

The Ranch at Antioch

Development Standards & Design Guidelines

ORIGINAL: OCTOBER 2018

REVISED: May 2020

REVISED DRAFT

Revision Prepared By:



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PROJECT APPLICANT:



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CIVIL ENGINEERS • SURVEYORS • PLANNERS

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I | INTRODUCTION



I.1 PURPOSE & INTENT

The Ranch Development Standards and Design Guidelines (DS/DG) were prepared to implement The Ranch at Antioch, a 551.5-acre planned community located in southeast Antioch within in the Sand Creek Focus Area.

The Project designates approximately 149 acres of land as “Restricted Development Area” comprised of agriculture and open space, and approximately 402 acres as “Limited Development Area” to allow for 1,177 homes within The Ranch property.

The project amends the General Plan Land Use Element to change the land use designations to allow for the proposed uses within The Ranch property, and the Circulation Element to reflect the proposed alignment of Sand Creek Road. It also amends the Zoning Code to rezone from Study District (S) to Planned Development (PD).

This document is the implementing vehicle for all future projects within The Ranch. The DS/DG establish a comprehensive design framework, development standards and design guidelines to ensure that the Land Use Plan will be developed in a cohesive and well-planned manner that ultimately results in an attractive, high-quality community.

I.2 DOCUMENT ORGANIZATION

The DS/DG is organized as follows:

Chapter 1: Introduction

Chapter 2: Vision

Chapter 3: Concept Plan Elements

Chapter 4: Neighborhood Guidelines

Chapter 5: Landscape Guidelines

Chapter 6: Sustainability

Appendix: Development Standards

Chapter 2 outlines the vision, guiding principles, character and sustainable approach to the project. Chapter 3 sets forth the concept plan elements and framework that form the basis of the project design. The Design Guidelines in Chapter 4 and 5 includes the comprehensive guidance for neighborhood/site design, architecture and landscape design to achieve the project vision. Chapter 6 outlines the considerations at the site and building levels to enhance long term sustainability.

The Development Standards in the Appendix include land use regulations and development standards that are specific to the Project.

I.3 SUBSEQUENT APPROVAL PROCESS

The Development Standards and Design Guidelines provided in this document will be used by City staff in reviewing subsequent development applications and to guide the developers, builders, planners and designers who will be involved in the construction of the community. The Development Standards provide the regulatory guide, standards and other design criteria needed to administer review of individual projects within Project, including, but not limited to, the maximum number of units, minimum lot size and maximum building heights and lot coverage. The Design Guidelines set the expectations and requirements for architectural design, landscape design and open space.

1.4 PROJECT LOCATION & CONTEXT

1.4.1 REGIONAL CONTEXT

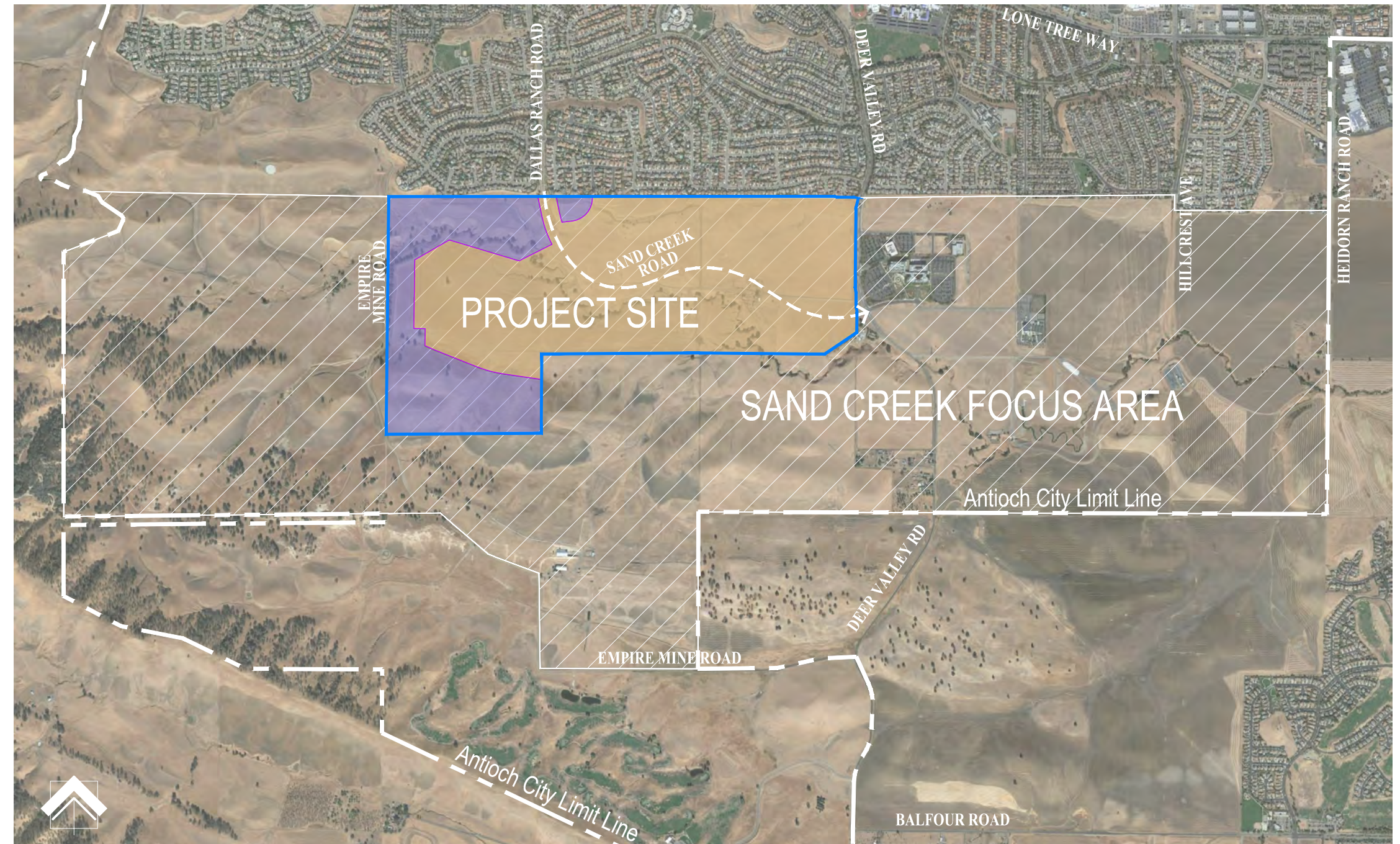
The 551.5 acre project site (indicated with a blue boundary in Figure I-2) is located within the city limits of Antioch, CA between Mt. Diablo and its sprawling hill and valley terrain to the south and west, and the flatlands of the Sacramento-San Joaquin Delta to the north and east. The Ranch is located approximately 7.5 miles from the peak of Mt. Diablo, near the center of a larger land area (2,721 acres) in the southern portion of Antioch known as Sand Creek Focus Area (shown as a hatched area) as described in the City of Antioch General Plan. Developments within the City border the property on the north and east sides, and the East Bay Regional Park District (EBRPD) owns and operates the Black Diamond Mines Regional Preserve in the foothills to the west of the property.

The 551-acre Project area is indicated with a solid blue line, with the Restricted Development Areas in grayscale and the Limited Development Area in color.

Figure I-1: Regional Locator Map



Figure I-2: Project Location within the City of Antioch



1.4.2 PROJECT SITE VICINITY

The Ranch is directly bordered by single-family homes on the north within the Diablo West, Black Diamond Knolls, and Dallas Ranch subdivisions; the vacant Richfield and Leung parcels to the south; Deer Valley Road and Kaiser Permanente Medical Center to the east; and Empire Mine Road and the Higgins/Zeka parcel to the west. EBRPD lands are located directly to the northwest.

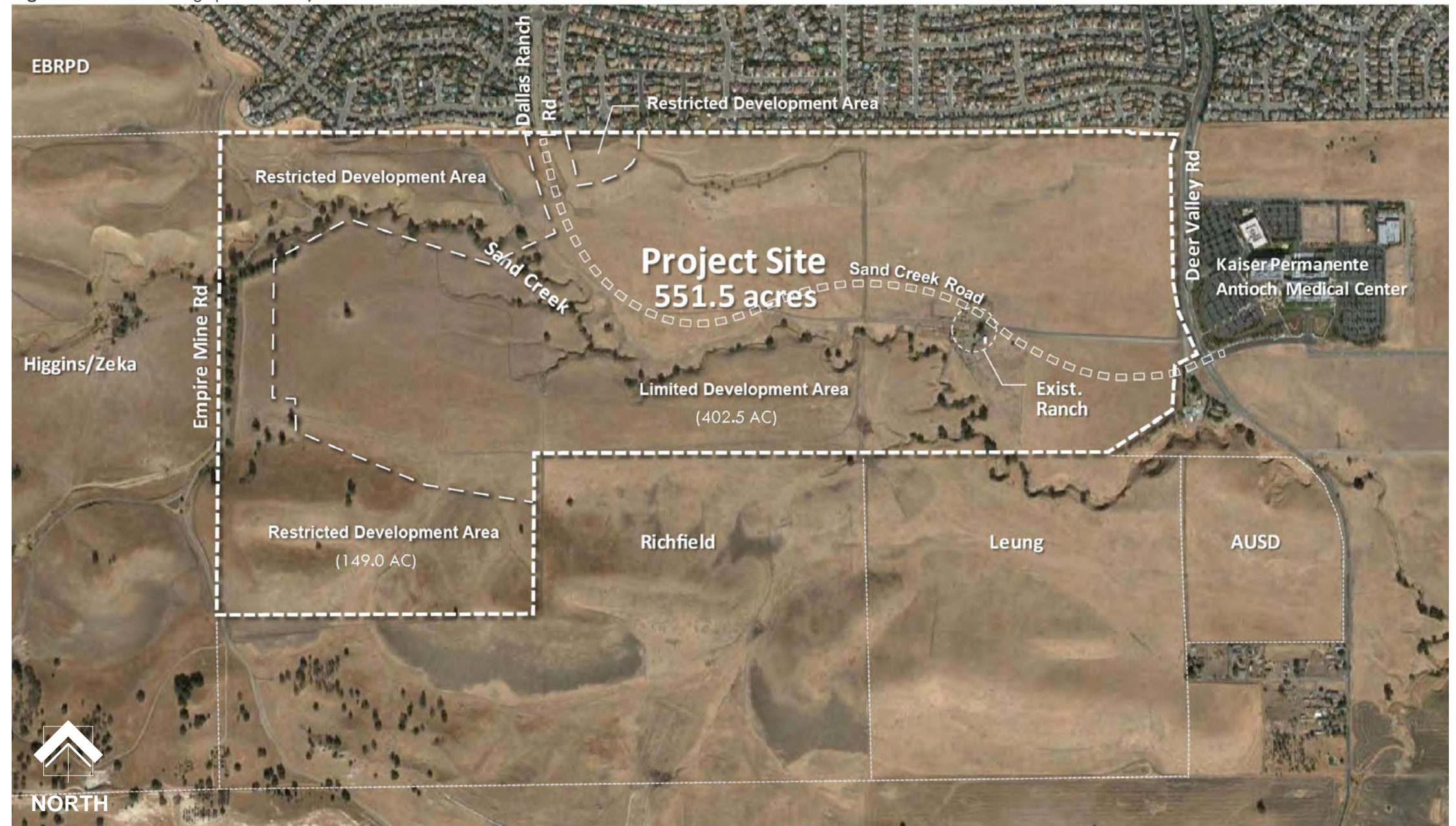
Dallas Ranch Road is stubbed at the northern border of the property with plans for future southward extension to be known as Sand Creek Road as it enters The Ranch, per the amendment in the General Plan Circulation Element.

Sand Creek, a seasonal stream beginning in the western foothills beyond the property, traverses from west to east, and roughly splits the property into two equal portions.

Overall, the property is 1.5 miles in length measured east to west, and between .5 to .8 miles measured north to south.

Steeper slopes within the Plan Area as well as required setback areas (minimum 300 feet) from Empire Mine Road are zoned as Restricted Development Area, and will remain as natural open space or compatible uses.

Figure 1-3: Aerial Photograph of the Project Site



1.4.3 PROJECT SITE FEATURES

Sand Creek is narrow, meandering, and deeply incised into the landscape with steep side slopes. The width of the main drainage channel is typically less than 100 feet, and includes a few small side channels in the western portion of the property. There are three small areas of jurisdictional wetlands that occur including two sites in the northwest and one area in the southeast. These wetlands have been preserved and incorporated into the open space. Several isolated wetlands occur, primarily along the frontage with Deer Valley Road.

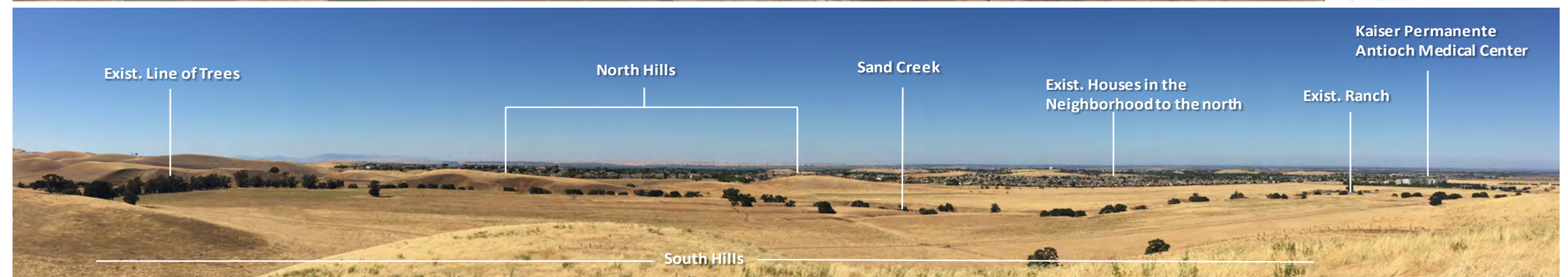
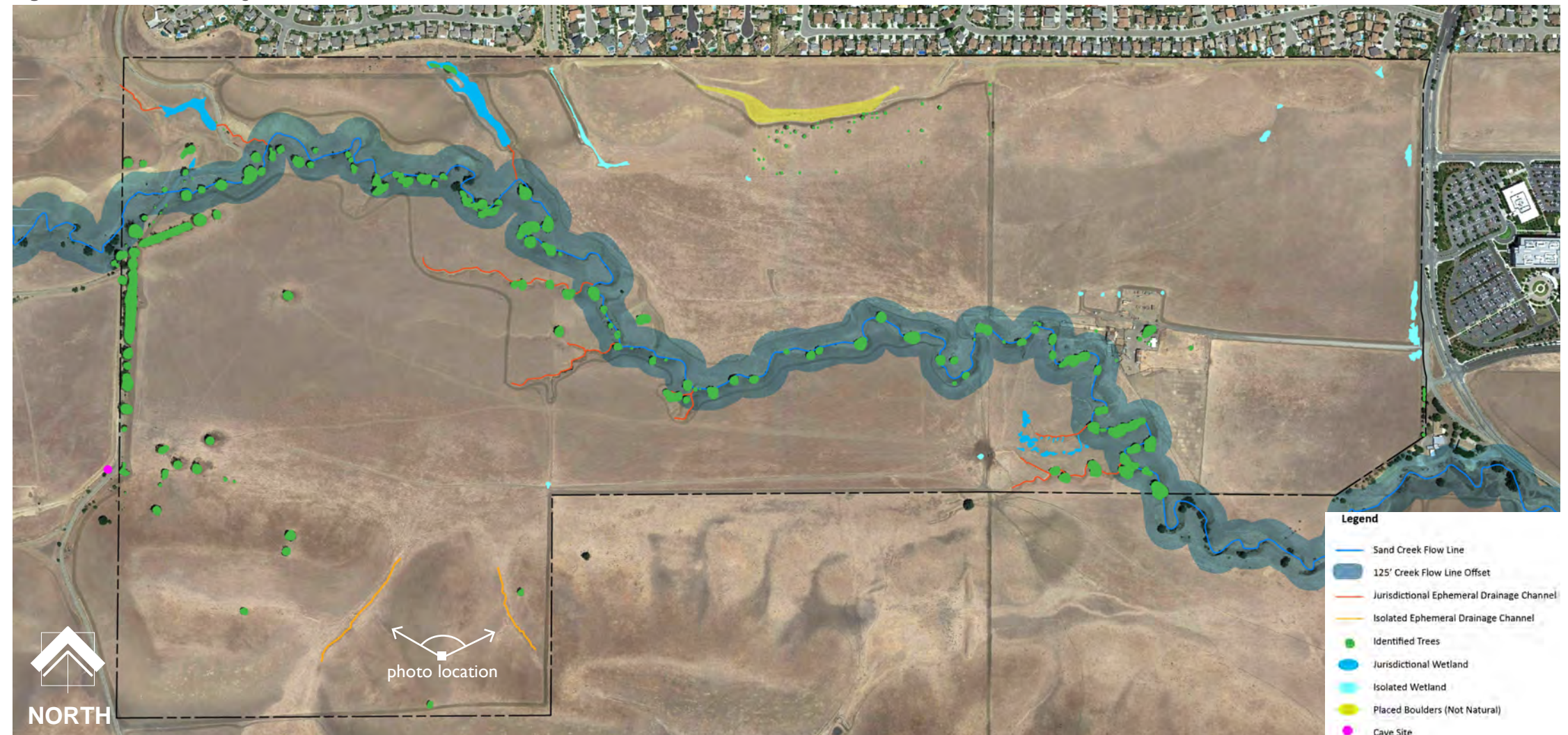
Most of the trees found on the property are located within Sand Creek and adjacent to the border of Empire Mine Road on the west. In general, the site is void of taller vegetation and has been used primarily for cattle grazing.

There are several distinct low hill forms in the northwest and southwest; however, the majority of the land is flat or gently sloping. A line of placed boulders can be found in the center of the property, just south of the existing subdivisions.

The photographs taken of the site are depicted below and on the facing page. The panoramic view was taken from the southwest ridgeline overlooking the property spanning north to northeast.

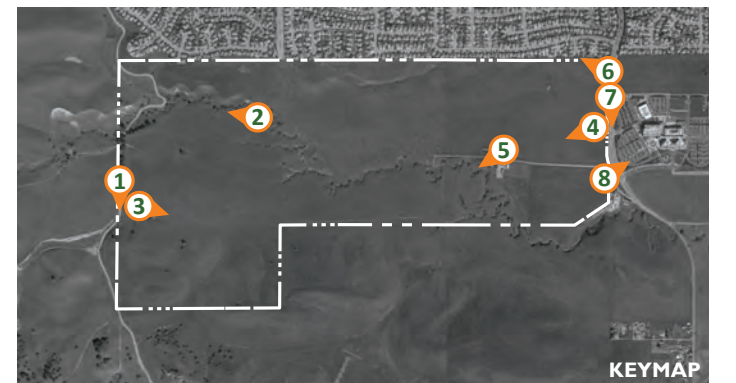
A small homestead or ranch house can be found adjacent to Sand Creek with dirt road access from Deer Valley Road. The area includes a small trailer house, barn, sheds, and cattle holding pens.

Figure I-4: Site Features Diagram





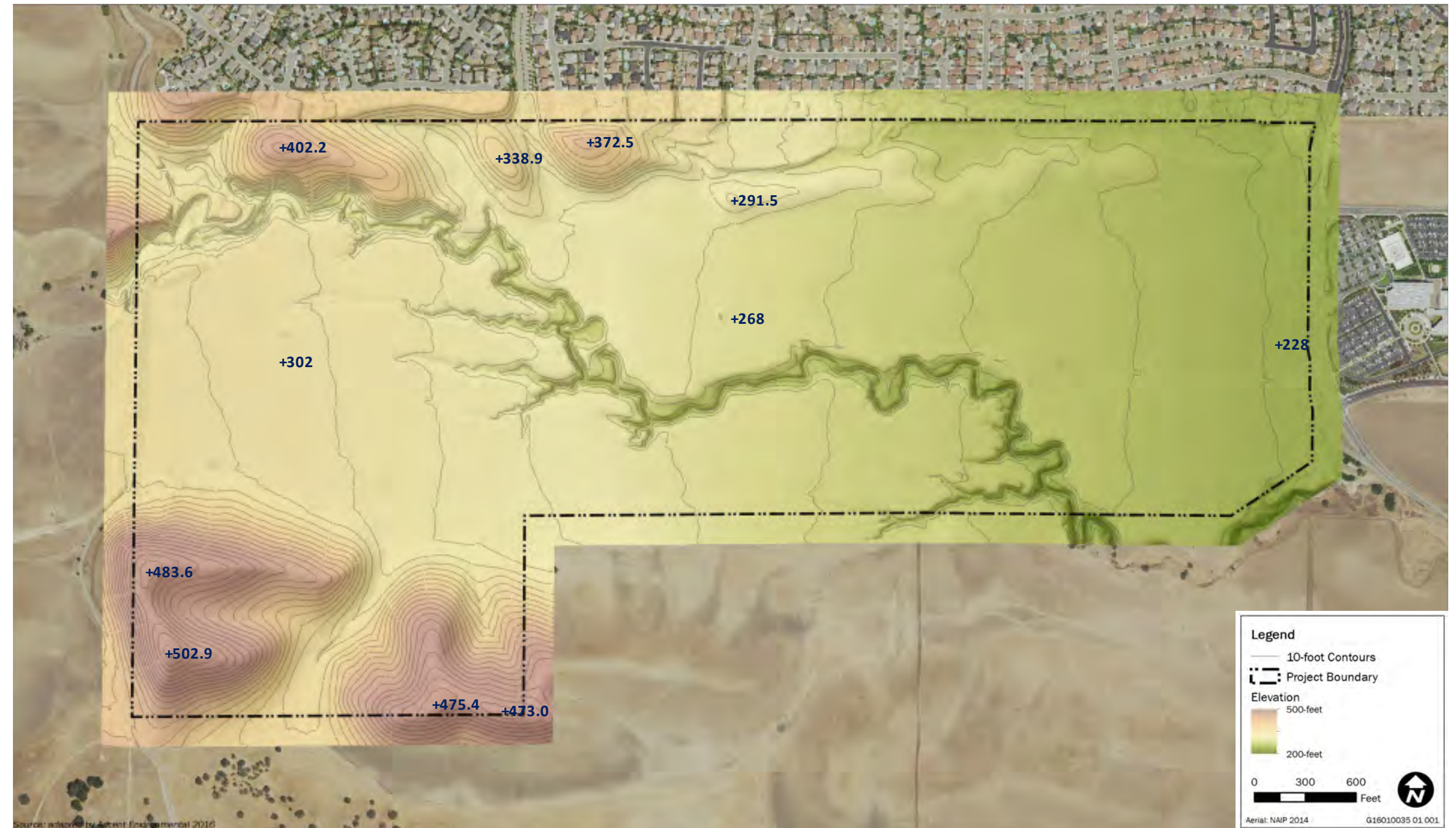
1. Empire Mine Road (looking south)
2. Section of Sand Creek
3. Existing windmill near the west boundary
4. View of Mt. Diablo
5. Existing barn structure
6. Houses along the northern site boundary
7. 3-way intersection on Deer Valley Road
8. Kaiser Permanente Antioch Medical Center



1.4.4 ELEVATION ANALYSIS

The high points of the property are on the ridgelines within the hill areas in the southwest (el. 473 to el. 503), and the northwest (el. 339 to el. 402), while the lowest points on the property (el. 225+/-) are generally adjacent to the eastern property line. The change in elevation is less than 300 feet from the ridgelines to Deer Valley Road.

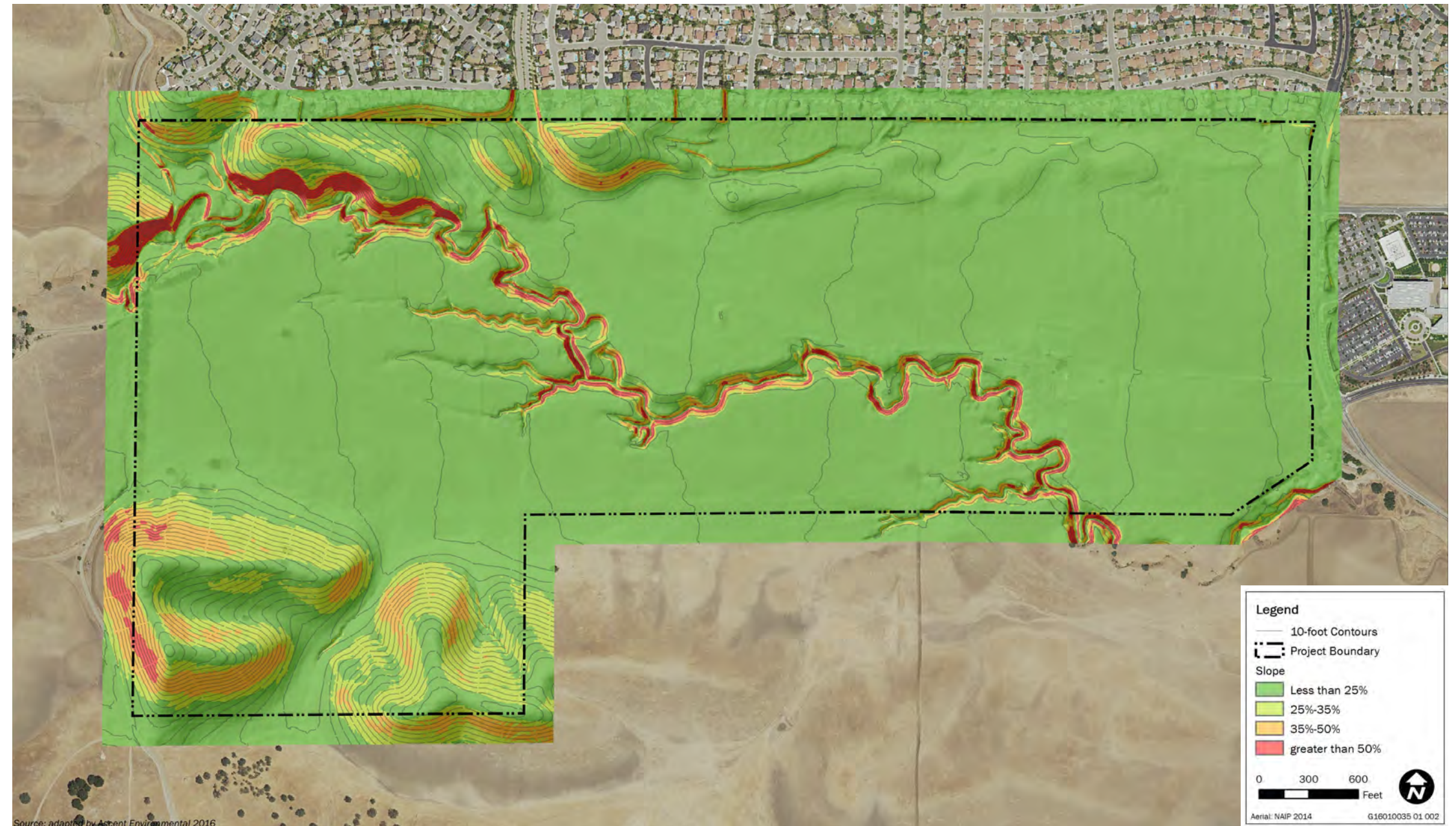
Figure 1-5: Elevations Map



1.4.5 SLOPE ANALYSIS

Due to erosion of the Sand Creek drainage from both storm events and cattle intrusion, the steepest slopes on the property (> 50 percent) are along the side walls containing the creek bed. The hill formations include slopes between 35 and 50% in small areas; however, the majority of slopes are under 35 percent. Within the flat lands of the property, the fall in elevation over 1.5 miles is only 90 feet or a little more than 1 percent which is perceived as flat.

Figure I-6: Slopes Map



2 | VISION



2.1 VISION STATEMENT

The Ranch at Antioch is envisioned as an exemplary community that is focused on appreciation of, and integration with, the natural, physical, and social environment. The community will:

- focus on open space, parks, and trails, that allow residents and visitors access to natural and historical experiences both on-site and to the East Bay Regional Park system;
- meet Antioch's desires for a high quality, larger executive residential lot environment;
- include a variety of neighborhoods that create housing opportunities for different household types; and
- provide community service offerings to support the new community, existing neighborhoods, and Kaiser Permanente.

Figure 2-1: Vision Diagram

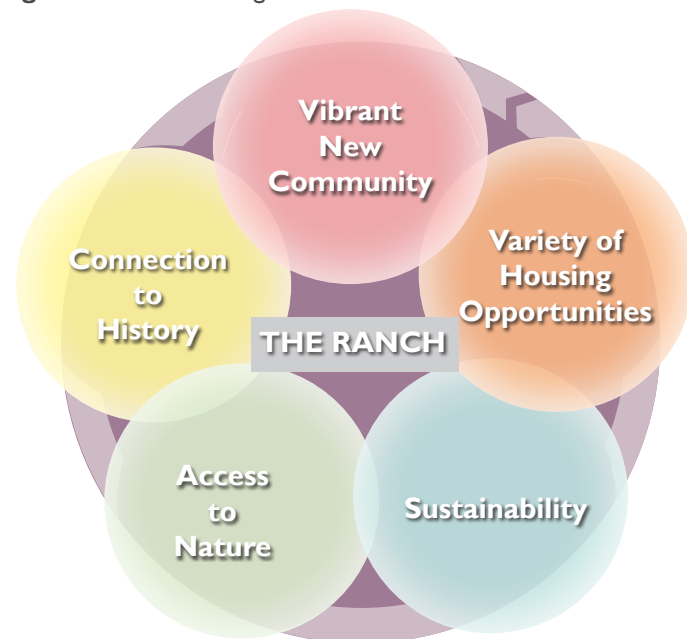
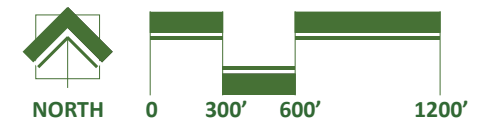
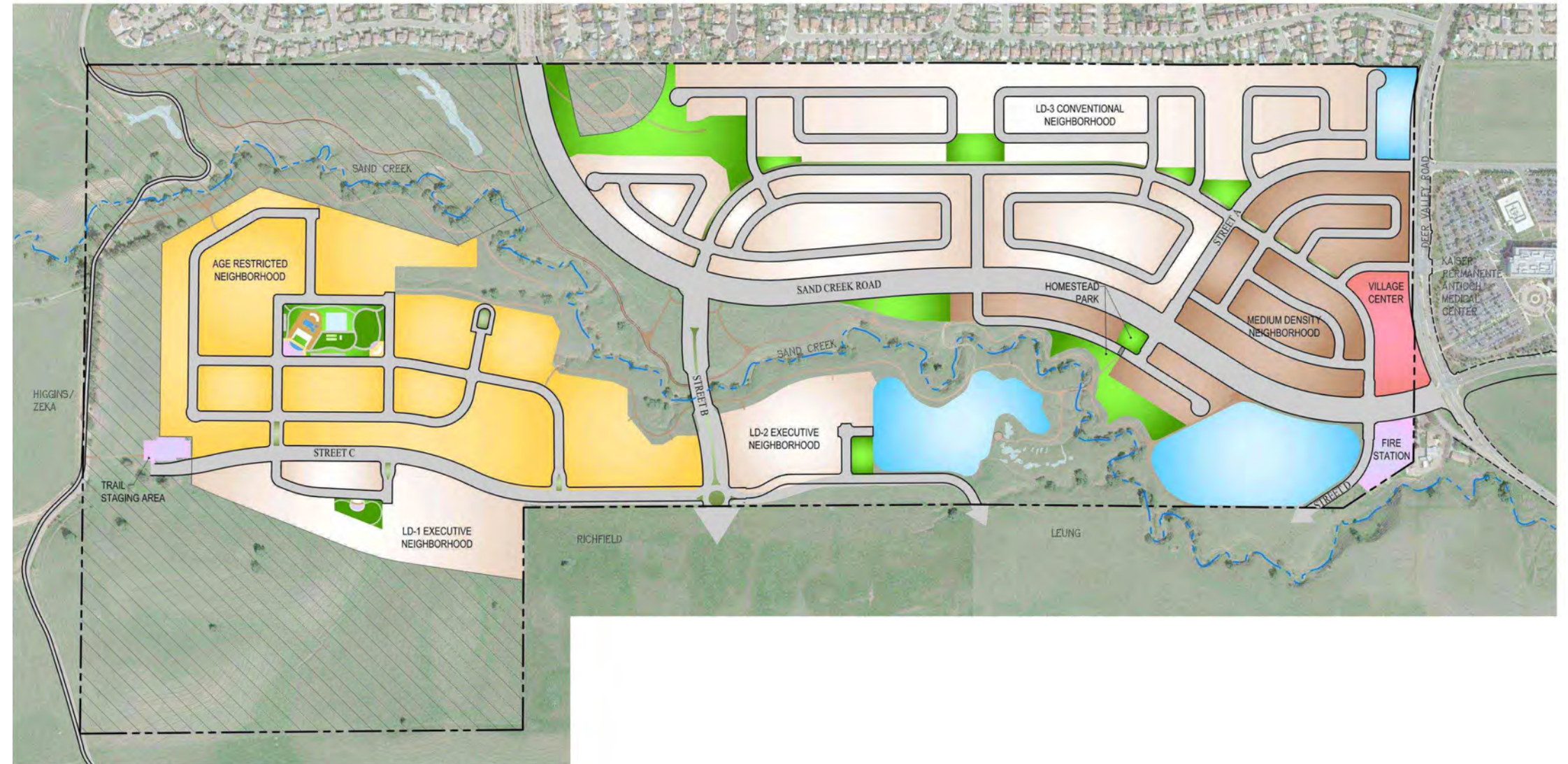


Figure 2-2: Overall Illustrative Plan



2.2 GUIDING PRINCIPLES

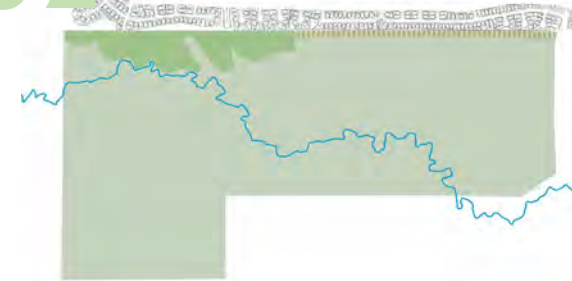
Prior to developing the site plans and guidelines found later in this document, key Design Principles were established to assist in laying the foundation for all future planning and design implementation. These Principles are both general and specific, and critical to establishing The Ranch as an environmentally friendly community and one that is sensitive to City goals and neighborhood context.

Figure 2-3: Guiding Principles Diagrams

- 01** Preserve the northern and southern hill landforms and ridgelines as natural open space. Maintain a 300-foot minimum open space buffer from Empire Mine Road.



- 02** Provide a buffer to the existing homes to the north through open space and larger lot depths



- 03** Provide parks and trail connections at the Sand Creek setback interface to enlarge the open space footprint and allow for pedestrian and bicycle access to surrounding neighborhoods



- 04** Provide a staging area and trail connection to the East Bay Regional Park District System in proximity to Empire Mine Road, that blends into the natural environment.



- 05** Create an attractive Deer Valley Road frontage appearance with native landscape, agrarian fence, and simple sign and logo treatments



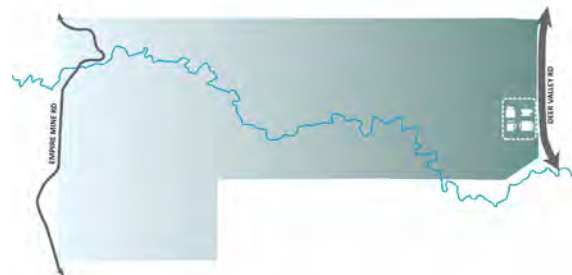
- 06** Capture a component of the existing ranch complex within the new development pattern



- 07** Organize the block pattern primarily in an east-west direction for solar orientation and to take advantage of the predominant summer wind flows



- 08** In general, place smaller lots toward Deer Valley Road and future commercial/retail



- 09** Connect Sand Creek Road to Deer Valley Road as an important regional artery.



