

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023090467
Project Title: Contra Costa County 2026 Urban Limit Line Renewal Ballot Measure

 Lead Agency: Contra Costa County

 Contact Person: Will Nelson, Advance Planning Manager

 Mailing Address: 30 Muir Road

 Phone: (925) 655-2898

 City: Martinez

 Zip: 94553

 County: Contra Costa
Project Location: County: Contra Costa City/Nearest Community: All unincorporated territory

Cross Streets: _____ Zip Code: _____

 Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 53.8 " N / 121 ° 54 ' 51.1 " W Total Acres: _____

 Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: Mt. Diablo

 Within 2 Miles: State Hwy #: I-80, I-680, CA-4, CA-24, CA-160

 Waterways: Sacramento River Delta, San Pablo Bay, San Francisco Bay

 Airports: Buchanan Field, Byron Airport

 Railways: BNSF, Union Pacific

Schools: _____

Document Type:

CEQA: ☐ NOP	☒ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) _____	☐ Draft EIS	☐ Other: _____
☐ Mit Neg Dec	Other: <u>Section 15153 Initial Study</u>	☐ FONSI	_____

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☐ Rezone	☐ Annexation
☐ General Plan Amendment	☐ Master Plan	☐ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☐ Site Plan	☐ Land Division (Subdivision, etc.)	☒ Other: <u>Ballot Measure</u>

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☒ Other: <u>No development is proposed.</u>
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☒ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Cumulative Effects
☒ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

The project affects the entirety of unincorporated Contra Costa County, including all General Plan and zoning designations, and all uses.

Project Description: *(please use a separate page if necessary)*

The proposed project is a 2026 Ballot Measure asking the voters of Contra Costa County to amend the Land Use Element of the Contra Costa County 2045 General Plan and the 65/35 Contra Costa Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to to extend the Urban Limit Line (ULL) and 65/35 Plan term through December 2051, modify the ULL periodic review requirement, make revisions to the adopted ULL map, and make other changes to the language in the Ordinance and findings for the ULL adjustment process. (See continued summary below)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☒ Boating & Waterways, Department of	☒ Office of Public School Construction
☒ California Emergency Management Agency	☒ Parks & Recreation, Department of
☒ California Highway Patrol	☒ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☒ Public Utilities Commission
☒ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☒ Caltrans Planning	☒ Resources Agency
☒ Central Valley Flood Protection Board	☒ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☒ S.F. Bay Conservation & Development Comm.
☒ Coastal Commission	☐ San-Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☒ Corrections, Department of	☒ State Lands Commission
☒ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☒ Education, Department of	☒ SWRCB: Water Quality
☒ Energy Commission	☒ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☒ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☒ General Services, Department of	
☒ Health Services, Department of	☒ Other: <u>Delta Stewardship Council</u>
☒ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 26, 2025 Ending Date October 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: _____
Address: <u>2040 Bancroft Way, Suite 400</u>	Address: _____
City/State/Zip: <u>Berkeley, CA 94704</u>	City/State/Zip: _____
Contact: <u>Tanya Sundberg, Principal</u>	Phone: _____
Phone: <u>510) 848-3815 ext. 3390</u>	

Signature of Lead Agency Representative:  Date: 8/25/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Summary

The proposed project is a 2026 ballot measure asking Contra Costa County voters to amend the Land Use Element of the 2045 General Plan and the 65/35 Contra Costa Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to:

1. Extend the term of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) and the County's Urban Limit Line through December 31, 2051.
2. Modify the periodic ULL review requirements of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) to require review of the ULL boundary concurrently with State-mandated Housing Element update cycles.
3. Modify the criteria and factors enumerated in the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) for determining whether land should be considered for placement outside the ULL, to include:
 - a. Lands which qualify for rating as Class I or Class II in the Soil Conservation Service Land Use Capability Classification.
 - b. Lands designated as High or Very High Fire Hazard Severity Zones on maps published by the California Department of Forestry and Fire Protection.
 - c. Lands with slopes of 26 percent or greater.
 - d. Lands at risk from substantial inundation due to flooding or anticipated sea level rise.
 - e. Lands with recorded development restrictions such as agricultural, conservation, or scenic easements or deeded development rights.
 - f. Open space, parks, and other recreation areas.
 - g. Wetlands and undevelopable islands.
 - h. Areas with inadequate water, sewer, and roadway infrastructure.
 - i. Other areas not appropriate for urban growth because of separation from existing development, unstable geologic conditions, likelihood of substantial environmental damage or substantial injury to fish or wildlife or their habitat, and other similar factors rendering the land physically unsuitable for intense development.
4. Retain, during the extended term of the 65/35 Land Preservation Plan Ordinance (Chapter 82-1 of the County Ordinance Code) and the County's Urban Limit Line, the requirement for voter approval to expand the County's Urban Limit Line by more than 30 acres, except as specifically authorized in the 65/35 Land Preservation Plan Ordinance, and approved by the voters in this ballot measure, namely:
 - a. The Board of Supervisors may, without subsequent voter approval, expand the ULL by any acreage within the boundaries of the Byron Airport Potential ULL Expansion

illustrated on General Plan Land Use Element Figure LU-2, Urban Limit Line, after holding a public hearing at which the Board adopts the General Plan amendment for the expansion, a four-fifths vote, after making each of the following findings based on substantial evidence in the record:

- i. The expansion is necessary to further the economic viability of Byron Airport and attain the County's goals related to economic development.
 - ii. The expanded ULL area will accommodate uses directly linked to aeronautics, such as aviation research and development, aircraft manufacturing/assembly, and aeronautical schools/training facilities.
 - iii. The expanded ULL area will not accommodate residential development, logistics/distributions centers, lodging, or any other use not directly linked to aeronautics except for minor ancillary uses necessary to support the airport workforce.
 - iv. The expansion will not induce sprawl.
5. Retain in both the General Plan and County Ordinance Code the requirement that a four-fifths vote of the Board of Supervisors is necessary to place a measure on the election ballot to expand the ULL boundary by more than 30 acres through the year 2051.
6. Retain in both the General Plan and County Ordinance Code the existing procedure for any change to the County's ULL under 30 acres based on a four-fifths vote of the Board of Supervisors after holding a public hearing and making at least one of seven findings, as proscribed in both the General Plan and County Ordinance Code, based on substantial evidence in the record.
7. Modify the enumerated findings proscribed in both the General Plan and County Ordinance Code required for a change to the County's ULL under 30 acres to reflect the modified periodic ULL reviews and to make other non-substantive changes.
8. Retain the 65/35 standard for land preservation in Contra Costa County, whereby at least 65 percent of the overall county land area will be retained for non-urban uses through the year 2051.
9. Retain the protections for the county's prime agricultural land, specifically the area designated in the General Plan as the Agricultural Core, by maintaining the 40-acre minimum parcel size.
10. Approve a new ULL Map for the General Plan (Figure LU-2 in the 2045 General Plan Land Use Element), which reflects the following changes:
 - a. Moves 3,487 acres with significant development restrictions, such as ownership by government agencies or encumbrance with conservation or agricultural easements, outside the ULL.

- b. Moves 1,488 acres of buffer lands around subdivisions, cemeteries, and industrial facilities, outside the ULL.
- c. Moves 4,368 acres with significant development constraints, such as high fire hazards, steep slopes, and flood hazards, outside the ULL.
- d. Moves 873 acres outside the ULL and 923 acres inside the ULL to align the ULL with city limits.
- e. Moves 847 acres outside the ULL and 421 acres inside the ULL to simplify and improve understanding of the ULL along the county's shoreline.

The proposed adjustments to the ULL Map are shown in Figure 3, *Proposed Urban Limit Line*.

11. Update administrative sections of the 65/35 Land Preservation Ordinance to correct outdated text and achieve consistency with the changes described in items 1-10 above.