

ZEKA RANCH - SITE PLAN AND ARCHITECTURAL PACKAGE

CITY OF ANTIOCH PRELIMINARY DEVELOPMENT PLAN APPLICATION

DEVELOPMENT SUMMARY:

PROJECT LOCATION: ANTIOCH, CA
EXISTING GENERAL PLAN: SAND CREEK FOCUS AREA
EXISTING ZONING: SPECIFIC PLAN

APN Numbers

ZEKA RANCH ONE LLC; (APN 075-132-009)
 ZEKA RANCH TWO LLC, (APN 075-132-010)
 ZEKA RANCH THREE LLC, (APN 075-132-011 thru 12)
 ZEKA RANCH FOUR LLC; , (APN 075-132-013) and
 ZEKA RANCH FIVE LLC. (APN 075-132-014 thru 016)

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PROJECT TEAM INFO:

Applicant:
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ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

COVER SHEET

DAHLIN

ZEKA RANCH CONCEPTUAL LAND USE PLAN

CITY OF ANTIOCH HOUSING DEVELOPMENT PROJECT PRELIMINARY APPLICATION

INTRODUCTION:

Zeka Ranch is a thoughtfully prepared master plan in the City of Antioch that balances the City's vision for the Sand Creek Area on housing nestled within the unique, existing natural features of the site. The mix of densities, housing types, their location within the master plan and interaction with the site's natural topography makes Zeka Ranch an exceptional master planned community, which could be the preferred location of executive type housing that the City lacks and has continuously expressed interest in developing.

PROPERTY HISTORY AND EXISTING CONDITIONS:

The Zeka Ranch site, formerly known as the Higgins Ranch, comprises approximately six hundred thirty-nine acres (639) situated in the westerly limits of the former Sand Creek Focus area. The site is bordered by the East Bay Regional Park District, Black Diamond Mine Regional Preserve to the west, Roddy Ranch to the South, Empire Mine Road and Richland Communities proposed Ranch project to the east and public open space to the north. The 639 acres is subdivided into 5 independent parcels held by 5 separate entities. Parcels range in acreages between approximately 99 acres to 173 acres.

The site topography can be generally characterized as a predominant flat valley floor area situated within the central and south central portion of the site bordered by east-west trending ridge line complexes to the north and south. One of the important natural features within the site is the Sand Creek which flows through the site from west to east. The site has experienced some degradation along the Sand Creek over time due to water and wind erosion.

Historically the property was and has been used for cattle grazing. There are also some mine shafts within the property along the southern boundary, a remnant of one of the prior activities in the site. The proposed development boundaries take into consideration the setbacks and the required buffers for construction from these mine shafts. There also was a house within Zeka Ranch, which was destroyed by a fire in October 2007 by arson. It has not been replaced or rebuilt. Currently the Zeka Ranch in its entirety is vacant and not actively used for grazing or other commercial purposes.

CURRENT GENERAL PLAN REGULATIONS:

Antioch's 2003 General Plan is the controlling land use document for Zeka Ranch. The General Plan established a special planning area called the Sand Creek Focus Area of which Zeka Ranch is a part of, along with a number of other properties. In total, the Sand Creek Focus Area is 2,712 acres and calls for a total 4,000 future residential units.

Of the 639 acres of Zeka Ranch, approximately one third of it along the eastern and northern boundary are envisioned to be developed with the remaining land designated as open space. Since this demarcation between the development and the open space does not take into consideration the underlying topography and terrain at a project the general plan allows for *"Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental review processes."*

The General Plan specifies that as a means of expanding the range of housing choices available within Antioch, upscale housing choices to be provided include Hillside Estate Housing and Executive Estate Housing.

Hillside Estate Housing consists of residential development within the hilly portions of the Focus Area that are designated for residential development. Appropriate land use types include Large Lot Residential. Within these areas, typical flat land roadway standards may be modified (e.g., narrower street sections, slower design speeds) to minimize required grading. Residential densities within Hillside Estate Areas are to be limited to one dwelling unit per gross developable acre (1 du/ac), with typical lot sizes ranging upward from 20,000 square feet.

Executive Estate Housing consists of large lot suburban subdivisions within the flatter portions of the Focus Area. Appropriate land use types include Large Lot Residential. Densities of Executive Housing areas would typically be 2 du/ac, with lot sizes ranging upward from 12,000 square feet. The anticipated population density for this land use type is up to eight persons per developed acre.

The general Plan also states that "Due to the varied and complex topography west of Empire Mine Road, the exact boundary between the "Hillside Estate" residential area and "Estate" residential area shall be determined as part of the project-level entitlement process.

PROPOSED PROJECT:

The proposed Zeka Ranch development is a private master planned community consisting of up to 338 units in different neighborhoods. The proposed development footprint is nestled within the predominate valley floor area of the Ranch while preserving all of the upland woodland areas and ridge line complex to the south as well as a predominant portion of the east-west ridge line complex to the north. Sheet A.3-A.4 show the development, boundaries, a landuse bubble plan and a lotting plan.

RELATIONSHIP TO THE GENERAL PLAN:

The proposed project is **not applying for changes to the land uses as the proposed land uses are in compliance with the existing City of Antioch General Plan. As envisioned in the General Plan, Zeka Ranch is a mix of two housing types – Hillside Estate Housing and Executive Housing.**

In keeping with the General Plan allowance of *"Limited future adjustments to the boundaries of this "Open Space" area may occur as part of the Specific Plan and/or project level environmental review processes."*, Zeka Ranch is proposing minor adjustments to the General Plan boundary between residential and open space along the valley floor and hillside areas of the property. The Proposed General Plan Boundary is the same acreage as the existing allocated development area within Zeka Ranch. However, Zeka Ranch is suggesting changes to the boundaries based on existing topographical and natural features within the site. The changes proposed are development fingers along the valley floor south of Sand Creek sensitively designed to take advantage of the flatter areas on the valley floor while avoiding slopes and ridgelines. These fingers are logical extensions of the development footprint based on the underlying topographic and natural conditions and do not create *"islands of residential development within the area designated as open space"*. Furthermore, compared to the existing development boundary in the 2003 General Plan, the proposed development footprint north of Sand Creek is considerably reduced and more responsive to the natural setting to avoid areas of natural beauty and environmental sensitivity. The Zeka Ranch team strongly believes that these adjustments to the boundary are "minor refinements" and reflect the goals and the vision set forth in the General Plan in creating a community that is unique and context sensitive.

A.1

ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

DAHLIN GROUP ARCHITECTURE | PLANNING

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PROJECT NO. 1399.001 | MARCH 2021

PROJECT DESCRIPTION

DAHLIN

ZEKA RANCH CONCEPTUAL LAND USE PLAN

CITY OF ANTIOCH HOUSING DEVELOPMENT PROJECT PRELIMINARY APPLICATION

MASTER PLAN:

The proposed master site plan reflects a mixed-density residential development consisting of Hillside and Estate homes. As per the allowances of the general plan, the master plan proposes a maximum of 338 units, with a mix of approximately 54 hillside units and 284 estate Housing. The Hillside Housing will be located in the development parcels north of the Sand Creek while the Estate Housing will be nestled in the valley floor south of Sand Creek.

It is assumed that the two housing types will be further divided into different neighborhoods based on their unique settings, creating a sense of distinct identity for each neighborhood. Furthermore, the different neighborhoods will have different lot sizes and, based on their locations, may use a variety of lot types from standard front loaded lots to cluster developments where a group of homes share a common driveway. The use of cluster developments allows for preservation of natural features by reducing land for development compared to traditional development while at the same time allowing for development patterns to better reflect to their natural setting. This framework also allows for the overall development to accommodate a wider variety of lot and home sizes. This variety of lots and home sizes accommodates a wider range of housing types, offering opportunities to create a variety of high end housing in a mix of one and two story homes. The variety of product types along with the organic nature of the proposed circulation creates a streetscape and neighborhood character that is reminiscent of established neighborhoods in Blackhawk etc., that take inspiration from the natural features and is responsive to its context.

The proposed plan creates an opportunity to implement product diversification that caters to executives and other demography looking for higher end housing, in a setting that is distinct from anywhere else in Antioch. The community will be a synergy of planning, architecture, landscape and engineering. The use of narrower and slower streets, Low Impact Development (LID) Techniques, native and drought tolerant landscape elements, ability to integrate smart technologies and sustainable measures in the homes, integration of trails and open spaces with the surrounding regional open spaces would make this a destination for higher end housing that the City has coveted for so long. The organic pattern of

development, the development framework that is sensitive to its setting, the variety of housing types, the natural setting and the proximity to the regional open space makes Zeka Ranch a truly unique community within the City of Antioch.

NEIGHBORHOOD AND HOUSING CHARACTER:

As mentioned above, the project will include a variety of housing types that fall within the two residential housing types as allowed in the General Plan. Due to the unique natural setting, and allowance for market segmentation and absorptions, it is assumed that there will be a variety of floor plans, home sizes and elevation styles that cater to the appropriate lifestyle and the unique setting of the development within the City of Antioch. The neighborhoods will be themed appropriately to preserve their distinct identity while creating an overall cohesive community character. Page A.12 shows conceptual streetscapes of the residential types. Due to the large lot sizes and the unique configurations of the lots the plans will be sited based in the lots both in the Hillside and Estate Residential lots. This approach will allow for a much more sensitive response to the context, allowing the architecture to nestle in the site giving each neighborhood a distinct character. The homes sizes, colors and materials are depicted on sheet A.8-12 are conceptual. Furthermore there may be opportunities for custom home sites within the project. For the purpose of this application, and for proforma it is assumed that the different homes would be equally distributed throughout the project.

PARKING:

Each individual homes within Zeka Ranch will have a minimum of two car covered garage and a minimum of two parking spaces in the driveway. Based on the size of the homes and the lots, some homes may have larger garages or driveways to accommodate additional vehicles. In addition to the on-site parking the project will also include on street parking. In keeping with the character and the natural setting the on-street parking will be on selective streets, adequately distributed within the project to meet the parking needs while minimizing the impact of large expanses of paved surfaces.

