
BOARD LEGISLATIVE COMMITTEE

MAY 7, 2025

Local Jurisdiction Report

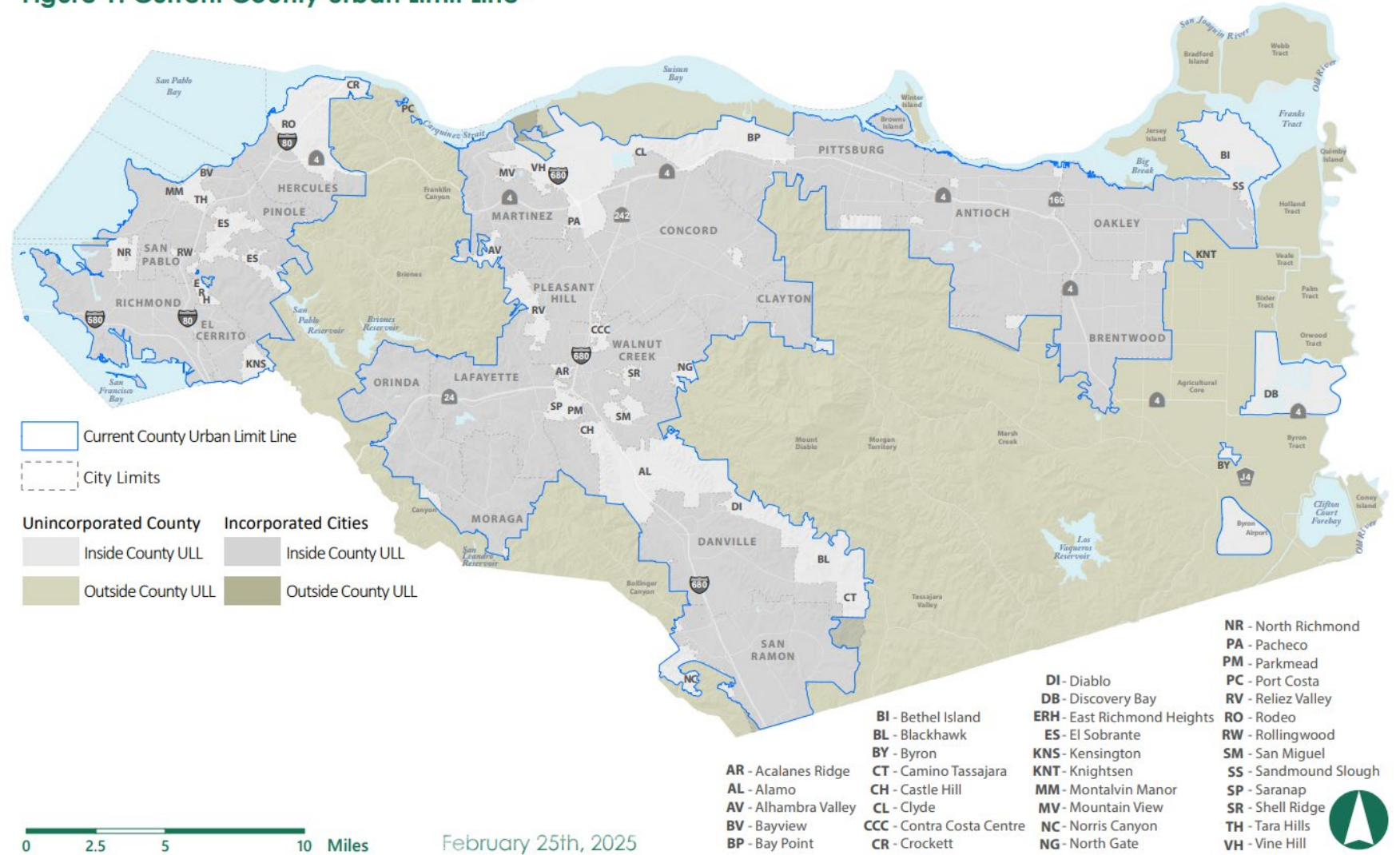
Brian Holt
Division Lead
Planning, Trails, Cultural Resources, & GIS

East Bay 
Regional Park District

HISTORY & 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.
- 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.