2.3 COMMUNITY CHARACTER

The photographs on this page are intended to evoke what the quality of The Ranch will resemble following implementation. Many of the images capture the character of the landscape, which for large portions of the property can and should appear natural. The ridgelines in the southwest hills will remain in their natural state, as will the Sand Creek corridor except where stream banks have been improved to halt erosion or new pedestrian footbridges are installed. Walking and cycling trails will link all neighborhoods to each other and to destinations such as the EBRPD lands to the west and the village center and Kaiser facilities to the east. The parks will be themed and programmed to respond to their context and be located either directly adjacent to or within easy walking distances of the trail access points.

Architectural styles for the residential and commercial buildings will reflect a simple agrarian theme owing to the long ranch history of the property. Material palettes will feature wood, metal, and stone, with an emphasis on providing views of front or side elevations from major roadways and open space trails.



2.4 SUSTAINABILITY

The planning and design approach for The Ranch is rooted in the principles of sustainability, which include:

- respecting and incorporating natural project site features - Sand Creek, trees, and wetlands - with sensitive community design to enhance ecological and amenity values;
- providing opportunities for alternative modes of travel throughout the community, such as walking, biking, and transit;
- neighborhood block patterns conducive to capturing predominant summer breeze and solar orientation;
- creating well-connected street grids to enhance walkability;
- recommending water and energy conservation measures, such as native / drought tolerant planting and renewable (solar) energy strategies;
- allowing for stormwater best management strategies by suggesting open swale systems within parks and street right-of-ways (ROWs); and
- recommendation of various building / lot design measures to reduce water and energy use, and improve the air quality.

Sustainable planning and design best practices are infused in the land use, urban design, and landscape design sections of this document. The Sustainability Chapter (Chapter 6) discusses specific opportunities and recommendations in further detail.



3 | CONCEPT PLAN ELEMENTS

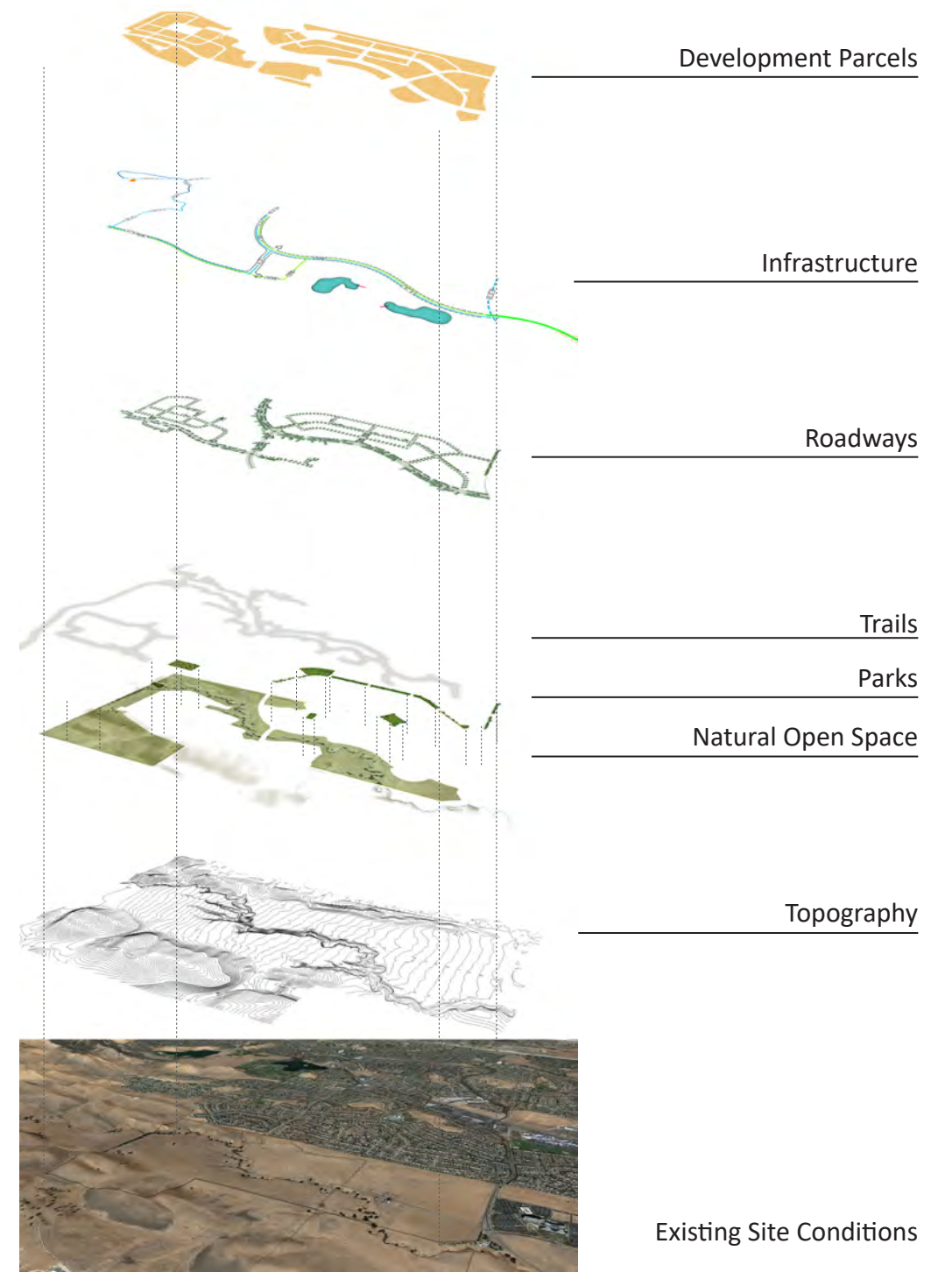


CONCEPT PLAN ELEMENTS

3.1 OVERVIEW

This chapter defines the overall physical structure and framework of the proposed project. It addresses the physical components such as land use, open space, circulation, and pedestrian connectivity, which are fundamental to the overall plan composition and set the foundation for the more detailed design parameters to follow.

Figure 3-1: Physical Structure and Framework Layers



3.2 LAND USE

The open space (OS) within The Ranch was the organizing element for the other land uses to follow. A large east/west swath of land bordering Sand Creek that includes multiple trails, hillsides and ridgelines, and storm drainage facilities, as well as the existing hill formations to the southwest, will be the signature open space feature for the community.

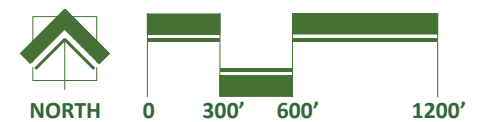
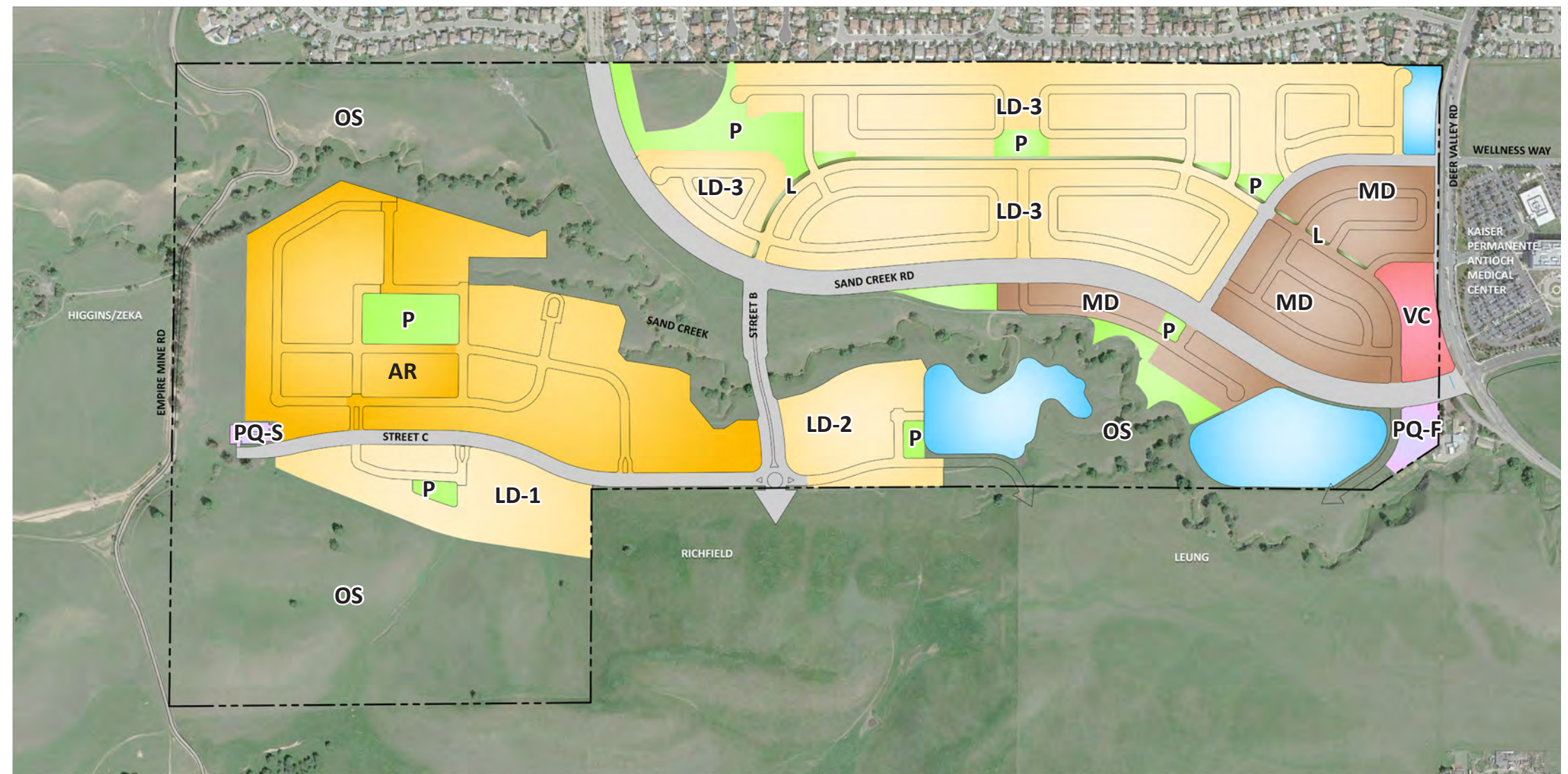
Residential uses include Executive housing behind gated entries near the southwest hills and south of Sand Creek in the LD-1 and LD-2 neighborhoods. LD-3, a low-density all-ages neighborhood will border the existing homes to the north, and a medium density all-ages neighborhood (MD) will be closer to Deer Valley Road and the village center. An age restricted community (AR) for persons over 55 years of age will be located in the west, with the option for gated vehicle control.

Parks (P) will be located in all residential communities and sited for potential to be either within the heart of the neighborhood or on the interface with the Sand Creek open space and trail system. A trail staging area (PQ-S) with a small parking area for visitors will be located near the western boundary with a trail connection to Empire Mine Road that connects to the EBRPD lands.

A small village center (VC) is included in the Plan Area at the intersection of Deer Valley Road and Sand Creek Road. The village center will include neighborhood serving retail and restaurant uses, and allow for small office users such as medical offices to be located in a horizontal mixed-use format.

A site in the southeast corner of the property, opposite the village center, is reserved for a Contra Costa County Fire Protection District station (PQ-F). Emergency vehicles will have access to Sand Creek Road and Deer Valley Road through a dedicated access drive at a signalized intersection.

Figure 3-2: Land Use Plan



3.3 DEVELOPMENT PROGRAM

The table and corresponding graphic on this page display the type of land uses and the yield for each use that can be anticipated for The Ranch. The largest land use is Residential, occupying 46 percent of the total land area, yielding 1,177 units. The gross residential density for the project overall is 2.1 dwelling units per acre, and the net residential density is 4.6 dwelling units per acre. The lowest density are the LD-1 and LD-2 Executive lots around 3.6 to 3.7 dwelling units per net acre, and the highest density are the medium density and age restricted lots at 5.6 dwelling units per net acre. The low density lot offerings which include the executive lots (LD-1, LD-2) and all-ages conventional lots (LD-3) are 55.4% of the total lot mix, and the age restricted community (AR) and medium density lots (MD) represent the balance or 44.6% of the total lot mix.

The village center (VC) site includes 5 acres and would yield approximately 54,000 square feet of space assuming a floor area ratio (FAR) of .25 and all surface parking.

Included within the open space is a 1-acre trail staging area (PQ-S); 20 acres of parks (P); and 229.5 acres of natural open space (OS) that includes two drainage basins. Approximately 45% of the total site area is dedicated to the open space, parks, and trail staging area.

Major roadways such as Sand Creek Road and the collectors leading to and through the neighborhoods are 38 acres or 6.9 % of the total land area.

3.3.1 FLEXIBILITY IN UNIT COUNT DISTRIBUTION

The distribution of the dwelling units within the overall Plan Area is subject to change with the final development plan. The plan allows for flexibility to transfer the number of units among the various neighborhoods up to a variance of 15% as the project is phased and built out. The overall number of units at The Ranch will remain consistent with the General Plan amendment, which allocates 1,177 units in the Plan Area.

Table 3-1: Overall Development Program (See 3.3.1 for description on the unit count flexibility)

Development Summary	Acreage	% Overall	% Res Ac	Net Density (du/ac)	Average Lot Size (sqft)	Target #Units	% Res Units
Low Density (LD)	140.5	25.5%	55.4%	3.9		543	42.7%
▪ LD-1 Executive	18.5	3.4%	7.3%	3.7	10,000	68	5.8%
▪ LD-2 Executive	18	3.3%	7.1%	3.6	7,000	65	5.5%
▪ LD-3 Conventional	104	18.9%	41.0%	3.9	7,000*	410	31.4%
Age Restricted (AR)	75	13.6%	29.6%	5.6	5,000	422	38.2%
Medium Density (MD)	38	6.9%	15.0%	5.6	4,500	212	18.0%
RESIDENTIAL TOTAL	253.5	46.0%	100.0%	4.6		1,177	100.0%
Village Center (VC)	5	0.9%					
Public Use (PQ)	3	0.5%					
▪ Fire Station (PQ-F)	2	0.4%					
▪ Trail Staging Area (PQ-S)	1	0.2%					
Parks (P)	20	3.6%					
Landscape (L)	2.5	0.5%					
Open Space (OS) Major	229.5	41.6%					
Roadways TOTAL	38	6.9%					
	551.5	100%					

*Note: A row of minimum 8,000 s.f. lots is required where abutting existing single family development to the north.

**TOTAL SITE AREA:
551.5 ACRES**

**RESIDENTIAL UNITS:
1,177 UNITS**

**45% TARGET FOR PARKS &
OPEN SPACE AREAS**

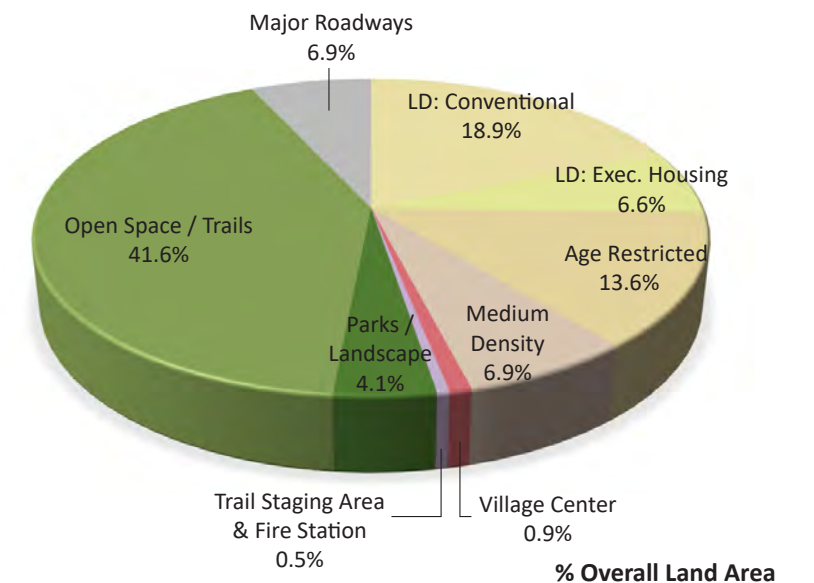


Figure 3-3: Open Space Framework Diagram



3.4 PARKS & OPEN SPACE

The park acreage for The Ranch exceeds 17.7 acres that would be required under the City’s park standards for a project with 1,177 residential units. The Plan is providing for 20 acres, or 2.3 acres over what is required.

There are four neighborhood parks ranging in size from 2.4 to 6 acres and several smaller pocket parks that are generally less than 1 acre in size. Each of the neighborhood parks and their concepts and potential amenities are described later in Chapter 5.

Figure 3-3 demonstrates the conceptual locations of the various parks with the intent of creating a well-connected open space and street network. Locations and acreages are subject to change with the final development plan, while meeting the City’s standards and acreage requirement.

As mentioned previously, the central open space within the project follows the Sand Creek corridor. The Resource Management Plan (RMP) for the Sand Creek Focus Area calls for a roughly 250’ development setback corridor. The Project provides the minimum 250-foot width of open space with some areas far exceeding the minimum width (e.g. between Homestead Park and the Leung Parcel at the southern property boundary).

The open space will be kept largely in its natural grassland condition, with periodic maintenance for weed control and also to establish and promote native seasonal wildflowers. The two drainage basins north and south of Sand Creek are included as part of the open space area.

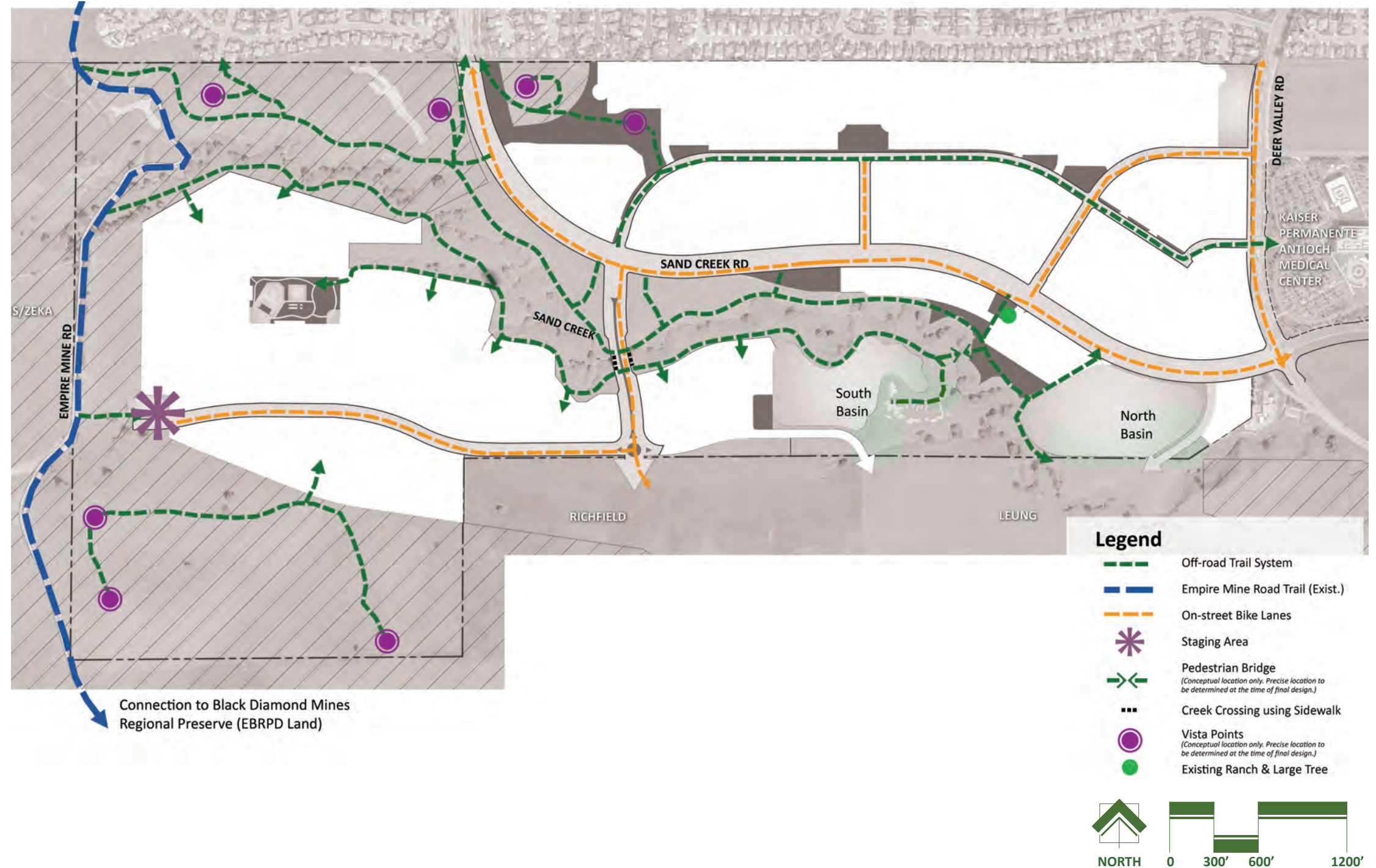
45% of the overall project area is dedicated to parks and open space

3.5 EXTENSIVE PEDESTRIAN & BIKE NETWORK

An important component of The Ranch is the planned trail system of approximately 7 miles, linking the neighborhoods to off-site destinations. Of the 7 miles, approximately 5.5 miles of trails lie within the open space, and the rest in parks and landscape corridors. Utilizing the Sand Creek corridor, pedestrian/cycling trails will connect homes, parks, and village center uses on the eastern end of the property to Empire Mine Road on the western boundary. A staging area will be located in proximity to Empire Mine Road, connecting to EBRPD lands. Trails will allow residents to hike not only in the Sand Creek corridor, but also on the ridgelines in the north and southwest hills affording views of greater Antioch to the north and northeast and Mt. Diablo to the southwest. Typical sections of the trails are provided in Chapter 5, Landscape Guidelines.

Figure 3-4 illustrates the overall system of pedestrian and bicycle network. Vista point locations, trails, and bridge locations are subject to change with the final development plan and regulatory permitting process.

Figure 3-4: Pedestrian & Bike Network Diagram



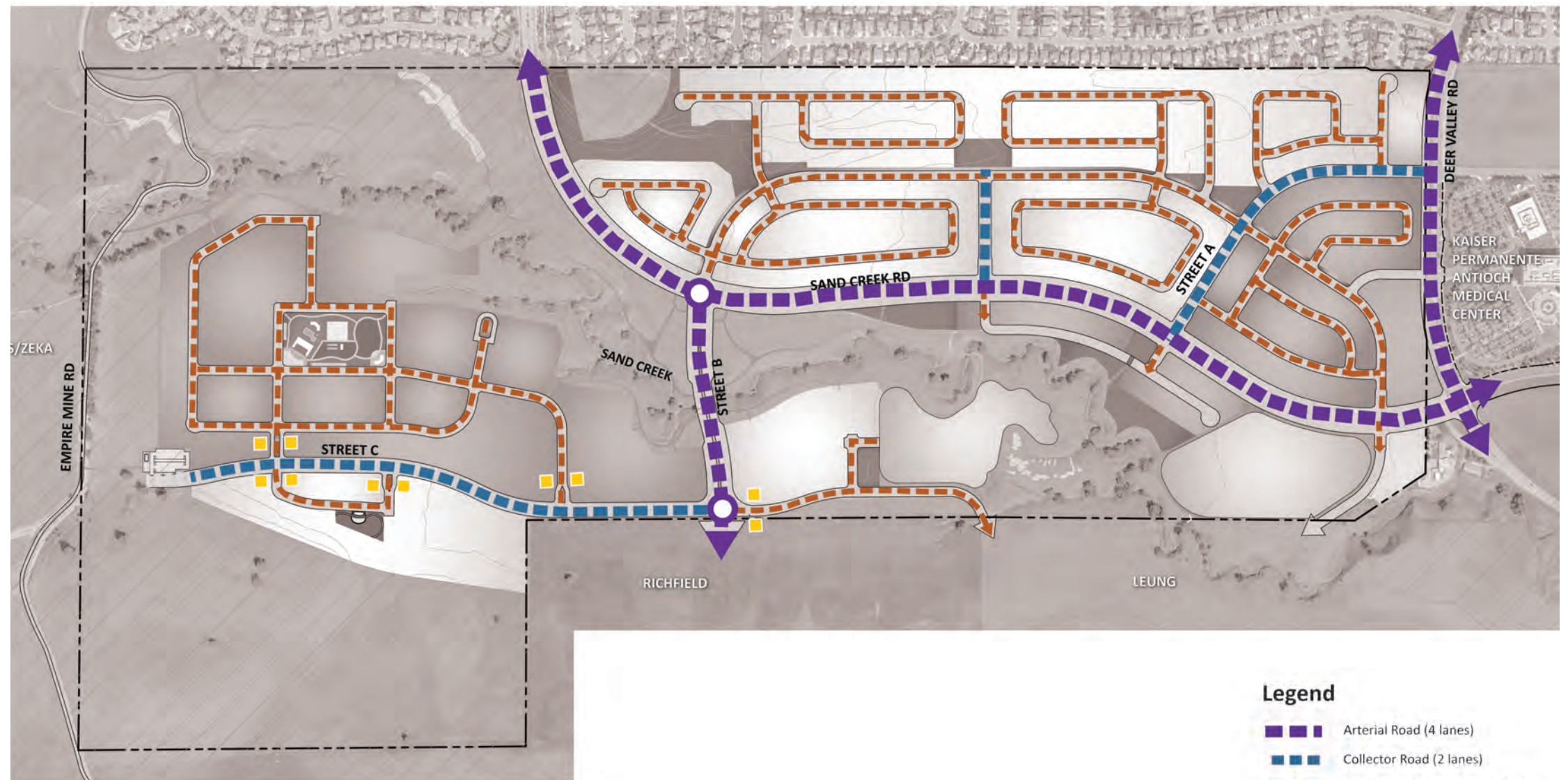
3.6 VEHICULAR CIRCULATION

The Ranch will include 4-lane arterial roads; 2-lane collector roads with no on-street parking; 2-lane local roads with on-street parking; and private lanes / alleys to service the medium density residential parcels where applicable.

Sand Creek Road serves as the primary access into The Ranch, and it will have limited intersections respecting the larger regional role that it serves within the City of Antioch. However, slightly slower design speeds and signalized intersections are proposed between Deer Valley Road and the roundabout to allow for safer pedestrian access to the Sand Creek open space lands from the neighborhoods to the north. A second roadway from Deer Valley Road at Wellness Way will enter the Ranch allowing for easier access into the northern neighborhoods. Several different edge conditions are presented along the length of Sand Creek Road through The Ranch in Chapter 4 Neighborhood Guidelines. A sound wall may be required in lieu of a private yard fence in some locations pending noise studies performed as part of the project Environmental Impact Report (EIR).

All of the neighborhoods south of Sand Creek may have gated entries controlling access.

Figure 3-5: Overall Circulation Diagram



Note: Neighborhood access points, roundabouts, and local roadways are illustrated for conceptual purposes. Final locations and alignments, as well as individual street sections, will be determined at the time of the Tentative Maps.

Note: Street B is shown at its maximum possible dimensions to accommodate up to a four lane arterial road. Depending on the ultimate buildout of FUA 1 and the traffic study, only two lanes may be needed to support The Ranch’s construction.

Legend

- Arterial Road (4 lanes)
- Collector Road (2 lanes)
- Local Road (Conceptual) 54' ROW
- Gate Location

NORTH 0 300' 600' 1200'



3.7 TRAFFIC CALMING

Use of traffic calming techniques in the design of streets and intersections at The Ranch is highly encouraged. Techniques may include corner bulb-outs at intersections, roundabouts, chokers, etc. Refer to Table 3-2 for the recommended traffic calming design.

In all cases, traffic calming devices shall not restrict access by emergency vehicles or limit emergency response times below the required level of service standard.

Table 3-2: Traffic Calming Measures

Traffic Calming Device	Description
NECKDOWN / BULB-OUT	
	Neckdowns/bulb-outs shorten the crossing distance of intersections and decrease the curb radii, reducing turning vehicle speeds. Neckdowns/bulb-outs can be used at intersections or mid-block locations on most roadway types where the expected average daily traffic is less than 20,000 vehicles per day and the posted speed limit is 35 mph or less.
TWO-LANE CHOKER	
	2-lane chokers are mid-block curb extensions that narrow a street. Chokers leave the street cross section with 2 lanes that are narrower than the normal cross section. 2-lane chokers should be used at mid-block locations where a high volume of pedestrian crossing is anticipated, on roadway types where the expected average daily traffic is less than 20,000 vehicles per day and the posted speed limit is 35 mph or less.
SPLIT ROADWAY	
	Split roadways not only add character to the streetscape, but also alert the drivers by bringing about visual change and causing a gentle curve in the road alignment.

Traffic Calming Device	Description
ROUNDBABOUT	
	Roundabouts are raised islands, placed in intersections, around which traffic circulates. Stop signs or yield signs can be used as traffic controls at the approaches of the traffic circle. Circles prevent drivers from speeding through intersections by impeding the straight-through movement and forcing drivers to slow down to yield. Roundabouts are proposed at The Ranch, at some intersections on Sand Creek Road and on Street B.
TEXTURED PAVEMENT	
	Textured colored pavement includes the use of stamped pavement (asphalt) or alternate paving materials to create an uneven surface for vehicles to traverse. It alerts drivers to a change in surroundings or emphasizes other traffic calming devices. Textured pavement can be used at intersections, mid-block locations, or driveways. This treatment can be applied to most roadway types.

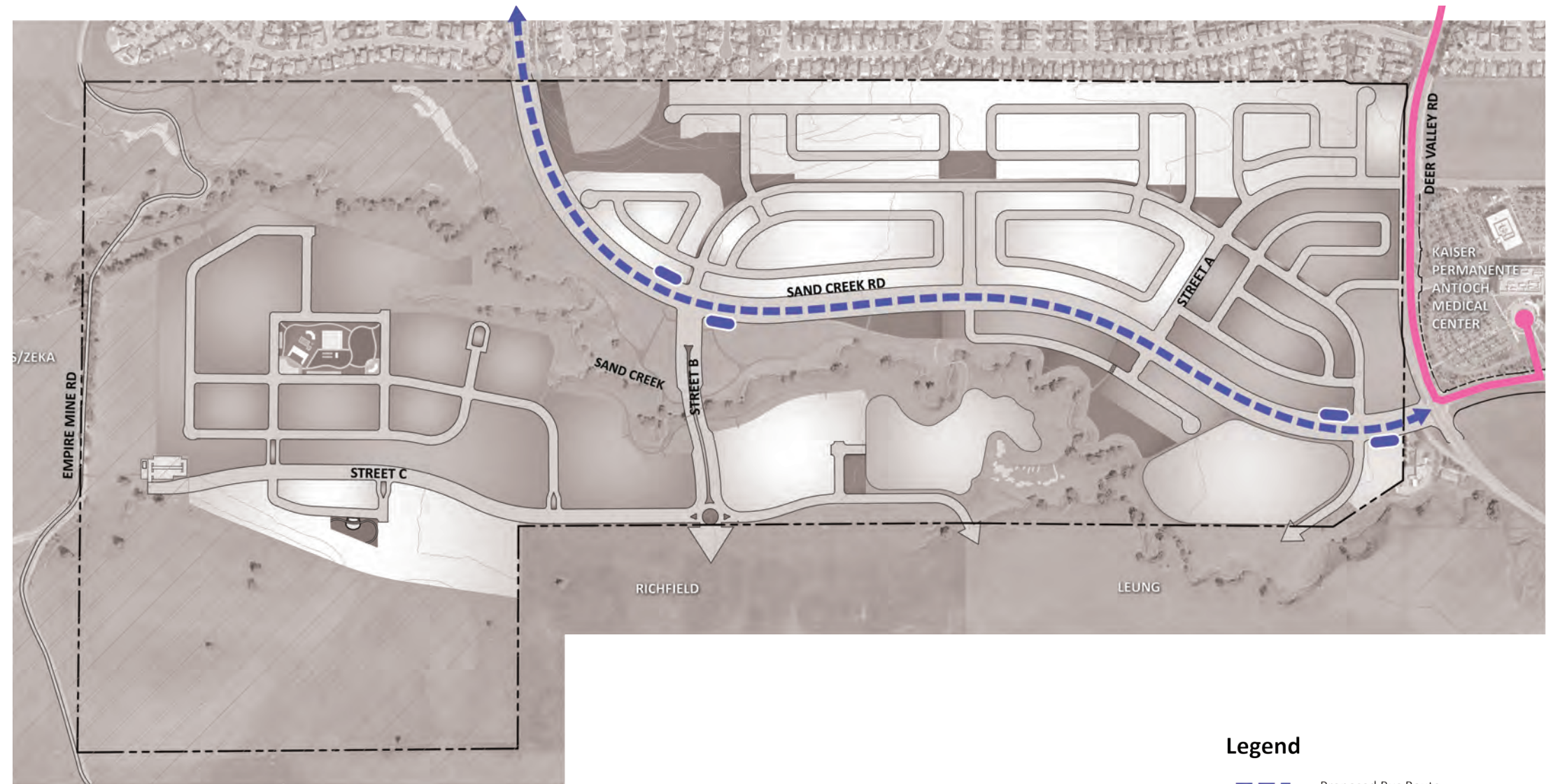
Sources: ITE Pedestrian Bicycle Council / www.pedbikeimages.org / City of Portland Office of Transportation / Dan Burden

3.8 TRANSIT SERVICE

In the future, Tri-Delta Transit will provide bus service through The Ranch along Sand Creek Road. Bus service currently exists along Deer Valley Road during weekday and weekends stopping at the Kaiser Medical facility. Several locations along Sand Creek Road are suggested for far side bus turnouts including at the roundabout with Street B, and at the intersection with the village center and fire station. Bus turnouts on arterial roadways require 125 feet of tapering into the stop area, and 180 feet of tapering out of the stop area. The actual stop length is 50 feet per bus. The minimum pavement depth for the bus stop is 12 feet.

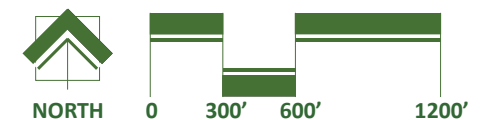
Bus Shelters should be placed at the turnout locations with high visibility and safety. Canopies and vertical screens should be provided for protection against the weather, as well as adequate seating and waiting areas for the comfort of the transit users.

Figure 3-6: Transit Diagram



Legend

- - - Proposed Bus Route
- Conceptual Bus Turnout Locations
- Existing Bus Service



3.9 INFRASTRUCTURE

The City of Antioch will provide all sanitary sewer, potable water, and storm drain utility service for The Ranch project site.

Sanitary sewer flows will be collected in sewer pipes ranging in size of 8" to 15", flowing from west to east. Sanitary sewer flows from south of Sand Creek will be conveyed in a sewer pipe spanning over Sand Creek to avoid very deep sewer going under the creek. All sewer flows are collected at the intersection of Sand Creek Road and Deer Valley Road and conveyed eastward along the alignment of Sand Creek Road to the existing 24" sanitary sewer pipe in Heidorn Ranch Road near the EBMUD crossing.

The Ranch is situated in the Zone IV water pressure zone. The Ranch is served by the existing water tank located to the northwest of the project site and an existing 20" water line in Deer Valley Road. The project will provide for looped water connections with a 16" main line being routed along the alignment of Dallas Ranch Road for the northern half of the project and two waterline creek crossings to serve the southern portion of the project. The need for any additional water improvements will be determined through the CEQA process for the site.

Storm drainage for The Ranch project flows from west to east. Drainage runoff will be captured in a network of storm drain pipes ranging in size from 12" to 72" and will be directed to two main detention basins on either side of Sand Creek. These basins will provide detention to mitigate the increased flows back to predevelopment conditions, as well as provide water quality treatment consistent with the current C.3 requirements. Two new storm drain outfalls will be constructed into Sand Creek.