PRELIMINARY GRADING PLAN:

A preliminary grading plan for the Project has been provided along with this application. The grading plans shows the grading of the roads and the anticipated pad heights of individual lots. The preliminary grading plans included in submittal package convey the major physical alterations to the property.

CONCLUSION:

Zeka Ranch will be a diverse, well designed, well amenitized and secure master planned community that will provide high end housing within the City boundary, which the City of Antioch envisions for this location. The Zeka Ranch team looks forward to working with City Staff and other agencies, Planning Commission, City Council, residents, and many stake holder groups as we create a legacy community within the City of Antioch.



VIEW 1



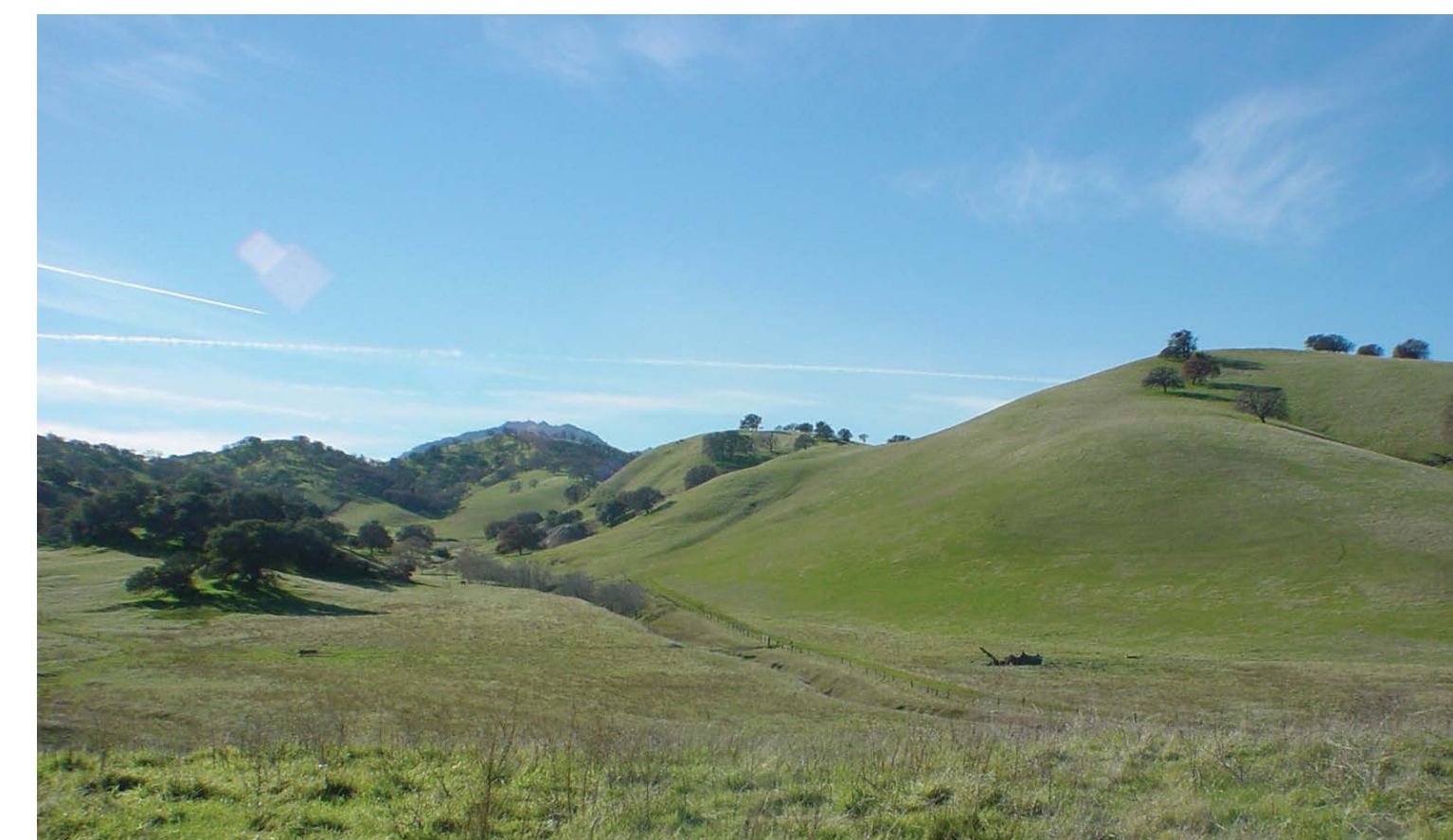
VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6



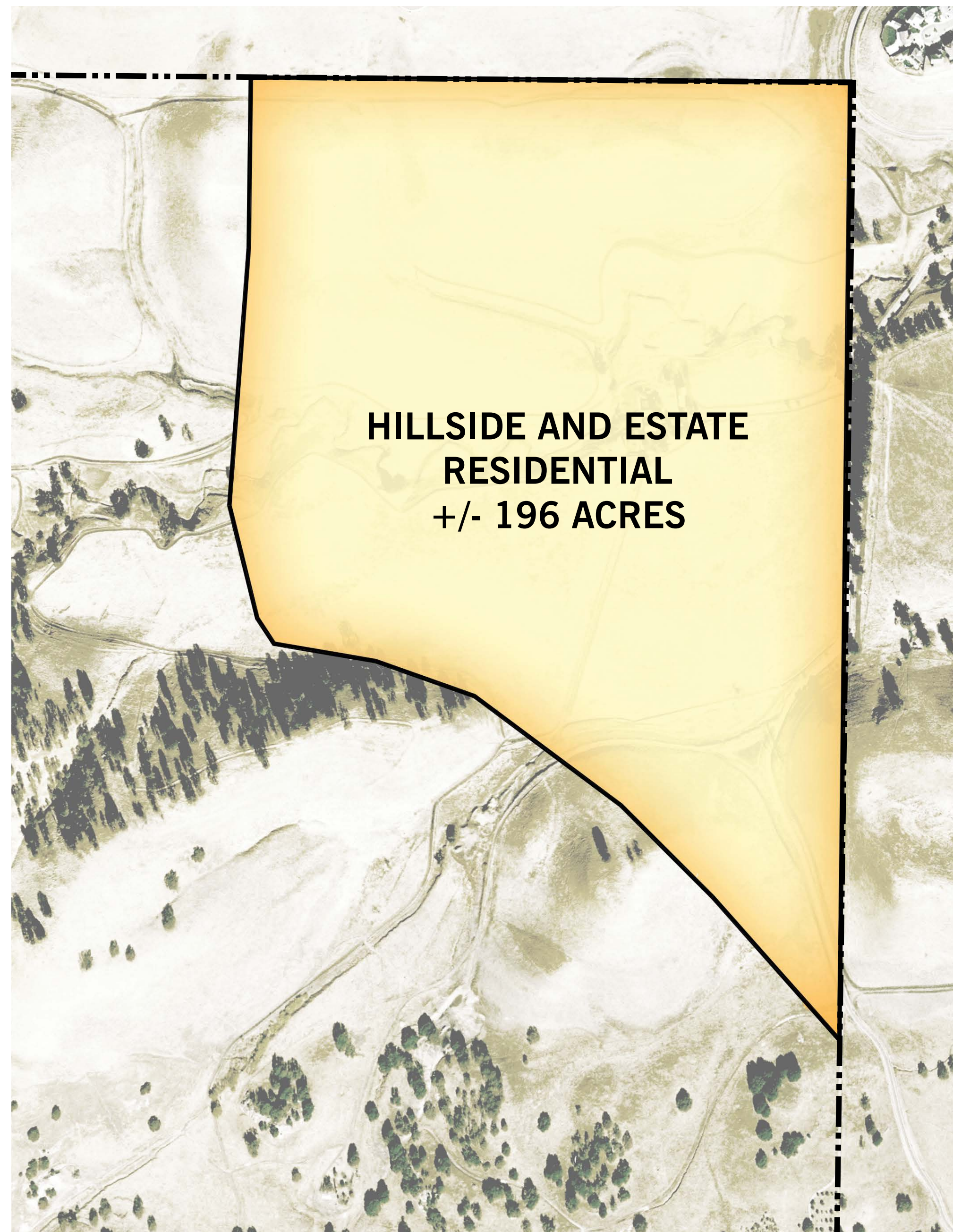
EXISTING NEIGHBORHOOD CHARACTER
(NORTH EAST OF ZEKA RANCH)

