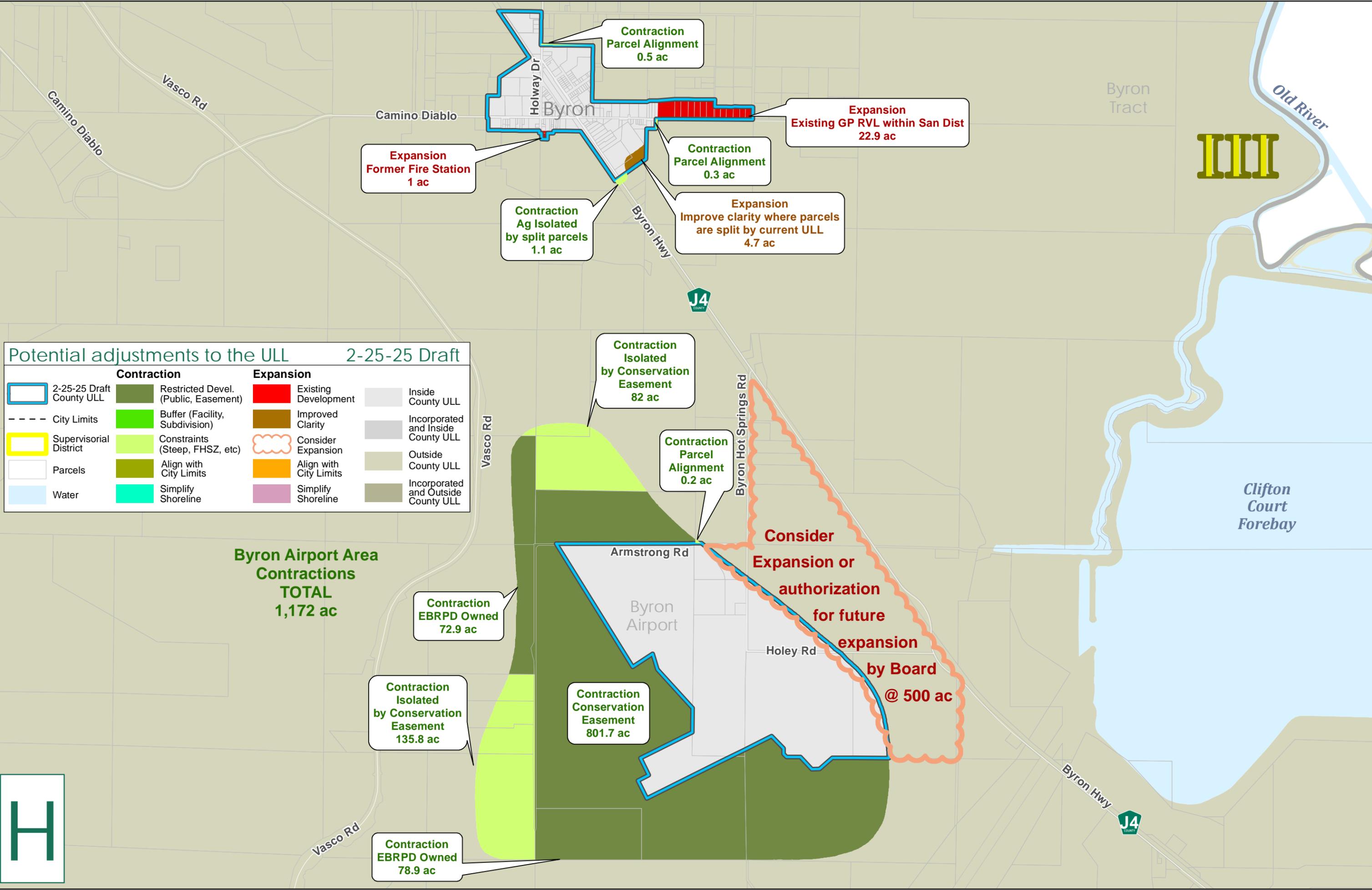
Expansion  
 Improve clarity where parcels  
 are split by current ULL  
 4.7 ac