Figure 1: Current County Urban Limit Line



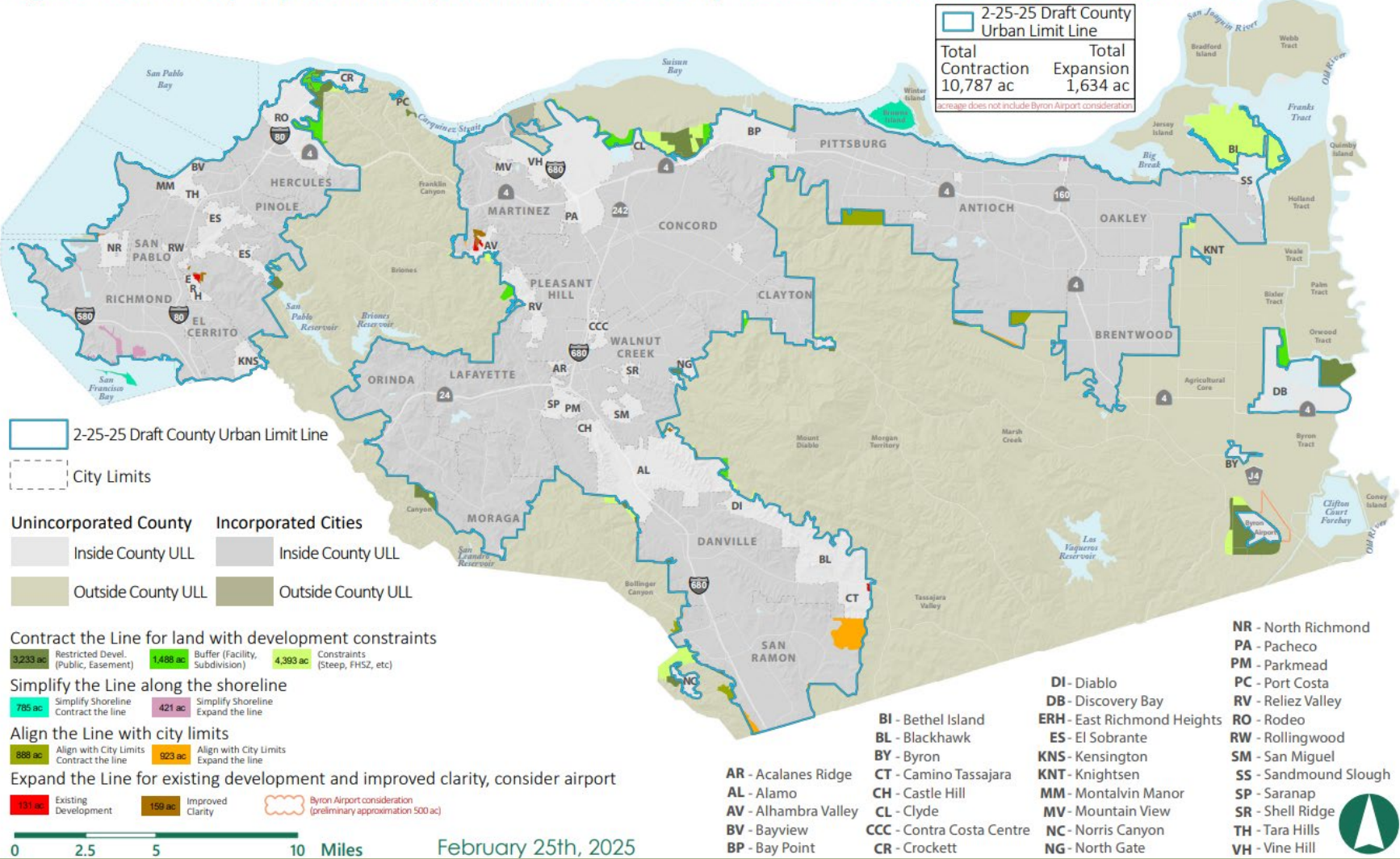
PURPOSE OF THE URBAN LIMIT LINE

- It ensures that urban development occurs within established communities where infrastructure and services already exist or are planned.
- 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 maintain the 65/35 Land Preservation Standard, which limits urban land use designations to no more than 35% of the county.

PROPOSED CHANGES INCLUDE:

- 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”

Figure 7: Summary of potential adjustments to the County ULL: 2-25-25 Draft County Urban Limit Line



POTENTIAL ADJUSTMENTS ARE CATEGORIZED AS:

CONTRACTIONS

- Restricted Development, 3,233 acres. These contractions would move outside the ULL land with permanent development restrictions.
- Shoreline Simplification, 785 acres. These contractions smooth out the ULL along the shoreline.

EXPANSIONS

- Shoreline Simplification, 421 acres. These expansions smooth out the ULL along the shoreline. Approximately 387 acres are within cities and include water adjacent to existing ports and marinas.
- The remaining 34 acres are in Rodeo and unincorporated Antioch and include water adjacent to existing marinas. These areas have a Water land use designation in the General Plan.

PROPOSED SCHEDULE AND NEXT STEPS

If ULL renewal measure is on ballot for June 2, 2026, Primary Election, then the following is a tentative schedule:

- **March-May 2025** - Staff seek feedback from the public, cities, MACs, and CPC
- **June/July 2025** - Staff presents the Mar/May feedback and draft ballot measure to BOS and receives direction
- **February 2026** (sooner, if possible) - Board of Supervisors hearing to consider placing