



**TO:** ANTIOCH PLANNING COMMISSION

**FROM:** Kevin Scudero, Senior Planner  
Cindy Gnos, Contract Planner  
Raney Planning & Management, Inc.

**SUBJECT:** The Ranch Phase I Project

**DATE:** Regular Meeting of May 17, 2023

<b>Property Owner:</b> John Troutman American Superior Land, LLC and EPC Holdings 820, LLC 3161 Michelson Dr, Suite 425 Irvine, CA 92612	<b>Applicant/Representative:</b> Kyle Masters Richland Planned Communities, Inc. 3000 Lava Ridge Court, Suite 115 Roseville, CA 95561
<b>PROJECT:</b> The Ranch <b>FILE #:</b> PD-21-04 <b>APN:</b> 057-010-002, 057-010-003, and 057-021-003 <b>GP LU:</b> Limited Development Area <b>ZONING:</b> Planned Development <b>PLANNER:</b> Kevin Scudero	<b>Original filing:</b> 7/30/21 <b>Date Deemed Complete:</b> 10/21/21 <b>Date of Notice Posted/Mailed:</b> <b>Date of Public Hearing:</b> 5/17/23

## REQUESTS

The applicant, Richland Planned Communities, Inc. is requesting approval of Phase I of The Ranch Project, consisting of 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network. Necessary entitlements from the City of Antioch include the following:

1. *Planned Development Guidelines Amendment.* The proposed Planned Development Guidelines Amendment modifies the lot width and rear and side setbacks of the rear center lot of the T-Court Clusters and allows for a 2-foot encroachment of attached patio covers into the setback.
2. *Master Development Plan Amendment.* The proposed Master Development Plan Amendment modifies the proposed trail systems in order to reserve more space for conservation. Trails will more closely border the development and will include different amenities such as picnic tables and signage.

3. *Vesting Tentative Subdivision Maps.* The proposed project requires approval of a Large Lot Vesting Tentative Subdivision Map to allow for the division of The Ranch Project site into four large lots. Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. Approval of the Small Lot Vesting Tentative Subdivision Map would divide the Phase I area into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network.
4. *Use Permit.* The project requires the approval of a Use Permit to allow for the development of the proposed uses within the Phase I area of The Ranch Project site.
5. *Design Review.* The proposed project requires Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission...

1. Adopt Resolution No. 2023-\_\_\_, thereby recommending City Council approval of a Planned Development Guidelines Amendment.
2. Adopt Resolution No. 2023-\_\_\_, thereby recommending City Council approval of the Master Development Plan Amendment.
3. Adopt Resolution No. 2023-\_\_\_, thereby recommending City Council approval of two Vesting Tentative Maps, a Use Permit and Design Review.

## **SITE LOCATION**

The project site is located within the Sand Creek Focus Area of the General Plan, which contains lands designated by the Antioch General Plan for open space, residential, commercial, and mixed-use development. The project site is surrounded by a single-family residential subdivision to the north, undeveloped land to the south, Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land to the west. Below see an overall location map followed by a map identifying the phases for The Ranch Project.

## **BACKGROUND**

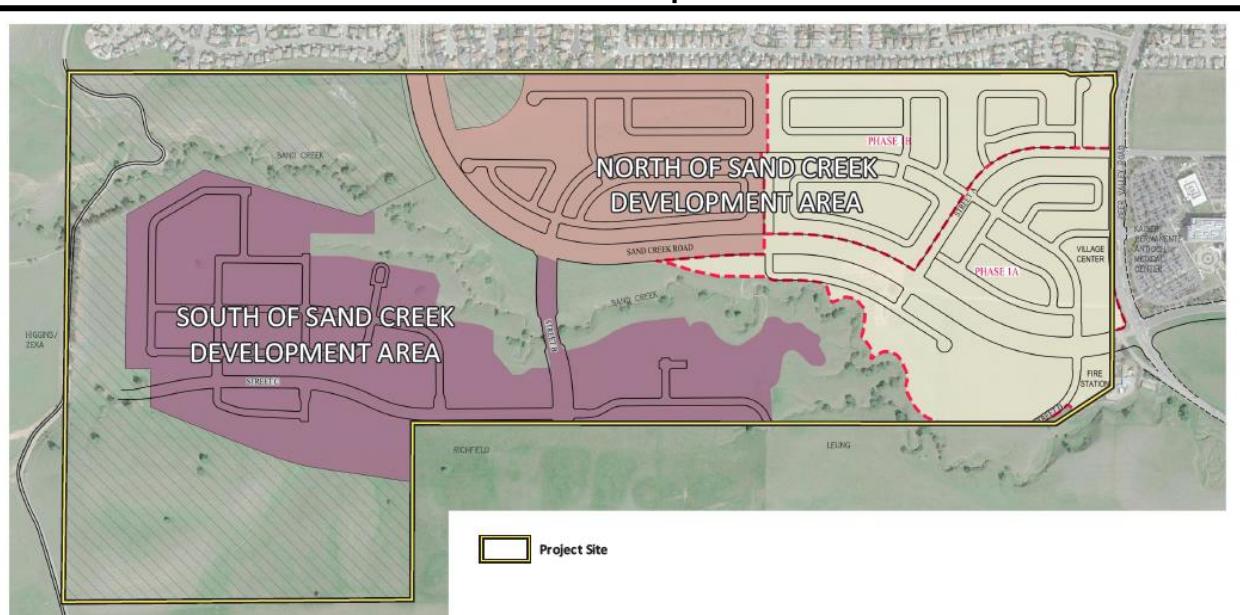
The southern area of the City of Antioch is largely known as the Sand Creek Focus Area and includes a diverse mix of land uses, including open space, residential, general commercial, retail, office, medical, recreation, school, and public uses. All parcels surrounding the project site are within the voter-approved Urban Limit Line (ULL).

The applicant for The Ranch Project submitted its first preliminary development plan (PDP) in fall of 2015 for the construction of a master plan containing 1,667 residential dwelling units, including hillside estates, a number of parks, a commercial area, and the 2.00-acre fire station site. At an early Planning Commission workshop on the PDP, numerous residents opposed the project as being too dense and too impactful on hillsides and traffic. Local citizens and an environmental

## Location Map

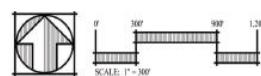


## Phase Map



	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 1A/1B
	PROPOSED RESTRICTED DEVELOPMENT AREA

GRADING AREA SUMMARY	
PHASE 1A	78 AC
PHASE 1B	60 AC
PHASE 2	73 AC
PHASE 3	135 AC



group led the charge to try to significantly reduce the size of the original project proposal. A year later, in response to insights shared by Planning Commissioners and the public, the applicant submitted a second PDP reducing the unit count to maximum of 1,307, including optional senior housing in the plan area to help reduce impacts to noise, air and traffic, as well as a reduced number of units to be constructed on the hillsides. The revised plan was better-received by the Planning Commission and the project applicant proceeded to submit a formal application in June 2017. The City commenced environmental review of the project and released a Draft EIR in March 2018 for public review and comment.

However, in February 2018, a local environmental group filed a Notice of Intent to circulate an initiative petition known as the “Let Antioch Voters Decide Initiative: The Sand Creek Area Protection Initiative” (“Let Antioch Voters Decide Initiative”). Subsequently, in April 2018, a citizen’s initiative known as the “West Sand Creek Open Space Protection, Public Safety Enhancement, and Development Restriction Initiative” (“West Sand Creek Initiative”) was also submitted. Both initiatives covered the same approximately 1,852-acre portion of the Sand Creek Focus Area west of Deer Valley Road, which includes the project site and other parcels. Both initiatives obtained the requisite number of voter signatures to qualify for the ballot, and both initiatives were submitted to the City Council on July 24, 2018, for the Council’s consideration pursuant to Elections Code, Section 9215. After careful consideration, the Council unanimously voted to adopt the West Sand Creek Initiative and requested a 9212 Report (an analysis of the impacts of an initiative) on the Let Antioch Voters Decide Initiative.

The Let Antioch Voters Decide Initiative was eventually adopted by the Council on August 28, 2018. On or about October 18, 2018, two legal actions were filed against each initiative. On May 31, 2019, the trial court determined that the Let Antioch Voters Decide Initiative could not be adopted by the City Council after it had previously adopted the West Sand Creek Initiative and that the initiative must be placed on the ballot. The City Council voted on June 9, 2020 to place the Let Antioch Voters Decide Initiative on the November 3, 2020 ballot. On November 21, 2019, the trial court invalidated the West Sand Creek Initiative on the grounds that the City Council’s approval of a development agreement was invalid and could not be severed from the remainder of the West Sand Creek Initiative.

The applicant therefore revised The Ranch Project for a third time to be consistent with the Council-adopted West Sand Creek Initiative and prepared a new EIR, which was certified by the Antioch City Council on July 28, 2020. The Ranch Project is consistent with the West Sand Creek Initiative, including the overall maximum buildout potential, land plan, and circulation. The proposed development of the Phase I area of The Ranch Project site would be generally consistent with what was previously analyzed for the site in the 2020 EIR prepared for The Ranch Project.

The Antioch City Council approved the following entitlements for The Ranch Project on July 28, 2020:

- Certification of The Ranch Project Environmental Impact Report;
- Approval of a General Plan Amendment;
- Approval of a Rezone of the project site to Planned Development and adoption of the development standards;

- Adoption of the Master Development Plan, Planned Development Design Guidelines, and a Resource Management Plan; and
- Approval of a Development Agreement between the City of Antioch and Richland Planned Communities, Inc.

## **ANALYSIS**

The Ranch Project site consists of three Assessor's parcels identified as 057-010-002, 057-010-003, and 057-021-003, totaling 551.50-acres. The Ranch Project site is currently occupied by a cattle-grazing operation, a single-family residence, and a number of barns and outbuildings located on the eastern portion of the site, and is bound by Empire Mine Road to the west, existing residential development to the north, Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land to the south.

Land uses to the west of the project site consist of undeveloped land, and open space, including the Black Diamond Mines Regional Park. Land uses to the north of the project site consist of existing single-family residential development. Land uses to the east of the project site consist of the Kaiser Permanente Antioch Medical Center and undeveloped land. Land uses to the south of the project site include rural residential and undeveloped land.

North:	Single Family Residential / Planned Development (PD)
East:	Kaiser Permanente Antioch Medical Center and Vacant / PD
South:	Rural Residential and Vacant / Study District (S)
West:	Vacant and Open Space / S

The proposed project would include the development of the 136.7-acre Phase I area of The Ranch Project, which is located in the northeast corner of The Ranch Project site. Phase I would consist of 440 residential lots including 230 MD lots with an average lot size of 4,845 square feet (sf) and 210 LD-3 lots with an average lot size of 8,140 sf; a mixed-use component; a fire station; 6.6 acres of parkland; stormwater detention areas; and construction of an interim roadway that would connect Sand Creek Road to Dallas Ranch Road.

### *Existing Project Site General Plan Land Use Designation*

The project site is located within the Sand Creek Focus Area in the General Plan and is currently designated as Limited Development Area. The Limited Development Area designation allows the following land uses:

- Estate Residential;
- Low Density Residential;
- Medium Low Density Residential;
- Medium Density Residential, Convenience Commercial;
- Mixed Use, Public/Quasi Public; and
- Open Space.

### *Existing Project Site Zoning Designation*

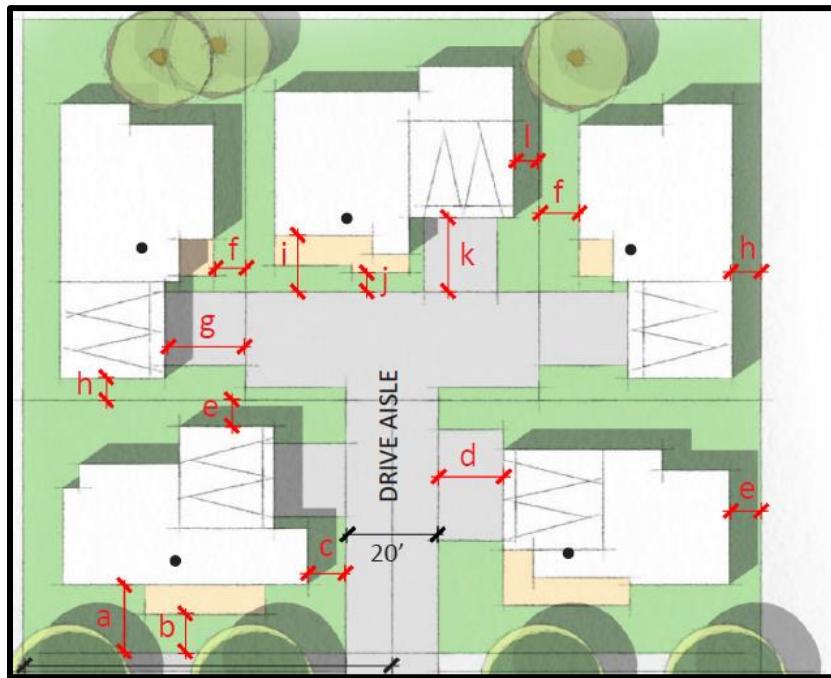
As described above, the project site is located within the Sand Creek Focus Area of the General Plan. The project site is zoned Planned Development (PD), which allows for the following land uses:

- 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 PD district is intended to set the development standards applicable to the land use district of the project site, including the lot sizes, setbacks, height, floor area ratio, parking, and permitted uses. As discussed above, a Master Development Plan and Planned Development Guidelines were previously adopted for The Ranch Project on July 28, 2020.

#### Planned Development Guidelines Amendment

As the applicant is nearing the start of construction, more detailed plans of the individual homes are being developed. As a result, an amendment to the PD Guidelines is proposed to make minor changes to setback requirements and lot width of the T-Court Clusters. See the figure below of a representative T-Court Cluster.



The three changes included in the proposed PD Amendment are:

1. Changing the side and rear setback minimums for the rear center lot of the T-Court Clusters. The minimum setback for the sides and rear will change from 6 feet to 5 feet.
2. Changing the minimum lot width of the rear center lot in the T-Court Clusters from 65 feet to 60 feet.
3. Attached patio covers will be allowed to encroach 2 feet into setbacks.

The currently approved minimum rear center lot size of 4,000 sf for MD lots will remain.

The Planned Development Guidelines Amendment alters the lot width and rear and side setbacks of the rear center lot of the T-Court Clusters and allows attached patio covers to encroach 2 feet into setbacks, and would not result in any impacts beyond what was analyzed in the 2020 EIR (Attachment C).

#### Master Development Plan Amendment

The Master Development Plan assures the City that the proposed project would proceed to its completion in compliance with the plans submitted by the applicant, and assure the applicant of vested rights to develop the project. The proposed project would involve a Master Development Plan Amendment in order to modify the previously approved locations for the on-site trail network. Attachment A shows the approved versus the modified trail locations proposed.

As discussed in the 2020 EIR, the project may result in potentially significant impacts to California tiger salamander (CTS). The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) typically require a 3:1 mitigation ratio for the loss of CTS habitat. In order to fulfill this mitigation requirement, the applicant planned to provide a 193-acre on-site preserve, as well as the preservation of two off-site parcels that total 956 acres. However, the CDFW and USFWS raised concerns regarding the public use of the on-site preserve through the use of the proposed trail system, and further indicated that mitigation credit would not be given for the on-site preserve due to the extensive trail network that traversed the preserve. Due to the trail network's proximity to Sand Creek, the agencies have stated that human access and use of the trails could lead to mortality, directly and indirectly, of CTS. Thus, the applicant worked with the agencies and now proposes to include wildlife crossings within the on-site preserve and CTS walls and other barriers at strategic locations to reduce mortality. Furthermore, the trail network was reconfigured to more closely follow the edges of development, rather than traversing the interior of the preserve.

In order to account for the reconfiguration of the trail network, the applicant has proposed to include enhanced areas along the trail known as respite areas. Respite areas may include picnic tables, native landscaping, directional markers and plant and habitat educational information signage. The Master Development Plan Amendment would result in a trail network that avoids CTS habitat and provides additional amenity areas as shown in the newly prepared Section B of the Master Development Plan, Conceptual Trail and Respite Area Programming (see Exhibit A of Attachment D).

#### Vesting Tentative Subdivision Maps

The proposed project would include a Large Lot Vesting Tentative Subdivision Map that would divide Phase I and II of The Ranch Project site into four lots, as well as a Small Lot Vesting Tentative Subdivision Map that would divide the 136.7-acre Phase I area (Lots 1 and 2) into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network (see Exhibits A and B of Attachment F). The following table provides a summary of the proposed land uses, consistent with the 2020 approvals.

Proposed Land Uses		
Proposed Land Use	Parcels	Acreage
Low Density Residential (LD-3)	Multiple	53.3
Medium Density Residential (MD)	Multiple	38.7
Village Center (VC)	A	4.8
Public Use – Fire Station (PQ-F)	B	2.4
Parks (P)	D, R, S, T, U, V, X, Y, Z, AA	6.9
Landscape (L)	E, F, G, H, I, J, K, L, M, N, O, P, Q, W	4.1
Major Roadway		10.6
Water Quality/Detention Basin	C, O	16.9
<b>Total Project Site</b>		<b>136.7</b>

The Phase I area is anticipated to be developed in two phases (Phases IA and IB). Phase IA would develop the southern portion of the Phase I area and would include construction of portions of the proposed residential units and internal roadways, as well as the mixed-use parcel, the fire station, and two detention basins. Phase IB would develop the northern portion of the Phase I area and would include the construction of the remaining residential units and internal roadways, along with two additional detention basins. It should be noted that the design of the mixed-use component would be reviewed and approved at a later time.