Expansion  
 Former Fire Station  
 1 ac

Expansion  
 Existing GP RVL within San Dist  
 22.9 ac

**Consider  
 Expansion or  
 authorization  
 for future  
 expansion  
 by Board  
 @ 500 ac**



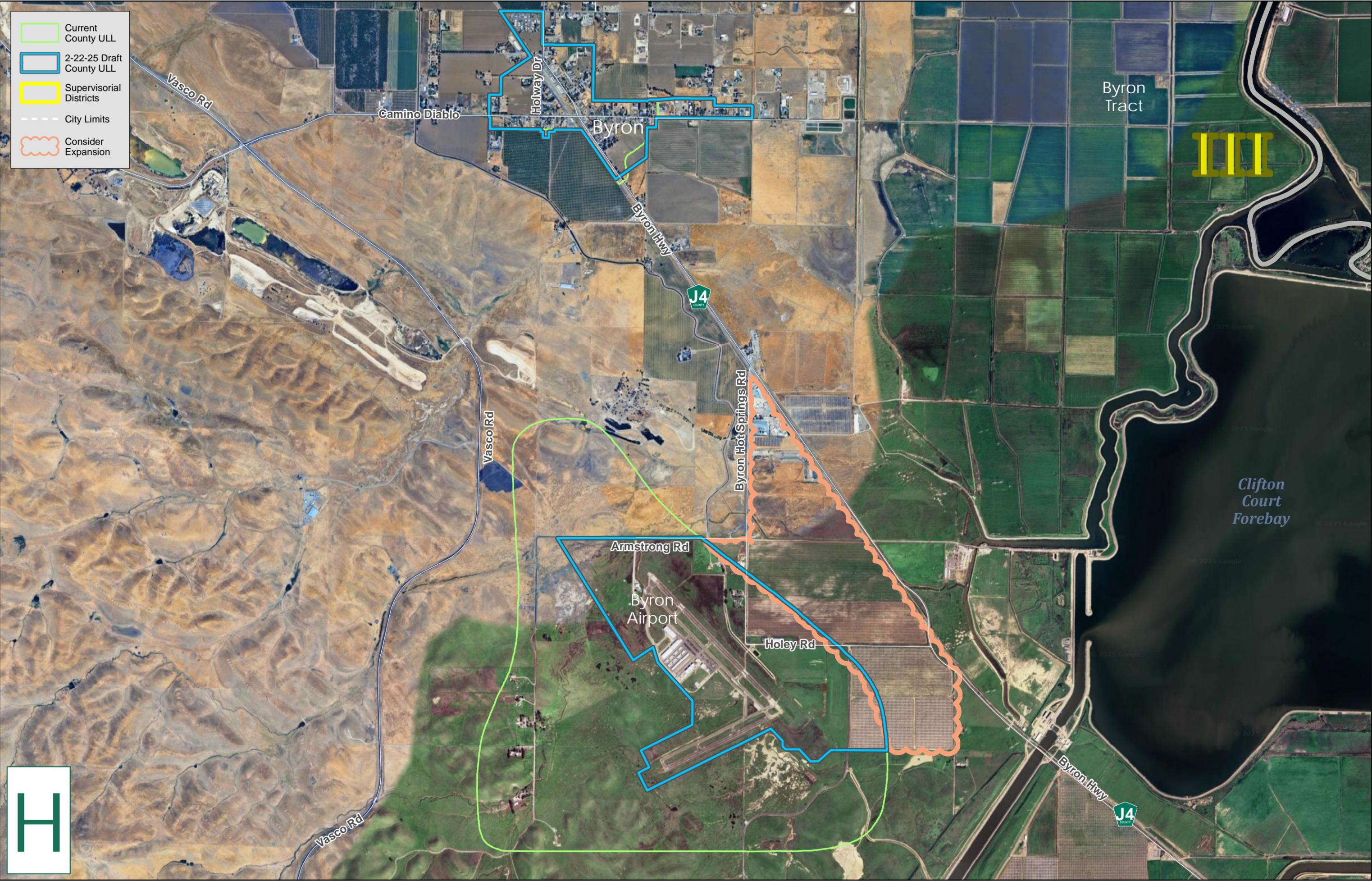


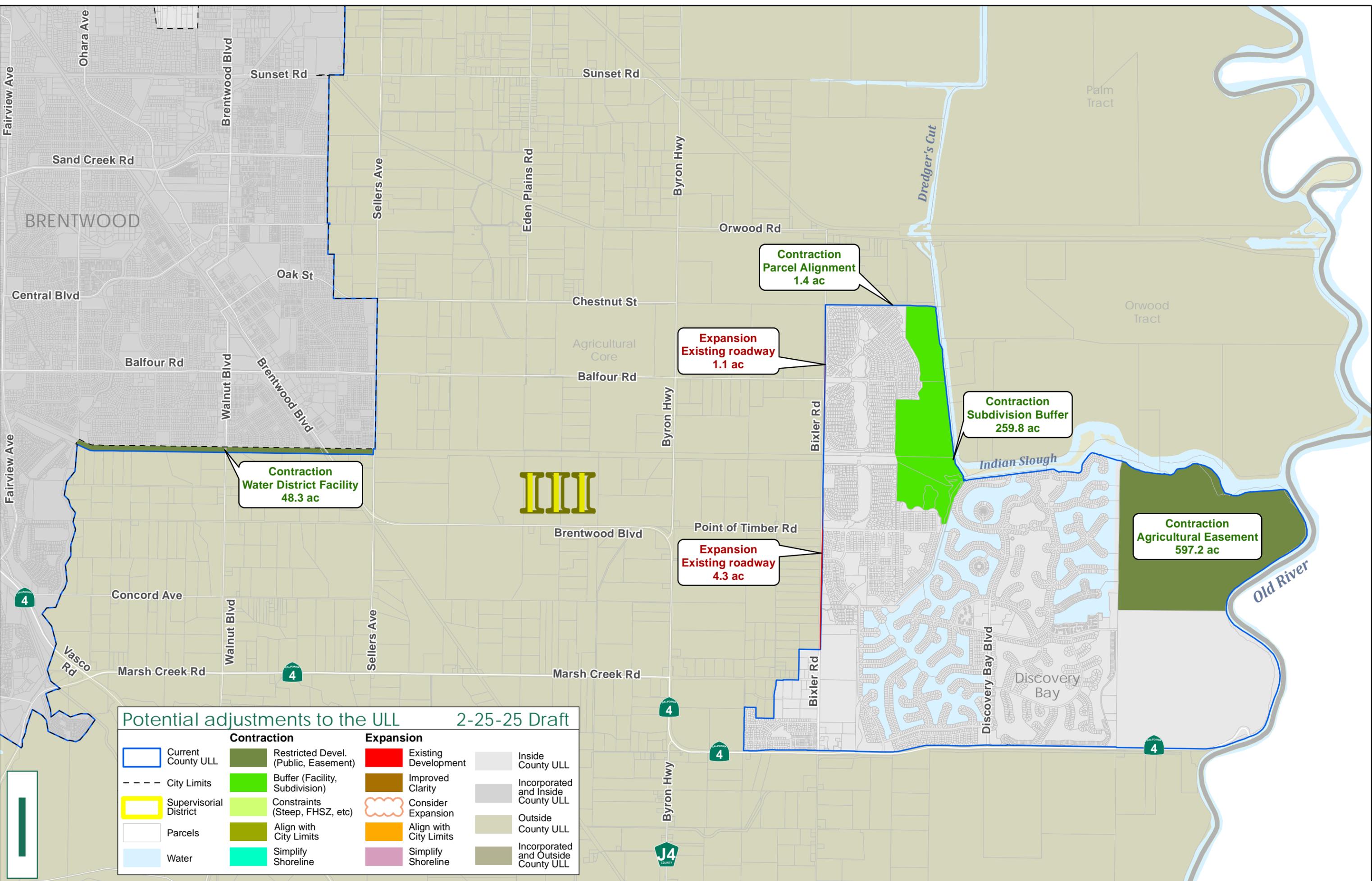
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Align with City Limits
	Buffer (Facility, Subdivision)		Constraints (Steep, FHSZ, etc)
	Align with City Limits		Simplify Shoreline
	Simplify Shoreline		Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL



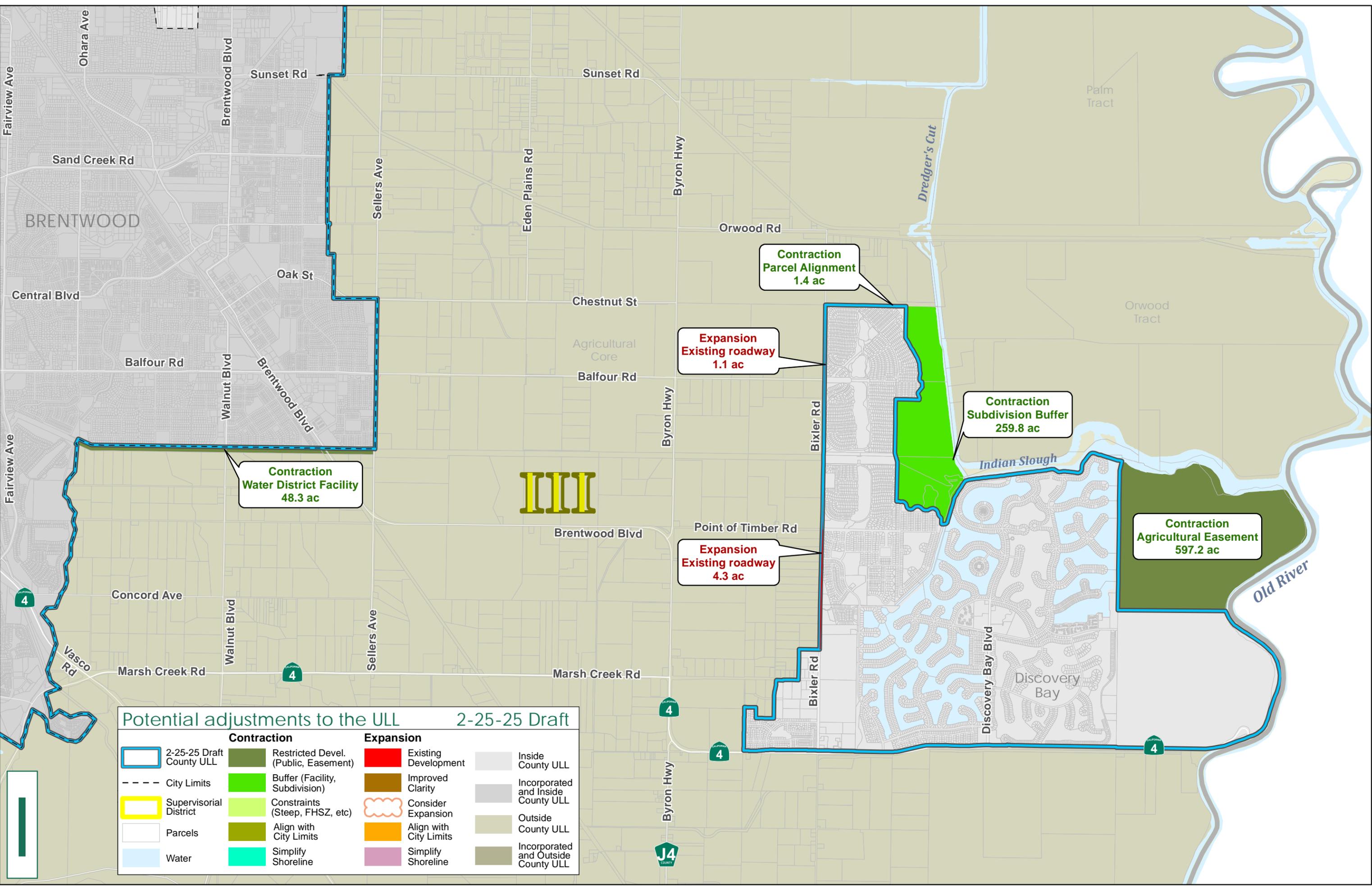
-  Current County ULL
-  2-22-25 Draft County ULL
-  Supervisorial Districts
-  City Limits
-  Consider Expansion