Figure 3-7: Infrastructure Diagram

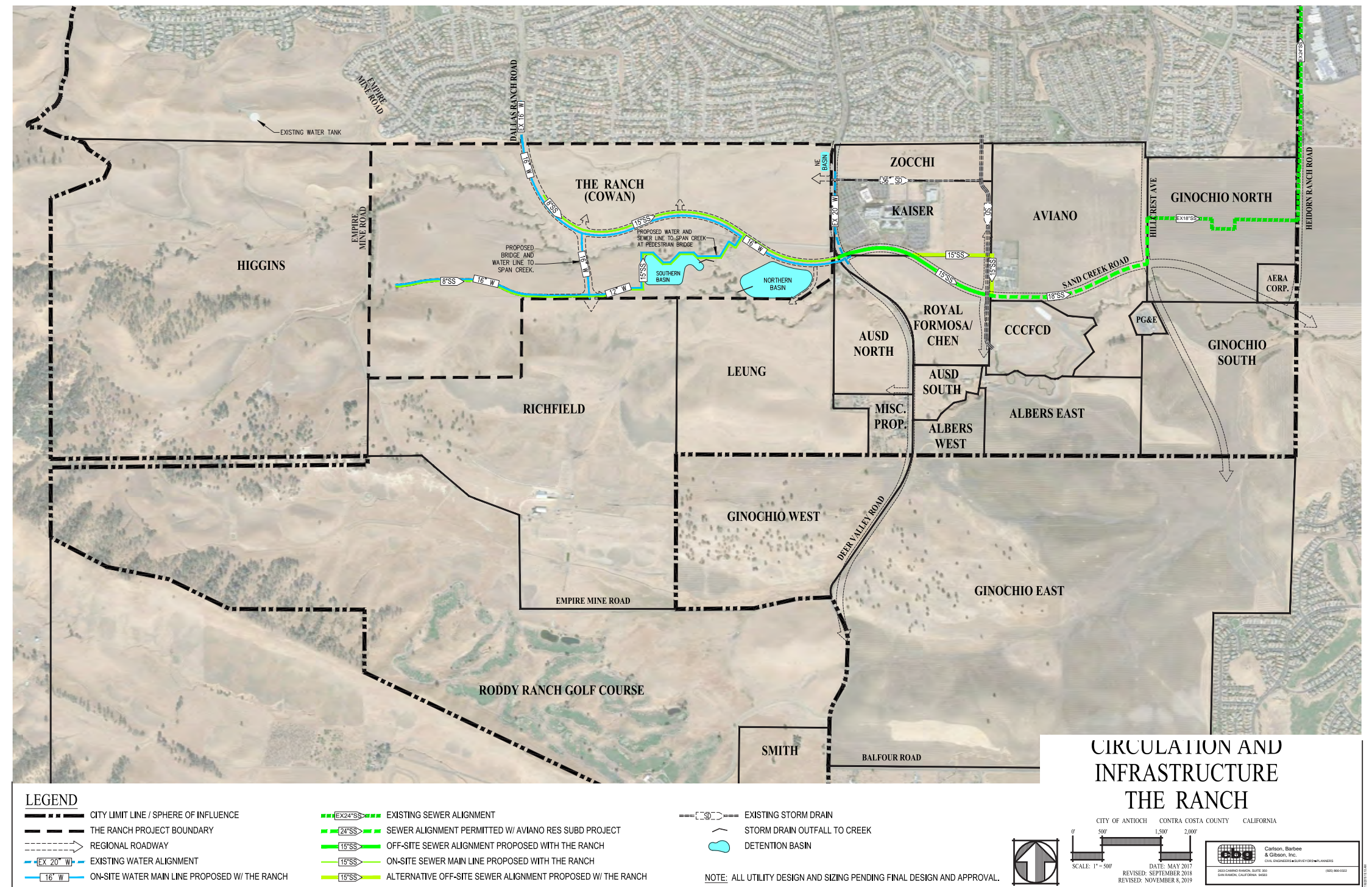
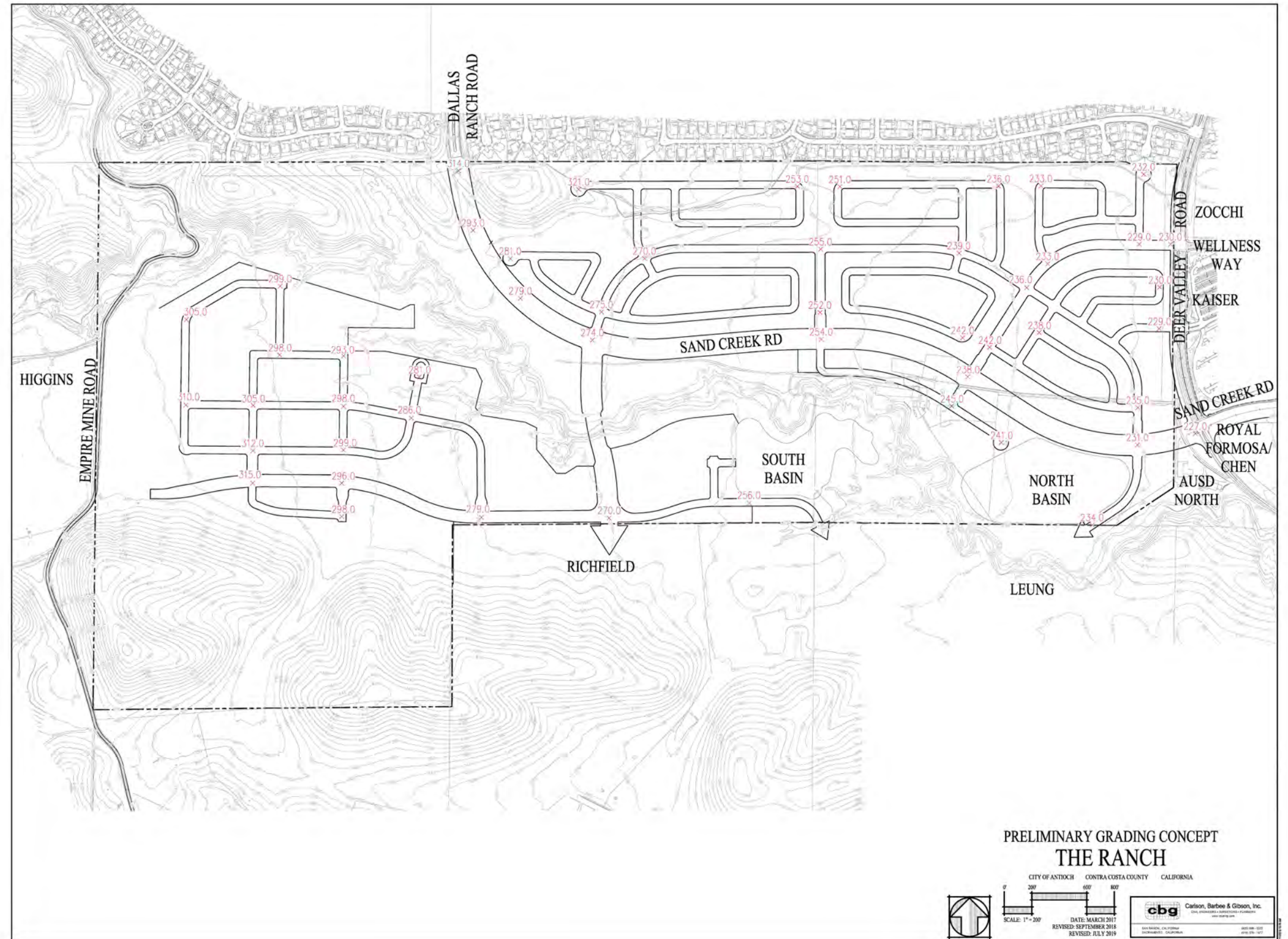


Figure 3-8: Conceptual Grading Plan for the Overall Project

3.10 CONCEPTUAL GRADING

The Ranch has a natural gradient of approximately 1% from west to east, with the valley floor falling from elevation 320 near Empire Mine Road to elevation 230 at Deer Valley Road. The Ranch project generally contemplates traditional padded lots with streets following the general contour of the site. Moderate cuts and fills in the flatter portions of the site of 5-10' are anticipated. All slopes will have a maximum gradient of 2' horizontal to 1' vertical (2:1).



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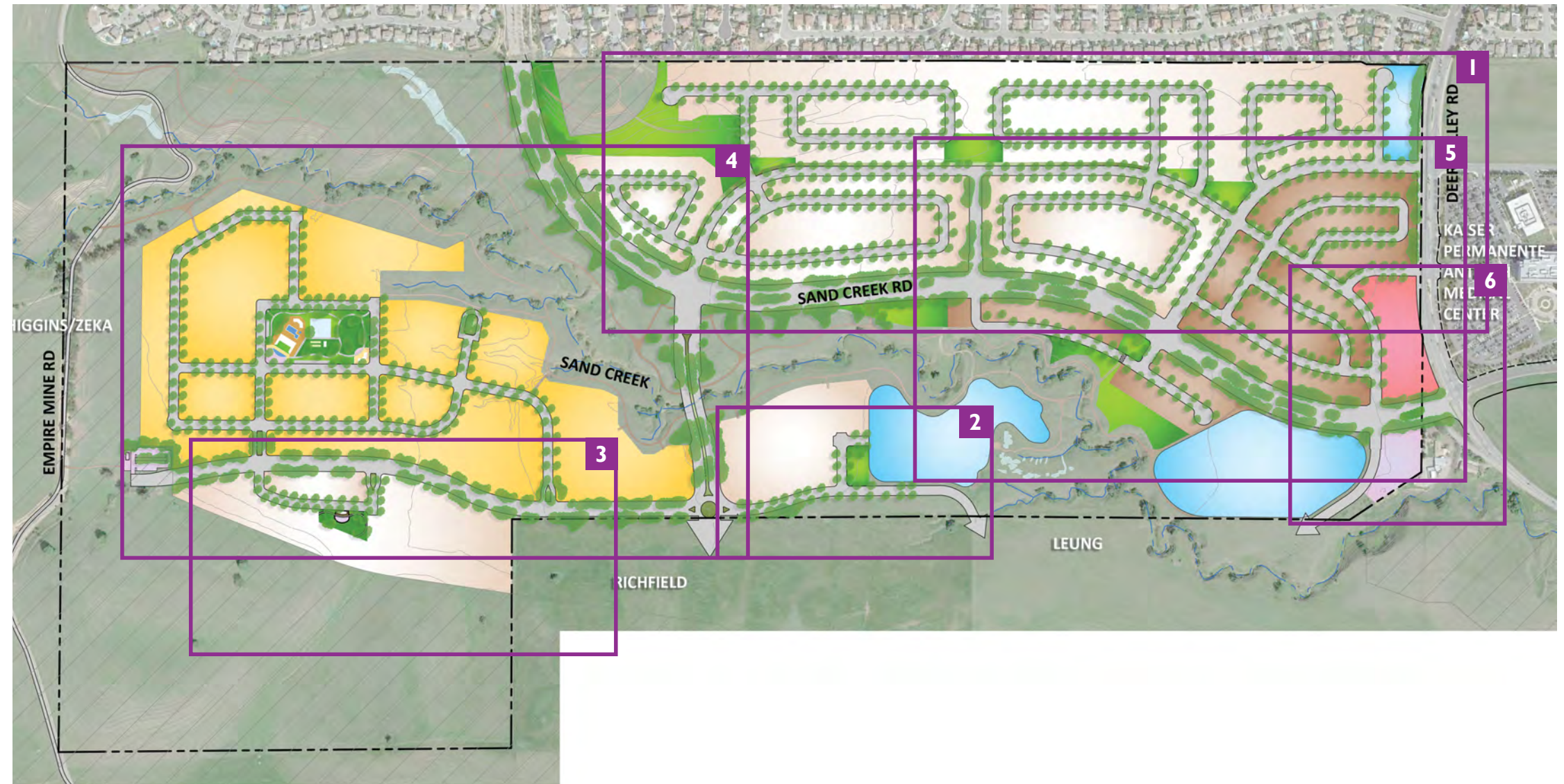


4 | NEIGHBORHOOD GUIDELINES

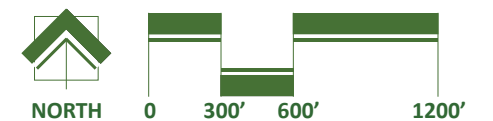
4.1 OVERVIEW

There are six distinct neighborhoods or urban development locations within The Ranch. Each of those places occupies a separate and distinct location within the property where they are positioned to take advantage of a number of factors to achieve success. For instance, the village center is ideally located at the most prominent intersection at Deer Valley Road and Sand Creek Road to take advantage of access, and visibility. The Age Restricted community (AR) is located on the flattest terrain to avoid stepped conditions, but also for easy access to the trail system for recreation. The executive homes (LD-1, LD-2) are located in locations that afford privacy and views of natural open space. The market rate low and medium density units (LD-3, MD) are located next to existing Antioch development, close to the village center, and close to transit services for workers and students. Each neighborhood occupies a logical place within The Ranch, and all are threaded together through the 1.5-mile Sand Creek drainage corridor.

Figure 4-1: Key Neighborhoods and their Locations



1. LD-3 Conventional Neighborhood
2. LD-2 Executive Neighborhood
3. LD-1 Executive Neighborhood
4. Age Restricted Neighborhood
5. Medium Density Neighborhood
6. Village Center & Fire Station



4.2 GENERAL GUIDELINES

4.2.1 NEIGHBORHOOD IDENTITY

Each neighborhood is clearly defined through entries; includes logical boundaries that may be defined by the natural open space system, key roadways, or existing development; and, includes parks that define the places where the community gathers. The sizes of each neighborhood will vary, as will the character of the landscape and architecture. Neighborhoods closest to Deer Valley Road will exhibit more urban form with smaller lots and regular street tree patterns, while neighborhoods to the south and west will feel less urban and express a more informal pattern to the landscape.

4.2.1.1 Neighborhood Entry

In simple terms, the neighborhoods north of Sand Creek will not be gated and those south of Sand Creek may be gated for vehicle access. Entry into the LD-3 Conventional Neighborhood will be from the Linear Park on the east, an attractive entry drive in the middle from Sand Creek Road, and a formal entry off the roundabout on the west.

- Entry locations should feature monumentation and signage that announce the name of the development, lighting, and richly landscaped zones of mature trees and shrubs.
- Entries into the gated communities should exhibit monumentation, lighting, and landscaping, and may include some combination of self-controlled vehicle gates with card access, or staffed by security personnel.
- Entry gates should be setback from the arterials and collectors to allow for stacking of vehicles as necessary.

5.2.1.2 Neighborhood Parks

Each neighborhood will include a neighborhood park that will serve as the community gathering place and provide

opportunities for both active and passive recreation. The park locations may be in the center of the neighborhood such as in the LD-3 Conventional Neighborhood and Age Restricted (AR) neighborhood, or on the periphery adjoining a key open space feature such as in the Medium Density (MD), LD-1, and LD-2 neighborhoods.

- Park programming and function should relate to both its location and the population that it will serve. For example, Age Restricted Community Park should include a community center, pool, and a few small-sized outdoor sport facilities such as tennis and bocce courts. Conversely, the parks in the LD-3 Conventional Neighborhood should have more open lawn areas for play that requires larger fields such as soccer or baseball / softball. Parks in the executive housing neighborhoods should include more natural areas and less open lawn.

4.2.2 EDGE CONDITIONS

Where The Ranch neighborhood streets and lots meet existing Antioch neighborhood lots, adjoining open spaces, and/or arterials and collectors, different design approaches should be established as follows.

4.2.2.1 Adjoining Antioch Neighborhood Lots to the North

Beginning at Deer Valley Road and extending approximately halfway along the northern property line, existing homes to the north will abut new homes constructed at The Ranch. The existing homes are situated on lot depths that vary, but are generally 110-foot deep when perpendicular (or rear facing) to Mammoth Way except for approximately seven lots that are deeper due to a turn in the roadway to allow for a 90-degree intersection with Deer Valley Road.

- Respecting those lot depths, a minimum of 130 feet shall be established for lot depths at The Ranch when

adjoining and perpendicular (or rear facing) to the lots on Mammoth Way.

- Where the lots are side-on or front-on behind a public street, they may be similar to other lot standards for that neighborhood.

4.2.2.2 Neighborhoods that Directly Abut Open Space

Many of the lots and homes in The Ranch will have this condition due to the expansive open space throughout the project. The Landscape Guidelines (Chapter 5) generally addresses the condition of the side and rear-yard fences and distance relationships to paralleling trails.

- Neighborhoods should be laid out to include numerous opportunities for pedestrians and cyclists to exit the neighborhoods on trails at regular intervals.
- In general, trails should be accessed within 1,200-feet along neighborhood edges when abutting the Sand Creek drainage corridor.

4.2.2.3 Along Arterials and Collectors

- Side-on condition should be considered for the adjacent lots where feasible with live or open-end cul-de-sacs.
- Where sound walls are deemed necessary, then it is desirable for those walls to turn inward at the cul-de-sacs with penetrations that achieve sound attenuation but also allow access. Pulling the walls inward will also help with the overall design character of the arterial, providing interest and diversity versus a static view.
- Similarly, for the Medium Density Neighborhoods, access to motor courts, alleys, or other similar places that allow pedestrian access while providing noise buffering should be employed.



Open structure fencing combined with adequate landscape setback from the trail allows for views to penetrate between private yards and open space.



Direct access from the residential lots to the abutting open space trail should be allowed, where deemed appropriate.

4.2.3 BLOCK PATTERNS

Residential blocks within The Ranch should be designed to include a connected and logical block network that takes advantage of views into and out of the larger community while affording the pedestrian the same level of comfort and ease of travel as motorized vehicles. In addition, the block patterns should be established to maximize opportunities provided by prevailing summer breezes and year-round solar orientation.

4.2.3.1 Block Orientation

- To the extent feasible, streets should be oriented in a west to east pattern except where terrain, entries, or short connecting segments dictate deviations. The west to east wind direction that pulls cool air from San Francisco Bay towards the Delta is beneficial during increased seasons of prolonged heat exposure. Likewise, the same orientation allows for minimal solar exposure on east and west faces when the sun is lower in the sky, as those faces tend to be in shaded conditions due to narrower side yards.

4.2.3.2 Block Length

- Block lengths should be generally under 1,200-feet, which allows for variety and interest in the street pattern and helps disperse traffic volumes more evenly throughout the neighborhood.

4.2.3.3 Block to Open Space Relationship

- Where feasible, the block pattern should provide a mixture of front, side, and rear facing lot and home conditions when adjoining open space.
- Lots and buildings should be oriented toward neighborhood parks whenever feasible.

4.2.4 STREETScape DIVERSITY

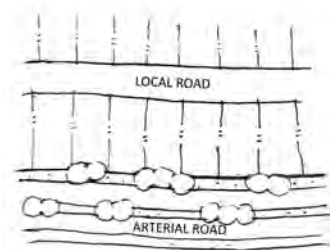
Neighborhoods should contain consistent streetscape elements coupled with a diversity of building architecture that lends interest and character. Each block should contain varying architectural styles and floor plans that are visually compatible with each other.

4.2.4.1 Building Setback

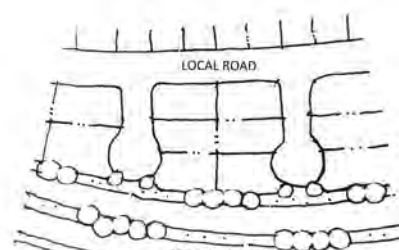
- Setback lines should adhere to the minimum requirements as provided in the Development Standards of this document. Once the minimum setback has been met, residential building setbacks should vary to create visual interest and provide a changing street scene.

4.2.4.2 Building Presentation at Corners

- Buildings on a corner lot should address both streets with equal level of articulation on both the front and the side facing the corner street.
- Wraparound porches on both street sides of the building are encouraged, where the lot is wide enough to allow for decent side yard setback.

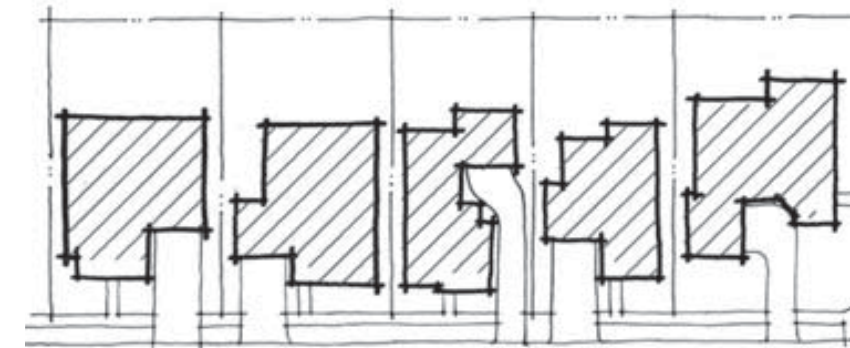


BACK-ON



LIVE-END CUL-DE-SACS

Various neighborhood edge conditions along arterial and collector roads.



Varying residential setbacks create visual interest along the street.

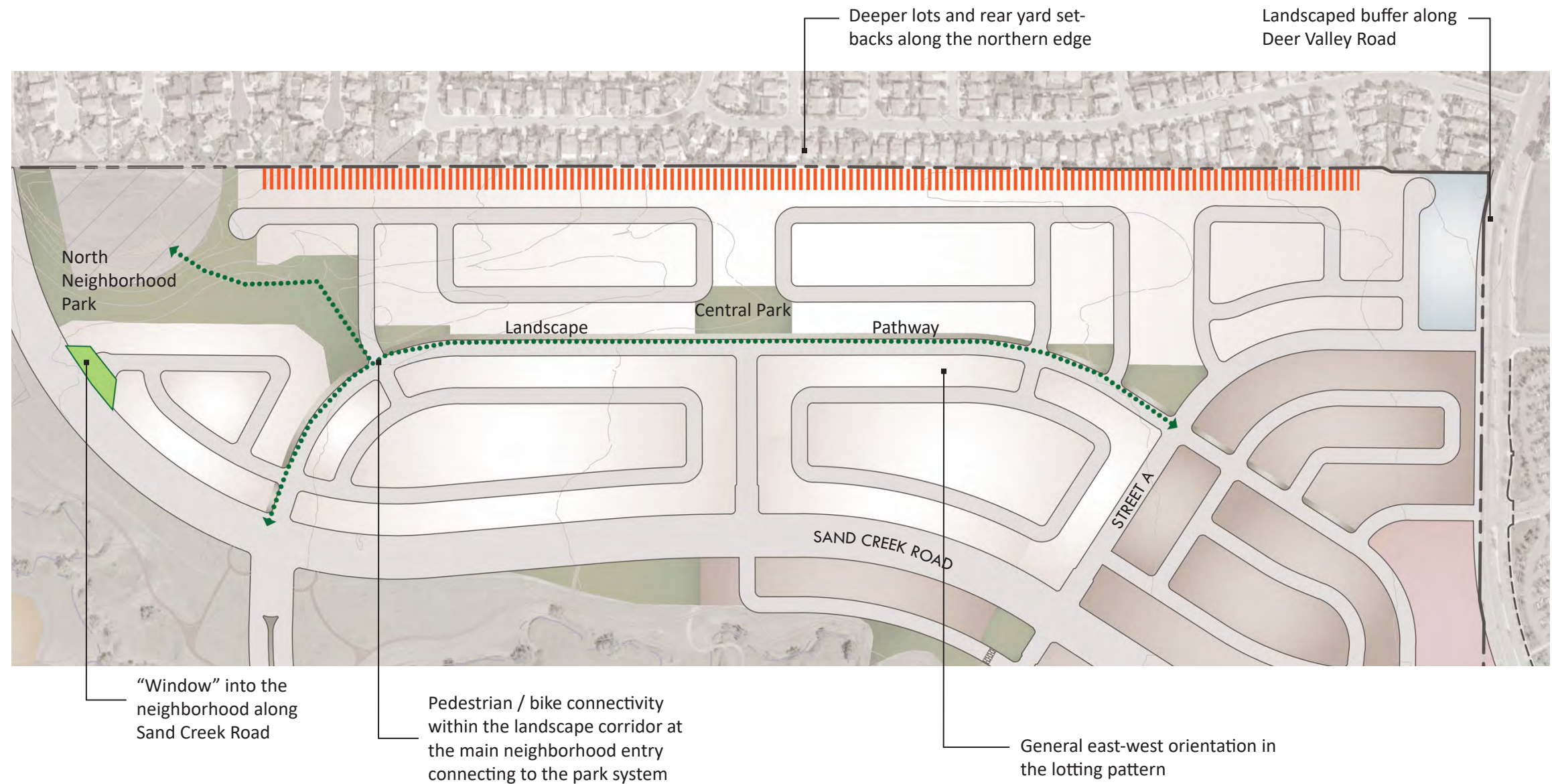
4.3 NEIGHBORHOOD-SPECIFIC GUIDELINES

4.3.1 LD-3 CONVENTIONAL NEIGHBORHOOD

This neighborhood will be very walkable, with a long landscape pathway in the center and within a short distance of all homes. The landscape pathway will connect the higher density residential and village center to the east with the North Neighborhood Park to the west. The following are the key Guidelines for the LD-3 Conventional Neighborhood:

- Residential lots should front or side-on to the North Neighborhood Park to the extent feasible;
- Deeper lots of 130-feet are required when in a back-on or rear facing condition to the existing lots to the north of The Ranch;
- A landscape buffer of a minimum of 42-feet measured from the face of the curb is to be provided along the Deer Valley Road frontage;
- Streets and lots should follow a general east/west orientation;
- Access for pedestrians and cyclists shall be provided along Sand Creek Road at the live-end cul-de-sac. This “window” or view into the neighborhood will assist in the development of a more pleasing appearance of Sand Creek Road.
- Enhanced landscaped corridors at neighborhood entries will provide clarity and connect with the parks to promote walkability.

Figure 4-2: LD-3 Neighborhood Guidelines

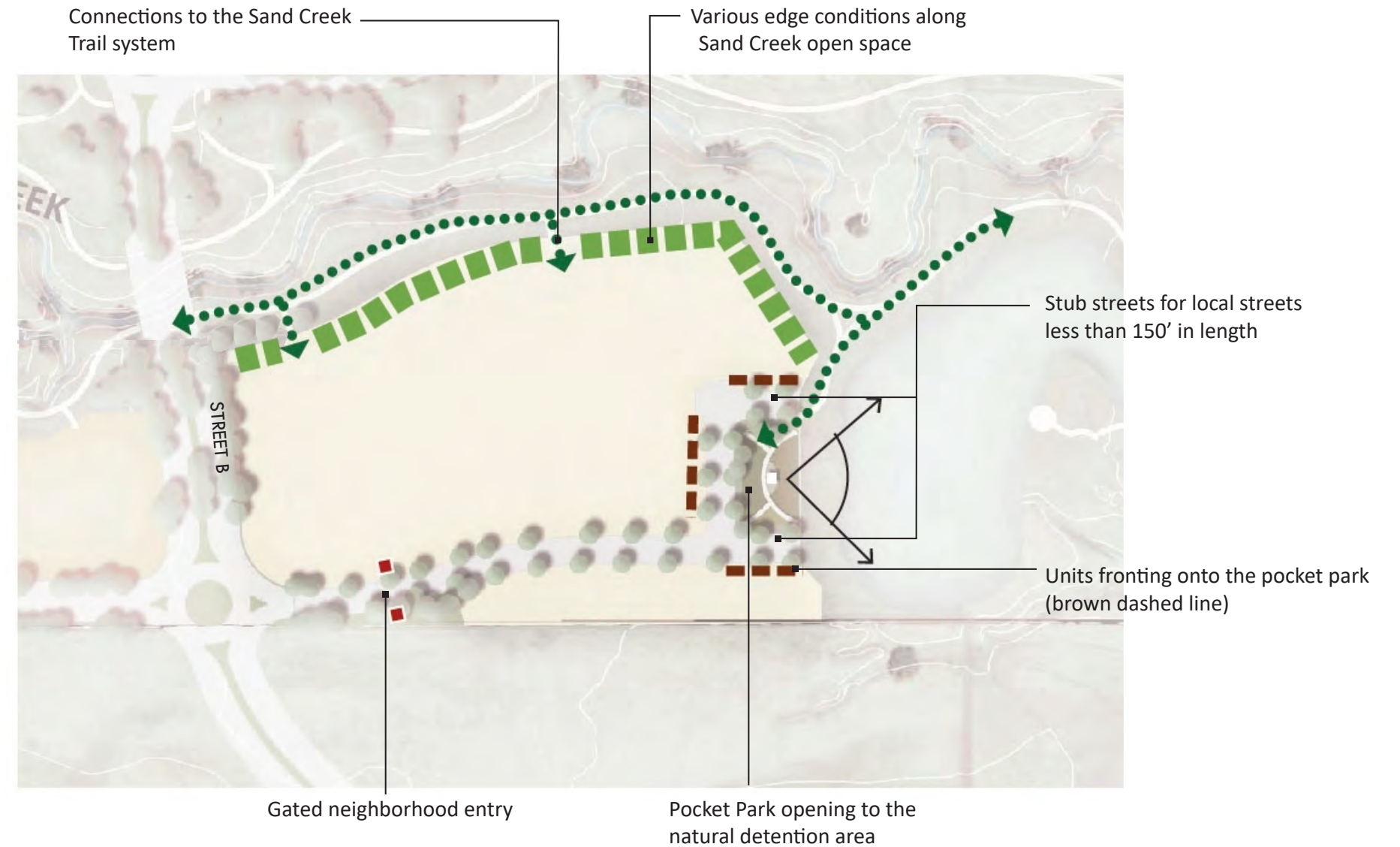


4.3.2 LD-2 EXECUTIVE NEIGHBORHOOD

The LD-2 Executive Neighborhood is the smallest of the residential neighborhoods constrained by the Sand Creek Corridor and south water detention basin. The executive homes here will enjoy opportunities for direct trail access and short walking distances to Homestead Park and the village center. The following are the key Guidelines for the LD-2 Executive Neighborhood:

- A gated neighborhood entry with access from Street B roundabout will provide security and exclusivity;
- A small park with front facing lots should be located on the edge of the open space either overlooking the large south detention basin or the Sand Creek corridor.

Figure 4-3: LD-2 Executive Neighborhood Guidelines

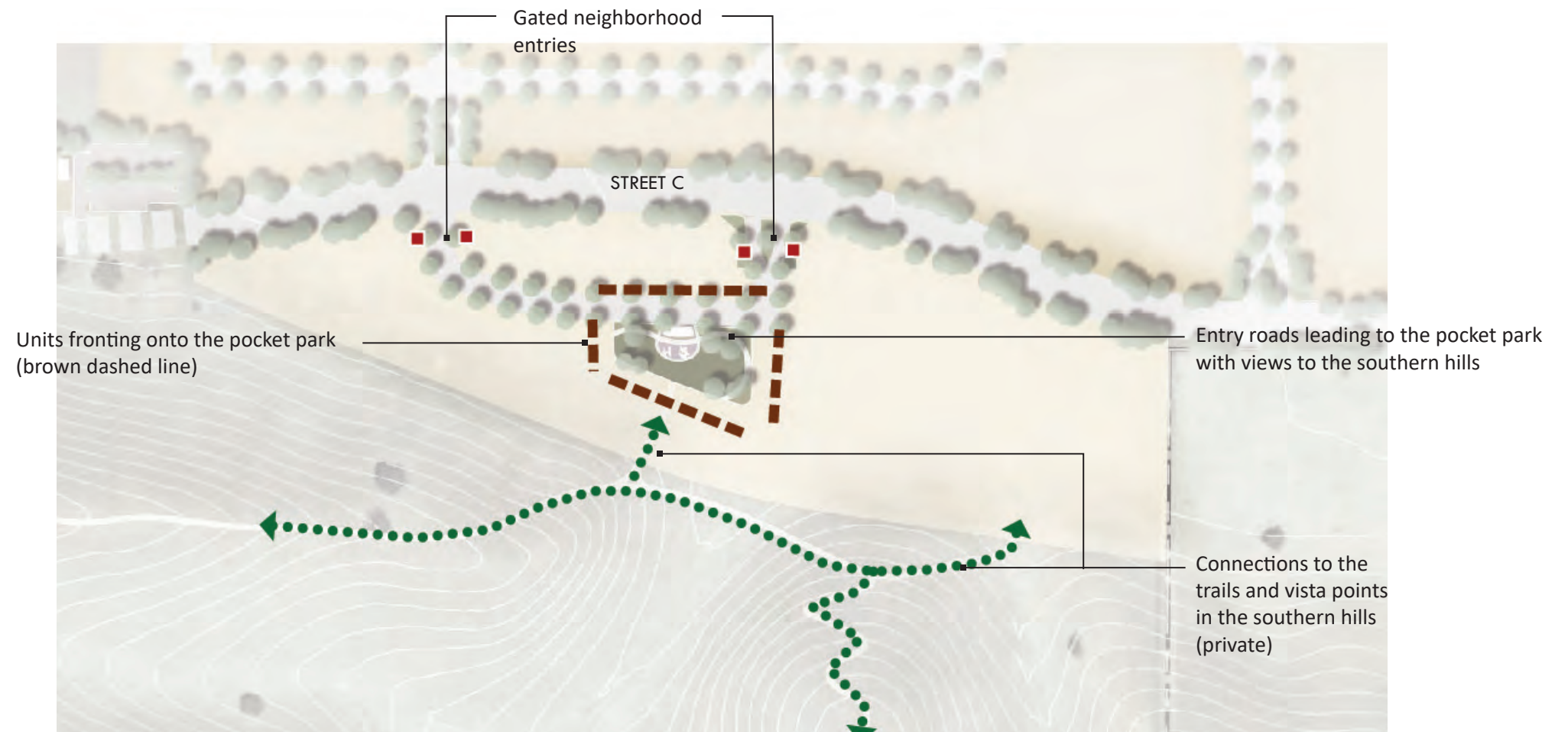


4.3.3 LD-I EXECUTIVE NEIGHBORHOOD

The LD-I Executive Neighborhood has been designed in the flatter area between the foot of the hills in the southwest corner and Street C. Access to this neighborhood will be through gated entries from Street C. The following are the key Guidelines for the LD-I Executive Neighborhood:

- A primary gated entry should be created leading directly to the LD-I pocket park, providing views to the hills and ridgelines to the south and west;
- A second gated entry should be provided to the west opposite the entrance into the Age Restricted Neighborhood;
- Lots should front on to the pocket park to the extent possible;
- Points of access should be provided connecting the neighborhood to the private open space trail system in the southern hills. The trail system should utilize the hills and ridgelines to provide vista points and views to the surrounding natural areas.

