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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor James Davis

Don Tatzin,  
Vice Chair

City of Antioch

Janet Abelson

P.O. Box 5007

Antioch, CA 94531

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor Davis:

Federal Glover

Dave Hudson

I am writing to explain our Urban Limit Line (ULL) policy, as established in the Measure J Growth Management Program (GMP). Each participating jurisdiction in the GMP must have a voter-approved ULL to be eligible to receive the 18 percent return-to-source funds (“Local Street Maintenance and Improvement (LSM) Funds”) or the 5 percent Transportation for Livable Communities (TLC) funds, which are awarded on a discretionary basis. Local jurisdictions must acknowledge having read and understood this letter in the biennial GMP Compliance Checklist submitted to us and also indicate whether the jurisdiction has adopted and continuously complied with an applicable voter-approved ULL as a part of its General Plan.

Karen Mitchoff

Julie Pierce

Karen Stepper

Robert Taylor

Randell H. Iwasaki,  
Executive Director

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2999 Oak Road

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CA 94597

PHONE: 925.256.4700

FAX: 925.256.4701

www.ccta.net

**ULL Policy Evaluation Letter Request.** At any time, a local jurisdiction may ask the Authority to evaluate a proposed local action to determine whether that action may conflict with the ULL provisions of the GMP. Similarly, a third party may request that

the Authority evaluate a local jurisdiction's proposed action to determine whether that action may conflict with the ULL provisions of the GMP. In response, the Authority will ask that local jurisdiction if the jurisdiction would like the Authority to analyze the proposed action to determine whether any ULL compliance issues are evident. In either scenario, if the local jurisdiction requests the referenced ULL-related evaluation, the Authority will provide the requested evaluation. The Authority will base its evaluation on the consistency of the proposed action with specified criteria which are listed below. The Authority will document the analysis of the proposed action and convey its findings to the local jurisdiction in an "Evaluation Letter." The Evaluation Letter may include recommendations that could ensure the jurisdiction's compliance with the ULL requirements of Measure J.

**Subsequent Notice if a Local Action Related to a ULL is Non-Conforming.** If, after receiving an Evaluation Letter, the jurisdiction subsequently approves the proposal without conforming it to the voter-approved ULL, then the Authority will send a "Final Notice of Concern," advising the jurisdiction that, subject to a detailed review of the proposed development project based on the Measure J ULL and the Authority's criteria, the jurisdiction is likely to be found out of compliance with the GMP, until it has a voter approved ULL that includes the proposal or project area.

**Authority's Criteria for Assessing Compliance.** The following summarizes the criteria established by the Authority for determining whether or not a proposal conforms to the ULL requirement of Measure J:<sup>1</sup>

- The proposed development lies within the physical boundary of the voter-approved ULL; or
- The proposed development involves a non-sequential, non-contiguous adjustment to the ULL that does not exceed 30 acres in size as explicitly permitted under the voter-approved ULL; or
- The proposed development is necessary to avoid an unconstitutional taking of private property as provided in the voter-approved ULL; or
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<sup>1</sup> For the full text of the adopted ULL policy, please refer to Authority Ordinance 06-4 and the Growth Management Implementation Guide, July 2010.

- The proposed development is explicitly listed as an exception to the physical ULL boundary in the jurisdiction's voter-approved ULL, or the proposal is found and determined to be consistent with the definition of non-urban uses in the voter-approved ULL<sup>2</sup>; or
- The proposed development: (a) does not involve an extension or expansion of urban services (such as water or sewer) across the physical ULL boundary, unless such extension or expansion is to serve solely allowed non-urban uses; or (b) is in connection with a development proposal meeting the criteria above.

Proposed developments that do not conform to any of these criteria will be further evaluated by the Authority for possible GMP compliance issues.