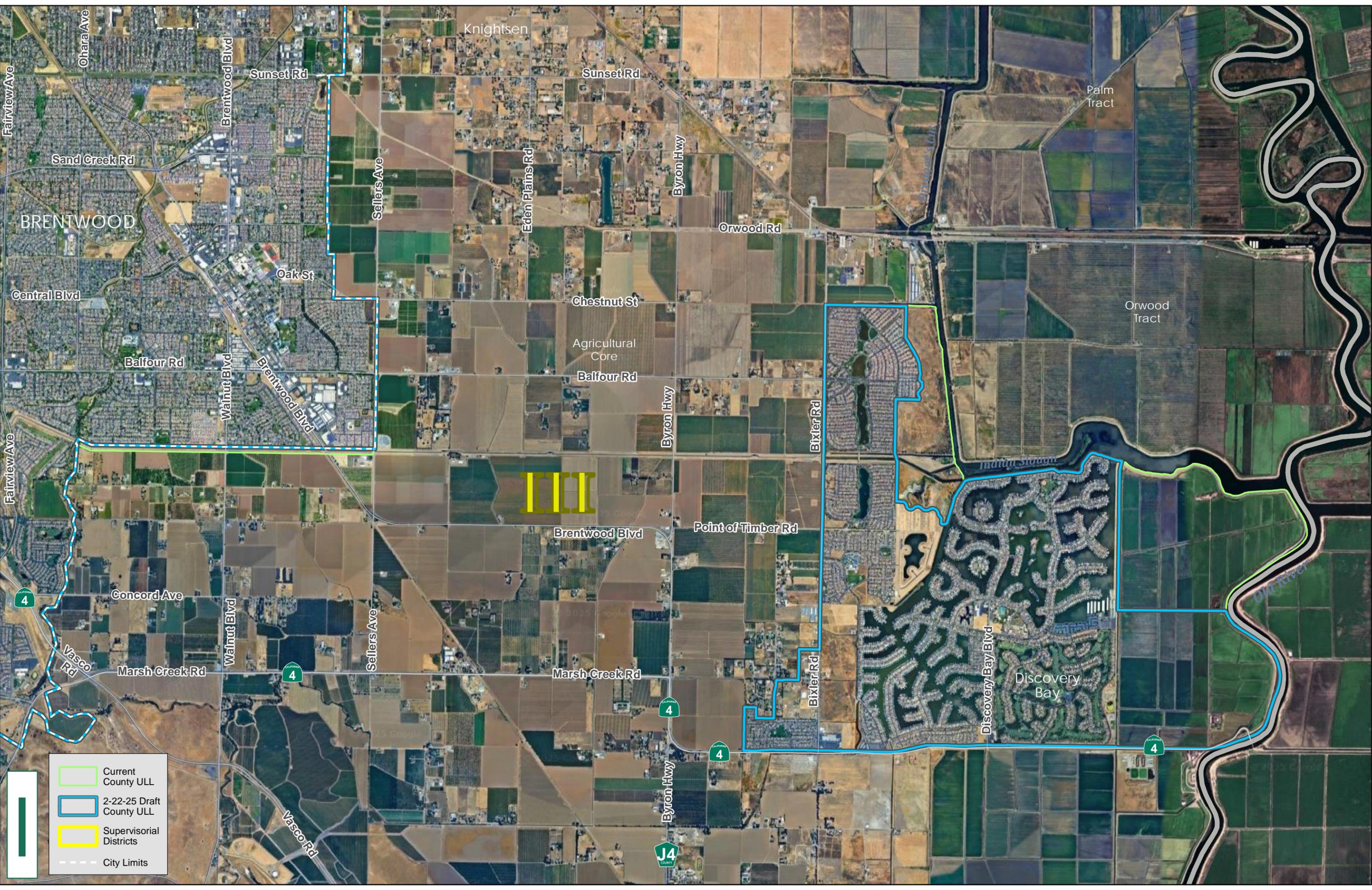
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		



Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisorial District		Consider 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		



