PLANNING COMMISSION
RESOLUTION NO. 2025-05

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE PROPOSED VESTING TENTATIVE SUBDIVISION MAP, USE PERMIT, AND DESIGN REVIEW FOR THE DEVELOPMENT OF THE RANCH PHASE II PROJECT (PD2023-0003, UP2025-0007, DR2025-0017)

WHEREAS, the City of Antioch ("City") received an application from Richland Planned Communities, Inc. ("Applicant") seeking City approval of a Vesting Tentative Subdivision Map, Use Permit, and Design Review for the development of Phase II of The Ranch Project ("Project"); and

WHEREAS, The Project site is in the southeastern section of the City of Antioch, on the western side of State Route 4 and is within the Sand Creek Focus Area west of Deer Valley Road along Sand Creek (APNs 057-010-002, 057-010-003, and 057-021-003); and

WHEREAS, the Project consists of a planned residential community on approximately 77.8 acres consisting of approximately 38.6 acres of single-family residences, 13.0 acres of parkland, 2.3 acres of landscaping, 11.5 acres of open space, and 12.4 acres of roadway improvements; and

WHEREAS, the City, as lead agency under the California Environmental Quality Act ("CEQA"), has completed the Final Environmental Impact Report ("Final EIR" or "EIR") for the Project; and

WHEREAS, on July 28, 2020, the Antioch City Council certified the Final EIR (SCH No. 2019060012), its CEQA findings, and its statement of overriding considerations supporting approval of the Project considered in the EIR; and

WHEREAS, the City, as lead agency under CEQA, has prepared a Consistency Checklist to ensure that the development of Phase II of The Ranch Project is consistent with the project analyzed in the certified 2020 EIR. The Consistency Checklist determined that the development of Phase II of The Ranch Project would not result in any new or significant impacts beyond what was previously analyzed in the certified 2020 EIR, and therefore, would not require additional environmental review pursuant to CEQA Guidelines Section 15162. In addition, development of the Phase II area would have to comply with all applicable mitigation measures from the previously certified 2020 EIR; and

WHEREAS, the proposed project requires approval a Vesting Tentative Subdivision Map (attached hereto as Exhibit A) would divide the Phase II area into 213 Low-Density-Conventional (LD-3) residential lots, 13.0 acres of parkland, 11.5 acres of open space, 2.3 acres of landscaping, and 12.4 acres of internal roadway network.

WHEREAS, the proposed project requires approval of a Use Permit to allow for the development of the proposed uses within the Phase II area of The Ranch Project site.

WHEREAS, the proposed project requires approval of Design Review to authorize the proposed conceptual landscaping to ensure consistency with the City of Antich's General Plan, Zoning Ordinance, design policies and criteria, and Citywide Design Guidelines.

WHEREAS, a public hearing notice was published in the East County Times and posted in three public places pursuant to California Government Code Section 65090 on April 25, 2025, for the public hearing held on May 7, 2025; and

WHEREAS, on May 7, 2025, the Antioch Planning Commission duly held a public hearing on the matter, received presentation by City staff, and considered evidence, both oral and documentary, and all other pertinent documents regarding the proposed request.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that the Antioch Planning Commission does hereby make the following findings for recommending City Council approval of the Vesting Tentative Subdivision Map:

1. That the subdivision, design and improvements are consistent with the General Plan, as required by Section 66473.5 of the Subdivision Map Act and the City's Subdivision Regulations. The site has a General Plan Designation of Limited Development Area and is zoned Planned Development and the subdivision will accommodate uses that are consistent with the General Plan on each of the lots created by the subdivision; and,

2. That the subdivision proposed by the Vesting Tentative Map complies with the rules, regulations, standards and criteria of the City's Subdivision Regulations. The proposed subdivision meets the City's criteria for the map. The City's Planning and Engineering staff have reviewed the Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Map, as conditioned, complies with and conform to all the applicable rules, regulations, standards, and criteria of the City's Subdivision Regulations.

3. The conditions of approval protect the public safety, health and general welfare of the users of the project and surrounding area. In addition, the conditions ensure the project is consistent with City standards.

NOW, THEREFORE, BE IT RESOLVED AND DETERMINED, that pursuant to Section 9-5.2703 (B) (1) of the Antioch Municipal Code the Planning Commission hereby make the following findings for a Use Permit:

1. The granting of such Use Permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity.

   Finding: The construction of The Ranch Phase II will not be detrimental to the public health or welfare or injurious to the property or improvements. The construction of the Project has been designed to match the existing environment and focus on open space. The Project has been designed to have attractive frontages and entrances into the neighborhoods. The subject site will benefit the public welfare by providing a variety of housing options, as well as public parks, open space, and pedestrian trails.

2. The use applied at the location indicated is properly one for which a Use Permit is authorized.

   Finding: The site is zoned as Planned Development (PD) and per the Municipal Code any and all uses are permitted provided that the uses are shown on the approved final development plan and in accordance with the General Plan. The General Plan designation of The Ranch site is Limited Development Area, which allows for the following uses:

   - Single-Family Low Density (LD-1, LD-2, and LD-3);
   - Single-Family Medium Density (MD-1, MD-2, MD-3, and MD-4);
   - Age-Restricted (AR);
   - Village Center (VC);
   - Public Use Zone (PQ);
   - Open Space/Recreation Zones (P-Park, OS-Open Space, Landscape, Trails)

   The 77.8-acre Phase II area of The Ranch Project Ranch Project includes Single-Family Low Density (LD-3) and Open Space/Recreation Zones (P-Park, OS-Open Space, Landscape, Trails) consistent with the PD zone and Limited Development Area designation. Furthermore, the Project is consistent with the previously approved uses for the original project in 2020.

3. That the site for the proposed use is adequate in size and shape to accommodate such use, and all yards, fences, parking, loading, landscaping, and other features required, to other uses in the neighborhood.

   Finding: The site is adequate in size and shape to accommodate the proposed development. The Phase II area is 77.8 acres and can accommodate the development of 213 LD-3 residential lots with an average lot size of 7,784 square feet, 13.0 acres of parkland, 11.5 acres of open space; and construction of the Sand Creek Road extension to Dallas Ranch Road.

4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use.

   Finding: The Project includes the construction of the Sand Creek Road extension to Dallas Ranch Road as required in the 2020 EIR and the Development Agreement. The construction of roads included in the Project will be adequate in width and pavement to carry the anticipated traffic generated by the Project.

5. That the granting of such Use Permit will not adversely affect the comprehensive General Plan.

   Finding: The General Plan designation of The Ranch site is Limited Development Area, which allows for the following uses:

   - Single-Family Low Density (LD-1, LD-2, and LD-3);
   - Single-Family Medium Density (MD-1, MD-2, MD-3, and MD-4);
   - Age-Restricted (AR);
   - Village Center (VC);
   - Public Use Zone (PQ);
   - Open Space/Recreation Zones (P-Park, OS-Open Space, Landscape, Trails)

   The 77.8-acre Phase II area of The Ranch Project Ranch Project includes Single-Family Low Density (LD-3) and Open Space/Recreation Zones (P-Park, OS-Open Space, Landscape, Trails) consistent with the PD zone and Limited Development Area designation. Furthermore, the Project is consistent with the previously approved uses for the original project in 2020.

NOW THEREFORE BE IT FURTHER RESOLVED that the Antioch Planning Commission does hereby recommend the Antioch City Council APPROVE the proposed Vesting Tentative Subdivision Map, Use Permit, and Design Review for The Ranch Phase II Project, subject to the conditions of approval attached hereto as Exhibit B.

* * * * * * *

I HEREBY CERTIFY that the foregoing resolution was adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 7th day of May 2025, by the following vote:

AYES: Commissioners Jones, Martin, Riley and Webber

NOES: None

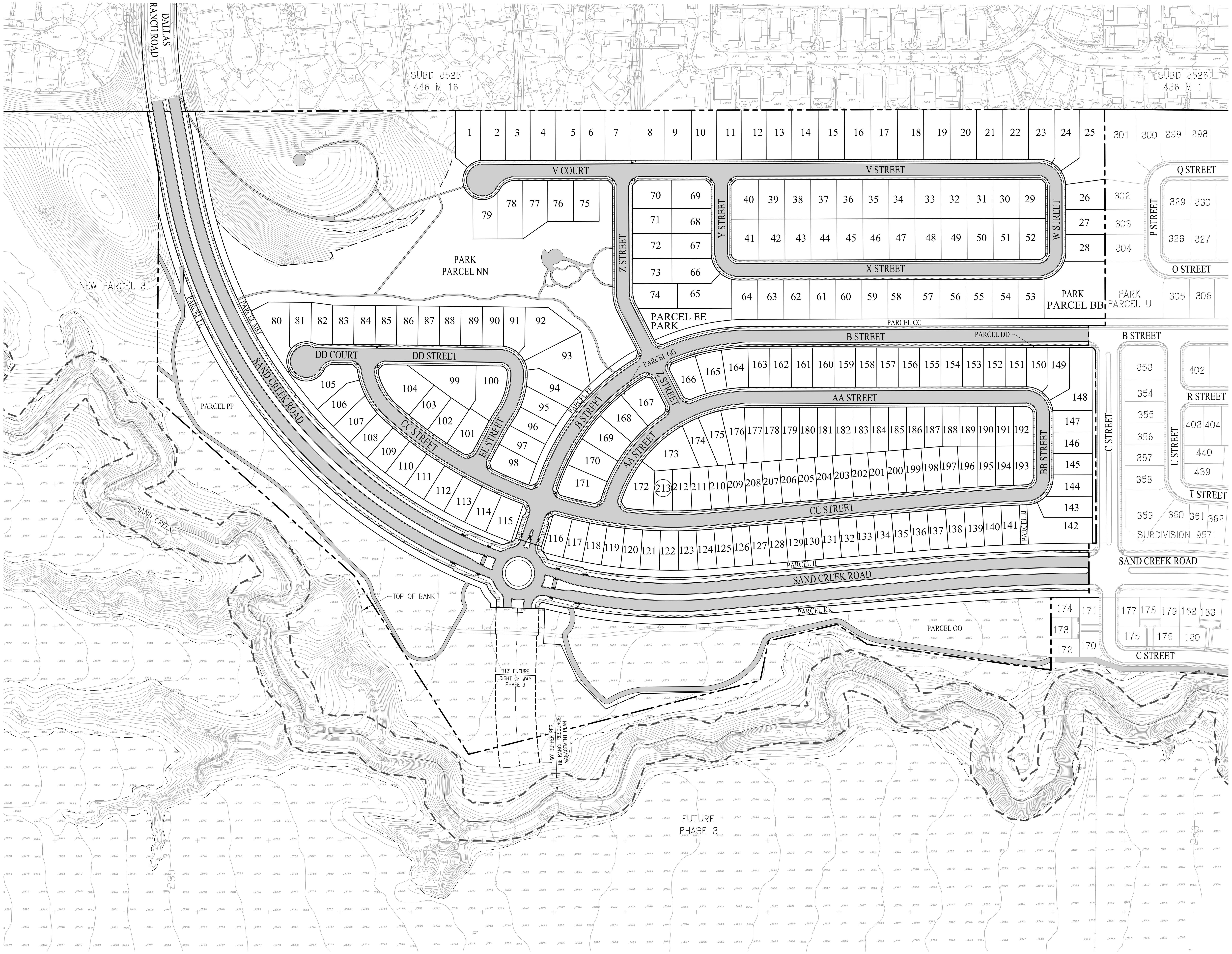
ABSTAIN: None

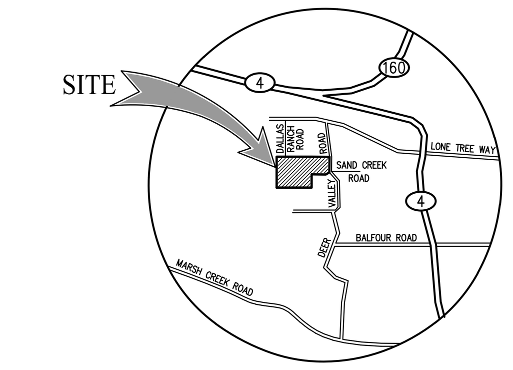
ABSENT: Commissioners Perez and Suman

Zoe Merideth

Zoe Merideth
Acting Secretary to the Planning Commission

EXHIBIT A





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. PROPERTY OWNERS: EPC HOLDINGS 820, LLC
   AMERICAN SUPERIOR LAND, LLC
2. APPLICANT/DEVELOPER: RICHLAND PLANNED COMMUNITIES, INC.
   601 UNIVERSITY AVENUE, SUITE 125
   SACRAMENTO, CA 95825
   PHONE: (916) 715-4083
   KYLE MASTERS
3. ENGINEER: CARLSON, BARBEE, & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   PHONE: (925) 866-0322
   JUSTIN JOSEPH P.E., RCE 87572
4. USE: EXISTING: AGRICULTURAL
   PROPOSED: SINGLE FAMILY DETACHED RESIDENTIAL
5. GENERAL PLAN: EXISTING: LIMITED DEVELOPMENT AREA
   PROPOSED: LIMITED DEVELOPMENT AREA
6. ZONING: EXISTING: PLANNED DEVELOPMENT (PD)
   PROPOSED: PLANNED DEVELOPMENT (PD)
7. LAND AREA SUMMARY:

LOW DENSITY – CONVENTIONAL (LD-3)	38.6± ACRES
PARKS (P)	13.0± ACRES
OPEN SPACE (OS)	11.5± ACRES
LANDSCAPE (L)	2.3± ACRES
MAJOR ROADWAY	12.4± ACRES
PHASE 2 DEVELOPED AREA	77.8± ACRES

8. TOTAL NO. OF EXISTING LOTS: 1
9. TOTAL NO. OF PROPOSED LOTS: 213

   MIN LOW DENSITY LOT SIZE: 5,525± SF
   AVERAGE LOW DENSITY LOT SIZE: 7,784± SF
10. RESIDENTIAL LOT BREAKDOWN:

    LOW DENSITY RESIDENTIAL (LD-3) – 213 LOTS
11. LOW DENSITY: 213 DWELLING UNITS/37.0 ACRES = 5.8 DWELLING UNITS/AC (NET)
12. APN: 057-010-002, 057-010-003, 057-021-003
13. BENCHMARK: CONTRA COSTA COUNTY BENCHMARK #3063 IS A DISK SET IN A CONCRETE POST 1.2 MILES SOUTH ON DEER VALLEY ROAD FROM INTERSECTION OF LONE TREE WAY AT SOUTH CORNER OF INTERSECTION OF DEER VALLEY ROAD, 20 FEET EAST OF THE CENTERLINE OF SNODGRASS LANE, 1-1/2 FEET NORTHWEST OF A 4"X4" MARKER POST HAVING AN ELEVATION OF 228.280.
14. BASIS OF BEARINGS: N89°52'14"E ALONG THE NORTH LINE OF SECTION 7 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 90 LICENSED SURVEY MAPS AT PAGE 4, CONTRA COSTA COUNTY RECORDS.
15. CONTOUR INTERVALS: EXISTING – 2 FOOT
    PROPOSED – 2 FOOT
16. PROPOSED GRADING AS SHOWN IS PRELIMINARY. FINAL GRADING IS SUBJECT TO FINAL DESIGN.
17. ALL GRADING WILL BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER AND REPORT REGARDING THIS PROJECT NO. 4371.000.001, PREPARED BY ENGEO, INC. DATED SEPTEMBER 26, 2018.
18. MAXIMUM CUT OR FILL SLOPE IS 2:1.
19. ALL EXISTING STRUCTURES TO BE REMOVED, UNLESS NOTED OTHERWISE.
20. BOUNDARY IS PER RECORD INFORMATION, SEE SHEET 2.
21. PROPOSED DEVELOPED AREA IS NOT SUBJECT TO INUNDATION.
22. ALL INTERIOR STREETS TO BE PUBLIC, EXCEPT AS NOTED.
23. SAND CREEK ROAD SHALL BE A PUBLIC ROADWAY DEDICATED TO THE CITY OF ANTIOCH.
24. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP. A MASTER FINAL MAP MAY BE FILED TO CREATE SELLABLE PARCELS.
25. USE PERMIT AS REQUIRED FOR EACH PHASE OF A PLANNED DEVELOPMENT.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN DEER VALLEY ROAD AS SHOWN ON RECORD SURVEY RS 3396 (142 LSM 18), THE BEARING BEING NORTH 00°35'57" EAST. SAID BEARING IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, ZONE III. DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.

LEGEND

FUTURE | EXISTING | PROPOSED

- SUBDIVISION BOUNDARY
- LARGE LOT PARCEL BOUNDARY
- LOT LINE
- RIGHT OF WAY
- C/L SAND CREEK
- EASEMENT
- CENTERLINE
- CURB
- MEDIAN

PARCEL SUMMARY

PARCEL	LAND USE	ACREAGE	OWNER
PARCEL BB	PARK	0.59 AC	CITY
PARCEL CC	LINEAR PARK	0.58 AC	CITY
PARCEL DD	LANDSCAPING	0.26 AC	HOA
PARCEL EE	PARK	0.32 AC	CITY
PARCEL FF	LINEAR PARK	0.22 AC	HOA
PARCEL GG	LANDSCAPING	0.05 AC	HOA
PARCEL II	LANDSCAPING	0.71 AC	HOA
PARCEL JJ	LANDSCAPING	0.05 AC	HOA
PARCEL KK	LANDSCAPING	0.71 AC	HOA
PARCEL LL	LANDSCAPING	0.71 AC	HOA
PARCEL MM	LANDSCAPING	0.72 AC	HOA
PARCEL NN	PARK	11.42 AC	CITY
PARCEL OO	OPEN SPACE	4.81 AC	CITY
PARCEL PP	OPEN SPACE	6.70 AC	CITY

PARK AREA SUMMARY

DESIGN GUIDELINES	LOCATION		PROPOSED ACREAGE
NORTH NEIGHBORHOOD PARK	PARCEL EE		0.32 AC
	PARCEL NN		11.42 AC
		SUBTOTAL=	11.74 AC
LANDSCAPE PATHWAY & CENTRAL PARK	PARCEL BB		0.59 AC
	PARCEL CC		0.58 AC
	PARCEL FF		0.22 AC
		SUBTOTAL=	1.39 AC
		TOTAL=	12.95 AC

PER ANTIOCH MUNICIPAL CODE:

1 SINGLE FAMILY DWELLING UNIT : 0.015 ACRES OF PARK

213 UNITS IN PHASE 1 X 0.015 = 3.2 ACRES

SHEET INDEX

VESTING TENTATIVE MAP
TITLE SHEET & OVERALL SITE PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: DECEMBER 30, 2024

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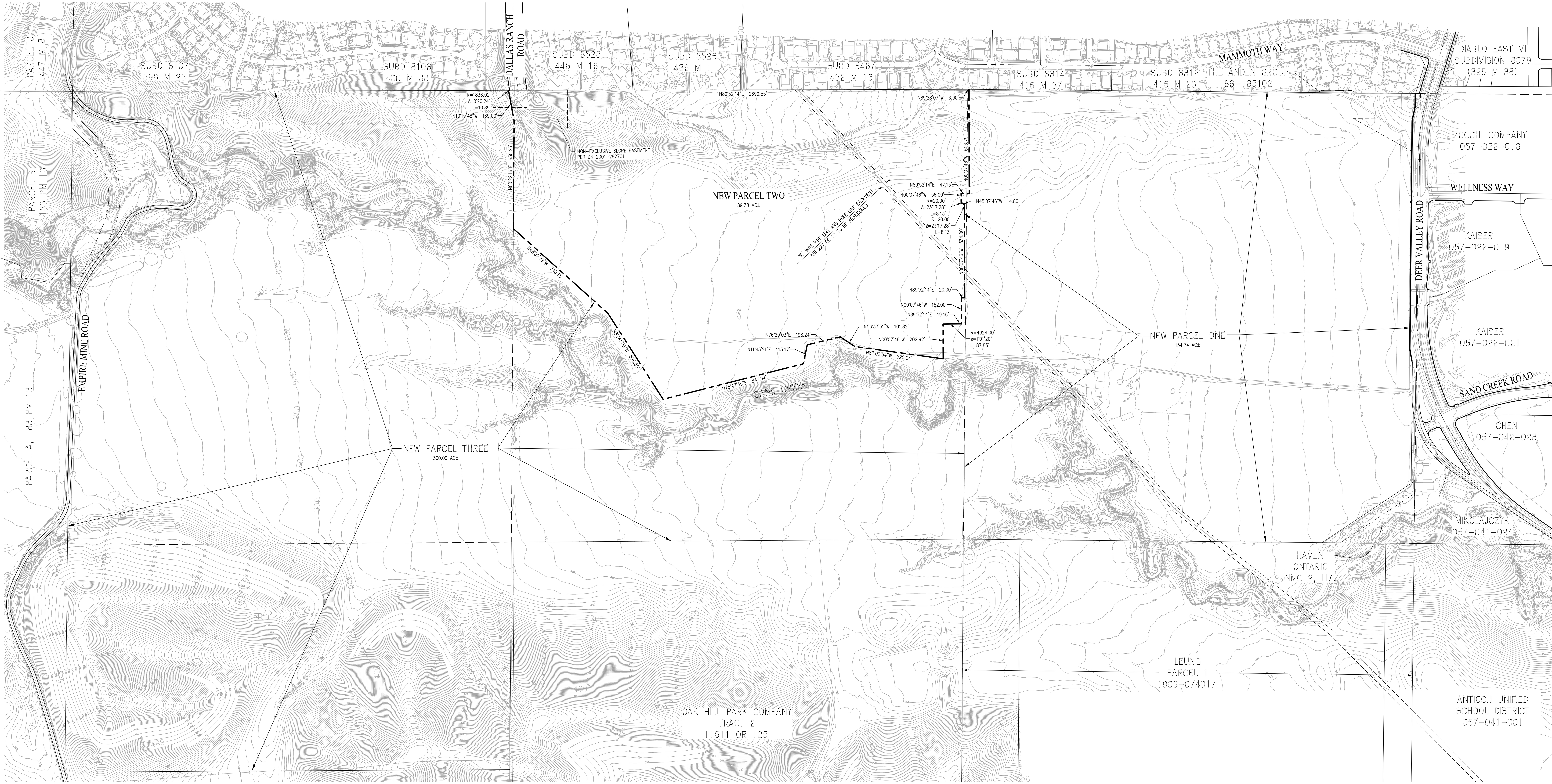
JOB NO.: 1133-021

SHEET NO. 1 OF 8 SHEETS



LEGEND

— — —	SUBDIVISION BOUNDARY
———	PROPOSED PARCEL LINE
———	EXISTING ADJOINER
———	EXISTING RIGHT OF WAY
- - - - -	PROPOSED EASEMENT
- - - - -	EXISTING EASEMENT

VESTING TENTATIVE MAP
EXISTING BOUNDARY & CONDITIONS
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: DECEMBER 30, 2024

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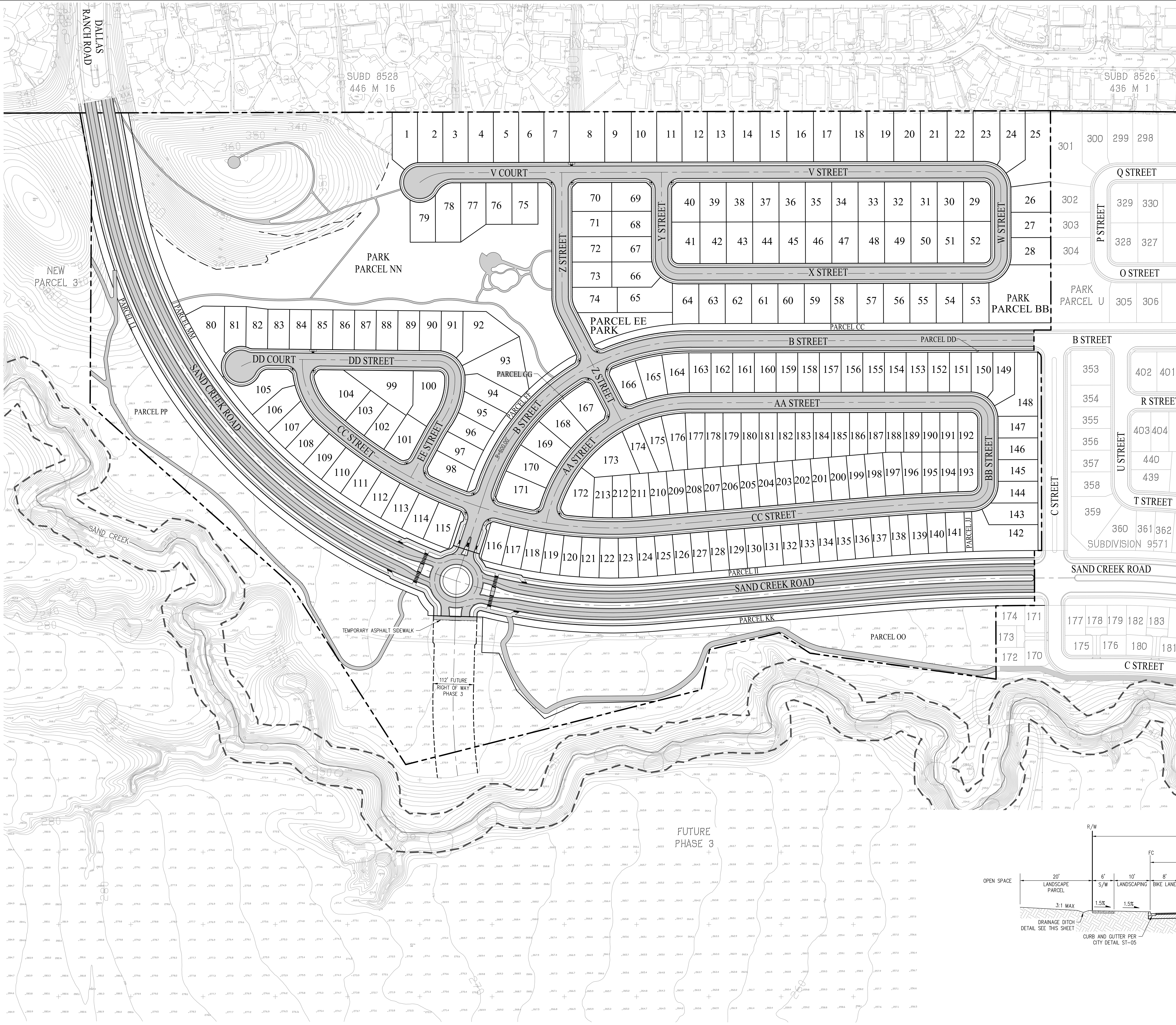
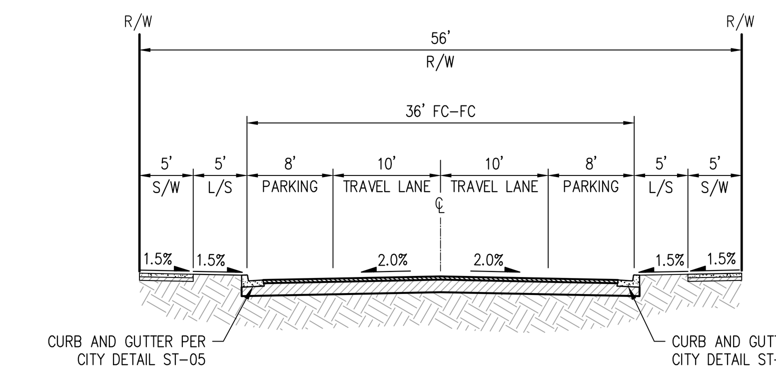
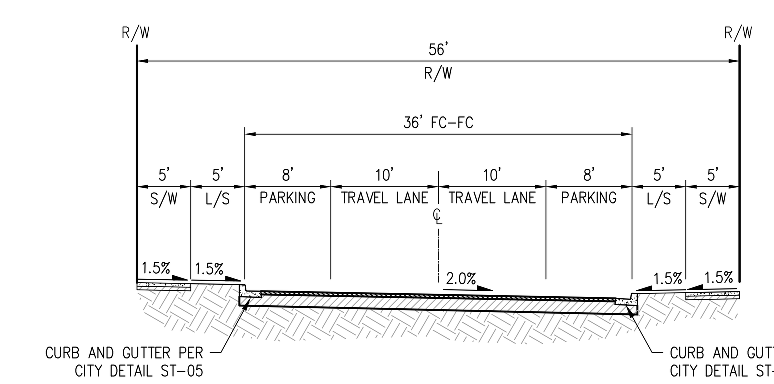




TYPICAL RESIDENTIAL STREET (CROWNED) (56' R/W)

APPLIES TO: B STREET, W STREET, X STREET, Z STREET (SOUTH OF B STREET), AA STREET, BB STREET, CC STREET, DD COURT, DD STREET, & EE STREET