#### *Access and Circulation*

The proposed project would include the construction of an internal roadway network throughout the Phase I area. Interior streets would all include curbs, gutters, and sidewalks with a width of five feet. The extension of Sand Creek Road would be a 4-lane roadway that would serve as the primary access into the project. The project includes two roundabouts, one at the Sand Creek Road and Street B intersection and the Street B and Street C intersection. Slightly slower design speeds and signalized intersections are proposed between Deer Valley Road and the roundabout to allow for safer pedestrian access to the Sand Creek open space lands from the neighborhoods to the north. The Sand Creek Road Improvements were detailed in the Development Agreement approved in 2020.

#### *Transit Service*

Tri-Delta Transit would provide future bus service through the project area along Sand Creek Road. Bus service currently exists along Deer Valley Road during weekday and weekends stopping at the Kaiser Medical facility. Several locations along Sand Creek Road are suggested for far side bus turnouts including at the roundabout with Street B, and at the intersection with the village center and fire station. Bus Shelters would be placed at the turnout locations with high visibility and safety. Canopies and vertical screens would be provided for protection against the weather, as well as adequate seating and waiting areas for the comfort of the transit users.

#### *Parks, Trails, Open Space, and Landscaping*

The proposed project would include 6.9 acres of parks and 4.1 acres of landscaping throughout the Phase I area. Parks within the project site are developed in one of two categories:

- Neighborhood Parks – The centerpiece of each neighborhood that include both fixed elements such as playgrounds and informal areas such as lawns, seating areas, and pathways.
- Pocket Parks – Pocket parks can be less than 1.0 acre in size, and provide character as well as outdoor recreational opportunities to the immediate surrounding area. Uses and activities within pocket parks may include decorative landscape elements (e.g., planters, public art, etc.), open turf, outdoor seating, and play areas for small children.

The Resource Management Plan for the Sand Creek Focus Area calls for a minimum development setback of 125-feet from the centerline of the flowline of Sand Creek, yielding a 250'-wide corridor. As such, the proposed project provides the minimum 250-foot width of open space. The open space would be kept largely in its natural grassland condition, with periodic maintenance for weed control and also to establish and promote native seasonal wildflowers. Trails would be developed near the proposed development and traverse portions of the open space of the Phase I area. Most of the trails have been designed for multiple modes of transportation including walking, running, cycling, and blading/skateboarding. When the development of all three phases of The Ranch is complete, the trails would ultimately connect parks, neighborhoods, village center, and open spaces within the project, and also off-site destinations such as Kaiser Permanente and the East Bay Regional Park. Sand Creek crossings for pedestrians and cyclists would be provided through a narrow, non-vehicular bridge near Homestead Park in the east; on the sidewalk and in the bike lane along Street B in the central portion of the project site.

Landscaping features would be provided throughout the proposed development area and would conform to the requirements and provisions of Section 9-5.1001 of the City of Antioch Municipal Code as well as the approved Master Development Plan and Planned Development Design Guidelines. The proposed project includes six different types of landscaping that encompass the non-built environment. Each of these landscapes would have a different approach to their character and function.

1. Sand Creek Drainage Corridor – The actual corridor that contains the flow line and banks of Sand Creek is narrow and highly eroded from cattle crossings and heavy rainfall storm events. Most of the Oak trees on the property are located within those banks. Additional plantings of native grasses and shrubs tolerant of seasonal high flows and potentially additional non-vegetated approaches would be warranted for bank stabilization.
2. Natural Grasslands/Uplands – These areas are the predominant open space type and include native and introduced grass species that have been historically used for cattle grazing, which are non-irrigated and generally have a greener appearance during winter and spring rains and more golden appearance during summer and fall dry seasons. Additional Oak plantings could be employed within this typology to provide shade by trails and seating areas.
3. Detention Ponds/Wetlands – Detention ponds with natural edges are provided for the project to hold stormwater runoff from heavy rainfall events. The planting regime along their side banks needs to be selected based on water level elevations and the amount and time of inundation into the root zones. Jurisdictional wetlands along the Sand Creek corridor are preserved and incorporated into the open space experience.

4. Parks & Parkways – Neighborhood parks should include a balance of open lawn areas for mostly informal play or gatherings, with lands that are landscaped for utilitarian purposes (e.g., drainage or low lands, trees for shade) and places for ornamental or themed gardens. Areas for paths, playgrounds, and sport courts (e.g. basketball) will also be provided. Parkways provide meaningful connective open space within the developed lands.
5. Landscaped Streets – These areas within the right-of-way (ROW) would include trees, shrubs, groundcovers, and native grasses planted within the center medians and landscape strips.
6. Recreational Trails – Various trails would provide recreational opportunities and alternative means to travel through the various open spaces within the community.

#### *Utilities*

The proposed project would include the provision of water lines, sewer lines, and drainage facilities to serve the proposed project site.

The water system for the proposed project would be designed to integrate with existing transmission mains and would complete a looped connection through the proposed project site. In addition, a connection would be located at the existing 20-inch water main in Deer Valley Road at the intersection with the extension of Sand Creek Road. The interior streets throughout the project site would contain 8-inch water lines.

Drainage improvements would include a combination of subsurface and surface drainage systems, including new pipe and channel conveyance systems, as well as culverts. The proposed project would include the construction of storm drainpipes in the Sand Creek Road extension, as well as other streets. All stormwater runoff within the proposed project site would be treated on-site by proposed stormwater detention basins.

The proposed project would include the installation of a new sewer main, as well as a number of sewer lines throughout the proposed project site. The connection point for the sewer main would be located approximately 1.50 miles east of the project site in the Heidorn Ranch Road ROW. An off-site extension of the existing sewer line would be required to provide the proposed project with sewer service. All on-site and off-site sewer improvements would be constructed within the public right-of-way or within public utility easements within private roadways as needed.

Republic Services would provide solid waste collection, disposal, recycling, and yard waste services to the project site.

### *Engineering Review*

The Antioch Engineering Division provided draft conditions of approval related to construction, site and project design, utilities, landscaping, and more for the proposed tentative subdivision maps (see Exhibit C of Attachment E).

### Proposed Use Permit

Pursuant to the Antioch Municipal Code Section 9-5.2307(C)(1), a Use Permit shall be required prior to the construction of any phase of an approved PD District. As such, the project requires the approval of a Use Permit to allow for the development of 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network within the Phase I area of The Ranch Project site. The intent of the Use Permit is to further clarify the details of the development phase being considered and to ensure that each component complies with the established provisions of the district.

### Design Review

Pursuant to the Antioch Municipal Code Section 9-5.2601(A)(1), Design Review shall be required for any new building or construction proposed in any zoning district, except for single-family homes in the RE, RR, RTR, R-4, and R-6 Districts. As such, the proposed project would require Design Review. The applicant has prepared Development Standards and Design Guidelines. The intent of Design Guidelines and Development Standards is to implement the City of Antioch's Residential Design Guidelines for the proposed project. These Guidelines, conceptualized with neighborhood landscaping, entry, and architectural renderings, are to be used in place of the Citywide Design Guidelines in evaluating the future neighborhood construction plans. Future Design Review submittals will be reviewed against the project's Design Guidelines to ensure that the design of the development would be consistent as it is implemented in phases, possibly by different builders, over time.

### *Design Objectives*

On July 28, 2020, the Antioch City Council adopted the Master Development Plan and Design Guidelines for The Ranch Project. The Ranch Design Guidelines include guidelines for residential architectural styles, as well as guidelines for open space, parks, and trails, that allow residents and visitors access to the East Bay Regional Park system. The adopted Design Guidelines establish a variety of neighborhoods that create housing opportunities for different household types.

The planned community character for the Project is to prioritize the character of the surrounding landscape by having large portions of the property appear in their natural state. The ridgelines in the southeast hill will remain in their natural state, as will the Sand Creek corridor except where stream banks have been improved to halt erosion or new pedestrian footbridges are installed. The architectural styles for residential and commercial buildings will reflect a simple agrarian theme to reflect the ranch history of the property.

Staff has determined the Phase IA plans for the proposed project are consistent with the adopted Design Guidelines and the objectives in the adopted Master Development Plan (see Exhibit A of

Attachment D). The analysis below identifies the proposed project's consistency with the adopted Design Guidelines and Master Development Plan, with the exception of the requested amendments.

### *Community Character*

The adopted design guidelines intend to create a community character based on natural vegetation and landscaping, while preserving the ridgelines for the hills to the southwest. The Sand Creek corridor is intended to remain in its natural state as much as possible. The project site includes pedestrian connections to the adjacent Kaiser Permanente and Village Center, as well as, pedestrian connections to the Sand Creek Corridor and other recreational trails providing access to the natural, physical, and social environments from this neighborhood. The approved architectural styles for the residential and commercial buildings reflect an agrarian theme through the use of similar material palettes consisting of wood, metal, and stone. Residences within the 1A phase of the project reflect the same agrarian theme through the use of California Ranch, Prairie and Craftsman style homes and landscaping that is consistent with the approved Design Guidelines.

Per the approved plans, the neighborhood parks will be themed and programmed to respond to their context and be located either directly adjacent to or within easy walking distances of the trail access points. Phase IA plans are consistent with the adopted Design Guidelines through the construction of Homestead Park and pedestrian connections to the main east/west trail system.

### *Neighborhoods*

The adopted design guidelines intend to create six distinct neighborhoods that each hold their own neighborhood identity. Each neighborhood is to have a park to serve as a community gathering place and offer recreational opportunities. Although distinct from each other, all neighborhoods will share a cohesive agrarian theme through the use of similar material and plant pallets and be connected through a system of pedestrian trails.

The neighborhood within the Phase IA project site is consistent with the approved Design Guidelines by taking a more urban form than other planned neighborhoods by using smaller lots and more uniform street trees to create a distinct neighborhood, while still displaying the agrarian theme.

### *Architecture*

Architectural guidelines are provided in the Design Guidelines in order to maintain and enhance the quality and character of the neighborhoods at The Ranch. The Design Guidelines serve to ensure style consistency across neighborhoods while encouraging creative applications of the features that express the heritage of a particular style in order to allow for the integration of modern materials and contemporary design.

The overall form and massing of residential buildings are to emphasize horizontal lines and elements to be consistent with the expansive open space and rustic character of the site. Variation in roof lines is encouraged while generally maintain the predominant roof pitch throughout the

building. Residential building façade materials should follow the recommended materials included in the Design Guidelines and should be generally applied to emphasize horizontal lines and elements. Earth tones are recommended for main buildings with contrasting trim.

Phase IA includes the following three architectural styles:

- California Ranch generally emphasizes simple and clean horizontal forms, in addition to an open plan that blends functional spaces. Asymmetrical one-story shape with dominant low-pitched roofs, moderate-to-wide eave overhangs; attached garage; wood and stone/brick exterior. Given its horizontal, one-story nature, the California Ranch style is more suited for lots that have wide frontages facing the street.



- The Prairie style homes typically have broad, gently sloping, hip roofs with prominent low chimneys. Balconies and terraces extend in several directions beyond the basic structure of the house, creating protected outdoor spaces. With its emphasis on horizontal form and massing, the Prairie style is suited for conventional to larger lots within the project.



- The Craftsman style exterior includes a low- to moderately pitched, gabled roof with deep overhanging eaves usually supported by exposed rafters and knee braces. A front porch with relatively heavy, tapering columns is another defining feature of this style. Natural materials such as wood and stone are used extensively. The Craftsman style is suited for lots of all sizes within the project.



It should be noted that future phases of The Ranch project will also include the Farmhouse and Foursquare architectural styles for residences.

- Farmhouse style homes are simply framed and rectangular in shape, often with few feature bump-outs or bays. A common distinguishing feature is a partial or fullwidth wraparound porch. Main façade may be symmetrical or asymmetrical, with an elevated first level and steps leading from the walk to the porch. Most farmhouse-styles homes are one-and-a-half or two-story buildings with bedrooms upstairs and living spaces on the main floor. Common exterior features include horizontal lap siding and shuttered windows, with a main side-gable roof. The roof over the porch often has a shallower pitch than the roof of the main structure. With its emphasis on horizontal form and massing, the Farmhouse style is suited for conventional to larger lots within The Ranch.
- Foursquare style homes are characterized by the basic cubic form, two-and-a-half stories high, usually with four large rooms to a floor and a wide elevated front porch with steps. Foursquare homes often include a two-car garage recessed or placed in the rear. Foursquare is suited for smaller medium density lots or conventional lots within The Ranch.

### *Landscape*

#### Front Yards

The approved design guidelines intend to minimize manicured landscapes or extensive lawn through the use of a sustainable plant palette with native, drought tolerant trees,

shrubs, and ground cover. The proposed landscaping in Phase IA of development is consistent with the approved Design Guidelines.

#### Sound Walls

The approved Design Guidelines permit masonry sound walls for traffic noise abatement adjacent to arterial or collector streets, and should be accompanied by landscaped setback areas. Maximum height of sounds walls cannot exceed 7.5 feet. Sound walls will incorporate breaks at street intersections, line-end cul-de-sacs, as well as parks and open space access points with a post and post cap anchoring the ends. Sound walls will also be architecturally treated with vertical and horizontal design elements that break up long expanses of uninterrupted walls.

#### Street Trees

The street trees to be used within the 1A phase of the proposed project include Raywood Ash, Red Maple, Little Gem Magnolia, and Chinese Elm (see Attachment B). The proposed tree species and tree locations remain consistent with the approved design guidelines and the objective to use a diverse and tolerant plant palette. The trees selected have non-invasive root systems and will be placed with adequate setbacks to ensure no conflict with utilities and hardscape, or conflict with any site line distances.

#### *Community Entrances*

The approved Design Guidelines include the use of multiple entrances:

- The Ranch Gateway – The main entrances to the project site.
- Community Entrances – Entries to gated communities such as the age restricted neighborhood and the executive home locations, and to entries into the market-rate neighborhoods.
- Amenity Entrances – Include the entries to the village center, firehouse, trails staging area, and parks.
- Special Branding Feature – The existing windmill is planned to be relocated to Homestead Park, and could potentially be combined with other forms of signage/monumentation that relate to the history of the place. In conjunction with the various community building activities programmed for the park, these would act as a key branding element.

Phase IA includes the construction of a Ranch Gateway, three community entrances, and five amenity entrances.

Per the approved Design Guidelines, any signage/monumentation at The Ranch will match the aesthetic of the surrounding environment through the use of stone, wood, and metal. Names and logos will also match the existing landscape and may be lighted in a muted but clear fashion. Wayfinding and directional signage on the individual developments/neighborhoods within the community would be placed at key intersections along the arterial and collector streets, as appropriate. Phase IA includes the installation of three wayfinding/directional signage and the special branding feature.

### *Fencing*

The approved Design Guidelines include that fencing should continue the agrarian theme and use predominantly natural material. Public realm fencing is not to exceed four feet in height. Residential fencing is to compliment the architectural style of the home, and should not exceed 6 feet. The fencing included in Phase IA is consistent with the approved Design Guidelines.

### *Lighting*

The adopted Master Development Plan includes provisions requiring the use of lighting fixtures of high quality that are coordinated with the overall style of the neighborhood. All lighting standards will adhere to Section 8.3.4 of the Antioch Citywide Design Guidelines as it relates to height, placement, and illumination levels. Light fixtures will be appropriately placed and scaled as to avoid spillover and glare into surrounding sensitive areas. As per Antioch Municipal Code § 9-5.1715, “lighting shall not shine directly onto adjacent streets or property. Minimum illumination at ground level shall be two foot-candles but shall not exceed one-half foot-candles in a residential district.” Lighting fixtures will also include photocell control to reduce and energy use and solar street lights are highly encouraged.

The lighting fixtures within Phase IA remain consistent with the approved Master Development Plans.

### Fiscal Impact

A Fiscal Impact Analysis was prepared for The Ranch Project as approved in 2020. The proposed Phase I development is consistent with what was previously approved which would result in a surplus of revenue annually. In addition, the project applicant is required to participate in a CFD for fire services.

## **ENVIRONMENTAL REVIEW**

An Environmental Impact Report (EIR) was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA), and was certified by the City Council on July 28, 2020. The 2020 EIR analyzed development of Phase I, Phase II, and Phase III of The Ranch Project, which would consist of 1,177 residential units over 253.50 acres on a 551.50-acre site, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) units; a 5.00-acre Village Center consisting of commercial, office, and retail space; 3.00 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.50 acres of public parks and landscaped areas; 229.50 of open space including trails; and 38.00 acres of roadway improvements, and recommends mitigation measures to reduce impacts to the maximum extent feasible.

The EIR concluded that the project will contribute to a significant and unavoidable impact to the following areas:

- Aesthetics: project and cumulatively substantially degrade the existing visual character or quality of public views of the site and its surroundings;

- Air quality: conflict with or obstruct implementation of the applicable air quality plan, cumulatively considerable net increase of a criteria pollutant, and cumulative toxic air contaminant impact;
- Greenhouse gas emissions: generate direct and indirect greenhouse gas emissions; and
- Transportation: conflict with a program plan, ordinance or policy of the circulation system under existing plus project, near-term, and cumulative traffic conditions, as well as being inconsistent with CEQA Guidelines Section 15064.3(b).

Findings of fact for the EIR, and a statement of overriding considerations were also included in the certification of the EIR. In addition, a Mitigation Monitoring and Reporting Program was prepared and adopted.