**Explanation of Modifications to ULL, or Development for Areas Outside of the ULL.**

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**Acceptable Discretionary Actions.** For areas beyond the physical boundary of the applicable ULL, the following do not constitute a violation of the ULL provisions, as these actions are discretionary and do not commit a local jurisdiction to development beyond a local voter-approved ULL:

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<sup>2</sup> For example, rural residential and agricultural structures allowed by applicable zoning and facilities for public purposes which are necessary or desirable for the public health, safety or welfare or by state or federal law as provided in the Contra Costa County 65/35 Land Preservation Plan Ordinance.) Such determination shall be made by the local jurisdiction's elected governing body after holding a properly noticed public hearing and making findings based on substantial evidence in the record; if the governing body's decision is legally challenged, the Authority's finding of non-compliance shall be held in abeyance subject to expiration of all applicable appeals periods or exhaustion of all applicable appeals or court challenges.

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We appreciate your continued participation in the Authority's programs.

Sincerely,



David E. Durant, Chair

cc: Jim Jakel, City Manager  
Ron Bernal, Public Works Director  
Christine Wehrmeister, Community Development Director  
Mindy Gentry, Senior Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Robert Taylor

Don Tatzin,  
Vice Chair

City of Brentwood

Janet Abelson

708 3rd St.

Genoveva Calloway

Brentwood, CA 94513

Jim Frazier

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Federal Glover

Dear Mayor Taylor:

Dave Hudson

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Sincerely,



David E. Durant, Chair

cc: Paul Eldredge, City Manager  
Casey McCann, Community Development Director  
Bailey Grewal, Public Works Director  
Miki Tsubota, Assistant Director of Public Works  
Steve Kersevan, Traffic Engineer  
Eric Nolthenius, Principal Planner

file: 14.17.02



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COMMISSIONERS

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David Durant, Chair

Mayor Howard Geller  
City of Clayton  
6000 Heritage Trail  
Clayton, CA 94517

Don Tatzin,  
Vice Chair

Janet Abelson

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

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Federal Glover

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cc: Gary Napper, City Manager  
Rick Angrisani, City Engineer  
David Woltering, Community Development Director

file: 14.17.02



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Don Tatzin,  
Vice Chair

City of Concord

Janet Abelson

1950 Parkside Drive., MS/01

Concord, CA 94519

Genoveva Calloway

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cc: Dan Keen, City Manager  
Danea Gemmel, Public Works Director  
Victoria Walker, Director of Community & Economic Development  
Phil Woods, Principal Planner  
Cathy Munneke, Principal Planner  
Ray Kuzbari, Transportation Manager  
Carol Johnson, Planning Manager

file: 14.17.02



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Mayor Bill Jones  
City of El Cerrito  
10890 San Pablo Avenue  
El Cerrito, CA 94530

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**Authority's Criteria for Assessing Compliance.** The following summarizes the criteria established by the Authority for determining whether or not a proposal conforms to the ULL requirement of Measure J:<sup>9</sup>

- The proposed development lies within the physical boundary of the voter-approved ULL; or
- The proposed development involves a non-sequential, non-contiguous adjustment to the ULL that does not exceed 30 acres in size as explicitly permitted under the voter-approved ULL; or
- The proposed development is necessary to avoid an unconstitutional taking of private property as provided in the voter-approved ULL; or
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- The proposed development is explicitly listed as an exception to the physical ULL boundary in the jurisdiction's voter-approved ULL, or the proposal is found and determined to be consistent with the definition of non-urban uses in the voter-approved ULL<sup>10</sup>; or
- The proposed development: (a) does not involve an extension or expansion of urban services (such as water or sewer) across the physical ULL boundary, unless such extension or expansion is to serve solely allowed non-urban uses; or (b) is in connection with a development proposal meeting the criteria above.

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**Acceptable Discretionary Actions.** For areas beyond the physical boundary of the applicable ULL, the following do not constitute a violation of the ULL provisions, as these actions are discretionary and do not commit a local jurisdiction to development beyond a local voter-approved ULL:

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We appreciate your continued participation in the Authority's programs.

