

The Title of the Initiative shall be as follows:

“City of Antioch Growth Control, Traffic Relief, Voter-Approved Urban Limit Line, and Roddy Ranch Development General Plan Reduction Initiative”

The City Attorney’s Summary shall read as follows:

In 1990, Contra Costa County voters approved an Urban Limit Line. Without jeopardizing receipt of transportation funds, land uses designated by the City of Antioch can occur only within the adopted urban limit line. The boundary established in 1990 included a significant portion of property known as “Roddy Ranch”, an area located southerly of the existing city limits and westerly of Deer Valley Road. In 2000, over the objections of the City Council, the Board of Supervisors moved the urban limit line in a way that places all of Roddy Ranch outside of the limit line.

This initiative would create Antioch’s own urban limit line. With respect to Roddy Ranch, this urban limit line would be in the same location as the 1990 boundary authorized by the voters. It would also amend the city’s general plan and zoning ordinances to reduce the amount of housing units permitted on Roddy Ranch from approximately 1,700 to not more than 700 units, most of which would be “estate units”. The measure would also approve a development agreement that would lock the general plan and zoning densities in place for 15 years, irrespective of any possible future voter initiatives. The City Council would retain the ability to review and approve or deny certain development plans and subdivision maps within the area. No building permits for houses could be issued in the Roddy Ranch area until Highway 4 is widened from Railroad Avenue to “L” Street, or until 2009, whichever occurs first.

The City of Antioch has a “Residential Development Allocation Ordinance” which limits the number of housing units allocated to not more than 600 units per year, with certain exceptions. This initiative would prohibit the City Council from approving any new allocations in 2006 and 2007. This measure would also reduce the number of allocations from 3,000 to 2,000 which could be approved until 2010. Existing exemptions would remain in place and this measure would also exempt from the allocation limit dwelling units constructed in the immediate vicinity of mass transit stations.

The development agreement mandated by this initiative would require the Roddy Ranch developer to contribute, in addition to any adopted traffic mitigation fees, \$1,000,000 for improvements to State Route 4 Bypass and/or Vasco Road. The developer would also be required to donate \$1,000,000 to the Antioch Unified School District for performing arts, music and sports programs, and to contribute \$50,000 to the City of Antioch to study a potential business park.

This initiative would establish a voter-approved urban limit line that would include approximately 850 acres within Roddy Ranch and an approximately 200 acre portion of the Ginocchio property. These 1,050 acres were included within the 1990 urban limit line authorized by the voters. The area known as Deer Valley would remain outside of the urban limit line.

William R. Galstan
City Attorney