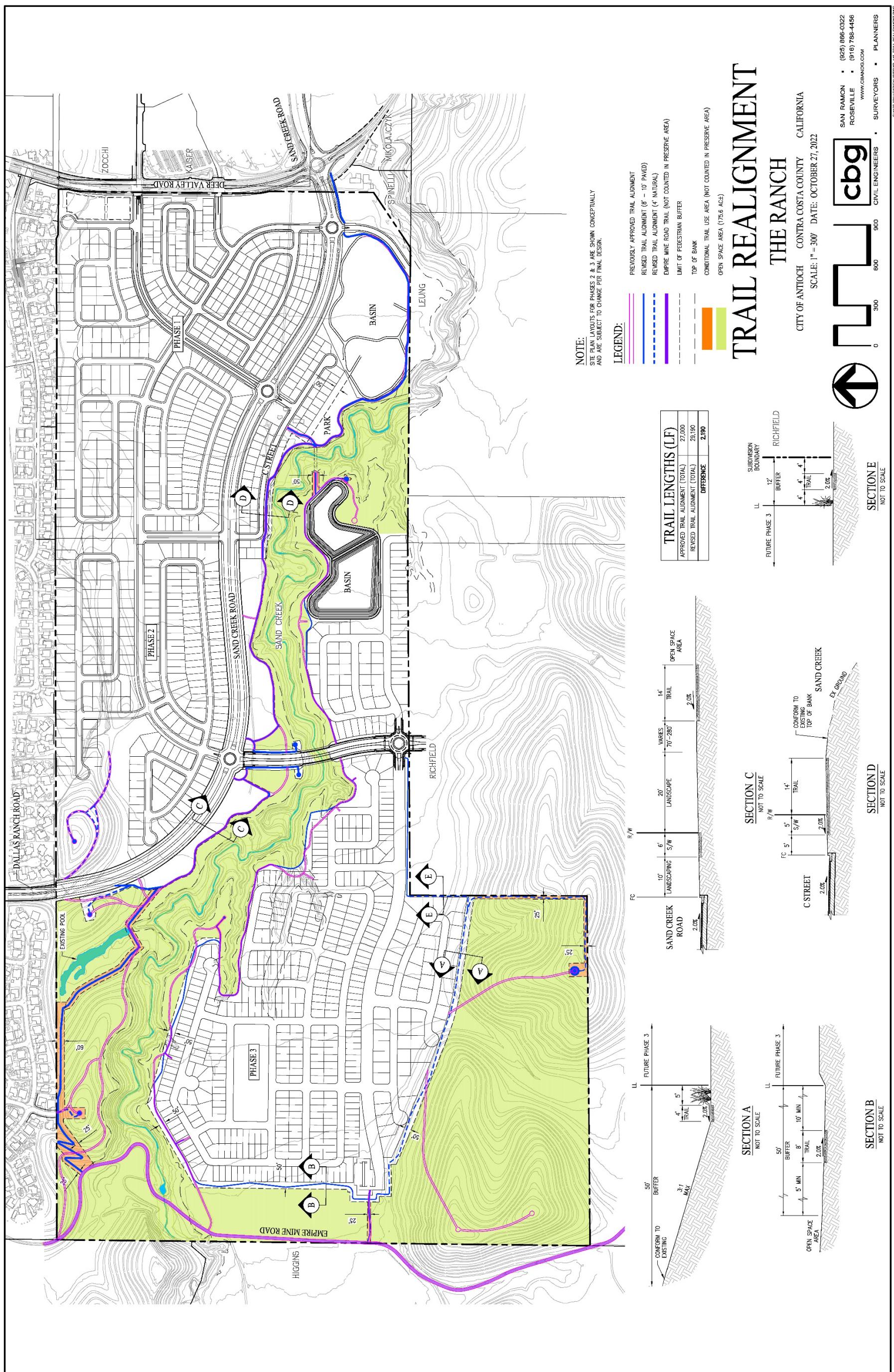
Copies of The Ranch Project EIR were made available for review Monday through Friday, at the City of Antioch Community Development Department, between the hours of 8:00 AM and 5:00 PM. The EIR was also available online at: <https://www.antiochca.gov/community-development-department/planning-division/environmental-documents/>.

A Consistency Checklist was prepared to ensure that the development of Phase IA of The Ranch Project is consistent with the project analyzed in the certified 2020 EIR (Attachment G). The Consistency Checklist determined that the development of Phase IA 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 IA area would have to comply with all applicable mitigation measures from the previously certified 2020 EIR.

## **ATTACHMENTS**

- A. Trails Map
- B. Preliminary Landscape Plan
- C. Resolution No. 2023-\_\_ recommending City Council approval of a Planned Development Guidelines Amendment.
  - a. Exhibit A – Planned Development Guidelines Amendment Ordinance
- D. Resolution No. 2023-\_\_ recommending City Council approval of the Master Development Plan Amendment.
  - a. [Exhibit A – The Ranch Master Development Plan](#) (Link)  
(WebAddress:<https://www.antiochca.gov/fc/community-development/planning/ATT-4-Exhibit-A-The-Ranch-Master-Development-Plan.pdf>)
- E. Resolution No. 2023-\_\_ recommending City Council approval of two Vesting Tentative Maps, a Use Permit and Design Review.
  - a. Exhibit A – Large Lot Vesting Tentative Subdivision Map
  - b. Exhibit B – Small Lot Vesting Tentative Subdivision Map
  - c. Exhibit C – Draft Conditions of Approval
- F. Consistency Checklist Memo

**Attachment 1**  
Trails Realignment Map



# Preliminary Landscape Site Plan

**THE RANCH**  
Antioch, CA

## PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
<b>SAND CREEK ROAD TREES</b>				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24' BOX	25'/40'	MOD
GINGKO 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
QUEROUS LOBATA	VALLEY OAK	24' BOX	50'/50'	LOW
<b>STREET A TREES</b>				
ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24' BOX	25'/40'	MOD
MAGNOLIA LITTLE GEM™	LITTLE GEM MAGNOLIA	24' BOX	15'/25'	MOD
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	24' BOX	40'/35'	MOD
<b>NEIGHBORHOOD STREET TREES</b>				
CELTIS SINENSIS	CHINESE HACKBERRY	24' BOX	40'/40'	MOD
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24' BOX	30'/50'	MOD
MAYENIA BOIRIA	MAYEN	24' BOX	30'/50'	MOD
PYRUS CALLERYANA BRADFORD	BRADFORD PEAR	24' BOX	35'/50'	MOD
PYRUS KAWAKAMI	EVERGREEN PEAR	24' BOX	30'/30'	MOD

## BIO-RETENTION BASINS, OPEN AREA & PARK PARCEL TREES

SPECIES	LOCATION	SIZE	WIDTH / HEIGHT	WATER USE
CERCIS OCCIDENTALIS	WESTERN REDBUD	24' BOX	18'/18'	LOW
GINGKO 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 LURINA 'ELEGANT'	ELEGANT WATER GUM	24' BOX	35'/45'	MOD

## FENCE LEGEND

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

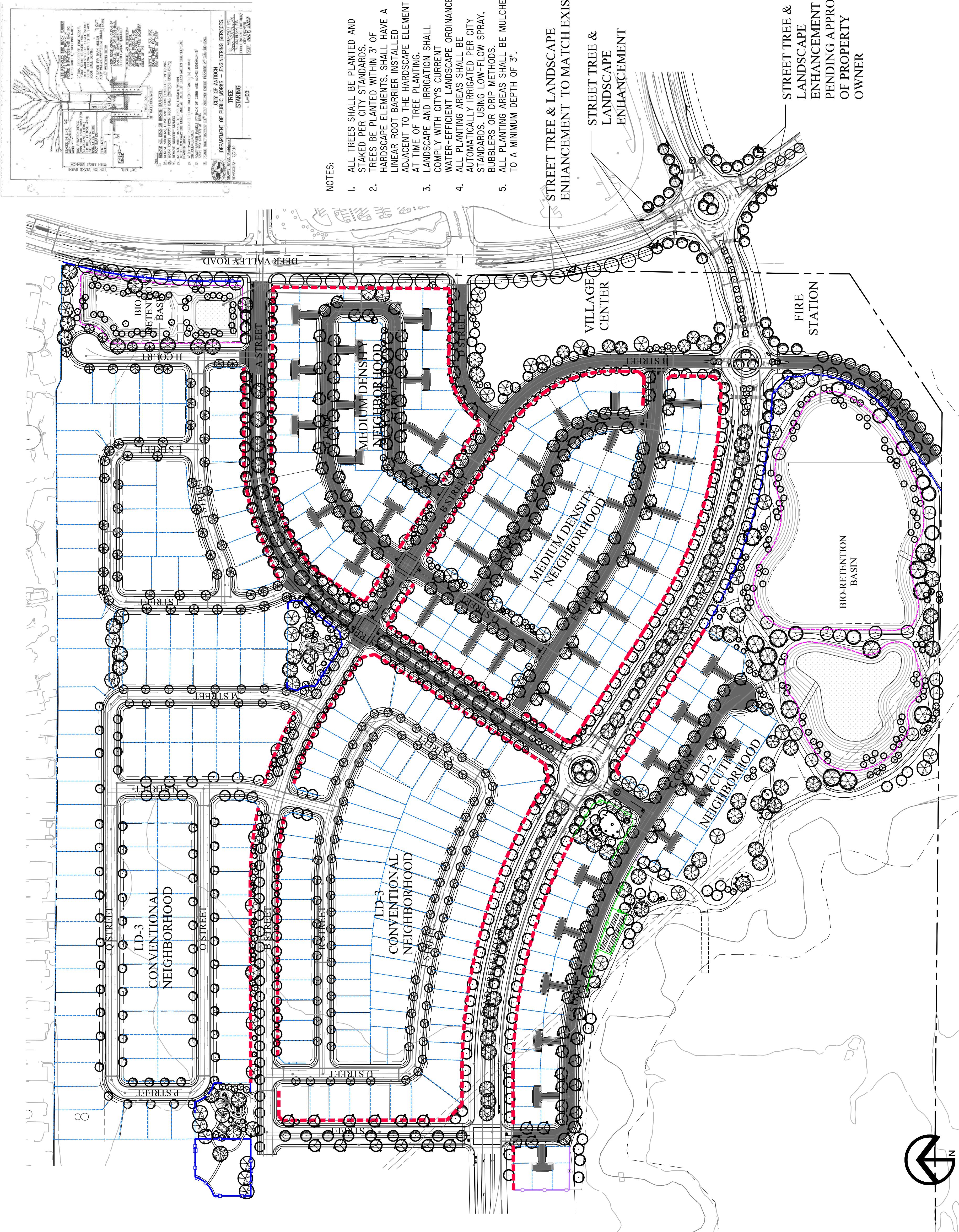
## CONCEPTUAL LANDSCAPE STATEMENT

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. ENTRWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE A DIVERSE USE OF PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS, FORMS, FOLIAGE COLOR, AND FLOWERS, WILL CREATE A BEAUTIFUL LANDSCAPE TO CONTRIBUTE AESTHETICALLY TO THE SURROUNDING NEIGHBORHOODS.

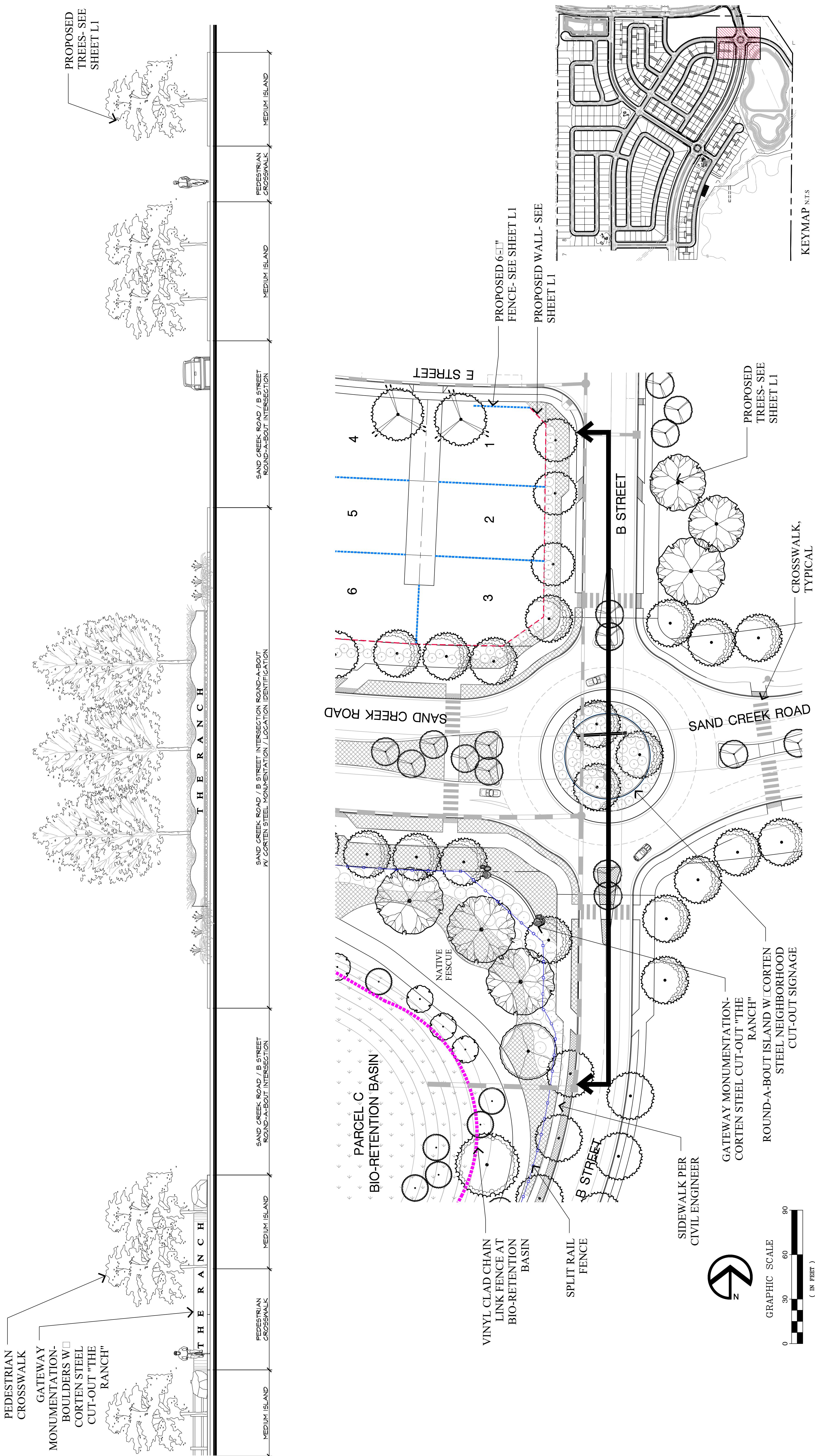
THE PROJECT FEATURES A COMMON OPEN SPACE, PARK AREAS, WATER QUALITY RETENTION PONDS AND PEDESTRIAN/BIKE CIRCULATION THAT PROVIDE OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE COMMUNITY. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. 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 IRIGATION 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 HYDRONIZED ACCORDING TO THEIR WATER REQUIREMENTS AND MICROCLIMATES.



# Preliminary Landscape Entry Plan Enlargement

## THE RANCH Antioch, CA



# Preliminary Landscape Enlargement Park Parcel R

**THE RANCH**  
Antioch, CA

RICHLAND PLANNED  
COMMUNITIES, INC.  
3000 LAVA RIDGE COURT  
SUITE #115  
ROSEVILLE, CA 95661  
APRIL 28, 2022  
TEL: 925.938.7377  
www.rinlevision.com

## PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW
GINGKO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	MOD
LARUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MOD
QUEROUS ARBORFOLIA	COAST LIVE OAK	24" BOX	LOW
TRISTANA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	MOD
<b>SHRUBS</b>			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
ABUTILON 'HOWARD MONINN'	CHOCOLATE STRAWBERRY TREE	6 GALLON	LOW
ACROSTICHUM OS. 'PACIFIC MIST'	MARZIPANITA	5 GALLON	LOW
ACROSTICHUM OS. 'TWIN PEAS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BACHARIS 'PULLARS'	BLUE GRAVA GRASS	5 GALLON	LOW
BOUTALOIA GRACILIS 'BLONDE AMBITION'	BUTTERFLY BUSH	5 GALLON	LOW
BUDLEIA 'DAVIDI'	CALIFORNIA LILAC	5 GALLON	LOW
Ceanothus 'JOYCE COULTER'	SAGELEAF ROCKROSE	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	MARIE ROSE ROSE	5 GALLON	LOW
CITRUS P. 'SUNSET'	FORTIGHT LILY	5 GALLON	LOW
DIETES BICOLOR	SANTA BARBARA DAISY	5 GALLON	LOW
ERIGEON IRIDIODES	FLANNEL BUSH	5 GALLON	LOW
ERIGEON KARVINSKIANUS	WOOLY GREVILLEA	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	FOUNTAIN GRASS	5 GALLON	LOW
GREVILLEA 'NOELL'	DEER GRASS	5 GALLON	LOW
PENNSETTA 'Fairy Tails'	NEW ZEALAND FLAX	5 GALLON	LOW
MULLENBERGIA 'IGENS'	COFFEE ELEPHANT	5 GALLON	LOW
PHORMIUM 'SUNDOWNER'	MATILIA POPPY	5 GALLON	LOW
PHRAMUS C. 'MOUND SAN FRANCISCO'	CALIFORNIA WILD ROSE	5 GALLON	LOW
RHAMNUS 'COLTERI'	COMMON SNOWBERRY	5 GALLON	LOW
SANTALUM 'CALIFORNICA'	THAI MALLOW	5 GALLON	LOW
SWEETGUM 'CAMDEN'	INDIAN HAWTHORN	5 GALLON	LOW
LANTANA 'MARTHA WHITING DENSIS'	ENGELIA LAVENDER	5 GALLON	LOW
LAVANDULA 'A. 'MUNSTEAD'	JAPANESE PRIVET	5 GALLON	LOW
LIGUSTRUM 'SIGANTEA'	Giant LILY TUBE	5 GALLON	LOW
LOROPetalum CHINESE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPetalum C. 'RAZZLEBERRY'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA 'IGENS'	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA 'HARBOUR DWARF'	CATMINT	5 GALLON	LOW
NEPETA 'FASENINI'	DWARF OLIVE	5 GALLON	LOW
PENNSETTA 'HANELIN'	DWARF FOUNTAIN GRASS	5 GALLON	LOW
PHRAPHOLEM T. 'MAIOR MADEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PHRAPHOLEM T. 'BALLERINA'	INDIA HAWTHORN	5 GALLON	LOW
PHRAPHOLEM T. 'WHITE ENCHANTRESS'	CECILE BRUNNER ROSE	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	BLUEBELL CREEPER	5 GALLON	LOW
SYRINGA 'VULGARIS JASMINOIDES'	COMMON LILAC	5 GALLON	LOW
VIBURNUM 'INNUS'	STAR JASMINE	5 GALLON	LOW
	LAVRISTINUS	5 GALLON	LOW