Figure 4-3: LD-I Executive Neighborhood Guidelines

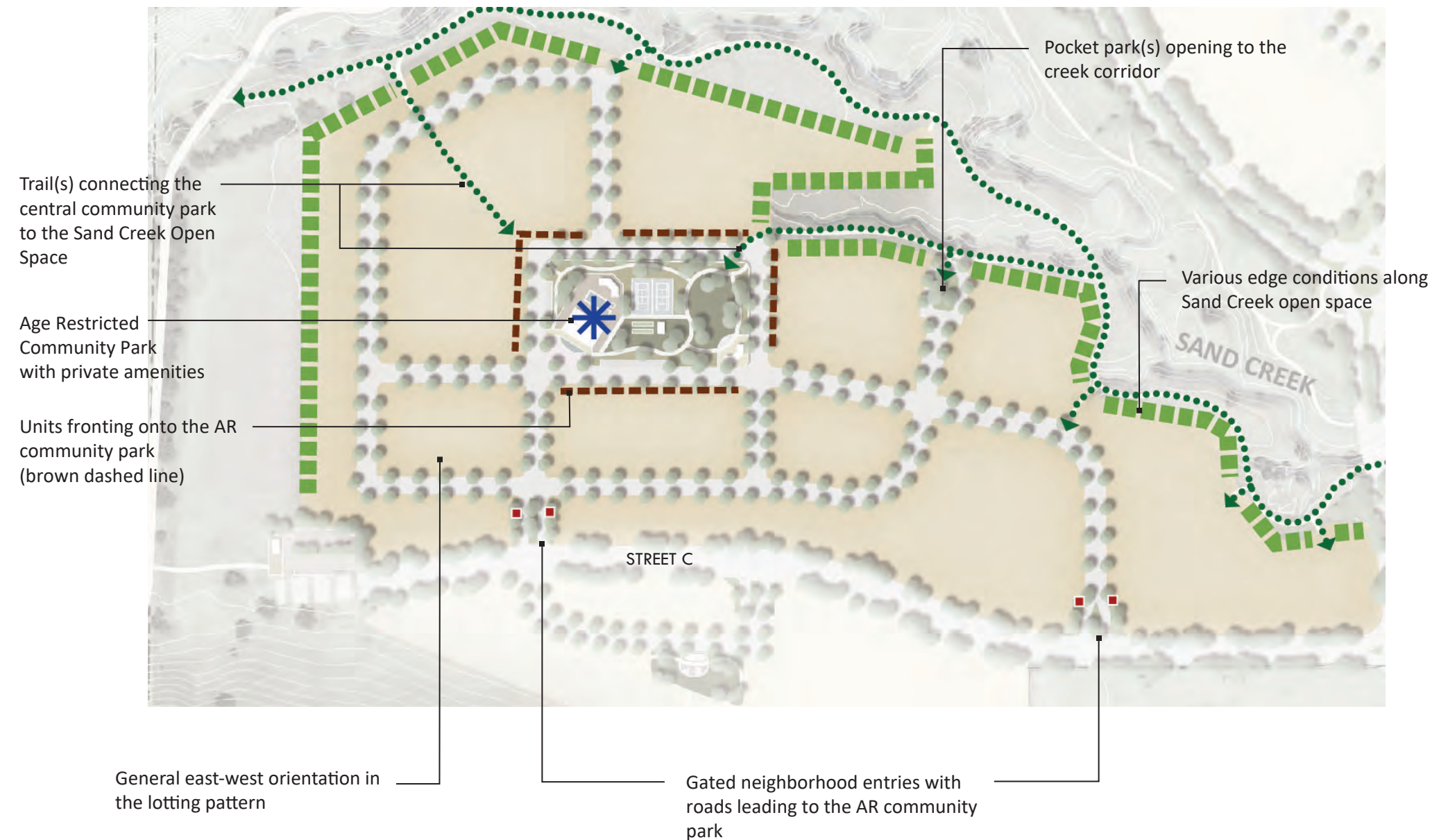


4.3.4 AGE RESTRICTED NEIGHBORHOOD

The Age Restricted Neighborhood contains the largest number of lots and homes at The Ranch. The terrain here is flat to allow for home pads and designs conducive to an older demographic. Access to this neighborhood shares some of the same exclusivity as the LD-1 Executive Neighborhood and it also has multiple points of access to trails south of the Sand Creek drainage corridor. The following are the key Guidelines for the Age Restricted Neighborhood:

- Two gated entries are suggested with access from Street C. The most western entry should lead directly to the neighborhood park;
- Pocket parks and landscaped medians and sidewalks should connect the larger park with the Sand Creek trail system;
- An east/west small, but significant drainage corridor should be preserved that connects to the Sand Creek main flowline. A direct trail connection should be provided that enables the neighborhood park to engage the Sand Creek open space;
- The lotting pattern is encouraged to have front and side facing conditions in as many locations as possible when abutting the Sand Creek drainage corridor;
- A minimum 300-foot setback is established between Empire Mine Road and the neighborhood. The buffer should be retained primarily as natural open space, and may include agricultural elements such as orchard trees, community gardening opportunities, and plantings of natural species to foster wildlife viability, as well as a trail connecting the staging area to Empire Mine Road.

Figure 4-4: Age Restricted Neighborhood Guidelines

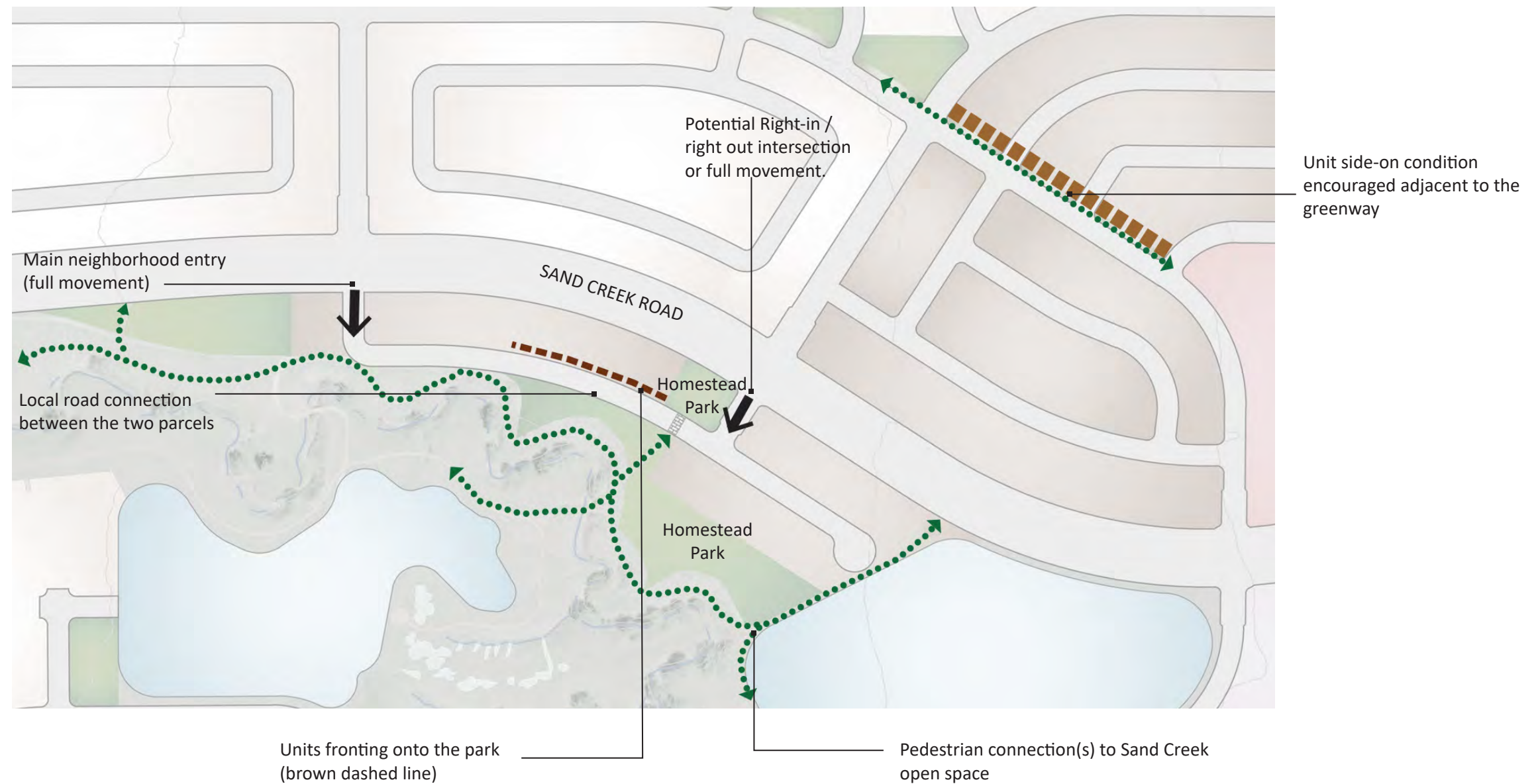


4.3.5 MEDIUM DENSITY NEIGHBORHOODS

These neighborhoods are located both north and south of Sand Creek Road and include Homestead Park. The smaller lots will allow for diversity of product versus the more traditional homes in the other neighborhoods. Motor-court, greencourt products, and other variations are possible in addition to traditional layouts. The following are the key Guidelines for the Medium Density Neighborhoods:

- Provide one clear entry into the lots and homes south of Sand Creek Road at a signalized intersection, while also providing right-in, right-out opportunities for egress;
- Lots and homes should front onto Homestead Park when possible;
- Provide trail connections from the neighborhood south of Sand Creek Road to the main east/west trail system.

Figure 4-5: Medium Density Neighborhood Guidelines

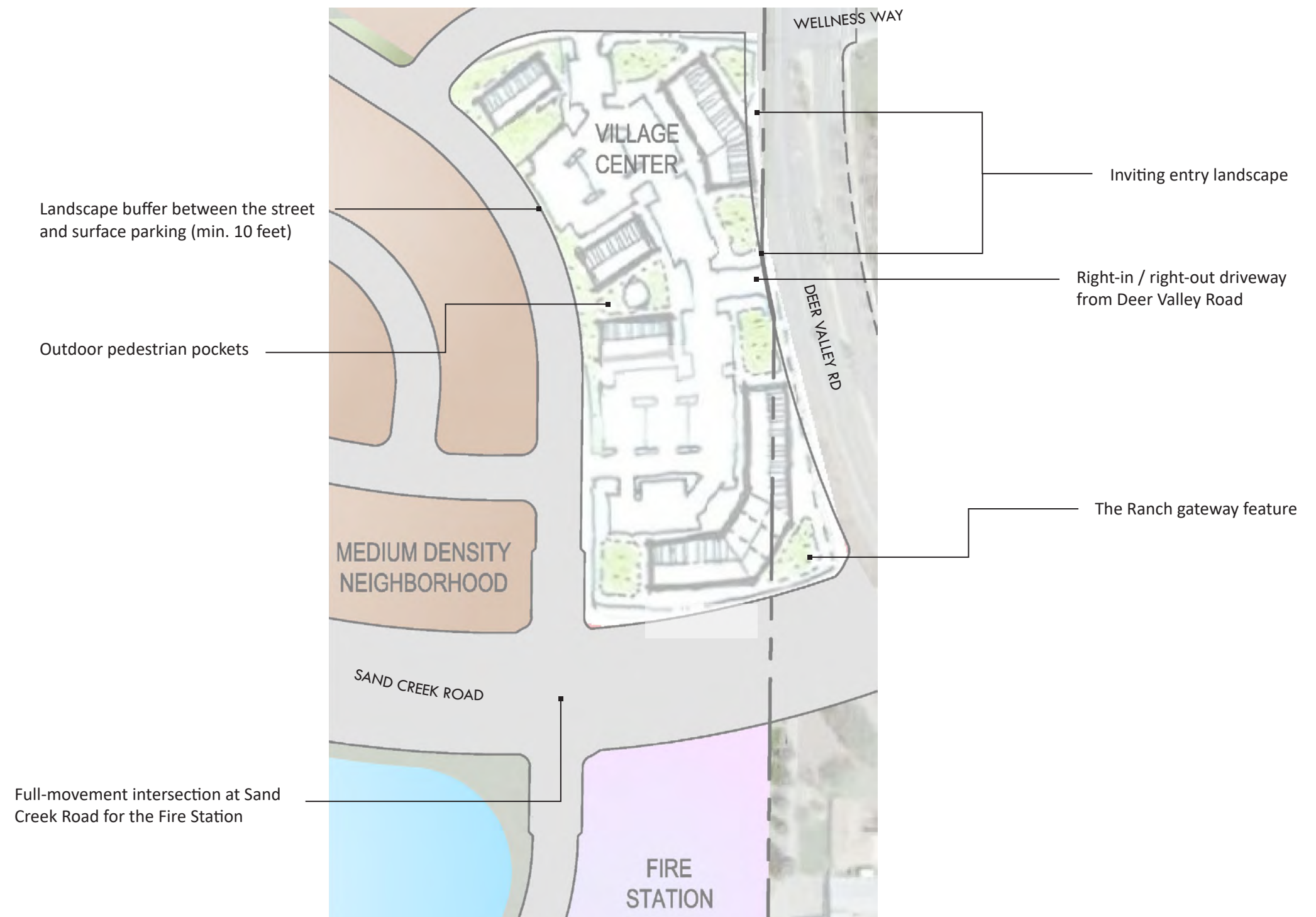


4.3.6 VILLAGE CENTER & FIRE STATION

These two important community uses are provided at the “front door” west of the intersection of Deer Valley Road and Sand Creek Road. Access is provided via a signalized intersection at Wellness Way and approximately 500-feet westward along Sand Creek Road. The following are the key Guidelines for the Village Center and Fire Station:

- Commercial and/or residential buildings in the Village Center should not turn their back to the residential units to the west, or the pocket park at the northwest corner;
- The southeast corner of the Village Center at the intersection of Deer Valley Road and Sand Creek Road should be reserved for signage and monumentation, to announce the visitors that they are arriving at The Ranch master planned community,
- Where parking fronts a public sidewalk, a minimum 10-foot is necessary and should be landscaped with tree and shrubs for screening;
- Parking lots for both the Village Center and Fire Station should be configured in formats to avoid long linear layouts of car spaces;
- The fire station buildings and parking should be setback a minimum of 25 feet from Sand Creek Road to allow for a bus transit stop and landscaping;

Figure 4-6: Village Center & Fire Station Guidelines



Note: Village Center and Fire Station layout is conceptual and shown as an example only.

4.4 GENERAL ARCHITECTURAL GUIDELINES

The following architectural guidelines are provided in order to maintain and enhance the quality and character of the single family neighborhoods at The Ranch. General guidelines in this section relate to the most common and critical elements in maintaining style consistency. These are followed by suggestion of various compatible residential styles in Section 5.5.

Creative applications of the features that express the heritage of a particular style are encouraged in order to allow for the integration of modern materials and contemporary design interpretations, while maintaining overall design integrity.

4.4.1 FORM & MASSING

- Overall form and massing of a residential building should be consistent with the recognized volumetric forms described in the 5.5 Residential Styles section.
- In general, horizontal lines and elements should be emphasized consistent with the expansive open space and rustic character of the site. This can be achieved

through placement of low- to moderate pitched roofs, grouping of vertical windows, use of modulations such as porches and balconies, and horizontal application of façade materials.

- Building height and mass should be compatible with nearby properties,
- Identical elevations should be avoided adjacent to or directly across from one another.

4.4.2 ROOF DESIGN

- Residential roof form and pitch should remain consistent with the particular characteristics of each style, as recommended in the 5.5 Residential Styles section.
- Variation in roof lines is encouraged, while generally maintaining the predominant roof pitch throughout the building. Overly diversified roof styles and pitches in a single building is discouraged.
- Maximum roof pitch should not exceed 10:12.

4.4.3 MATERIALS

- Residential building façade materials should follow the recommended materials in the 5.5 Residential Styles section.
- Primary building material should be expressed around all sides of the building. Accent materials and details may be used on the streetside façade(s) only.
- Materials should generally be applied to emphasize horizontal lines and elements.
- Accent materials applied on select vertical elements such as columns and / or chimney should be encouraged.

4.4.4 COLOR

- In general, “earth tones” are recommended for the main building with contrasting trim. For Farmhouse style, light-colored siding with similar color trim is acceptable.
- Roof color should be in an unobtrusive tone, one which does not contrast too far from the surrounding properties. A minimum of three roof colors for each neighborhood is recommended.

4.4.5 ARCHITECTURAL DETAILING

- Level and type of detailing should be appropriate to the individual architectural styles under Section 5.5
- Equal level of detail should be presented on all visible sides of a corner lot building.
- Doors and windows should reflect the predominant style of the building.
- Dominant use of arch forms reminiscent of Spanish Colonial styles should be avoided.

4.4.6 OUTDOOR LIVING

- Incorporation of covered porches and outdoor patios is highly encouraged.
- All front porches should have a minimum depth of 5 feet.
- Wrap-around porches are encouraged for street corner lots.



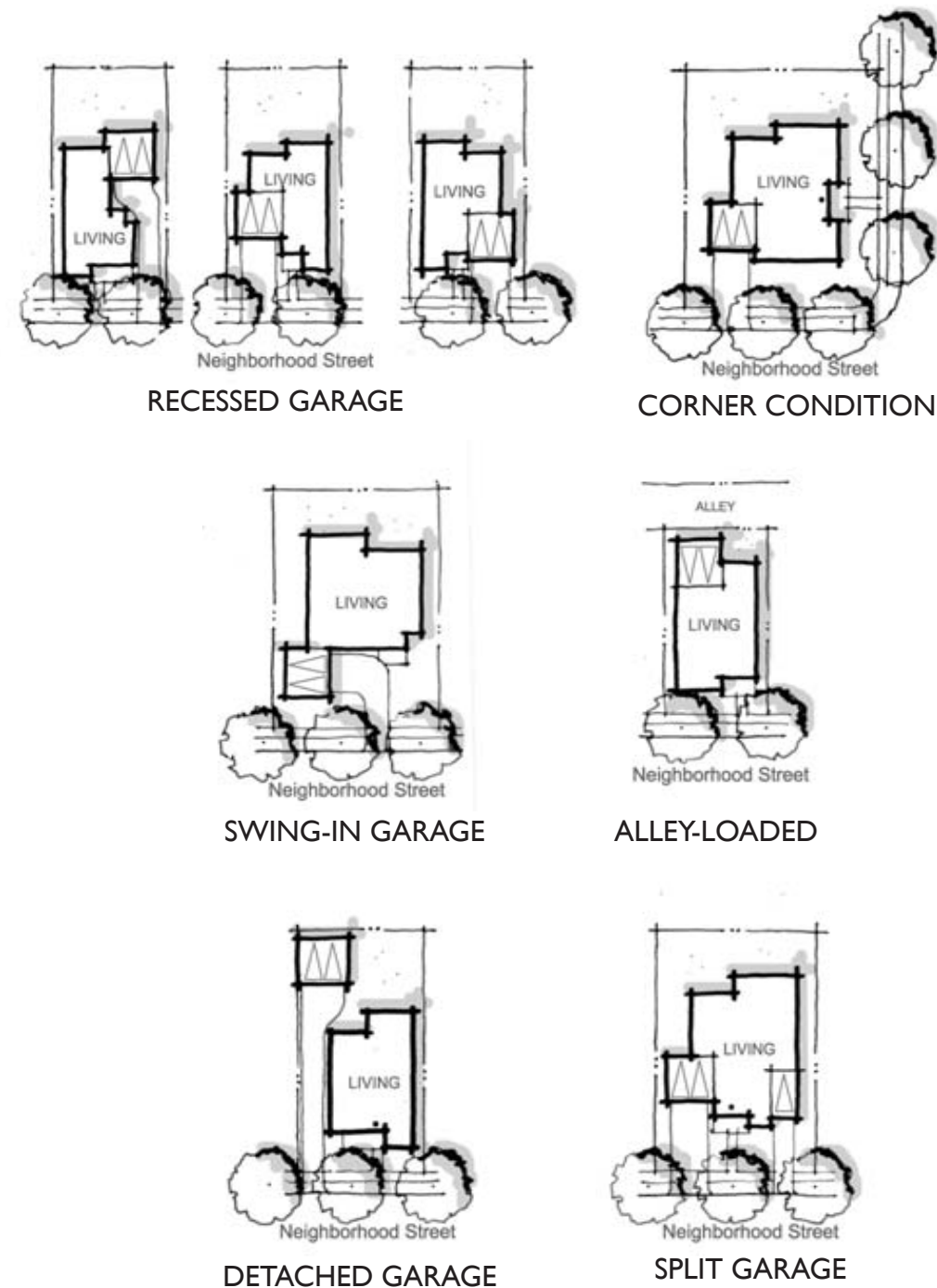
Attractive streetscape is achieved through compatible scale and massing combined with varying roof forms.



Example of a corner lot building with equal level of detail on both sides of the street, and a wrap-around porch.

4.4.7 GARAGE DESIGN

- Residential garage placement should correspond with the particular style of the house. Refer to Section 5.5 for typical garage locations of each style.
- Houses with garages directly facing the street should include garage door enhancements, such as window panels on the garage door; eaves or overhangs with a minimum depth of 12 inches; and color value similar to the structure's secondary / accent colors.
- On streets of LD-2 and LD-3 neighborhoods with predominantly front-loaded access, minimum 15% of the homes should have a recessed garage, a detached garage placed to the rear of the lot, or one which is accessed from a side street.



Various garage configurations for single family homes

4.5 RESIDENTIAL STYLES

The architectural styles section provides guidelines towards achieving a coherent character and appeal to The Ranch neighborhoods. The proposed styles herein are not intended to provide exact replicas of historic buildings, but to suggest a series of compatible styles with architectural features and elements that embrace the site's agricultural history and rustic character. Selected styles are typically restrained in ornamentation, and emphasize the indoor-outdoor relationship between the house and the landscape, through their horizontal orientation, picture windows, and / or outdoor porches.

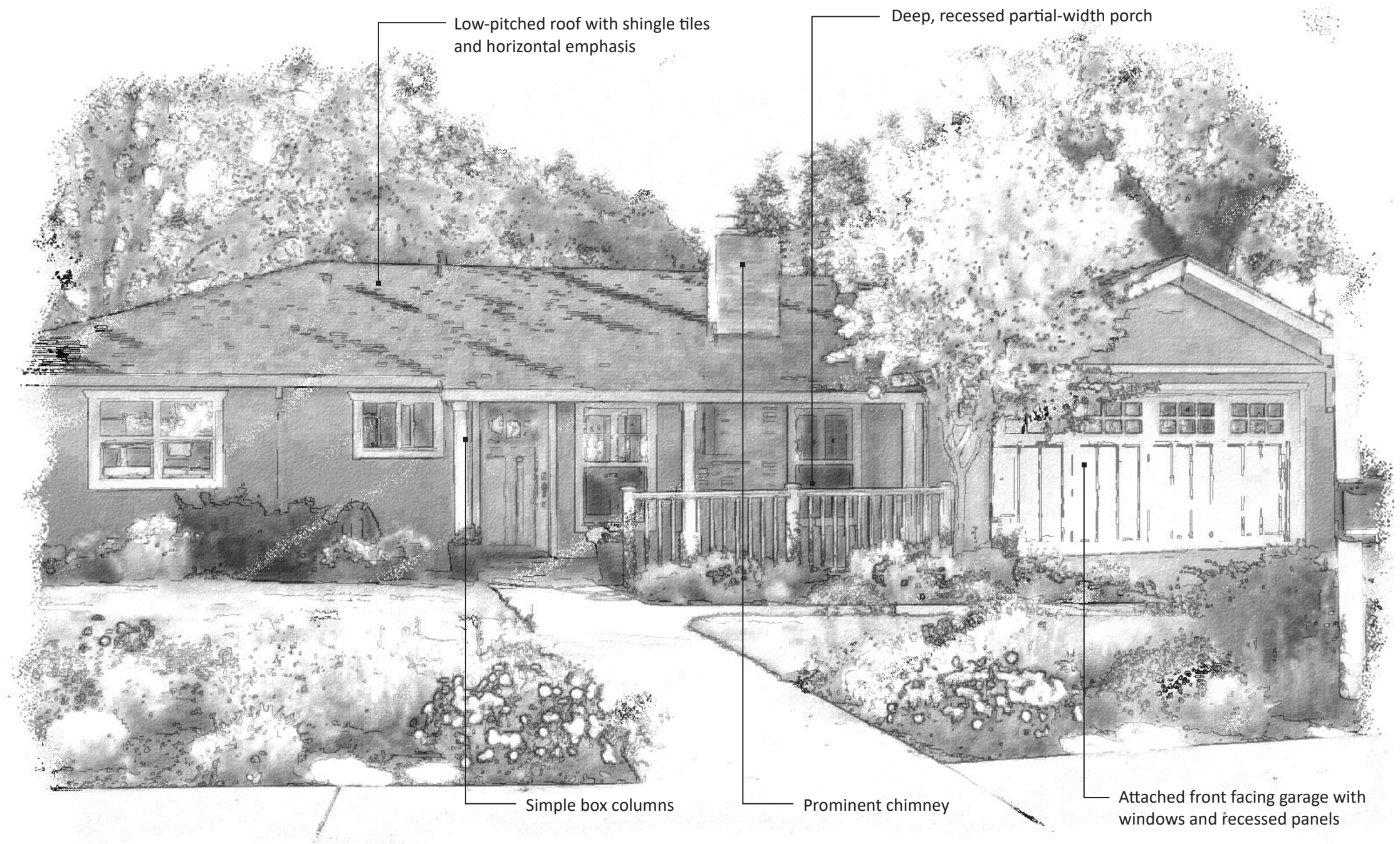
4.5.1 CALIFORNIA RANCH

Originated in the mid-1930s in California, the Ranch style is loosely based on early Spanish Colonial precedents of the American Southwest and modified by influences borrowed from Craftsman and Prairie modernism of the early 20th century. It gained popularity during the 1940s and became widespread throughout the country.

California Ranch generally emphasizes simple and clean horizontal forms, in addition to an open plan that blends functional spaces. Asymmetrical one-story shape with dominant low-pitched roofs, moderate-to-wide eave overhangs; attached garage; wood and stone/brick exterior are some of the characteristics of this style.

Given its horizontal, one-story nature, this style is more suited for lots that have wide frontages facing the street.

Figure 4-7: Illustration of a one-story California Ranch style residence





- Asymmetrical one-story massing
- Strong horizontal emphasis
- Prominent chimney
- Garages are typically placed at the front of the building, either facing the street or as an extruded swing in garage



- 4:12 to 6:12 roof pitch with a long low roof line
- Moderate- to wide eave overhangs (12" to 24")
- Front- or side gable roof, intersecting hip or gable roof, flat roof is also possible



- Deep, recessed front porch under the eave of the main roof
- Simple box columns with trim
- Railings with simple detailing is optional



- Emphasis on the horizontal orientation of a Ranch-style house by either having more width than height, appearing in groups, or being flanked by shutters
- Casement and double-hung, sliding picture windows, bay windows
- Single or paired doors, typically recessed under the wide overhanging eave



- Clapboard, Wood shingles or siding, board and batten, stucco as primary building material
- Stone or brick accents used on the base of the building, and select vertical elements such as the chimney



- Simple and clean overall look, with minimal detailing and ornamentation
- Simplified cornice trim at gable ends
- Louvered and plank shutters are optional



4.5.2 PRAIRIE

The Prairie style was introduced by Frank Lloyd Wright at the beginning of the 20th century as a distinct new architectural style that related to the flat, sweeping prairie of the Midwest, while departing from the past styles. This style is often characterized by its simple and bold forms.

Prairie homes typically have broad, gently sloping, hip roofs with prominent low chimneys. Balconies and terraces extend in several directions beyond the basic structure of the house, creating protected outdoor spaces and rhythms of multiple planes.

With its emphasis on horizontal form and massing, the Prairie style is suited for conventional to larger lots within The Ranch.

Figure 4-8: Illustration of a Prairie style residence





- One or two story massing with multiple planes
- Strong horizontal lines
- Garages may be attached or detached, at the front, side, or rear
- Prominent low chimney



- Hip roofs, with a low 3:12 to 4:12 pitch to emphasize horizontal lines
- Flat roof is also possible
- Deep overhangs (24" to 42")



- Porches or Stooped entries
- Heavy columns to accentuate main entry



- Vertically proportioned casement or double-hung windows, grouped together to emphasize horizontal orientation
- Windows are typically the same height around the building, reinforcing the horizontal character
- Paneled front entry door and garage door



- Sand float stucco
- Horizontal siding, brick, ledgerstone accents



- Strong, horizontal trim around the roof edges and around windows, and as continuous bands on each floor
- Restrained ornamentation



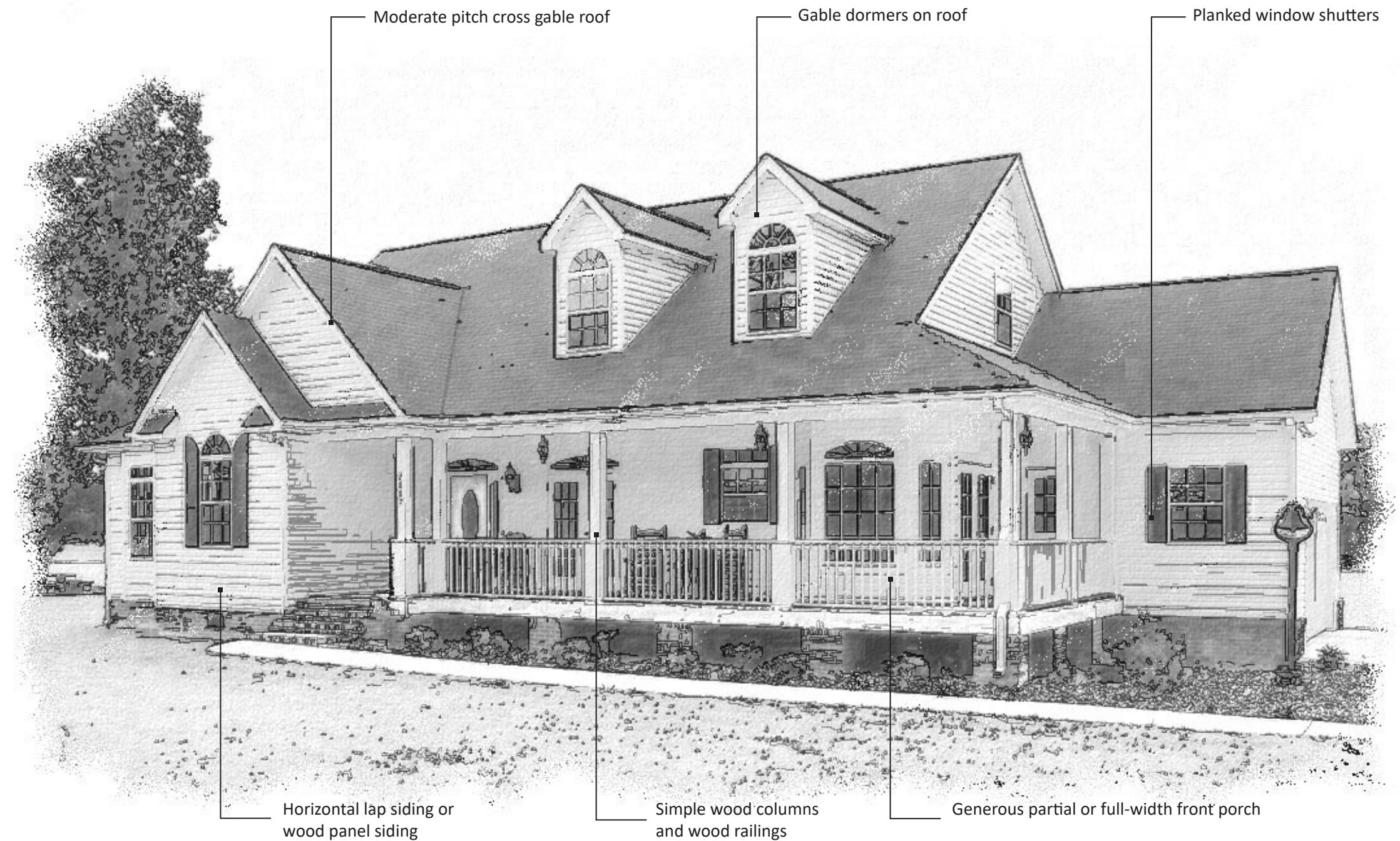
4.5.3 FARMHOUSE

The farmhouse style incorporates traditional Colonial and Cape Cod influences. Inspired by an idyllic sense of rural living, farmhouse homes are simply framed and rectangular in shape, often with few feature bump-outs or bays. A common distinguishing feature is a generous partial or full-width wraparound porch, which extends the living space to create a seamless transition between in and outdoors. Main façade may be symmetrical or asymmetrical, with an elevated first level and steps leading from the walk to the porch.

Most farmhouse-style homes are one-and-a-half or two-story buildings with bedrooms upstairs and living spaces on the main floor. Common exterior features include horizontal lap siding and shuttered windows, with a main side-gable roof. The roof over the porch often has a shallower pitch than the roof of the main structure.

With its emphasis on horizontal form and massing, the Farmhouse style is suited for conventional to larger lots within the Ranch.

Figure 4-9: Illustration of a Farmhouse style residence





- Symmetrical or asymmetrical one-and-a-half- or two-story massing
- Simple rectangular massing for the main structure
- Prominent chimney
- Garages are typically at the side or rear



- Moderate 6:12 to 10:12 roof pitch
- Front-to-back main side-gable roof, with at least one intersecting gable roof
- Roof over the porch typically has a shallower pitch than the roof over the main structure
- 12" minimum overhangs, 16" recommended



- Generous partial or full-width wraparound porch
- Simple wood columns and wood railings
- Typically elevated with steps leading up to the main entry from the walk



- Vertical, multi-lined windows at front elevations
- Built-up header trims
- Arch or round windows may be used for dormers



- Horizontal lap siding, wood panel siding, board and batten as primary material
- Use of stucco along with the primary material may be acceptable
- Stone or brick accents used on the base of the building, and select vertical elements such as the chimney



- Simple and clean overall look, with minimal detailing and ornamentation
- Planked shutters optional
- Simple bracket detailing may be added to the gables eaves or column trims



4.5.4 CRAFTSMAN

The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th Century and is considered vernacular to the California architectural tradition.

Common exterior features include a low- to moderately pitched, gabled roof with deep overhanging eaves usually supported by exposed rafters and knee braces. A front porch with relatively heavy, tapering columns is another defining feature of this style. Natural materials such as wood and stone are used extensively and celebrated.

The Craftsman style is suited for lots of all sizes within The Ranch.

Figure 4-10: Illustration of a Craftsman style residence





- Symmetrical or asymmetrical one-and-a-half- or two-story massing with vertical and horizontal breaks
- Garage placement may be at the front or the rear, attached or detached



- Moderate pitch gables (6:12 to 10:12) for principal roofs
- Front- or side gable roofs
- Deep 12" minimum overhangs, 24" or deeper recommended



- Partial- or full-width porch
- Tapered or double box columns at least 10 inches wide, sitting on wider base or low walls



- Dormers are typical on one-and-a-half-story designs
- Gable or shed dormers, but not mixed together
- Vertical double hung windows grouped in pairs or threes
- Divided panes typically in upper sash only
- Wide window trims (5" to 6") with head trim extended past side trims



- Horizontal wood siding, board and batten, shingles, stone, brick, and stucco
- Use of heavier materials such as brick or stone is typically confined to the porch and column bases, and chimneys



- Structural members are expressed, such as exposed rafter tails on gable eaves
- Simple knee braces
- Other ornamentation is restrained



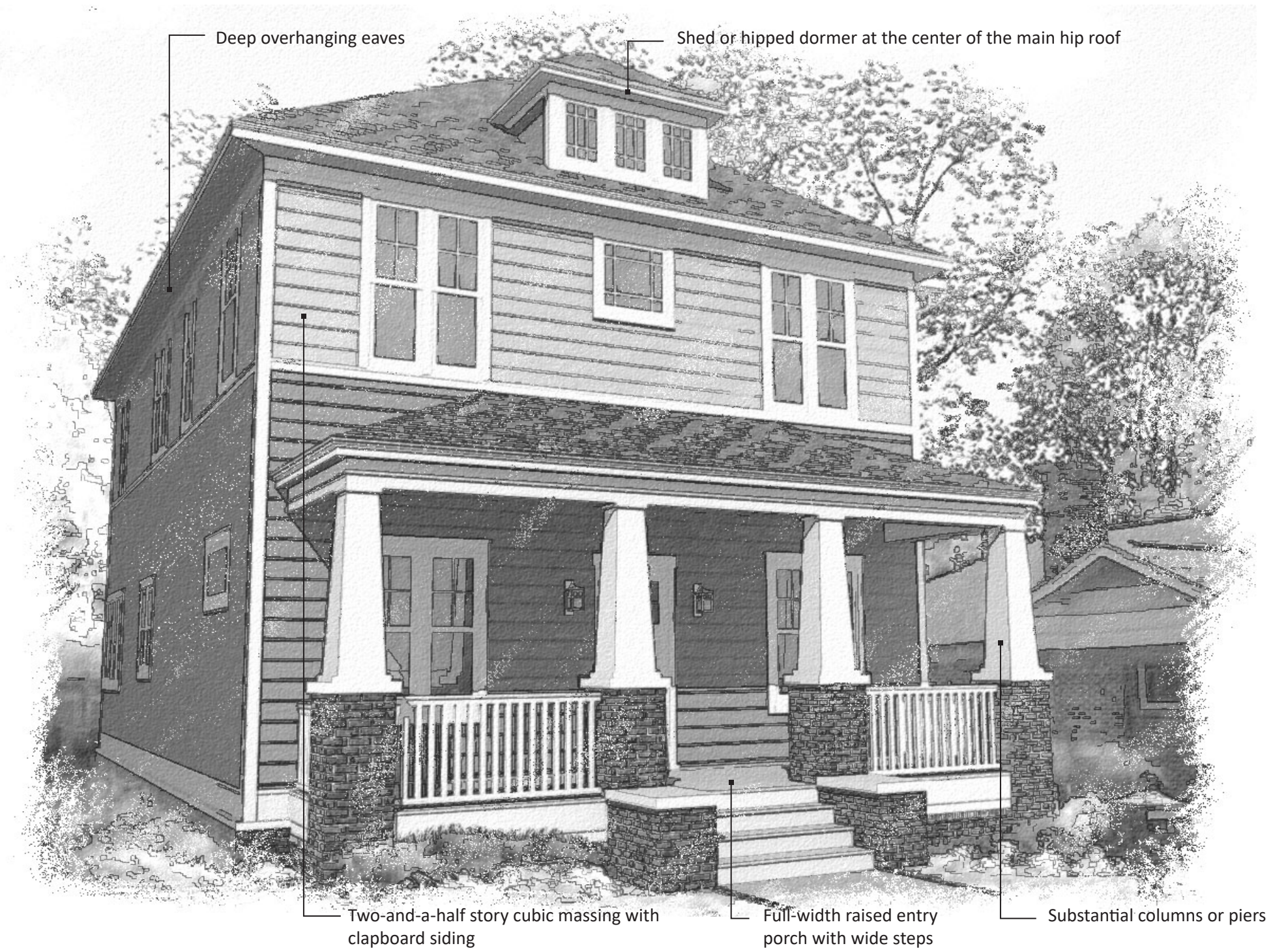
4.5.5 FOURSQUARE

Foursquare is an American house style dating from mid-1890s to the late 1930s. Born out of a reaction to the ornate elements of the Victorian and other Revival styles, the Foursquare was simple and pragmatic, incorporating elements of the Prairie style and the Craftsman style, and became widespread in the country including California.