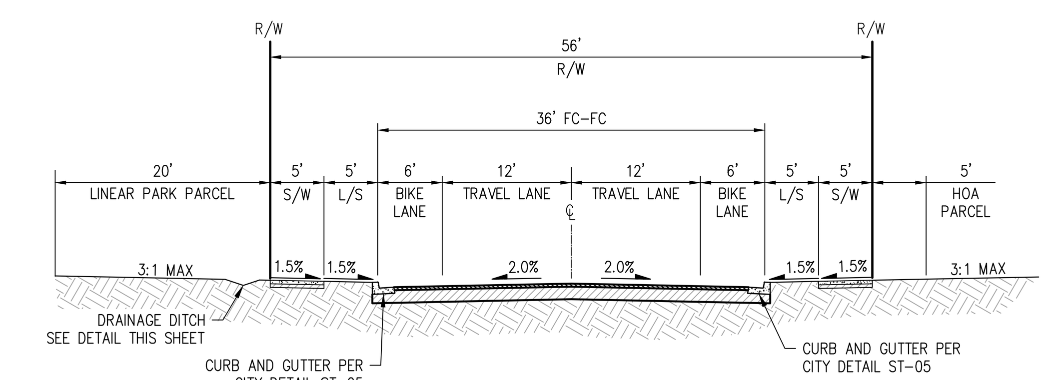
NOT TO SCALE



TYPICAL RESIDENTIAL STREET (CROSS SLOPED) (56' R/W)

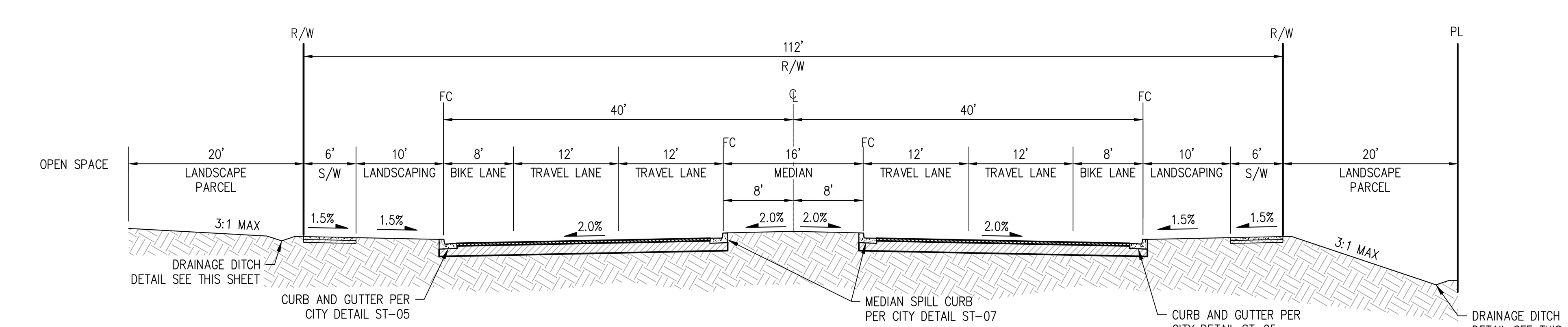
APPLIES TO: V COURT, V STREET, Z STREET (NORTH OF B STREET)

NOT TO SCALE



B STREET (56' R/W)

NOT TO SCALE



SAND CREEK ROAD (112' R/W)

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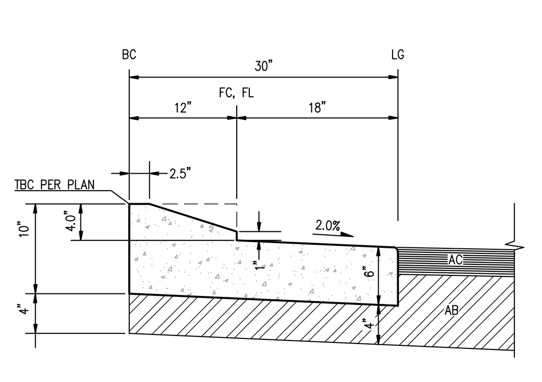
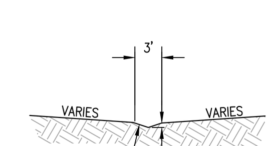


4" BEVELED SPILL CURB & GUTTER

NOT TO SCALE



EARTH DRAINAGE DITCH DETAIL

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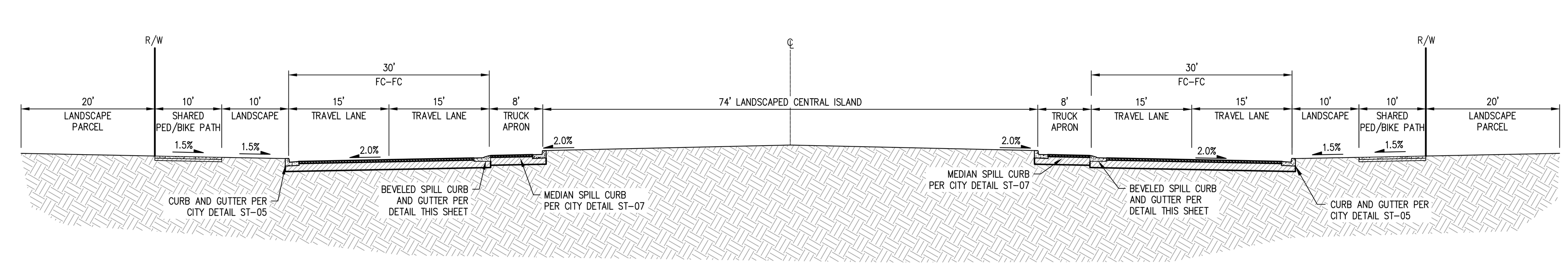

ROUNDABOUT

NOT TO SCALE

LEGEND

	FUTURE	EXISTING	PROPOSED
SUBDIVISION BOUNDARY			
LOT LINE			
RIGHT OF WAY			
EASEMENT			
CENTERLINE			
CURB			
MEDIAN			
TRAIL/PATHWAY			

VESTING TENTATIVE MAP
STREET SECTIONS
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: DECEMBER 30, 2024

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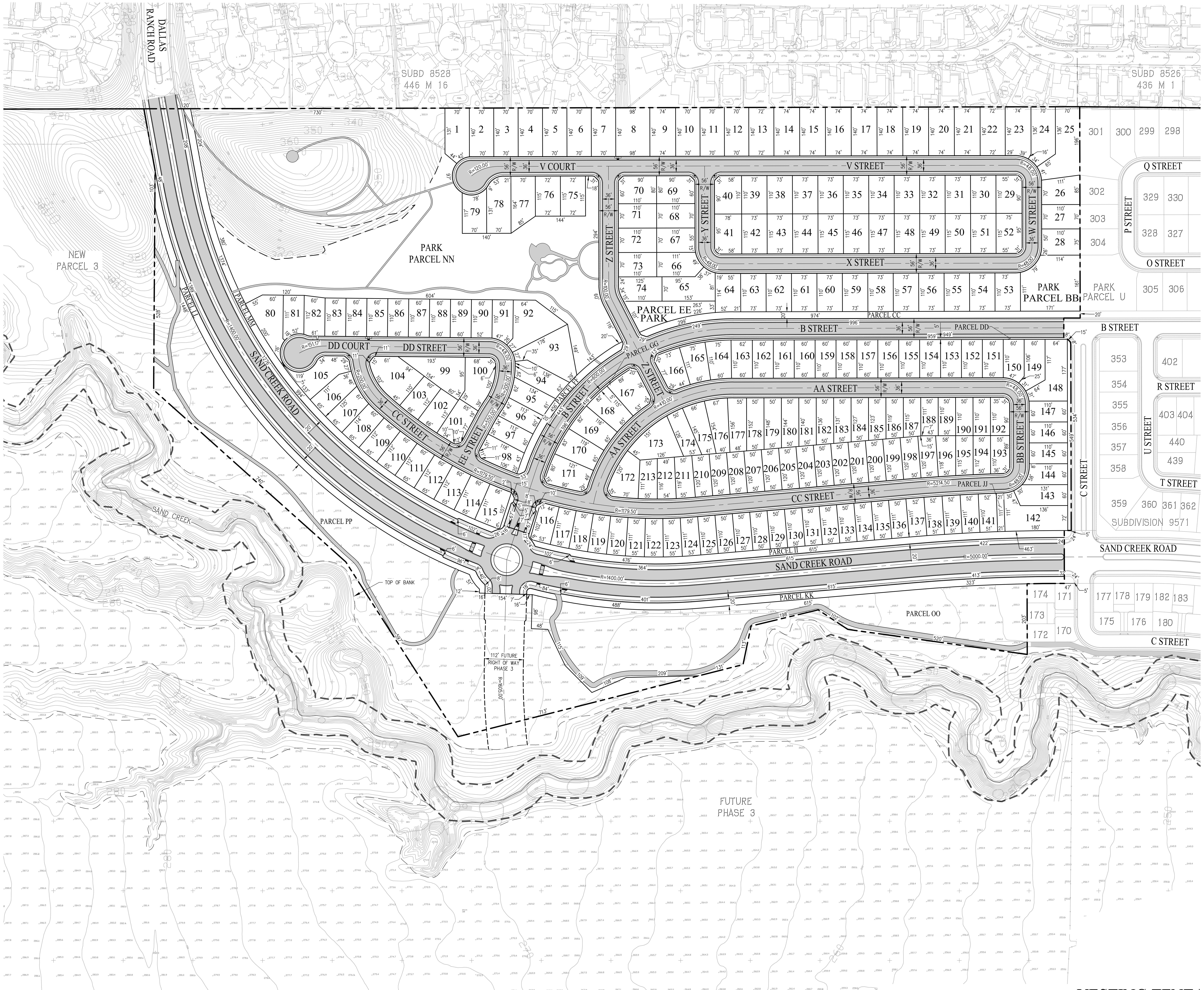


VESTING TENTATIVE MAP
DIMENSION PLAN
THE RANCH
SUBDIVISION 9667

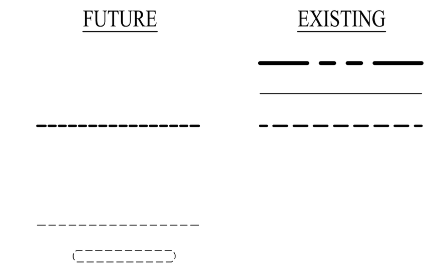
CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

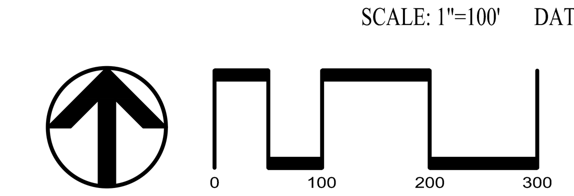
SCALE: 1"=100' DATE: DECEMBER 30, 2024

NOTES

- ALL INNER CURB RETURNS TO BE 30' AND OUTER CURB RETURNS 66'. OTHERWISE TO BE SHOWN ON THE MAP.
- ALL STREET CENTERLINE RETURN RADIUS TO BE 48'. OTHERWISE TO BE SHOWN ON MAP

LEGEND





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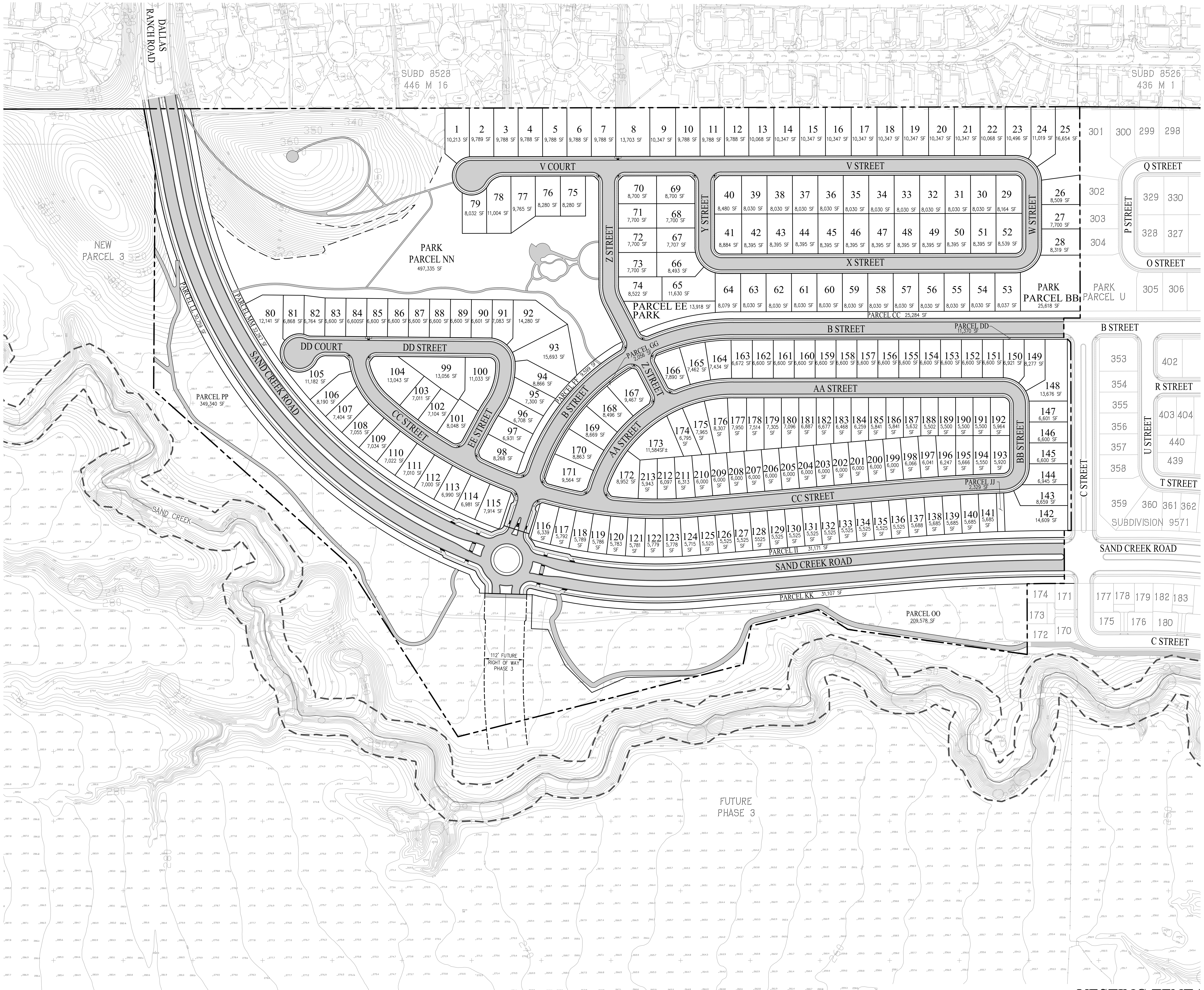

VESTING TENTATIVE MAP
LOT AREA PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: DECEMBER 30, 2024

LOW DENSITY (LD-3)

MINIMUM LOT SIZE:	5,525 SF±
AVERAGE LOT SIZE:	7,784 SF±
MAX LOT SIZE:	16,654 SF±

LEGEND

FUTURE EXISTING PROPOSED

SUBDIVISION BOUNDARY
LOT LINE
RIGHT OF WAY
EASEMENT
CENTERLINE
CURB
MEDIAN

0 100 200 300

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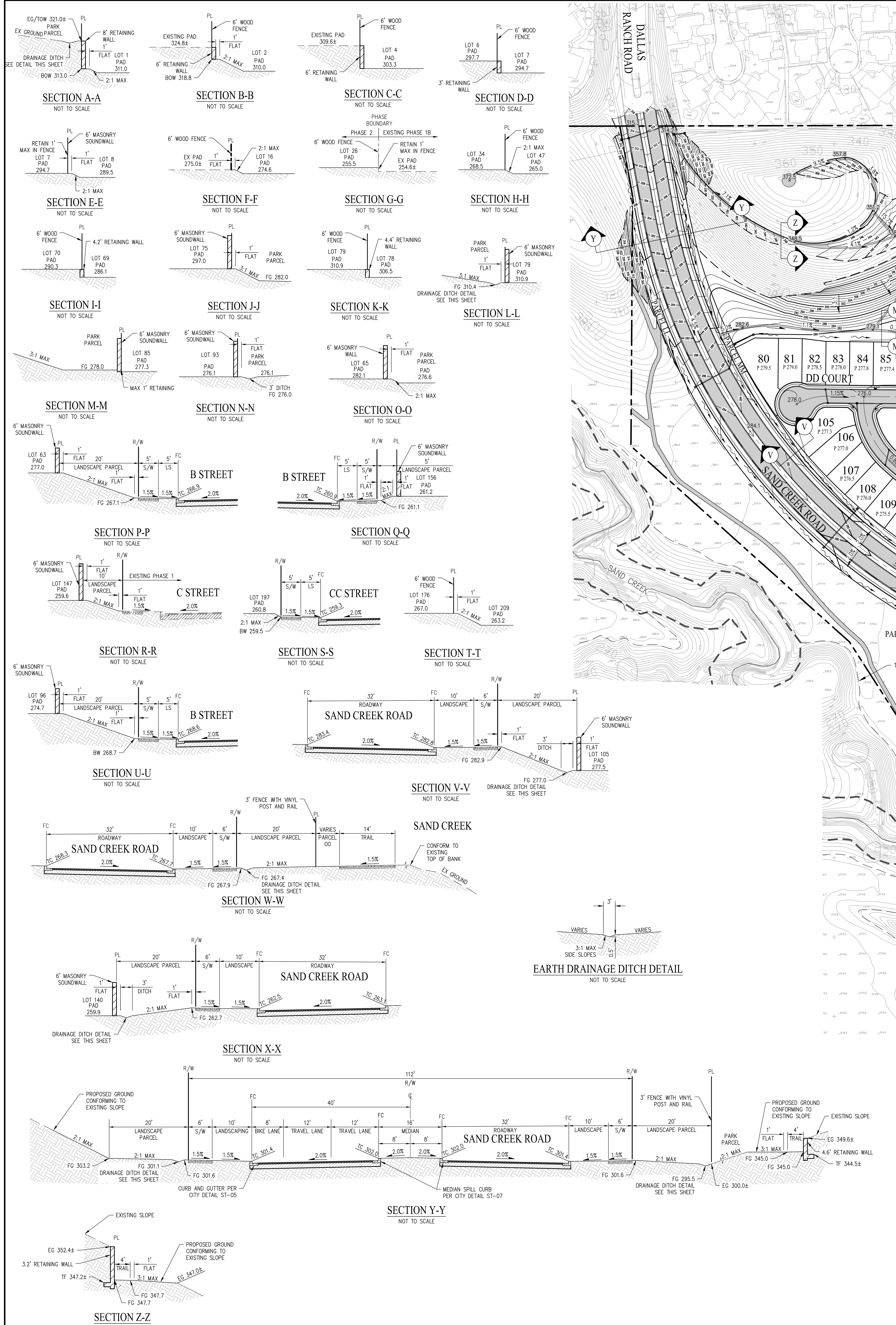

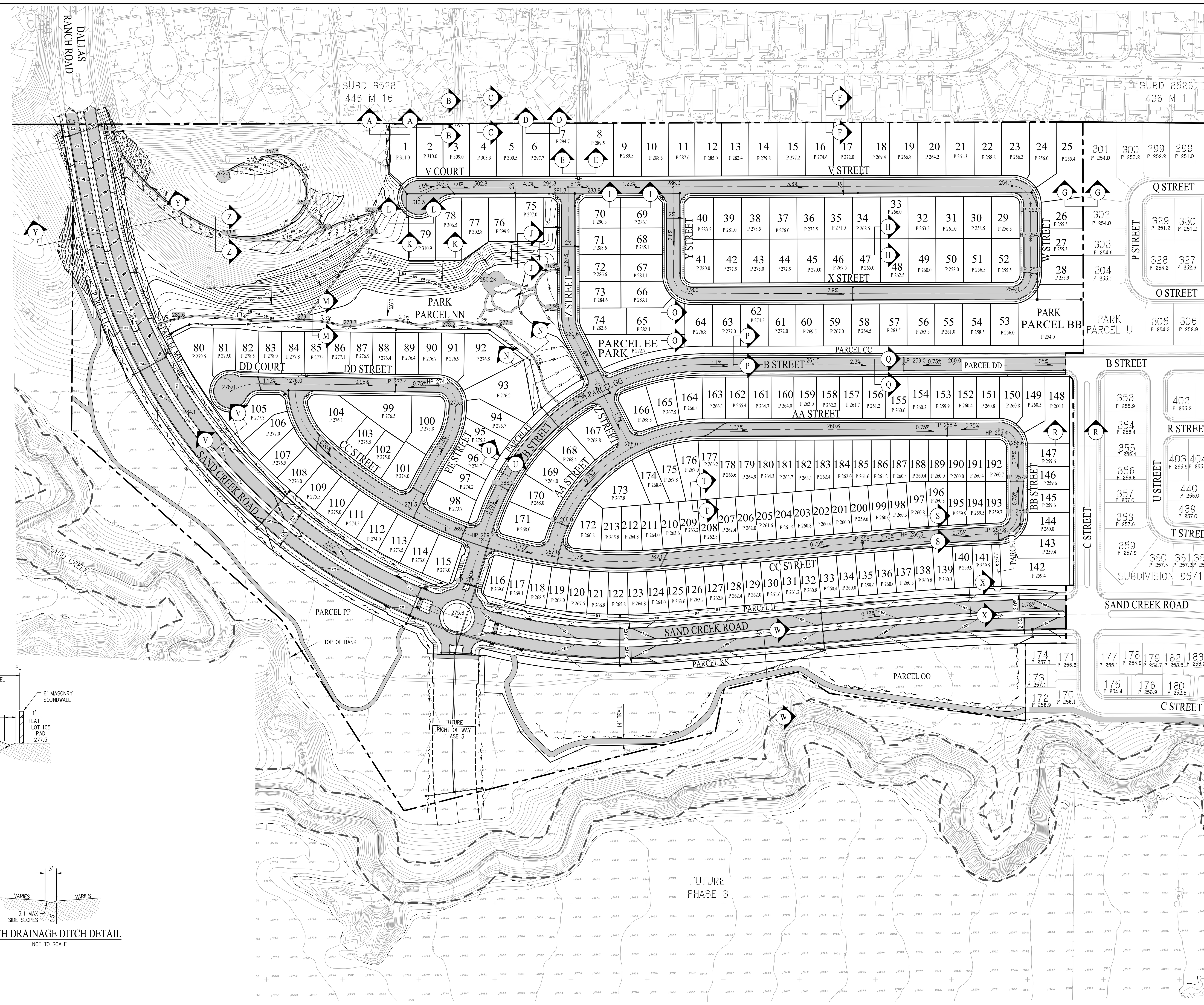

NOTES:

- PADS SET TO NOT BE GREATER THAN MAXIMUM DRIVEWAY SLOPE OF 12%.

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING (ASSUMES NO UNDERCUT)	157,472	200,088
UTILITIES SPOILS	11,125	
HOUSE SPOILS (ASSUMES 25 CY/UNIT)	5,325	
SHRINKAGE OF CUT MATERIALS (10%)	–	17,392
STOCKPILE	43,558	
SUBTOTAL	217,480	217,480
NET	0	

LEGEND

EXISTING — PROPOSED

- SUBIDIVISION BOUNDARY
- RIGHT OF WAY
- LOT LINE
- CENTERLINE
- MEDIAN
- RETAINING WALL
- SLOPE
- 100 — 100 — LOT NUMBER
- P 155.1 — P 155.1 — PAD ELEVATION
- TRAIL/PATHWAY

VESTING TENTATIVE MAP
CONCEPTUAL GRADING PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH   CONTRA COSTA COUNTY   CALIFORNIA

SCALE: 1"=100'   DATE: DECEMBER 30, 2024

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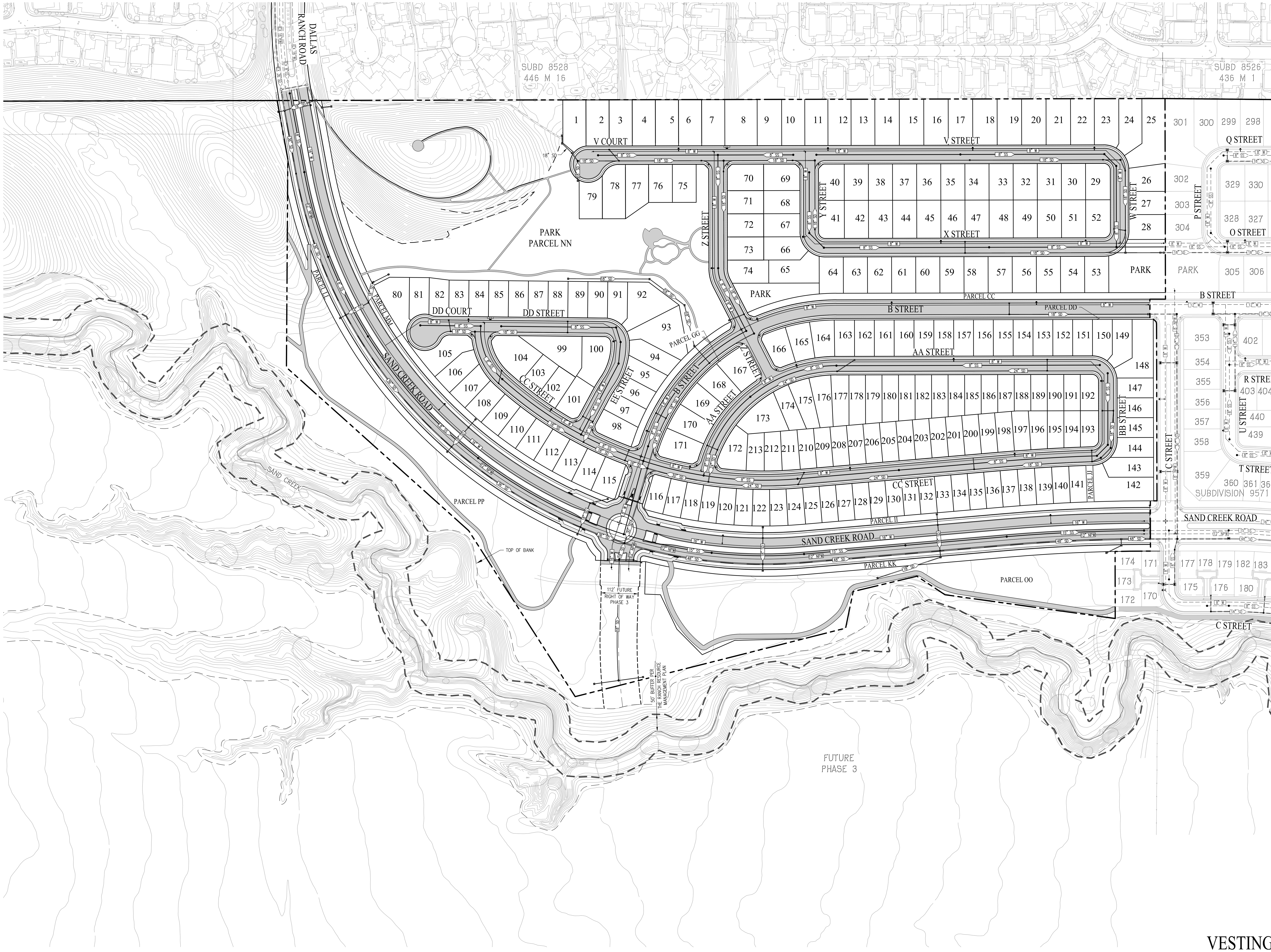

LEGEND

EXISTING	PROPOSED	
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
NPW	NPW	NON-POTABLE WATER LINE
		MANHOLE
		CATCH BASIN
		FIELD INLET
		FIRE HYDRANT
		BLOW OFF VALVE
100	100	LOT NUMBER