ZEKA RANCH

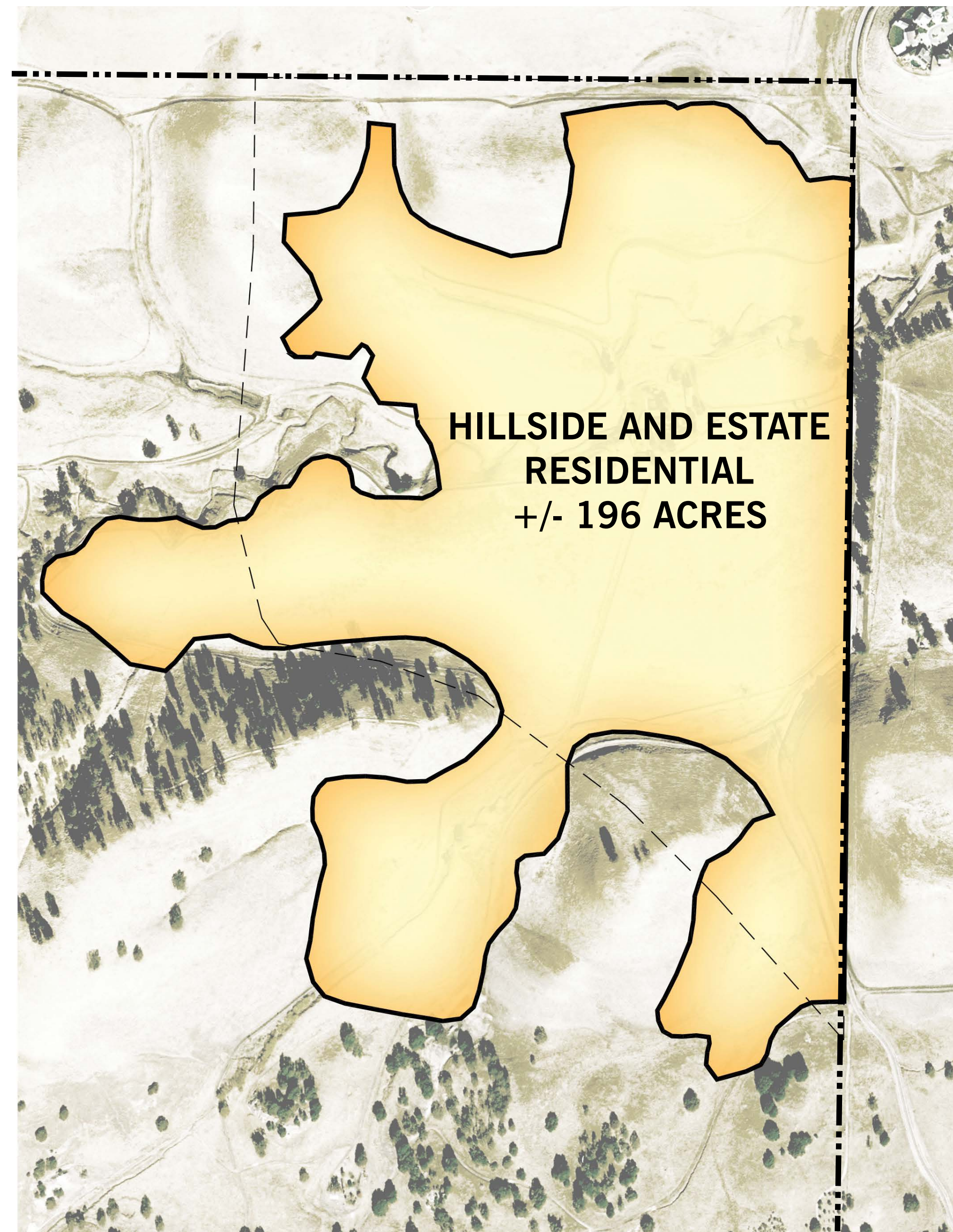
ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

SITE PHOTOS

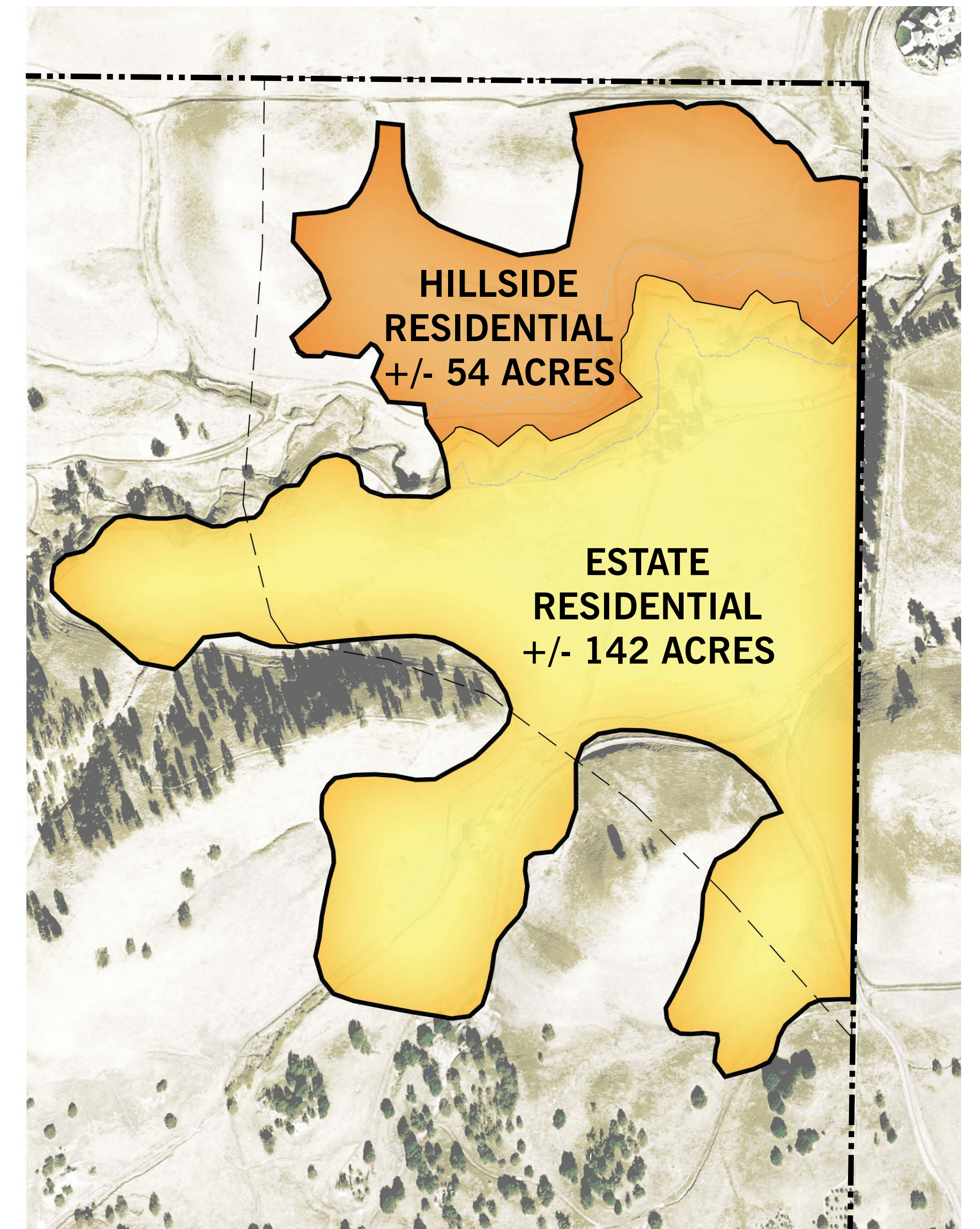




**EXISTING GENERAL PLAN:
HILLSIDE AND ESTATE RESIDENTIAL BOUNDARY**



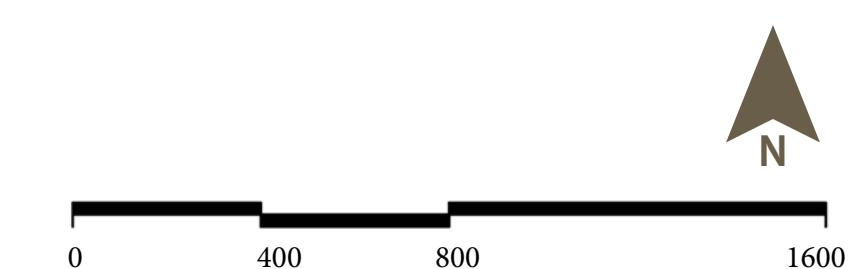
**PROPOSED GENERAL PLAN:
HILLSIDE AND ESTATE RESIDENTIAL BOUNDARY**

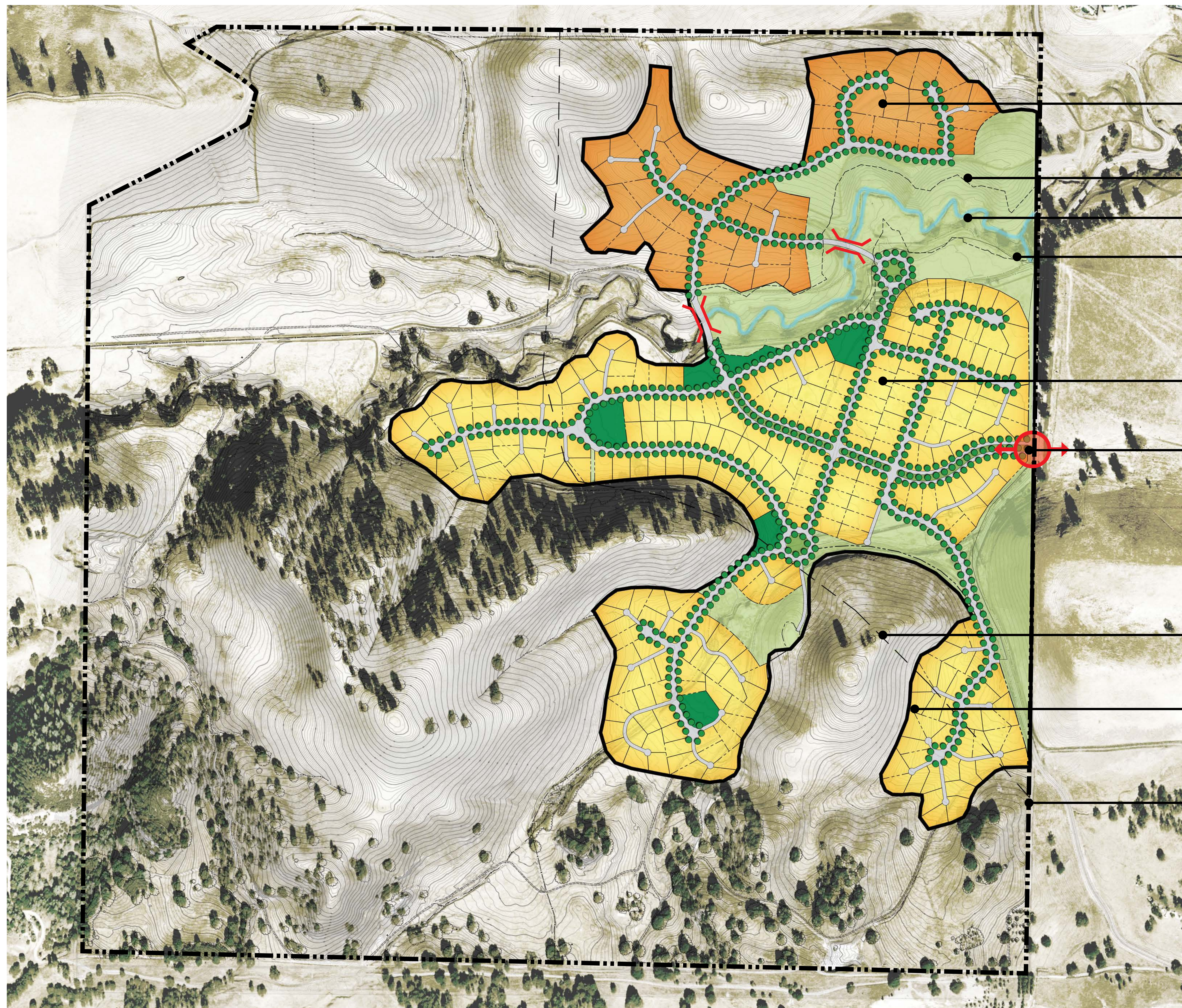


PROPOSED DENSITY DISTRIBUTION AND ALLOCATION

NOTE: PROPOSED AND PROPOSED EXISTING DEVELOPMENT ACREAGE IS SAME. PROPOSED BOUNDARIES ARE RESPONSIVE TO TOPOGRAPHY WITHIN THE SITE, AND CONTEXT SENSITIVE