Central to its characteristics is a basic cubic form, two-and-a-half stories high, usually with four large, boxy rooms to a floor (hence the name “Foursquare”), and a wide elevated front porch with steps. The top floor was generally a big open room with one or more dormers. Absent in the originals, modern versions of Foursquare often include a two car garage recessed or placed in the rear.

Foursquare is suited for smaller medium density lots or conventional lots within The Ranch.

Figure 4-1 I: Illustration of a Foursquare style residence





- Simple cubic form, typically two-and-a-half stories
- Composition is generally symmetrical, but the main entry door may be on one side
- Garages are typically recessed or located in the rear, attached or detached.



- Low-pitch pyramidal hip roof (4:12 to 8:12)
- Wide unenclosed overhanging eaves
- Central front dormer, shed or hipped



- Full-width front porch is typical. Partial porch is acceptable
- Hipped roof over the projecting porch is common
- Porch is raised with wide steps



- Typically wooden, double-hung windows, single or in pairs
- Doors often include partial glazing
- Arrangement of windows on the upper level is often symmetrical
- Bay windows are acceptable



- Wood clapboard siding is most common. Shingles may be used in combination with clapboard siding
- Use of stucco along with the primary material may be acceptable
- Use of heavier materials such as brick or stone is confined to the porch and column bases, and chimneys



- Structural members are expressed, such as exposed rafter tails on eaves
- Substantial columns or piers with simple wood rails around the porch
- Other classical ornamentation should be restrained





5 | LANDSCAPE GUIDELINES

Figure 5-1: Landscape Strategy



5.1 OVERVIEW

The landscape guidelines chapter provides a framework for the design of open spaces within the project area.

5.2 LANDSCAPE DESIGN APPROACH

The main challenge regarding the landscape design strategy of The Ranch revolves around balancing the agricultural heritage and rural character with the envisioned active, vibrant community. Primary goals stemming from this challenge are as follows:

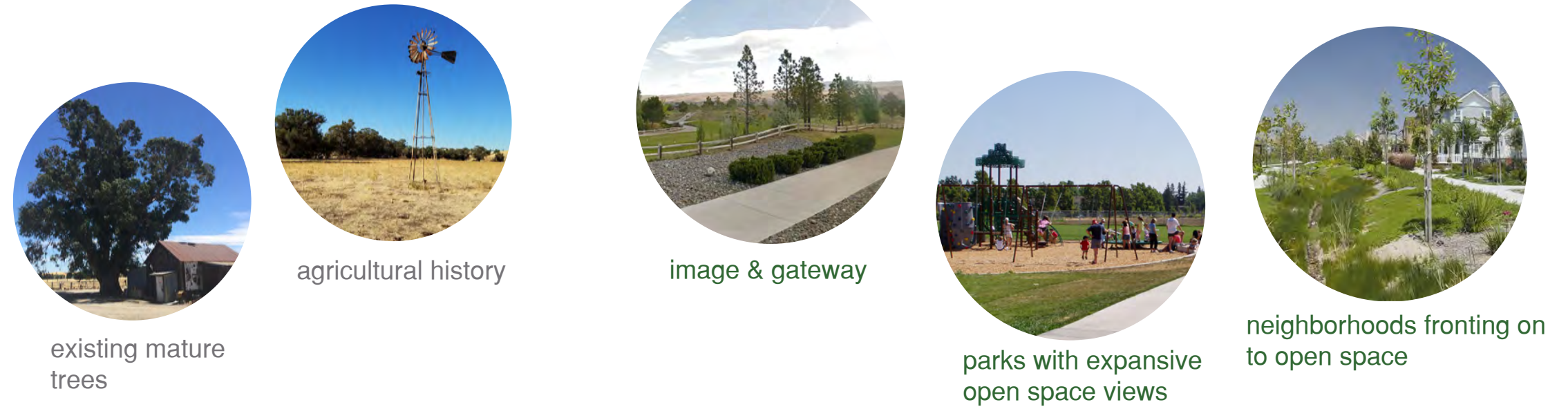
- Embrace the Existing Landscape Character
- Maximize Tree Preservation
- Minimize Manicured Landscape / Extensive Lawn
- Provide Flexible Program Areas

5.3 LANDSCAPE TYPOLOGIES

There are six (6) different types of landscape that encompass the non-built environment at The Ranch, providing an integrated overall landscape framework. Each of these typologies will have a different approach to their character and function.

1. Sand Creek Drainage Corridor – The actual corridor that contains the flow line and banks of Sand Creek is narrow and highly eroded from cattle crossings and heavy rainfall storm events. Most of the Oak trees on the property are located within those banks. Additional plantings of native grasses and shrubs tolerant of seasonal high flows and potentially additional non-vegetated approaches would be warranted for bank stabilization.

existing site features



meaningful open space
sustainable community

2. Natural Grasslands/Uplands – These areas are the predominant open space type and include native and introduced grass species that have been historically used for cattle grazing. These lands are non-irrigated and generally have a more green appearance during winter and spring rains and more golden appearance during summer and fall dry seasons. Additional Oak plantings could be employed within this typology to provide shade by trails and seating areas.
3. Detention Ponds / Wetlands – Three detention ponds with natural edges are provided for the project to hold stormwater runoff from heavy rainfall events. The planting regime along their side banks needs to be selected based on water level elevations and the amount and time of inundation into the root zones. Jurisdictional wetlands along the Sand Creek corridor are preserved and incorporated into the open space experience.
4. Parks & Parkways – Neighborhood parks should include a balance of open lawn areas for mostly informal play or gatherings, with lands that are landscaped for utilitarian purposes (e.g. drainage or low lands, trees for shade) and places for ornamental or themed gardens. Areas for paths, playgrounds, and sport courts (e.g. basketball) will also be provided. Parkway are introduced into the Plan as a vehicle to provide meaningful connective open space within the developed lands.
5. Landscaped Streets – These areas within the Right-of-Way (ROW) will include trees, shrubs, groundcovers, and native grasses planted within the center medians and landscape strips.
6. Recreational Trails – Various trails will provide recreational opportunities and alternative means to travel through the various opens spaces within the community. Refer to Section 6.4.2 for trail types.

Figure 5-2: Integrated Landscape Framework

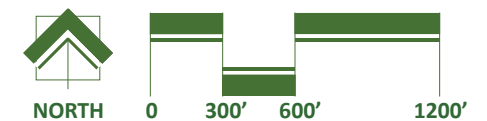
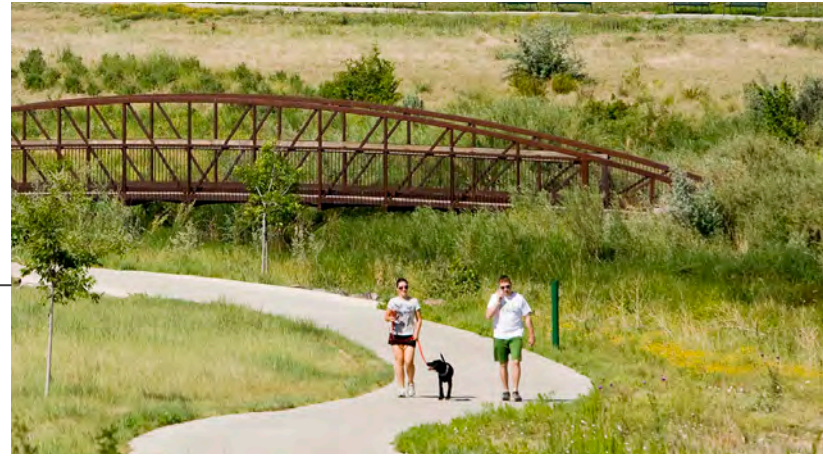


Figure 5-3: Landscape Typologies



Sand Creek Corridor



Parks & Parkways



Natural Grasslands / Uplands



Landscaped Streets



Detention Ponds / Wetlands



Recreational Trails



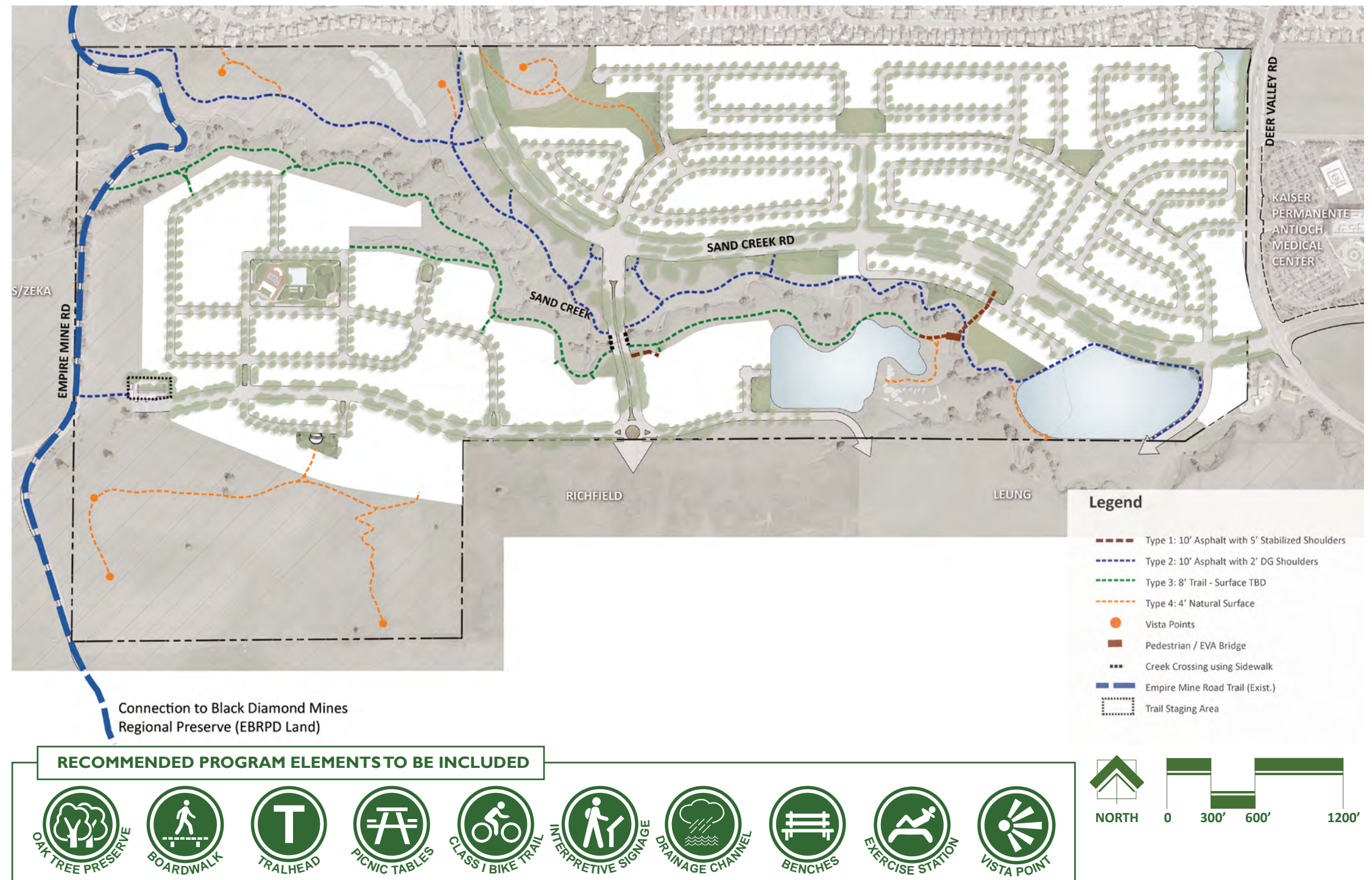
5.4 OPEN SPACE GUIDELINES

5.4.1 OPEN SPACE TRAIL TYPES

There are approximately 5.5 miles of trails included within the open space. Most of the trails have been designed for multiple modes of transportation including walking, running, cycling, and blading/skateboarding. Trails will connect parks, neighborhoods, village center, and open spaces within The Ranch, and also off-site destinations such as Kaiser Permanente and the East Bay Regional Park District. Sand Creek crossings for pedestrians and cyclists will be provided through a narrow, non-vehicular bridge near Homestead Park in the east; on the sidewalk and in the bike lane along Street B in the middle of the property; and utilizing Empire Mine Road on the western end.

Exact locations and number of program elements to be included in the open space will be determined at a future date.

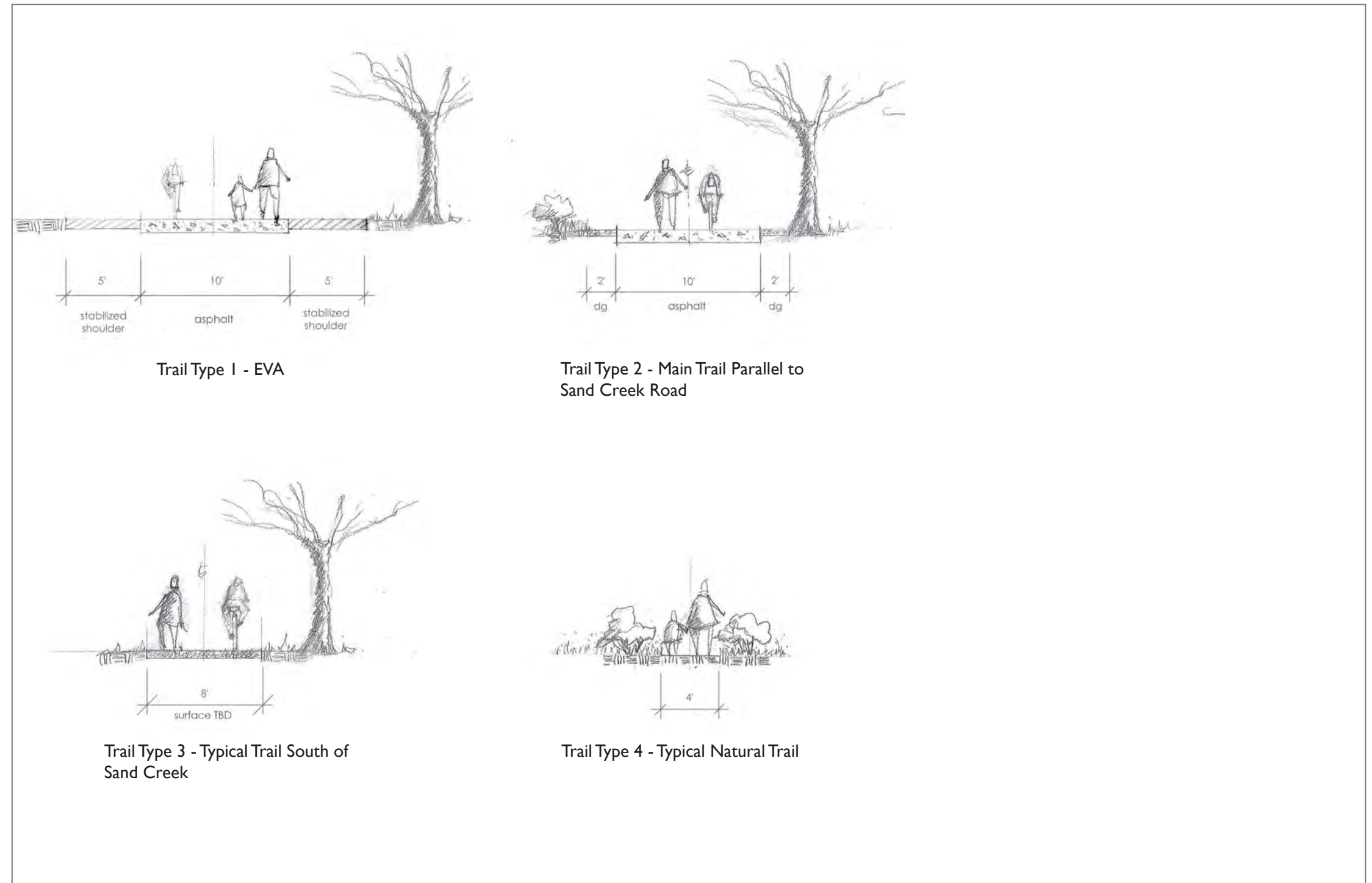
Figure 5-4: Open Space Corridor Trail Types



Below are the descriptions of the five trail types:

- Type 1 – 10-foot asphalt surface with 5-foot stabilized shoulders on both sides. This type also functions as an Emergency Vehicle Access (EVA), and connects Street B into the LD-2 executive neighborhood just south of the bridge over Sand Creek as well as connected LD-2 Executive Neighborhood to the pedestrian / EVA bridge.
- Type 2 – 10-foot asphalt surface with 2-foot decomposed granite (DG) shoulder on both sides. This trail is the main east/west trail through the project site extending from just west of the firehouse parcel parallel and to the north of Sand Creek, and eventually meeting Empire Mine Road to the northwest. Another short segment of this type connects the trail staging area to Empire Mine Road at the terminus of Street C.
- Type 3 – 8-foot trail, with surface to be determined. This trail will parallel Sand Creek south of the corridor and link with the LD-2 executive neighborhood and age restricted community to Homestead Park. Small segments will connect the main trail to neighborhood open spaces and roadways.
- Type 4 – 4-foot natural surface. Many of the smaller trails that access ridgelines are characteristic of this type. These trails are primarily intended for walking due to the steepness of the slope in some locations.

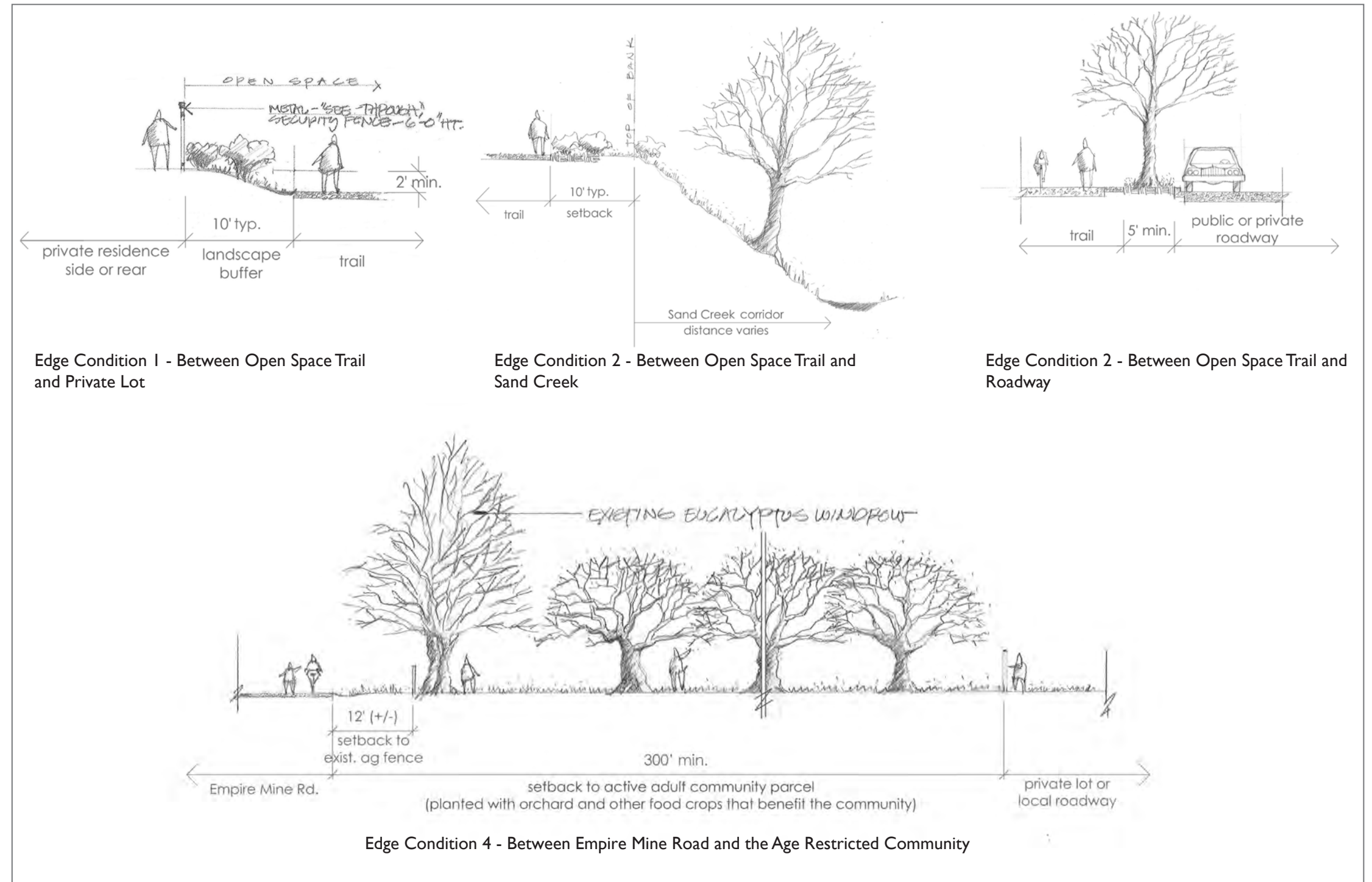
Figure 5-5: Open Space Trail Types



5.4.2 OPEN SPACE EDGE CONDITIONS

The Ranch includes several special edge conditions for trails such as the relationship to private lots and public roadways. In many instances, the residential neighborhoods have been designed to either front or side-on to public open spaces; however back-on conditions are also included. When a public trail is directly adjoining a private residential lot, there should typically be a 10-foot setback or greater for the trail, and the trail should sit lower in elevation by 2 feet or greater to the elevation of the private lot. The lands between the private lot and the trail should be landscaped with drought tolerant species and discourage encroachment into the buffer area. The rear and side-yard fences of the residential lots that front public open space must be transparent to both provide “eyes” on the public space, but to extend the feeling of openness and nature beyond the private lot.

Figure 5-6: Open Space Edge Conditions



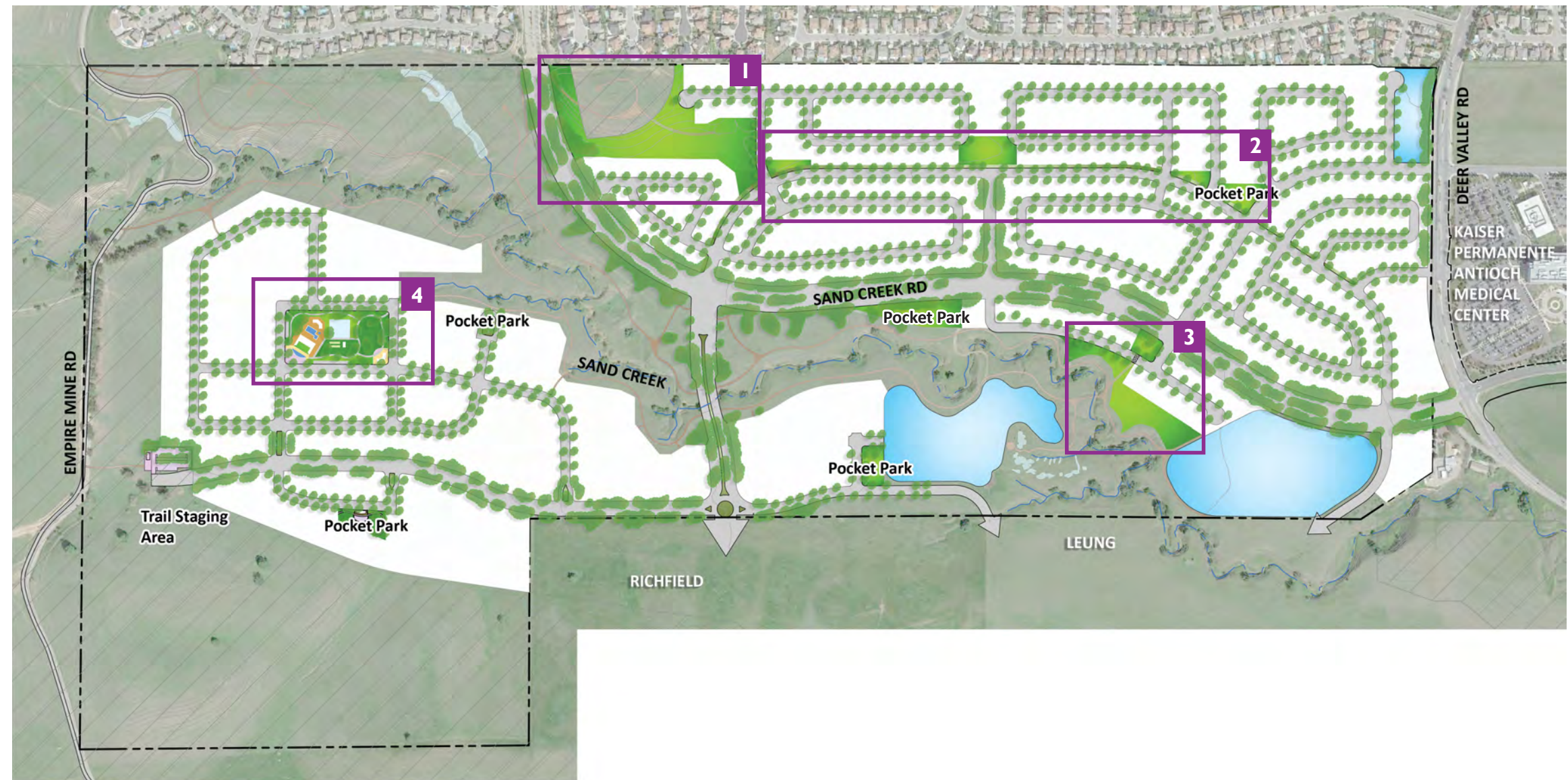
5.5 PARKS GUIDELINES

In addition to the large amounts of natural open space accessed by trails, are four neighborhood parks and Pocket Parks.

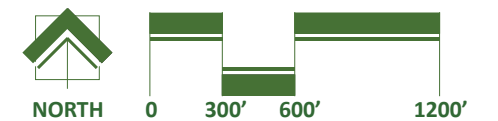
- Neighborhood Parks – These parks are the centerpiece of each neighborhood and they include both fixed elements such as playgrounds and informal areas such as lawns, seating areas, and pathways. The primary function and character of each park is described in the following pages.
- Pocket Parks – Pocket parks can be less than 1 acre in size, and provide character as well as outdoor recreational opportunities to the immediate surrounding area. Uses and activities within pocket parks may include decorative landscape elements (e.g. planters, public art, etc.), open turf, outdoor seating, and play areas for small children.

Locations and acreages of the parks are subject to change with the final development plan, while meeting the City's standards and acreage requirement.

Figure 5-7: Neighborhood Park Locations



1. North Neighborhood Park
2. Landscape Pathway with Central Park
3. Homestead Park
4. Age Restricted Community Park



5.5.1 NORTH NEIGHBORHOOD PARK

North Neighborhood Park will be situated to take advantage of the existing topography, incorporating the small hill and the drainage channel (with boulders) to create outdoor features and experiences such as the “knoll” and the “arroyo”. The knoll will offer a pleasant view of the Mt. Diablo summit, and the arroyo will provide a natural open space character while retaining its stormwater functions.

Open lawn areas, including the “meadow”, will provide opportunities for informal gatherings and outdoor play. Shaded gathering spaces for the residents and play equipment for small children will also be provided.

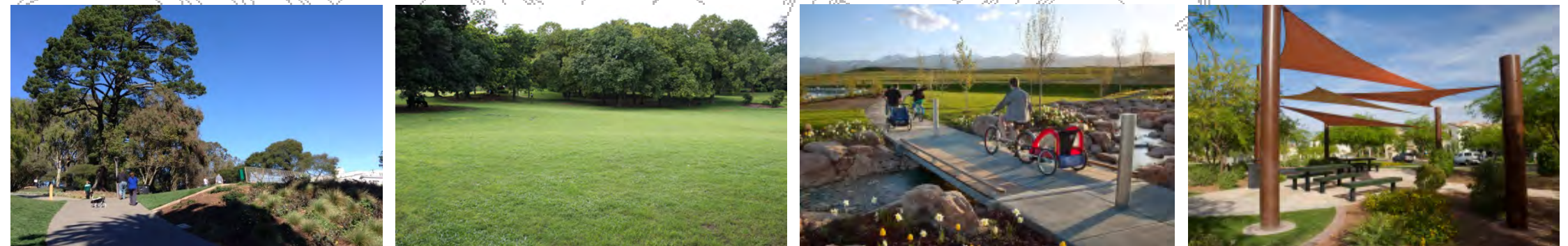
- **Size: 7.3 acres (+/-)**

Figure 5-8: North Neighborhood Park Concept



Note: Park design is conceptual and shown as an example only.

RECOMMENDED PROGRAM ELEMENTS



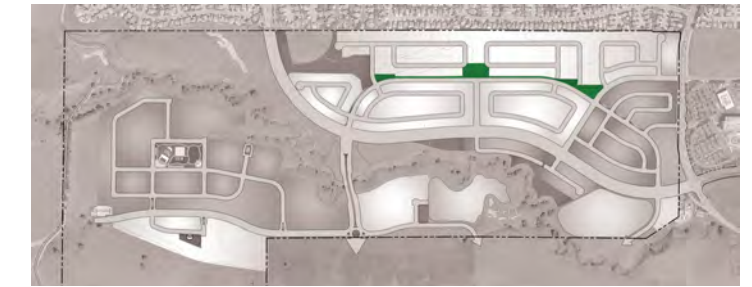
5.5.2 LANDSCAPE PATHWAY AND CENTRAL PARK

Anchored by the Central Park in the middle, a landscape pathway will span through the LD-3 conventional neighborhood in an east-west direction towards the village center.

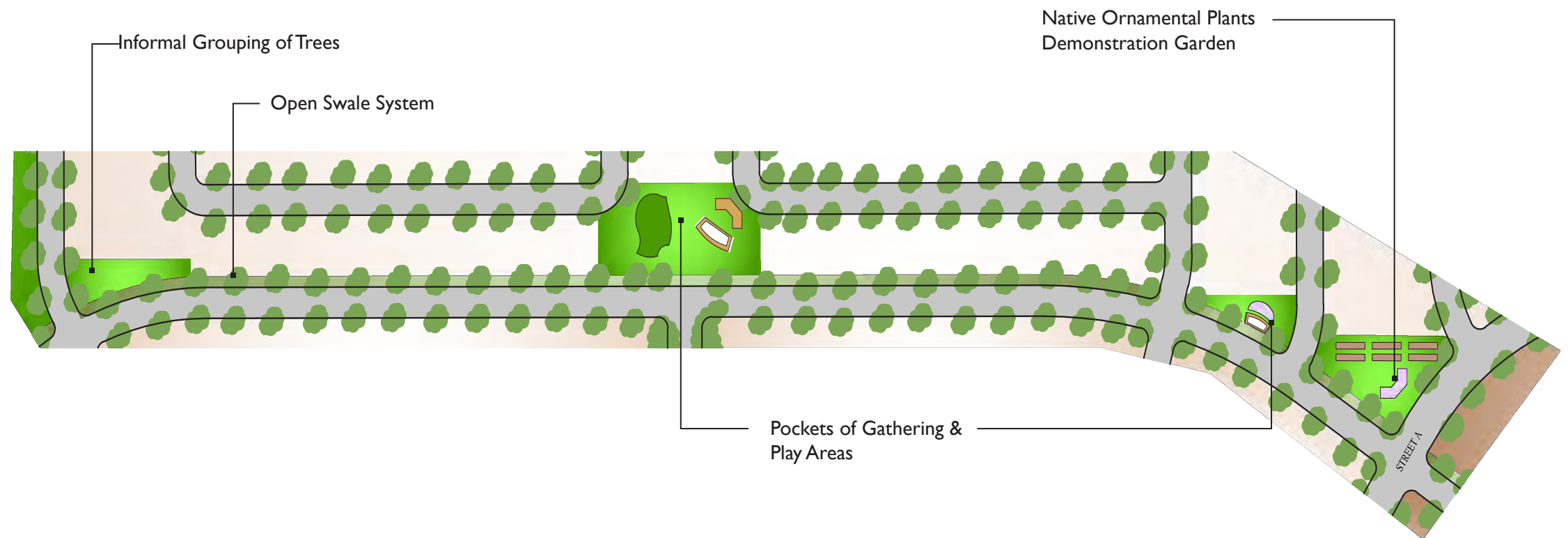
Included in its connective function and aesthetic purposes, as well as a chain of neighborhood gathering spaces and open lawn.

- **Size: 2.5 acres (+/-)**

Figure 5-9: Landscape Pathway Concept



KEYMAP



RECOMMENDED PROGRAM ELEMENTS



Note: Park design is conceptual and shown as an example only.



5.5.3 HOMESTEAD PARK

Homestead Park will become the central community gathering spot for The Ranch, where the residents can engage in activities such as farmer’s market, community gardening, and various community center programs. These community building events will be supported by architecture and outdoor installations which tie back to the history of the site. For example, the windmill which currently exists near the western project boundary is planned to be relocated to Homestead Park.

Homestead park will also provide a visual “window” and trail connection to the Sand Creek open space at the terminus of Street A.