Sincerely,



David E. Durant, Chair

cc: Scott Hanin, City Manager  
Jerry Bradshaw, Public Works Director  
Jennifer Carman, Development Services  
Noel Ibalio, Senior Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Dan Romero  
City of Hercules  
111 Civic Drive  
Hercules, CA 94547

Don Tatzin,  
Vice Chair

Janet Abelson

Geneveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor Romero:

Federal Glover

Dave Hudson

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2999 Oak Road  
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Sincerely,



David E. Durant, Chair

cc: Steve Duran, City Manager  
Erwin Blancaflor, Public Works Director  
Dennis Tagashira, Planning Director

file: 14.17.02



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**COMMISSIONERS**

January 12, 2012

David Durant, Chair

Mayor Carol Federighi

Don Tatzin,  
Vice Chair

City of Lafayette

Janet Abelson

3675 Mt. Diablo Blvd., Suite 210

Genoveva Calloway

Lafayette, CA 94549

Jim Frazier

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Federal Glover

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David E. Durant, Chair

cc: Steven Falk, City Manager  
Tony Coe, Engineering Services Manager  
Ron Lefler, Public Works Senior Manager  
Niroop Srivatsa, Planning Services Manager  
Leah Greenblat, Transportation Manager

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Robert Schroder

Don Tatzin,  
Vice Chair

City of Martinez

Janet Abelson

525 Henrietta Street

Martinez, CA 94553

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor Schroder:

Federal Glover

Dave Hudson

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Bob Cellini, Public Works Director  
Terry Blount, Planning Manager  
Corey Simon, Senior Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Kevin Romick  
City of Oakley  
3231 Main Street  
Oakley, CA 94561

Don Tatzin,  
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Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

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We appreciate your continued participation in the Authority's programs.

Sincerely,

A handwritten signature in black ink, appearing to read 'David E. Durant', with a long horizontal flourish extending to the right.

David E. Durant, Chair

cc: Bryan Montgomery, City Manager  
Jason Vogan, City Engineer  
Ken Strelo, Senior Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Steve Glazer  
City of Orinda  
22 Orinda Way  
Orinda, CA 94569

Don Tatzin,  
Vice Chair

Janet Abelson

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor Glazer:

Federal Glover

Dave Hudson

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Julie Pierce

Karen Stepper

Robert Taylor

Randell H. Iwasaki,  
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2999 Oak Road

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CA 94597

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FAX: 925.256.4701

www.ccta.net

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**Authority's Criteria for Assessing Compliance.** The following summarizes the criteria established by the Authority for determining whether or not a proposal conforms to the ULL requirement of Measure J:<sup>19</sup>

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- The proposed development involves a non-sequential, non-contiguous adjustment to the ULL that does not exceed 30 acres in size as explicitly permitted under the voter-approved ULL; or
- The proposed development is necessary to avoid an unconstitutional taking of private property as provided in the voter-approved ULL; or
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Sincerely,



David E. Durant, Chair

cc: Janet Keeter, City Manager  
Janice Carey, City Engineer  
Emmanuel Ursu, Planning Director  
Richard Yee, Associate Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Peter Murray

Don Tatzin,  
Vice Chair

City of Pinole

Janet Abelson

2131 Pear Street

Genoveva Calloway

Pinole, CA 94564

Jim Frazier

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Federal Glover

Dear Mayor Murray:

Dave Hudson

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Julie Pierce

Karen Stepper

Robert Taylor

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Executive Director

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Sincerely,



David E. Durant, Chair

cc: Belinda Espinosa, City Manager  
Dean Allison, Public Works Director  
Winston Rhodes, Planning Manager

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Ben Johnson  
City of Pittsburg  
65 Civic Avenue  
Pittsburg, CA 94565

Don Tatzin,  
Vice Chair

Janet Abelson

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

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Federal Glover

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David E. Durant, Chair

cc: Joe Sbranti, City Manager  
Walter Pease, Director of Water Utilities  
Dana Hoggatt, Planning Manager  
Paul Reinders, Senior Civil Engineer  
Leigha Schmidt, Associate Planner

file: 14.17.02



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**COMMISSIONERS**

January 12, 2012

David Durant, Chair

Mayor John Hanecak

Don Tatzin,  
Vice Chair

City of Pleasant Hill

Janet Abelson

100 Gregory Lane

Pleasant Hill, CA 94523

Geneveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

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cc: June Catalano, City Manager  
Mario Moreno, City Engineer  
Troy Fujimoto, Senior Planner  
Eric Hu, Associate Traffic Engineer

file: 14.17.02



CONTRA COSTA  
**transportation  
authority**

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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Gayle McLaughlin  
City of Richmond  
440 Civic Center Plaza  
Richmond, CA 94804