## GROUNDCOVERS

ARC T.C. 1 GALLON @ 36° O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
CAR TUM 1 GALLON @ 36° O.C.	CAREX TUMULICOLA	BERKELEY SEDGE	MEDIUM
1 GALLON @ 36° O.C.	MYOPAR	MYOPORUM	LOW
1 GALLON @ 36° O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
1 GALLON @ 36° O.C.	LANTANA CONFETTI	LANTANA	LOW
1 GALLON @ 36° O.C.	HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
TURF	TURF	NO NOW TURF	NOW NOW RED FESCUE LOW
	SODDED	AVAILABLE AT DELTA BLUEGRASS	



POLE CLIMBER 1  
POLE CLIMBER 2  
CLIMBING HORSE AND  
BALANCE BEAM

POLE CLIMBER 1

POLE CLIMBER 2

CLIMBING HORSE AND  
BALANCE BEAM

6'-1" WOOD FENCE

CIVIL ENGINEER

275

M STREET

SPLIT RAIL  
FENCE

CONCRETE  
WALKWAY

SIDEWALK PER

CIVIL ENGINEER

264

MONKEY BARS

STREET TREES

MONKEY BARS

LOG STEPPERS

LOG COURSE

LOG COURSE

LOG MAZE

LOG PILE

LOG PILE

CLIMBING HORSE

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# Preliminary Landscape Enlargement Park Parcel U

**THE RANCH**  
Antioch, CA

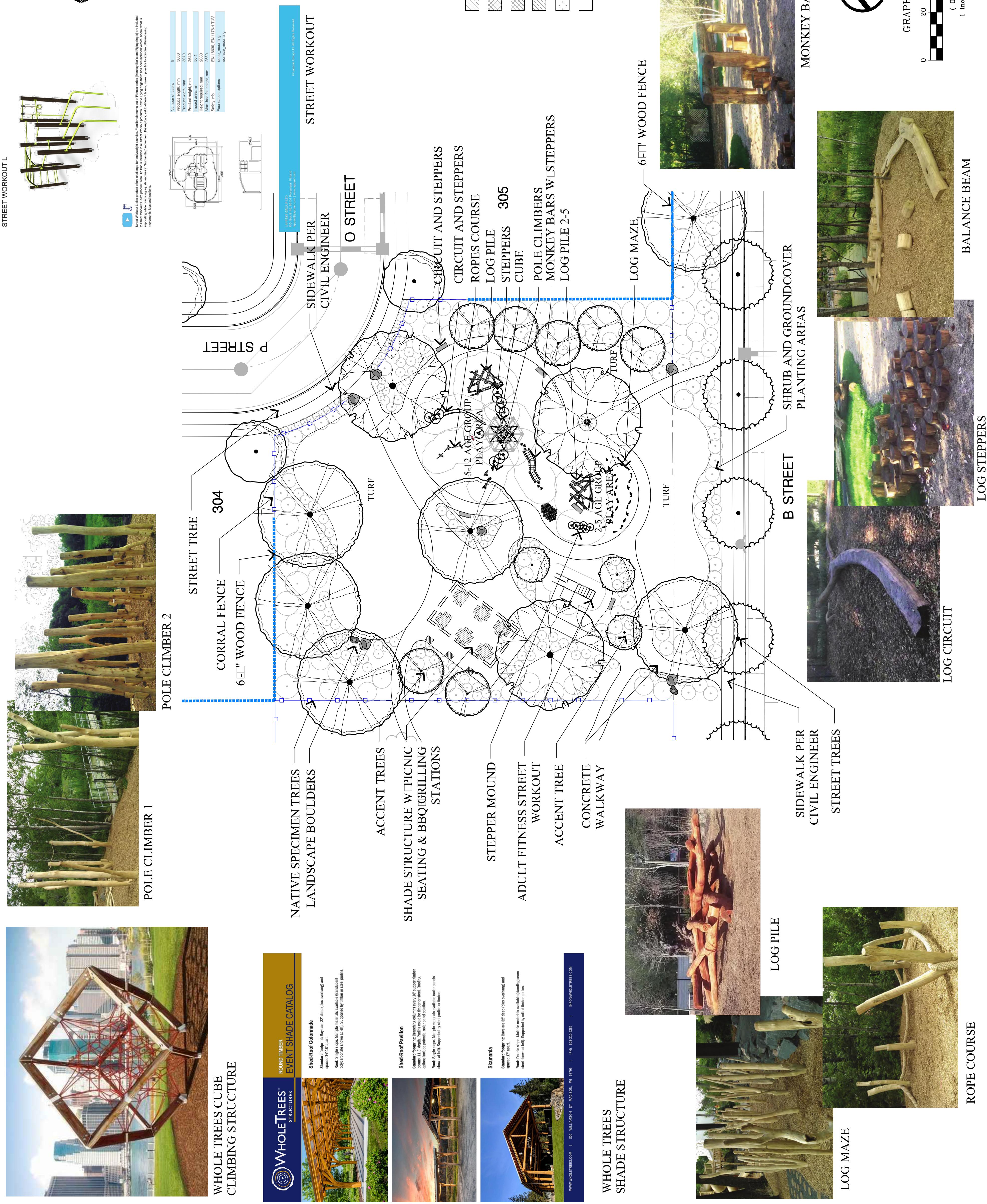
RICHLAND PLANNED  
COMMUNITIES, INC.  
3000 LAVA RIDGE COURT  
SUITE #115  
ROSEVILLE, CA 95661  
APRIL 28, 2022

LANDSCAPE ARCHITECTURE  
RIPLEY DESIGN GROUP  
1615 BONANZA STREET  
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WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
[www.ripleydesign.com](http://www.ripleydesign.com)

ROPE COURSE  
LOG MAZE  
LOG PILE  
STREET TREES  
SIDEWALK PER CIVIL ENGINEER  
ACCENT TREE  
CONCRETE WALKWAY  
LOG STEPPERS  
BALANCE BEAM  
MONKEY BARS  
GRAPHIC SCALE  
KEYMAP NTS

## PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REBUD	24" BOX	LOW
GINGKO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	MOD
Laurus n. 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MOD
QUEROUS ARBORFOLIA	COAST LIVE OAK	24" BOX	LOW
TRISTANA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	MOD
<b>SHRUBS</b>			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
AGAVE S. 'UMBROSUS'	AGAVE	6 GALLON	LOW
ANNUAL FLOWERS	ANNUAL FLOWERS	5 GALLON	LOW
ARCTOSTAPHYLOS PACIFIC MIST	MARINA	5 GALLON	LOW
BAUCHARS PULLIARS 'TWIN PEAKS'	DAWAR COYOTE BRUSH	5 GALLON	LOW
BOUTELLOA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
BUDLEIA 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'	FORTNIGHT LILY	5 GALLON	LOW
DIETES BICOLOR	SANTA BARBARA DAISY	5 GALLON	LOW
DIETES IRIDES	FRINGE LILY	5 GALLON	LOW
ERIGERON KARVINSKIANS	FLANNEL BUSH	5 GALLON	LOW
FREMONTODENDRON 'KEN TAYLOR'	WOOLLY GREVILLEA	5 GALLON	LOW
PENNSETTA 'FAIRY TAILS'	FOUNTAIN GRASS	5 GALLON	LOW
MULLENBERGIA IGENIS	DEER GRASS	5 GALLON	LOW
PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN FRANCISCO'	CACTUS PLANT	5 GALLON	LOW
RHAPHIOLENS I. 'COLTER'	CHINESE FRINGE FLOWER	5 GALLON	LOW
SMILACARIA CALIFORNICA	CHINESE SPIDERWEE	5 GALLON	LOW
TAXUS B. 'GREEN MUGGINS'	CHINESE SPIDERWEE	5 GALLON	LOW
LANTERA V. 'ANTIMA DENSIS'	CHINESE SPIDERWEE	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	CHINESE SPIDERWEE	5 GALLON	LOW
LIGUSTRUM	CHINESE SPIDERWEE	5 GALLON	LOW
LIRIOPE SIGANTEA	CHINESE SPIDERWEE	5 GALLON	LOW
LOROPetalum CHINENSE	CHINESE SPIDERWEE	5 GALLON	LOW
LOROPetalum C. 'RAZZLEBERRY'	CHINESE SPIDERWEE	5 GALLON	LOW
MUHLENBERGIA IGENIS	CHINESE SPIDERWEE	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	CHINESE SPIDERWEE	5 GALLON	LOW
NANDINA HARBOUR DWARF	CHINESE SPIDERWEE	5 GALLON	LOW
NEPETA FAESSENI	CHINESE SPIDERWEE	5 GALLON	LOW
Olea E. 'LITTLE OLIVE'	CHINESE SPIDERWEE	5 GALLON	LOW
PENNSETTA 'HAWAIIAN'	CHINESE SPIDERWEE	5 GALLON	LOW
RHAPHIOLENS I. 'MAIOR MAREN'	CHINESE SPIDERWEE	5 GALLON	LOW
RHAPHIOLENS I. 'WHITE ENCHANTRESS'	CHINESE SPIDERWEE	5 GALLON	LOW
ROSA CECELIA BRUNNERA	CHINESE SPIDERWEE	5 GALLON	LOW
SYRINGA vulgaris	CHINESE SPIDERWEE	5 GALLON	LOW
TRACHELOPERMUM JASMINOIDES	CHINESE SPIDERWEE	5 GALLON	LOW
VIBURNUM INNUS	CHINESE SPIDERWEE	5 GALLON	LOW
<b>GROUNDCOVERS</b>			
ARC T.C.' 1 GALLON @ 36° O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
CAR TUM 1 GALLON @ 36° O.C.	CAREX TUMULICOLA	BERKELEY SEDGE	MEDIUM
MYO PAR 1 GALLON @ 36° O.C.	MYOPORUM PARVIFOLIUM	MYOPORUM	LOW
LAN CON' 1 GALLON @ 36° O.C.	LANTANA CONFETTI'	LANTANA	LOW
HYDROSEED SEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET		LOW
TURF TURF SODDED	NO NOW TURF AVAILABLE AT DELTA BLUEGRASS		NO NOW RED FESCUE LOW