- **Size: 3 acres (+/-)**

RECOMMENDED PROGRAM ELEMENTS










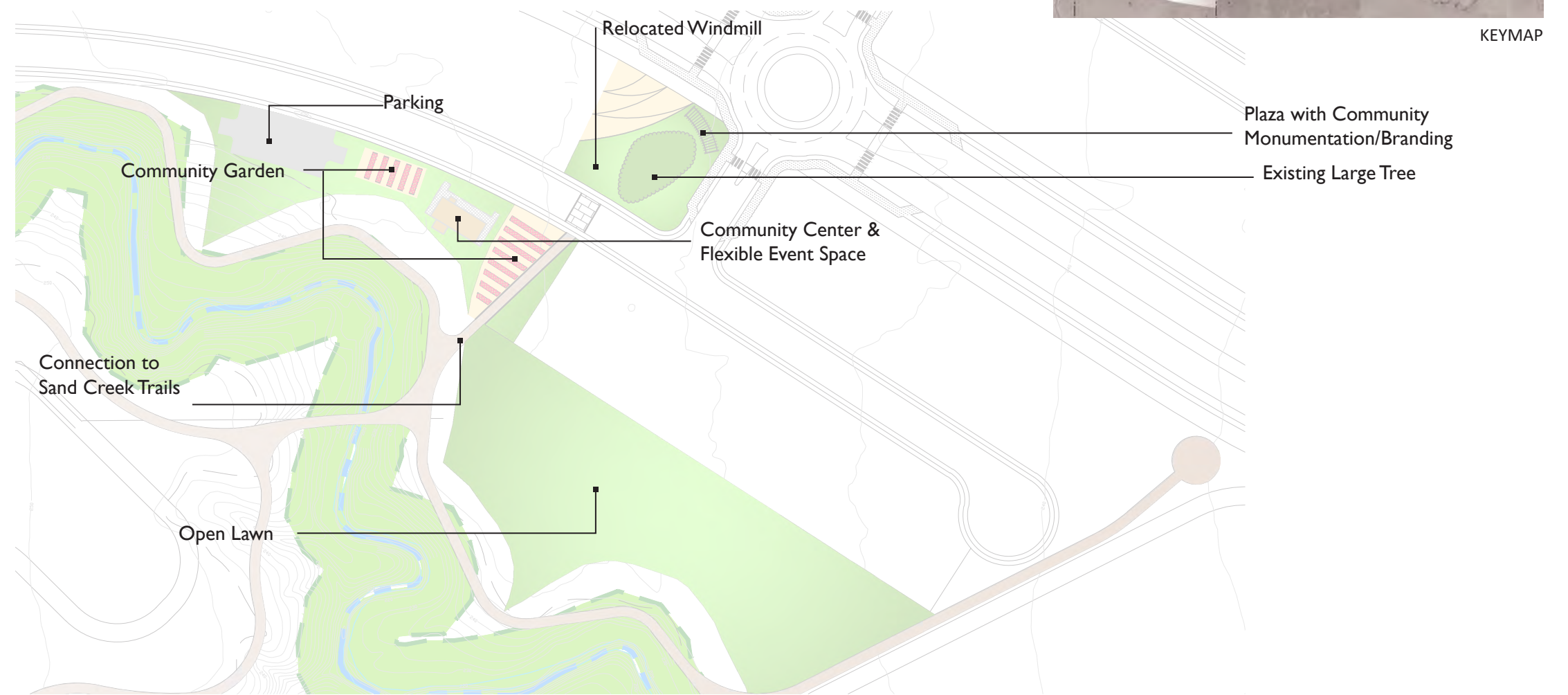
 FARMER'S MARKET	 COMMUNITY GARDEN	 BENCHES	 PLAY AREA
 PARKING	 PICNIC TABLES	 SHADE STRUCTURE	 RESTROOM
 MONUMENTATION			

Figure 5-10: Homestead Park Concept



Note: Park design is conceptual and shown as an example only.



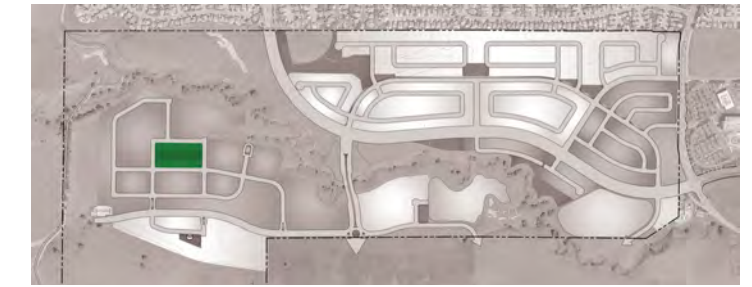
5.5.4 AGE RESTRICTED COMMUNITY PARK

Age Restricted Community Park will be a central outdoor space for the age restricted neighborhood, and may feature a clubhouse with various outdoor amenities, such as a pool area, tennis courts, and bocce courts.

A decorative planting bed and water feature will welcome the residents as they reach the park from the community entryway. An open lawn and walking paths will also be provided for outdoor relaxation.

- **Size: 4.3 acres (+/-)**

Figure 5-11: Age Restricted Community Park Concept



KEYMAP



Note: Park design is conceptual and shown as an example only.

RECOMMENDED PROGRAM ELEMENTS

 CLUBHOUSE	 BOCCE COURT	 TENNIS COURT	 OUTDOOR POOL
 SHADE STRUCTURE	 BENCHES	 OPEN LAWN	 PARKING
 WATER FEATURE			

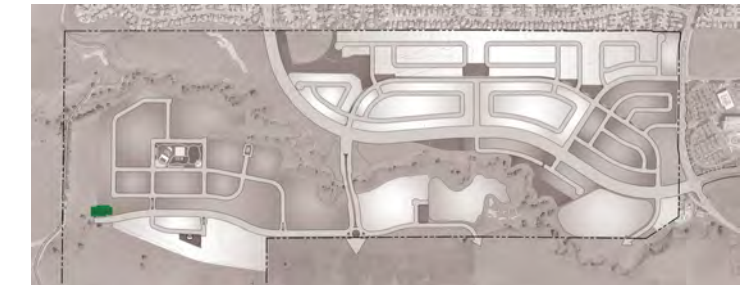


5.6 TRAIL STAGING AREA

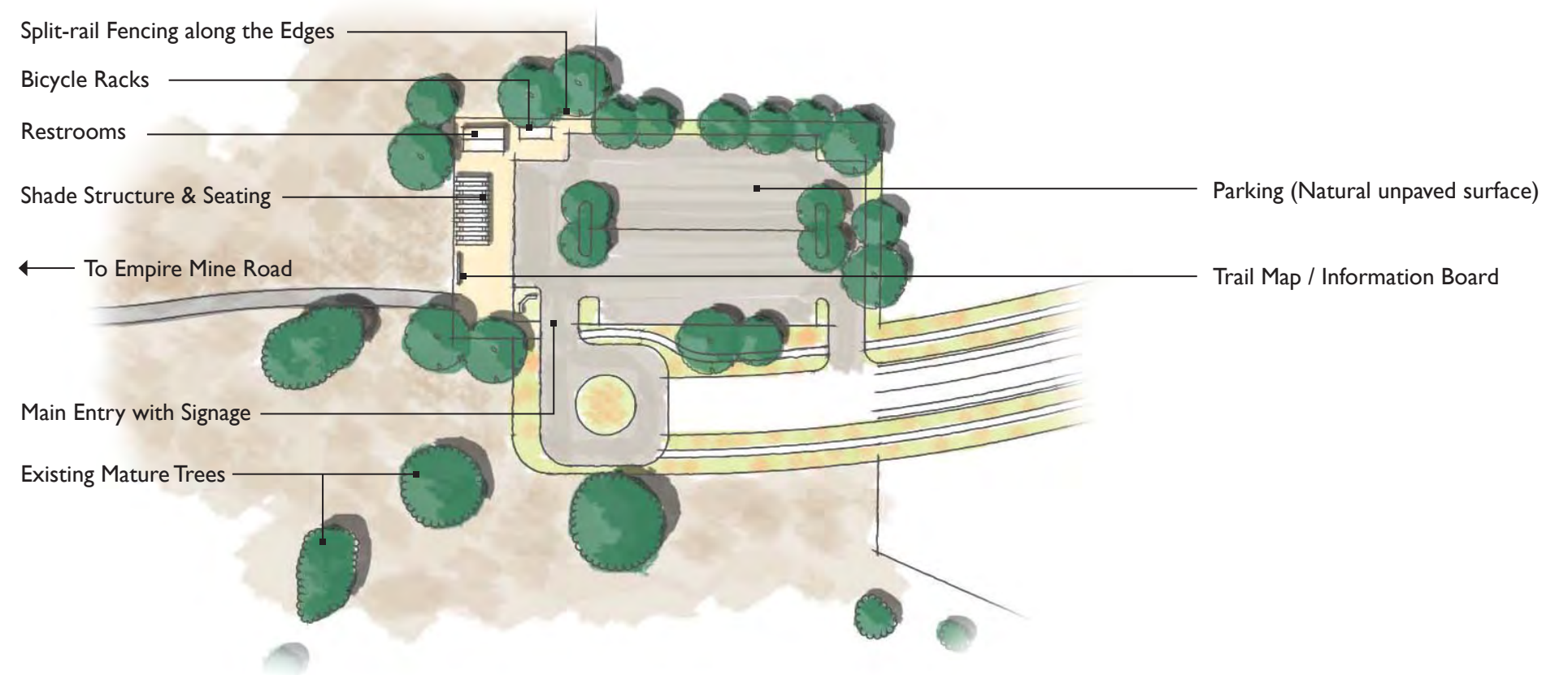
A trail staging area will be located at the western end of Street C. A short trail segment will connect the staging area to Empire Mine Road, which will lead to the East Bay Regional Park District lands to the north and south. The trail staging area may include information boards for orientation, and amenities such as shade structures, bike parking, and restrooms. A surface parking lot with a natural unpaved surface may be provided with direct access from Sand Creek Road. A local bus stop will also be within short walking distance.

- **Size: 1 acre (+/-)**

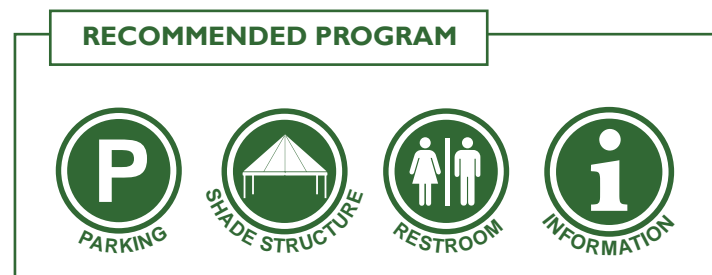
Figure 5-12: Trail Staging Area Concept



KEYMAP



Note: Trail staging area design is conceptual and shown as an example only.



5.7 STREETScape GUIDELINES

5.7.1 SAND CREEK ROAD & STREET B

Sand Creek Road and Street B will be the two major arterial streets at The Ranch, carrying higher volumes of traffic in and out of the community than any other streets in the Plan Area. The central planting concept stems from thinking of these streets as “seams” and not barriers between neighborhoods. A natural flow or “wave” pattern, formed by informal groupings of primary canopy trees and characteristic of the rustic, natural environment, weaves the two sides together into creating a unique look and experience as one travels through these streets.

Figure 5-13: Sand Creek Road & Street B Planting Concept

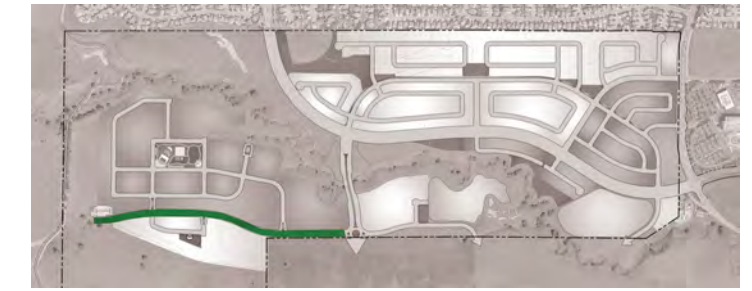


Note: Streetscape design is conceptual and shown as an example only.

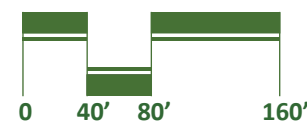
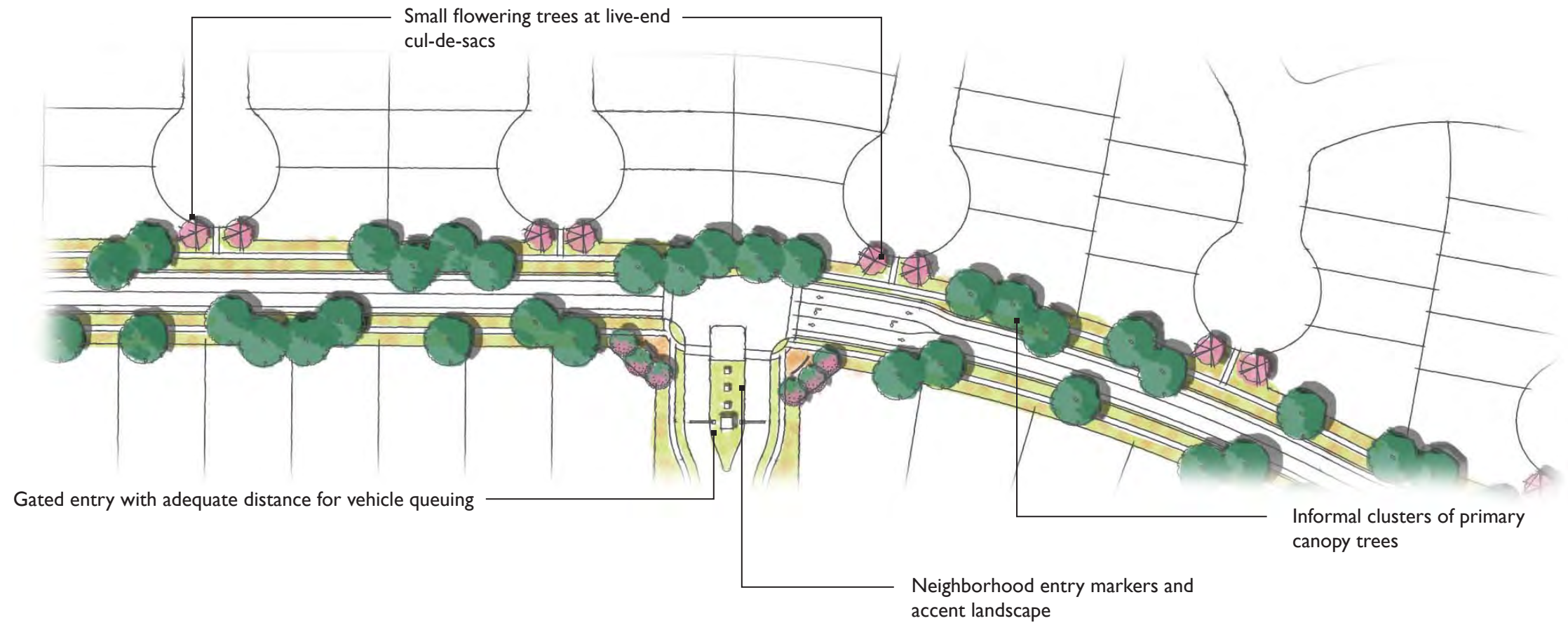
5.7.2 STREET C

Street C will be a collector street providing access to the Age Restricted (AR) and LD-I Executive neighborhoods. Primary canopy trees are planted in informal clusters in the roadside landscape strips, portraying a natural character that reinforces the landscape formed by the southern hills and Sand Creek that are dotted with stands of mature trees. Gated entries into the neighborhoods should be designed with attractive signage and accent landscape, and accommodate adequate queuing distance for vehicles.

Figure 5-14: Street C Planting Concept



KEYMAP

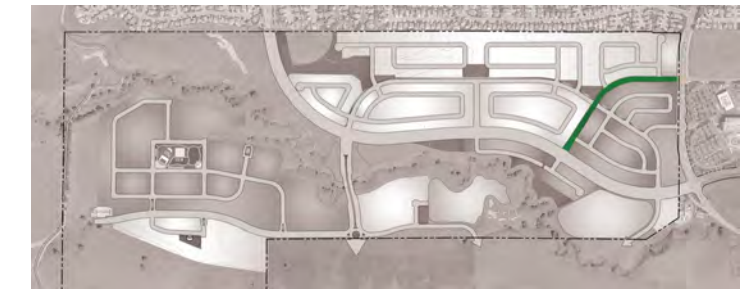


Note: Streetscape design is conceptual and shown as an example only.

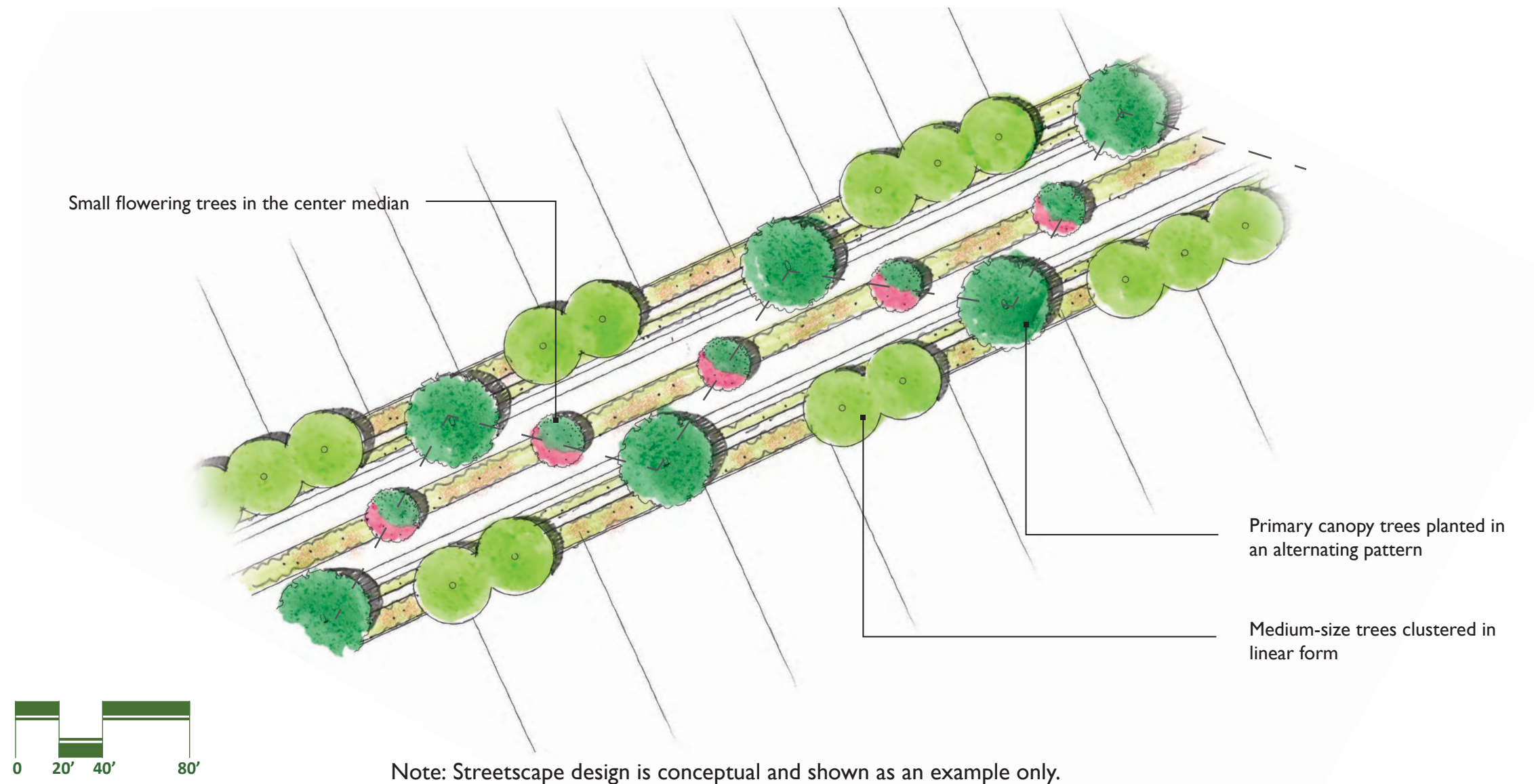
5.7.3 STREET A

Street A will be a collector street providing access into the community from Deer Valley Road. A center median will be landscaped with ornamental flowering trees and native vegetation providing an inviting entry, while the primary canopy trees are planted in an alternating pattern to provide visual variation and interest. Various species of secondary, medium-size trees are suggested to be planted in linear groupings, within landscape setback areas void of the primary trees.

Figure 5-15: Street A Planting Concept



KEYMAP



5.8 PLANT PALETTE

Table 6-1 illustrates recommended tree and shrub species for the public realm within The Ranch. The list is not to be followed exclusively, but offered as the general direction for choosing plant material and may be used in conjunction with the City's recommended plant list. Species that have low- to moderate water use are recommended over similar species that require extensive irrigation. Specialized plant species will be required for natural areas that receive periodic inundation of storm water; those species can be specified at the time of detailed design.

Table 5-1: Recommended Plants List

	Common Name	Scientific Name	Tree Type	Height	Spread	Growth Rate	Water Use	Comments
TREES								
Small	California Buckeye	<i>Aesculus californica</i>	Deciduous	10-20'	30-40'	slow	low	Spreading California native with showy flowers and smooth, silvery bark; All parts are toxic if ingested.
	Crepe Myrtle	<i>Lagerstroemia</i> hybrids	Deciduous	20-30'	15-25'	moderate	low to moderate	Popular street tree with beautiful bark and flowers; May have single or multiple trunks.
	Ray Hartman California Lilac	<i>Ceanothus 'Ray Hartman'</i>	Evergreen	10-20'	6-10'	fast	low to very low	California native with glossy green leaves and large pale blue flower spikes; Requires early pruning for good shape; Very drought tolerant and low maintenance.
	Hawthorn, Washington	<i>Crataegus phaenopyrum</i>	Deciduous	20-25'	20'	slow-moderate	low to moderate	Spring flowers, fall color, and winter fruit; Tolerates poor soils and drought conditions; requires good drainage.
	Loquat, Bronze	<i>Eriobotrya deflexa</i>	Evergreen	20-25'	10-15'	moderate	moderate	Fragrant flowers and edible fruit; New leaves emerge copper colored and mature to glossy green; Requires good drainage.
Medium	Madrone, Marina	<i>Arbutus Marina</i>	Evergreen	25-35'	20-30'	slow-moderate	low to moderate	Hanging pink flowers year round; Decorative bark; Tolerates heavy soils if not overwatered.
	Carob Tree	<i>Ceratonia siliqua</i>	Evergreen	30-40'	30-40'	moderate	low	Requires early pruning to train a good shape; Small clusters of red flowers in the spring; Plant males to avoid messy seed pods; Susceptible to crown and root rot.
	Oak, Blue	<i>Quercus douglasii</i>	Deciduous	25-35'	20-30'	slow-moderate	very low to none	Low water California native; Extremely well adapted to drought and dry climates.
	Brisbane Box	<i>Lophostemon confertus</i>	Evergreen	30-45'	25'	moderate-fast	low	Low-maintenance street tree; Well adapted to harsh urban conditions; Disease and pest resistant.
	Catalina Cherry	<i>Prunus lyonii</i>	Evergreen	40-45'	25-30'	moderate	low	California native with edible fruit (and associated fruit litter); can be grown as a shrub; requires early pruning to establish and maintain a central leader; Drought tolerant; Requires loamy or sandy soil.
Large	Red-Flowering Gum	<i>Corymbia ficifolia</i>	Evergreen	20-45'	20-60'	fast	low	Attractive flowers, strong, wide trunk, and dense green canopy; Needs room to spread; Requires early pruning to keep good shape and to slow fast growth of canopy until roots are fully developed.
	Red Ironbark	<i>Eucalyptus sideroxylon 'Rosea'</i>	Evergreen	20-80'	20-80'	fast	low	Gray-Blue leaves and beautiful flower display; Requires early pruning to train a good shape; Can tolerate heavy soils if not overwatered.
	Ginkgo	<i>Ginkgo biloba</i>	Deciduous	50-65'	20-30'	slow	low to moderate	Yellow fall color; Plant male clones to avoid foul smelling fruit; Needs good drainage.
	Zelkova, Sawleaf	<i>Zelkova serrata</i>	Deciduous	50-60'	30-40'	fast	moderate	Fast growing for shade; Attractive fall color; Tolerates drought and nutrient poor soils; Resistant to Dutch Elm disease.
	Hackberry, European	<i>Celtis australis</i>	Deciduous	65-75'	30-40'	moderate	low to moderate	Fast growing for quick shade; Nice shape with rounded top; Tolerates drought and nutrient poor soils; Needs sunlight, good drainage.
	Camphor Tree	<i>Cinnamomum camphora</i>	Evergreen	65-95'	50-60'	fast	moderate	Rounded and umbrella shape; Needs ample growing space; Leaves have a glossy, waxy appearance. In spring, it produces bright green foliage with masses of small white flowers; Produces cluster of black, berry-like fruit.

Table 5-1: Recommended Plants List (Cont'd)

	Common Name	Scientific Name	Tree Type	Height	Spread	Growth Rate	Water Use	Comments
	Oak, Interior Live	<i>Quercus wislizenii</i>	Evergreen	70-80'	55-65'	slow-moderate	low to moderate	Evergreen, drought tolerant California Native
	Oak, Coast Live	<i>Quercus agrifolia</i>	Evergreen	40-50'	40-50'	slow-moderate	very low to none	Evergreen, drought tolerant California Native; Prefers good drainage.
	Oak, Valley	<i>Quercus lobata</i>	Deciduous	75-100'	60-75'	moderate	low to very low	Long lived, low-water California native; Adapted to drought and dry climates; Prefers loamy or sandy soils.
SHRUBS								
Groundcover	Dwarf plumbago	<i>Ceratostigma plumbaginoides</i>	Deciduous	0.5-1'	1-1.5'	moderate	low	Attractive groundcover with clusters of intense blue flowers in summer and fall; leaves turn a colorful maroon in autumn; Sun or shade; Cut to ground in winter for tidy appearance.
	Evergreen currant	<i>Ribes viburnifolium</i>	Evergreen	0.7-1'	2-3'	moderate	low to very low	California native; Good plant for dry, shady areas; Shiny fragrant foliage is attractive all year.
	Dwarf germander	<i>Teucrium chamaedrys</i> 'Nanum'	Deciduous	0.75-1'	1-2'	fast	low to very low	Dark-pink flowers in early summer; Does well in both full sun or part shade; Cut back in early spring to maintain compact form.
Small	Compact Oregon Grape	<i>Berberis aquifolium</i> 'Compacta'	Evergreen	1-2'	3-5'	slow-moderate	low	A tough, attractive plant that can tolerate a variety of conditions; Yellow blooms in winter and spring.
	Breath of Heaven	<i>Coleonema pulchellum</i>	Evergreen	2-4'	4-6'	moderate	low to moderate	Needle-like yellowish-green foliage and pale pink flowers; Blooms several months of the year; very drought tolerant.
	Cleveland Sage	<i>Salvia clevelandii</i> 'Winnifred Gilman'	Evergreen	1-1.5'	1-1.5'	moderate	low to very low	California native; Produces maroon-stemmed, blue-violet flowers in spring; Remove old flower stalks in summer and prune to maintain compact form.
	desert goldeneye	<i>Viguiera parishii</i>	Deciduous	0.5-1'	1-3'	fast	low to very low	California native; Golden daisies blossom from early spring until mid-fall; Prune in late winter to encourage tidy, compact form
Medium	Vine Hill manzanita	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	Evergreen	5-6'	5-7'	slow-moderate	low to very low	California native; Known for its smooth wine-red bark; Small hanging clusters of pink flowers in winter; Tolerates clay-loam soils
	California Mountain Lilac	<i>Ceanothus</i> 'Concha'	Evergreen	5-6'	5-6'	Fast	low to very low	California native with showy, deep blue flowers in spring and dark green leaves year round.
	Bladderpod	<i>Isomeris arborea</i>	Evergreen	3-4'	4'	fast	very low to none	California native with yellow blooms year round
Large	Western redbud	<i>Cercis occidentalis</i>	Deciduous	5-15'	5-10'	fast	low to very low	California native; Pink spring flowers and reddish summer seedpods; May be trained as a small tree
	Texas ranger	<i>Leucophyllum frutescens</i>	Semi-Evergreen	2-8'	4-6'	moderate	low to very low	Striking silvery foliage with pink flowers in summer; Very heat and drought tolerant; Needs well drained soils.
	Hollywood Juniper	<i>Juniperus Chinensis Torulosa</i>	Evergreen	10-12'	8-10'	slow-moderate	low to very low	Known for its unique, irregular appearance; Tolerates clay soils if not overwatered.



California Buckeye



Crepe Myrtle



Marina Madrone



Carob Tree



Blue Oak



Brisbane Box



Red Flowering Gum



Ginkgo



Camphor Tree



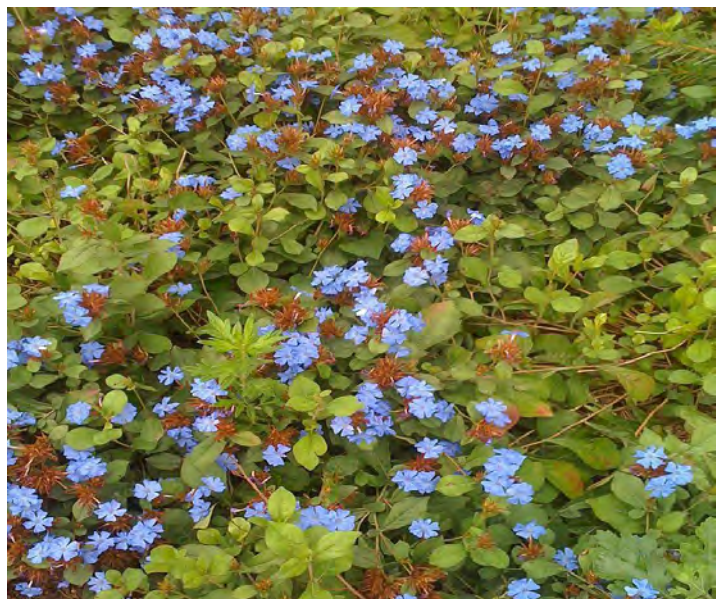
Coast Live Oak



Interior Live Oak



Valley Oak



Dwarf Plumbago



Breath of Heaven



California Mountain Lilac



Western Redbud

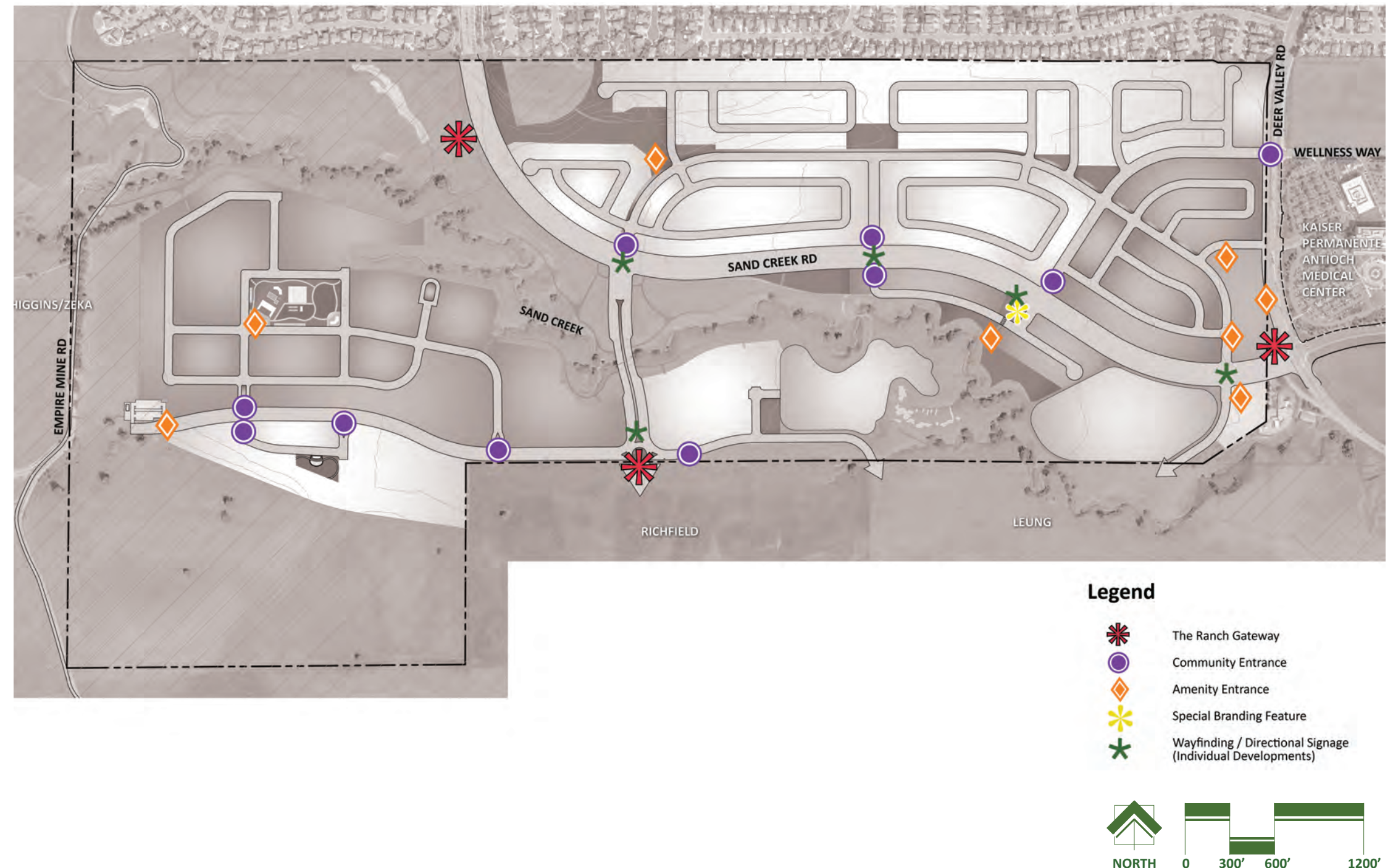
5.9 LANDSCAPE DESIGN ELEMENTS

5.9.1 SIGNAGE & MONUMENTATION

The entrance concept for The Ranch establishes the community image through the use of simple, bold landscape forms and elements derived from the site's character, agrarian past, and abundant natural open space. A hierarchy of entrance experiences will be created, beginning with the announcement of the overall project at key intersections and gateways; to community entrances; and, finally to entrances of supporting amenities. Wayfinding and directional signage on the individual developments / neighborhoods within the community would be placed at key intersections along the arterial and collector streets, as appropriate.

- The Ranch Gateway – these locations notify the visitor that they are arriving at a master planned community, not a series of unrelated subdivisions.
- Community Entrances – These would include entries to potential gated communities such as the age restricted neighborhood and the executive home locations, and to entries into the market-rate neighborhoods.
- Amenity Entrances – these include the entries to the village center, firehouse, trails staging area, and parks.
- Special Branding Feature – The existing windmill is planned to be relocated to Homestead Park, and could potentially be combined with other forms of signage / monumentation that relate to the history of the place. In conjunction with the various community building activities programmed for the park, these will act as a key branding element through which the community can identify themselves.

Figure 5-16: Signage & Monumentation Diagram



Signage/monumentation at The Ranch would be generally made of materials such as stone, wood, and metal, to reflect the simple forms of agricultural fencing, natural-looking walls, and the expanse of the landscape. For the gateway monumentation, oak tree plantings could be added in the backdrop in informal groupings.

Name and/or logo used in the monumentation should harmoniously blend in with the materials and forms, and may be lighted in muted but clear fashion.

Landscape species used in conjunction with entrances and monumentation should include some combination of drought tolerant tree and plant species.

Gateway monumentation



Community Entrances



Amenity Signage



Special Branding Feature



5.9.2 WALLS & FENCES

Walls and fences can serve various purposes related to privacy, aesthetics, and safety, in both public and private realms. As the walls and fences are an integral part of the streetscape, their style, color, and materials need to be compatible with the surrounding environment. For the purpose of the Design Guidelines, walls and fences are categorized into the following.