Fairview Ave

Ohara Ave

Brentwood Blvd

Sunset Rd

Knightsen

Sunset Rd

Palm Tract

Sand Creek Rd

BRENTWOOD

Central Blvd

Oak St

Sellers Ave

Eden Plains Rd

Byron Hwy

Orwood Rd

Chestnut St

Agricultural Core

Balfour Rd

Walnut Blvd

Brentwood Blvd

Byron Hwy

Bixler Rd

III

Brentwood Blvd

Point of Timber Rd

Indian Slough

Fairview Ave

Concord Ave

Walnut Blvd

Sellers Ave

Marsh Creek Rd

Byron Hwy

Bixler Rd

Discovery Bay Blvd

Discovery Bay

Old River

4

4

4

4

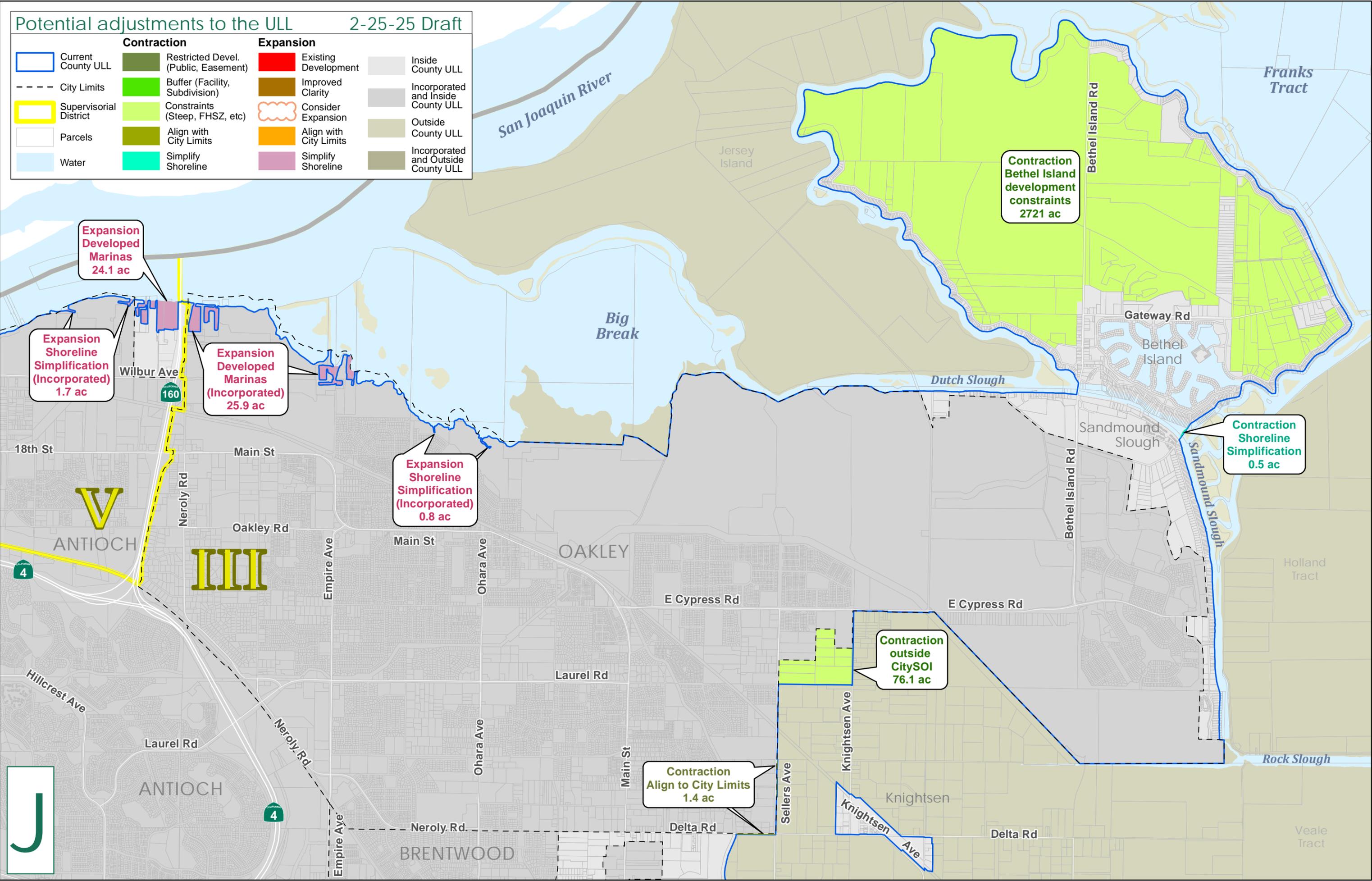
4

J4

- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits

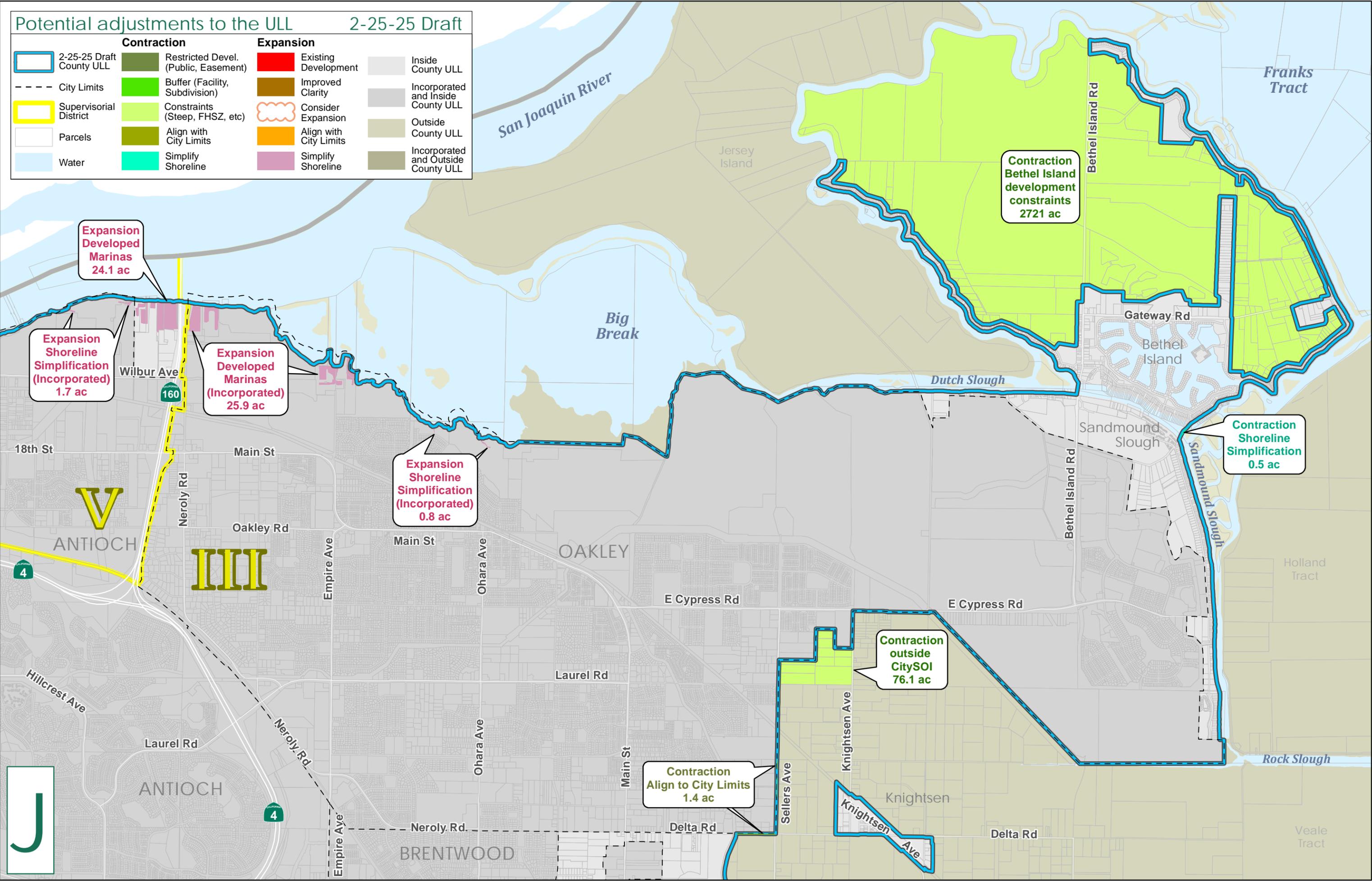
Potential adjustments to the ULL 2-25-25 Draft