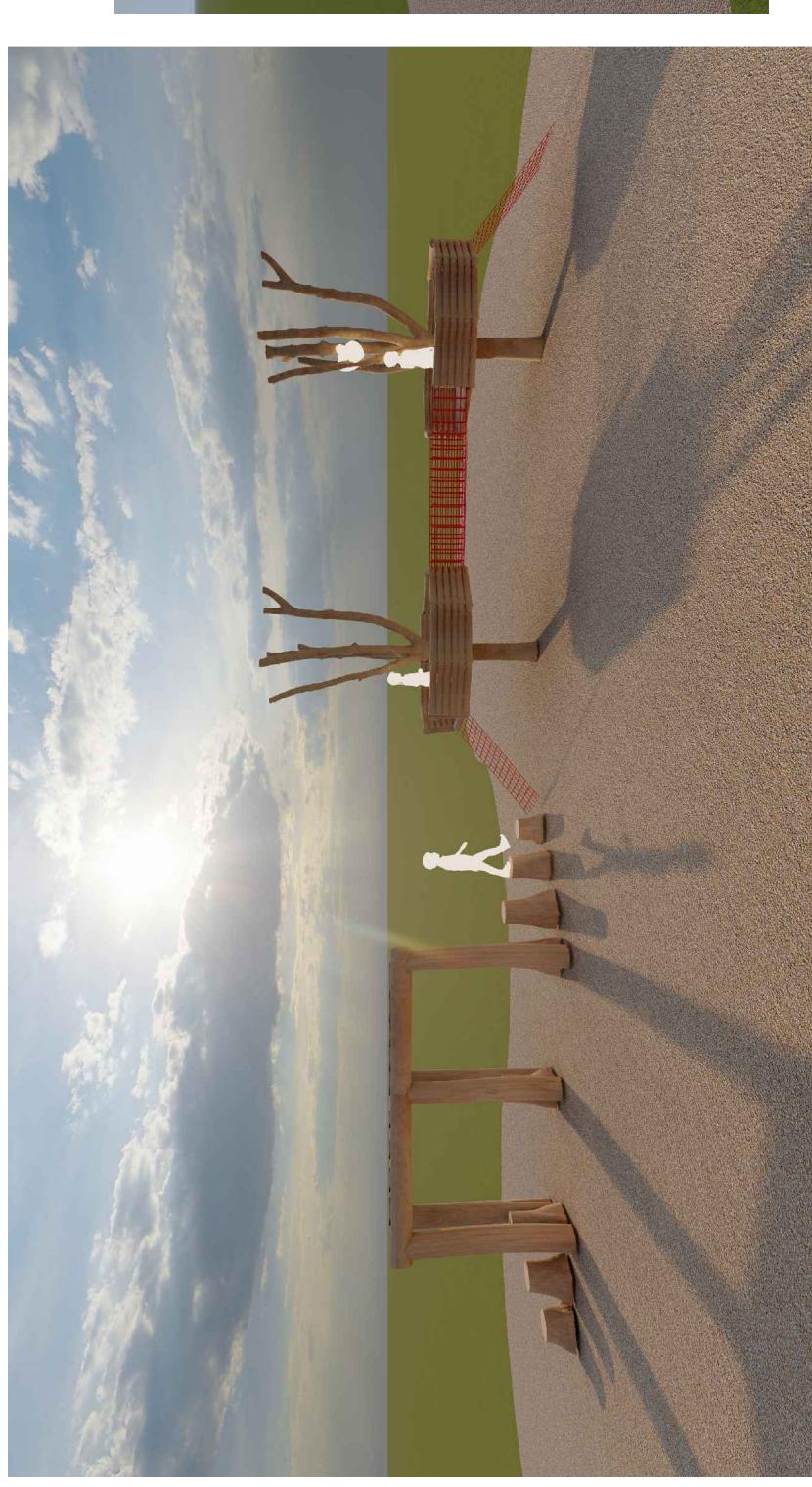
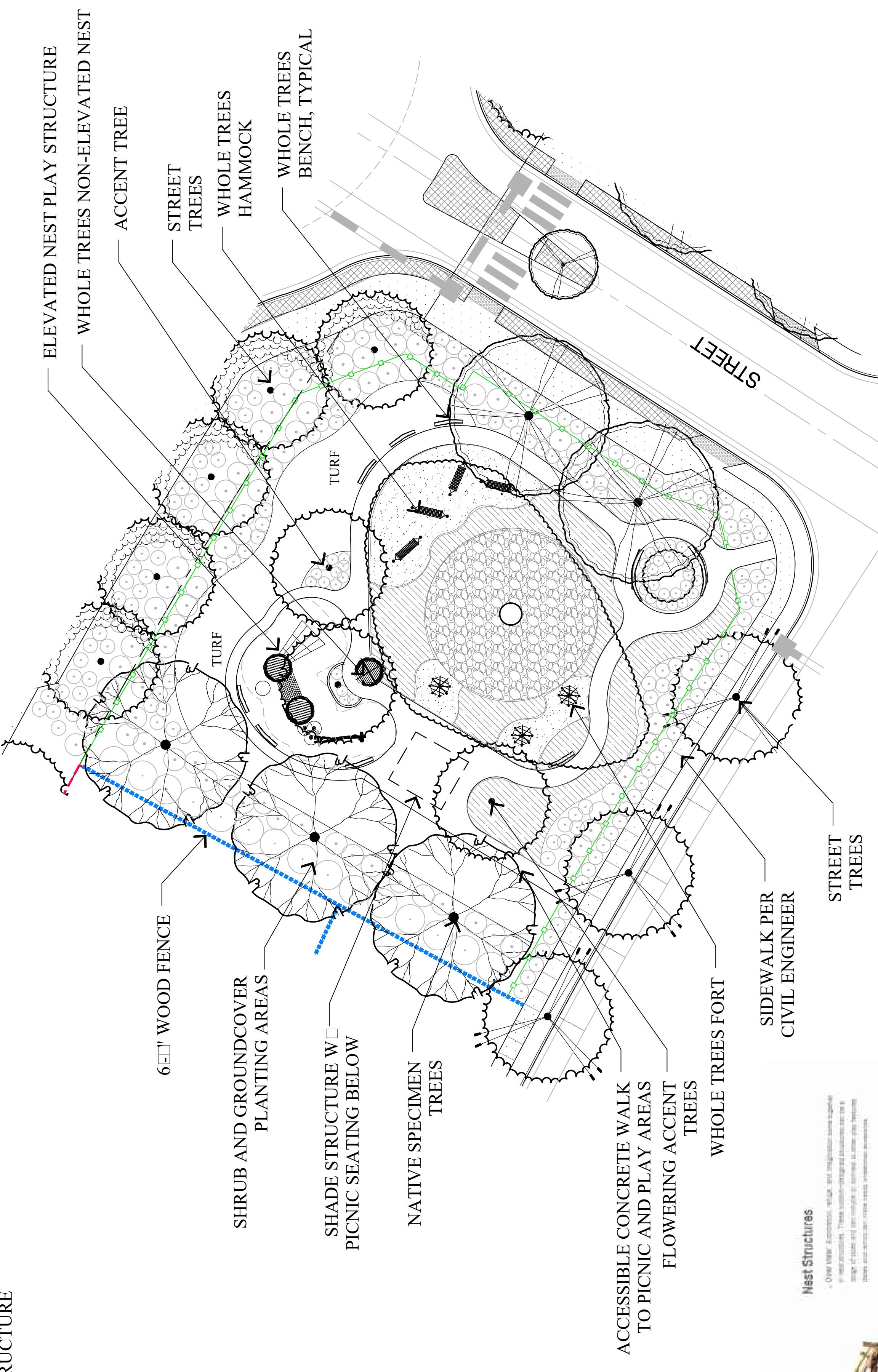
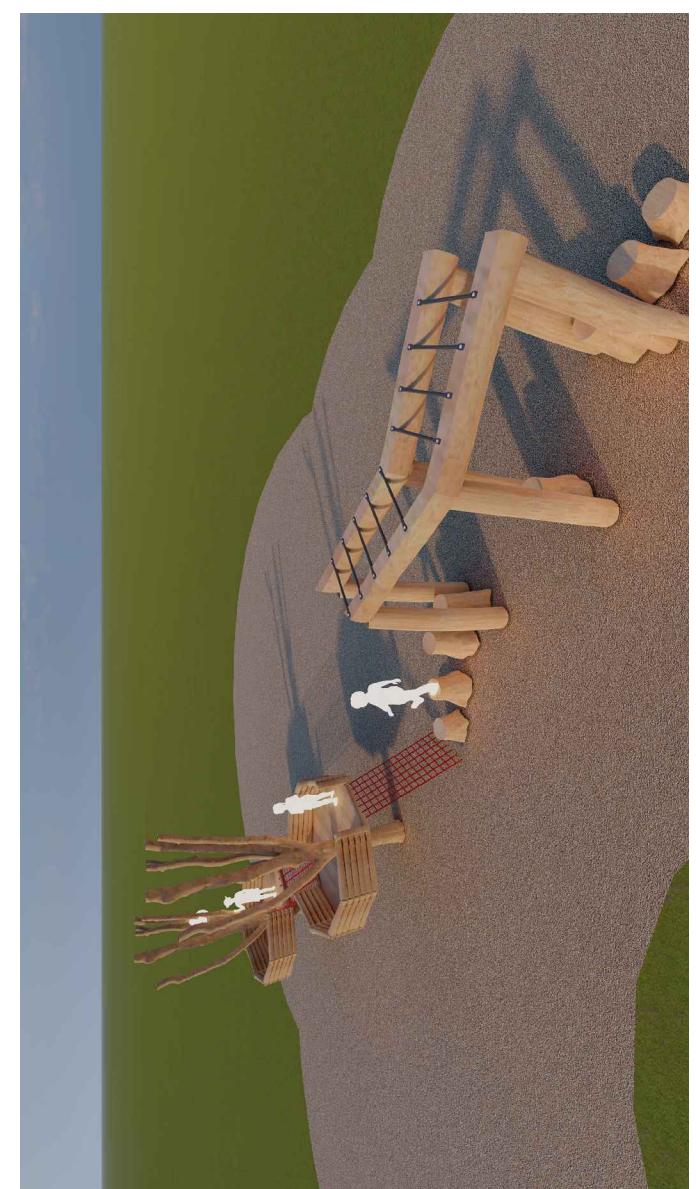
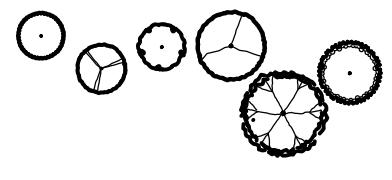
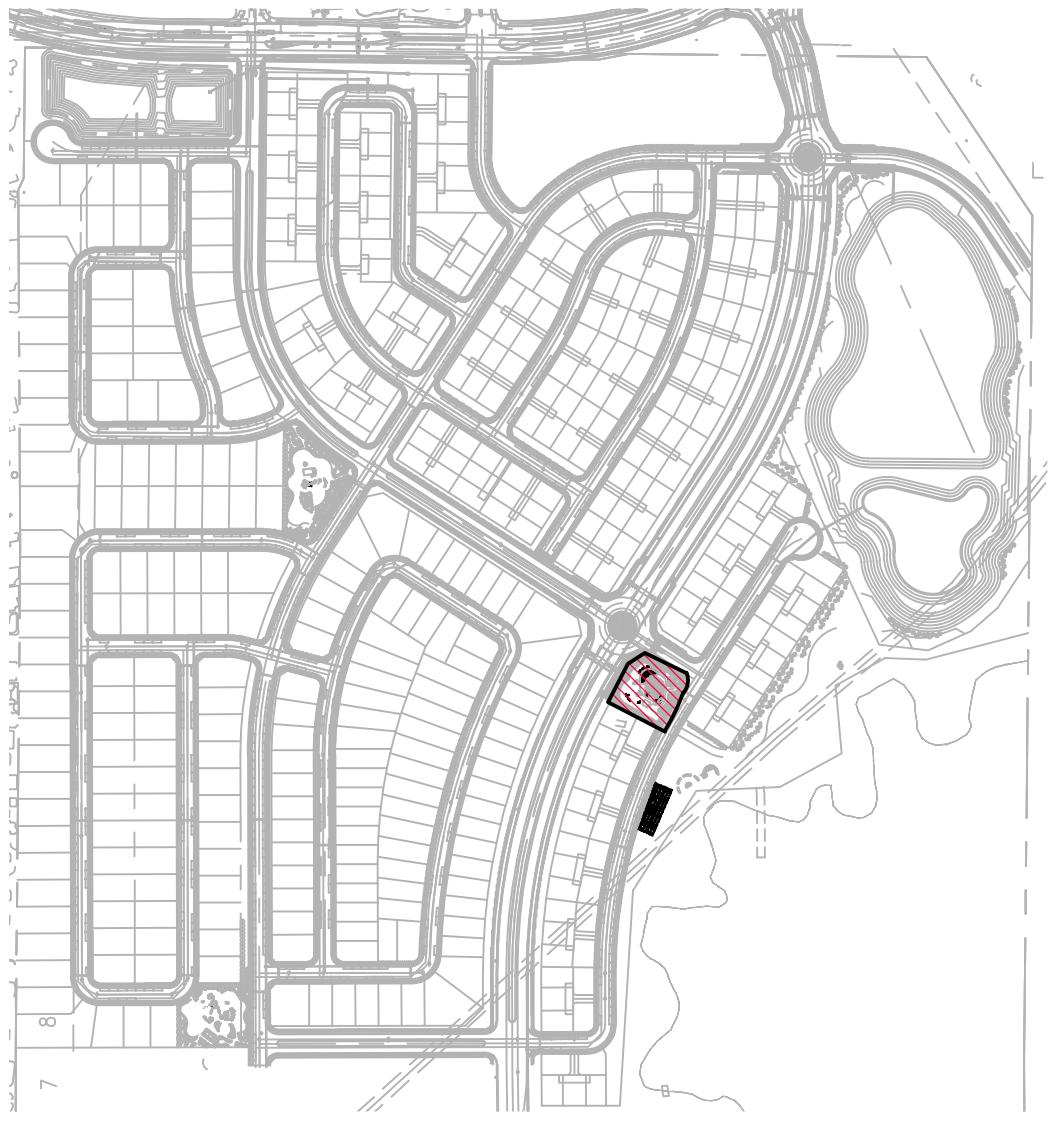
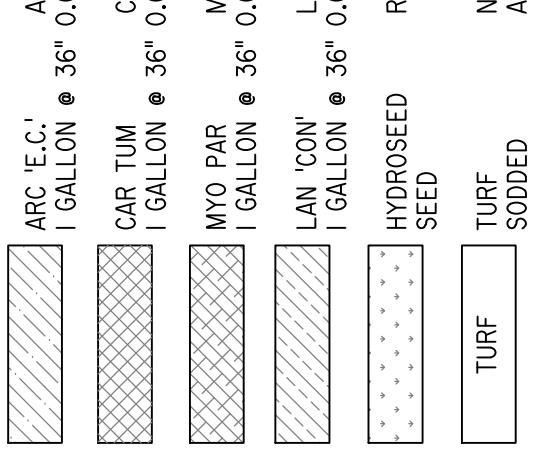


# Preliminary Landscape Enlargement Homestead Park

**THE RANCH**  
Antioch, CA

## PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>TREES</b>			
CERCIS OCCIDENTALIS	WESTERN REBUD	24" BOX	LOW
GINGKO BILOBA 'FASTIGIATA'	MAIDENHAIR TREE	24" BOX	MOD
LARUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MOD
QUEROUS ARBORFOLIA	COAST LIVE OAK	24" BOX	LOW
TRISTANA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24" BOX	MOD
<b>SHRUBS</b>			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	LOW
AGAVE S. 'COMBATIVA'	AGAVE S. 'COMBATIVA'	6 GALLON	LOW
AMALTOPIA OS. 'HOWARD MONINN'	AMALTOPIA OS. 'HOWARD MONINN'	5 GALLON	LOW
ARCTOSTAPHYLOS PACIFIC MIST'	MANZANITA	5 GALLON	LOW
BACHARIS PULLIARS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW
BOUTELLA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA GRASS	5 GALLON	LOW
Buddleia DAVIDI	BUTTERFLY BUSH	5 GALLON	LOW
Ceanothus 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW
CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	5 GALLON	LOW
CITRUS P. 'SUNSET'	MEDITERRANEAN CITRUS	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	LOW
DIOSCOREA IRIDIODERMIS	SANTINI BARBARA DAISY	5 GALLON	LOW
ERIGEON KARVINSKIANUS	FLANNEL BUSH	5 GALLON	LOW
FREMONTODENDRON KEN TAYLOR'	WOOLLY GREVILLEA	5 GALLON	LOW
Grevillea 'NOELL'S TAIL'S'	FOUNTAIN GRASS	5 GALLON	LOW
PENNSETTA 'FAIRY TAILS'	DEER GRASS	5 GALLON	LOW
MULLENBERGIA IGENSIS	NEW ZEALAND FLAX	5 GALLON	LOW
PHORMIUM SUNDOWNER	COFFEE PLANT	5 GALLON	LOW
RHAMNUS C. 'MOUND SAN BRUNO'	MATILIA POPPY	5 GALLON	LOW
RHONTEA COULTERI	COMMON SNOWBERRY	5 GALLON	LOW
ROSACEA CALIFORNICA	THORNLESS MALLONNA	5 GALLON	LOW
SYRINGA 'MILLEI' 'COPPER'	ENGLISH LAVENDER	5 GALLON	LOW
LANTEARA VARTIMA	JAPANESE PRIVET	5 GALLON	LOW
LAVANDULA 'MUNSTEAD'	Giant LILY TURF	5 GALLON	LOW
LIGUSTRUM	CHINESE FRINGE FLOWER	5 GALLON	LOW
LIGUSTRUM 'SIGANTEA'	RED FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM CHINESE	DWARF MYRTLE	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRY'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
MUHLENBERGIA IGENSIS	CATMINT	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF OLIVE	5 GALLON	LOW
NANDINA HARBOUR DWARF	NEW ZEALAND FLAX	5 GALLON	LOW
NEPETA FAESSENI	INDIA HAWTHORN	5 GALLON	LOW
OLEA E. 'LITTLE OLIE'	CECILE BRUNNER ROSE	5 GALLON	LOW
PENNSETTA 'HANELIN'	BLUEBELL CREEPER	5 GALLON	LOW
RHOPHIOLENS T. 'MAIOR MAREN'	COMMON LILAC	5 GALLON	LOW
RHOPHIOLENS I. 'BALLERINA'	STAR JASMINE	5 GALLON	LOW
RHOPHIOLENS I. 'WHITE ENCHANTRESS'	VIBURNUM JASMINOIDES	5 GALLON	LOW
ROSA CECELIA BRUNNERA	VIBURNUM INERVIS	5 GALLON	LOW
SOLYA HELEOPHYLLA		5 GALLON	LOW
SYRINGA VULGARIS		5 GALLON	LOW
TRACHELOSERIUM JASMINOIDES		5 GALLON	LOW
VIBURNUM INERVIS		5 GALLON	LOW



ELEVATED PLAY STRUCTURE



**Nest Structures**

- OWNERS & CONTRACTORS: We are not utilizing this document as a legal contract. This document is intended for the sole use of the client and their subcontractors and is not intended to be shared with other parties. No portion of this document may be reproduced without written permission from the designer.
- Dimensions shown are in feet from 1/8" to 1/16" in accuracy.
- All dimensions are subject to +/- 5% to +/- 10% tolerance.



RICHLAND PLANNED COMMUNITIES, INC.  
3000 LAVA RIDGE COURT  
SUITE #115  
ROSEVILLE, CA 95661  
APRIL 28, 2022

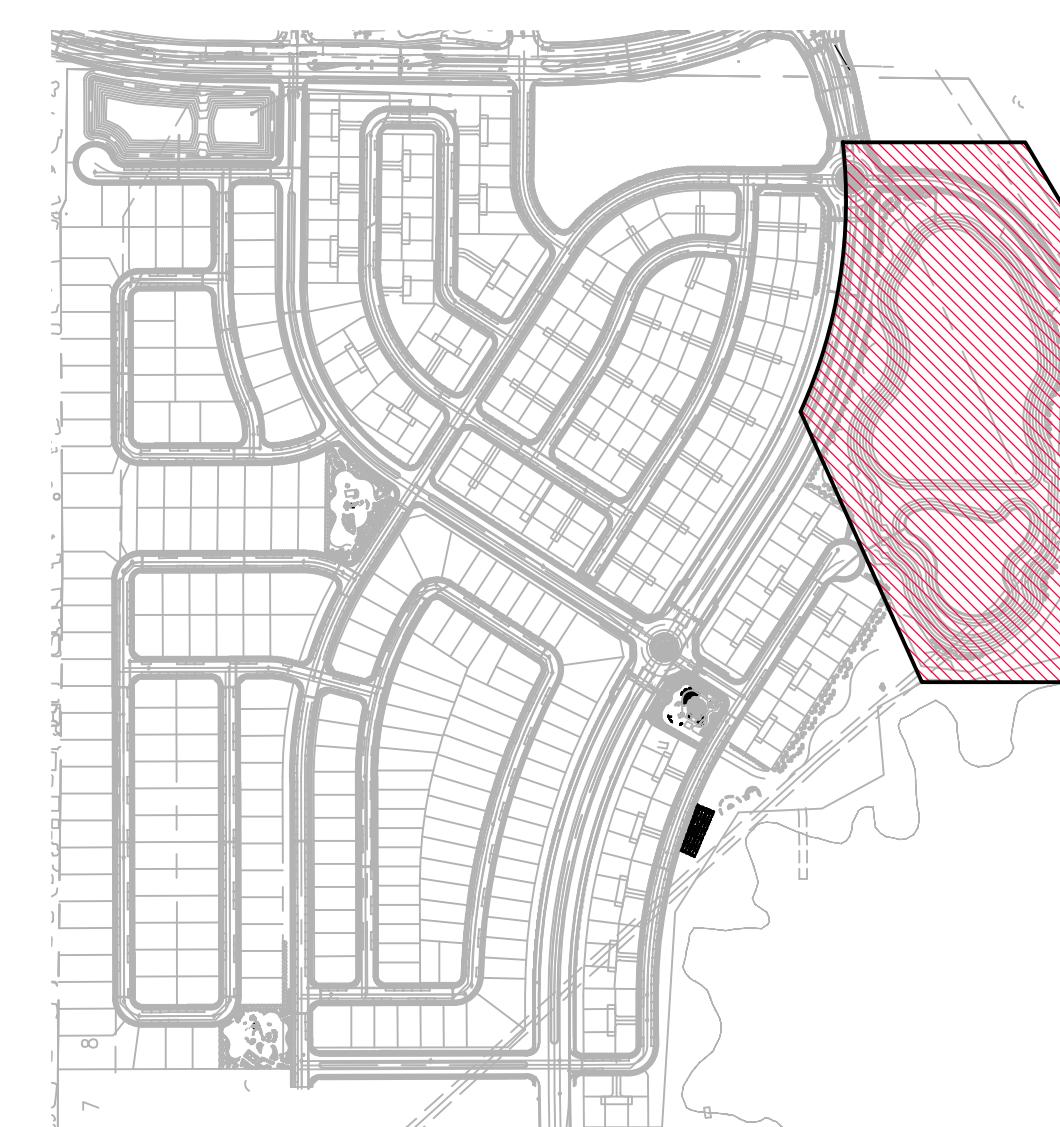
LANDSCAPE ARCHITECTURE  
RIPPLEY LAND PLANNING  
1615 BONANZA STREET  
SUITE 314  
WAHLN CREEK, CA 94596  
TEL: 925.938.7377  
www.rippleydesign.com

# Preliminary Landscape Enlargement

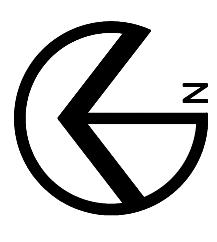
**THE RANCH**  
Antioch, CA

**RICHLAND PLANNED COMMUNITIES, INC.**  
3000 LAVA RIDGE COURT  
ROSEVILLE, CA 95661  
APRIL 28, 2022  
[www.rinlevisions.com](http://www.rinlevisions.com)

KEYMAP N.T.S.



GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

Evergreen  
Blueberry  
*Vaccinium ovatum*California-  
Christmas-Berry  
*Heteromeles arbutifolia*California False  
Buckthorn  
*Frangula californica*

## 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 UNIFORM RATE. THE TANK 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:

### ORNAMENTAL BOSWALL MIX

1 LB./AC. SPECIES/COMMON NAME - 48 TOTAL LBS.

10 BROMUS CARNAUBA/NATIVE CALIFORNIA BROME  
8 ELYMUS GLACIUS/SUBTROPICAL Brome  
8 HORDEUM CALIFORNICUM/IDAHO BARLEY  
FESTUCA IDAENSIS/IDAHO FESCUE  
5 MASSEYA PULCHRA/PURPLE NEEDLEGRASS  
4 POA SECONDA/NATIVE PINE BLUEGRASS  
8 BAY NATIVE WILD-LLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:

FAX: (925) 373-4450  
LIVERMORE, CA 94550  
Ph: (925) 373-4450

PACIFIC COAST SEED  
LIVERMORE, CA 94550  
FAX: (925) 373-4450

CAREX DIVULSA  
CAREX DIVULSA

PISTACHIA LONGIFOLIA  
PISTACHIA LONGIFOLIA

FESTUCA OVA  
FESTUCA OVA

FESTUCA GLAUCA  
FESTUCA GLAUCA

AGrostis pallens  
AGrostis pallens

PISTACHIA DIVULSA  
PISTACHIA DIVULSA

# Preliminary Landscape Enlargement

**THE RANCH**  
Antioch, CA

**RICHLAND PLANNED  
COMMUNITIES, INC.**  
3000 LAVA RIDGE COURT  
ROSEVILLE, CA 95661  
APRIL 28, 2002

**LANDSCAPE ARCHITECTURE**  
RIPLEY LAND PLANNING  
1615 BONANZA STREET  
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TEL: 925/938-7377  
FAX: (925) 373-6855  
[www.rileydesign.com](http://www.rileydesign.com)

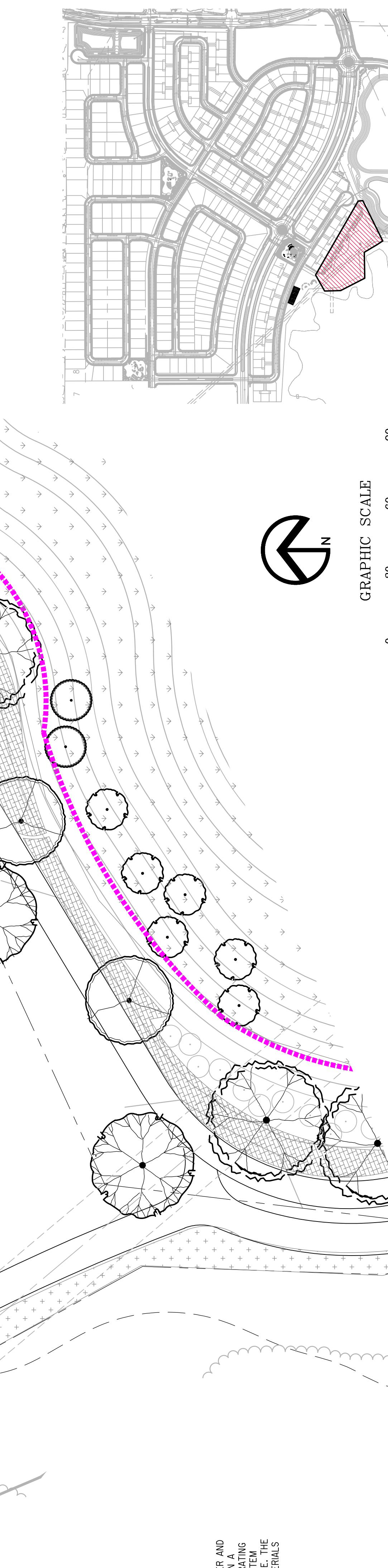
**DESIGN**  
RIPLEY GROUP

## PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
CERCIS OCCIDENTALIS GINNKO BILOBA 'FASTIGIATA'	WESTERN REDBUD MAIDENHAIR TREE	24' BOX 24' BOX	LOW MOD
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24' BOX	LOW
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24' BOX	MOD
QUERQUERIA AGRIFOLIA	COAST LIVE OAK	24' BOX	LOW
FRISTANA LAURINA 'ELEGANT'	ELEGANT WATER GUM	24' BOX	MOD
SHRUBS			
ABRUTUS U. 'COMPACTA' ARCTOSTAPHYLOS 'HOWARD MCMINN' ARCTOSTAPHYLOS 'PACIFIC MIST' BACHMERS PHILADELPHUS 'TWIN PEAKS' CEANOHTHUS JOYCE COULTER' CISTUS S. 'PROSTRATUS' CISTUS P. 'SUNSET' FREMONTODENDRON 'KEN TAYLOR' GREVILLEA 'NELLIE' MUHLENBERGIA 'IGENS' ROMNEYA 'COLTER MOUND SAN BRUNO' SYMPHORICAROS ALBUS SYMPHORICAROS HETEROPTERA STRINGA VULGARS	COMPACT STRAWBERRY TREE 5 GALLON MANZANITA 5 GALLON MANZANITA 5 GALLON DWARF COYOTE BRUSH 5 GALLON CALIFORNIA LILAC 5 GALLON SAGELEAF ROCKROSE 5 GALLON MAGENTA ROCKROSE 5 GALLON FLANNEL BUSH 5 GALLON WOOLY GREVILLEA 5 GALLON DEER GRASS 5 GALLON COFFEEBERRY 5 GALLON MATILIA POPPY 5 GALLON CALIFORNIA WILD ROSE 5 GALLON COMMON SNOWBERRY 5 GALLON BLUEBELL GREEPER 5 GALLON COMMON LILAC 5 GALLON	5 GALLON 5 GALLON	LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW LOW
GROUNDCOVERS			
ARC E.C. 1 GALLON • 36° O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	BEARBERRY	LOW
CAREX THOMSONII 1 GALLON • 36° O.C.	CAREX THOMSONII	BERKELEY SEDGE	MEDIUM
HYPOPHYLLOM PARMIFOLIUM 1 GALLON • 36° O.C.	HYPOPHYLLOM PARMIFOLIUM	MOYOPHUM	LOW
LANTANA CONFEETI 1 GALLON • 36° O.C.	LANTANA CONFEETI	LANTANA	LOW
HYDROSEDUM SEED	HYDROSEDUM	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
WETLAND HYDROSE	WETLAND HYDROSE	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
TURF	NATIVE FESCUE SODDED	NO MOW TURF AVAILABLE AT DELTA BLUEGRASS	LOW



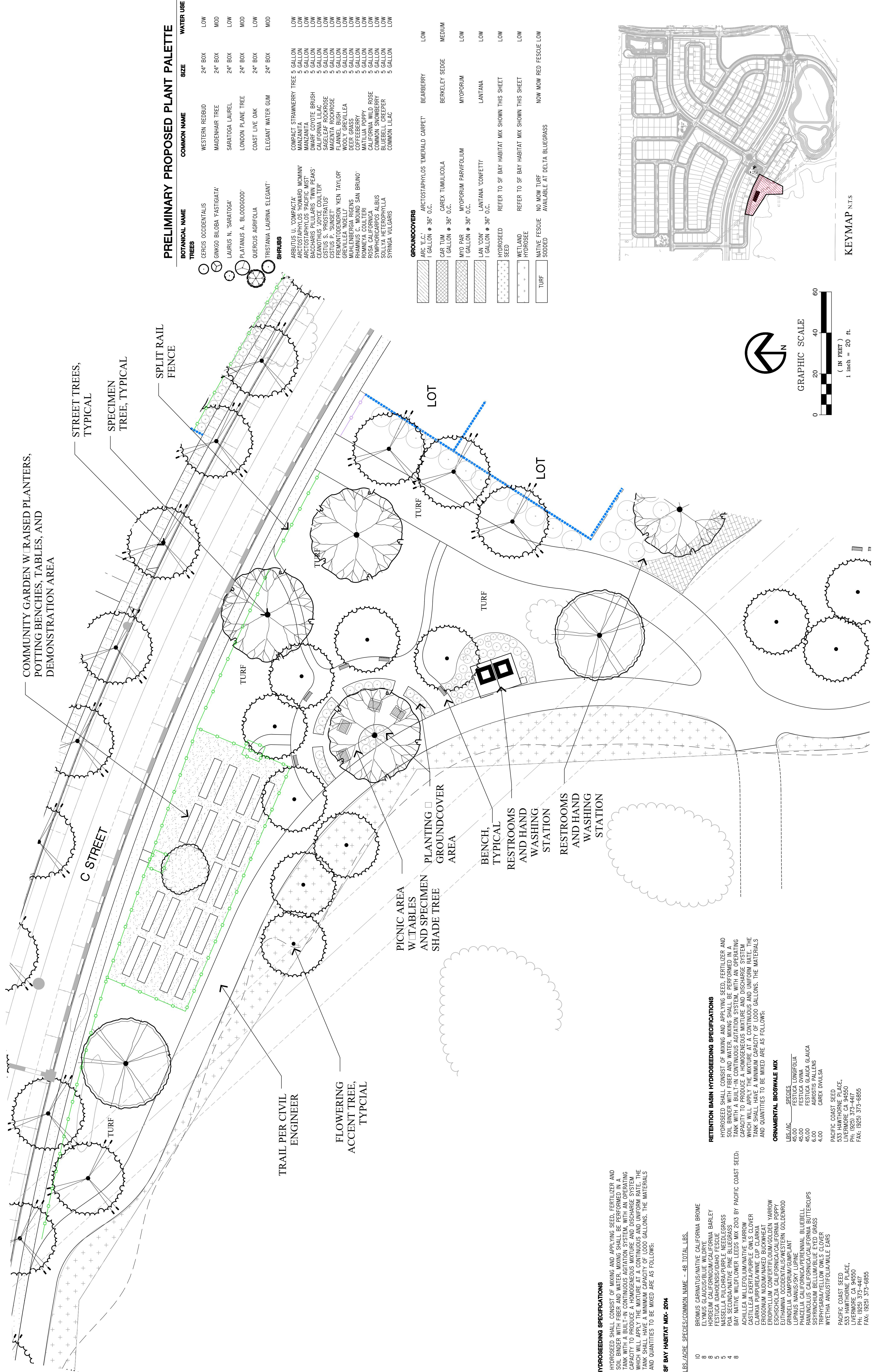
KEYMAP NTS

GRAPHIC SCALE  
( IN FEET )  
0 30 60 90  
1 inch = 30 ft.

TURF

# Preliminary Landscape Enlargement Parcel C Linear Park

**THE RANCH**  
Antioch, CA



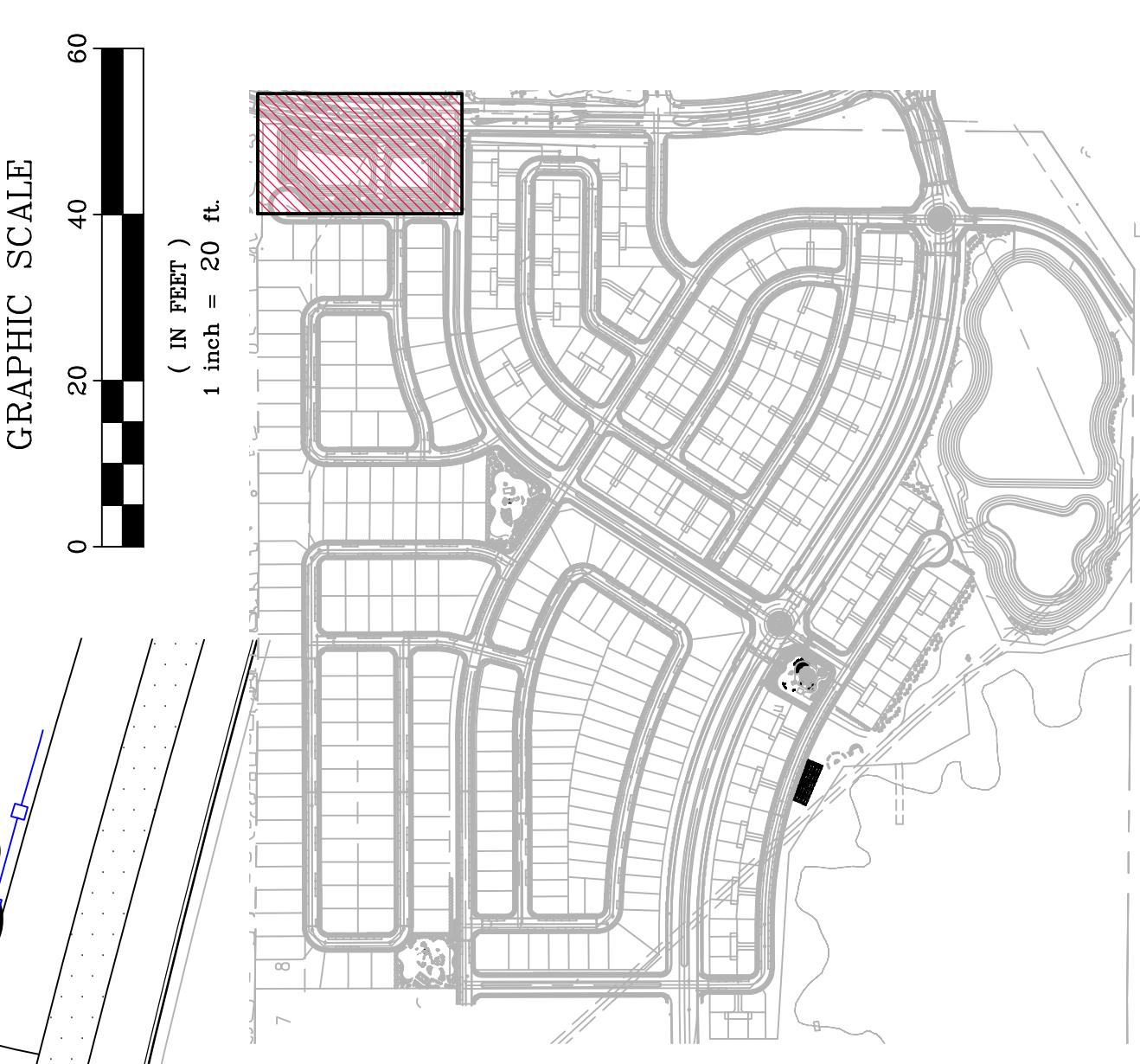
# Preliminary Landscape Enlargement

## Parcel O Bio-Retention Basin

**THE RANCH**  
Antioch, CA

RICHLAND PLANNED  
COMMUNITIES, INC.  
3000 LAVA RIDGE COURT  
ROSEVILLE, CA 95661  
APRIL 28, 2022

LANDSCAPE ARCHITECTURE  
RIPLEY DESIGN  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94556  
TEL: 925.938.7377  
www.ripleydesign.com



KEYMAP N.T.S.

**BOTANICAL MIXING**  
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, WHICH WILL OPERATE 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:

SPECIES/SPECIES/COMMON NAME	LBS./ACRE	TOTAL LBS.
BROMUS CARINATUS/AVENAE CALIFORNIA BROME	45.00	45.00
ELYMUS GLACIUS/BLUE WILDFRUE	8	8
HORDUM CALIFORNICUM/IDaho BARLEY	8	8
FESTUCA DAEDENSIS/IDAHO FESCUE	5	5
NASSELLA PULCHRA/PURPLE NEEDLEGRASS	5	5
POA SECONDA/WHITE PINE BLUEGRASS	4	4
BAT NATIVE WILD-LLOWER LEEDS MIX 203 BY PACIFIC COAST SEED:		
533 HAWTHORNE, CA 94530		
PH: (925) 373-6655		
FAX: (925) 373-6655		

**ORNAMENTAL BIO-SWALE MIX**  
SPECIES

LBS./AC.	ITEM
45.00	FESTUCA LONGIFOLIA
45.00	FESTUCA GLAUCA GLAUCA
6.00	AGROSTIS PALENS CAREX DIVULSA
4.00	PACIFIC COAST SEED

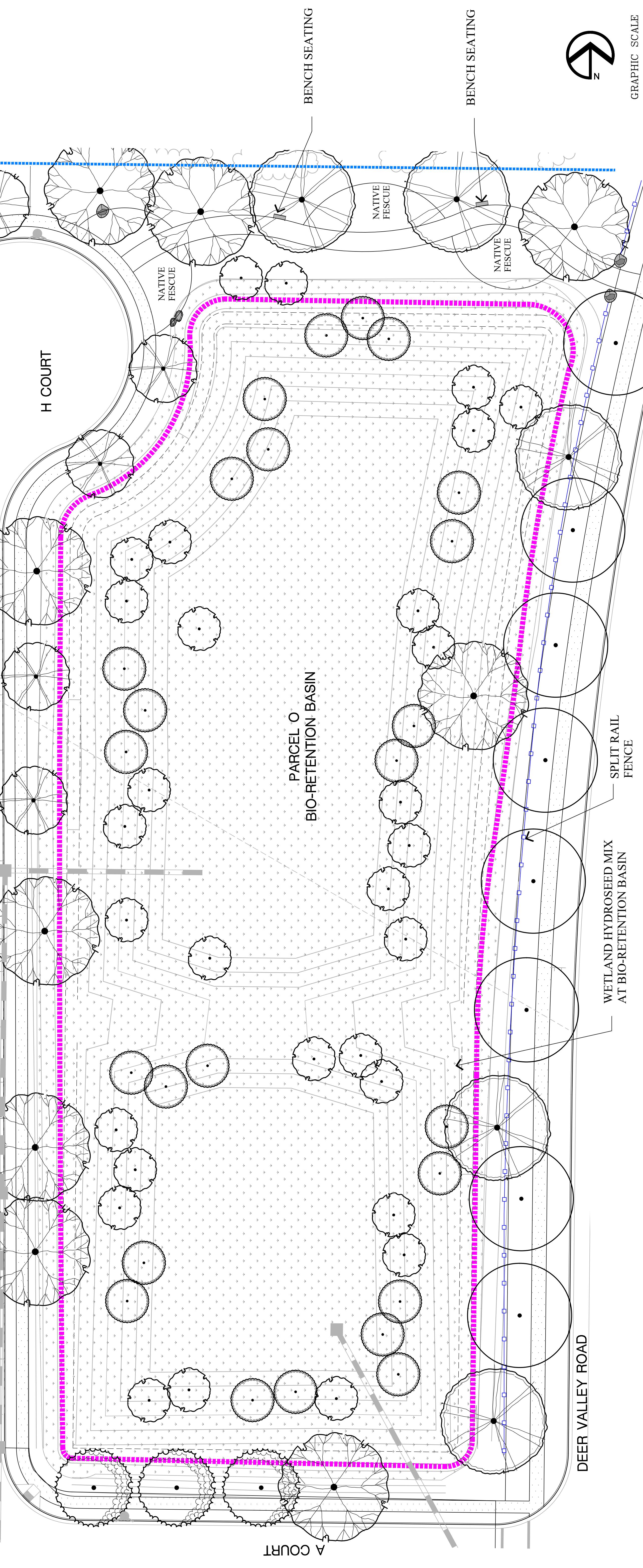
**SF BAY HABITAT MIX - 2014**  
LBS./ACRE SPECIES/COMMON NAME - 48 TOTAL LBS.