Don Tatzin,  
Vice Chair

Janet Abelson

Geneveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor McLaughlin:

Federal Glover

Dave Hudson

I am writing to explain our Urban Limit Line (ULL) policy, as established in the Measure J Growth Management Program (GMP). Each participating jurisdiction in the GMP must have a voter-approved ULL to be eligible to receive the 18 percent return-to-source funds (“Local Street Maintenance and Improvement (LSM) Funds”) or the 5 percent Transportation for Livable Communities (TLC) funds, which are awarded on a discretionary basis. Local jurisdictions must acknowledge having read and understood this letter in the biennial GMP Compliance Checklist submitted to us and also indicate whether the jurisdiction has adopted and continuously complied with an applicable voter-approved ULL as a part of its General Plan.

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Julie Pierce

Karen Stepper

Robert Taylor

Randell H. Iwasaki,  
Executive Director

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2999 Oak Road  
Suite 100  
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PHONE: 925.256.4700  
FAX: 925.256.4701  
www.ccta.net

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**Subsequent Notice if a Local Action Related to a ULL is Non-Conforming.** If, after receiving an Evaluation Letter, the jurisdiction subsequently approves the proposal without conforming it to the voter-approved ULL, then the Authority will send a "Final Notice of Concern," advising the jurisdiction that, subject to a detailed review of the proposed development project based on the Measure J ULL and the Authority's criteria, the jurisdiction is likely to be found out of compliance with the GMP, until it has a voter approved ULL that includes the proposal or project area.

**Authority's Criteria for Assessing Compliance.** The following summarizes the criteria established by the Authority for determining whether or not a proposal conforms to the ULL requirement of Measure J:<sup>27</sup>

- The proposed development lies within the physical boundary of the voter-approved ULL; or
- The proposed development involves a non-sequential, non-contiguous adjustment to the ULL that does not exceed 30 acres in size as explicitly permitted under the voter-approved ULL; or
- The proposed development is necessary to avoid an unconstitutional taking of private property as provided in the voter-approved ULL; or
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<sup>27</sup> For the full text of the adopted ULL policy, please refer to Authority Ordinance 06-4 and the Growth Management *Implementation Guide*, July 2010.

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- The proposed development: (a) does not involve an extension or expansion of urban services (such as water or sewer) across the physical ULL boundary, unless such extension or expansion is to serve solely allowed non-urban uses; or (b) is in connection with a development proposal meeting the criteria above.

Proposed developments that do not conform to any of these criteria will be further evaluated by the Authority for possible GMP compliance issues.

**Explanation of Modifications to ULL, or Development for Areas Outside of the ULL.**

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**Acceptable Discretionary Actions.** For areas beyond the physical boundary of the applicable ULL, the following do not constitute a violation of the ULL provisions, as these actions are discretionary and do not commit a local jurisdiction to development beyond a local voter-approved ULL:

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We appreciate your continued participation in the Authority's programs.

Sincerely,

A handwritten signature in black ink, appearing to read 'David E. Durant', with a stylized flourish extending to the right.

David E. Durant, Chair

cc: William Lindsay, City Manager  
Richard Mitchell, Director of Planning and Building  
Jonelyn Whales, Senior Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Cecelia Valdez  
City of San Pablo  
One Alvarado Square  
San Pablo, CA 94806

Don Tatzin,  
Vice Chair

Janet Abelson

Geneveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor Valdez:

Federal Glover

Dave Hudson

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Sincerely,



David E. Durant, Chair

cc: Matt Rodriguez, City Manager  
Adele Ho, Public Works Director  
Tina Gallegos, City Planner

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Bill Clarkson

Don Tatzin,  
Vice Chair

City of San Ramon

Janet Abelson

2226 Camino Ramon

San Ramon, CA 94583

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

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Federal Glover

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Sincerely,



David E. Durant, Chair

cc: Greg Rogers, City Manager  
Maria Fierner, Engineering Services Director  
Phil Wong, Planning & Community Development Director  
Debbie Chamberlain, Planning Services Manager  
Lisa Bobadilla, Transportation Manager