LOCATION	LAND AREA (ACRES)	TOTAL UNITS	DENSITY	LAND USE DESIGNATION
NORTH OF SAND CREEK	+/- 54 AC	54	@ 1 UNIT PER GROSS AC	HILLSIDE
SOUTH OF SAND CREEK	+/- 142 AC	284	@ 2 UNITS PER GROSS AC	ESTATE
TOTAL	+/- 196 AC	338		





HILLSIDE LOTS: 54 UNITS

SAND CREEK SETBACK

SAND CREEK

SAND CREEK SETBACK

ESTATE LOTS: 277 UNITS

PROJECT ENTRY/CONNECTION TO THE RANCH AT ANTIOCH

EXISTING GENERAL PLAN LAND USE/ DEVELOPMENT BOUNDARY

PROPOSED GENERAL PLAN LAND USE/DEVELOPMENT BOUNDARY

ZEKA RANCH BOUNDARY

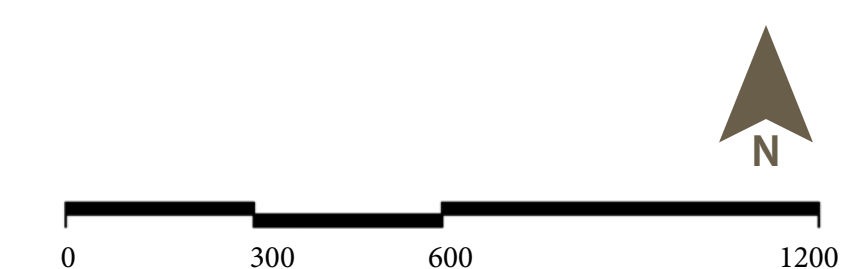
Note: proposed and proposed existing development acreage is same. Proposed boundaries are responsive to topography within the site, and context sensitive as per the general plan policy "future adjustments to the boundaries of this "open space" area may occur as part of the specific plan and/or project level environmental review processes.

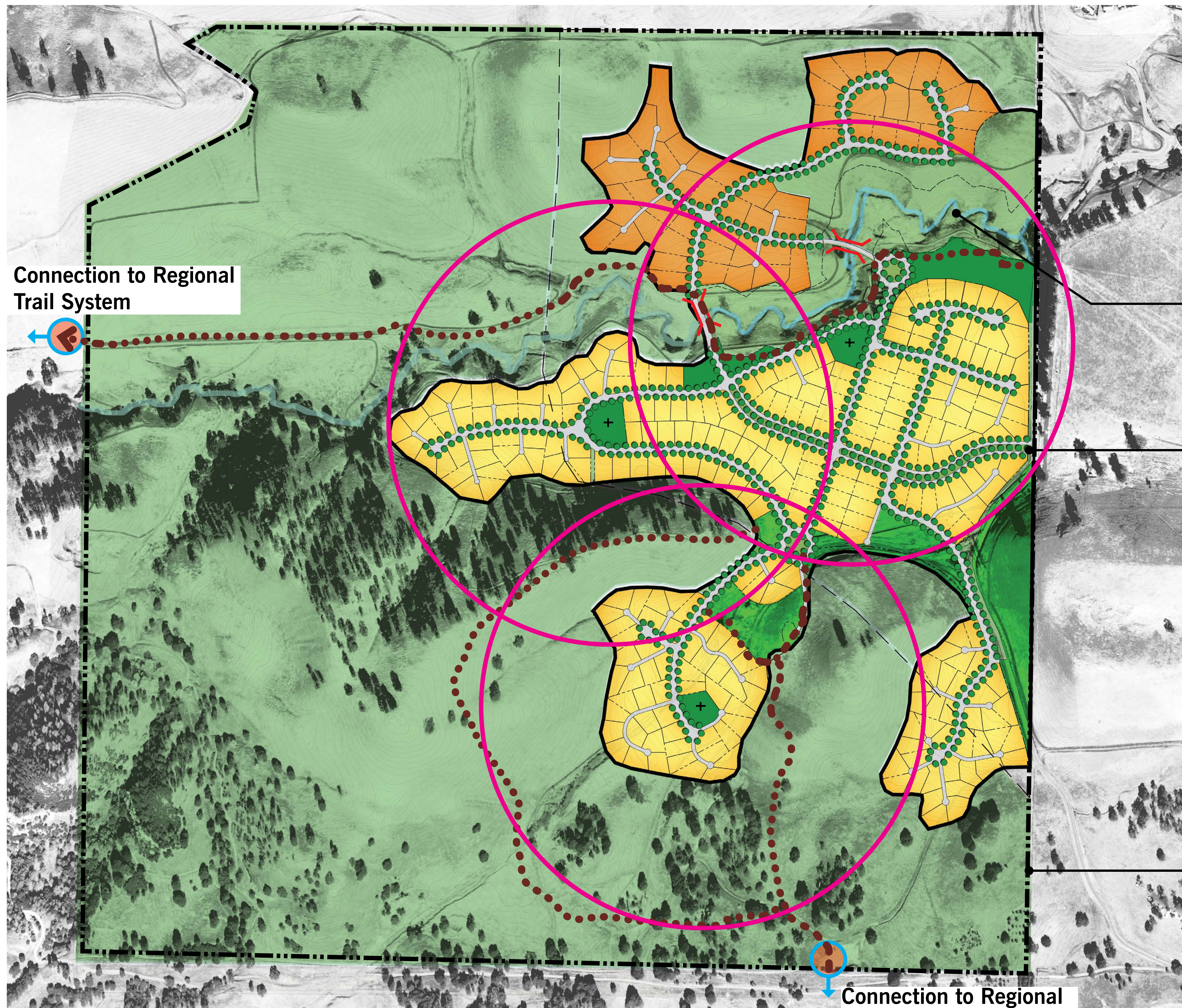
A.5

ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

CONCEPTUAL LOTTING PLAN: 331 UNITS





- PARKS
- DETENTION/WATER QUALITY
- OPEN SPACE
- TRAIL CONNECTIONS
- QUARTER MILE RADII/ 5 MINUTE WALK FROM PARKS

SAND CREEK

PROJECT ENTRY/
CONNECTION TO THE
RANCH AT ANTIOCH

ZEKA RANCH BOUNDARY

Connection to Regional
Trail System

Connection to Regional
Trail System

A.6

ZEKA RANCH

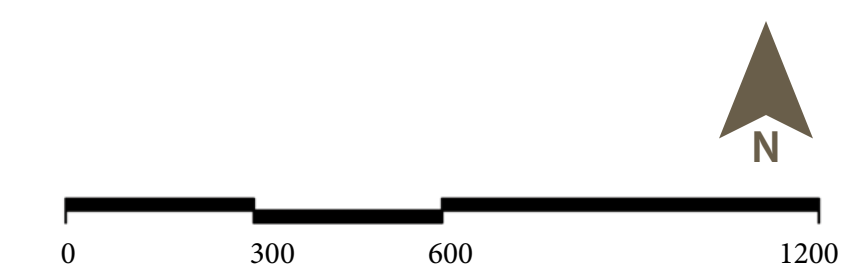
ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

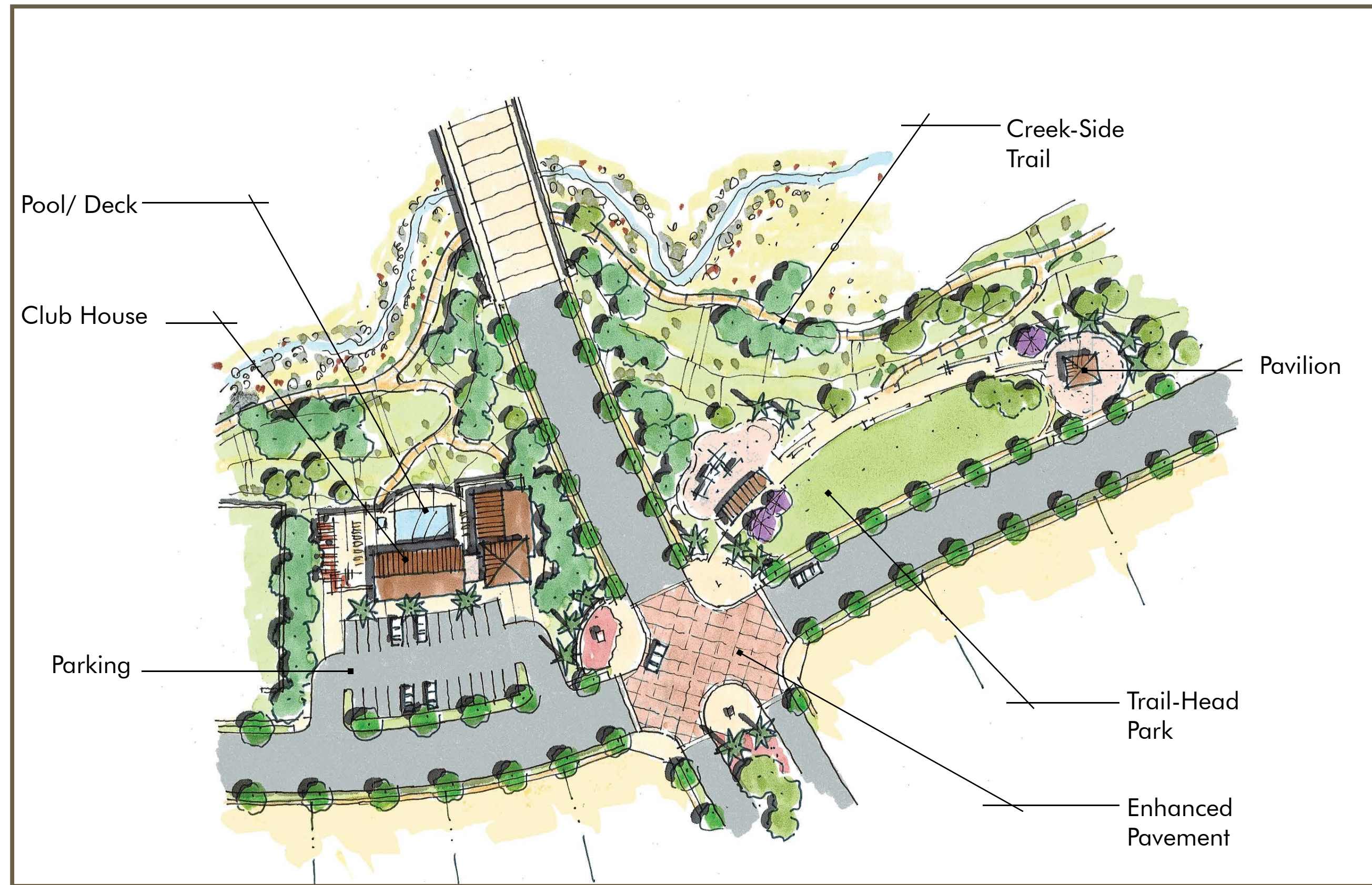
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PROJECT NO. 1399.001 | MARCH 2021