VESTING TENTATIVE MAP
CONCEPTUAL UTILITY PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: DECEMBER 30, 2024

0 100 200 300

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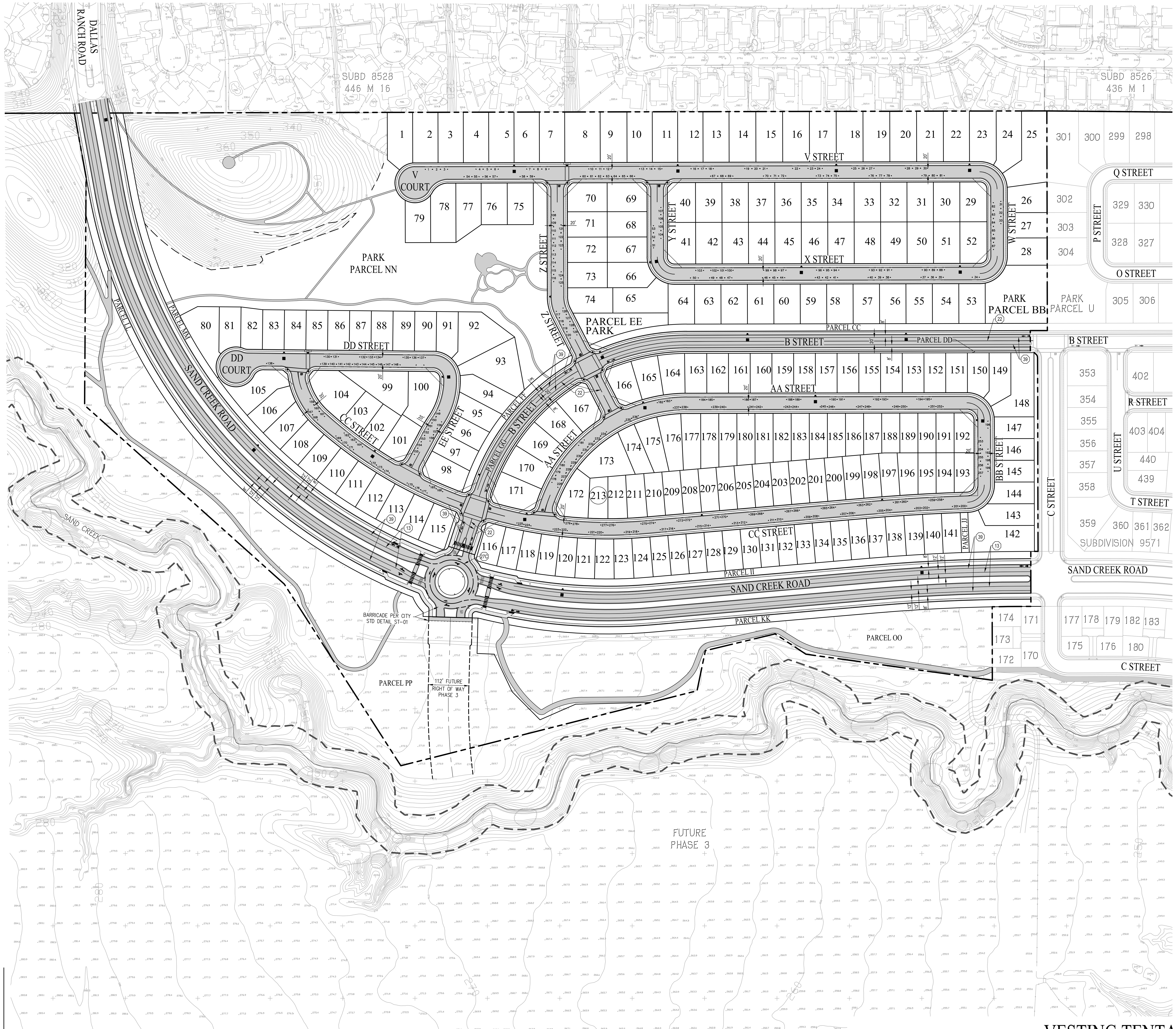
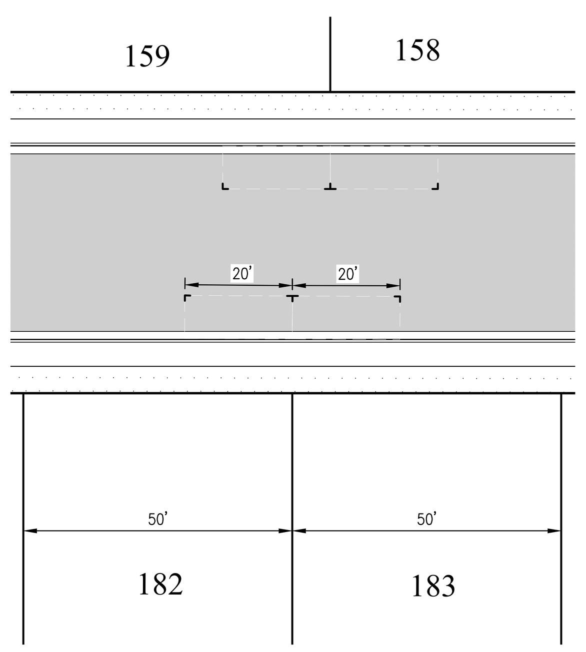
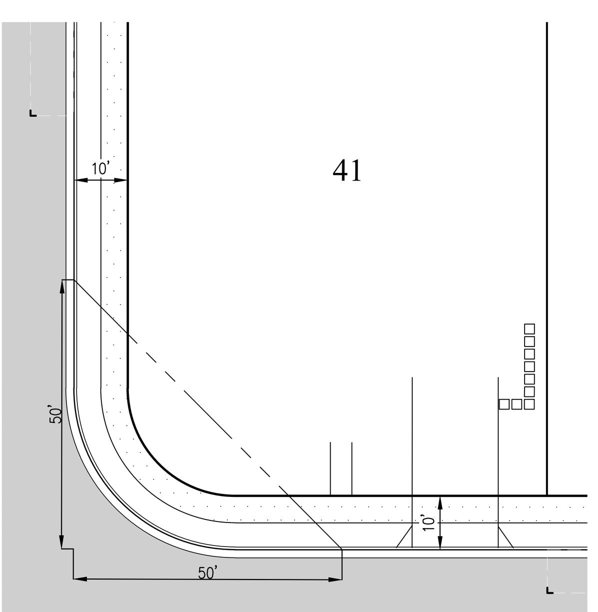
OF 8 SHEETS

JOB NO.: 1133-021



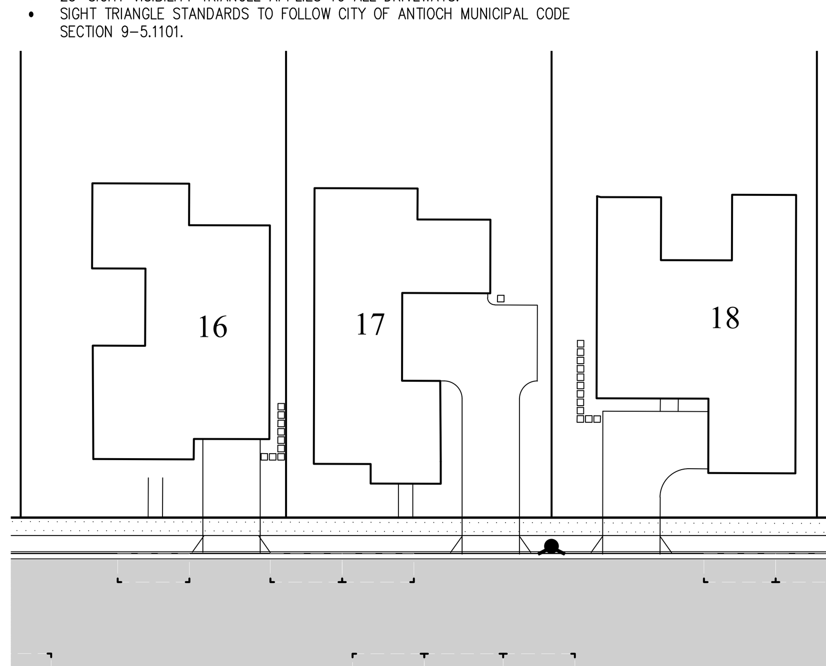


TYPICAL LOW DENSITY PARKING
SCALE 1" = 20'



50' SIGHT TRIANGLE
SCALE 1" = 20'

NOTE:
- 50' SIGHT VISIBILITY TRIANGLE DOES NOT APPLY AT ELBOWS AND KNUCKLES.
- 25' SIGHT VISIBILITY TRIANGLE APPLIES TO ALL DRIVEWAYS.
- SIGHT TRIANGLE STANDARDS TO FOLLOW CITY OF ANTIOCH MUNICIPAL CODE SECTION 9-5.1101.



TYPICAL HOUSE PLAN EXTERIOR & DRIVEWAY
SCALE 1" = 30'

PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	426 SPACES	2 SPACES/DU	426 SPACES
GUEST PARKING (ON-STREET)	1 SPACE/DU	213 SPACES	1 SPACE/DU	213 SPACES
ADDITIONAL ON-STREET PARKING	–	–	–	66 SPACES
TOTAL	–	639 SPACES	–	705 SPACES

GUEST PARKING (PARALLEL SPACES) DIMENSIONS

INTERIOR: 8' X 20'

SIGNING NOTES:

1. ALL SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD) WITH REVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR A MINIMUM OF 48 HOURS TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING.
3. CONTRACTOR SHALL GET CITY ENGINEER APPROVAL FOR SIGN INSTALLATION ON ELECTROLIER

STRIPING NOTES:

1. ALL STRIPING, PAVEMENT MARKING, AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD) WITH REVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER A MINIMUM OF TWO WORKING DAYS PRIOR TO THE DAY OF LAYOUT OF THE PROPOSED SIGNING AND STRIPING.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND CAT TRACKING OF ALL PROPOSED STRIPING AND MARKING. NO PERMANENT STRIPING OR MARKING SHALL BE PLACED UNTIL CAT TRACKING IS APPROVED BY THE CITY TRAFFIC ENGINEER.
4. ALL DETAIL NUMBERS REFER TO THE LATEST EDITION OF THE CA MUTCD STRIPING DETAILS.
5. EXISTING STRIPES TO REMAIN UNLESS NOTED OTHERWISE.

LEGEND

FUTURE | EXISTING | PROPOSED

SUBDIVISION BOUNDARY

LOT LINE

RIGHT OF WAY

CURB

TRAFFIC SIGN ON METAL POST PER CITY DETAIL ST-16 AND ST-17

REFLECTIVE "BLUE DOT" FIRE HYDRANT MARKER INSTALLED ADJACENT TO THE HYDRANT 5-FEET FROM STREET CENTERLINE PER CITY DETAIL W-02

12" WIDE WHITE LINE (MUTCD DETAIL 22)

STOP STOP "STOP" PAVEMENT MARKING – CENTER OF LEGEND 6-FEET OFF OF CENTERLINE OF STREET OR MEDIAN CURB.

CALTRANS BIKE LANE SYMBOL (NOT TO SCALE) (CONSTRUCT PER CALTRANS STANDARD PLAN A24C)

22 PROPOSED CALIFORNIA MUTCD DETAIL #

VESTING TENTATIVE MAP
TRAFFIC SIGNING, STRIPING, & PARKING PLAN
THE RANCH
SUBDIVISION 9667

CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1"=100' DATE: DECEMBER 30, 2024

0 100 200 300

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 788-4456
WWW.CBANDG.COM

SHEET NO. 8 OF 8 SHEETS

JOB NO.: 1133-021

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EXHIBIT B:
DRAFT CONDITIONS OF APPROVAL
THE RANCH TM 9667 PHASE 2

1. **Project Approval**. This Vesting Tentative Map, Use Permit and Design Review approval is for 9667 Deer Valley Road, as substantially shown and described on the project plans, except as required to be modified by conditions herein or in the Development Agreement. Plans dated December 30, 2024, as presented to the City Council on DATE ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicanthas submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required by the conditions herein for approval by the City.

2. **Project Approval Expiration**. This approval expires 10 years with expiration of the date of Development agreement for the entire The Ranch 1,177 residential community development, between the City of Antioch and Richland Planned communities, Inc. DATED" September 10, 2020 (or date on which this approval becomes effective) or an alternate time specified unless a building permit has been issued, and construction diligently pursued. The approval may be reviewed by the Community Development Director for a period up to an additional two (2) years, provided that, at least ten (10)days before expiration of one (1) year from the date when the approval becomes effective, an application for renewal of the approval is filed with the Community Development Department. The Community Development Director may grant a renewal of an approval where there is no change in the original application,or there is no request to change any condition of approval for up to two additional years from the expiration date.

3. **City Fees**. The applicant shall pay all City and other related fees applicable to the property, as may be modified by conditions herein. Fees shall be based on the current fee structure in effect at the time the relevant permits are secured and shall be paid before issuance of said permit or before any City Council final action approval. Notice shall be taken specifically of Plan Check, Engineering, Fire, and Inspection Fees.The project applicant shall also reimburse the City for direct costsof planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.

   - *Discretionary or ministerial permits/approvals will not be considered if the developer is not current on fees, balances, and reimbursement that are outstanding and owed to the City.*

4. **Pass-Through Fees.** The developer shall pay all pass-through fees shown below or show that the fees have been paid with the use of fee credits. Fees include but are not limited to:
   - East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.
   - Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.

- Contra Costa County Map Maintenance Fee in affect at the time of recordation of the final map(s).
- Contra Costa County Flood Control District Drainage Area fee.
- Delta Diablo Sanitation Sewer Fees.
- Aviano Sewer agreement with City of Antioch

5. **Appeals**. Pursuant to Section 9-5.2509 of the Antioch Municipal Code, any decision made by the Planning Commission which would otherwise constitute final approval or denial may be appealed to the City Council. Such appeal shall be in writing and shall be filed with the City Clerk within five (5) working days after the decision. All appeals to the City Council from the Planning Commission shall be accompanied by a filing fee established by a resolution of the City Clerk.

6. **Requirement for Building Permit**. Approval granted by the Planning Commission or City Council does not constitute a building permit or authorization to begin any construction or demolish anexisting structure. An appropriate permit issued by the Community Development Department must be obtained before constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

7. **Modifications to Approved Plans**. The project shall be constructed as approved and with any additional changes required pursuant to the Conditions of Approval. Planning staff may approve minor modifications in the project design, but not the permitted land uses. A change requiring discretionary approval and any other changes deemed appropriate by the Planning staff shall require further approval through the discretionary review process.

8. **Mitigation Monitoring and Reporting Program.** The developer shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program for The Ranch (GP-20-01, MDP-20-01)

9. **Compliance Matrix.** With the submittal of all grading plans, improvement plans, and building permit plans, the applicant shall submit to the Community Development Department a Conditions and Mitigation Measures Compliance Matrix that lists: each Condition of Approval and Mitigation Measure, the City division responsible for review, and show the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.

10. **Hold Harmless Agreement/Indemnification**. The applicant (including any agent thereof) shall defend, indemnify, and hold harmless, the City of Antioch and its agents, officers and employees, from any claim, action, or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul the City's approvalconcerning this application. The city will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.

11. The development shall comply with the City of Antioch Municipal Code, unless a specific exception is granted thereto, or is otherwise modified in these conditions or in the Development Agreement.

12. Permits or approvals, whether discretionary or ministerial, will not be considered if the developer is not current on fees, reimbursement and/or other payments that are due the City.

13. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.

14. Subdivision Map Act Compliance. The Vesting Tentative Map approval is subject to the timelines established in the State of California Subdivision Map Act or as extended by a Development Agreement.

15. Final Master Parcel Map. The Developer may file a Final Master Parcel Map based being in substantial conformance with the phase 2 Vesting Tentative Map of subdivision 9667 prepared by Carlson, Barbee and Gibson, Inc. (CBG) located in San Ramon, CA, on December 30,2024 received by the Community Development Department, and also shall be in compliance to the conditions of approval and mitigations measures of this approved "The Ranch Subdivision 9667" project.

Approval of the Vesting Tentative Map shall not constitute the approval of any improvements on the Vesting Tentative Map until they are fully designed on the required improvement plans, constructed, inspected, and signed off by publics works department. These conditions of approval shall not be construed as a guarantee of future extension or reapprovals of this or similar maps, nor is it an indication of future availability of water or sewer facilities or permission to develop beyond what is approved by this vesting tentative map.

16. On-Street Parking. One (1) on-street parking space per lot shall be located within close proximity to the unit served, as shown on the vesting tentative map prepared by CBG and associates and stamped received by the Planning Division on 12/30/2024, or as otherwise approved by the City Engineer in writing.

17. Master Final Parcel Map. The Developer may file a master final map subdividing the Phase 2 of "The Ranch" new parcel 2 of 89.38 acres into one to three parcels for further subdivision and development as shown on the Tentative Map 9667. Parcel 1, Phase 2A, development may consist of residential lots 1-79 with the listed below streets and improvements for future residential development and improvement. Parcel 2, Phase 2B development may consist of residential lots 80 to 115 with the listed below streets and improvements for future residential development and improvement. Parcel 3, Phase 2C development may consist of residential lots 116 to 213 with the listed below streets and improvements for future residential development and improvement. This means that the developer may create up to three large parcels of each of the above listed residential areas with the first final map of this phase and then file subsequent subdivisions of large parcels 1,2 and 3 into the residential lots shown on the tentative map 9667.

18. **Base Infrastructure for New parcel 2 into Parcels 1,2, and 3.** With the development of new parcel 2, that consists of phase 2 Tentative Map 9667 are the following back bone dedications and improvements as shown in TM 9667. These backbone dedications and improvements are the following:

1. Offer of dedication and begin construction on Sand Creek Road (112'R/W) from the westerly line of Lot 1, phase 1 at the end of Sand Creek Road that connects to existing dead end of Dallas Ranch Road at the north property line of new parcel 2, with 2 - 32'wide paved streets (f/c to f/c), and a 16' wide landscaped median, 6' wide sidewalks and 10'wide parkway landscaping from curb and gutter and sidewalks on both sides of the paved roadways. Roadway completion timing is based on Exhibit B in the project development agreement with the city.
2. Offer of dedication and begin construction on street B (56'R/W) (f/c to f/c), with a 20' wide landscape parkway adjacent on one side of the roadway, and 5'wide PUE and landscaped parkway between street curb and gutter to and residential properties lines of the street as shown on said tentative map at 1st building permit issuance within TM 9667.
3. Offer of dedication and begin construction on future Sand Creek Road (112' R/W) roadway access from Sand creek Road of phase 1 to the northernly property line of phase 2 to the connection of Dalla Ranch Road, and from the second most western intersection of street B (112'R/W) and Sand Creek Road extend the future roadway south shown as right of way for future access roadway for phase 3 development as shown on said tentative Map. Constructed with this future road extension is various storm drain improvements to drain the open space area so not to cause any further soil erosion to the banks of Sand creek. Roadway completion timing is based on Exhibit B in the project development agreement with the city.
4. Offer of dedication and begin construction on all proposed utility improvements in Sand Creek Road (from Sand Creek Road to west phase 1 terminus at the lot 1 property line to Dallas Ranch Road) A as shown on the tentative map 9667 shall consist of the following: (Roadway completion timing is based on Exhibit B in the project Development Agreement with the City).
   a. 16" Water Main line in Sand Creek Road
   b. 12" Non-Potable Water Main Line in Sand Creek Road
   c. 8"-15" Sanitary sewer line in Sand Creek Road
   d. 36"-48" Storm Drain line in Sand Creek Road
   e. 8" Water Main in Street B
   f. 18" Storm drains line in Street B
   g. 8" Sanitary Sewer Line north in Street B
   h. All Electrical Lines, switches and transformers, meters, etc. for adequate electrical services to future residential units in Lots 1, 2 and 3.
   i. Internet/ Cable TV lines, switches, transformers, meters, etc. to provide adequate internet service to future surrounding residential lots.

j. Along Sand Creek Road, dedication of landscape parcels II, KK, MM, LL (from the west New Parcel 1 property line to north and northeast property line of phase 2 Tentative Map). Retaining walls, fences and landscape improvements will occur when the adjacent residential lots develop.
k. Along with the dedication and improvement of Sand Creek Road, dedicate open space of parcels OO, PP, and construct 8 feet wide and 14' wide trail along the edge of the phase 2 property line and the Sand Creek. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet structures, drainage treatment, pathways, maintenance access roads, fencing, gates, and any other needed improvements for the parcel area to function as open space and future extension of utilities and right of way for phase 3. Improvements to be completed at noted building permit issuance timing listed in COA 129.

19. Improvements to Residential Lots 1-79 in phase 2A. With the creation of residential Lots 1-79, the developer may file a subsequent final map of the following dedications and improvements in the layout shown with TM 9667**:**

a. The creation of residential Lots 1-79 according to the layout shown on Tentative Map 9667.
b. Dedication and improvement of Streets V, X, Y, Z and Court V (56' R/W), street pavement 36' (F/C to F/C) with two 5' sidewalks on each side of the paved roadway.
c. Along Street B, shall dedicate parkway landscape parcels CC from street C to Sand Creek Rd. and install masonry fences and landscape improvements will occur when the adjacent residential lots develop to each park parcel.
d. Dedicate Park parcel BB and Park Parcel EE to the City. The installation of all park landscaping, irrigation, and park amenities for subdivision will occur when with the construction of the first residential lot adjacent to the park parcel.
e. Installation of all lot wood fencing and retaining walls to each of residential lots of these subdivisions will occur with final construction of adjacent residential houses, unless approved before by the City Engineer or Director and Community Development.
f. Construction of the 4' wide natural trail/path improvements located within Park parcel NN from V court to top of the hill lookout to Sand Creek Road shall be installed with the construction of adjacent residential lots to the park parcels unless waved and approved to be constructed in a later phase by the City Engineer and Director of Community Development.

20. Improvements for residential Lots 80-115, in parcel 1, phase 2B

a. The creation of residential lots 80-115 according to the layout as shown on tentative map 9667.
b. Street CC (56'R/W), 36'wide pavement (F/C to F/C), 2 -5' wide sidewalks on both sides of the pavement.
c. Street DD and DD Court: (56'R/W) 36'wide pavement (F/C to F/C), 2- 5' wide sidewalks on both sides of the pavement
d. Street EE (56'R/W) 36'wide pavement (F/C to F/C), 2 -5' wide sidewalks on both sides of the pavement:

e. Parcel FF, Parkway Landscape improvements to street B.
f. Parcel MM: Parkway Landscape improvements to Sand Creek Road
g. Park Parcel NN: Parkway Landscape improvements
h. Park Parcel NND: Park improvements
i. Park parcel NN: Park improvements, Park amenities, landscaping, irrigation, sidewalks, play equipment, park signage.
g. Install a 5’ wide paved sidewalk/Trail path from Sand Creek Road to Street B and Street Z unless waved and approved to be constructed in a later phase by the City Engineer and Director of Community Development.

21. **Trails:** With the development of residential lots 116 to 213, a 14’ wide trail with to match the project Design Guidelines shall be constructed from the intersection of ‘Street B and Sand Creek Road to westerly property line of Lot 1. The trail section shall be 4” concrete over 6” of Class 2 AB.

22. **Masonry Sound wall fencing.** With the construction of residential lots in Phase 2A, The Developer shall construct a masonry sound wall fencing along streets B, from Street C and Sand Creek Road, along the parkway parcels, adjacent to residential lots. The developer shall construct 6’ high decorative masonry or concrete CMU sound walls in the parkway parcels. The locations of the Wall start and end locations, colors samples and decorative layout of the walls shall be detailed on the improvement plans that will be reviewed and preapproved by the planning and building department prior to construction.

23. With the creation of the first final map from Tentative Map 9667 of phase 2, the developer shall obtain the abandonment of existing 30’ wide pipeline and existing pole line easements as shown on the tentative map.

24. **Improvements to Residential Lots 116 to 213, in phase 2C.** With the creation of residential Lots 116-213, the developer will file a subsequent final map of the following dedications and improvements in the layout shown with TM 9667:

a. Street AA (56’R/W) with 36’wide pavement (F/C to F/C), 2- 5’ wide sidewalks on both sides of the pavement:
b. Street BB (56’R/W) with 36’wide pavement (F/C to F/C), 2 -5’ wide sidewalks on both sides of the pavement:
c. Street CC (56’R/W) with 36’wide pavement (F/C to F/C), 2- 5’ wide sidewalks on both sides of the pavement:
d. Street Z(56’R/W) with 36’wide pavement (F/C to F/C), 2- 5’ wide sidewalks on both sides of the pavement:
e. Parcel DD: Parkway landscape improvements along street B
f. Parcel GG: Parkway landscape improvements along Street B
g. Parcels JJ: Parkway Landscape improvements along C street (not labeled on map)
h. Parcels II: Parkway Landscape improvements along Sand Creek Road

i. Parcel KK: Parkway Landscape improvements along Sand Creek
j. Delete
k. Along Sand Creek Road, developer shall dedicate landscape parcels II, KK, MM, LL (from the west New Parcel 1 property line to north and northeast property line of phase 2 Tentative Map). Retaining walls, fences and landscape improvements will occur when the adjacent residential lots develop.
l. Along Street C, dedicate a 5’ wide landscape parkway parcel QQ as shown on the said tentative map (needs to be labeled). Retaining walls, fences and landscape improvements will occur when the adjacent residential lots develop.
m. Parcel KK: Landscape parkway improvements along Sand Creek Road
n. Parcel OO: Landscape, trail, sidewalk, and park improvements to the open space area.

Public Works Standard Conditions

25. **City Standards**. All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.

26. **Utility Construction.** Public utilities shall be constructed to their ultimate size, location, and configuration with the road construction in which they are shown on the tentative parcel map TM 9667.

27. **Utility Undergrounding.** All existing and proposed utilities shall be undergrounded (including transformers and PMH boxes) and be subsurface pursuant to Section 7-3 “Underground Utility Districts” of the Antioch Municipal Code.

28. **Utility Mapping.** Prior to acceptance of public utilities, the Developer shall provide GPS coordinates of all existing and proposed utilities. This includes all Water Distribution Utility features, Sewer Collection Utility features, Storm Water Utility features, and all inverts associated with these features. Developer shall also include GPS coordinates of subdivision entry signs, street signs, light poles, water meter and irrigation controllers. These GPS coordinates must be taken on a survey-grade sub-meter GPS data receiver/collector and provided in GIS shapefile format using the NAVD 88 (with conversion information).

29. **Sewer**. The Developer shall install all sewage laterals from residential lots to houses and the line shall flow by gravity to the intersecting public street sewer main which will drain by gravity to existing City sewer trunk mains located east of the project per City standards as specified in project sewer master plan study of phase 1 and 2 of the Ranch development.

30. **Storm Drain Design/Construction**. The Developer shall design, and construct storm drain facilities to adequately collect and convey stormwater entering or originating within each development area to the nearest adequate man-made

drainage facility east of the project in phase 1 or natural watercourse, without diversion of the watershed.

a. All public utilities, including storm drainpipes and ditches, shall be installed in public streets avoiding any private connections between lot locations. All proposed drainage facilities, including open ditches, shall be constructed of Portland Concrete Cement, or as approved by the City Engineer.

b. Storm drains system shall flow to the water treatment and detention Basins located within parcel C the phase 1 tentative map with no diversion out of existing watershed(s).

c. The detention basin and associated improvements shall be constructed and operational prior to issuance of first residential building permit.

d. All Water quality and detention basins are located in parcel C of phase 1 shall be designed to the satisfaction of the City Engineer with an emergency spillway to provide controlled overflow relief for large storm events. An Operations and Maintenance Manual (for each basin) shall be submitted to the City for basins prior to the issuance of the first building permit of this phase 2.

31. **Water Pressure**. The Developer shall provide adequate water pressure and volume to serve individual housing units within this development in accordance with city standards. This will include a minimum flow of 50 gpm at 20 psi residual pressure at each residential house water service as approved by the City Engineer. See Fire Requirements for additional water flow conditions.

32. **Requirement for Looped System.** The public water main shall be designed as a looped distribution system in all phases of construction. If not already connected as a looped water system, developer shall be responsible for installing any additional water mains outside the project as a looped system at no cost to the City.

33. **Hydrology Analysis**. The developer shall submit a 10 year and 100-year (24-hour rain event) hydrology and hydraulic analyses/ report as part of the storm water control plan. The analysis/ report shall demonstrate adequacy of the in-tract drainage system to the downstream drainage system. The analysis shall also be reviewed and approved by the city and Contra Costa County Flood Control.

34. **Retaining Walls.** The developer shall construct retaining walls where a grade transition reaches more than 2:1 slope and soil is not retained by a retaining wall. The following shall apply:
    a. Public Right of Way. Retaining walls shall not be constructed in City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer.
    b. Materials. All retaining walls shall be of concrete masonry unit construction.

c. Height. All retaining walls shall be reduced in height to the maximum extent practicable and the walls shall meet the height requirements in the front yard setback and sight distance triangles as required by the City Engineer.

35. **Fences.** The developer shall construct rear and side yard fencing for all units in each phase of construction. All interior residential fences shall be made of wood or other suitable durable material and located at the top of slope or as approved by the City Engineer.

    a. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3') behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing.

    b. All fencing adjacent to open space (trails and basins) shall be wrought iron, tubular steel, or as otherwise approved by the City Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.