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Bob Simmons  
City of Walnut Creek  
1666 North Main Street  
Walnut Creek, CA 94596

Don Tatzin,  
Vice Chair

Janet Abelson

Geneveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

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Federal Glover

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cc: Ken Nordhoff, City Manager  
Sandra Meyer, Community Development Director  
Heather Ballenger, Public Works Director  
Andrew Smith, Senior Planner/Code Enforcement Supervisor

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor David Twa  
Contra Costa County  
651 Pine Street., 11th Floor  
Martinez, CA 94553

Don Tatzin,  
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Janet Abelson

Geneveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

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the Authority evaluate a local jurisdiction's proposed action to determine whether that action may conflict with the ULL provisions of the GMP. In response, the Authority will ask that local jurisdiction if the jurisdiction would like the Authority to analyze the proposed action to determine whether any ULL compliance issues are evident. In either scenario, if the local jurisdiction requests the referenced ULL-related evaluation, the Authority will provide the requested evaluation. The Authority will base its evaluation on the consistency of the proposed action with specified criteria which are listed below. The Authority will document the analysis of the proposed action and convey its findings to the local jurisdiction in an "Evaluation Letter." The Evaluation Letter may include recommendations that could ensure the jurisdiction's compliance with the ULL requirements of Measure J.

**Subsequent Notice if a Local Action Related to a ULL is Non-Conforming.** If, after receiving an Evaluation Letter, the jurisdiction subsequently approves the proposal without conforming it to the voter-approved ULL, then the Authority will send a "Final Notice of Concern," advising the jurisdiction that, subject to a detailed review of the proposed development project based on the Measure J ULL and the Authority's criteria, the jurisdiction is likely to be found out of compliance with the GMP, until it has a voter approved ULL that includes the proposal or project area.

**Authority's Criteria for Assessing Compliance.** The following summarizes the criteria established by the Authority for determining whether or not a proposal conforms to the ULL requirement of Measure J:<sup>35</sup>

- The proposed development lies within the physical boundary of the voter-approved ULL; or
- The proposed development involves a non-sequential, non-contiguous adjustment to the ULL that does not exceed 30 acres in size as explicitly permitted under the voter-approved ULL; or
- The proposed development is necessary to avoid an unconstitutional taking of private property as provided in the voter-approved ULL; or
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<sup>35</sup> For the full text of the adopted ULL policy, please refer to Authority Ordinance 06-4 and the Growth Management *Implementation Guide*, July 2010.

- The proposed development is explicitly listed as an exception to the physical ULL boundary in the jurisdiction's voter-approved ULL, or the proposal is found and determined to be consistent with the definition of non-urban uses in the voter-approved ULL<sup>36</sup>; or
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Proposed developments that do not conform to any of these criteria will be further evaluated by the Authority for possible GMP compliance issues.

**Explanation of Modifications to ULL, or Development for Areas Outside of the ULL.**

For modifications to the voter-approved ULL or for a major subdivision or General Plan Amendments in areas outside the ULL, a findings of consistency with the provisions of that ULL must be made by the local jurisdiction's elected governing body after holding a properly noticed public hearing, and the findings shall be publicly provided by the jurisdiction to explain its degree of consistency with the GMP (including its consistency with the jurisdiction's ULL and General Plan) and noted in the applicable Measure J Compliance Checklist, so that the Authority may determine compliance with the GMP.

**Acceptable Discretionary Actions.** For areas beyond the physical boundary of the applicable ULL, the following do not constitute a violation of the ULL provisions, as these actions are discretionary and do not commit a local jurisdiction to development beyond a local voter-approved ULL:

- Planning studies that result in neither administratively approved zoning changes nor general plan amendments nor specific approvals; or

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<sup>36</sup> For example, rural residential and agricultural structures allowed by applicable zoning and facilities for public purposes which are necessary or desirable for the public health, safety or welfare or by state or federal law as provided in the Contra Costa County 65/35 Land Preservation Plan Ordinance.) Such determination shall be made by the local jurisdiction's elected governing body after holding a properly noticed public hearing and making findings based on substantial evidence in the record; if the governing body's decision is legally challenged, the Authority's finding of non-compliance shall be held in abeyance subject to expiration of all applicable appeals periods or exhaustion of all applicable appeals or court challenges.