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

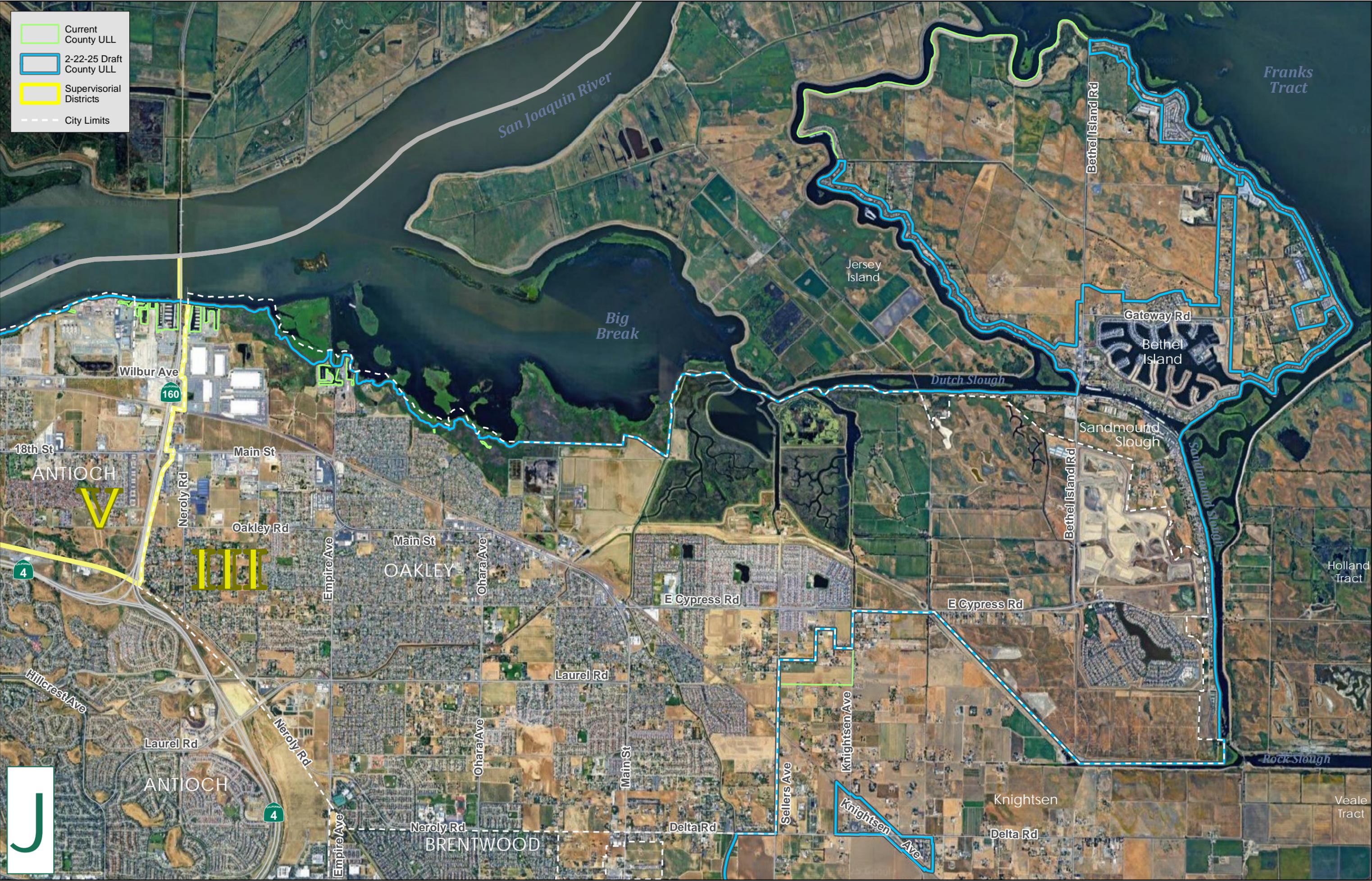


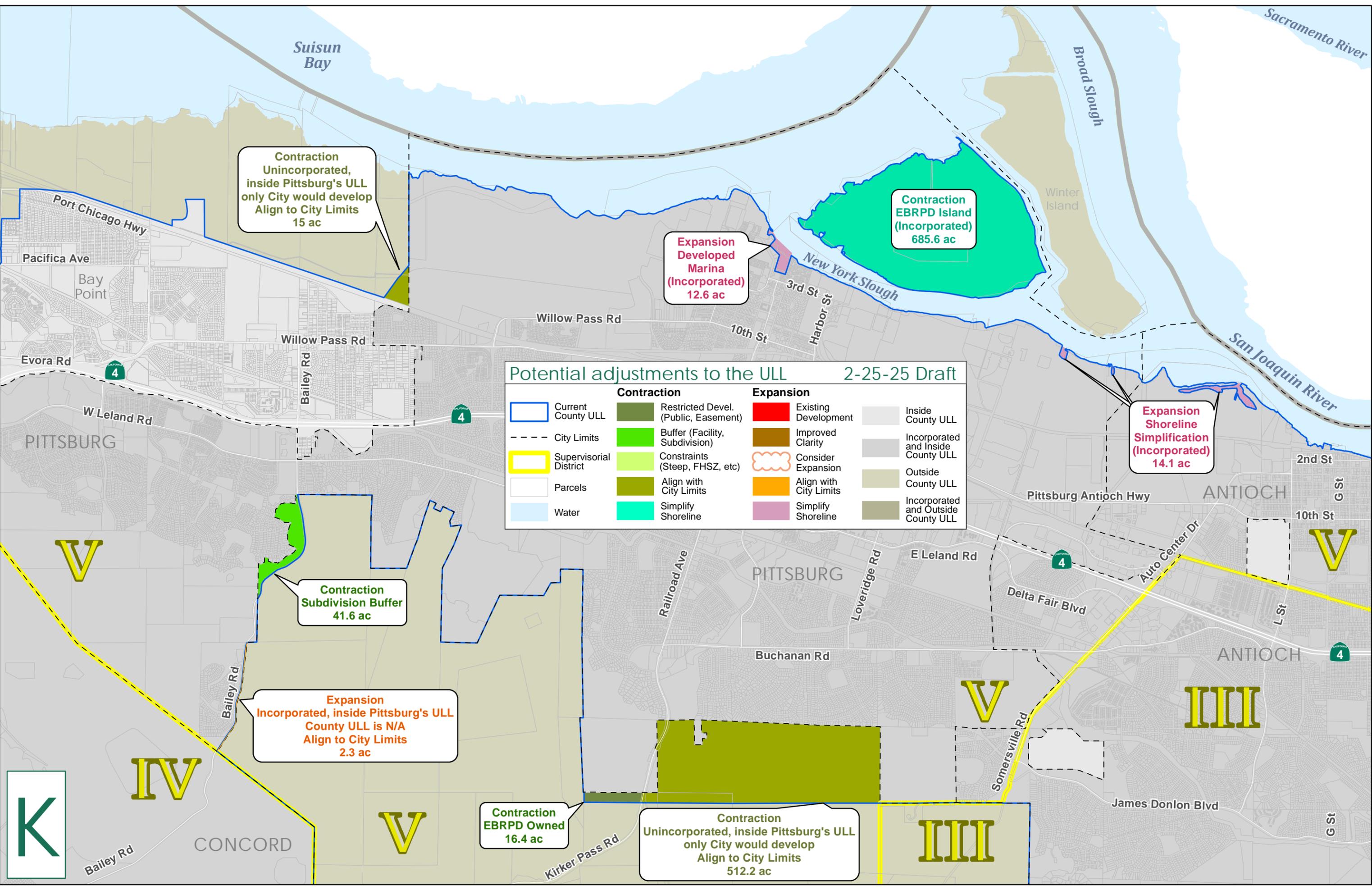
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider Expansion
	Parcels		Align with City Limits
	Water		Simplify Shoreline
	Restricted Devel. (Public, Easement)		Constraints (Steep, FHSZ, etc)
	Buffer (Facility, Subdivision)		Inside County ULL
	Align with City Limits		Incorporated and Inside County ULL
	Simplify Shoreline		Outside County ULL
			Incorporated and Outside County ULL



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits





### Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
<span style="border: 1px solid blue; display: inline-block; width: 15px; height: 10px;"></span> Current County ULL	<span style="background-color: #4CAF50; display: inline-block; width: 15px; height: 10px;"></span> Restricted Devel. (Public, Easement)	<span style="background-color: #F44336; display: inline-block; width: 15px; height: 10px;"></span> Existing Development	<span style="background-color: #E0E0E0; display: inline-block; width: 15px; height: 10px;"></span> Inside County ULL
<span style="border: 1px dashed black; display: inline-block; width: 15px; height: 10px;"></span> City Limits	<span style="background-color: #00FF00; display: inline-block; width: 15px; height: 10px;"></span> Buffer (Facility, Subdivision)	<span style="background-color: #8D6E14; display: inline-block; width: 15px; height: 10px;"></span> Improved Clarity	<span style="background-color: #A9A9A9; display: inline-block; width: 15px; height: 10px;"></span> Incorporated and Inside County ULL
<span style="border: 2px solid yellow; display: inline-block; width: 15px; height: 10px;"></span> Supervisorial District	<span style="background-color: #C8E6C9; display: inline-block; width: 15px; height: 10px;"></span> Constraints (Steep, FHSZ, etc)	<span style="border: 1px dashed orange; display: inline-block; width: 15px; height: 10px;"></span> Consider Expansion	<span style="background-color: #D7CCC8; display: inline-block; width: 15px; height: 10px;"></span> Outside County ULL
<span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px;"></span> Parcels	<span style="background-color: #8BC34A; display: inline-block; width: 15px; height: 10px;"></span> Align with City Limits	<span style="background-color: #FF9800; display: inline-block; width: 15px; height: 10px;"></span> Align with City Limits	<span style="background-color: #9E9E9E; display: inline-block; width: 15px; height: 10px;"></span> Incorporated and Outside County ULL
<span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px;"></span> Water	<span style="background-color: #00CED1; display: inline-block; width: 15px; height: 10px;"></span> Simplify Shoreline	<span style="background-color: #E91E63; display: inline-block; width: 15px; height: 10px;"></span> Simplify Shoreline	