- Public realm fences (for aesthetic purposes)
- Residential walls and fences (perimeter of single family lots)
- Sound walls
- Retaining walls

5.9.2.1 Public Realm Fences

- Fences in the open space or along public streets should exhibit the agrarian and open landscape character of the site. Appropriate locations include the perimeter of the trail staging area; along Sand Creek Road and Street B directly abutting open space; landscape setback area west of Deer Valley Road; areas within Homestead Park; and Street C within the landscape setback along the LD-1 neighborhood.
- Predominantly natural materials, such as wood and stone, are preferred for their construction.
- The use of textured / color-tinted concrete to give an appearance of wood, is acceptable.
- Public realm fences should be 4 feet or less in height, and allow views to penetrate.

5.9.2.2 Residential Fences

- Residential fences should be selected to complement the architectural style of the home.

- Fences, and hedges located in the front yard or in the first five feet of a side yard, should be 3 feet or less in height. Having no front yard fencing is acceptable.
- Corner lots should provide a clear line of sight within 20 feet of the public right-of-way from the corner, by limiting the height or any landscaping, or fencing to 3 feet.
- Rear and side yard fencing, when not fronting public open space, can be opaque for privacy purposes. The maximum height should not exceed 6 feet.
- Fences with an open structure or “see-through” fencing is highly encouraged along open space corridors in order to allow views of the landscape and security of the adjoining trails.(e.g. lots that are abutting the Sand Creek open space corridor).
- Exposed smooth block walls or chain link fences should be prohibited.

5.9.2.3 Sound Walls

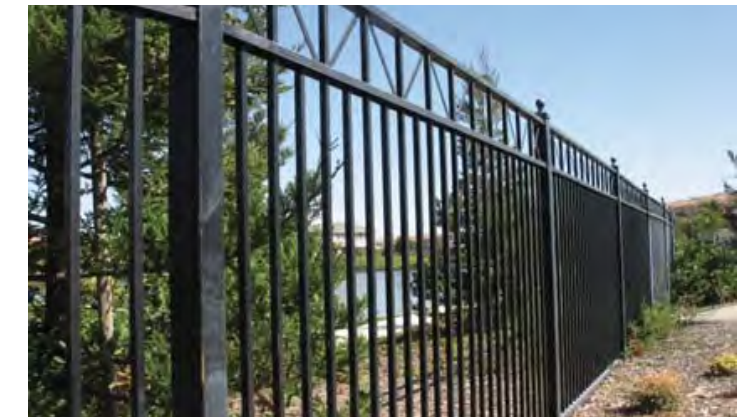
- Masonry sound walls are permitted for traffic noise abatement adjacent to arterial or collector streets, and should be accompanied by landscaped setback areas as illustrated in the street sections under Section 3.6. Adequate landscaping should soften its appearance and reduce its visual impact.
- Maximum height of sound walls should not exceed 7.5 feet.
- Sound walls should incorporate breaks at street intersections, live-end cul-de-sacs, as well as parks and open space access points with a post and post cap anchoring the ends.
- Sound walls should be architecturally treated with vertical and horizontal design elements that break up long expanses of uninterrupted walls.

5.9.2.4 Retaining Walls

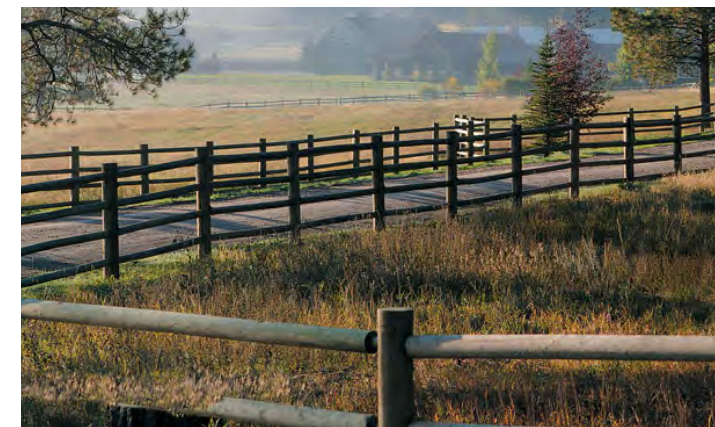
- Retaining walls should not exceed 3 feet in height and not exceed 6 feet when combined with fencing.
- Stepped solutions following the grade are recommended to avoid large blank walls.
- Natural looking exterior finishes (e.g. stacked stone) are recommended versus concrete or cinder block.
- Vegetation and landscaping should be used to soften its appearance and reduce its visual impact.



Decorative fence materials are encouraged on opaque side or rear yard fencing, such as lattice panels in the above example.



Fencing adjacent to open space should be visually permeable.



Example of public realm agrarian fencing with wooden post and rail.



Visual impact of a sound wall is minimized through use of adequate landscaping.

5.9.3 LIGHTING & STREET FURNITURE

5.9.3.1 Lighting

Lighting fixtures should complement and enhance the streetscape and the general community character, while contributing to the safety and security of public areas.

- Lighting standards should adhere to Section 8.3.4 of the Citywide Design Guidelines as it relates to height, placement, and illumination levels.
- Lighting fixtures should be high quality and attractive, constructed of durable materials. Lighting fixtures should be selected as part of the overall coordinated style.
- Special lighting, such as uplighting, is appropriate for community monumentation, neighborhood entries, public art, water features and other unique architectural elements.
- Light fixtures must be appropriately placed and scaled to avoid spillover or glare into surrounding sensitive areas.
- Lighting fixtures should include photocell control to reduce energy use.
- Solar street lights are highly encouraged.

Light fixtures should be designed to mitigate for light and glare and to minimize "overflow light." As per Antioch Municipal Code § 9-5.1715, "lighting shall not shine directly onto adjacent streets or property. Minimum illumination at ground level shall be two foot-candles, but shall not exceed one-half foot-candles in a residential district.

5.9.3.2 Street Furniture

Public pedestrian spaces such as streets, parks, plazas and open space trails should provide adequate pedestrian furniture to create comfortable and inviting areas and encourage public use.

- Guidelines for selection, placement, and maintenance of street furniture should reference Section 8.3.2 of the Citywide Design Guidelines.
- In general, high quality wood and / or metal construction with a simple, clean design is preferred for items such as benches, picnic tables, bollards, bicycle racks, and trash receptacles, consistent with The Ranch community vision and aesthetic.
- Water features may be considered for public gathering spaces or as entry statements. Water features should maximize water efficiency and minimize energy use. Recirculating systems should be used to maximize water conservation.
- Large paved areas should be broken into smaller visual surfaces through the use of changes in decorative paving, such as stone, brick, or textured concrete.
- The installation of public art is recommended to enhance the appearance of the public realm and encourage the expression of community character. Suitable locations for public art include retail plazas within the Village Center and Homestead Park.



Distinctive lighting design in the public gathering spaces can further enhance the community character



6 | SUSTAINABILITY CONSIDERATIONS

6.1 OVERVIEW

Sustainability is an integrated approach to decision-making and physical design; one that considers the long-term effects on future generations and the environment. Sustainable development seeks to balance economic growth and vitality; environmental protection and resource conservation; and community well-being and quality of life. The Ranch is thoughtfully planned with sustainability in mind, providing a diverse mix of residential land uses, along with an expansive open space system with trails and parks; and a village center which would reduce everyday automobile trips, while still respecting the natural, historic, and physical elements of the land and the surrounding area.

The Ranch provides an extensive pedestrian and bicycle trail system that will connect to current and future neighboring areas, the Black Diamond Mines Regional Preserve, and the Contra Loma Regional Park. It provides for site designs that will encourage alternative modes of transportation, save energy and water, provide for the conservation of open space, and protect water resources and quality. Specific guidelines relating to sustainability, on both a site-wide and building and lot scale, are provided in this chapter.



Note: These sustainable considerations may or may not be applicable in all cases throughout the entire project site.

6.2 SITEWIDE GUIDELINES

6.2.1 TRANSPORTATION

- Class 1 and Class 2 bike paths should be provided throughout the site to encourage bicycling.
- Pedestrian barriers should be minimized through trails and sidewalks that connect to current and future neighborhood developments, the village center, and the trail staging area.
- Transit connectivity and access should be provided to the proposed Antioch BART Station, along Highway 4 at the Hillcrest Avenue intersection less than five miles away, which is scheduled to open in late 2017 or early 2018.
- Bus transit stops along Sand Creek Road at the far side of the roundabout and at the Village Center (see Figure 3-23) should be constructed with high-quality amenities, including benches, shelters, bicycle racks, directional signage, safe pedestrian crossings, and connections to sidewalks.

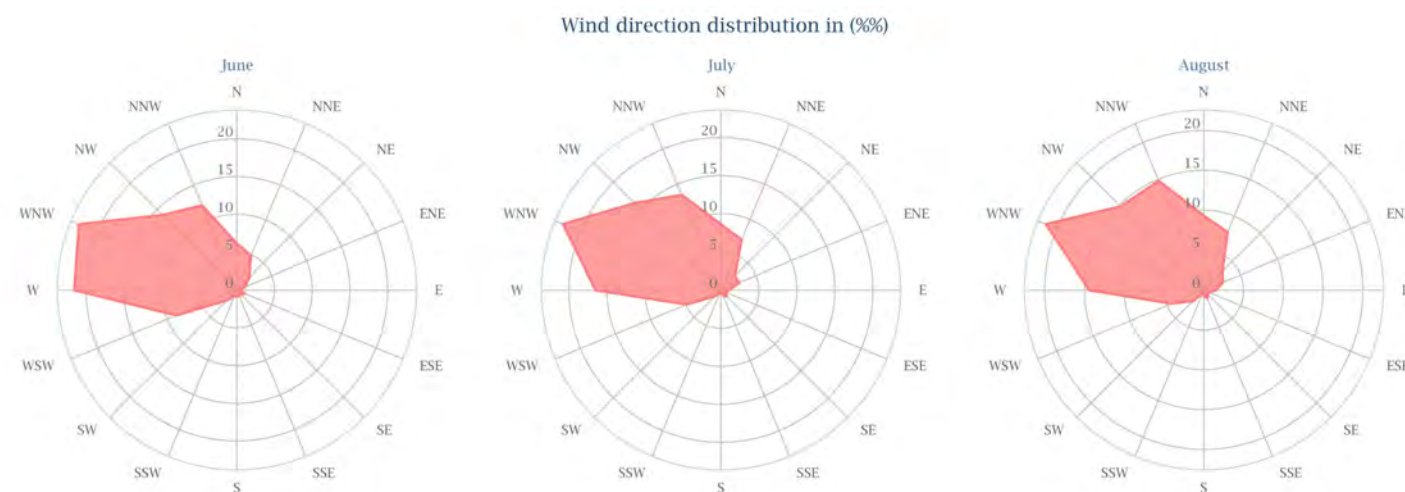
6.2.2 ENERGY

- Site should be designed with considerations for future passive or natural heating or cooling opportunities. This includes orienting street patterns in an east-west alignment to capture predominant summer winds and maximize solar orientation (Subdivision Map Act 66473.1)
- “Cool pavement” materials should be incorporated where feasible, in the designs and specifications for all paved surfaces, including but not limited to sidewalks, driveways, parking lots to reduce surface temperatures and radiant heat. Cool pavements include those meeting SRI values of 29 or greater. (LEED-ND GIB Credit 9: Heat Island Reduction).
- Site-wide electrical system should accommodate increased loads associated with Level 2 Electric Vehicle (EV) charging in each residence.
- Installation of solid-state outdoor LED technology, or similar energy efficient light bulbs should be considered in all public light fixtures to reduce energy costs.

6.2.3 LANDSCAPING & WATER

- Site should be developed around key natural resources, preserving Sand Creek drainage and the majority of trees on the site.
- Integrated pervious and impervious systems should be created that function together to increase infiltration of stormwater runoff and reduce off-site flows, in accordance with CALGreen Residential Voluntary Tier I Measures (CALGreen A4 106.4).
- A sustainable plant palette is encouraged in the site landscaping plan that includes native, drought tolerant trees, shrubs, and ground cover. A variety of plant types and density should be used that have a range of water uses from moderate to very low to promote water efficiency, while also allowing variety in landscaping design.
- Tree plantings on landscaping should provide tree canopy shading benefits for multi-use paths, sidewalks, parking lots, and other public areas, in order to mitigate the heat island effect and provide for pedestrian comfort during hot summer months. Trees

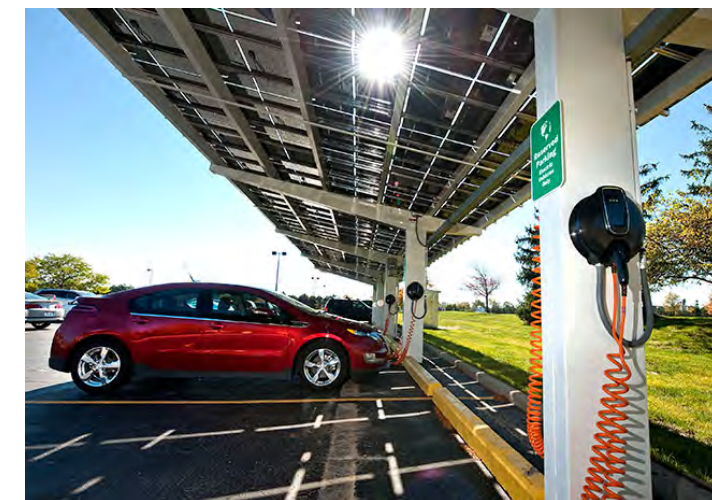
Figure 6-1: Wind direction distribution diagram (June - August)



Source: <https://www.windfinder.com/>



Solar arrays fitted on the roof of the bus stop can power the information displays and the nearby light fixtures.



Solar panels can provide both shade and energy production for EV charging stations in parking lots.



The use of shade trees and highly reflective paving can help to reduce heat gain in parking areas.

also sequester carbon, help to improve air quality, and increase property values.

- Low impact development (LID) stormwater features should be incorporated into the landscaping plan (i.e., bioswales and bio-retention areas), and include plants that can tolerate extended period of inundation and are of moderate water use.
- Stormwater management systems should be designed to eliminate point source pollution wherever possible and feasible.

6.2.4 WASTE

- Green waste bins, if available from the waste services provider, should be used for yard waste and organic waste.



Low impact development (LID) stormwater features such as bioswales, should be maximized to the extent possible.



Clear resin binders or coatings can also help to reflect sunlight and to cool pavements.



Existing natural resources such as mature trees and wetlands should be incorporated into the natural open space experience.

6.3 BUILDING & LOT GUIDELINES

6.3.1 TRANSPORTATION

- At least three percent of the total number of parking spaces in the Village Center should be pre-wired with enough capacity to support Level 2 electric vehicle supply equipment (EVSE) capable of supporting future EV charging, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures (CALGreen A5.106.5.3).
- Short-term bicycle parking should be provided in the Village Center design, in accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. (see CALGreen A5.106.4; CAPCOA SDT-6 and 7).
- A minimum number (i.e., 10 percent) of dedicated public parking spaces for Low-Emitting and Fuel-Efficient Vehicles should be included in off-street parking in the Village Center designations, in



Dedicated parking spaces and infrastructure should be provided in the Village Center.

accordance with CALGreen Nonresidential Tier 1 Voluntary Measures. (CALGreen A5.106.5.1).

6.3.2 BUILDING DESIGN & ENERGY

- Use of cool roofing materials (e.g., lighter colored, higher-albedo materials) that increase solar reflectance, or other materials/colors that would help minimize surfaces temperatures and reduce the urban heat island effect, are encouraged consistent with CALGreen Tier 1 voluntary measures (CALGreen A4.106.5 for Residential; A5.106.11.2 for Nonresidential).
- Use of high quality, energy-efficient glazing to reduce heat loss and gain is encouraged.
- All buildings should be pre-wired for future solar PV system installation. Conduit should be installed from the building roof or eave to a location within the building identified as suitable for future installation of a charge controller (regulator) and inverter (CALGreen A5.211.4)



Bicycle racks should be provided at major community destinations and gathering areas, as well as transit stops.

- Solar parking canopies are encouraged in the Village Center to provide shade to the parking lot and generate renewable energy.
- Programmable thermostats, home energy management systems, or other similar technologies should be included in all residences (CAPCOA BE-2).
- High-efficiency LED or similar lighting with automatic, dimmable controls should be installed in outdoor areas to minimize energy use and protect dark-sky conditions (CAPCOA LE-1; LE-2).
- Energy star appliances, such as clothes washers and dishwashers, should be installed in all residences.



All buildings should be prewired for future solar PV system installation.

6.3.3 LANDSCAPING & WATER

- Stormwater design and LID methods (i.e., vegetative swales, permeable and porous paving) are encouraged in the Village Center, in accordance with CALGreen Nonresidential Voluntary Tier 1 Standards (CALGreen A5.106.2 and A5.106.3).
- High-efficiency fixtures (HEFs) should be installed along with low-water/Energy Star and WaterSense appliances such as clothes washers and dishwashers, in residences.



Passive cooling elements can be incorporated into the building design at the Village Center to reduce heat gain.

- Plants in the Village Center should be selected and located according to microclimate and group with similar water needs in separate hydrozones, avoiding species that require extensive shearing.
- Low-water consumption irrigation systems that limit the use of spray type heads should be installed in Residential designations (CALGreen A4.304.1).

6.3.4 WASTE

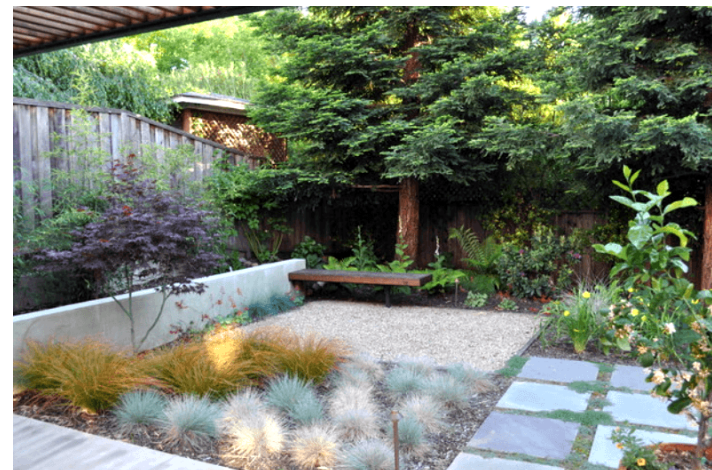
- Building-specific plans should be created for collecting and recycling in the Village Center. Each building should have clearly marked bins located in convenient places, with separate bins for landfill, recyclable, and compostable materials.

6.3.5 AIR QUALITY

- All building materials, finishes, fixtures, and other components installed at time of construction should comply with VOC and other toxic compounds limits established in state law. This includes:
 - adhesives, sealants, and caulks;
 - paints, stains and other coatings; and
 - carpets, carpet systems, and window coverings.
- A minimum of 80 percent of resilient flooring should be incorporated in buildings, to comply with low-VOC flooring standards in accordance with CALGreen Tier I Measures (CALGreen Residential A4.504.2, Nonresidential A504.4).
- Thermal insulation should be installed to comply with low-VOC insulation standards, in accordance with CALGreen Tier I Measures (CALGreen A4.504.3).
- Trees should be interspersed throughout all parking lots in the Village Center so that in fifteen (15) years, fifty (50) percent of the parking lot will be in shade at

high noon. At planting, trees should be equivalent to a 15 gallon container or larger.

- Planted tree species should be well-suited for filtration of particulate matter and ultrafine particulate matter, and climate appropriate in terms of drought and heat tolerance.



Drought-tolerant landscaping with limited or no lawn area is highly encouraged.



A | DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

§ 9-5.4202 Residential Uses

A. Single-Family Low-Density

I. Purpose and application

(a) LD-1 Single-family Executive Lot Type 1

This designation is for low-density large lots with a minimum lot size of 8,000 s.f., on a combination of graded, partially graded, or sloping lots.

(b) LD-2 Single-Family Executive Lot Type 2

This designation is for low-density lots, with an average lot size of 7,000 s.f. and minimum lot size of 5,000 s.f.

(c) LD-3 Single-Family Conventional Lot Type 3

This designation is for low-density conventional lots, with an average lot size of 7,000 s.f. and minimum lot size of 5,000 s.f. A row of a minimum 8,000 s.f. lots is required on land that abuts single-family development that exists to the north of the Initiative Area as of the Effective Date of the Initiative.

2. Property development standards

	LD-1 Executive Lot Type 1	LD-2 Executive Lot Type 2	LD-3 Conventional Lot Type 3
Minimum lot area in s.f.	8,000	5,000	5,000/8,000 ¹
Average net lot area in s.f.	10,000	7,000	7,000
Maximum lot coverage (1/2 story) ⁴	50/45%	55/50%	55/50%
MINIMUM LOT DIMENSIONS			
Lot width (interior/corner)	65'/70'	50'/55'	50'/55'
Lot depth	100'	90'	90'/130' ²
MINIMUM SETBACKS FROM PROPERTY LINE⁵			
Living area at front	15'	15'	15'
Porch at front	10'	10'	10'
Porch at alley/private drive	n/a	n/a	n/a
Garages at front	18'	18'	18'
Side-on garage at front	12'	12'	12'
Garage at alley/rear (max)	n/a	n/a	n/a
Interior side yard/corner	5'/10'	5'/10'	5'/10'
Rear	20'	20'	20'/35' ³
MAXIMUM BUILDING HEIGHTS			
Main building	40'	35'	35'
Detached garage	24'	24'	24'

Footnotes:

1. Lots that abut the north property line in LD-3 shall be a minimum of 8,000 s.f in lot area.
2. Lots that abut the north property line in LD-3 shall have a minimum lot depth of 130', except in a side-on lot condition.
3. Lots that abut the north property line in LD-3 shall have a minimum rear yard setback of 35'.
4. Maximum Lot Coverage is defined as the gross first floor living plus garage area divided by the lot area and does not include Covered Patio/porches
5. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Code Section 9-5.801.

3. Permitted Uses

	Single Family LD 1, 2, 3
Day care (§ 9-5.3817 and 9-5.3818)	P
Home occupations	P
Second residential unit	A
Single family dwelling	P
Private residential community amenity(community center, fitness center/pool)	P
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Satellite antenna	P
School, public or private	U
Open space	P
Parks and park facilities, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Communication facility	U
Model home complex	A
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A

P - Permitted U - Use Permit required A - Administrative Permit required

B. Single-Family Medium-Density

I. Purpose and application

(a) MD-1 Single-family Standard Lot Type 1

This designation is for medium-density lots in a standard configuration, i.e.; house entry and garage accessed from street in the front. Average lot size is approximately 4,500 s.f.

(b) MD-2 Single-family Greencourt Lot Type 2

This designation is for medium-density lots in a courtyard configuration, i.e.; house entry is located from a greencourt common area in the front and the garage is accessed from alley in the rear. Average lot size is approximately 4,200 s.f.

(c) MD-3 Single-family Motor-court Lot Type 3

This designation is for medium-density lots in a clustered motorcourt configuration, i.e.; house entry and garage accessed from a private street in the shape of the letter 'T'. Average lot size is approximately 4,200 s.f.

(d) MD-4 Single-family Private Lane Lot Type 4

This designation is for medium-density lots in a cluster configuration around a private lane. The unit entry and garages are oriented to the front of the lot. Average lot size is approximately 4,200 s.f.

2. Property development standards

	MD-1 Standard Lot Type 1	MD-2 Greencourt Lot Type 2	MD-3 T-court Lot Type 3	MD-4 Private Lane Type 4
Minimum lot area in s.f. ¹	4,000	4,000	4,000	4,000
Average lot area in s.f.	4,500	4,200	4,200	4,200
Maximum lot coverage ²	55%	55%	55%	55%
MINIMUM LOT DIMENSIONS				
Lot width (interior/corner)	45'/50'	40'/45'	See Figure 1	See Figure 2
Lot depth	90'	90'		
SETBACKS FROM PROPERTY LINE³				
Living area at front	15'	10'	See Figure 1	See Figure 2
Porch at front	10'	5'		
Porch at alley/private drive	n/a	5'		
Garages at front	18'	n/a		
Side-on garage at front	n/a	n/a		
Garage at alley/rear (max)	n/a	4'		
Interior/corner side yard	4'/8'	4'/8'		
Rear	15'	n/a		
MAXIMUM BUILDING HEIGHTS				
Main building	35'	35'	35'	35'
Detached garage	n/a	24'	n/a	n/a

Footnotes:

1. Lot Area is defined as the total area of a fee simple residential lot for a single-family dwelling unit and may include easements for common area access.
2. Maximum Lot Coverage is defined as the gross first floor living plus garage area divided by the lot area and does not include covered Patio/porches
3. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Code Section 9-5.801.

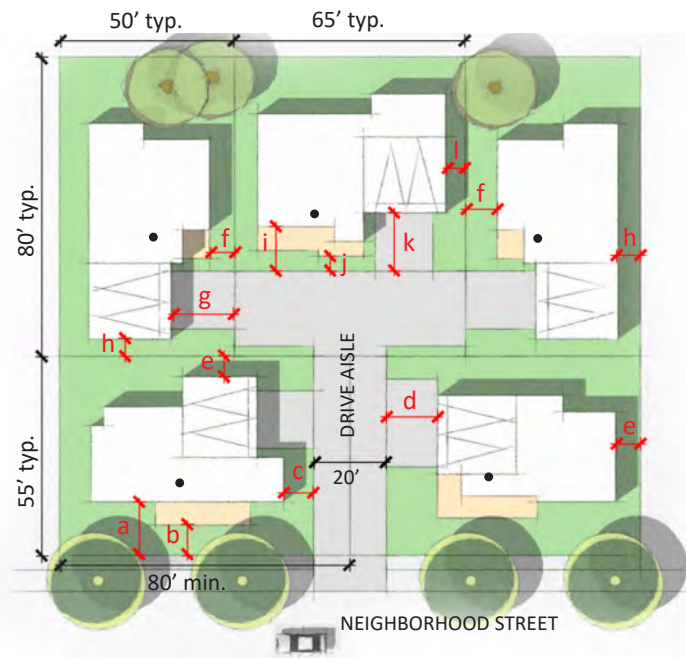


Figure A-1: MD-3 T-court Lot Standards

MD-3 T-court Lots Development Standards	
LOT DIMENSIONS	
Refer to Figure A-1 for typical lot dimensions	
SETBACKS	
Streetside Lots	
(a) Front, living space	12' min.
(b) Front, porch	8' min.
(c) Drive aisle side, living space*	5' min.
(d) Drive aisle side, garage*	18' min.
(e) Side / rear	5' / 10' min.
Rear Corner Lots	
(f) Front, living space & porch	8' min.
(g) Front, garage	18' min.
(h) Side & rear	5' / 10' min.
Rear Center Lot	
(i) Front, living space*	8' min.
(j) Front, porch*	5' min.
(k) Front, garage*	18' min.
(l) Side & rear	6' min.
HEIGHT	35' max.

* Setback distance measured from the edge of the drive aisle.

3. Permitted Uses

	Single Family MD 1, 2, 3, 4
Day care (§ 9-5.3817 and 9-5.3818)	P
Home occupations	P
Second residential unit	A
Single family dwelling	P
Private residential community amenity (community center, fitness center/pool)	P
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Satellite antenna	P
School, public or private	U
Open space	P
Parks and park facilities, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Communication facility	U
Model home complex	A
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A

P - Permitted U - Use Permit required A - Administrative Permit required

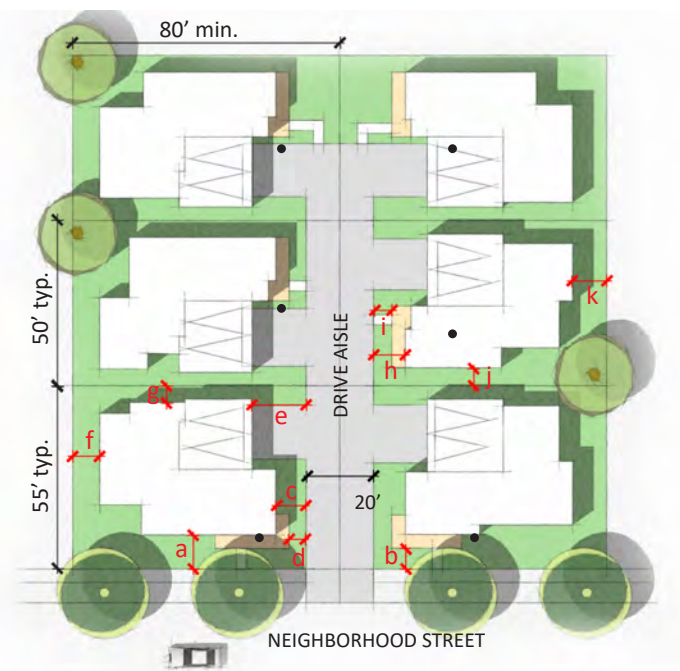


Figure A-2: MD-4 Private Lane Lot Standards

MD-4 Private Lane Lots Development Standards	
LOT DIMENSIONS	
Refer to Figure A-2 for typical lot dimensions	
SETBACKS	
Streetside Lots	
(a) Front, living space	10' min.
(b) Front, porch	5' min.
(c) Drive aisle side, living space*	6' min.
(d) Drive aisle side, porch*	5' min.
(e) Drive aisle side, garage*	18' min.
(f) Side	10' min.
(g) Rear	5' min.
Internal Lots	
(h) Front, living space*	5' min.
(i) Front, porch*	5' min.
(j) Side	5' min.
(k) Rear	10' min.
HEIGHT	35' max.

* Setback distance measured from the edge of the drive aisle.

C. Age Restricted

1. Purpose and application

(a) AR Single-family Age-Restricted Lot Type

This designation is for lots ranging in size from approximately 4,500 to 5,000 s.f. in a neighborhood that is restricted to residents age 55 and older.

2. Property development standards

	AR Age-Restricted
Minimum lot area in s.f.	4,500
Average net lot area in s.f.	5,000
Maximum lot coverage (1/2 story) ¹	60/55%
MINIMUM LOT DIMENSIONS	
Lot width (interior/corner)	45'/50'
Lot depth	90'
MINIMUM SETBACKS FROM PROPERTY LINE²	
Living area at front	15'
Porch at front	10'
Porch at alley/private drive	5'
Garages at front	18'
Side-on garage at front	n/a
Garage at private drive (short apron / full apron) ³	n/a
Interior side yard/corner	4'/8'
Rear	15'
MAXIMUM BUILDING HEIGHTS	
Main building	28'
Detached garage	n/a

Footnotes:

1. Maximum Lot Coverage is defined as the gross first floor living plus garage area divided by the lot area and does not include Covered Patio/porches
2. Architectural pop-outs and encroachments to the front, side and rear shall be allowed pursuant to Code Section 9-5.801.
3. Parking is allowed in driveways with full aprons only with a minimum depth of 18' depth. Parking is prohibited on driveways with short aprons (less than 18').

3. Permitted Uses

	Age-Restricted AR
Day care (§ 9-5.3817 and 9-5.3818)	U
Home occupations	P
Second residential unit	A
Single family dwelling	P
Private residential community amenity (community center, fitness center/pool)	P
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Satellite antenna	P
Open space	P
Parks and park facilities, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Communication facility	U
Model home complex	A
Removal of earth (§§9-5.3822)	A
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A

P - Permitted U - Use Permit required A - Administrative Permit required

§ 9-5.4203 Village Center Uses

A. Commercial Zone Village Center (VC)

1. Purpose and application

The Village Center is intended to be located on the land within the Limited Development Area of The Ranch Property to serve primarily the neighborhood and the immediate community, providing retail goods, food/drug, eating establishments, professional services for daily needs, and other similar commercial uses.

2. Property Development Standards

	VC Village Center
Maximum floor area ratio (FAR)	0.35
MINIMUM BUILDING SETBACKS	
From Deer Valley Road	10'
From Sand Creek Road	15'
From local street	10'
Interior	0'
MAXIMUM BUILDING HEIGHTS	
Main building	35'
Towers/feature structure	50'
PARKING	
General commercial uses	1 space/285 s.f.
Banks, professional or medical offices	1 space/250 s.f.
General restaurant/lounge or bar including any outdoor seating	1 space/3 seats
Take out only/no seating	1 space per employee on largest shift

Footnotes:

1. The maximum non-residential intensity allowed in the Village Center Commercial zone is defined as the floor area ratio (FAR), which is the ratio of total net floor area of a building to the total lot area.

3. Permitted Uses

	Village Center VC
Day care (§ 9-5.3817 and 9-5.3818)	U
Public safety facility	U
Public use-Fire, police, library, other civic building	P
Satellite antenna	A
School, public or private	U
Open space	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Art/Antique/Artisan store	P
Bakeries—retail	P
Bank and financial services	P
Bar (§ 9-5.3831)	U
Barber & beauty shop	P
Catering services	P
Clothing store	P
Communication facility	P
Confectionary store	P
Day care facility	U
Drive-up window (all uses)	U
Drug store/pharmacy	P

	Village Center VC
Dry cleaner/laundry- self serve and pick-up	P
Florist shop	P
Convenience store	U
Neighborhood food market	P
Furniture, furnishings and appliance store	P
Gift shop	P
Hardware store	P
Health club/fitness center	P
Hotel/motel	U
Jewelry store	P
Parking lot (commercial) (§ 9-5.3837)	A
Offices- business and professional	P
Offices- medical/dental	P
Pet store, animal grooming, sales	P
Restaurant- general	P
Restaurant- fast food	U
Restaurant- with outdoor food service and seating	P
Restaurant- take out and delivery	P
Restaurant- with bar and live entertainment	U
Retail- general and specialty	P
Studios- dance/martial arts/yoga	P
Theater	P
Removal of earth (§§9-5.3822)	A

	Village Center VC
Sales, leasing office and trailers	A
Temporary construction building and uses (§§ 9-5.3821)	A
Outdoor display of merchandise (in conjunction with a non-residential use)	A
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A
Christmas tree and pumpkin sale lots (§ 9-5.3829)	A

P - Permitted U - Use Permit required A - Administrative Permit required

§ 9-5.4204 Public Uses

A. Public Use Zone (PQ)

1. Purpose and application

This zone is to provide for the establishment of public and quasi-public uses, such as safety facilities, utilities, local government offices/facilities and other similar uses. The intent of this zone is to identify appropriate locations for these uses without impacting, disrupting, or otherwise removing other lands for residential or other uses.

(a) PO-Fire Station

This designation is to accommodate a future fire station to serve The Ranch and surrounding neighborhoods, in coordination with the Antioch Fire Department.

(b) PO-Trail Staging Area

This designation is to accommodate a parking lot and regional trail staging area to serve the greater Antioch community.

2. Property Development Standards

N/A

3. Permitted Uses

	Public Use PQ
Public safety facility and other civic building	P
Satellite antenna	A
School, public or private	A
Open space	P
Parks, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Parking lot (commercial) (§ 9-5.3837)	U
Removal of earth (§§9-5.3822)	A
Temporary construction building and uses (§§ 9-5.3821)	A
Special outdoor events (§§ 9-5.3828 and 9-5.3831)	A
Christmas tree and pumpkin sale lots (§ 9-5.3829)	A

P - Permitted U - Use Permit required A - Administrative Permit required

§ 9-5.4205 Open Space Uses

A. Open Space / Recreation Zones

I. Purpose and application

This category is to provide for the establishment of open space areas to protect natural resources, provide stormwater drainage, to create parks for recreation and community gathering and key landscape areas to provide community enhancement and connectivity.

(a) P-Park

This zone is intended to provide locations for parks. Parks of varying sizes and shapes are provided to meet neighborhood recreation needs, such as informal playing or gathering, strolling, and engaging in active sports. Facilities for private recreation are also provided within the park for the age-restricted community.

(b) OS-Open Space

Open space zoning is applied to the natural resources within the project area, including Sand Creek and its associated seasonal wetlands, swales, marshes, grasslands and other areas of natural vegetation. Stormwater drainage facilities, including detention basins, also occur in the OS zone.

(c) Landscape

This zone is intended to reserve key areas for major landscape corridors to enhance the Project along Deer Valley Road and provide internal connectivity between neighborhoods and parks.

(d) Trails

This zone is intended to provide trails throughout the community to enhance overall mobility and recreation by linking residents to parks, community amenities, and natural open space.