36. **All residential houses shall have rain gutters and downspouts** installed that will direct water away from the building foundation unless approved by the City Engineer

<u>Conservation/NPDES</u>

37. **C.3 Compliance**. Per State Regulations, all impervious surfaces including off-site roadways to be constructed as part of the project are subject to C.3, County and State requirements.

38. **NPDES.** The project shall comply with all Federal, State, and City regulations for the National Pollution Discharge Elimination System (NPDES) (AMC§6-9). (Note: Per State Regulations, NPDES Requirements are those in affect at the time of the Final Discretional Approval.)

    a. Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."
    b. Requirements. Provision C.3 requires that the project include storm water treatment and source control measures, as well as run-off flow controls so that post-project runoff does not exceed estimated pre-project runoff.
    c. Storm Water Control Plan. C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrate plan compliance. The SWCP shall be submitted concurrently with site improvement plans.
    d. Operation and Maintenance Plan. For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&M) shall be submitted to the Building Department at the time of permit submittal.
    e. CCRs. Both the approved SWCP and O&M plans shall be included in the project CC&Rs. Prior to building permit final and issuance of a Certificate of Occupancy,

the developer shall execute any agreements identified in the Storm Water Control Plan that pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs. Already stated in COAs below, 5.c and 5.h.w.

39. **NPDES Plan Submittal Requirements.** The following requirements of the federally mandated NPDES program (National Pollutant Discharge Elimination System) shall be complied with as appropriate, or as required by the City Engineer:

a) **Application**. Prior to issuance of permits for building, site improvements, or landscaping, the developer shall submit a permit application consistent with the developer's approved Storm Water Control Plan, and include drawings and specifications necessary for construction of site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent source control BMPs, and other features that control storm water flow and potential storm water pollutants.

b) **Certified Professional.** The Storm Water Control Plan shall be prepared by a certified by a registered civil engineer, and by a registered architect or landscape architect as applicable. Professionals certifying the Storm Water Control Plan shall be registered in the State of California and submit verification of training, on design of treatment measures for water quality, not more than three years prior to the signature date by an organization with storm water treatment measure design expertise (e.g., a university, American Society of Civil Engineers, American Society of Landscape Architects, American Public Works Association, or the California Water Environment Association), and verify understanding of groundwater protection principles applicable to the project site (see Provision C.3.i of Regional Water Quality Control Board Order R2 2003 0022).

c) **Final Operation & Maintenance Plan**. Prior to building permit final and issuance of a Certificate of Occupancy of last unit of every phase of development, the developer shall submit, for review and approval by the City, a final Storm Water BMP Operation and Maintenance Plan in accordance with City of Antioch guidelines. This O&M plan shall incorporate City comments on the draft O&M plan and any revisions resulting from changes made during construction. The O&M plan shall be incorporated into the CC&Rs for the Project.

d) **Long Term Management**. Prior to building permit final and issuance of a Certificate of Occupancy, the developer shall execute and record any agreements identified in the Storm Water Control Plan which pertain to the transfer of ownership and/or long-term maintenance of storm water treatment or hydrograph modification BMPs.

e) Design Details.

i. The Developer shall prevent any residential lot drainage from draining across another residential lots, private sidewalks, and driveways in a concentrated manner.

ii. The developer shall install on all catch basins "No Dumping, Drains to River" decal buttons on all curb openings of the drainage inlets.

f) Hydrology Calculations. The developer shall collect and convey all storm water entering, and/or originating from the developed site to an adequate downstream drainage facility without diversion of the watershed. Submit hydrologic and hydraulic calculations with the Improvement Plans to Engineer Department for review and approval prior to grading permit.

g) Regional Water Quality Control. Prior to issuance of the grading permit, the developer shall submit proof of filing of a Notice of Intent (NOI) by providing the unique Waste Discharge Identification Number (WDID#) issued from the Regional Water Quality Control Board.

h) SWPP. The developer shall submit a copy of the Storm Water Pollution Prevention Plan (SWPPP) for review to the Engineering Department prior to issuance of a building and/or grading permit. The general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMP's. Construction site cleanup and control of construction debris shall also be addressed in this program. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations, or a project stop work order.

i) BMP. The developer shall Install appropriate clean water devices at all private storms drain locations immediately prior to entering the public storm drain system. The developer shall Implement Best Management Practices (BMP's) at all times during construction.

j) Erosion Control. The developer shall Include erosion control/storm water quality measures in the final grading plan that specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydro seeding, gravel bags and siltation fences and are subject to review and approval of the City Engineer. If no grading plan is required, necessary erosion control/storm water quality measures shall be shown on the site plan submitted for an on-site permit, subject to review and approval of the City Engineer. The developer shall be responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.

k) On-Going Maintenance.

i) The developer shall sweep or vacuum the roadway pavements a minimum of once a month and prevent the accumulation of litter and debris on the site. Corners and hard to reach areas shall be swept manually.

ii. If sidewalks are pressure washed, debris shall be trapped and collected to prevent entry into the storm drain system. No cleaning agent may be discharged into the storm drain. If any cleaning agent or degreaser is used, wash water shall be collected and discharged to the sanitary sewer, subject to the approval of the sanitary sewer District.

iii. The developer shall ensure that the area surrounding the project such as the streets stay free and clear of construction debris such as silt, dirt, dust, and tracked mud coming in from or in any way related to project construction. Areas that are exposed for extended periods shall be watered regularly to reduce wind erosion. Paved areas and access roads shall be swept on a regular basis. All trucks shall be covered.

iv. **The developer shall clean all on-site storm drain facilities** a minimum of twice a year, once immediately prior to October 15 and once in January. Additional cleaning may be required if found necessary by City Inspectors and/or City Engineer.

Additional information regarding the project SWCP is necessary and modifications to the SWCP shown on the proposed Vesting Tentative Map may be required in order to comply with C.3 regulations.

Fire Standards

40. The Developer/ applicant shall comply with the following conditions provided by the Contra Costa County Fire Protection District in the letter dated August 25, 2020:

a. **CFD.** The applicant shall annex into the Contra Costa County Fire Protection District (CFD) to fund the incremental cost of fire protection and ambulance service delivery. The developer shall contact the Office of the Fire Chief for specific details on the annexation into the fire CFD.

b. **Site Access**. Access shall comply with Fire District requirements.

   i. Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

c. **No-Parking-Fire Lane**. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC
   i. Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING – FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

d. **Turnarounds.** Turnarounds shall comply with Fire District Requirements.

e. **Water Supply.** The developer shall provide adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM per fire hydrant. Required flow must be delivered from not more than 2 hydrants flowing full for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (8105) CFC

f. **Hydrants.** The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix D of the California Fire Code. (C103.1) CFC

g. **Improvement Plans.** The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:
   i. All existing or proposed hydrant locations
   ii. Fire apparatus access.
   iii. Size of building and type of construction
   iv. Striping and signage plan

   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

h. **Emergency Apparatus**. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC
   Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

i. **Automatic Fire Sprinkler Systems.** The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2019 edition of NFPA 13D or Section R313.3 of the 2019 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County Ordinance 2019-37.

j. **Traffic Signal.** The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

k. **Combustible Storage.** Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

l. **Vegetation Management.** The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

m. **Subdivision Review.** Development on any parcel in this subdivision shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety. Submit three (3) sets of plans to the Fire District prior to obtaining a building permit. (501.3) CFC

n. **Fire Prevention Program**. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

o. **Pre fire Plan**. The fire prevention program superintendent shall develop and maintain an approved pre-fire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such pre-fire plans. (Ch.33) CFC

41. **Requirement for Master map Phasing Plan.** Unless others specified in these conditions, all master map improvements shall be built continuously in one phase. If the Developer decides to phase project, then the developer shall provide a phasing plan to the Community Development and Engineering Departments for review and approval.

42. **Final Landscape Plans**. The Developer/applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes, and quantities at the time of building permit submittal. The project shall emphasize local and native species of plants in the final landscape plans.

43. **Water Efficient Landscape Ordinance**. Landscaping for the project shall be designed to comply with the applicable requirements of City of Antioch Ordinance No. 2162-C-S The State Model Water Efficient Landscape Ordinance (MWELO). The applicant shall demonstrate compliance with the applicable requirements of the MWELO in the landscape and irrigation plans submitted to the City.

44. **Common Area Landscaping.** Landscaping shall be provided on all slopes, medians, C.3 basins and open space areas shall be approved by the City Engineer and installed at the applicant's expense prior to building permit and occupancy.

45. **Rain Gutters and lot Drainage.** All residential houses shall contain rain gutters and downspouts to direct water away from the concrete foundation as approved by the City Engineer.

46. **Utility Location on Private Property**. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines or as approved by the City Engineer.

47. **Trees.** One (1) fifteen-gallon tree shall be located within the front yard of each residential lot prior to the issuance of the certificate of occupancy for each lot. The type and location of the tree shall be in substantial conformance with the preliminary landscape plan submitted to the City on and dated received by Community Development.

48. Based on any active drought conditions, the City Engineer has the authority to delay some or all of the landscape Conditions of Approval until a later approval by the City Engineer but prior to occupancy approval of the last residential unit in each subdivision.

49. Project shall emphasize local and native species of plants in the final landscape plans.

50. **Water conservation measures**, including low volume toilets, flow restrictors in showers and the use of drought tolerant landscaping, shall be used in each residential house.

51. The Project shall meet or exceed Tier 1 of the CAL Green Building Code

<u>Grading Improvements</u>

52. **Requirement for Grading Permit.** A grading permit is required prior to commencement of any grading operations. The permit shall be obtained through the City's Building Department subject to review and approval by the City Engineer. The submitted plans shall incorporate any modifications required by the Conditions of Approval, geotechnical studies, NPDES and SWIP requirements.

53. **Soils.** Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer, is required to review the building permit plan set submitted for this project. If deemed necessary by the City Engineer, field inspections by such professionals will be required to verify compliance with the approved plans. The developer shall pay all costs for these consulting services.

54. **Off-Site Grading.** All off-site grading is subject to the coordination and approval of the affected property owners and the City Engineer. The developer shall submit

written authorization to “access, enter, and/or grade” adjacent properties prior to issuance of permit and performing any work outside the development project property shown on the TM 9571.

55. Grading Easements. Any sale of a portion (or portions) of this project to multiple developers shall include the necessary back bone improvements, development agreement and/or grading easements to assure that project-wide grading conforms to the approved tentative map and conditions of each phase of the project.

56. Grading Operation. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation to occur into the public storm drain system. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases and rain events. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan and implementing proper erosion control detail techniques.

57. All residential lots and public parcels shall drain to closest public street, public storm drain, or approved drainage facilities as approved by the City Engineer.

58. All grading shall be accomplished in a manner that precludes surface water draining across any residential property lines. All residential lots shall independently drain to the public street.

59. All lots shall be graded to drain positively from the rear back yard by swale or underground system to the front yard by swales or pipes located on one or both sides of the lot to the front yard, that positivity slopes to public street. Each lot or parcel drainage shall be shown on grading and/or plot plans that have engineered by professional civil engineer and reviewed and approved by the City Engineer.

60. The slopes adjacent to the house footings shall have a minimum slope of two percent (2%) slope away from the footing and slope to closest drainage swale or catch basin or as directed by the City Engineer.

61. All off-site grading outside the project property lines is subject to the review, coordination and approval of the affected adjacent private property owners and the City Engineer. The developer shall submit written authorization to “access, enter, and/or grade” adjacent properties prior to issuance of permit and performing any work. If needed, the developer may need to obtain a grading easement.

62. The grading plan for this development shall be reviewed and approved by the City Engineer. Any changes to this plan shall be reviewed and approved by City Engineer prior to grading operations and the grading and plot plan updated.

63. All elevations shown on the grading and plot plans shall be based on NAVD 88 datum with conversion information, as approved by the City Engineer.

64. Locations of building exterior walls, fences and retaining walls and drainage swales, side slopes, top and bottom of slopes, catch basins with underground pipe drainage systems, pipe out falls shall be shown on the grading and plot plans for review and approval. All the above features shall have proposed elevations shown on the grading plan and/or plot plans so the grading of each residential lot or public parcel can adequately drain to acceptable manor as approved by the City Engineer.

65. All retaining walls along public right of way lines to shall be reduced in height to the maximum extent practicable and the retaining walls shall meet maximum height requirements of line-of-sight distance triangles at lot close to intersections and at corners of roadways as required by the City Engineer.

66. The back-to-back or side-to-side grading transitions from lot-to-lot shall have a maximum slope of 2:1, and shall be accommodated entirely on the lower lot or as approved by the City Engineer

67. The minimum longitudinal slope of concrete gutters shall be 0.75% unless approved by the City Engineer.

68. All property lines on residential or commercial lots shall be located 1 foot from the top of slope unless approved by the City Engineer

69. The Developer shall implement Project-specific Geotechnical Recommendations Prior to issuance of any grading permits, all recommendations and specifications set forth in the project specific Geotechnical Exploration Report prepared for the proposed project shall be reflected on the project grading and foundation plans (inclusive of seismic design parameters), subject to review and approval by the City of Antioch Engineer

70. A Grading and Foundation Plan Review and Construction inspection /Monitoring program shall be completed prior to issuance of any grading permits. The developer/ project Applicant shall retain a design geotechnical engineering firm to review the final grading and foundation plans and specifications to evaluate whether recommendations have been implemented from the project-specific Geotechnical Exploration Report, and to provide additional or modified recommendations, as needed. A California Registered Geologist and/or Engineer shall perform construction monitoring to check the validity of the assumptions made in the geotechnical investigation. Earthwork operations shall be performed under the observation of a California Registered Geologist and/or Engineer to check that the site is properly prepared, the selected fill materials are satisfactory, and that placement and compaction of the fills has been performed in accordance with recommendations and the project specifications.

71. The Development of a Storm Water Pollution Prevention Plan. Prior to the issuance of grading permits, the project Applicant shall prepare and submit to the City Public Works Department and Central Valley Regional Water Quality Control Board (RWQCB), a Storm Water Pollution Prevention Plan (SWPPP) detailing measures to control soil erosion and waste discharges during construction. The SWPPP shall include an erosion control plan, a water quality monitoring plan, a hazardous materials management plan, and postconstruction Best Management Practices.

72. The Developer shall conduct Pre-Construction Hazardous Materials Surveys prior to the issuance of a demolition permit for removal of each of the existing structures on-site. The Applicant shall hire a California Registered Asbestos Abatement Contractor to inspect, and if necessary, remove all asbestos containing materials, and conduct final clearance inspections (visual) to document the completion of the action. All demolition activities shall be completed in accordance with California Code of Regulations Title 17, Division 1, Chapter 8, Article 1. All construction work where an employee may be occupationally exposed to lead containing paint, including demolition, must comply with Occupational and Safety Health Administration (OSHA) Regulation 29 Code of Federal Regulations 1926.62, and California Occupational and Safety Health Administration (Cal/OSHA) Title 8 California Code of Regulations 1523.1.

73. Proper Well Abandonment of Well No. 1 is required in accordance with current California Department Division of Oil, Gas, and Geothermal Resources (DOGGR) regulations to address past oil and gas exploration and production activities. Prior to final map approval, the Applicant shall submit to the City of Antioch Engineering Department, for review and approval, plans which show that future inhabited structures will not be located over the two abandoned oil/gas wells. The plans shall be completed in compliance with the DOGGR Construction Site Review Program, which includes guidelines and recommendations for setbacks and mitigation measures for venting systems.

74. Removal of all Hazardous Material Containers prior to site grading. the Applicant shall cause all noted potentially hazardous material containers and tanks to be removed from the project area.

75. Petroleum Pipeline Abandonment/Removal Prior to commencement of residential construction. The Developer/Applicant shall ensure that all petroleum pipelines within the areas of the project site planned for development shall be abandoned and/or removed in accordance with applicable federal, state, and/or local standards to the satisfaction of the Contra Costa Environmental Health Department and the City Engineer. If any indicators of apparent soil contamination (soil staining, odors, debris fill material, etc.) are found at the project site associated with the petroleum pipelines, the impacted area shall be isolated from surrounding, nonimpacted areas. The project environmental professional shall obtain samples of the potentially impacted soil for analysis of the contaminants of concern and comparison with applicable regulatory residential screening levels (i.e., Environmental Screening Levels, California Human Health Screening Levels, Regional Screening Levels, etc.). Where the soil contaminant concentrations exceed the applicable regulatory residential screening levels, the impacted soil shall be excavated and disposed of off-site at a licensed landfill facility to the satisfaction of the Contra Costa Environmental Health Department. If soil contaminants do not exceed the applicable regulatory residential screening levels, further action is not required.

76. Sewer System Requirements. The developer shall construct a sanitary sewer system for the project shall be in compliance with City of Antioch standard plans and to the satisfaction of the City Engineer prior to issuance of a building permit of any residential lots that it will serve.

77. Demolition Permit. A site demolition and grading permit will not be issued until all the required Storm Water and environmental permits have been issued and the site has completed all the required environmental inspections have occurred. All demolition shall be in accordance with permits issued by the City and Bay Area Air Quality Management District (BAAQMD).

78. Encroachment Permit. The applicant shall obtain a separate encroachment permit from the City of Antioch Engineering Department before commencing any construction activities within the public right of way.

79. Collection of Construction Debris. The developer shall deposit all construction debris into a Waste Management dumpster or other approved container that is emptied or removed from the project site on a regular basis consistent with the City Construction and Demolition Debris Ordinance. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater and soil pollution.

80. Construction Hours. Hours of construction activities shall be confined to hours defined in the Antioch Municipal Code. Construction activity is limited to 8:00 AM to 5:00 PM Monday-Friday or as approved in writing by the City Manager. Requests for alternative construction hours shall be submitted in writing to the City Engineer 5 working days in advance. Such times are usually restricted to the hours of 8:00 a.m. to 6:00 p.m. on weekdays and on weekends.

81. Demolition, Debris, Recycling. The project shall be in compliance with and supply all the necessary documentation for Antioch Municipal Code § 6-3.2: Construction and Demolition Debris Recycling.

82. The developer shall use proper (Standard) dust control means and methods be used to stabilize wind erosion and dust generated by construction activities. The developer shall post contact numbers of the developer site supervisor, City inspection staff, and the air quality control board for the general public to be able to contact if they wish to complain.

83. The construction area shall be kept clean of all times of debris, (boxes, junk, garbage, etc.) and/or extensive stockpiles of earthwork and materials at all times.

84. Dallas Ranch Road at the Dallas Ranch 7 subdivision shall continue to be barricaded until the extension to Dallas Ranch Road is constructed with phase 2 and issuance of the 1st certificate of occupancy of phase 2. No construction access shall be allowed on this section of Sand Creek Road during construction of this subdivision's improvements unless otherwise approved in writing by the City Engineer.

85. Filter Materials at Storm Drain Inlet. Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to:

a. start of the rainy season (October 1).
b. site dewatering activities.
c. street washing activities.
d. saw cutting asphalt or concrete; and
e. order to retain any debris or dirt flowing into the city storm drain system.
f. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.

86. Archeological Remains. In the event subsurface archeological remains area discovered during any construction or preconstruction activities on the site, all land alteration work within 100 feet of the find shall be halted, the Community Development Department notified, and a professional archeologist, certified by the Society of California Archeology and/or the Society of Professional Archeology, shall be notified. Site work in this area shall not occur until the archeologist has had an opportunity to evaluate the significance of the find and to outline appropriate mitigation measures, if deemed necessary. If prehistoric archeological deposits are discovered during development of the site, local Native American organizations shall be consulted and involved in making resource management decisions.

87. Erosion Control Measures. The grading operation shall take place at a time, and in a manner, so as not to allow erosion and sedimentation into neighboring private parcels or existing streams. The slopes shall be landscaped and reseeded as soon as possible after the grading operation ceases. Erosion measures shall be implemented during all construction phases in accordance with an approved erosion and sedimentation control plan.

88. Dust Control. Standard dust control methods and designs shall be used to stabilize the dust generated by construction activities. The developer shall post signage with a contact number of the developer, City staff, and the air quality control board.

Final Map

89. Removal of Vacated Easements. All easements of record that are no longer required and that will affect individual residential lots or parcels within this project shall be removed prior to or concurrently with the recordation of the final map or subsequent final maps or separate recorded documents as approved by City Engineer.

90. Required Easements. All required easements or rights-of-way for improvements shall be secured by the developer at no cost to the City of Antioch. Advance permission shall be obtained from any property or, if required from easement holders, for any work done within such property or easements.

91. Postal Service. Provisions for mail delivery and locations of mailbox facilities shall be reviewed by the USPS and approved by the City Engineer prior to the approval of each final map.

Prior to Issuance of Occupancy Permit

92. Planning Inspection. Planning staff shall conduct a site visit to review exterior building elevations for architectural consistency with the approved plans and landscape installation (if required).

93. Debris Removal. All mud, dirt or construction debris shall be removed from the construction site prior to the scheduling the final Planning inspection of the residential lots or parcels. No materials shall be discharged onto a sidewalk, street, gutter, storm drain or creek.

94. Fire Prevention. A final Fire inspection shall occur to inspect all fire prevention systems constructed as part of the project. Inspections shall occur prior to final occupancy permit issuance.

95. Damage to Street Improvements. Any damage to existing street improvements during construction or damage to adjacent private property, shall be repaired to the satisfaction of the City Engineer at the full expense of the applicant. This shall include sidewalk repair, slurry seal, street repairs and reconstruction or others, as may be required by the City Engineer.

96. Right-of-Way Construction Standards. All improvements within the public right-of-way, including curb, gutter, sidewalks, driveways, paving and utilities, shall be constructed in accordance with approved standards and/or plans and shall comply with the standard plans and specification of the City Engineer.

Homeowners Association and CCRS

97. The developer shall establish a Homeowner's Association (HOA) for this project in conformance with the regulations set forth by the California Department of Real Estate. The HOA shall be responsible for maintaining:

- All HOA owned park parcels, including structures, walls, and landscaping and other facilities within (Parcels DD, FF, GG, II, JJ, KK, LL MM) parcel as shown the tentative Map.

- The City shall be reimbursed for maintenance of landscape, roadway (including striping and signing), concrete (including sidewalk, curb, gutter, and curb ramps), storm drain facilities, street lighting, and all other HOA facilities and amenities are not maintained by the HOA to a not acceptable City level.

98. Subject to approval by the state, the Codes, Covenants and Restrictions (CC&Rs) for the subdivision shall include a provision indicating that the City of Antioch is named as a third-party beneficiary with the right, but not the obligation, to enforce the provisions of the CC&Rs relating to the maintenance and repair of the property and improvements, including but not limited to landscaping, streets, curbs, gutters, street lights, parking, open space, storm water facilities and the prohibition of nuisances. The City shall have the same rights and remedies as the Association, Manager or Owners are afforded under the CC&Rs, including but not limited to rights of entry. This right of enforcement is in addition to all other legal and equitable remedies available to the City, including the right to refuse to issue building permits for any building or structure that is not in compliance with applicable federal, state, or local laws, regulations, permits or approvals. Neither action nor inaction by the City shall constitute a waiver or relinquishment of any rights or remedies. In addition, the CC&Rs shall include a provision that any design approvals required by the CC&RS for construction, reconstruction and remodeling are in addition to any approvals needed from the City as well. Further, the CC&Rs cannot be terminated or amended materially without the prior written consent of the Community Development Director and the City Attorney of the City of Antioch. Material changes are those that would change the fundamental purpose of the development including but not limited to:

- City approvals of uses or external modifications.

- Property ownership or maintenance obligations including, but not limited to, common areas, open space, slopes, storm water basins and landscaping areas.

- The CC&Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to the issuance of the 1st building permit.

99. All property within phase 2 shall annex into or establish and participate in a (CFD) community facility district and accept the level of annual assessments sufficient to maintain the following:

- All streetlights within the development.
- Landscaping along western street frontage of Deer Valley Road and landscaping within all traffic circles.
- Landscaping along both sides of Sand Creek Road and within the adjacent dedicated landscape parcels
- Landscaping installed along both sides of streets Sand Creek Road, B and C frontage and within the adjacent dedicated landscape parcels.
- Landscaping and improvements in park parcels BB, EE and NN.

Site and Project Design

100. The developer shall install approved mailbox facility for mail delivery of the future residential lots at locations reviewed by the USPS and the City Engineer prior to the approval of each final map and improvement plans. These mailbox facilities shall be installed with the construction of residential units within each phase of the subdivision.

101. All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.

102. All public streets shall intersect at approximately 90 degrees and meet the requirements of Caltrans Highway Design Manual for Intersection Design Standards (Topic 405), and CAMUTCD manual as approved by the City Engineer.

103. All driveways shall be perpendicular or radial to the street centerline, or as otherwise approved by the City Engineer in writing.

104. Maximum driveway slope shall be 12% or as otherwise approved by the City Engineer in writing.

105. Driveways shall not be installed within five feet (5’) from the curb return of any street.

106. Curb ramps shall meet the latest version of Caltrans ADA curb ramp standards.

107. All driveways shall be a minimum of 12 feet wide.

108. All lot sidelines shall be perpendicular or radial to the fronting street centerline, or as otherwise approved by the City Engineer in writing.

109. Monolithic sidewalks with beveled curb shall be six inches (6”) thick and reinforced as approved by the City Engineer. Sidewalks at driveway approaches shall be ADA complaint. Minimum sidewalks widths shall be as follows:

- Adjacent to beveled curb, 4 feet excluding curb (bevel curb to be 12” deep by 3” high with ½” lip and 18” gutter).
- Adjacent to vertical curb, 4.5 feet excluding curb.

110. At all intersections, street corners and driveways, sight distance triangles shall be maintained per Antioch Municipal Code § 9-5.1101 Site Obstructions at Intersections, or as approved by the City Engineer

111. A minimum of a twenty-foot (20’) tangent shall extend beyond the return at intersections at public streets for the maintenance of adequate sight distance, or as approved by the City Engineer in writing.

112. All lot sidelines shall be perpendicular or radial to the fronting street centerline at public streets for a minimum distance of 20 feet, or as otherwise approved by the City Engineer in writing.

113. In cases where a fence is to be built in conjunction with a retaining wall, and the wall face is exposed to a side street, the fence shall be setback a minimum of three feet (3’) behind the retaining wall per Antioch Municipal Code § 9-5.1603, or as otherwise approved by the City Engineer in writing

114. The street names in the development shall be submitted to the city planning and fire department for review prior to approval of the subdivision improvement plans and final review of the final map. Changes to the street names shown on the Tentative Map shall require Planning Commission review and approval.

115. The developer shall provide a “checklist” of universal design accessibility features to home buyers as required by Health and Safety Code § 17959.6.

116. All improvements for each lot (water meters, sewer cleanouts, etc.) shall be contained outside of the driveway and within the lot and the projection of its sidelines, or as approved by the City Engineer.

117. The developer shall install streetlights within the project area at no cost to the City. Streetlights will be owned by the city and maintained as part of the LLD.

118. One (1) on-street parking space per lot shall be located within close proximity to the unit served, as shown on the vesting tentative map prepared April 28, 2023, that is stamped received by the Planning Division, or as otherwise approved by the City Engineer in writing.

119. All fencing adjacent to open space (trails and basins) shall be wrought iron, tubular steel, or as otherwise approved by the City Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.

120. All two-car garages shall be a minimum of twenty feet by twenty feet (20' x 20') clear inside dimensions.

121. The developer and the HOA, once the CC&Rs are operative, shall maintain all undeveloped areas within this subdivision in an attractive manner, which shall also ensure fire safety.

122. All park and trail signage shall be installed and comply with the latest version of the City's Way Finding Program

- The open space trail(s) and park(s) and associated improvements shall be constructed and completed by the developer prior to the issuance of the:

a. (for Park Parcel BB) – building permit of adjacent lots 28 or 53 or one (1) year from the issuance of the 1st building permit with lots 1-79, whichever shall occur first for those lots 1-79.
b. (for Park Parcel EE) and connective section(s) of Linear Park CC) – building permit for adjacent lots 65 and 74 building permit or one (1) year from the issuance of the 1st building permit in lots 1-79, whichever shall occur first for those lots north of B street.
c. (for Park Parcel NN and Trails) building permit for adjacent lots 75-79, and lots 80-93 or two (2) years from the issuance of the 1st building permit, whichever shall occur first (all lots inclusive)
d. (for open space Parcels PP, and OO) the 200th building permit or two (2) years from the issuance of the 1st building permit, whichever shall occur first.
e. (for remainder of Linear Park) 100th building permit or two (2) years from the issuance of the 1st building permit, whichever shall occur first.

Model Homes

123. If developer requests model homes or sales trailer, prior to the placement of any sales trailers, plans shall be submitted to the Engineering Department for review and approval. Any trailer shall be placed out of the public right-of-way and shall have its own parking lot.

124. The model home complex parking lot location and design shall be subject to the City Engineer's approval. Erosion control and Stormwater runoff treatment/retention shall be required.