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

**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

**K**

**IV**

**V**

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

G St

**V**

Bailey Rd

**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

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

G St

**V**

Bailey Rd

**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

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

G St

**V**

Bailey Rd

**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

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

G St

**V**

Bailey Rd

**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

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

G St

**V**

Bailey Rd

**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

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

G St

**V**

Bailey Rd

**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

**V**

**IIII**

**IIII**

**V**

**IS**

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

W Leland Rd

PITTSBURG

Willow Pass Rd

Willow Pass Rd

10th St

Harbor St

Bailey Rd

Pittsburg Antioch Hwy

2nd St

10th St

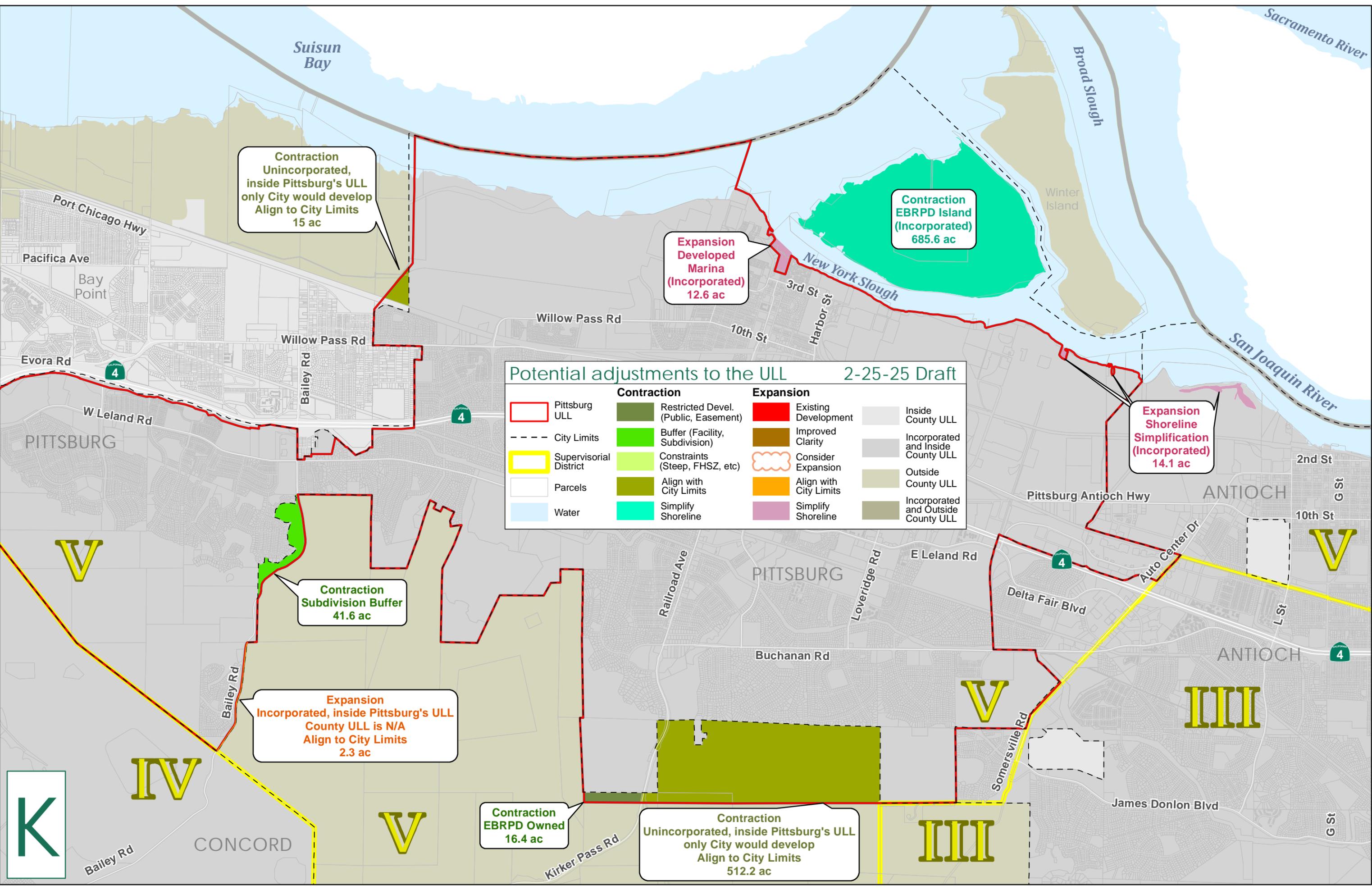
G St

**V**

Bailey Rd

**Contraction**  
Subdivision Buffer  
41.6 ac

**Expansion**  
Incorporated, inside Pittsburg's ULL  
County ULL is N/A



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

**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

Potential adjustments to the ULL 2-25-25 Draft

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

K

IV

V

IIII

IIII

V

IS

CONCORD

PITTSBURG

ANTIOCH

ANTIOCH

Suisun Bay

Sacramento River