LANDSCAPE PLAN

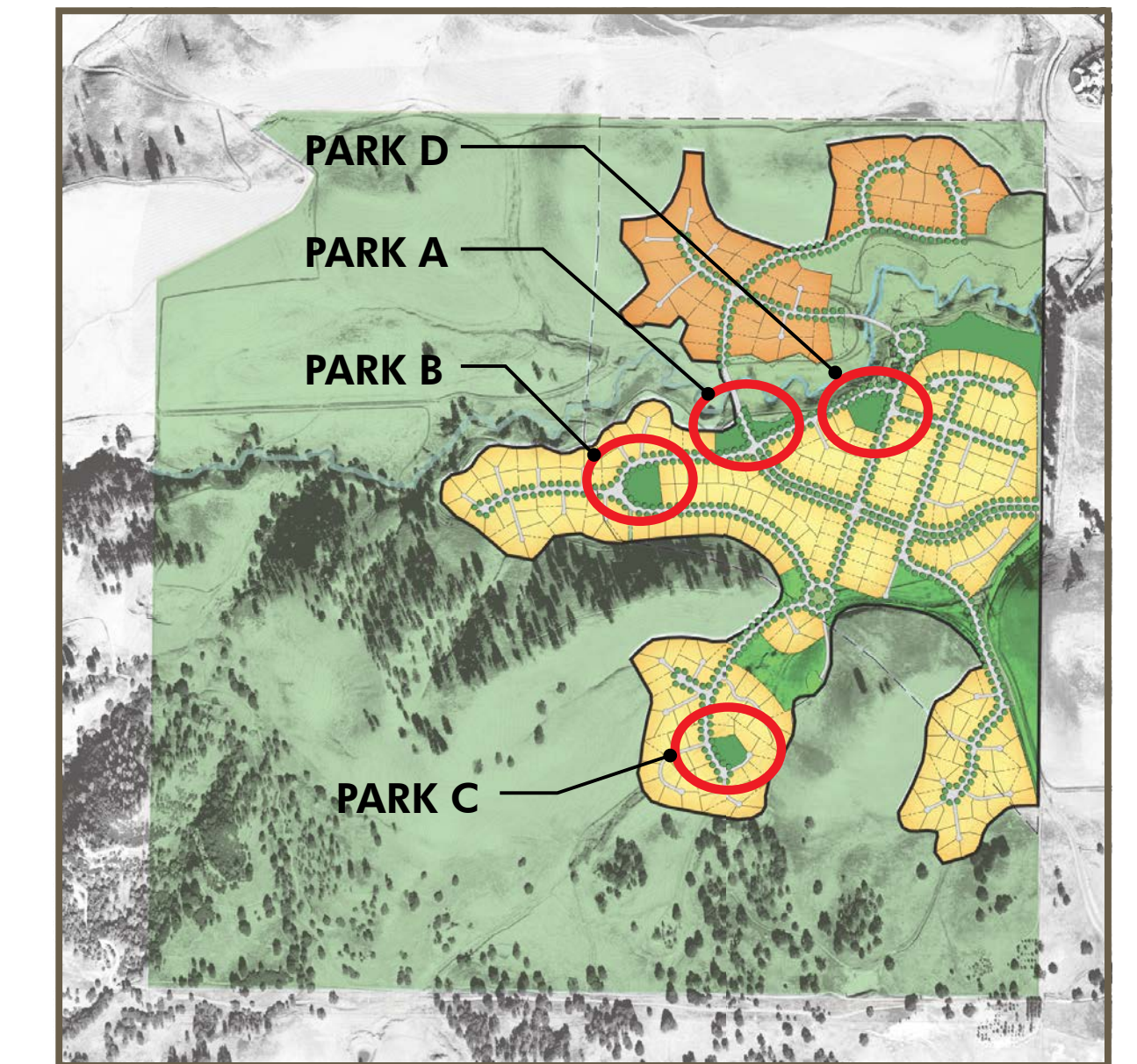




PARK A - COMMUNITY BUILDING OVERLOOKING THE CREEK



PARK C



KEY MAP (NTS)



PARK B



PARK D

ZEKA RANCH

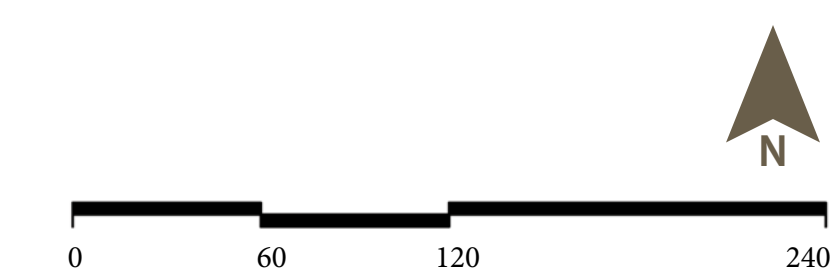
ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