125. The model home landscaping shall be drought tolerant native species, with total area of spray irrigation for the complex not to exceed 50 percent of the landscaping area.

Project Specific Conditions

126. This approval applies to the vesting tentative map 9667. All landscape plans, architectural elevations, utility plans, grading plans, storm water control plan, improvement plans, and other design drawings shall be provided to the City of Antioch for review and approval prior to construction of any residential lots and grading permit or utility construction permit.

127. Unless otherwise specified on these conditions of approval, The master map TM 9667 back bone improvements shall be constructed continuously in one phase. If the developer decides that the project needs to be phased, the developer shall provide a phasing plan to the Community Development and Engineering Departments for review and approval prior to commencing with construction.

128. The developer shall comply with all requirements of the California Department of Conservation Geologic Energy Management Division regarding the oil wells on the property.

129. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, information regarding the wells and any other pertinent information shall be communicated to the appropriate county recorder with the recordation of the final map for inclusion in the title information of the subject real property, or on the adjacent lot if the well is in the right-of-way, by the developer. Copies of the recorded documents shall be provided to the Community Development Department

130. Any soil containing hydrocarbons shall be disposed of in accordance with local, state, and federal laws. The developer shall notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

131. All architectural plans of the residential homes shall have the design treatments of the front elevations wrapped to the sides of the house or to fence line of lot at a minimum.

132. All residential houses shall install rain gutters with downspouts, to control the quantity of runoff surface water located adjacent to their foundations. All down spouts shall be collected into an underground conduit and discharged to the closest city curb as approved by the City Engineer. The design and location of these gutters and downspouts shall be constructed with the grading of residential lot that they are to drain, as approved by staff.

133. The front setbacks shall be varied, to the extent possible.

<u>Backbone Transportation Roadways</u>

134. **All Private Interior residential streets** of AA,BB,CC,DD,EE,V,X,Z , court DD and court V shall have a right-of-way width of 56’, and the street constructed with a width of 36’ from face-of-curb to face-of curb, with 2- 8’ wide parking lanes, 2-10 wide travel lanes, 2- 5' wide concrete sidewalks , one on both sides of streets per sections shown on the approved Tentative map. The pavement section shall be a minimum traffic index (TI) of 6, and a minimum pavement thickness of 4" AC over 12" Class II AB.

135. **B Street.** The Developer shall construct Street B', from C street to Sand Creek Road shall have a right-of-way width of 56', constructed with a street pavement width of 36' from face-of-curb to face-of curb with 2- 6'wide bike lanes, 2 -12 travel lanes, 2- 5' wide separated concrete sidewalk on both sides of the street per sections shown on the approved Tentative map. The Structural section shall have a minimum traffic index (TI) of 7, and a minimum pavement thickness of 6" AC over 14" Class II AB.

136. **Sand Creek Road** (112' R/W) cross section: Sand Creek Road from the west side of lot one of Phase 1 to Dallas Ranch road located northwest of project shall have a dedicated right-of-way width of 112', a constructed street pavement width of 80 feet from F/C to F/C, with a 16 ' wide landscaped median, an 8' wide bike lanes, 2- 12' wide travel lanes and 6' wide separated concrete sidewalks and 10' parkway on both sides of the street per sections shown on the approved Tentative map. Structural section shall be a minimum traffic index (TI) of 9, and a minimum pavement thickness of 6" AC over 14" Class II AB. This sand creek road shall be constructed as part of the backbone improvements of the phase 2 development with construction with the first residential unit.

137. **Developer shall submit a Signing and Striping Plans** using the latest version of the Caltrans Standard Plans Pavement Markers and Traffic Lines Typical Details as depicted in the A20 and A24 series of plan sheets and the latest version of the California MUTCD's standards. Accessible parking design shall be compliant with the latest version of Caltrans Standard Plans A90 series of plan sheets. Lane widths to be finalized through Signing and Striping Plans subject to approval by the City Engineer submitted prior building permit and constructed prior to the first occupancy.

138. The Developer shall submit an on-site, street light Photometric Analysis Plan of the placement of streetlights 180 to 200 feet spacing per St-18 city standard plans in the corridor that include the photometric calculations for average, minimum, maximum, and uniformity illuminance values for the street to the satisfaction of the City Engineer. The design shall be completed prior to building permit and constructed prior to occupancy of the first residential unit.

139. **Intersection Improvements:**

- **Sand Creek and B Street** – The Developer shall complete the second 2 lane roundabout of intersection of 'B' Street and Sand Creek Road including concrete sidewalks, signage and striping, curb returns, ADA ramps, cross walks, bike lanes, bike ramps in accordance with City Standards. The intersection geometrics shall match the proposed width and lane geometrics for sand creek road to the satisfaction of the City Engineer prior to building permit of the first subdivision in phase 2. It also includes the installation of an overhead lighted road sign and streetlights on the street. The developer shall design and construct a proposed 2 lane roundabout to the latest CAMUTCD and Caltrans Standards, NCHRP guide for roundabouts (for multi-lane traffic circles) and meet the latest fire truck and commercial truck turning radius geometrics. All right of way and improvements at the proposed locations shall be to City standards and installed in their final location including all exiting transitions for eastbound and westbound directions in the improvement plan submittal. The developer shall prepare a preliminary layout of realignment of the Sand Creek Roadway and the geometrics of the new round about. The Developer shall also provide a traffic operational analysis of the new traffic circle at San Creek Road and B street and submit this analysis for review and approval by the City Traffic Engineer and City Engineer. The design shall be completed prior to building permit of the first subdivision and constructed prior to occupancy of the first building in first subdivision.

- **Other improvements will consist of:**

- With the construction of street B and phase 2A, future Lots 1-79, provide utility stub outs for future extension of utilities to the residential street Z as shown on TM 9667 utility stub-outs of 8"W, 8" SS,18" SD", Electric box, CATV box, Internet box from street B into street Z street at least 5-10' from the edge of pavement' shall be installed.
- With the construction of street B, phase 2B, lots 80 to 115, construct Utility stub outs of 8" W, 18" SD, 8" SS at the intersection of Streets B and CC, a minimum of 5' from edge of pavement shall be installed.
- With the construction of street B, phase 2C, lots 116 to 213, construct Utility stub outs of 16" W, 18" SD, 8" SS at the intersection of Streets B and CC, and Z street to street AA, a minimum of 5' from edge of pavement shall be installed.
- With the construction the intersection of Sand Creek Road and Street B, to future street to phase 3, construct utility stub-outs of 16" W, 18" SD", Electric box, CATV box, Internet box from street B into future street at least 5-10' from the edge of pavement shall be installed.

140. The developer may form an area wide benefit district to receive payment of fair contribution from other developers for tapping into or connecting into various utilities systems (Sewer, Water and Drainage) constructed and paid for by this development. The formation of such benefit district shall be prepared under the City requirements for the formation benefit districts and shall be reviewed and approved by the City Engineer and formation approved by City Council prior occupancy of 213th building permit. The formation and execution of the benefit district shall be for 10 years and shall be paid for by the developer if he chooses to be reimbursed partly for his cost's installation of his main line's utility lines and various other back bone utility improvements and street infrastructure constructed with this development.

141. This developer will be subject to the payment of a fair share contribution of construction costs for installation of a downstream oversized sewer trunk line constructed by other developers for the installation of public sewer main line through the subdivisions 9489, 9249, and in the extension Sand Creek Road and Heidorn Ranch Road. This fair share cost for oversized sewer line is per agreement with the City and Aviano development for construction of sewer line through their development. The developers fair-share costs will be determined by the city engineer prior to 1st building permit of the subdivision and will be added costs sewer connection fees.

142. A construction traffic control plan shall be submitted for approval with the improvement plans for approval by the city. All Street improvements for access to the first phase of building permits shall be fully improved prior to the first building permit along street alignments agreed to in writing by the City Engineer.

143. Prior to the issuance of the 213th building permit or one (1) year from the issuance of the 1st building permit, whichever shall occur first, landscaping shall be installed along the frontage of Sand Creek Road on both sides of the street.

144. Trail system pathways shall be a 14’ feet wide natural looking DG pavement as shown on the tentative map. The pavement shall be path pavement shall be 5” of concrete with 6” class 2 AB.

145. The sound wall shall use materials and colors that complement the neighborhood. The sound wall shall feature decorative columns or pilasters at regular intervals to provide relief. These changes shall be shown on the building permit submittal for review and approval by the Community Development Department.

146. The developer shall pay park in lieu fees in accordance with City and park and recreation district requirements and paid prior to building permit.

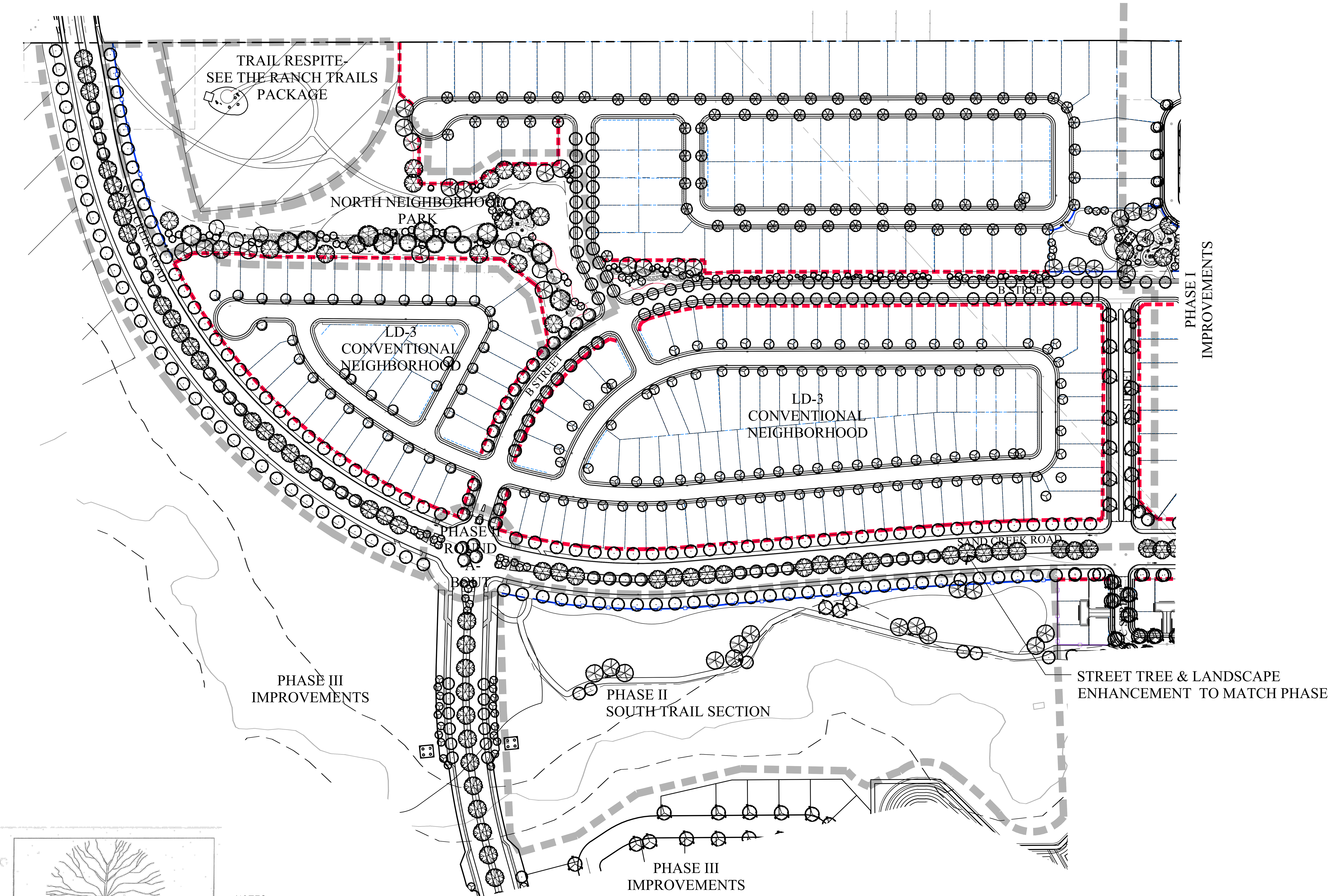
147. All final park designs shall be reviewed and approved by the Parks and Recreation Commission prior to the issuance of a building permit for the park.

148. Bus Turnouts shall be constructed as shown in the Tentative map at the intersection of second intersection of Sand Creek Road and ‘B’ Street.

149. On all private lanes/streets/drives, the developer shall post CAMUTD R26 “no parking signs” every 300 feet that will be enforced by the subdivision HOA(s).

150. The Developer shall provide access restrictions to residential lots from adjacent public streets that do not front the residential lot shall be shown on the final map on those lots along Sand Creek Road, ‘B’ Street, and ‘C’ Street, respectively and along all park parcels.

EXHIBIT C



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
SAND CREEK ROAD TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
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NEIGHBORHOOD STREET TREES				
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MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
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PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	30'/30'	MOD
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"ARROYO", BIO-RETENTION BASINS, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
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LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
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TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
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	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES

CONCEPTUAL LANDSCAPE STATEMENT

REGIONAL AND MICRO-CLIMATE CONDITIONS, SOLAR ORIENTATION AND SOIL CONDITIONS WILL BE TAKEN INTO ACCOUNT WITH REGARDS TO PLANT SELECTION AND PLACEMENT. THE PLANT PALETTE PROVIDES MANY PLANTS WITH VARYING GROWTH HABITS, PREFERENCES AND TOLERANCES, SO SELECTION OF JUST THE RIGHT PLANT SHOULD NOT BE DIFFICULT. A HIGH PERCENTAGE OF PLANTS SELECTED WILL BE DROUGHT TOLERANT AND APPROPRIATE FOR THE CLIMATE. THIS PALETTE, ALONG WITH A DRIP IRRIGATION SYSTEM WILL CONSERVE WATER WITHIN THE PROJECT.

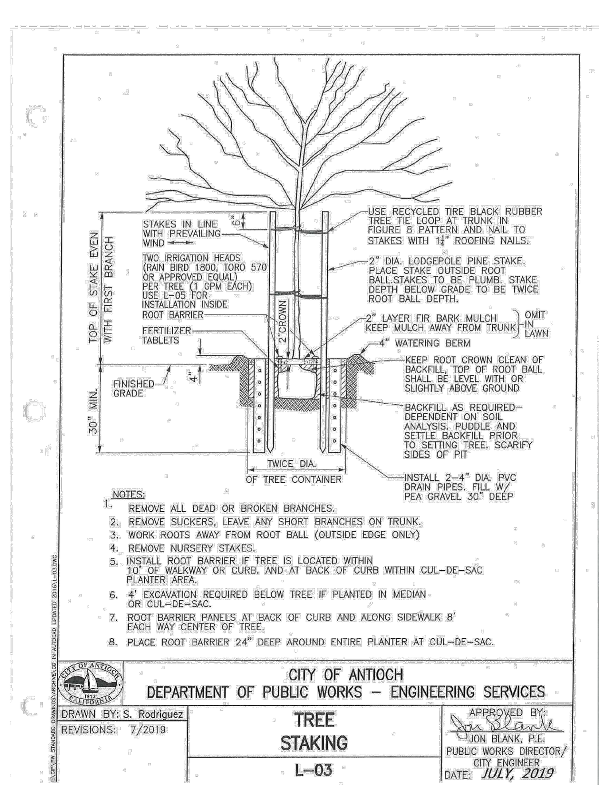
BY SPECIFYING PLANTS WHICH REQUIRE LITTLE TO NO PRUNING, THE GREEN WASTE WILL BE REDUCED. PLANTS SELECTED WILL COMPLEMENT THE ARCHITECTURE.

ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

THE TREES HAVE BEEN SELECTED TO HAVE NON-INVASIVE ROOT SYSTEMS, AND PLACED WITH ADEQUATE SETBACKS TO ENSURE NO CONFLICT WITH UTILITIES AND HARDSCAPE, OR CONFLICT WITH ANY SITE LINE DISTANCES. ROOT BARRIERS WILL BE INSTALLED ON ALL TREES NEAR PAVING AND UTILITIES. WHERE FEASIBLE, TREES HAVE BEEN PLACED TO MITIGATE SOLID BUILDING SURFACES AND FENCES. TALLER SHRUBS WILL ALSO BE LOCATED AT SOLID BUILDING SURFACES AND FENCES, WHILE LOWER SHRUBS WILL BE LOCATED WHERE GROUND LEVEL WINDOWS AND ARCHITECTURAL FEATURES OCCUR, AND AT CORNERS TO MAINTAIN SITE LINE DISTANCES.

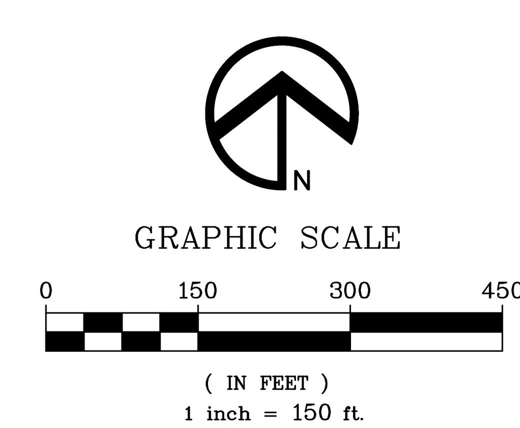
THE PROJECT FEATURES A COMMON OPEN SPACE, PARK AREAS, WATER QUALITY RENTENTION PONDS AND PEDESTRIAN/BIKE CIRCULATION THAT PROVIDE OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE COMMUNITY. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. THE TRAIL SYSTEM LINKS THE OPEN SPACES TOGETHER THROUGHOUT THE COMMUNITY. THE WATER QUALITY RETENTION PONDS PROVIDE A NATURAL HABITAT OPEN SPACE AND OUTDOOR RECREATION.

THE IRRIGATION SYSTEM WILL USE WEATHER-BASED CONTROLLERS TO CONSERVE THE USE OF WATER. SPRAY IRRIGATION WILL ONLY OCCUR AT TURF AREAS, AND SPRAY HEADS WITH LOW PRECIPITATION RATES WILL BE USED TO MINIMIZE RUNOFF, EROSION AND OVERSPRAY. THE BALANCE OF THE PLANTING AREAS WILL BE IRRIGATED USING DRIP IRRIGATION METHODS. THE TREES WILL BE ON SEPARATE VALVES AND WILL BE IRRIGATED WITH BUBBLERS. SHRUBS WILL BE HYDROZONED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".



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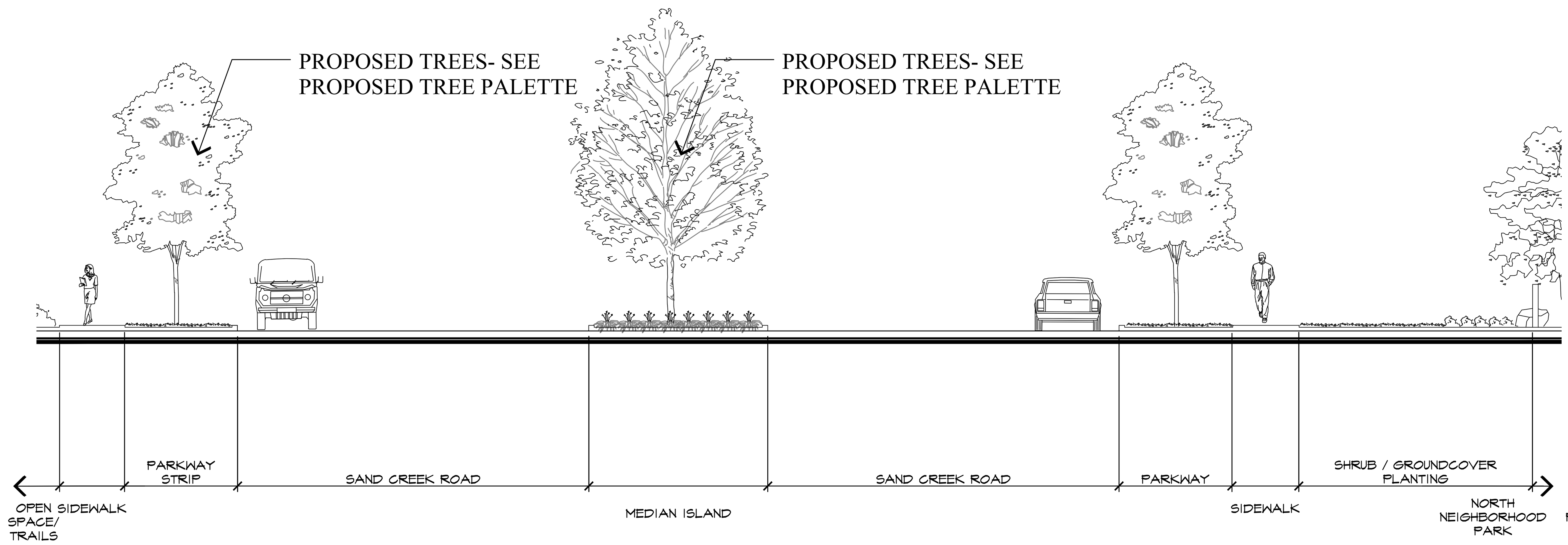
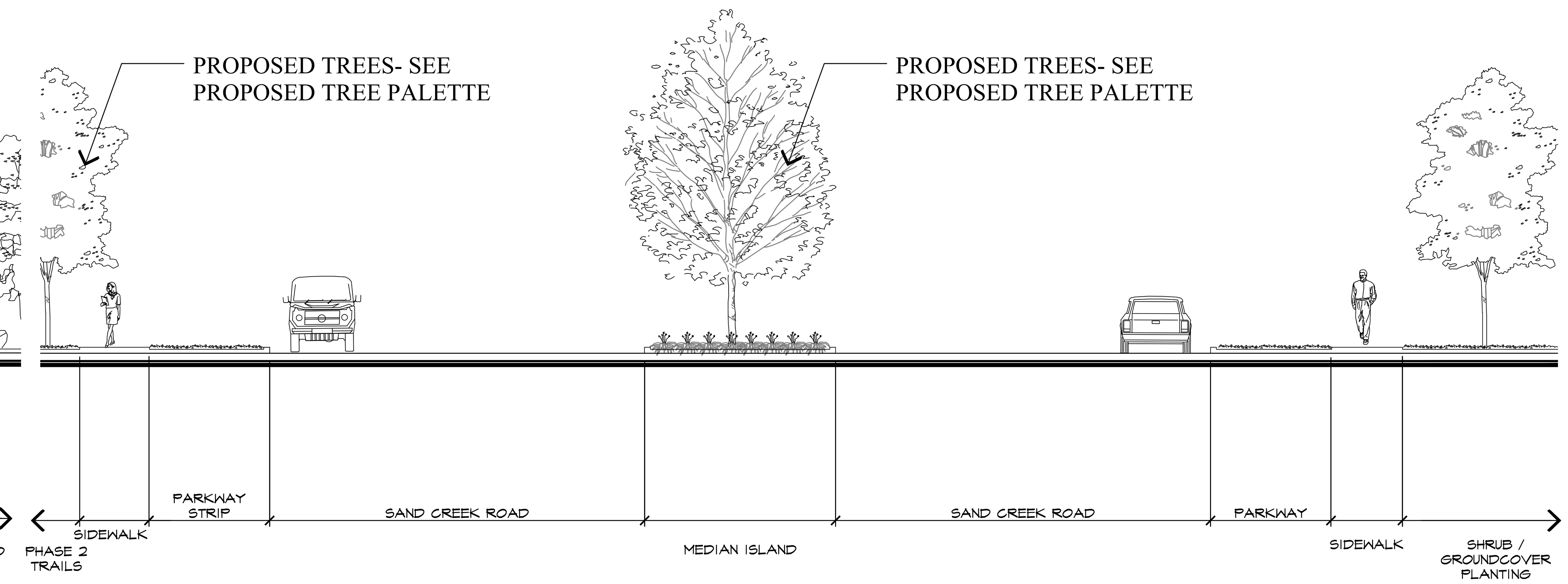
DECEMBER 1, 2023