Broad Slough

Winter Island

New York Slough

San Joaquin River

Port Chicago Hwy

Pacifica Ave

Bay Point

Evora Rd

Willow Pass Rd

Willow Pass Rd

Bailey Rd

10th St

Harbor St

W Leland Rd

PITTSBURG

2nd St

Pittsburg Antioch Hwy

10th St

G St

Auto Center Dr

E Leland Rd

Delta Fair Blvd

L St

Railroad Ave

Loveridge Rd

Buchanan Rd

Somersville Rd

James Donlon Blvd

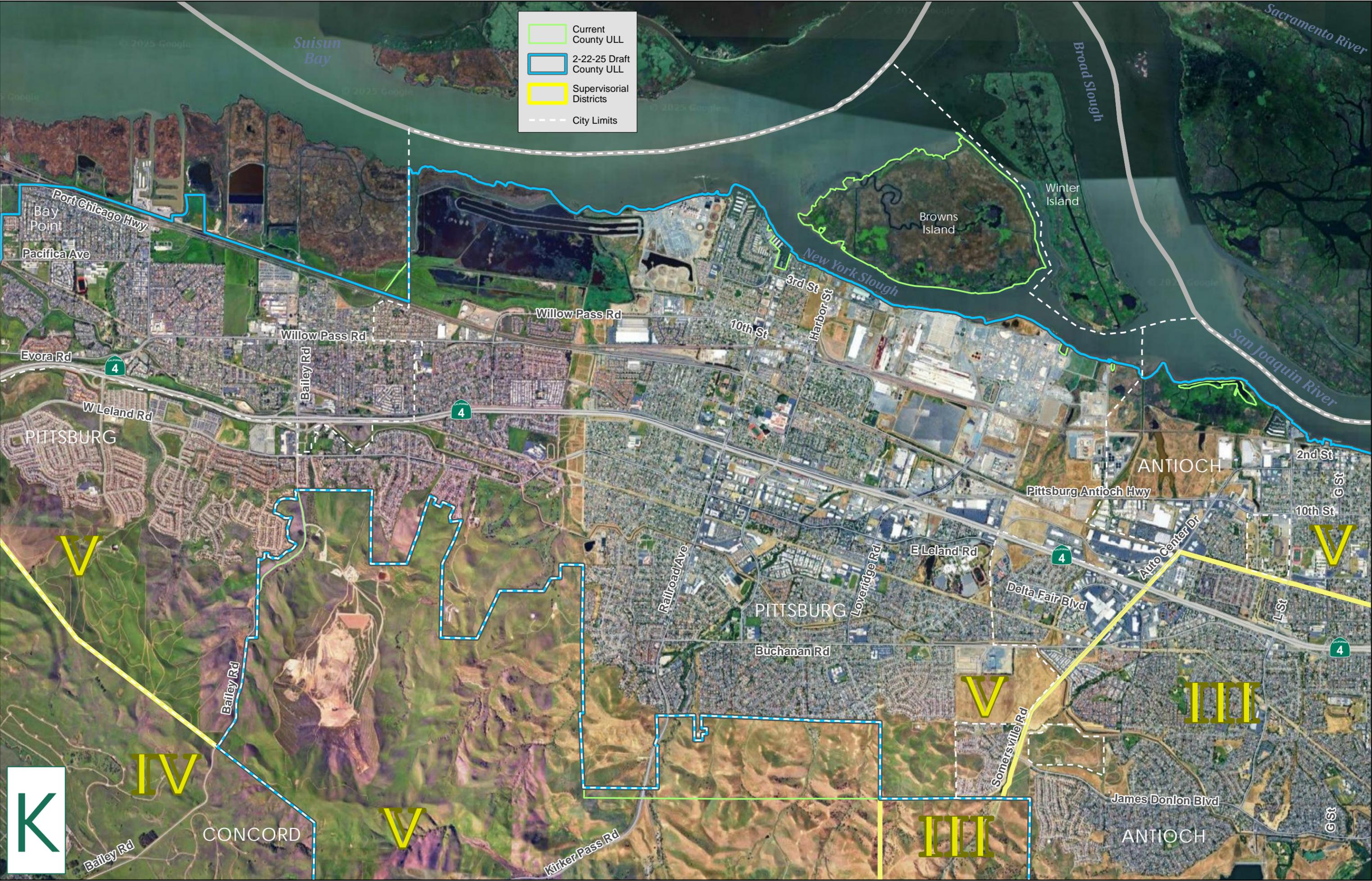
Bailey Rd

Kirker Pass Rd

IS



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits



**K**

**IV**

**V**

**V**

**III**

**III**

**V**

© 2025 Google

Port Chicago Hwy  
Bay Point  
Pacifica Ave

Willow Pass Rd

Willow Pass Rd

10th St

3rd St

Harbor St

Winter Island

Browns Island

Evora Rd

W Leland Rd

PITTSBURG

ANTIOCH

Pittsburg Antioch Hwy

2nd St

10th St

**V**

Bailey Rd

Railroad Ave

PITTSBURG

Loveridge Rd

E Leland Rd

Delta Fair Blvd

Auto Center Dr

L St

Buchanan Rd

Somersville Rd

James Donlon Blvd

ANTIOCH

CONCORD

Kirker Pass Rd

130

4

4

4

4

Sacramento River

Broad Slough

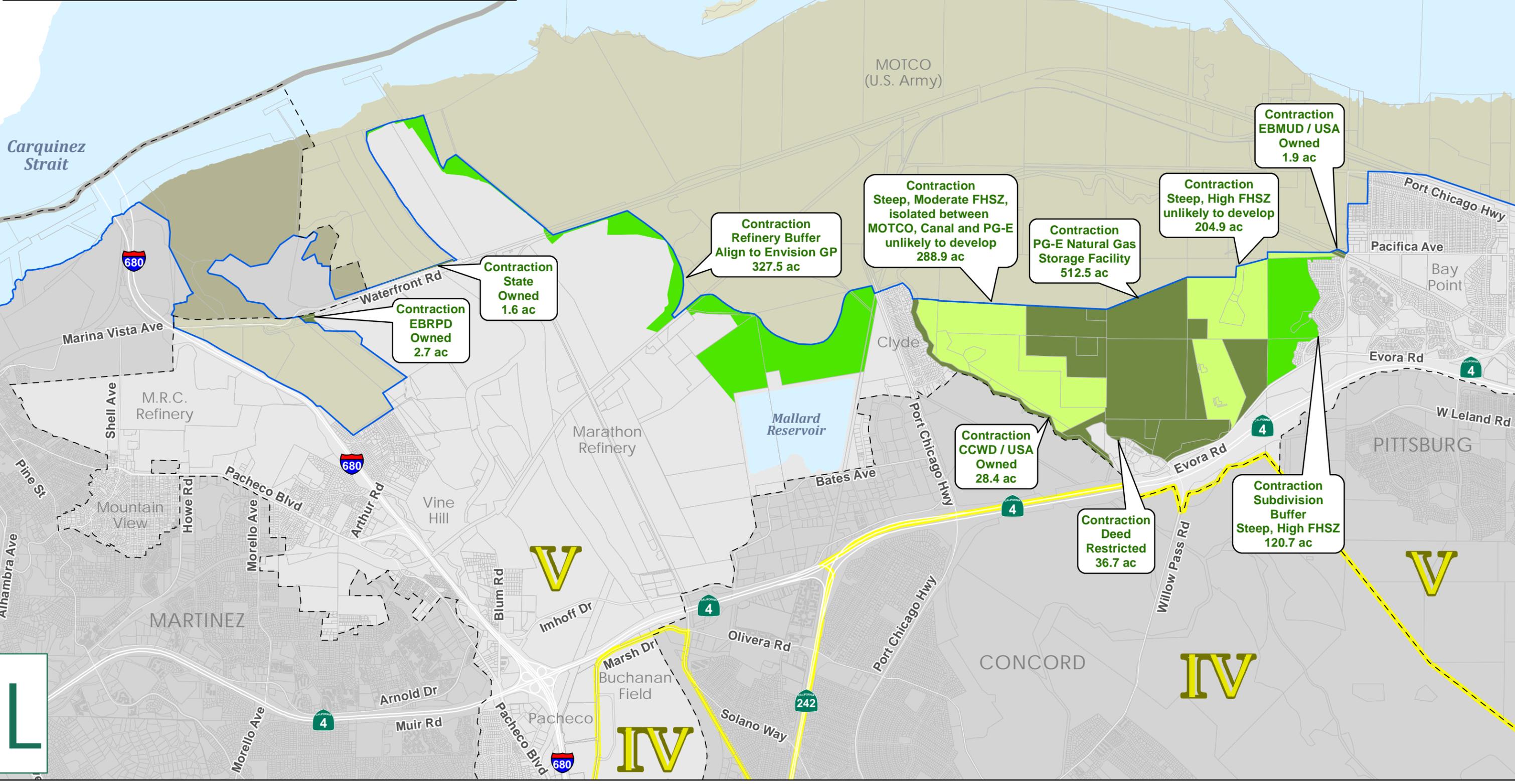
New York Slough

San Joaquin River

Suisun Bay

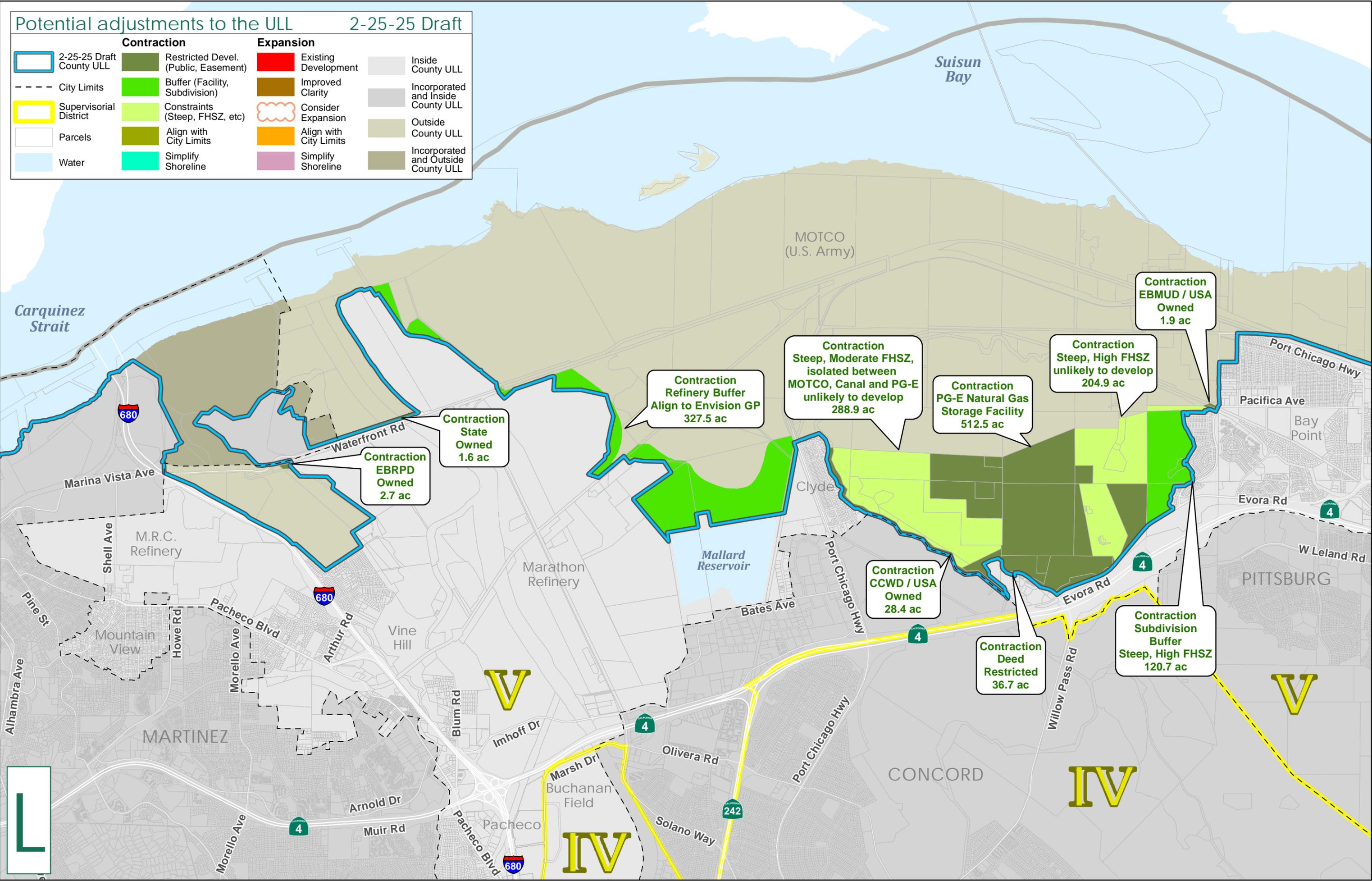
Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Restricted Devel. (Public, Easement)
	City Limits		Existing Development
	Supervisorial District		Improved Clarity
	Parcels		Consider Expansion
	Water		Align with City Limits
			Simplify Shoreline
			Inside County ULL
			Incorporated and Inside County ULL
			Outside County ULL
			Incorporated and Outside County ULL



Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits



© 2025 Google

Suisun Bay

Carquinez Strait

MOTCO (U.S. Army)