- Requests for changes to a city or town's sphere of influence for purposes of considering future voter-approved changes to the applicable ULL and subsequent annexation requests.

**Timing of a Finding of Non-Compliance.** The Authority may find a jurisdiction out of compliance with the ULL requirements of Measure J based on its review of the jurisdiction's GMP Compliance Checklist submittal and the above criteria.

If you have any questions about these requirements, please contact Martin Engelmann at (925) 256-4729/mre@ccta.net. More information is available in Chapter 5 of the *Implementation Guide*, which you can find on the Authority's website at [www.ccta.net](http://www.ccta.net).

We appreciate your continued participation in the Authority's programs.

Sincerely,



David E. Durant, Chair

cc: Julie Bueren, Public Works Director  
Catherine Kutsuris, Conservation and Development Director  
Steve Goetz, Deputy Director of Transportation Planning  
Patrick Roche, Planning Chief  
John Cunningham, Senior Transportation Planner

file: 14.17.02



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**COMMISSIONERS**

January 12, 2012

David Durant, Chair

Mayor Candance Andersen

Don Tatzin,  
Vice Chair

Town of Danville

Janet Abelson

230 Burleigh Place

Danville, CA 94526

Genoveva Calloway

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

Jim Frazier

Dear Mayor Andersen:

Federal Glover

Dave Hudson

I am writing to explain our Urban Limit Line (ULL) policy, as established in the Measure J Growth Management Program (GMP). Each participating jurisdiction in the GMP must have a voter-approved ULL to be eligible to receive the 18 percent return-to-source funds (“Local Street Maintenance and Improvement (LSM) Funds”) or the 5 percent Transportation for Livable Communities (TLC) funds, which are awarded on a discretionary basis. Local jurisdictions must acknowledge having read and understood this letter in the biennial GMP Compliance Checklist submitted to us and also indicate whether the jurisdiction has adopted and continuously complied with an applicable voter-approved ULL as a part of its General Plan.

Karen Mitchoff

Julie Pierce

Karen Stepper

Robert Taylor

Randell H. Iwasaki,  
Executive Director

In Measure J, the ULL is defined as an urban limit line, urban growth boundary, or other equivalent physical boundary that clearly identifies the physical limits of future urban development within a local jurisdiction’s planning area. It must be either a “Countywide mutually agreed upon voter-approved ULL” (the so-called MAC-ULL), a “local voter-approved ULL,” or the County’s ULL, as approved by the voters of Contra Costa through Measure L (November 2006), and be incorporated into the General Plan through the Growth Management Element.

We recognize that local land use planning is an evolving process and that jurisdictions may seek to annex land from time to time for urban development. However, you should know that submittal of an annexation request by a local jurisdiction to LAFCO outside of an applicable voter-approved ULL will constitute non-compliance with the Measure J Growth Management Plan Program. The Authority has established a process to address such situations, which I would like to describe for you in this letter.

2999 Oak Road

Suite 100

Walnut Creek

CA 94597

PHONE: 925.256.4700

FAX: 925.256.4701

[www.ccta.net](http://www.ccta.net)

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Sincerely,



David E. Durant, Chair

cc: Joe Calabrigo, Town Manager  
Kevin Gailey, Chief of Planning  
Tai Williams, Transportation Services Director  
Steven Lake, Development Services Director  
David Crompton, Principal Planner  
Andy Dillard, Transportation Engineer Associate

file: 14.17.02



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COMMISSIONERS

January 12, 2012

David Durant, Chair

Mayor Michael Metcalf

Don Tatzin,  
Vice Chair

Town of Moraga

Janet Abelson

329 Rheem Blvd.

Geneveva Calloway

Moraga, CA 94556

Jim Frazier

Subject: Measure J Implementation – Annual Urban Limit Line Policy Advisory Letter

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cc: Jill Keimach, Town Manager  
Jill Mercurio, Public Works Director/Town Engineer  
Shawna Brekke-Read, Planning Director

file: 14.17.02