LBS./ACRE	SPECIES/COMMON NAME
10	BROMUS CARINATUS/AVENAE CALIFORNIA BROME
8	ELYMUS GLACIUS/BLUE WILDFRUE
8	HORDUM CALIFORNICUM/IDaho BARLEY
8	FESTUCA DAEDENSIS/IDAHO FESCUE
5	NASSELLA PULCHRA/PURPLE NEEDLEGRASS
5	POA SECONDA/WHITE PINE BLUEGRASS
4	BAT NATIVE WILD-LLOWER LEEDS MIX 203 BY PACIFIC COAST SEED:
8	533 HAWTHORNE, CA 94530
8	PH: (925) 373-6655
8	FAX: (925) 373-6655

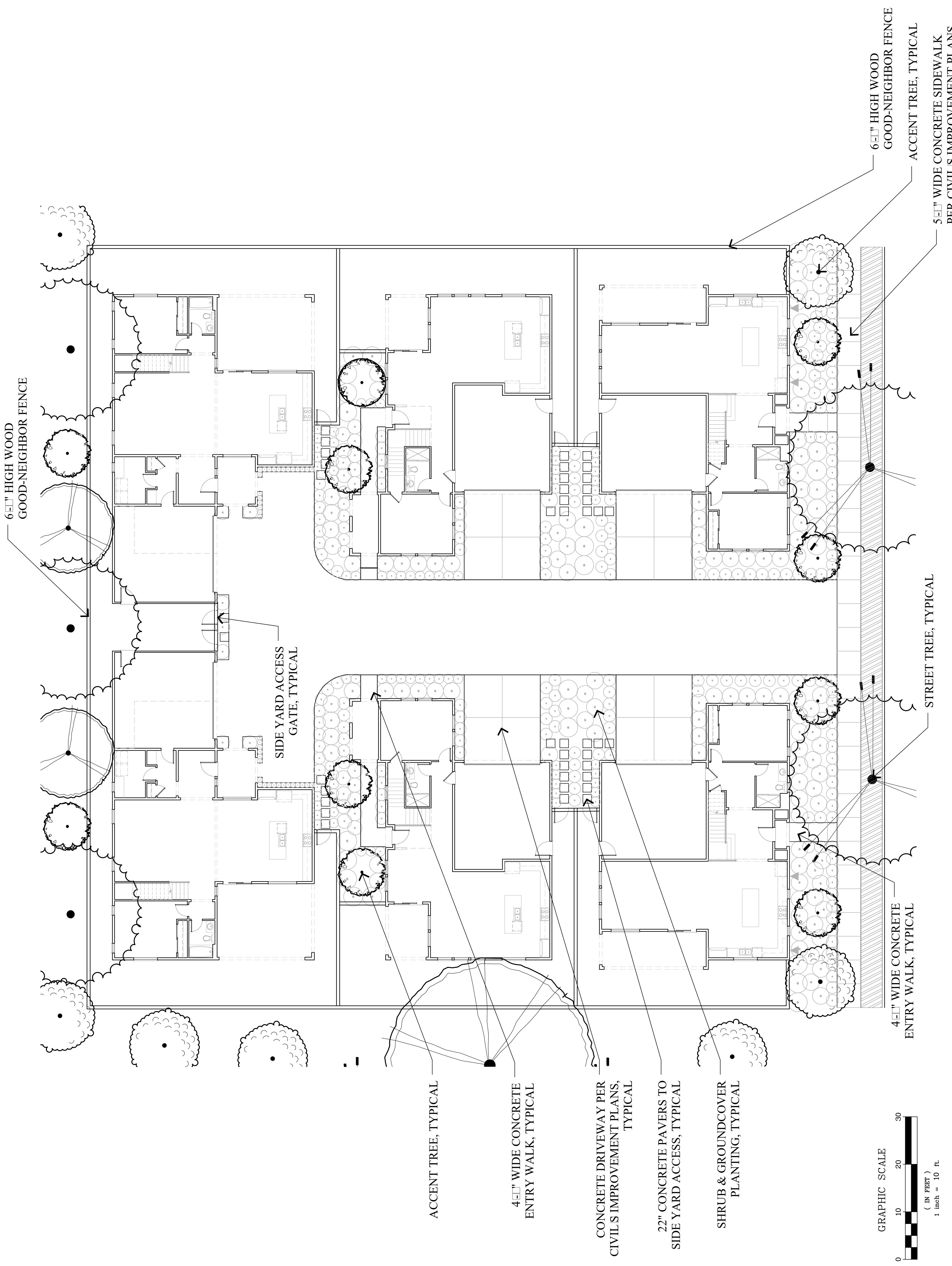
**HYDROSEEDING SPECIFICATIONS**  
HYDROSEED SHALL CONSIST OF A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM, WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE, THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS, THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE
<b>TREES</b>							
CERCIS OCCIDENTALIS	WESTERN REBUD	24" BOX	LOW	[Hatched Box]	ARCTOSTAPHYLOS EMERALD CARPET'	BEARBERRY	LOW
GINKGO BILOBA FASTIGIATA'	MADRONE TREE	24" BOX	MOD	[Hatched Box]	CAREX TUNICOLA	BERKELEY SEDGE	MEDIUM
LAURUS N. SARATOGA'	SARATOGA LAUREL	24" BOX	LOW	[Hatched Box]	CAR TUM	MYOPORUM PARVIFOLIUM	LOW
PLATANUS A. BLOODGOOD	LONDON PLANE TREE	24" BOX	MOD	[Hatched Box]	MYO PAR	MYOPORUM	LOW
QUERCUS GRAFOLIA	COAST LIVE OAK	24" BOX	LOW	[Hatched Box]	LAN CON'	LANTANA 'CONFETTI'	LOW
TRISTANIA LAURINA ELEGANT'	ELEGANT WATER GUM	24" BOX	MOD	[Hatched Box]	LAN CON'	LANTANA	LOW
<b>SHRUBS</b>							
ABRUTUS U. 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW	[Hatched Box]	HYDROSEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
ARCTOSTAPHYLOS HOWARD MCKINN'	MANZANITA	5 GALLON	LOW	[Hatched Box]	HYDROSEED	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW
ARCTOSTAPHYLOS PACIFIC MIST'	MANZANITA	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
BACHARIAS PILLARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
CEANOTHUS 'JOYCE COULTER'	CALIFORNIA LILAC	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
CISTUS P. SUNSET'	SAGELEAF ROCKROSE	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
FREMONTODENDRON KEN TAYLOR'	MAGENTA ROCKROSE	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
GREVILLEA NOELLII	FLANNEL BUSH	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
MULLENBERGA RIGENS	WOOL GREVILLEA	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
RHAMNUS C. MOUND SAN BRUNO	DEER GRASS	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
ROSSEA CALIFORNICA	COFFEEBERRY	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
SYMPHoricarPOS ALBUS	MATILLA POPPY	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
SOLYA HERTOPHYLLA	CALIFORNIA WHITE BELLFLOWER	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
SYRINGA VULGARIS	COMMON SNOWBERRY	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
	BLUETHUMB GREPER	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW
	COMMON LLAC	5 GALLON	LOW	[Hatched Box]	HYDROSEED	NOW NOW RED FESCUE LOW	LOW

### PRELIMINARY PROPOSED PLANT PALETTE



# Preliminary Landscape Lane Court Units



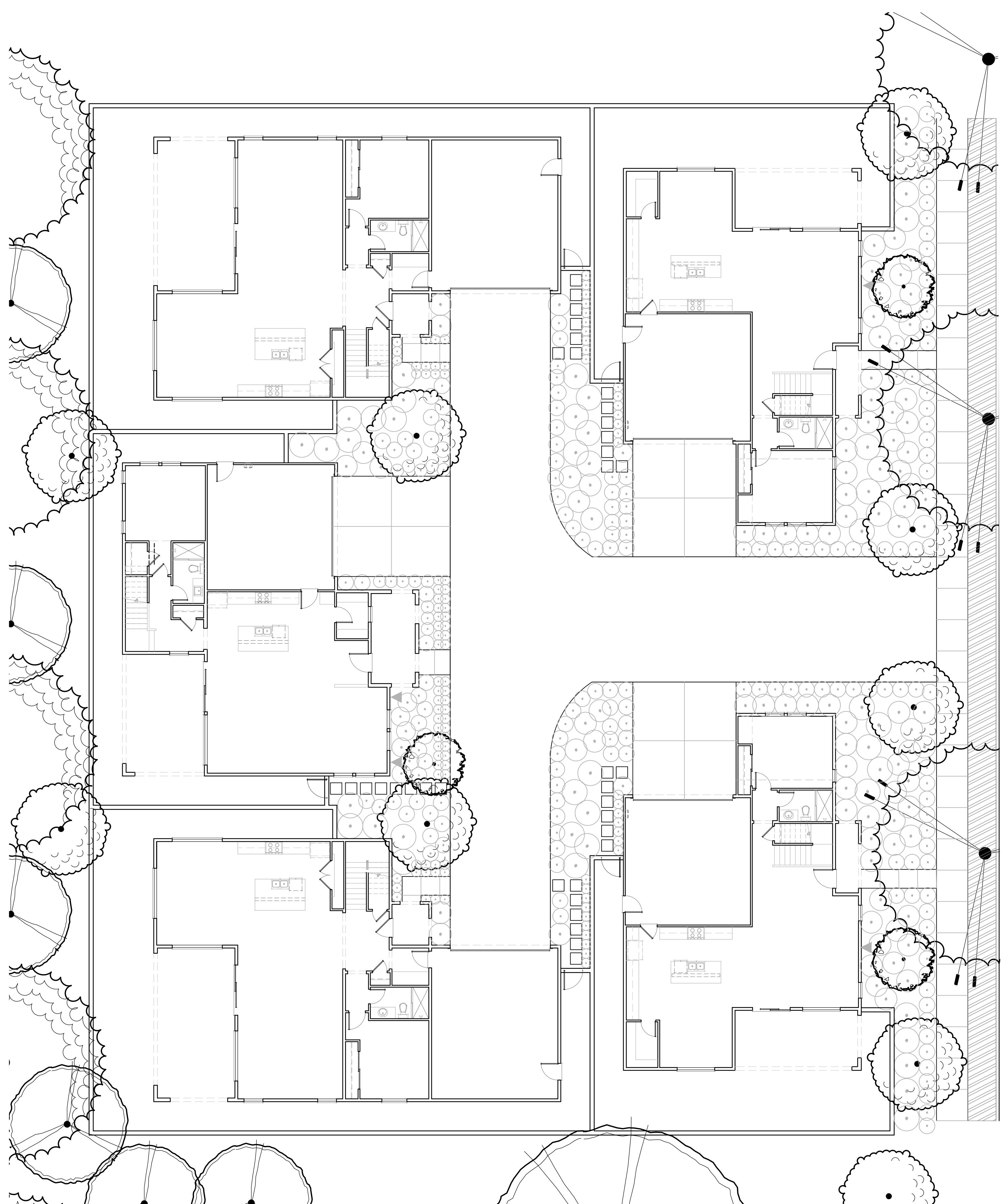
**THE RANCH**  
Antioch, CA

RICHLAND PLANNED  
COMMUNITIES, INC.  
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ROSEVILLE, CA 95661  
APRIL 28, 2022

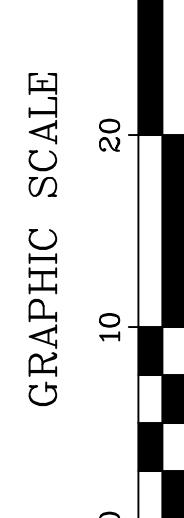
LANDSCAPE ARCHITECTURE  
RIPLEY LAND PLANNING  
1615 BONANZA STREET  
SUITE #115  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
[www.rileydesign.com](http://www.rileydesign.com)

**DESIGN**  
GROUP

# Preliminary Landscape T-Court Cluster Units



GRAPHIC SCALE  
( IN FEET )  
1 inch = 10 ft.



RICHLAND PLANNED  
COMMUNITIES, INC.  
3000 LAVA RIDGE COURT  
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ROSEVILLE, CA 95661  
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RIPLEY DESIGN  
GROUP

# Preliminary Landscape Units

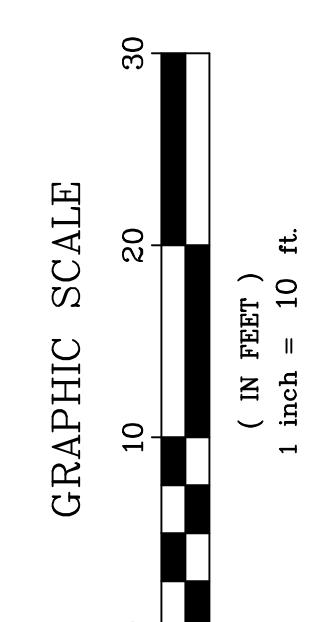
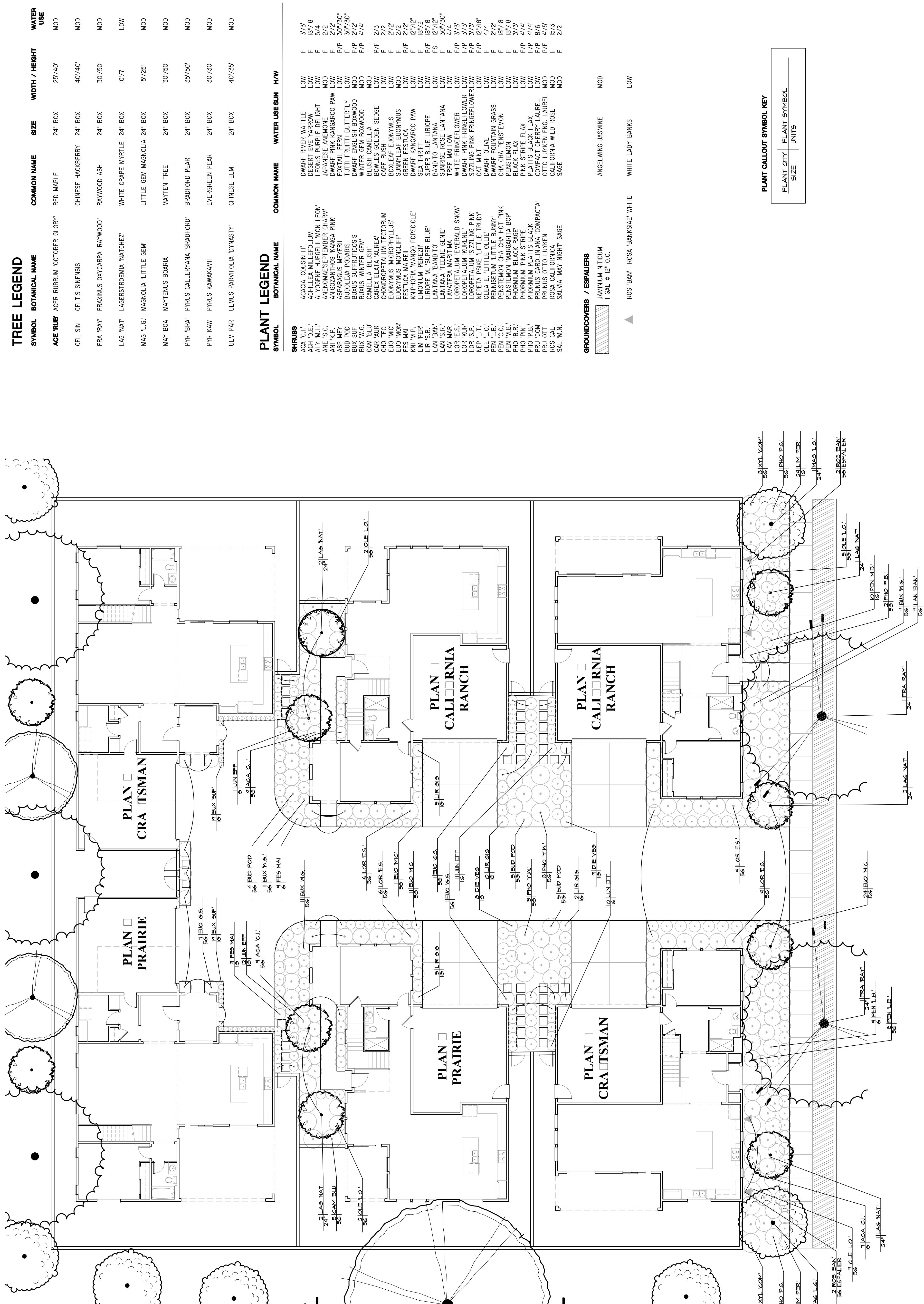
# THE RANCH Antioch, CA

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COMMUNITIES, INC.  
1000 LAVA RIDGE COURT  
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APRIL 28, 2022

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[www.rinlevdesign.com](http://www.rinlevdesign.com)

RIPPLE DESIGN GROUP

112



The diagram illustrates a property boundary with several labeled dimensions and features:

- Vertical dimension lines indicate:
  - 24" on the left side.
  - 56' ESPALIER at the top left.
  - 2' ROS'BAN' at the top center.
  - 7' OLE'LQ.' at the top right.
  - 7' ACA'C.' below OLE'LQ.'
  - 16' G at the bottom center.
  - 24" LAG'NAT' at the bottom right.
- A diagonal dimension line runs from the top left towards the bottom right, with a total length of 56' indicated.