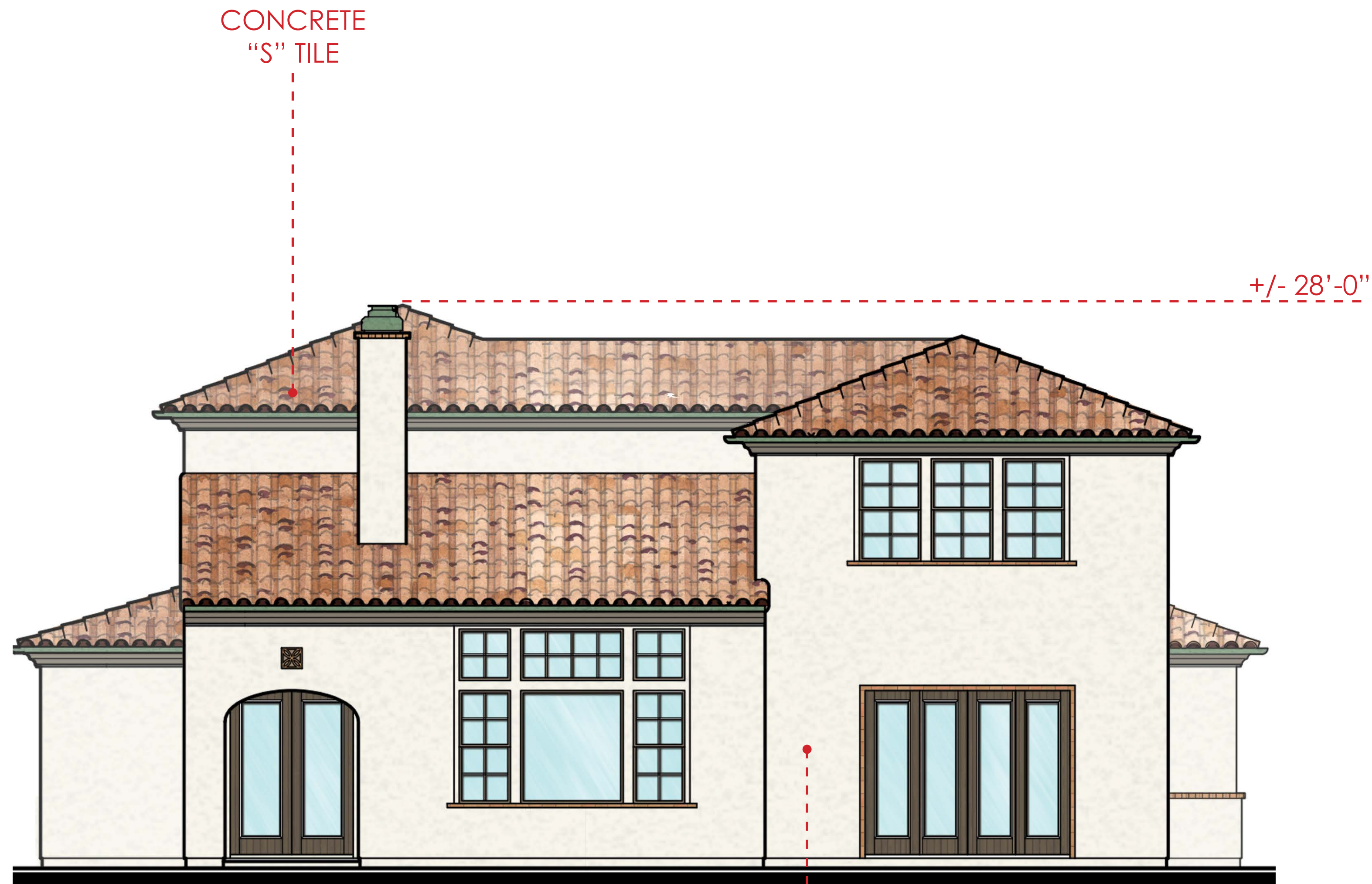
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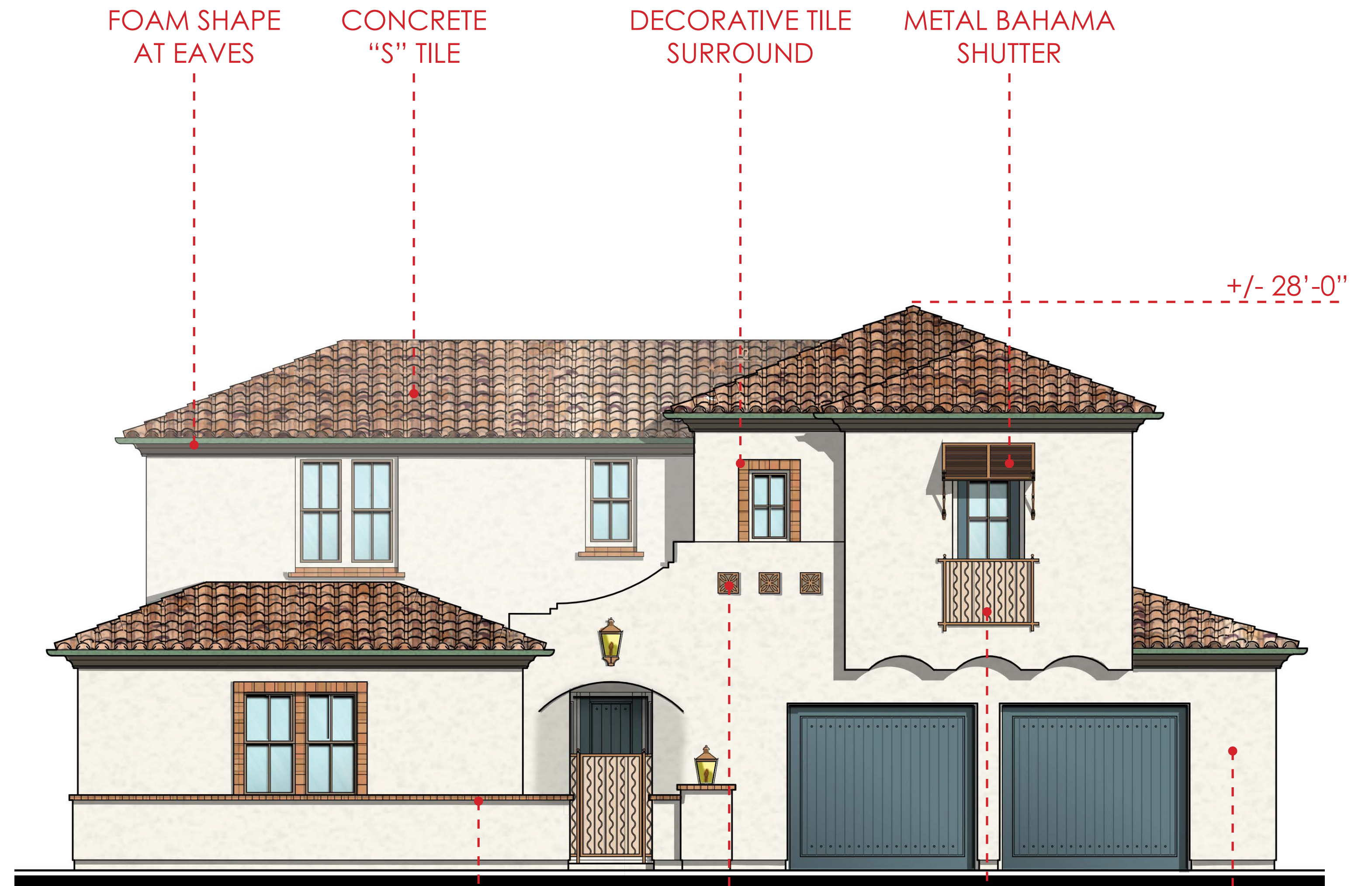
PARKS PLAN





**PLAN 1 - MEDITERRANEAN
REAR ELEVATION**
+/- 3,000 sq. ft.

STUCCO FINISH



**PLAN 1 - MEDITERRANEAN
FRONT ELEVATION**
+/- 3,000 sq. ft.

CURVED RECESS
BRICK WALL CAP

FAUX STONE
MEDALLIONS

WROUGHT IRON
RAILING

STUCCO FINISH

A.8

ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

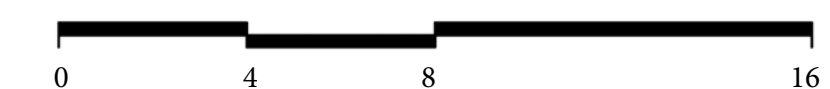
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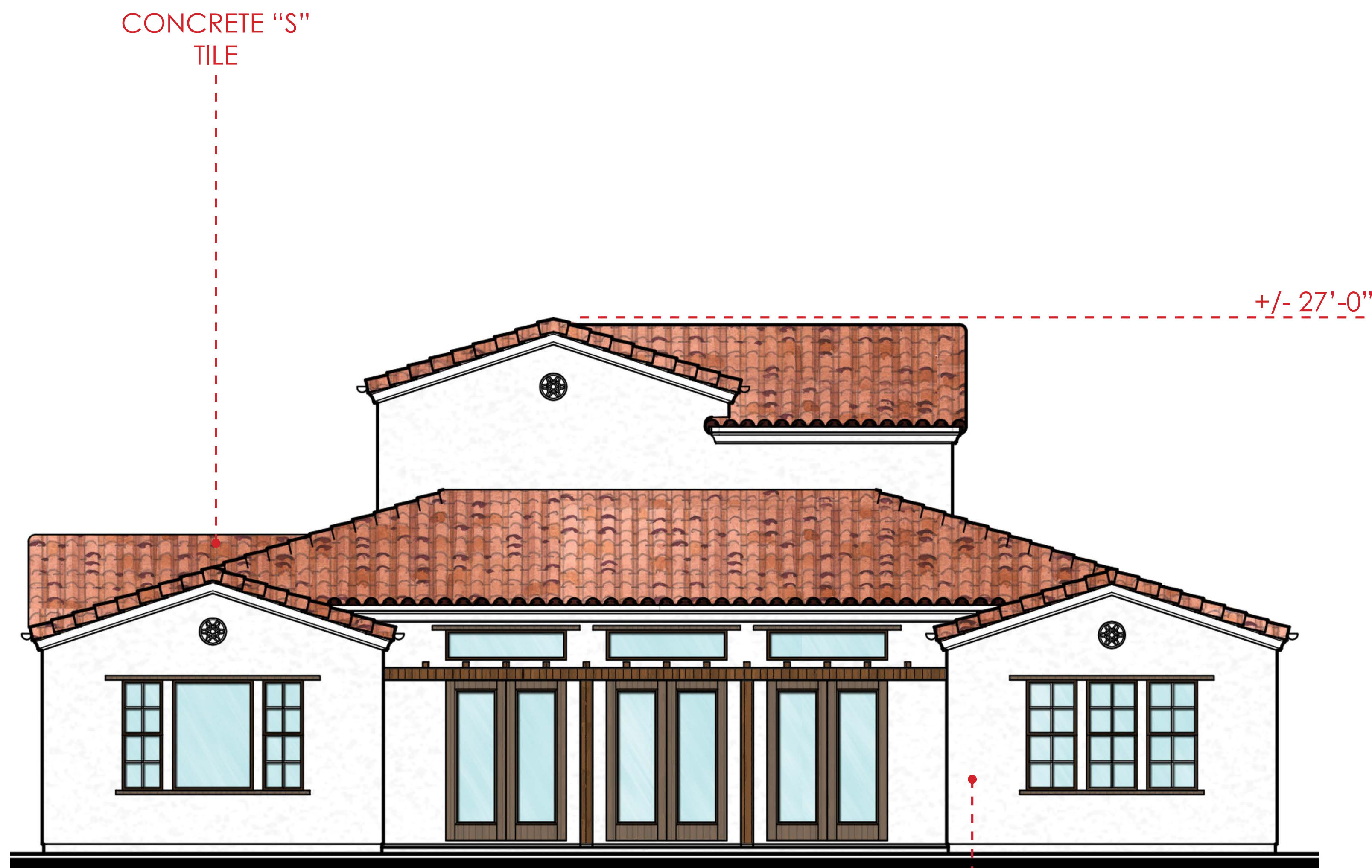
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NOTE: THE ELEVATIONS DEPICTED ON THIS PAGE MAY BE LOCATED IN THE HILLSIDE LOTS, ESTATE LOTS, OR BOTH. COLOR/MATERIALS DEPICTED ARE REPRESENTATIVE AND WILL BE SPECIFIED IN THE FINAL DESIGN.