THE RANCH · PHASE II
Antioch, CA

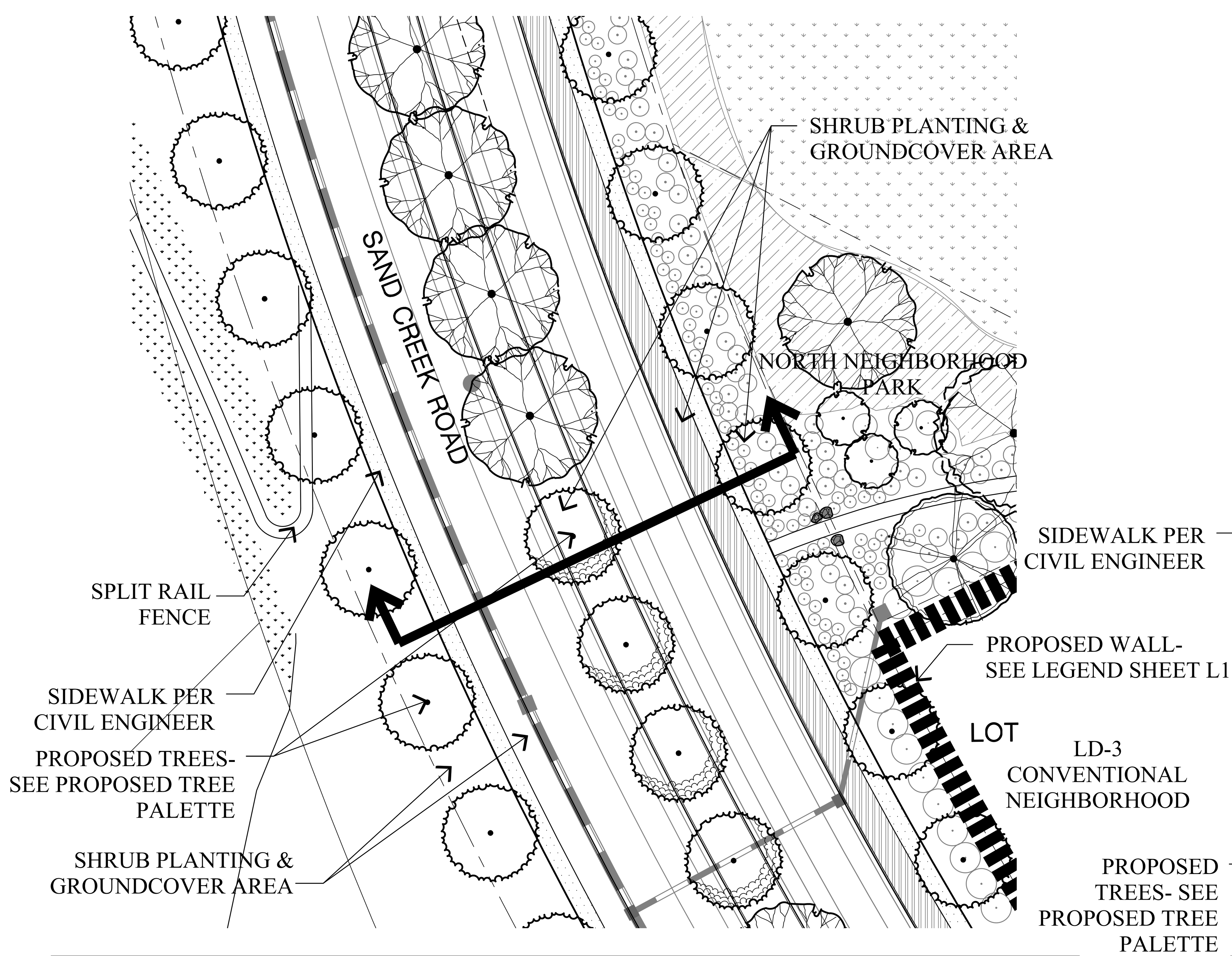
Preliminary Landscape Site Plan



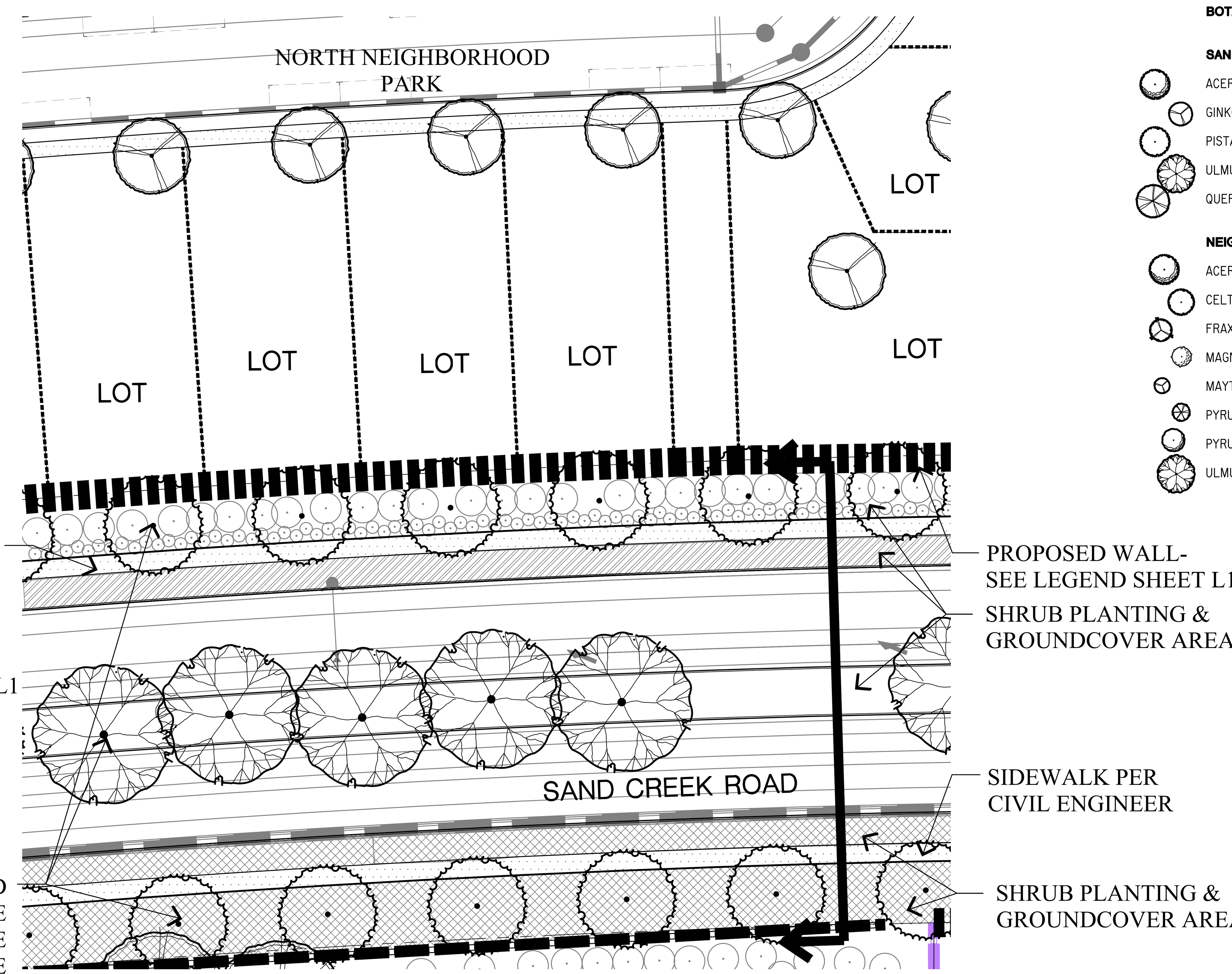
SAND CREEK ROAD PLAN - BETWEEN DALLAS RANCH ROAD & STREET B



SAND CREEK ROAD PLAN - BETWEEN STREET B & STREET C



SAND CREEK ROAD PLAN - BETWEEN DALLAS RANCH ROAD & STREET B



SAND CREEK ROAD PLAN - BETWEEN STREET B & STREET C

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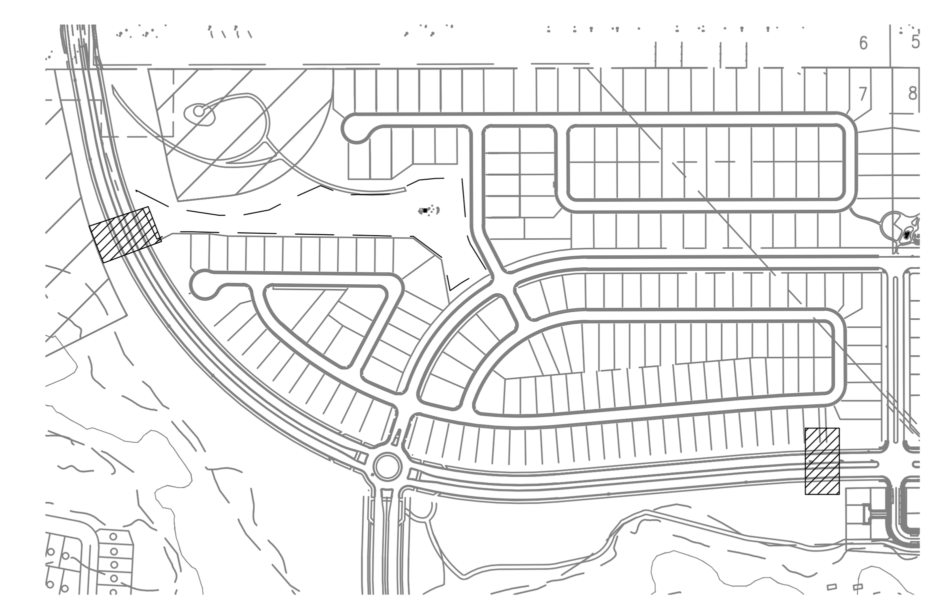
GRAPHIC SCALE

0 30 60 90

(IN FEET)
1 inch = 30 ft.



KEYMAP N.T.S

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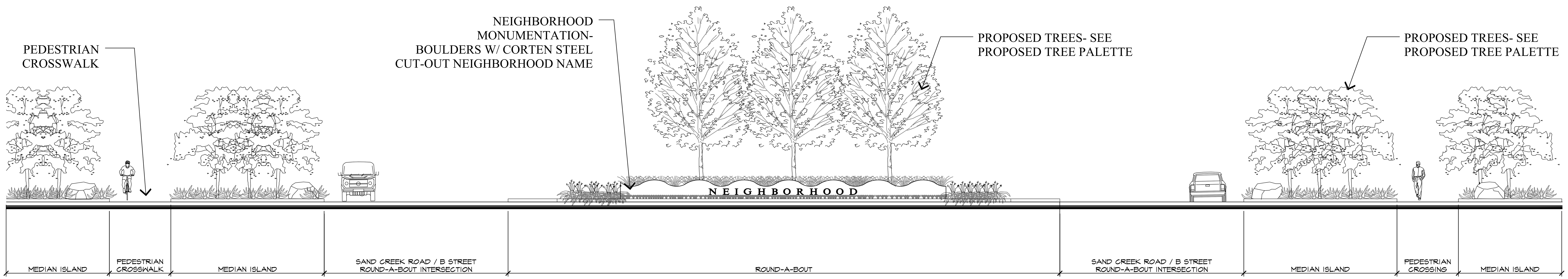
THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Typical Sand Creek Road Sections



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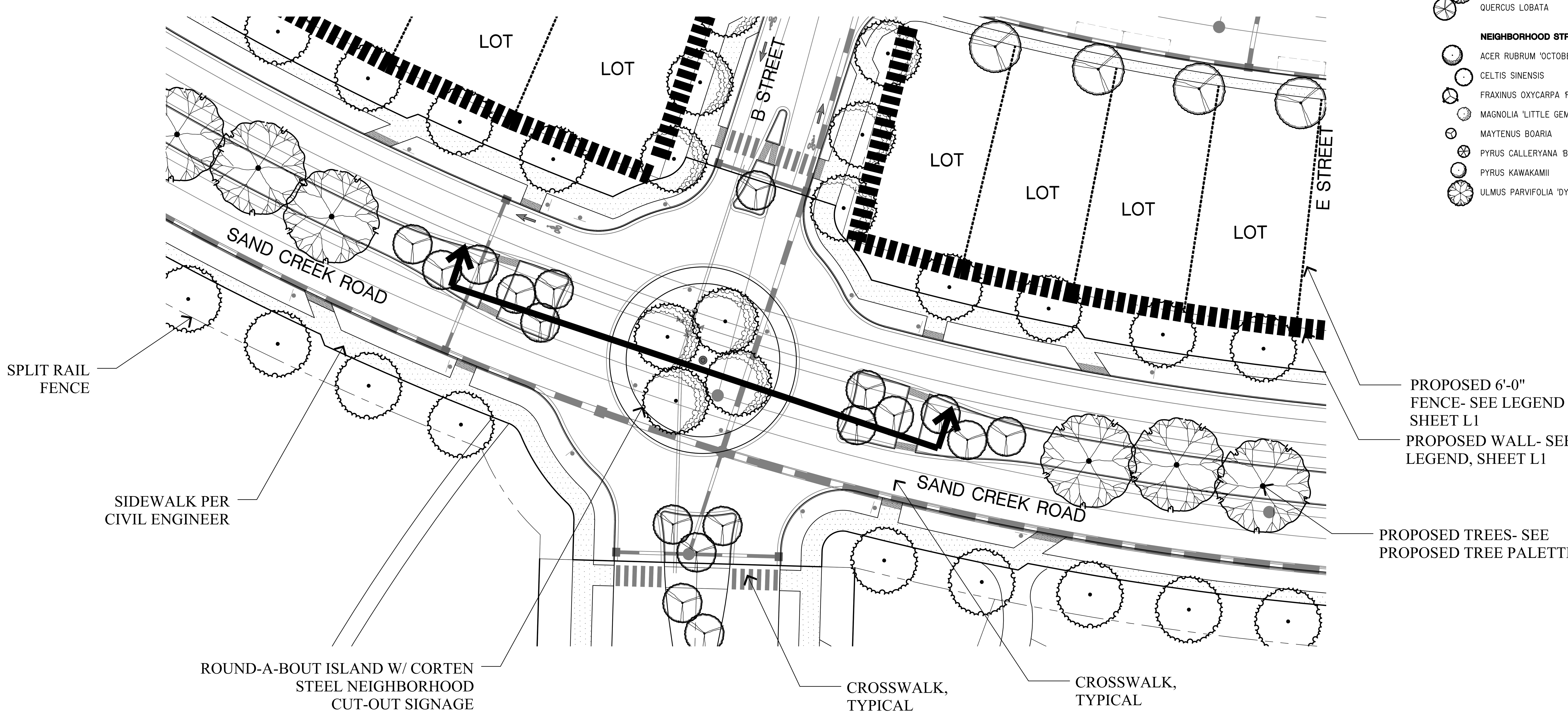

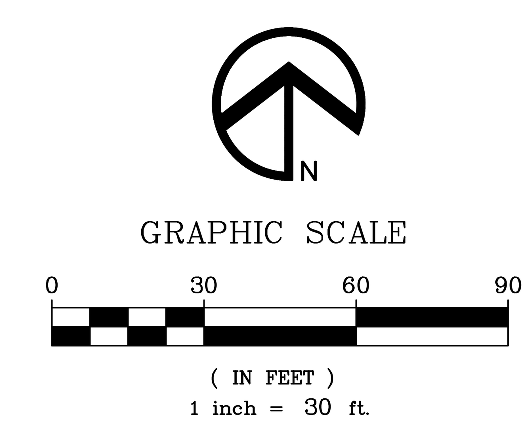

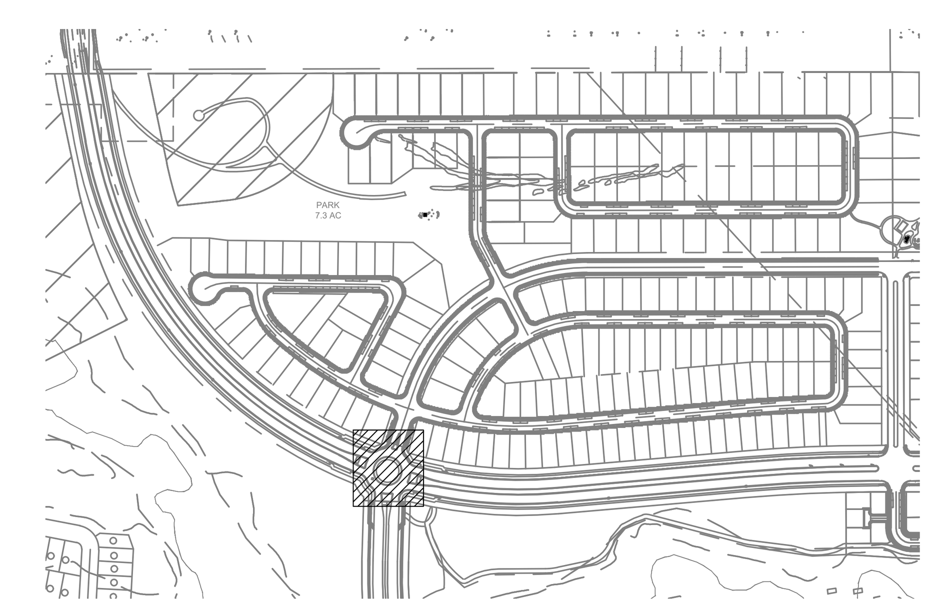

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DECEMBER 1, 2023

THE RANCH - PHASE II
Antioch, CA

Preliminary Landscape
Round-A-Bout at Sand Creek Road

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
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TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BOUTALOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	5 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	5 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
SHRUBS CONT.			
NANDINA 'HARBOUR DWARF	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEPETA FAASSENNII	CATMINT	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM

GROUNDCOVERS

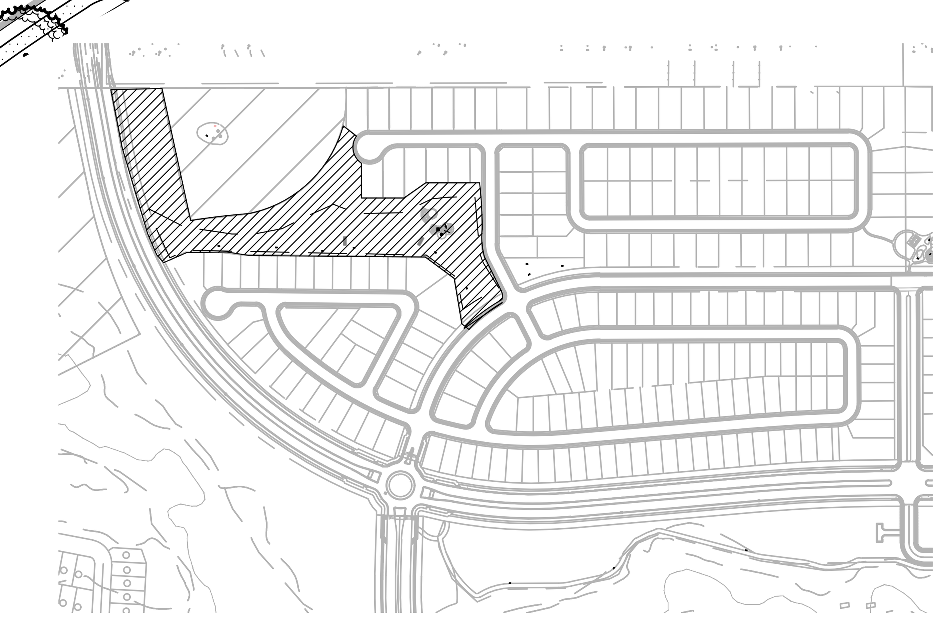
ARC 'E.C.' I GALLON @ 36" O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
CAR TUM I GALLON @ 36" O.C.	CAREX TUMULICOLA	BERKELEY SEDGE	MEDIUM
MYO PAR I GALLON @ 36" O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
LAN 'CON' I GALLON @ 36" O.C.	LANTANA 'CONFETTI'	LANTANA	LOW
HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN ON SHEET L5		LOW
TURF SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	NOW MOW RED FESCUE	LOW

N

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.



KEYMAP N.T.S

RIPLEY DESIGN GROUP
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LAND PLANNING
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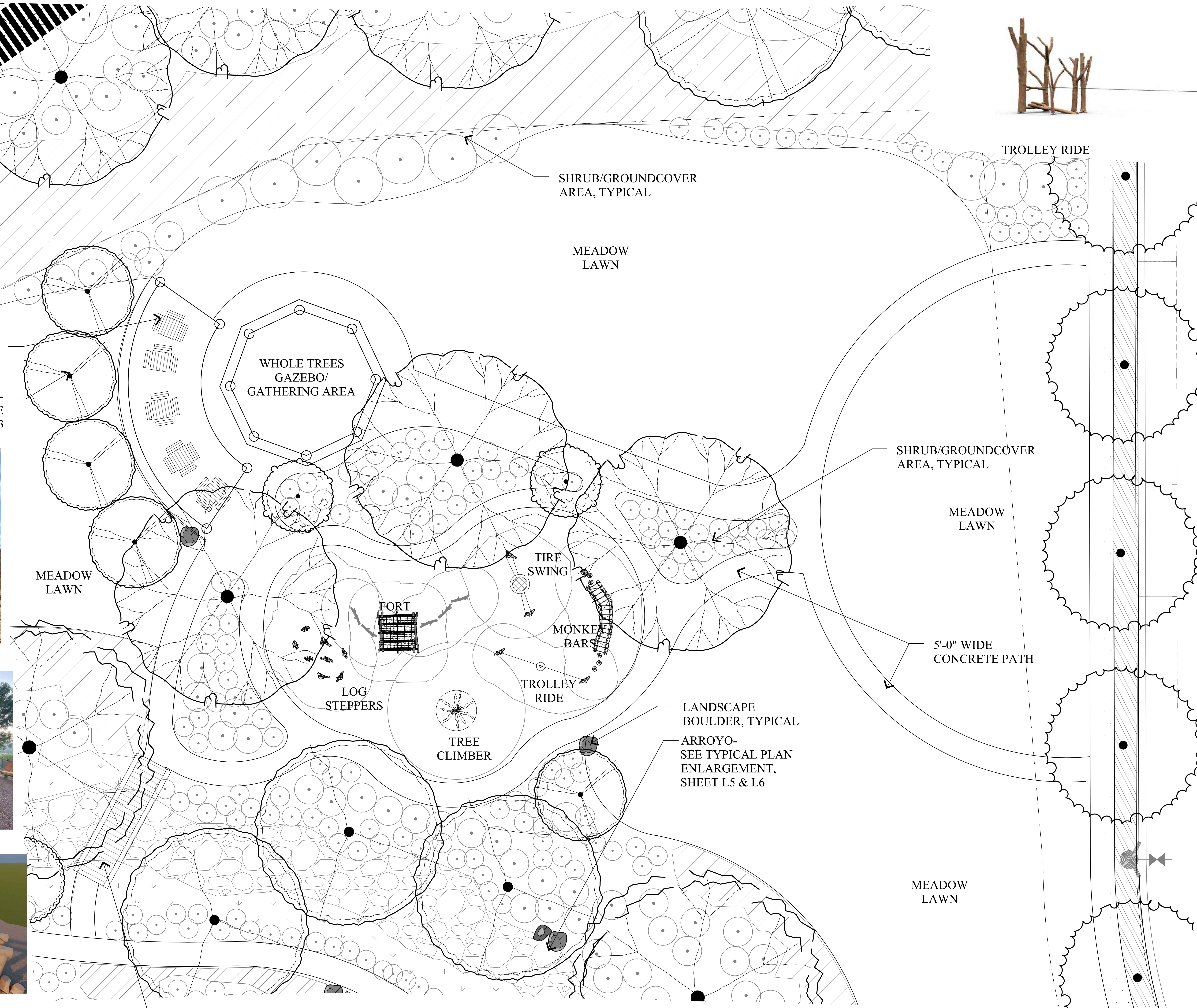
TEL: 925.938.7377
www.ripleydesign.com

RICHLAND PLANNED COMMUNITIES, INC.
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Enlargement North Neighborhood Park



TROLLEY RIDE

LOG STEPPERS

ARROYO BRIDGE

TIRE SWING

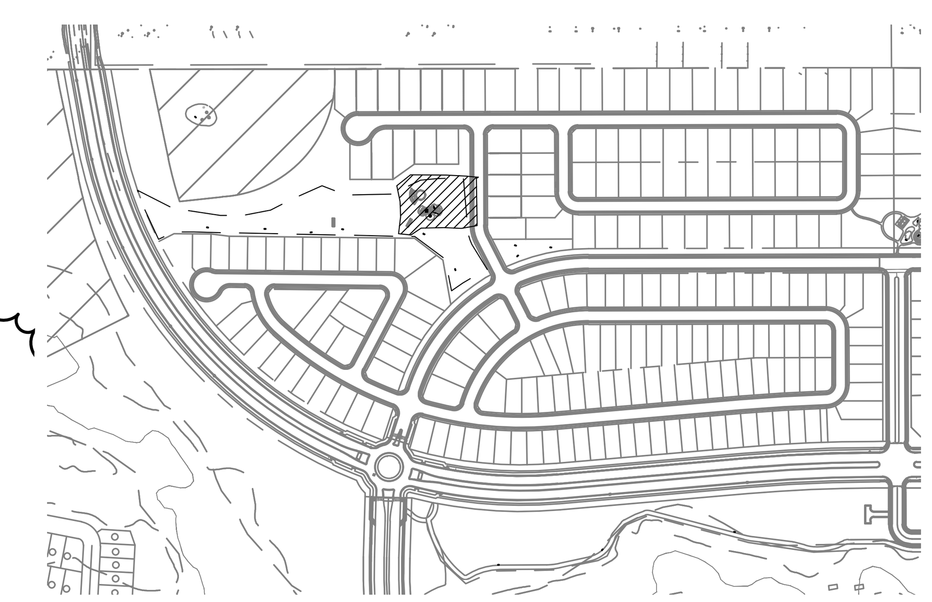
TREE CLIMBER

FORT AND MONKEY BARS

GRAPHIC SCALE

0 50 100 150

(IN FEET)
1 inch = 50 ft.



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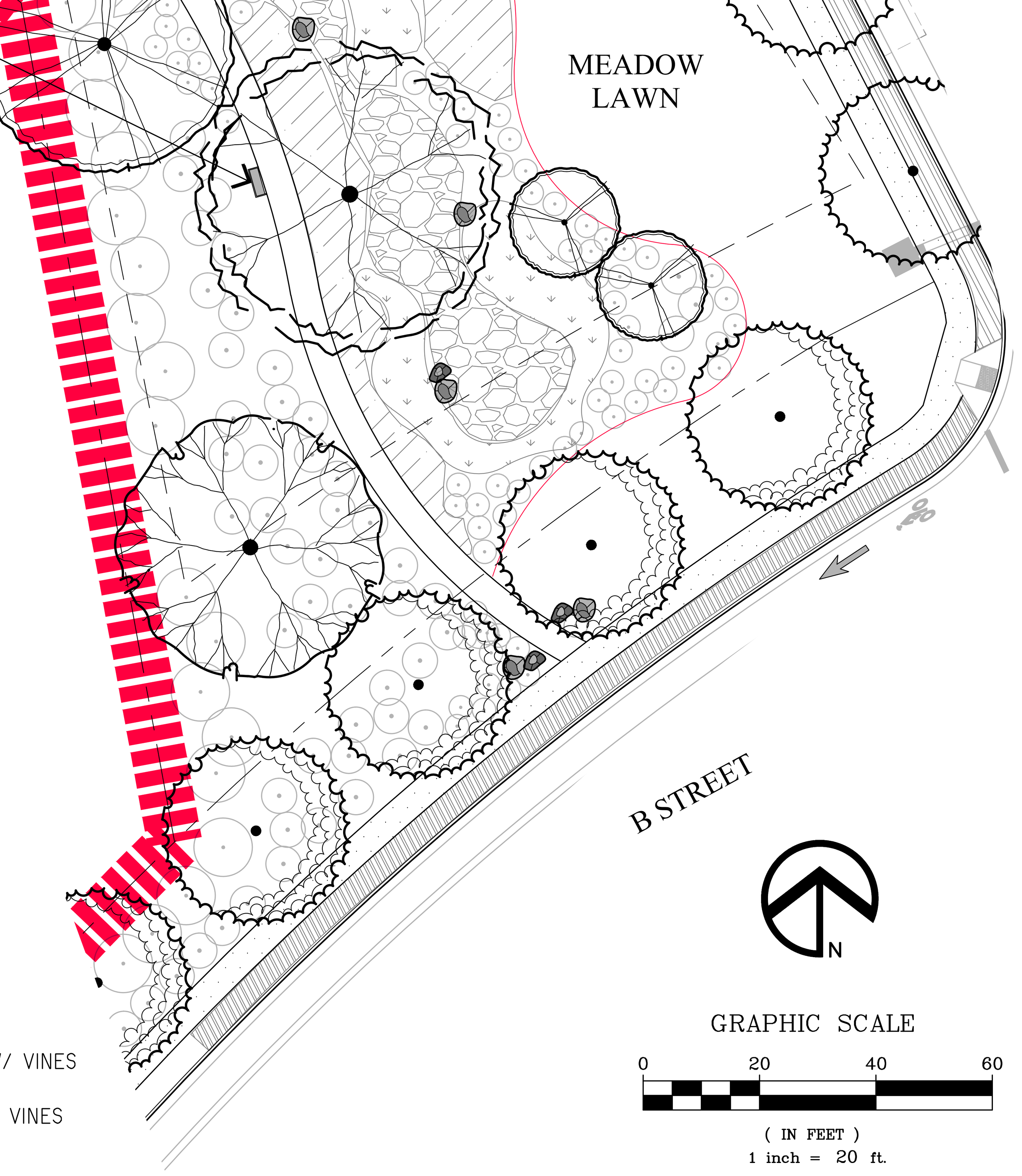
Preliminary Landscape Enlargement
North Neighborhood Park



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
ARROYO, BIO-RETENTION BASINS, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	I8'/I8'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	I5' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
GROUNDCOVERS			
	ARCTOSTAPHYLOS 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY	LOW
	CAREX TUMULICOLA I GALLON @ 36" O.C.	BERKELEY SEDGE	MEDIUM
	MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM	LOW
	LANTANA 'CONFETTI' I GALLON @ 36" O.C.	LANTANA	LOW
	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
	WETLAND HYDROSEED	REFER TO SF BAY HABITAT T MIX SHOWN THIS SHEET	LOW
TURF	NATIVE FESCUE SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	LOW

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF I,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE	SPECIES/COMMON NAME - 48 TOTAL LBS.
IO	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW, CASTILLEJA EXERTA/PURPLE OWLS CLOVER, CLARKIA PURPUREA/WINE CUP CLARKIA, ERIOGONUM NUDUM/NAKED BUCKWHEAT, ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW, ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY, EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD, GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE, PHACELIA CALIFORNICA/PERENNIAL BLUEBELL, RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS, SISYRINCHIUM BELLUM/BLUE EYED GRASS, TRIPHYSARIA/YELLOW OWLS CLOVER, WYETHIA NGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-44I7
FAX: (925) 373-6855

RETENTION BASIN HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF I,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

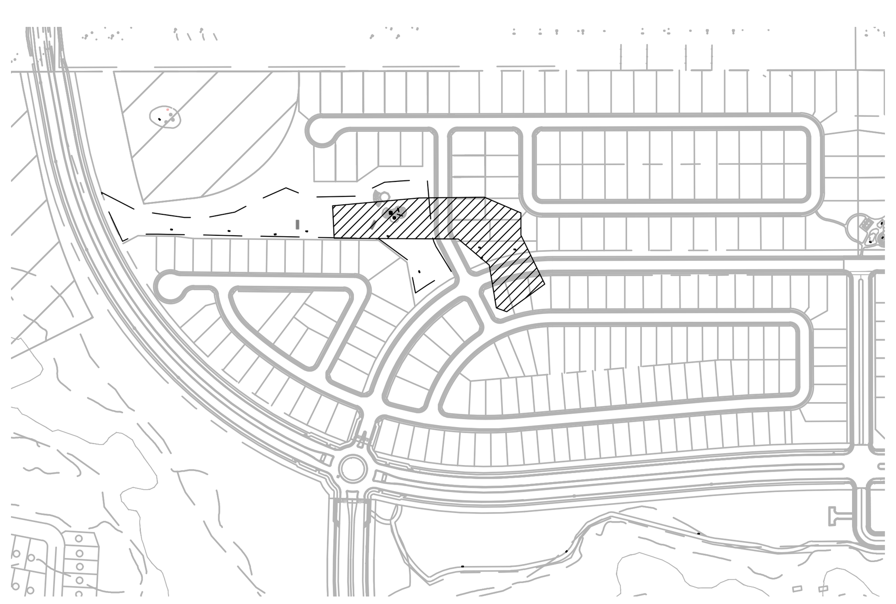
ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-44I7
FAX: (925) 373-6855

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES



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SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Enlargement Arroyo Trail at B Street