2. Property Development Standards

N/A

3. Permitted Uses

	Open Space OS
Public safety facility	U
Public use-Fire, police, library, other civic building	U
Open space	P
Parks, public and private	P
Trail/Trailhead facilities	P
Community Garden	P
Storm Drainage facilities	P
Resource protection / restoration	P
Removal of earth (§§9-5.3822)	A
Temporary construction building and uses (§§ 9-5.3821)	A
Christmas tree and pumpkin sale lots (§ 9-5.3829)	A

P - Permitted U - Use Permit required A - Administrative Permit required

A.2 SUPPLEMENTAL INFORMATION

This section is intended to provide supplemental information with regard to the lot standards, supported by character images and lot configuration diagrams. Should there be any discrepancies between this section and Section A.1, the standards in Section A.1 shall prevail.

A.2.1 LD LOT STANDARDS

A.2.1.1 8,000+ sqft. Lots

8,000+ sqft. Lots Development Standards	
Lot Dimensions	
(a) Width, interior	65' min.
(b) Width, corner	70' min.
(c) Lot depth	100' min.*
Setbacks	
(d) Front, living space	15' min.
(e) Front, garage door	18' min.
(f) Front, garage side	12' min.
(g) Front, porch	10' min.
(h) Sides, interior	5' min.
(i) Sides, street corner	10' min.
(j) Side porch, street corner	8' min.
(k) Rear	20' min.**
Height	40' max.

* 130' minimum lot depth shall apply to the northern edge of LD-3 neighborhood.

** 35' minimum rear setback shall apply to the northern edge of LD-3 neighborhood.

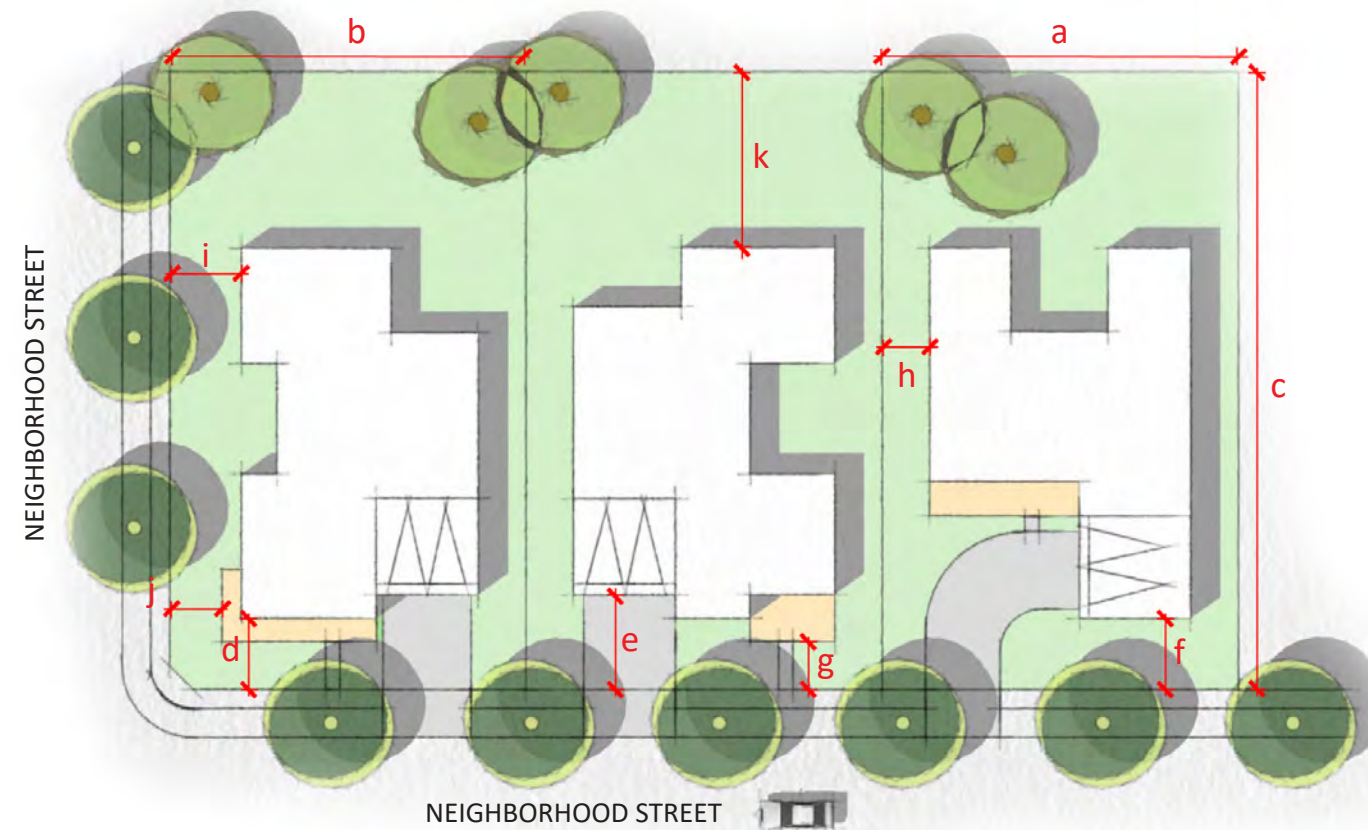
Figure A-3: 8,000+ Lots Development Standards

Applicable Areas:

- LD-1 Executive Neighborhood
- Northern edge of LD-3 Neighborhood



KEYMAP



Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.

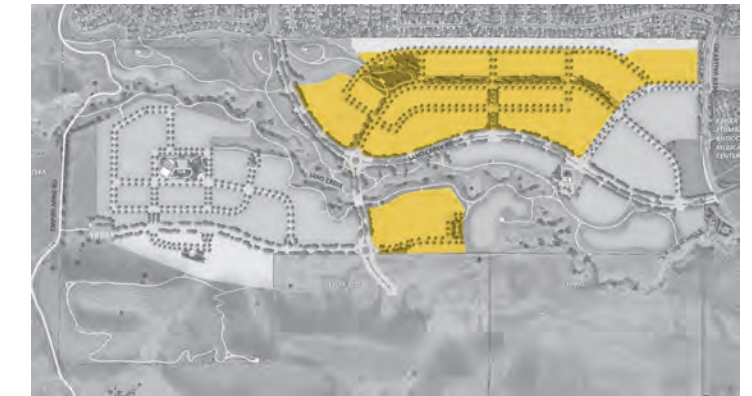


A.2.1.2 Average 7,000 sqft. Lots

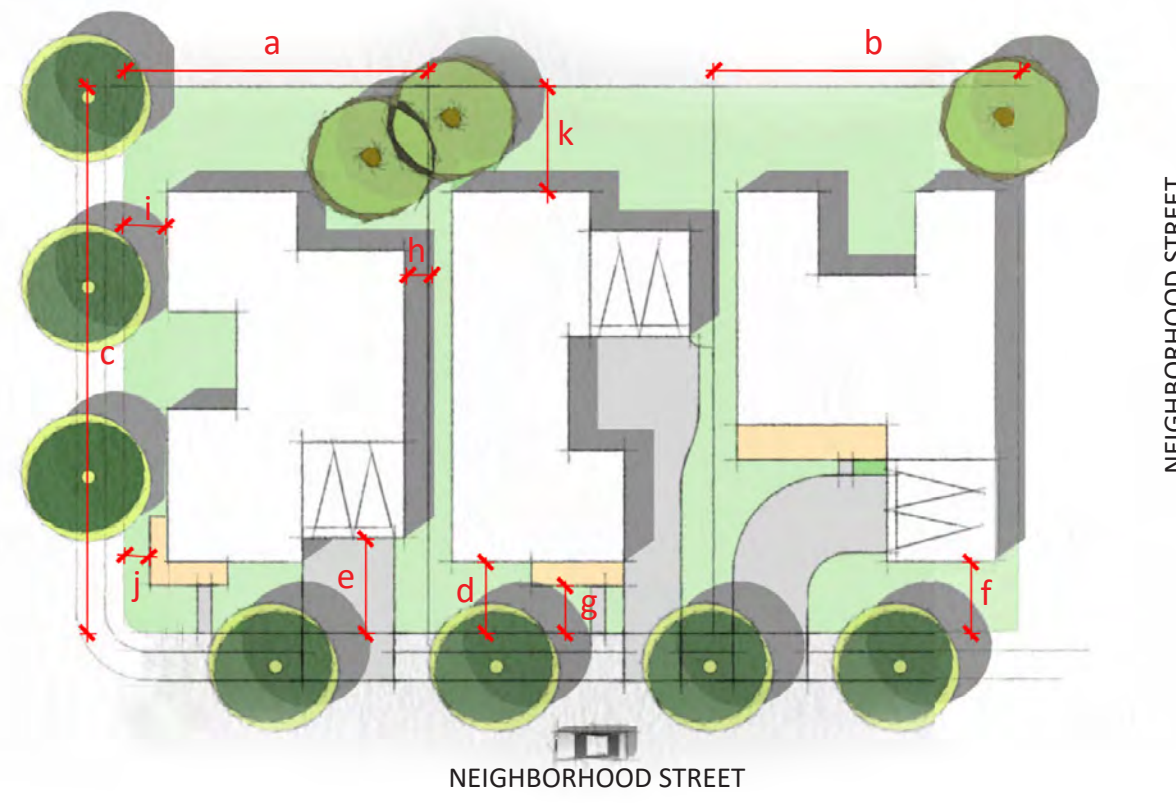
Figure A-4: 7,000 Lots Development Standards

Applicable Areas:

- LD-2 Executive Neighborhood
- LD-3 Neighborhood (except northern edge)



KEYMAP



Av. 7,000 sqft Lots Development Standards*	
Lot Dimensions	
(a) Width, interior	50' min.
(b) Width, corner	55' min.
(c) Lot depth	90' min.
Setbacks	
(d) Front, living space	15' min.
(e) Front, garage door	18' min.
(f) Front, garage side	12' min.
(g) Front, porch	10' min.
(h) Sides, interior	5' min.
(i) Sides, street corner	10' min.
(j) Side porch, street corner	8' min.
(k) Rear	20' min.
Height	35' max.

Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



* Minimum lot size shall be no less than 5,000 sqft.

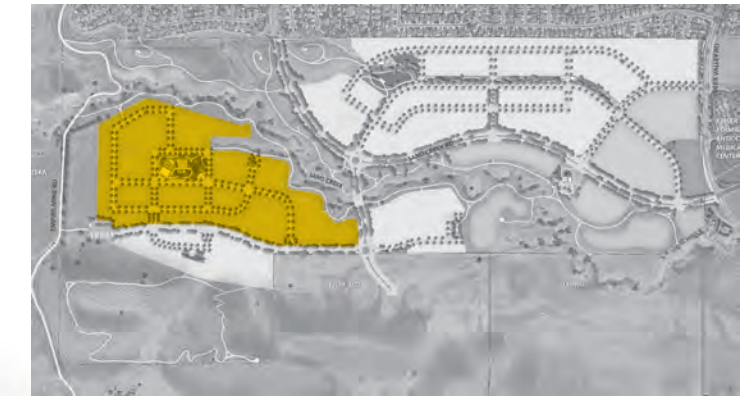
A.2.2 AR LOT STANDARDS

A.2.2.1 Average 5,000 sqft. Lots

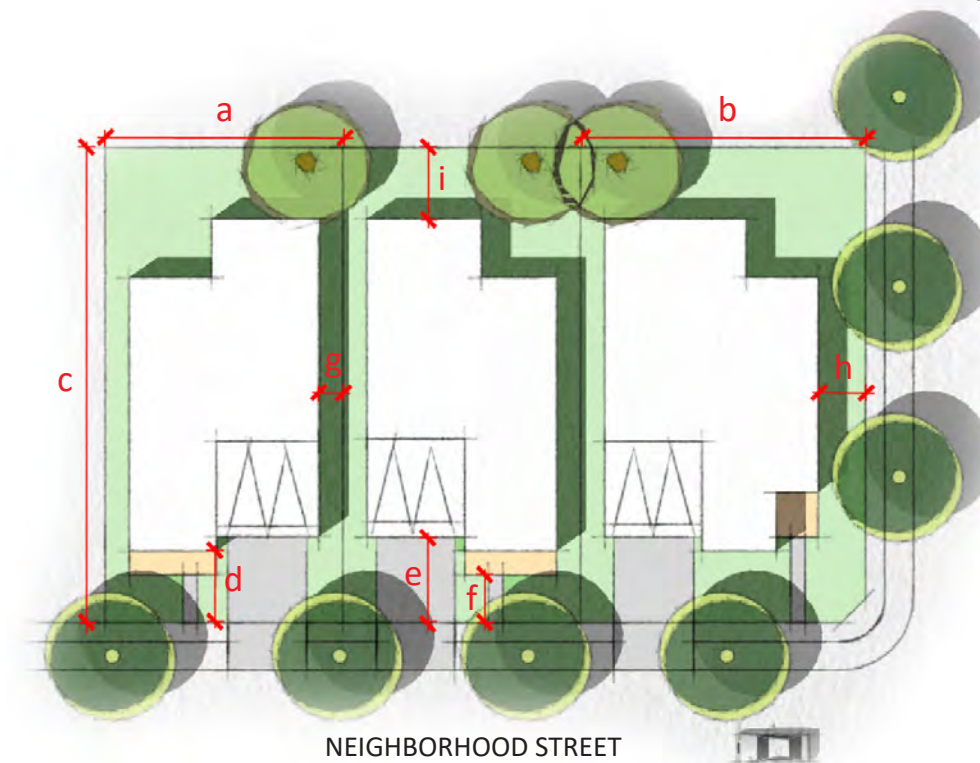
Figure A-5: 5,000 Lots Development Standards

Applicable Areas:

- Age Restricted Neighborhood (AR)



KEYMAP



Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.

Av. 5,000 sqft Lots Development Standards	
Lot Dimensions	
(a) Width, interior	45' min.
(b) Width, corner	50' min.
(c) Lot depth	90' min.
Setbacks	
(d) Front, living space	15' min.
(e) Front, garage door	18' min.
(f) Front, porch	10' min.
(g) Sides, interior	4' min.
(h) Sides, street corner	8' min.
(i) Rear	15' min.
Height	28' max.



A.2.3 MD LOT STANDARDS

The MD zone is assigned to 4 different areas on the Land Use Plan, however the lot type is not specified. Four possible configurations are provided, as follows. The lot type for the MD zone will be determined in the future at the time of the Tentative Subdivision Map.

A.2.3.1 Average 4,500 sqft. Lots

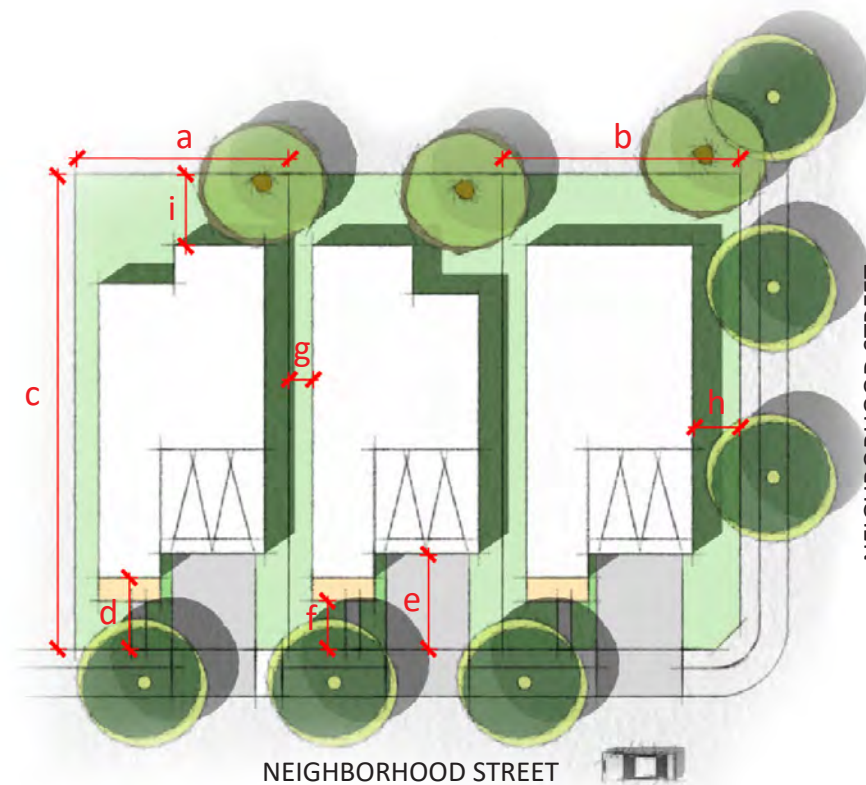
Figure A-6: 4,500 Lots Development Standards

Applicable Areas:

- Medium Density Neighborhood (MD)



KEYMAP



Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.

Av. 4,500 sqft Lots Development Standards	
Lot Dimensions	
(a) Width, interior	45' min.
(b) Width, corner	50' min.
(c) Lot depth	90' min.
Setbacks	
(d) Front, living space	15' min.
(e) Front, garage door	18' min.
(f) Front, porch	10' min.
(g) Sides, interior	4' min.
(h) Sides, street corner	8' min.
(i) Rear	15' min.
Height	35' max.

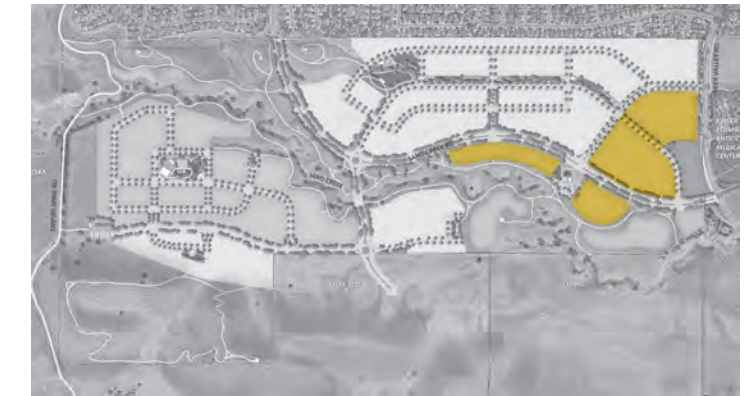


A.2.3.2 Greencourt Lots (Average 4,200 sqft.)

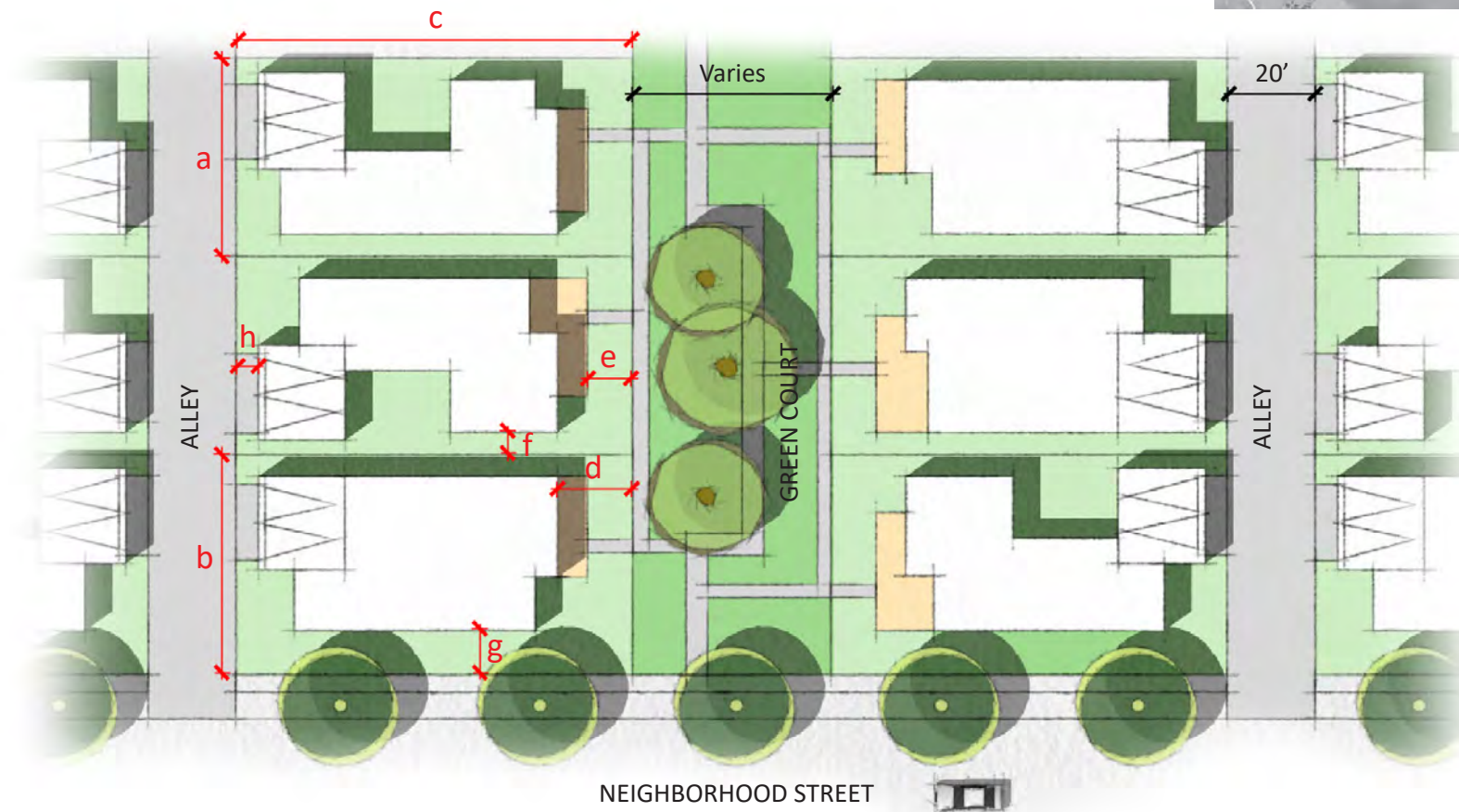
Figure A-7: Greencourt Lots Development Standards

Applicable Areas:

- Medium Density Neighborhood (MD)



KEYMAP



Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



Greencourt Lots Development Standards	
Lot Dimensions	
(a) Width, interior	40' min.
(b) Width, street corner	45' min.
(c) Lot depth	90' min.
Setbacks	
(d) Front, living space	10' min.
(e) Front, porch	5' min.
(f) Sides, interior	4' min.
(g) Sides, street corner	8' min.
(h) Rear, garage door	4' min.
Height	35' max.

A.2.3.3 T-court Cluster (Average 4,200 sqft.)

Figure A-8: T-court Cluster Development Standards

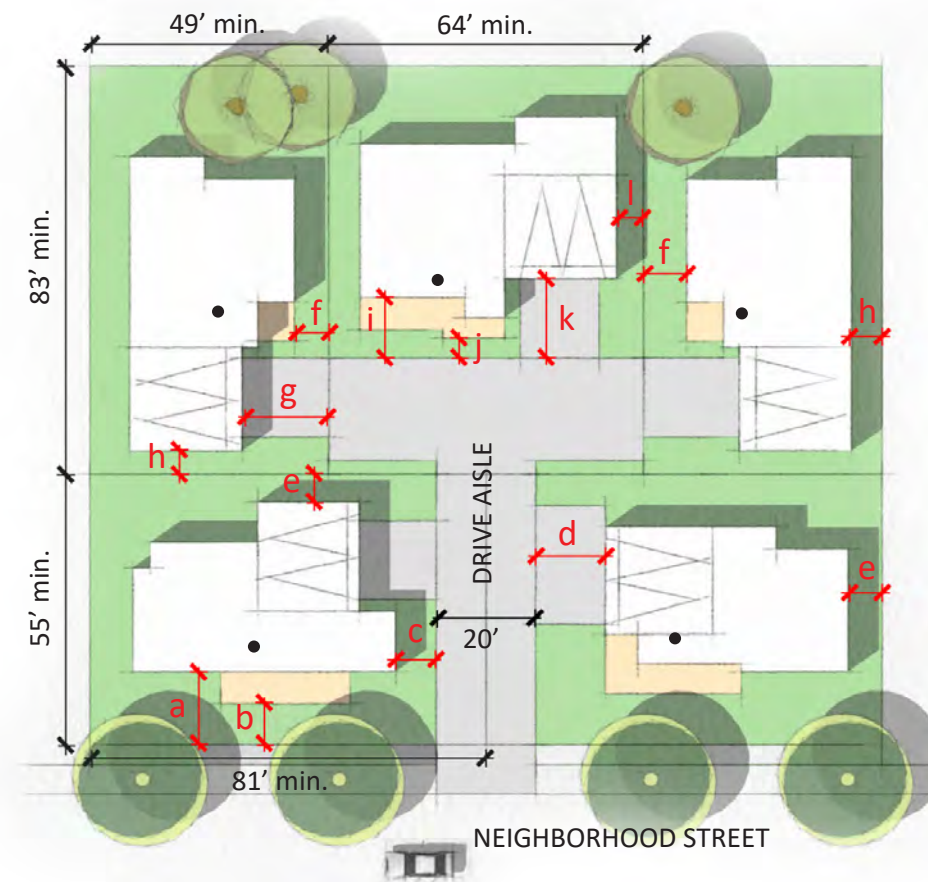
Applicable Areas:

- Medium Density Neighborhood (MD)



KEYMAP

T-court Cluster Development Standards	
Lot Dimensions	
Refer to Figure A-8 for typical lot dimensions	
Setbacks	
Streetside Lots	
(a) Front, living space	12' min.
(b) Front, porch	8' min.
(c) Drive aisle side, living space*	5' min.
(d) Drive aisle side, garage*	18' min.
(e) Side / rear	5' /10' min.
Rear Corner Lots	
(f) Front, living space & porch	8' min.
(g) Front, garage	18' min.
(h) Side & rear	5' /10' min..
Rear Center Lot	
(i) Front, living space*	8' min.
(j) Front, porch*	5' min.
(k) Front, garage*	18' min.
(l) Side & rear	6' min.
Height	35' max.



Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



*Setback distance measured from the edge of the drive aisle.

A.2.3.4 Private Lane Lots (Average 4,000 sqft.)

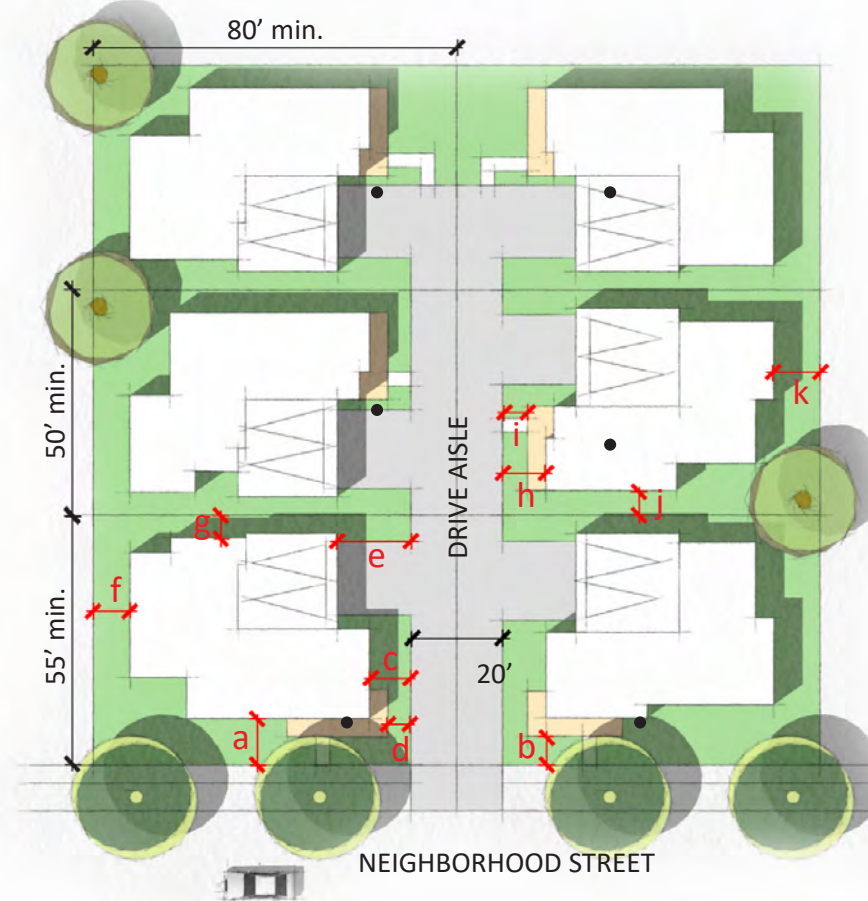
Private Lane Lots Development Standards	
Lot Dimensions	
Refer to Figure A-9 for typical lot dimensions	
Setbacks	
Streetside Lots	
(a) Front, living space	10' min.
(b) Front, porch	5' min.
(c) Drive aisle side, living space*	6' min.
(d) Drive aisle side, porch*	5' min.
(e) Drive aisle side, garage*	18' min.
(f) Side	10' min.
(g) Rear	5' min.
Internal Lots	
(h) Front, living space*	5' min.
(i) Front, porch*	5' min.
(j) Side	5' min.
(k) Rear	10' min.
Height	35' max.

*Setback distance measured from the edge of the drive aisle.

Figure A-9: Private Lane Lots Development Standards

Applicable Areas:

- Medium Density Neighborhood (MD)



Note: Development Standards provided in this section generally apply to the residential areas highlighted in the associated keymap. Lots in these areas may deviate from the average lot size and setback dimensions, and are subject to different standards upon further plan refinements.



KEYMAP



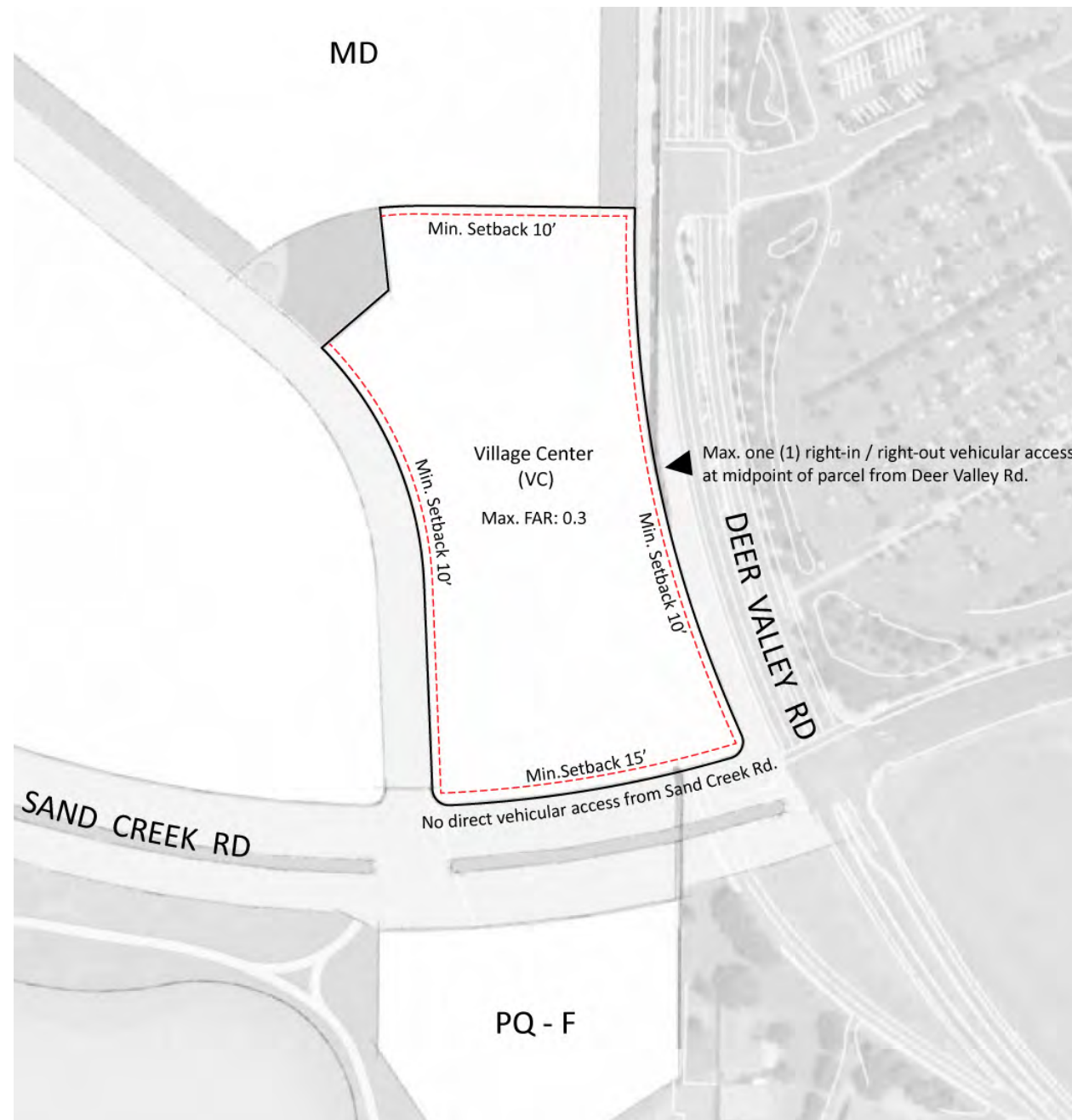
A.2.4 COMMERCIAL DEVELOPMENT STANDARDS

	VC Village Center
Maximum floor area ratio (FAR)	0.35
MINIMUM BUILDING SETBACKS	
From Deer Valley Road	10'
From Sand Creek Road	15'
From local street	10'
Interior	0'
MAXIMUM BUILDING HEIGHTS	
Main building	35'
Towers/feature structure	50'
PARKING	
General commercial uses	1 space/285 s.f.
Banks, professional or medical offices	1 space/250 s.f.
General restaurant/lounge or bar including any outdoor seating	1 space/3 seats
Take out only/no seating	1 space per employee on largest shift

Footnotes:

1. The maximum non-residential intensity allowed in the Village Center Commercial zone is defined as the floor area ratio (FAR), which is the ratio of total net floor area of a building to the total lot area.

Figure A-10: Village Center Development Standards



KEYMAP

A.2.5 GENERAL DEVELOPMENT STANDARDS

The development standards for all residential zones are provided in Table 4-3. In addition, the following standards shall apply.

A.2.5.1 Parking

Two spaces in an enclosed garage shall be provided for each residential unit. If streets abutting the residential units do not provide on-street parking, guest parking shall be provided at a rate of 1 space per 5 residential units.

A.2.5.2 Recreational Vehicle Storage

Recreational vehicle storage on residential lots is not required, however provision of wider lots to facilitate recreational vehicle parking on side yards may be encouraged. Zoning Code section 9.5.1718 is not applicable to The Ranch.

A.2.5.3 Driveway Slopes

The maximum slope of residential driveways is 15%.

A.2.5.4 Grading Standards

The following grading standards may be applicable to the LD-1 and LD-3 neighborhoods, where the lots abut the existing hills or sloped land forms. The grading and lotting design of these neighborhoods shall be sensitive to existing terrain, to the extent feasible. The configuration of the LD-1 neighborhood boundaries were carefully considered to minimize the amount of grading necessary. Final lotting and grading plans shall conform to the following standards:

- a. All grading and development should use a “landform grading” approach, whereby the terrain can be graded or modified, but the final appearance should be that of a natural hillside with organic contours, curving topography, and natural plantings.
- b. Grading will have a general slope of 3’ horizontal to 1’ vertical (3:1), with a maximum slope of 2:1.

- c. Graded pads should include a mixture of flat pads and sloping pads.
- d. The maximum street slope shall be 15%.
- e. Storm runoff from the adjacent open space slopes will be collected and routed to avoid having it enter a private, flat pad residential lot. Storm runoff from the open space slopes may enter the private, sloped pad residential lots.
- f. A typical individual retaining wall height of 6’ maximum is recommended. Multiple stepped retaining walls are allowable.
- g. Disturbed slopes shall be treated with native grasses or similar treatment to avoid run-off or erosion. The planting of oak trees and other native plants is encouraged.