Port Chicago Hwy  
Bay Point

M.R.C. Refinery

Waterfront Rd

Pacifica Ave

Marina Vista Ave

Evora Rd

Shell Ave

Marathon Refinery

Clyde

W Leland Rd

Mallard Reservoir

PITTSBURG

Mountain View

Arthur Rd

Bates Ave

Evora Rd

Alhambra Ave

Pacheco Blvd

Port Chicago Hwy

MARTINEZ

Vine Hill

Blum Rd

Imhoff Dr

4

Olivera Rd

4

Willow Pass Rd

V

Pine St

Howe Rd

Morello Ave

Arthur Rd

Vine Hill

Blum Rd

Imhoff Dr

Marsh Dr

4

Olivera Rd

Bates Ave

Port Chicago Hwy

Port Chicago Hwy

4

Port Chicago Hwy

Willow Pass Rd

Evora Rd

4

Evora Rd

W Leland Rd

4

CONCORD

MARTINEZ

Muir Rd

Arnold Dr

Pacheco Blvd

Pacheco

680

Buchanan Field

Marsh Dr

4

Solano Way

242

Port Chicago Hwy

CONCORD

Willow Pass Rd

Evora Rd

4

Evora Rd

W Leland Rd

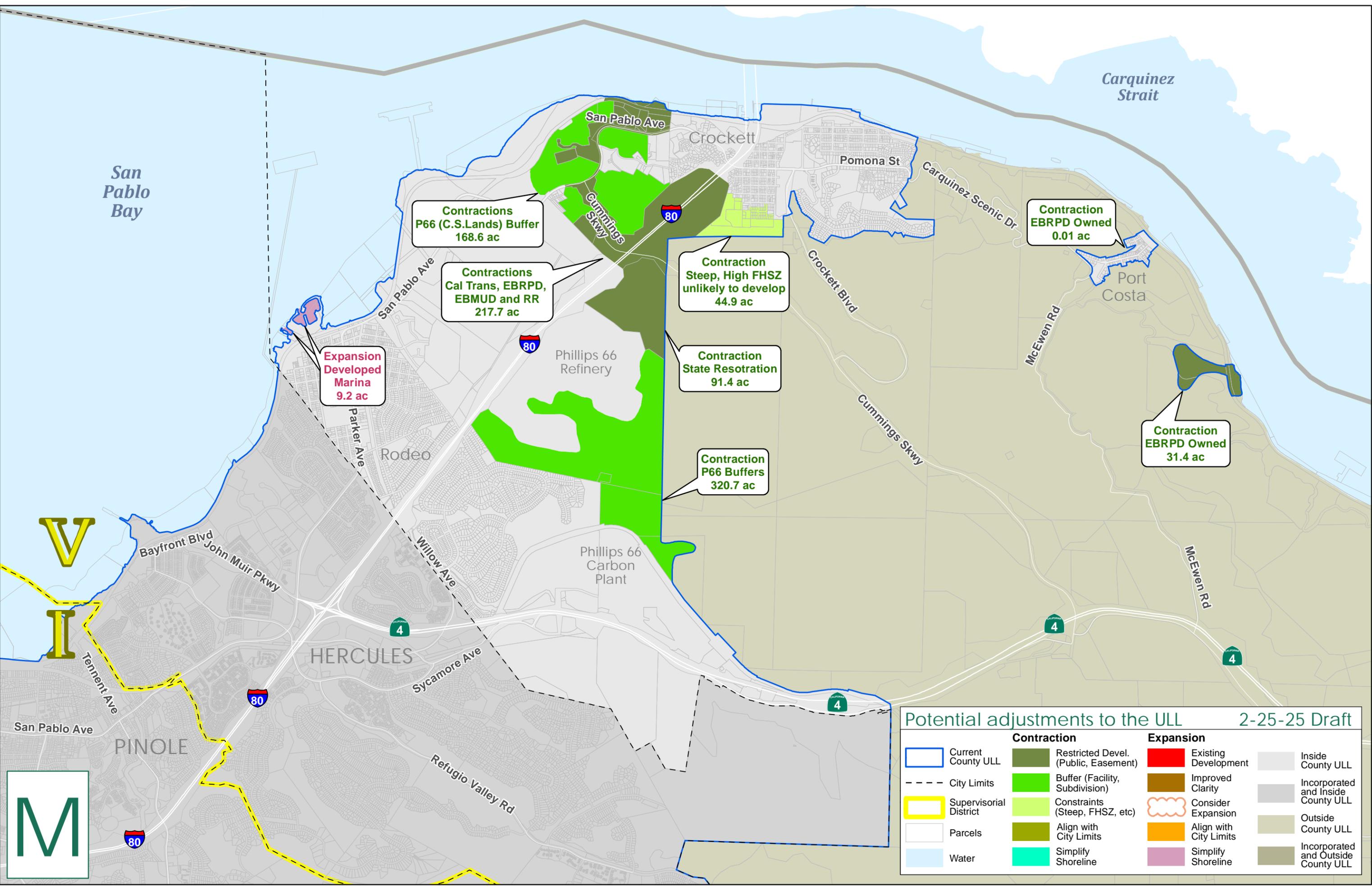
4

IV

IV

V

V



**Contractions**  
P66 (C.S.Lands) Buffer  
168.6 ac

**Contractions**  
Cal Trans, EBRPD,  
EBMUD and RR  
217.7 ac

**Expansion**  
Developed  
Marina  
9.2 ac

**Contraction**  
Steep, High FHSZ  
unlikely to develop  
44.9 ac

**Contraction**  
State Resotation  
91.4 ac

**Contraction**  
P66 Buffers  
320.7 ac

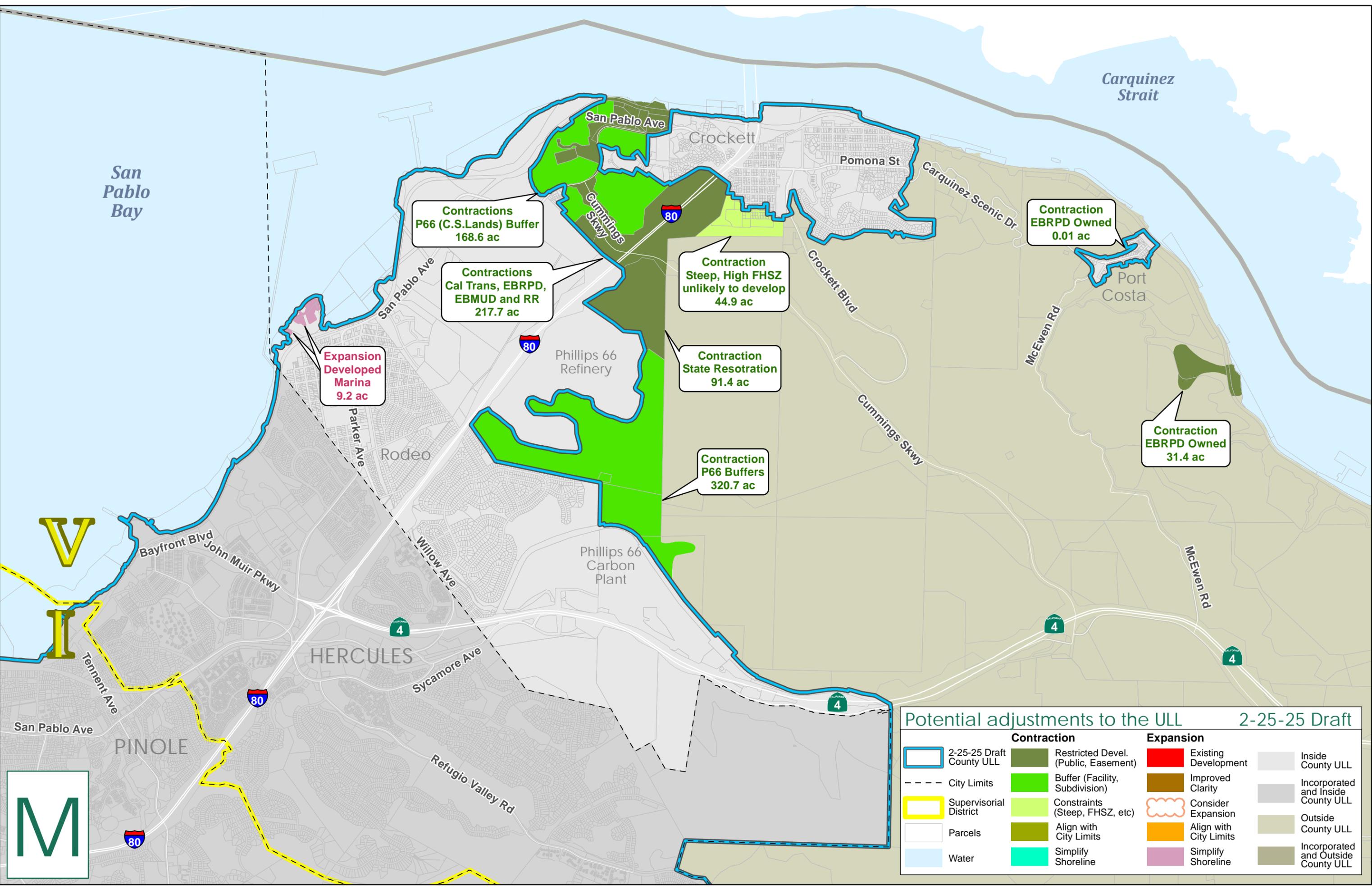
**Contraction**  
EBRPD Owned  
0.01 ac

**Contraction**  
EBRPD Owned  
31.4 ac

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	Current County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		





**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 Resotation  
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

Potential adjustments to the ULL 2-25-25 Draft

Contraction		Expansion	
	2-25-25 Draft County ULL		Existing Development
	City Limits		Improved Clarity
	Supervisory District		Consider 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		



- Current County ULL
- 2-22-25 Draft County ULL
- Supervisorial Districts
- City Limits



BENICIA

Carquinez Strait

San Pablo Bay

HERCULES

PINOLE

San Pablo Ave

Crockett

Pomona St

Carquinez Scenic Dr

Port Costa

Rodeo

Phillips 66 Refinery

Phillips 66 Carbon Plant

John Muir Pkwy

Willow Ave

HERCULES

Sycamore Ave

San Pablo Ave

Tennent Ave

PINOLE

Refugio Valley Rd

McEwen Rd

McEwen Rd