ARROYO BRIDGE

FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES

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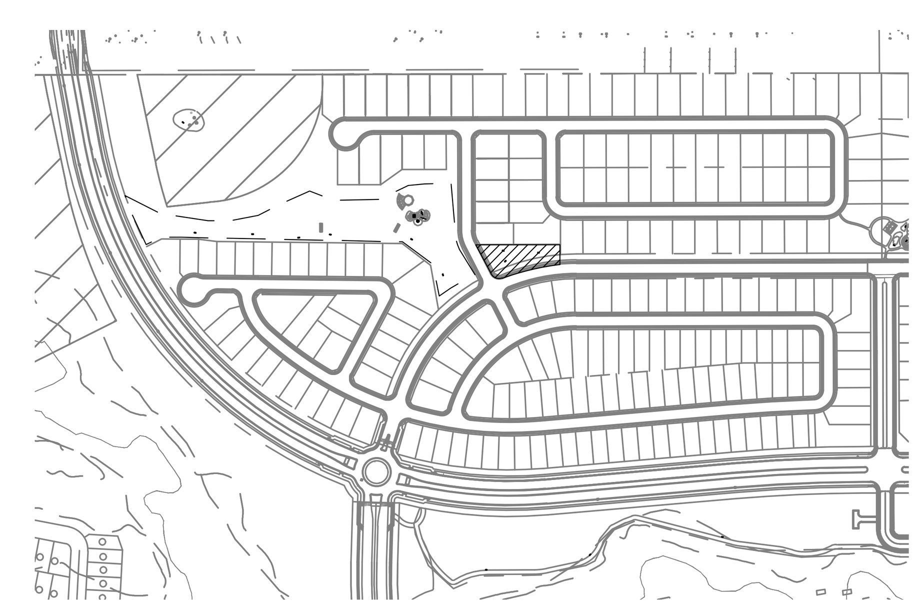
DECEMBER 1, 2023

THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Enlargement
Arroyo Trail at Sand Creek Road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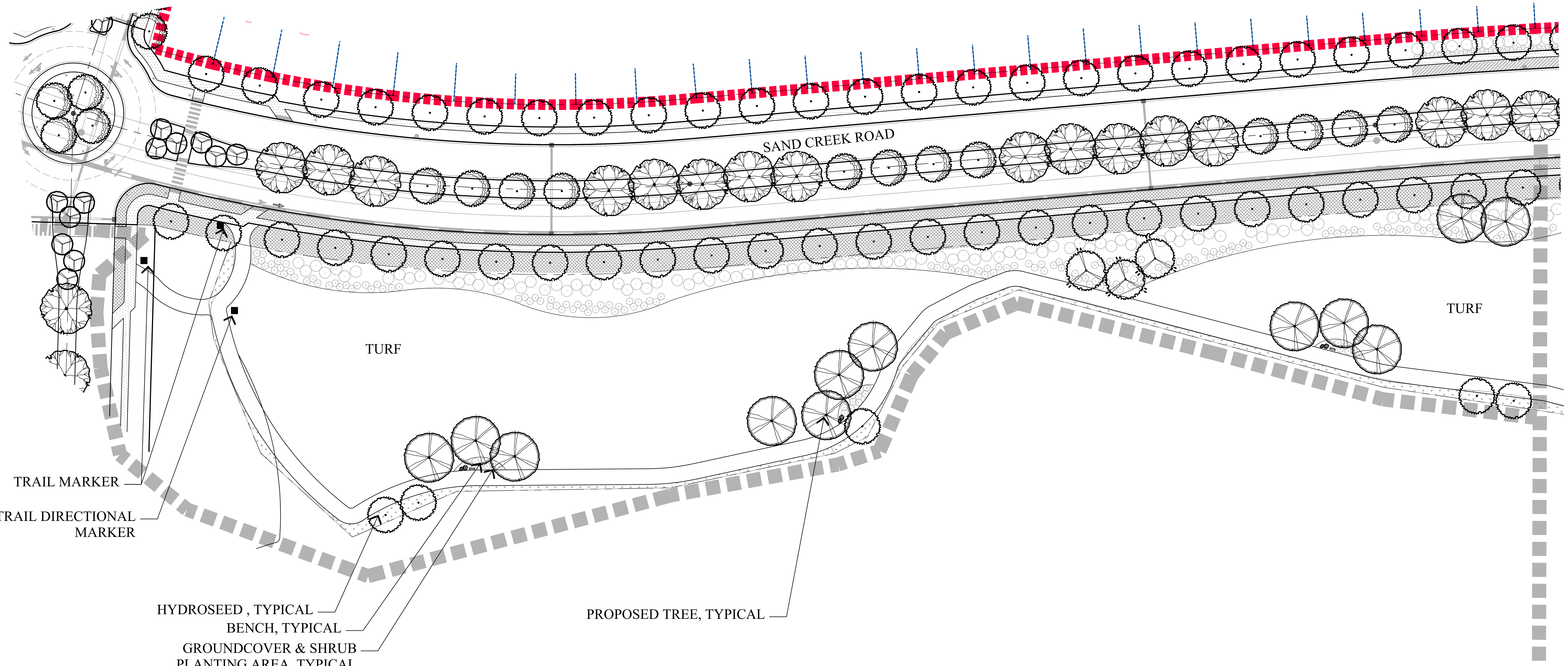
SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Enlargement Greenway

A50
L7



FENCE LEGEND

SYMBOL	FENCE TYPE
	6'-0" PRECAST MASONRY SOUNDWALL
	3'-0" FENCE W/ WOOD POST AND RAIL
	4'-0" VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD FENCE
	6'-0" ENHANCED HIGH WOOD FENCE
	6'-0" OPEN WIRE WOOD VIEW FENCE W/ VINES
	6'-0" TUBULAR STEEL VIEW FENCE W/ VINES

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
SAND CREEK ROAD TREES				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15'/50'	MOD
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'/30'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24" BOX	40'/35'	MOD
QUERCUS LOBATA	VALLEY OAK	24" BOX	50'/50'	LOW
'ARROYO', BIO-RETENTION BASINS, OPEN AREA & PARK PARCEL TREES				
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	18'/18'	LOW
GINKGO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	15' /50'	MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	25' / 25'	LOW
PLATANUS A. BLOODGOOD'	LONDON PLANE TREE	24" BOX	30' /60'	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	50'/50'	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	35'/45'	MOD

PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BOUTALOUA GRACILIS ' BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS P. 'SUNSET'	MAGENTA ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	5 GALLON	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FLANNEL BUSH	5 GALLON	LOW
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GALLON	LOW
ROMNEYA COULTERI	MATILIJA POPPY	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	5 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	5 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	5 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA 'HARBOUR DWARF	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NEPETA FAASSENNII	CATMINT	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
SOLLYA HETEROPHYLLA	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM

GROUNDCOVERS

	ARC 'E.C.' I GALLON @ 36" O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
	CAR TUM I GALLON @ 36" O.C.	CAREX TUMULICOLA	BERKELEY SEDGE	MEDIUM
	MYO PAR I GALLON @ 36" O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
	LAN 'CON' I GALLON @ 36" O.C.	LANTANA 'CONFETTI'	LANTANA	LOW
	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET		LOW
TURF	TURF SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	NOW MOW RED FESCUE	LOW

HYDROSEEDING SPECIFICATIONS

HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE SPECIES/COMMON NAME - 48 TOTAL LBS.

10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME
8	ELYMUS GLAUCUS/BLUE WILDRYE
8	HORDEUM CALIFORNICUM/CALIFORNIA BARLEY
5	FESTUCA IDAHOENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
4	POA SECUNDA/NATIVE PINE BLUEGRASS
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

ACHILLEA MILLEFOLIUM/NATIVE YARROW
CASTILLEJA EXERTA/PURPLE OWLS CLOVER
CLARKIA PURPUREA/WINE CUP CLARKIA
ERIOGONUM NUDUM/NAKED BUCKWHEAT
ERIOPHYLLUM CONFERTIFLOIUM/GOLDEN YARROW
ESCHSCHOLZIA CALIFORNICA/CALIFORNIA POPPY
EUTHAMNIA OCCIDENTALIS/WESTERN GOLDENROD
GRINDELIA CAMPORUM/GUMPLANT
LUPINUS NANUS/SKY LUPINE
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS
SISYRINCHIUM BELLUM/BLUE EYED GRASS
TRIPHYSARIA/YELLOW OWLS CLOVER
WYETHIA ANGUSTIFOLIA/MULE EARS

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855

"ARROYO" DRAINAGE WAY HYDROSEEDING SPECIFICATIONS

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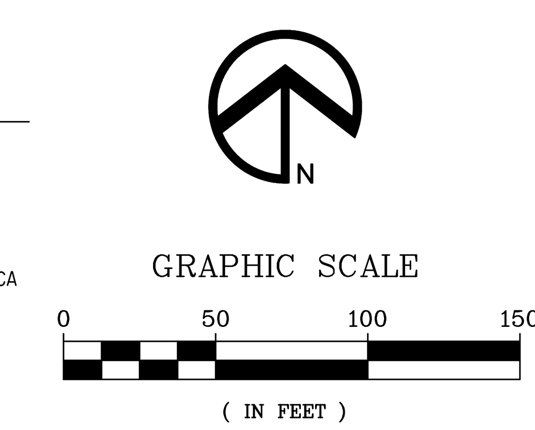
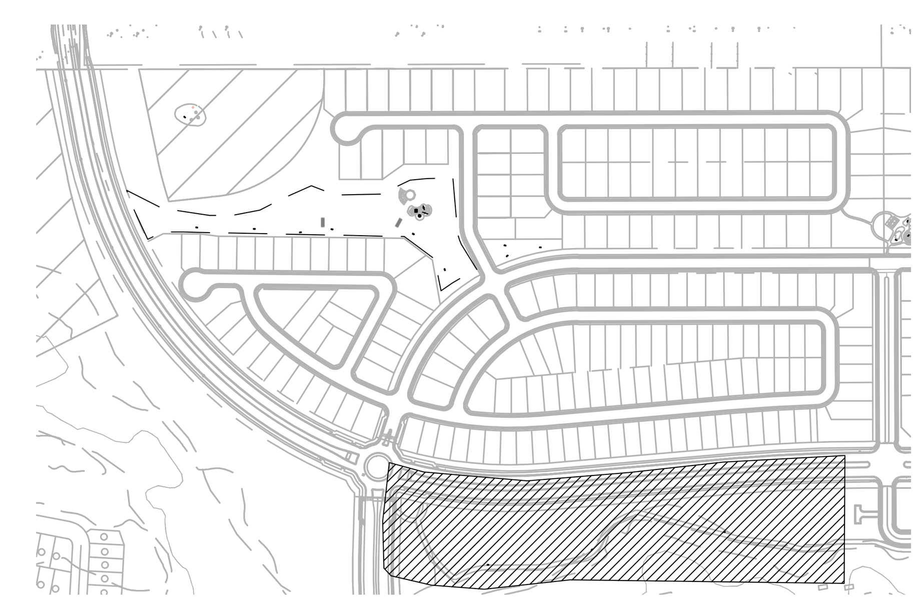
ORNAMENTAL BIOSWALE MIX

LBS./AC	SPECIES
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA OVINA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALLENS
4.00	CAREX DIVULSA

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
LIVERMORE CA 94550
PH: (925) 373-4417
FAX: (925) 373-6855





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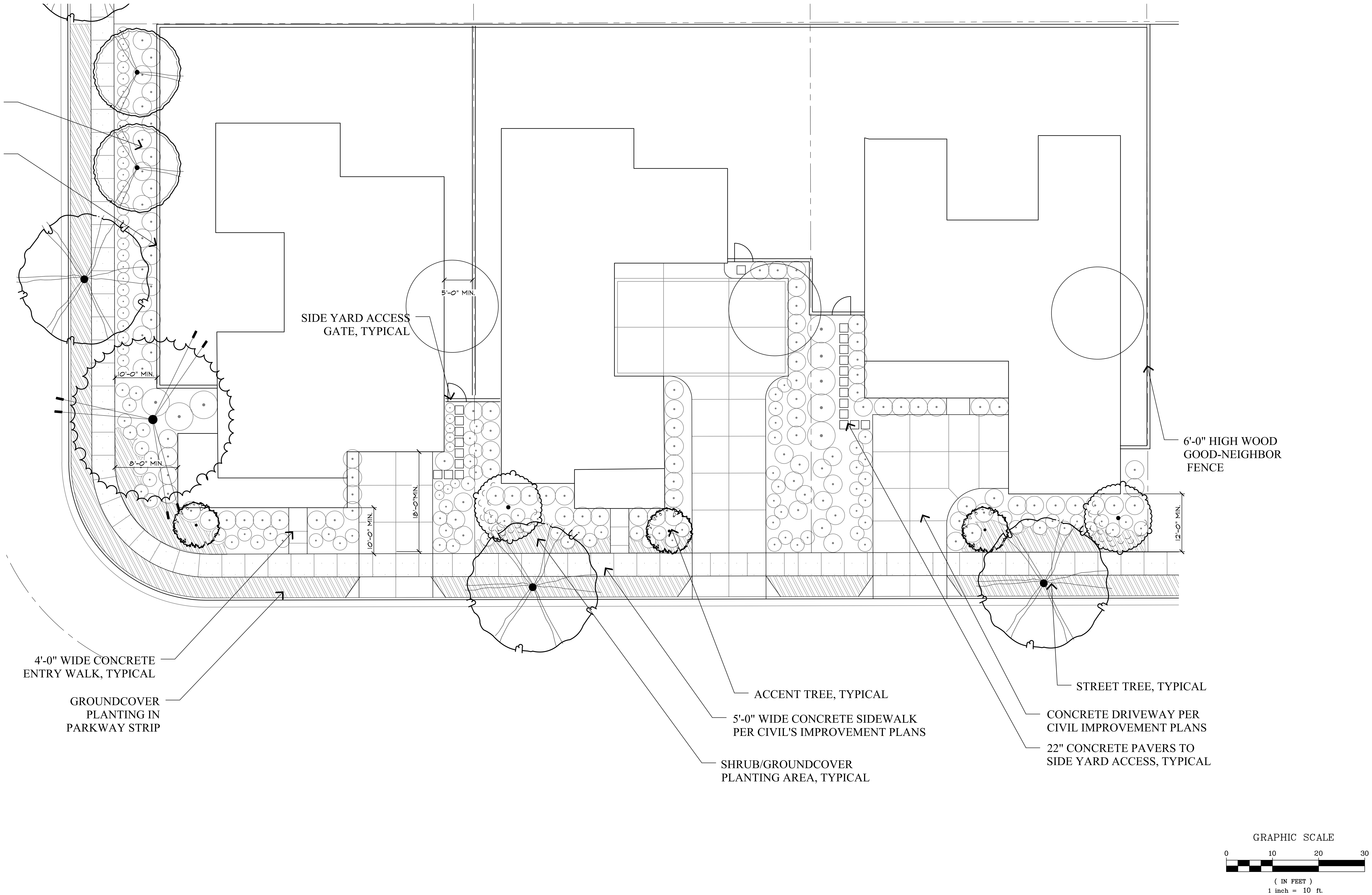
601 UNIVERSITY AVENUE, SUITE 125
SACRAMENTO, CA 95825

DECEMBER 1, 2023

THE RANCH - PHASE II
Antioch, CA

Preliminary Landscape Enlargement Trail South of Sand Creek Road



RIPLEY DESIGN GROUP

LANDSCAPE ARCHITECTURE
LAND PLANNING
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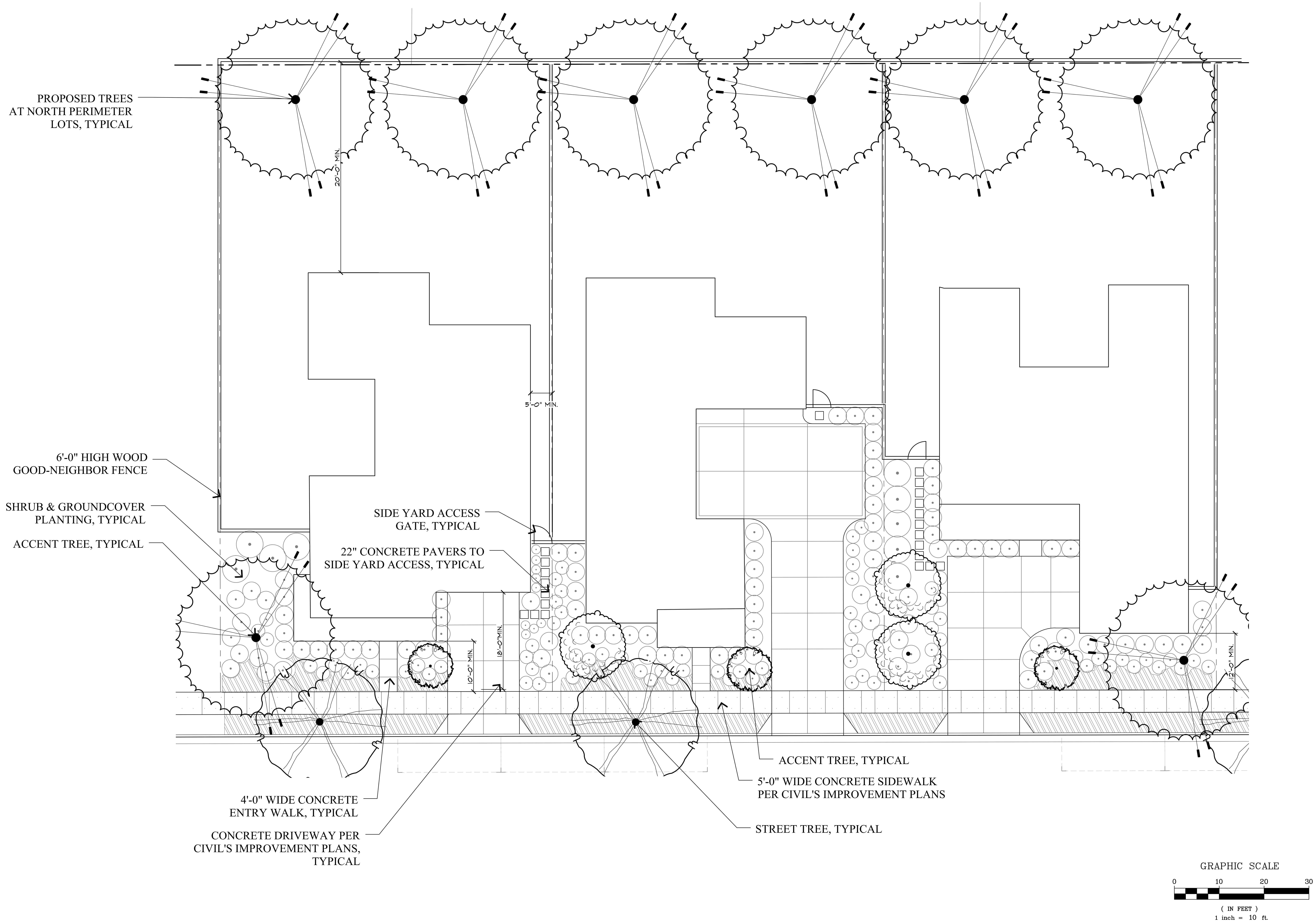
DECEMBER 1, 2023

THE RANCH PHASE II
Antioch, CA

Preliminary Landscape
LD 3 Lots Typical Landscape

A52
L9



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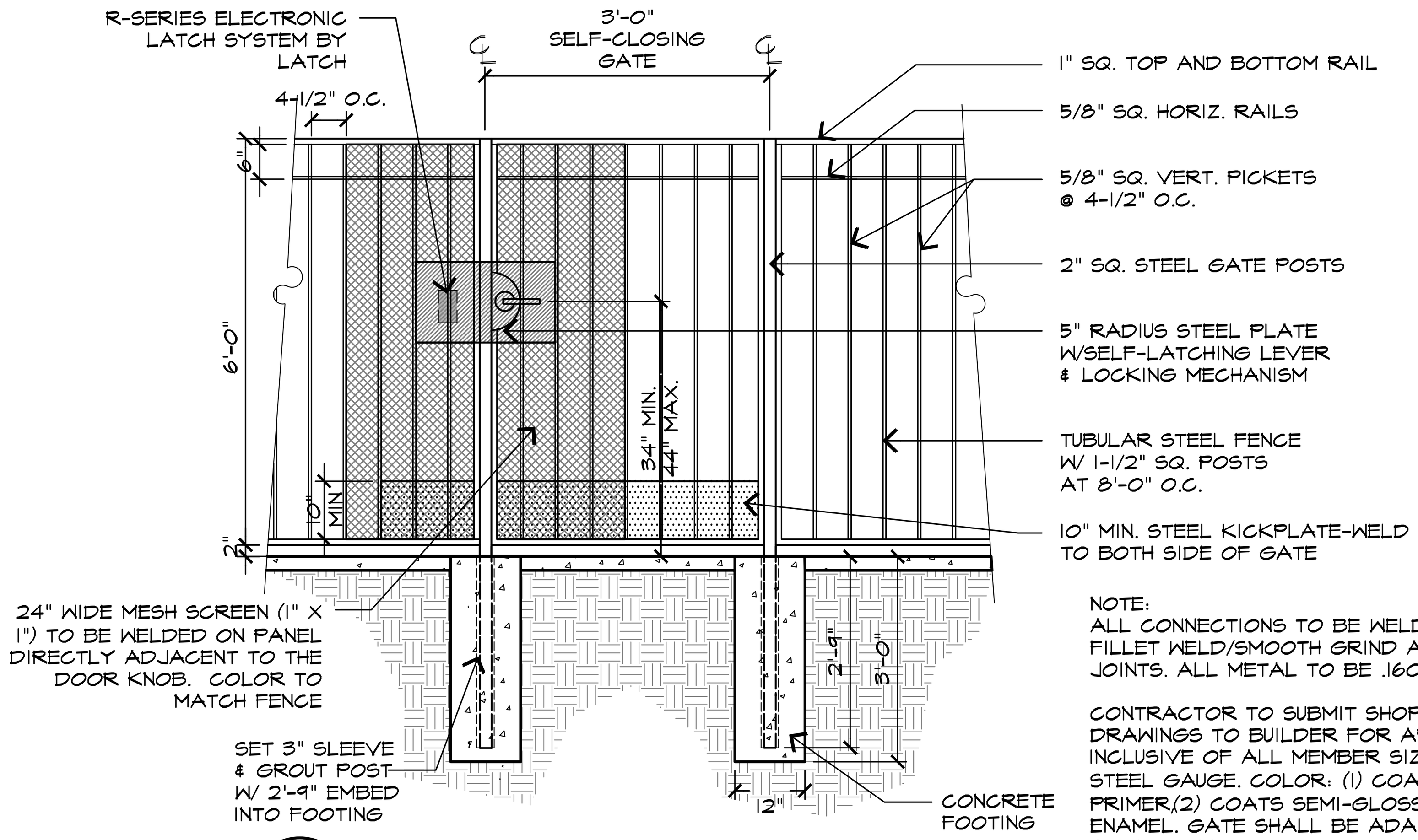
THE RANCH PHASE II
Antioch, CA

Preliminary Landscape
LD 3 N. Edge Lots Landscape



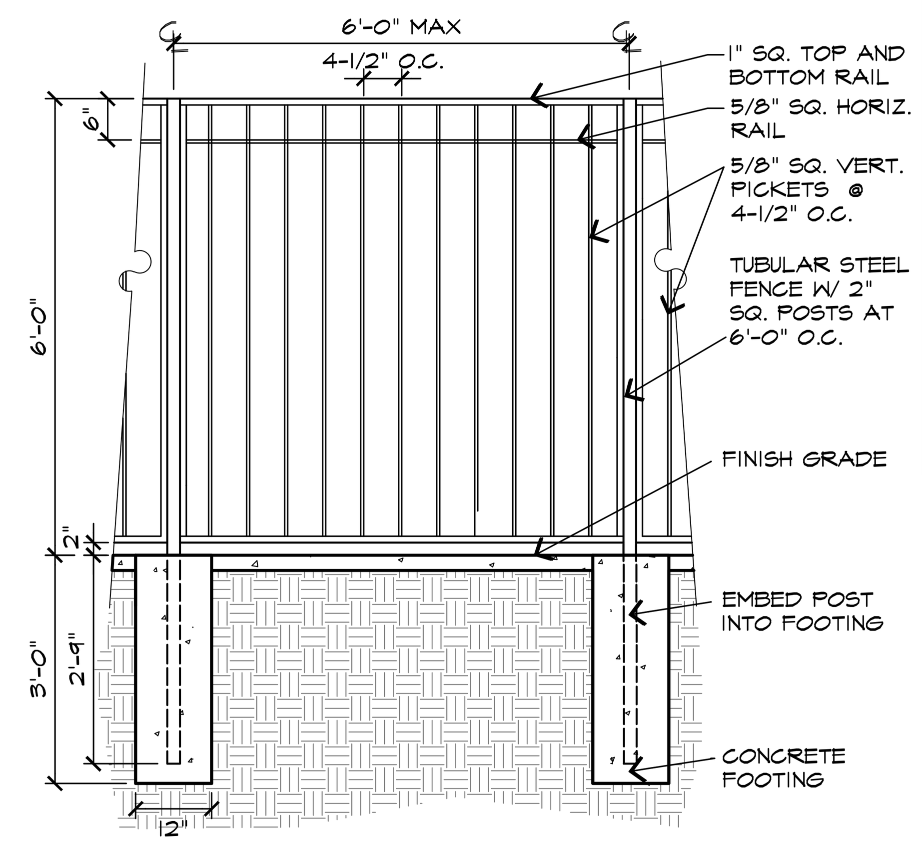
NOTE:
ALL CONNECTIONS TO BE WELDED. FILLET WELD/SMOOTH GRIND ALL JOINTS. ALL METAL TO BE .160" THICK.

CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER(2) COATS SEMI-GLOSS BLACK ENAMEL. GATE SHALL BE ADA ACCESSIBLE

INSTALL ELECTRONIC LATCH SYSTEM PER MANUFACTURER'S RECOMMENDATION

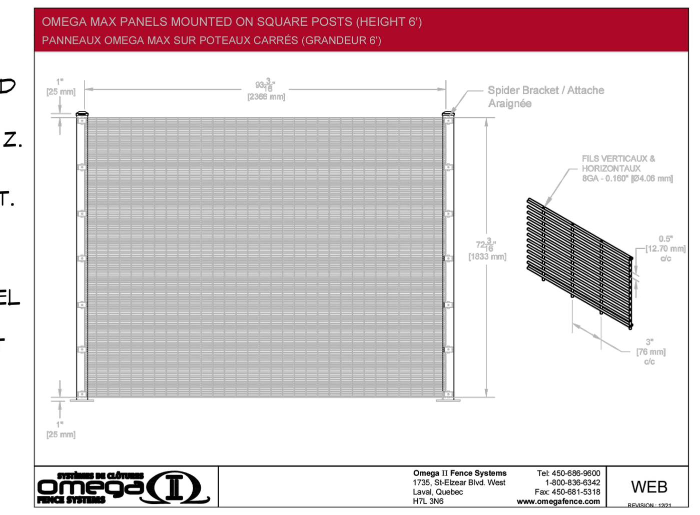
A TUBULAR STEEL GATE SCALE : 1/2"=1'-0"

024 - FncWmGate



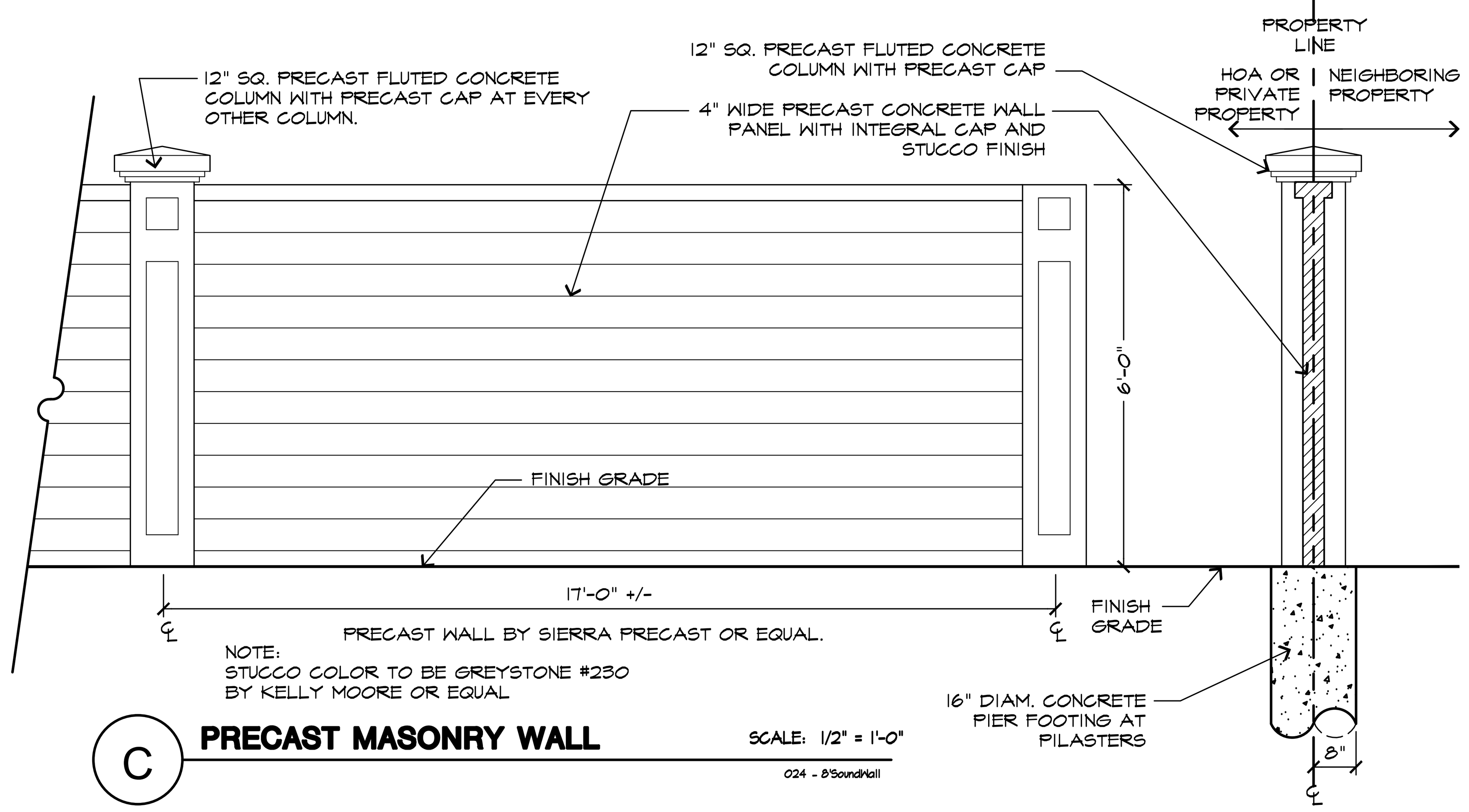
B TUBULAR STEEL FENCE SCALE : 1/2"=1'-0"

024 - FncWm



OPTIONAL BID
6'-0" 'OMEGA MAX' FENCE PANEL BY OMEGA FENCING

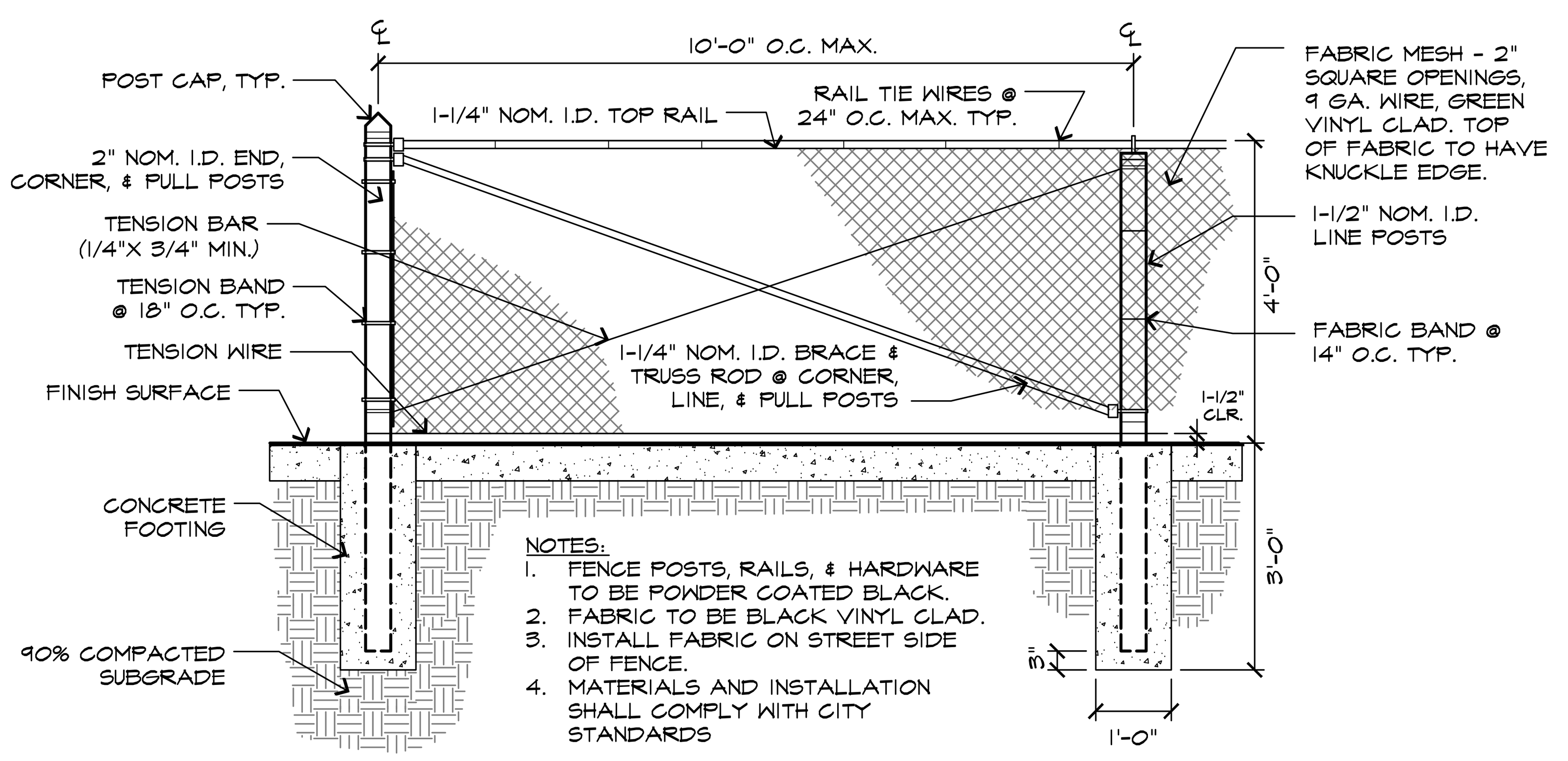
NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS TO BUILDER FOR APPROVAL. INCLUSIVE OF ALL MEMBER SIZES, & STEEL GAUGE. COLOR: (1) COAT PRIMER(2) COATS SEMI-GLOSS BLACK ENAMEL.



NOTE:
STUCCO COLOR TO BE GREYSTONE #230 BY KELLY MOORE OR EQUAL

C PRECAST MASONRY WALL SCALE: 1/2" = 1'-0"

024 - 8'SoundWall

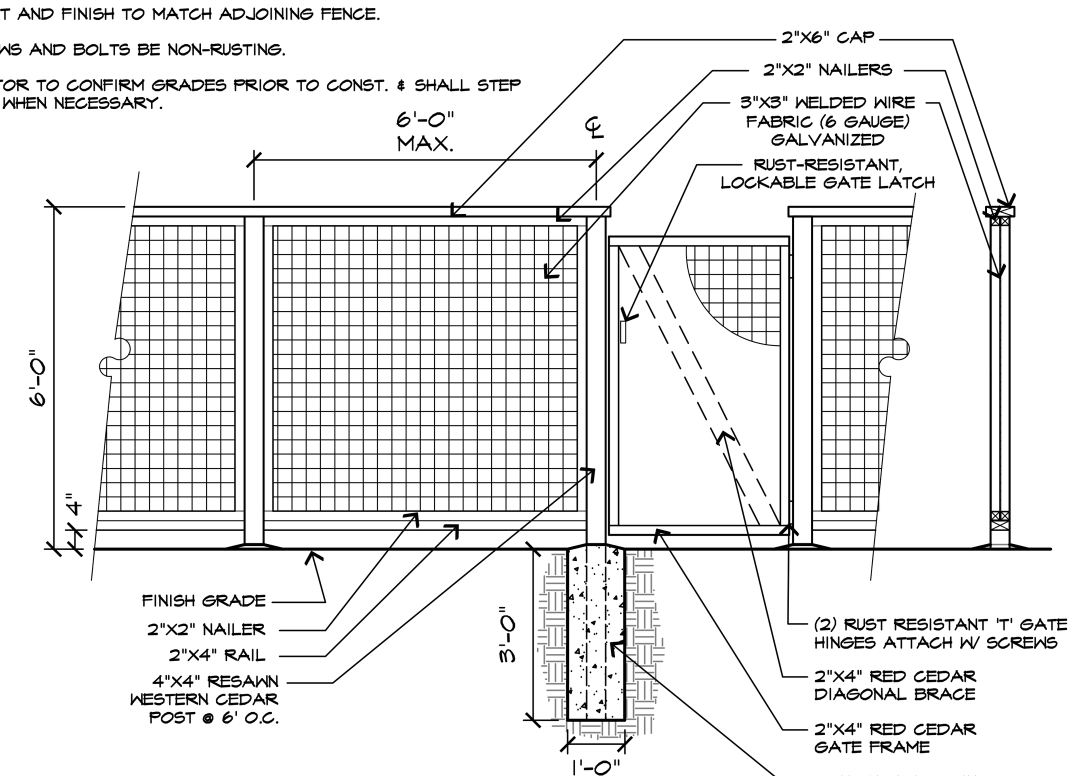


NOTES:
1. FENCE POSTS, RAILS, & HARDWARE TO BE POWDER COATED BLACK.
2. FABRIC TO BE BLACK VINYL CLAD.
3. INSTALL FABRIC ON STREET SIDE OF FENCE.
4. MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY STANDARDS

D 4' VINYL CLAD CHAIN LINK FENCE SCALE : 1/2"=1'-0"

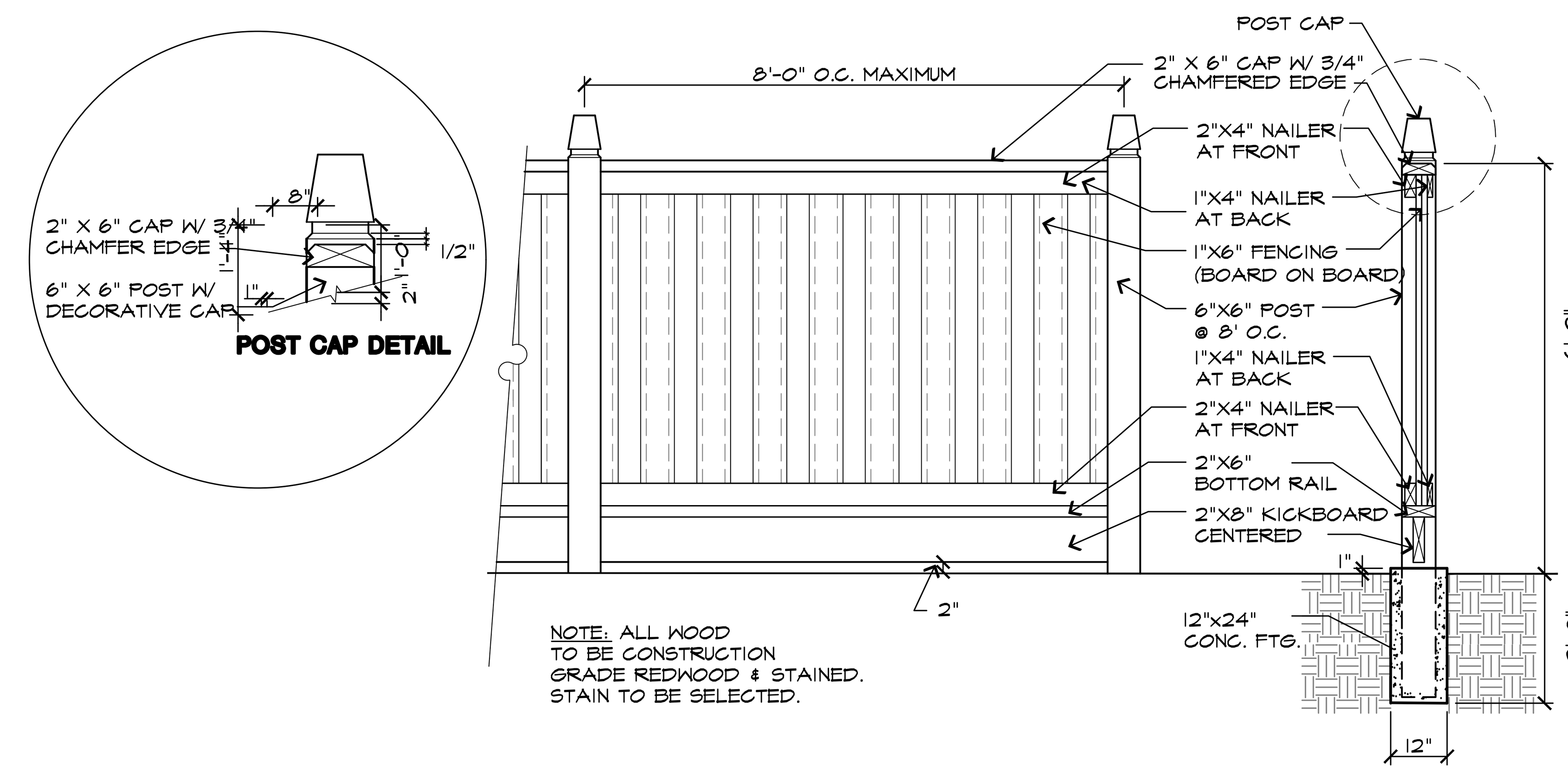
024 - FncChnLnk-5

NOTES:
1. CONCRETE FOOTINGS TO BE A DEPTH OF 3'-0" MINIMUM.
2. WOOD TO BE RESAWN WESTERN RED CEDAR & TREATED WITH CLEAR SEALER.
3. CONSTRUCT AND FINISH TO MATCH ADJOINING FENCE.
4. ALL SCREWS AND BOLTS TO BE NON-RUSTING.
5. CONTRACTOR TO CONFIRM GRADES PRIOR TO CONST. & SHALL STEP FENCE ONLY WHEN NECESSARY.



E 6'-0" OPEN WIRE MESH FENCE SCALE : 3/8"=1'-0"

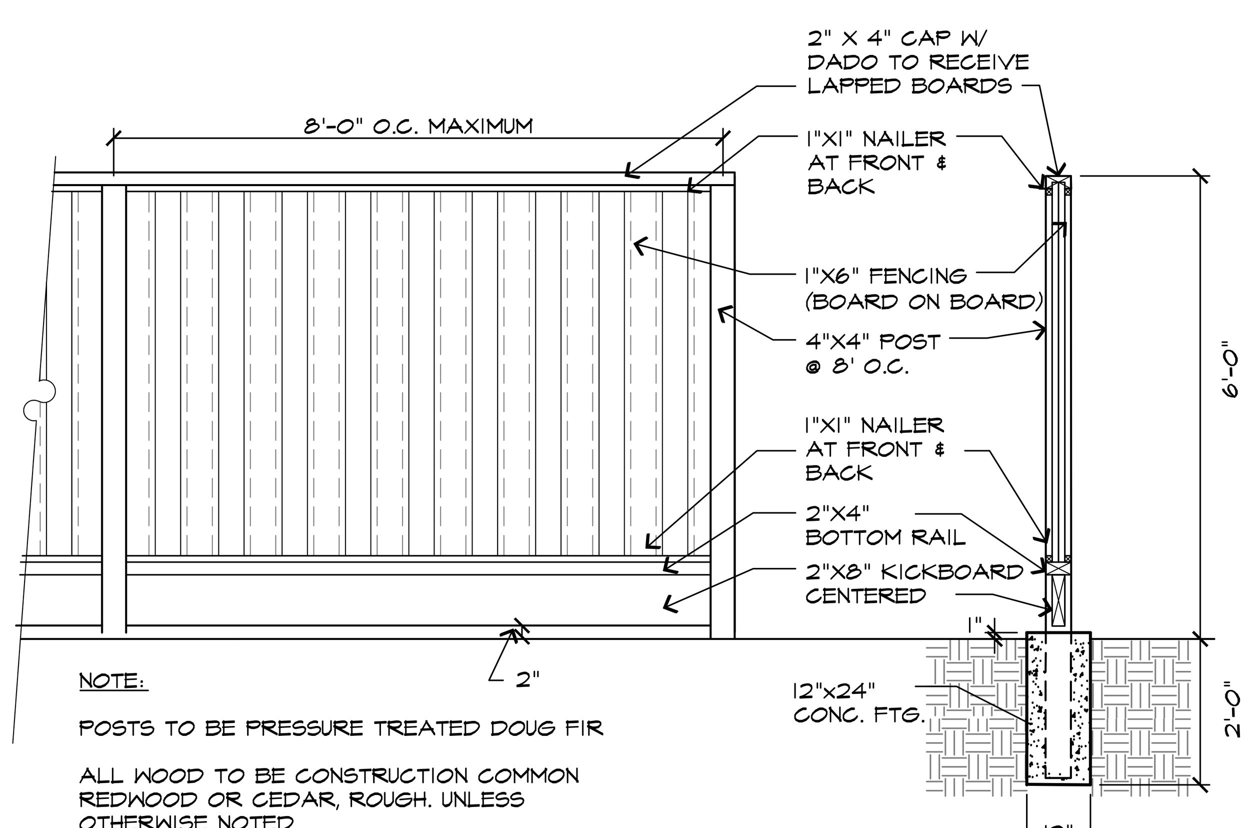
032 - FncWMesh



NOTE: ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD & STAINED. STAIN TO BE SELECTED.

F 6' ENHANCED WOOD FENCE W/ KICKERBOARD AT ENTRY SCALE: 1/2" = 1'-0"

024 - FncRw

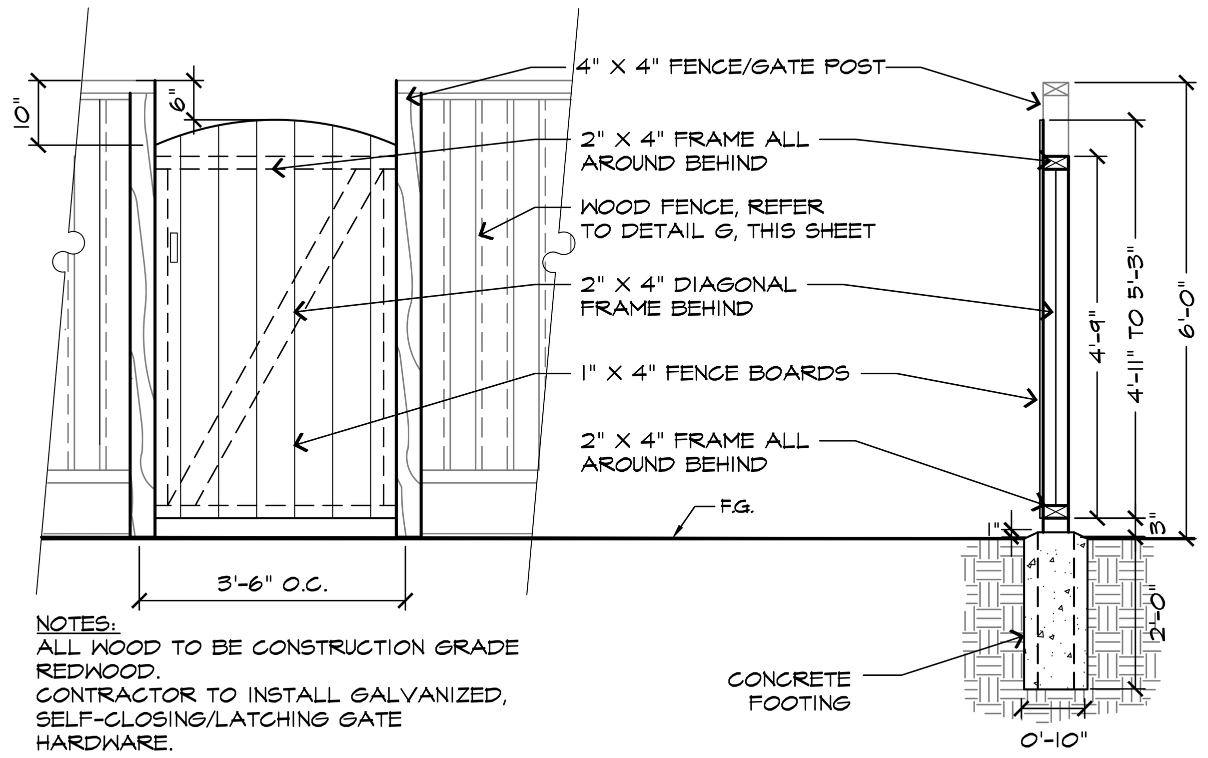


NOTE:
POSTS TO BE PRESSURE TREATED DOUG FIR

ALL WOOD TO BE CONSTRUCTION COMMON REDWOOD OR CEDAR, ROUGH. UNLESS OTHERWISE NOTED.

G 6'-0" HIGH WOOD FENCE W/ GATE SCALE: 1/2" = 1'-0"

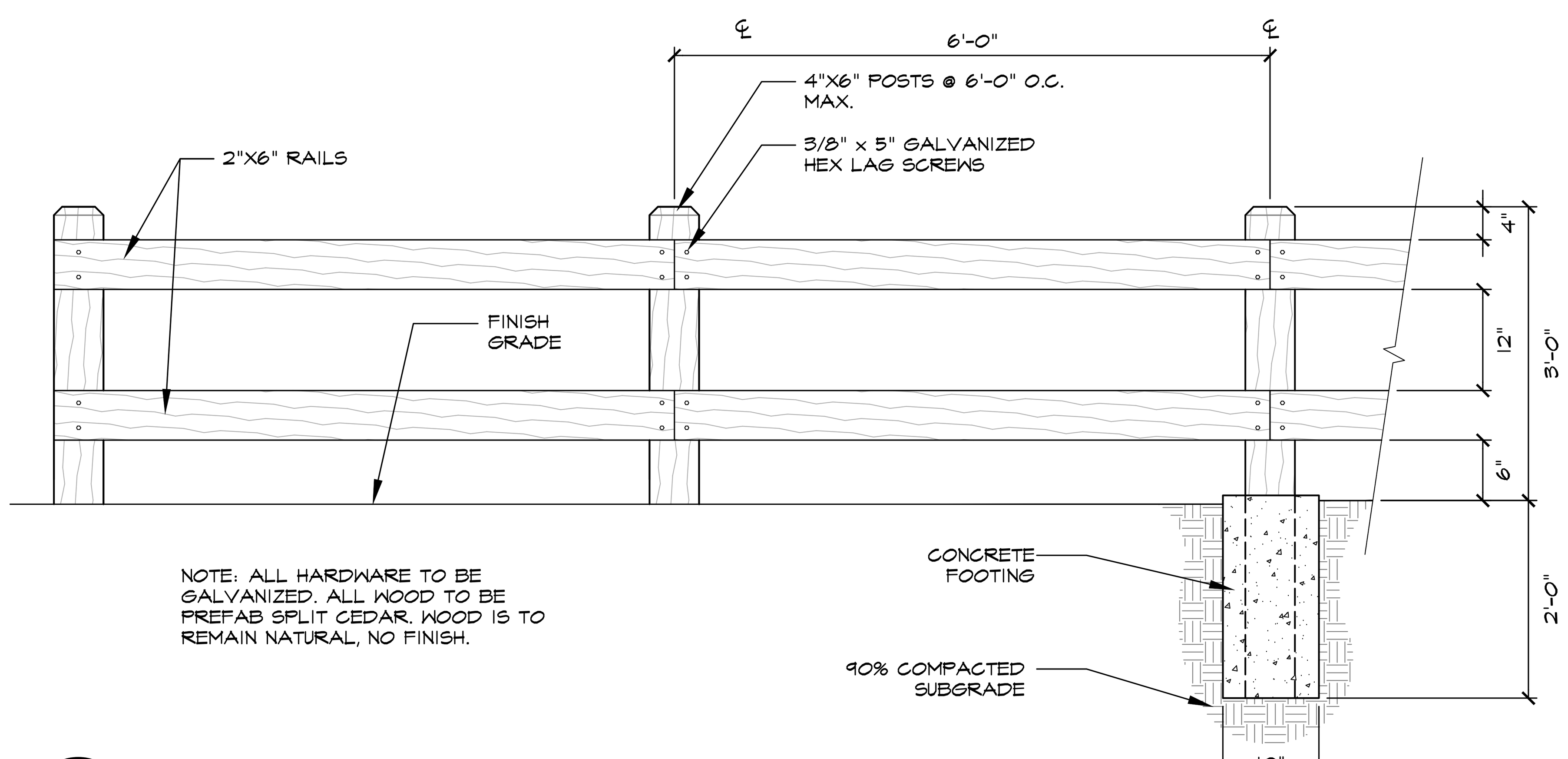
024 - FncRw



NOTES:
ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD.
CONTRACTOR TO INSTALL GALVANIZED, SELF-CLOSING/LATCHING GATE HARDWARE.

H SIDE YARD GATE SCALE: 1/2" = 1'-0"

024 - FncGateBrow



NOTE: ALL HARDWARE TO BE GALVANIZED. ALL WOOD TO BE PREFAB SPLIT CEDAR. WOOD IS TO REMAIN NATURAL, NO FINISH.

I CORRAL FENCE SCALE: 3/4" = 1'-0"

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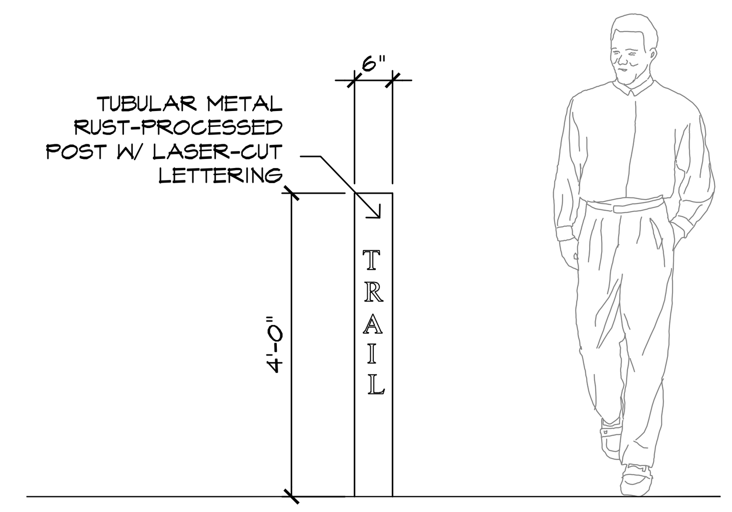
DECEMBER 1, 2023

THE RANCH PHASE II
Antioch, CA

Preliminary Landscape Details Fencing

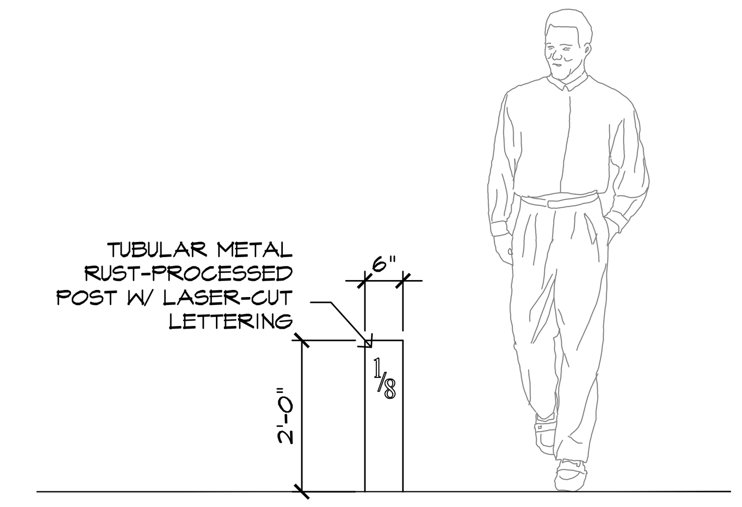
A TRAIL WAYFINDING SIGN SCALE :NTS
024 -

B PLANT / ANIMAL SPECIES HABITAT INFORMATION SIGN SCALE :NTS
024 -



ELEVATION

C TRAIL MARKER SCALE: 1/2" = 1'-0"
024 -



ELEVATION

D TRAIL MARKER SCALE: 1/2" = 1'-0"
024 -

E PICNIC TABLE BY TREE TOP PRODUCTS SCALE :NTS
024 -

F ADA PICNIC TABLE BY TREE TOP PRODUCTS SCALE :NTS
024 -

G BENCH BY WHOLE TREES SCALE :NTS
024 -

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THE RANCH · PHASE II
Antioch, CA

Preliminary Landscape Details
Site Imagery

2025-05_The Ranch Phase II Reso Only

Final Audit Report 2025-05-09

Created:	2025-05-08
By:	Monique Villagrana (mvillagrana@antiochca.gov)
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