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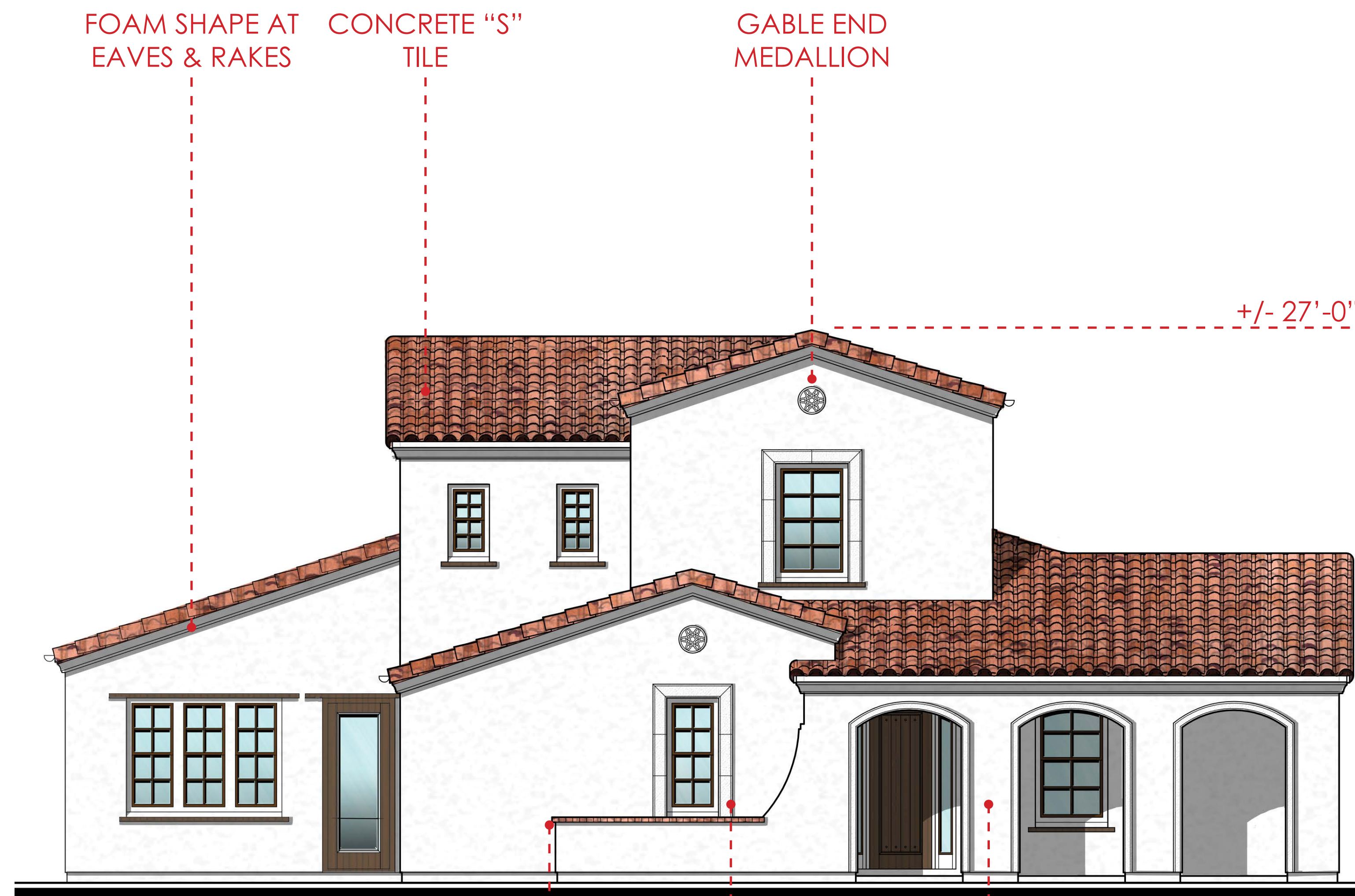
**ARCHITECTURAL ELEVATIONS
PLAN 1 - MEDITERRANEAN**





**PLAN 2 - SPANISH
REAR ELEVATION**
+/- 3,750 sq. ft.

STUCCO FINISH



**PLAN 2 -SPANISH
FRONT ELEVATION**
+/- 3,750 sq. ft.

BRICK SHELF
CAP

FAUX STONE
SURROUND

STUCCO FINISH

A.9

ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

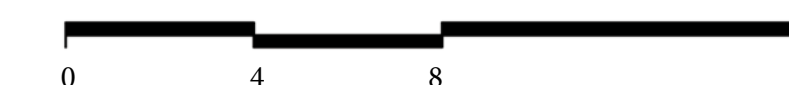
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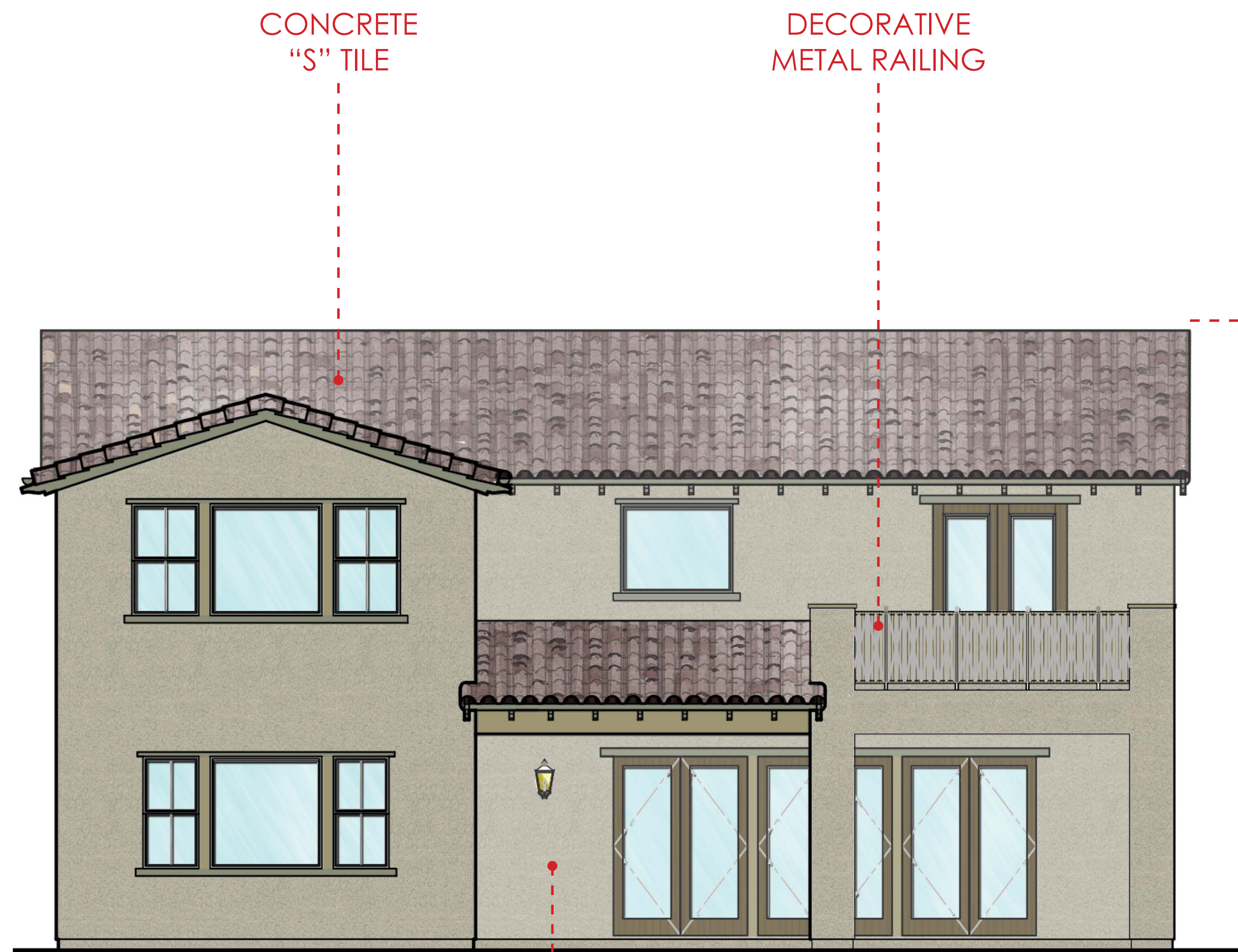
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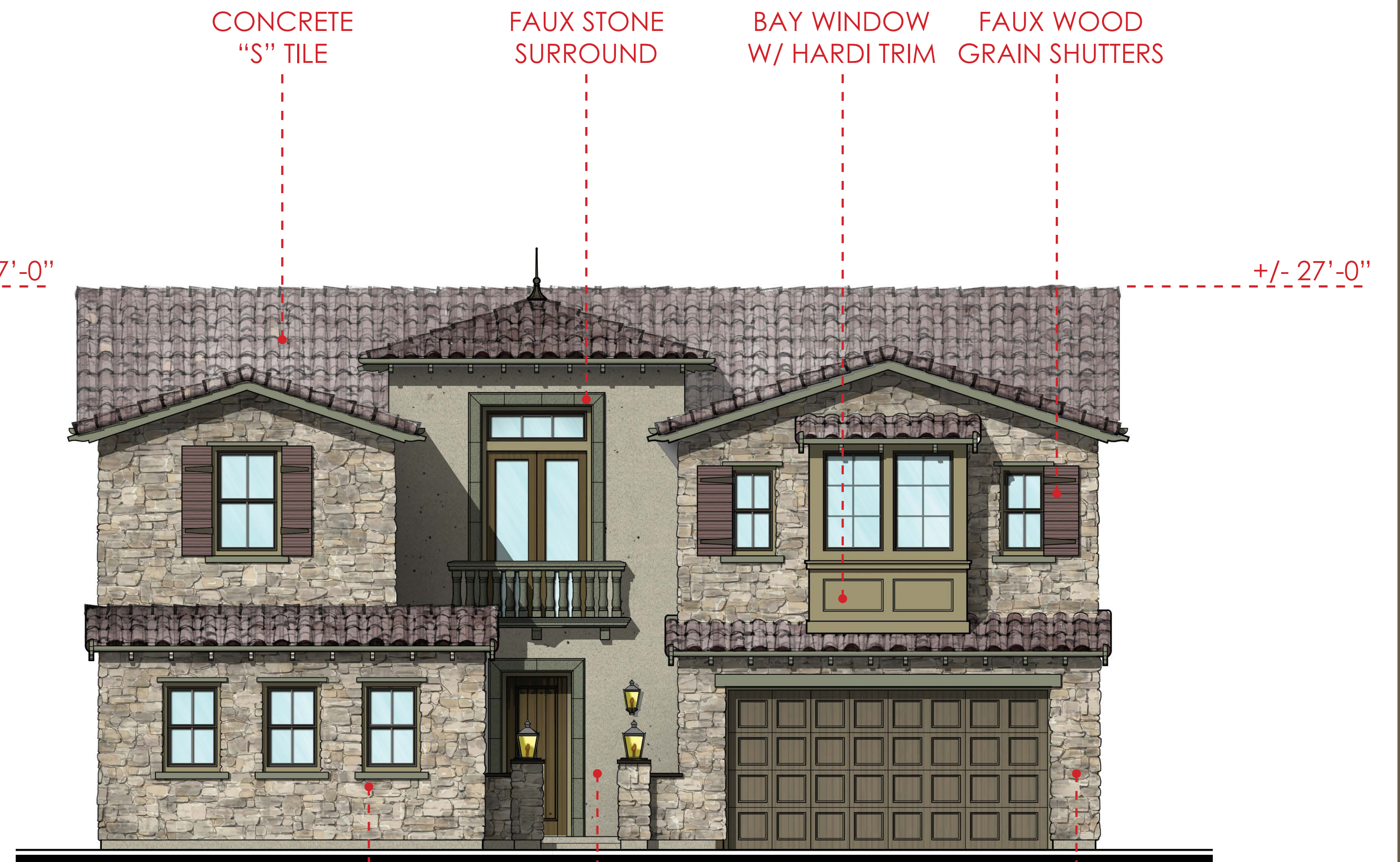
**ARCHITECTURAL ELEVATIONS
PLAN 2 - SPANISH**





PLAN 3 - TUSCAN
REAR ELEVATION
 +/- 3,900 sq. ft.

