

INITIATIVE TO CHANGE GENERAL PLAN DESIGNATIONS WITHIN THE SAND CREEK FOCUS AREA AND PERMANENTLY REQUIRE VOTER APPROVAL OF AMENDMENTS TO URBAN LIMIT LINE

This proposed initiative amends the Antioch General Plan to limit development in a part of the city known as the Sand Creek Focus Area. Within this area, the initiative seeks to protect Sand Creek and its tributaries, preserve agricultural land, protect open spaces, protect wildlife, preserve scenic views, and encourage enjoyment of nature. The initiative declares that development proposed within the area threatens achievement of these goals.

Presently, the General Plan allows up to 4,000 dwelling units in the Sand Creek Focus Area. The proposed initiative would reduce the allowed number of units to 2,100. Further, the initiative would require that General Plan designations of land within a defined “Initiative Area,” composed of all land within the Sand Creek Focus Area west of Deer Valley Road, be changed to “Rural Residential, Agriculture, Open Space.” Overall, more than 80% of land within the Initiative Area would be preserved as open space. A minimum parcel size of 80 acres would also be established for Initiative Area land.

Within the Initiative Area, the proposed initiative would allow only certain uses. These would include single-family homes, uses secondary to residences (such as in-home occupations and offices), rental of rooms to lodgers in residences not exceeding four occupants, agricultural and agriculturally related uses (such as processing and boarding of animals), low-intensity recreational uses, and certain governmental, institutional, and non-profit uses. Uses that would detrimentally affect wetlands, stream corridors, grasslands, and wildlife would not be allowed. Development, agricultural activities, and grading would also be prohibited on certain slopes of 20% or more.

Within the Initiative Area, only one house with a maximum area of up to 6,000 square feet for residential structures (including accessory buildings) could be built per parcel. Other structures would be limited to maximum floor areas of 10,000 feet. (Certain agricultural structures could be allowed an additional 20,000 feet upon City Council approval.) All buildings on parcels would be required to be located in contiguous areas, as compact as possible, not to exceed two acres. Structures and roads on properties would also need to be located in ways that limit visibility from roads, parks, and public places. Structures also could not be located within 150 feet of any ridgeline or hilltop or where they will project into the view of ridgelines or hilltops from public places. Structures requiring city approval would require restrictive covenants barring creation of parcels or uses the initiative prohibits.

Separately, the proposed initiative amends the Antioch General Plan to permanently extend the requirement that City voters approve any amendment to the Urban Limit Line. (Presently, the General Plan requires voter approval for any such change only until December 31, 2020.) Approved by initiative in November 2005, the Urban Limit Line establishes a line through the Roddy Ranch and Ginocchio properties at the south of the City beyond which only open spaces are allowed.