STUCCO FINISH



PLAN 3 - TUSCAN
FRONT ELEVATION
 +/- 3,900 sq. ft.

STUCCO O/
 FOAM TRIM

STUCCO FINISH

STONE VENEER

ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

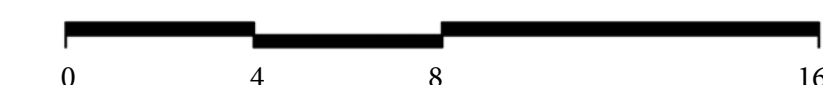
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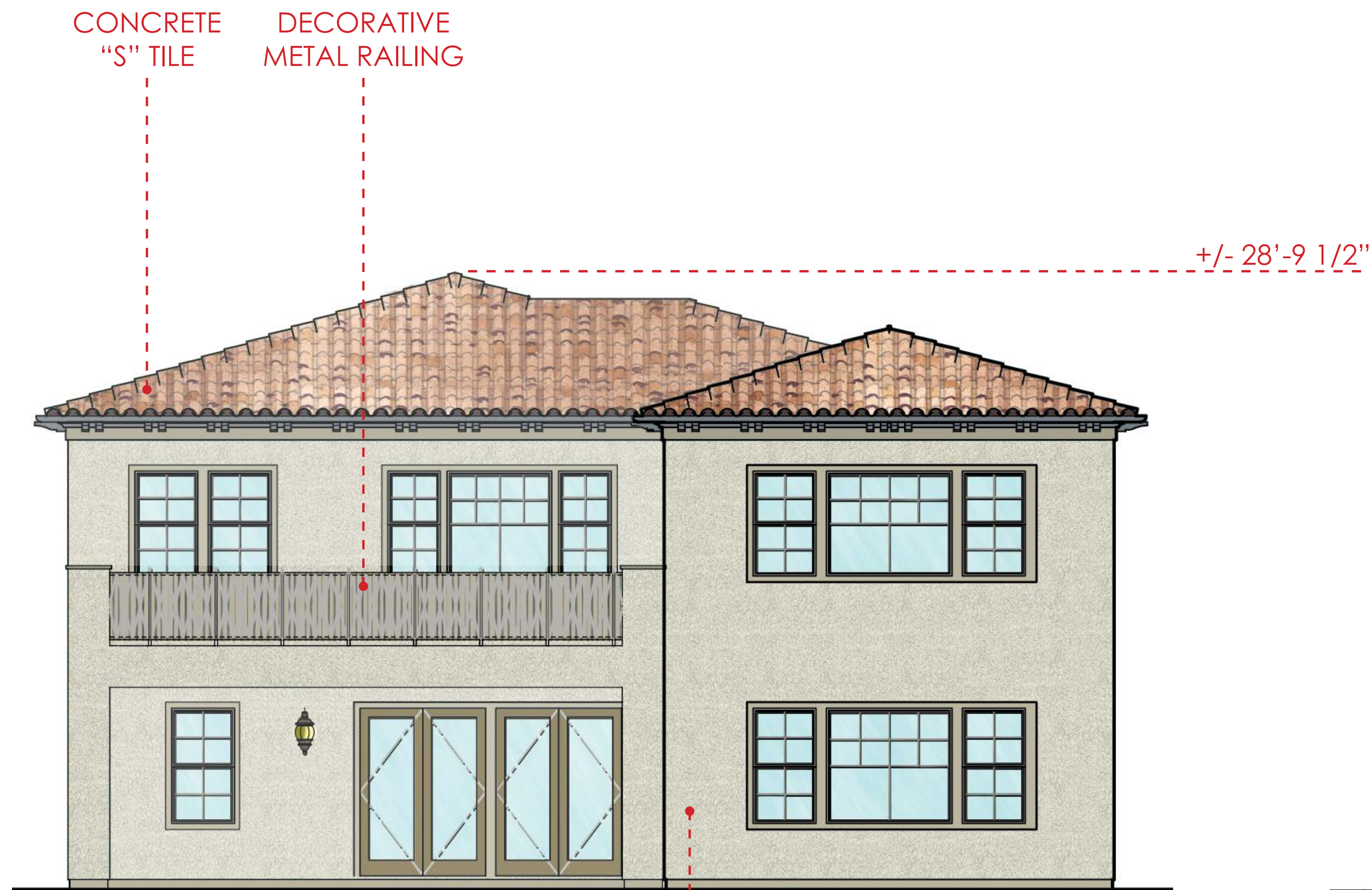
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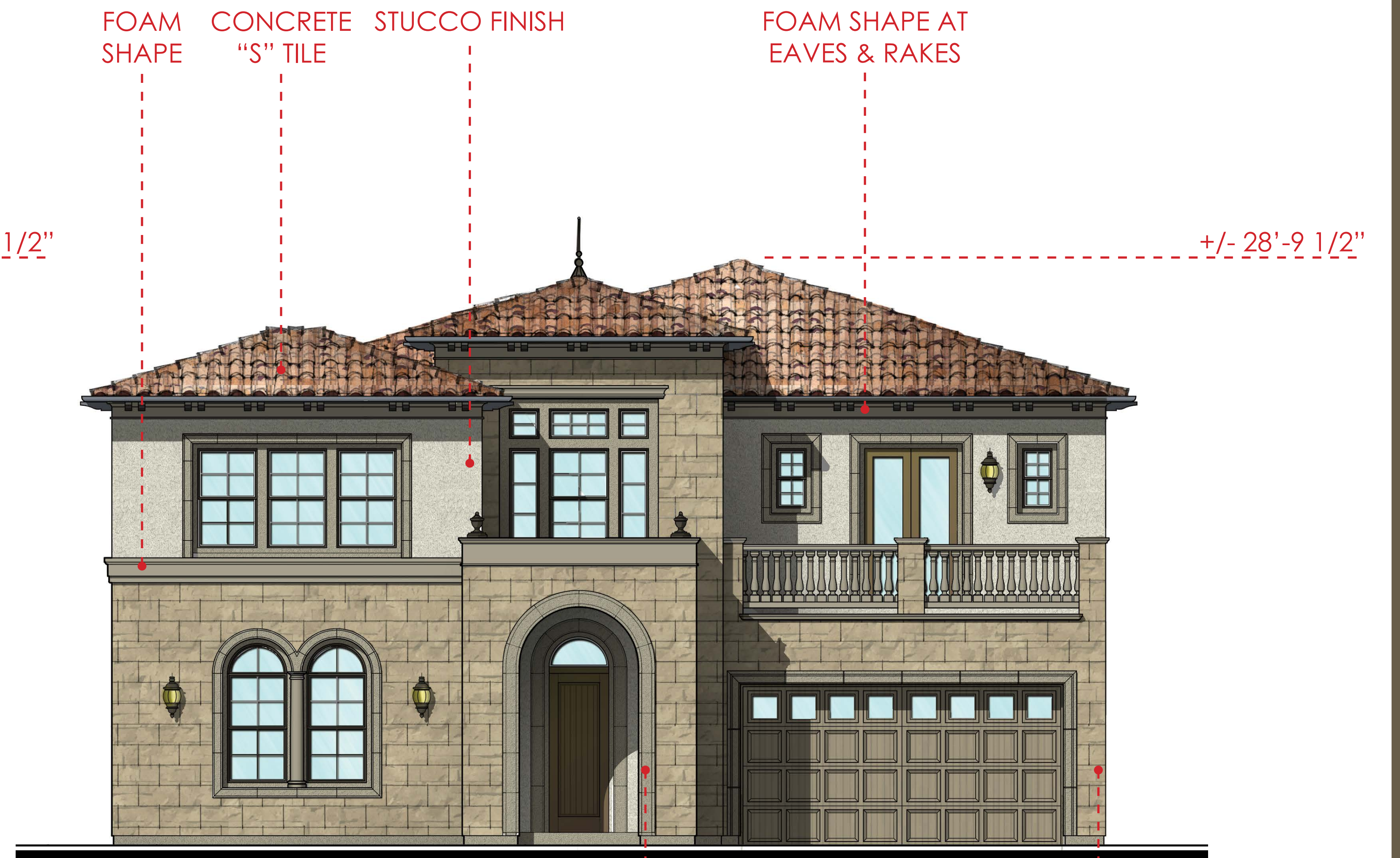
ARCHITECTURAL ELEVATIONS
PLAN 3 - TUSCAN





PLAN 4 - NORTHERN ITALIAN
REAR ELEVATION
 +/- 4,275 sq. ft.

STUCCO FINISH



PLAN 4 - NORTHERN ITALIAN
FRONT ELEVATION
 +/- 4,275 sq. ft.

FAUX STONE
SURROUND

STONE VENEER

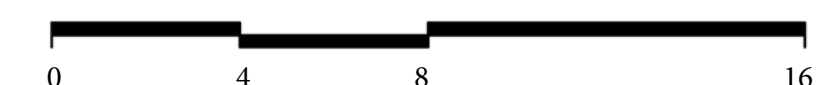
A.11

ZEKA RANCH

ANTIOCH, CALIFORNIA | ZEKA RANCH, ONE - FIVE

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ARCHITECTURAL ELEVATIONS
PLAN 4 - NORTHERN ITALIAN





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CONCEPTUAL STREETSCAPE

A.12