<u>PLANT CALLOUT SYMBOL KEY</u>	<u>PLANT QTY</u>	<u>PLANT SYMBOL</u>
<u>SIZE</u>		<u>UNITS</u>

**GROUNDCOVERS / ESPALIERS**

JAMINIUM NITIDUM  
1 GAL @ 12" O.C.



LO

## TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
ACE 'RUB'	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	25'/40'	MOD
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	24" BOX	40'/40'	MOD
FRA 'RAY'	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	24" BOX	30'/50'	MOD
LAG 'NAT'	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	10'/7'	LOW
MAG 'L.G.'	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	24" BOX	15'/25'	MOD
MAY BOA	MAYTENUS BOARIA	MAYTEN TREE	24" BOX	30'/50'	MOD
PYR 'BRA'	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	24" BOX	35'/50'	MOD
PYR KAW	PYRUS KAWAKAMI	EVERGREEN PEAR	24" BOX	30'/30'	MOD

PLANT LEGEND	BOTANICAL NAME	COMMON NAME	WATER USE	SUN	H/W
<b>SHRUBS</b>					
ACACIA 'C.L.'	ACACIA 'COUSIN IT'	DWARF RIVER WATTLE	LOW	3' / 3'	F
ACH 'D.E.'	ACHILLEA MILLEFOLIUM	DESERT EYE YARROW	LOW	18" / 8"	F
ALY 'M.L.'	ALYGOENE HUEGELII 'MON LEON'	LEON'S PURPLE DELIGHT	LOW	5 / 4	F
JANE 'S.C.'	ANENOMAE 'SEPTEMBER CHARM'	JAPANESE ANEMONE	MOD	2 / 2	F
ANI 'K.P.'	ANIGOZANTHOS 'KANGA PINK'	DWARF PINK KANGAROO PAW	LOW	2 / 2'	F
ASPAGARUS MEYERII	ASPARAGUS MEYERII	FOXTAIL FERN	LOW	30" / 30"	P/P
BUDLEJA PODARIS	BUDLEJA PODARIS	TUTTI FRUITTI BUTTERFLY	LOW	30" / 30"	F
BUXUS SUFFruticosis	BUXUS SUFFruticosis	DWARF ENGLISH BOXWOOD	MOD	2 / 2'	F/P
BUXUS 'W.G.'	BUXUS 'WINTER GEM'	WINTER GEM BOXWOOD	MOD	4 / 4'	F/P
CAM 'BLU'	CAMELLIA 'BLUSH'	BLUSH CAMELLIA	MOD		
CAR 'AUR'	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	LOW		
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW		
EU 'MIC'	EUONYMUS 'MICROPHYLLUS'	BOXLEAF EUONYMUS	LOW		
EU 'MON'	EUONYMUS 'MONCLIFF'	SUNNYLEAF EUONYMUS	MOD		
FES MAL	FESTUCA MAIREII	GREEN FESTUCA	LOW		
KNI 'N.P.'	KNIPHOFIA 'MANGO POPSCICLE'	DWARF KANGAROO PAW	LOW	12" / 12"	F
LIM 'PER'	LIMONIUM 'PEREZII'	SEA THRIFT	LOW	2 / 2'	F
LIR 'S.B.'	LIRIOPE M. 'SUPER BLUE'	SUPER BLUE LIRIOPE	LOW	18" / 18"	P/F
LAN 'BAN'	LANTANA 'BANDITO'	BANDITO LANTANA	LOW	2 / 2'	F
LAV MAR	LAVATERA MARITIMA	SUNRISE ROSE LANTANA	LOW	30" / 30"	FS
LAN 'S.R.'	LOROPETALUM 'EMERALD SNOW'	TREE MALLOW	LOW		
LOR 'E.S.'	LOROPETALUM 'KURENEI'	WHITE FRINGEFLOWER	LOW		
LOR 'KUR'	LOROPETALUM 'SIZZLING PINK'	DWARF PINK FRINGEFLOWER	LOW		
LOR 'S.P.'	NEPETA PSIKE 'LITTLE TRUDY'	SIZZLING PINK FRINGEFLOWER	LOW		
NEP 'L.T.'	OLEA E. 'LITTLE OLLIE'	CAT MINT	LOW		
OLE 'L.O.'	PENNISETUM 'LITTLE BUNNY'	DWARF OLIVE	LOW		
PEN 'L.B.'	PENSTEMON CHA CHA HOT PINK	DWARF FOUNTAIN GRASS	LOW		
PEN 'C.C.'	PENSTEMON 'MARGARITA BOP'	CHA CHA PENSTEMON	LOW		
PEN 'M.B.'	PHORMIUM 'BLACK RAGE'	PENSTEMON	LOW		
PHO 'B.R.'	PHORMIUM 'PINK STRIPE'	BLACK FLAX	LOW		
PHO 'PIN'	PHORMIUM PLATTS BLACK	PINK STRIPE FLAX	LOW		
PHO 'P.B.'	PRUNUS CAROLINIANA 'COMPACTA'	PLATTS BLACK FLAX	LOW		
PRU 'COM'	PRUNUS OTTO LUYKEN	COMPACT CHERRY LAUREL	LOW		
PRU OTT	OTTO LUYKEN ENG. LAUREL	OTTO LUYKEN ENG. LAUREL	MOD		
ROS CAL	CALIFORNIA WILD ROSE	CALIFORNIA WILD ROSE	MOD		
SAL 'M.N.'	ROSA CALIFORNICA	SAGE	MOD		

RIPPLE DESIGN GROUP

# Preliminary Landscape T-Court Cluster Units

# THE RANCH Antioch, CA

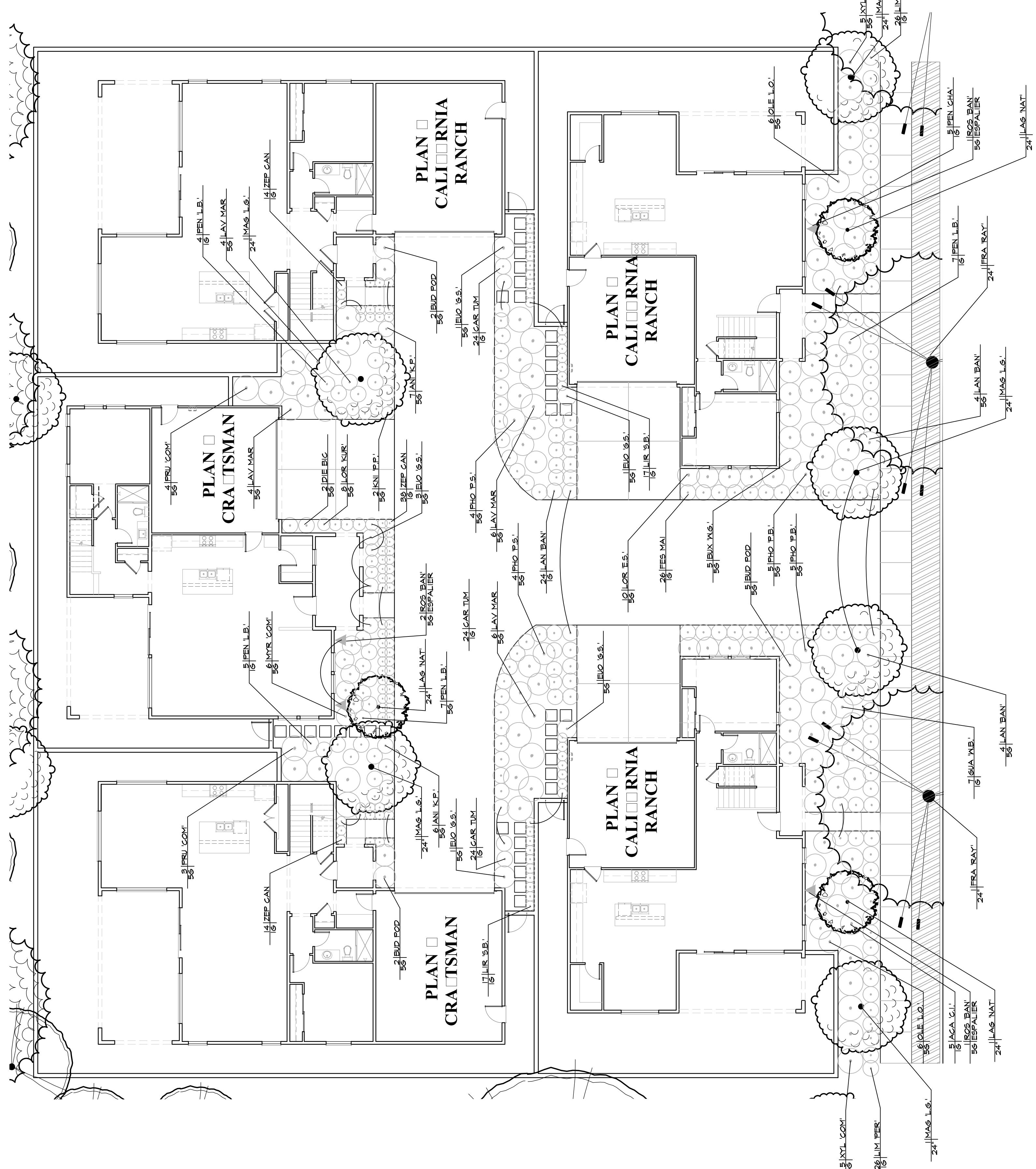
LICHLAND PLANNED  
COMMUNITIES, INC.  
1000 LAVA RIDGE COURT  
SUITE #115  
ROSEVILLE, CA 95661  
APRIL 28, 2022

A vertical graphic scale with numerical markings at 0, 10, 20, and 30. The scale is divided into three major segments by vertical tick marks. The first segment from 0 to 10 is black. The second segment from 10 to 20 is white. The third segment from 20 to 30 is black. There is a short horizontal break in the scale line between the 20 and 30 markings.

**LANDSCAPE ARCHITECTURE**  
**LAND PLANNING**  
1615 BONANZA STREET  
SUITE 314  
WALNUT CREEK, CA 94596  
TEL: 925.938.7377  
[www.rinlevadesign.com](http://www.rinlevadesign.com)

TREE LEGEND		COMMON NAME	BOTANICAL NAME	SIZE	WIDTH / HEIGHT	WATER USE
SYMBOL						
ACE 'RUB'	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	Acer rubrum	24" BOX	25'/40'	MOD
CEL SIN	CELTIS SINENSIS	CHINESE HACKBERRY	Celtis sinensis	24" BOX	40'/40'	MOD
FRA 'RAY'	FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH	Fraxinus oxycarpa	24" BOX	30'/50'	MOD
LAG 'NAT'	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	Lagerstroemia indica	24" BOX	10'/7'	LOW
MAG 'L.G.'	MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	Magnolia 'Little Gem'	24" BOX	15'/25'	MOD
MAY BOA	MAYTENUS BOARIA	MAYTEN TREE	Maytenus boaria	24" BOX	30'/50'	MOD
PYR 'BRA'	PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	Pyrus calleryana	24" BOX	35'/50'	MOD
PYR KAW	PYRUS KAWAKAMI	EVERGREEN PEAR	Pyrus kawakamii	24" BOX	30'/30'	MOD
ULM PAR	ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	Ulmus parvifolia	24" BOX	40'/35'	MOD
PLANT LEGEND		COMMON NAME	BOTANICAL NAME	SIZE	WATER USE SUN H/W	WATER USE
SYMBOL						
SHRUBS		ACACIA 'COUSIN IT'	Acacia 'Cousin It'	LOW	F	3'/3"
ACH 'D.E.'	ACHILLEA MILLEFOLIUM					
ALY 'M.L.'	ALYGOENE HUEGELII 'MON LEON'	DESERT EYE YARROW	Leonis' Purple Delight	LOW	F	18"/18"
ANE 'S.C.'	ANENOMAE 'SEPTEMBER CHARM'					
ANI 'K.P.'	ANIGOZANTHOS 'KANGA PINK'	JAPANESE ANEMONE	Dwarf Pink Kangaroo Paw	MOD	F	5'/4
ASP 'MEY'	ASPARAGUS MEYERII					
BUD POD	BUDLEJA PODARIS	FOXTAIL FERN	Tutti Frutti BUTTERFLY	LOW	P/P	30"/30"
BUX 'W.G.'	BUXUS SUFFruticCIS					
CAM 'BLU'	BUXUS 'WINTER GEM'	DWARF ENGLISH BOXWOOD	Dwarf English Boxwood	MOD	F/P	2'/2"
CAR 'AUR'	CAMELLIA 'BLUSH'					
CHO TEC	CAREX ELATA 'AUREA'	WINTER GEM BOXWOOD	Winter Gem Boxwood	MOD	F/P	4'/4'
EVO 'MIC'	CHONDROPETALUM TECTORUM					
EVO 'MON'	EUONYMUS 'MICROPHYLLUS'	BOWLES GOLDEN SEDGE	Blush Camellia	LOW	P/F	2'/3
FES MAI	EUONYMUS 'MONCLIFF'					
GAU 'W.B.'	FESTUCA MAIREII	CAPE RUSH	Bowles Golden Sedge	LOW	F	2'/2"
GNI 'M.P.'	GAURA 'WHIRLING BUTTERFLIES'					
LIM 'PER'	KNIPHOFIA 'MANGO POPSCICLE'	BOXLEAF EUONYMUS	Boxleaf Euonymus	LOW	F	2'/2"
LIR GIG	LIMONIUM 'PEREZII'					
LIR 'S.B.'	LIRIOPE GIGANTEA	SUNNYLEAF EUONYMUS	Sunnyleaf Euonymus	MOD	F	2'/2"
LAN 'BAN'	LIRIOPE M. 'SUPER BLUE'					
LAN 'S.R.'	LANTANA 'BANDITO'	GREEN FESTUCA	Green Festuca	LOW	P/F	2'/2"
LAV MAR	LANTANA 'TEENIE GENIE'					
LOR 'E.S.'	LAVATERA MARITIMA	WHITE BUTTERFLY GAURA	White Butterfly Gaura	LOW	P/F	24"/24"
LOR 'KUR'	LOROPETALUM 'EMERALD SNOW'					
LOR 'S.P.'	LOROPETALUM 'KURENEI'	DWARF KANGAROO PAW	Dwarf Kangaroo Paw	LOW	F	12"/12"
MYR 'COM'	LOROPETALUM 'SIZZLING PINK'					
NEP 'L.T.'	MYRTUS 'COMPACTA'	SEA THRIFT	Sea Thrift	LOW	F	18"/24"
OLE 'L.O.'	NEPETA PSIKE 'LITTLE TRUDY'					
PEN 'L.B.'	OLEA E. 'LITTLE OLLIE'	LILY TURF	Lily Turf	LOW	P/F	18"/18"
PEN 'C.C.'	PENNSETUM 'LITTLE BUNNY'					
PEN 'M.B.'	PENSTEMON CHA CHA HOT PINK	BANDITO LANTANA	Bandito Lantana	LOW	FS	12"/12"
PHO 'B.R.'	PHORMIUM 'MARGARITA BOP'					
PHO 'PIN'	PHORMIUM 'BLACK RAGE'	SUNRISE ROSE LANTANA	Sunrise Rose Lantana	LOW	F	30"/30"
PHO 'P.B.'	PHORMIUM 'PINK STRIPE'					
PRU 'COM'	PHORMIUM PLATTS BLACK	TREE MALLOW	Tree Mallow	LOW	F	4'/4"
PRU OTT	PRUNUS CAROLINIANA 'COMPACTA'					
ROS CAL	PRUNUS OTTO LUYKEN	WHITE FRINGEFLOWER	White Fringeflower	LOW	F/P	3'/3"
SAL 'M.N.'	ROSA CALIFORNICA					
ZEP CAN	ZEPHYRANTHES CANDIDA	DWARF PINK FRINGEFLLOWER	Dwarf Pink Fringeflower	LOW	F/P	3'/3"
		SIZZLING PINK FRINGEFLLOWER	Sizzling Pink Fringeflower	LOW	F/P	3'/3"
		COMPACTDWARF MYRTLE	Compactdwarf Myrtle	LOW	F/P	2'/2"
		CAT MINT	Cat Mint	LOW	F/P	12"/12"
		DWARF OLIVE	Dwarf Olive	LOW	F	4'/4"
		CHA CHA PENSTEMON	Cha Cha Penstemon	LOW	F	3'/3"
		BLACK FLAX	Black Flax	LOW	F/P	4'/4"
		PINK STRIPE FLAX	Pink Stripe Flax	LOW	F/P	4'/4"
		PLATTS BLACK FLAX	Platts Black Flax	LOW	F/P	4'/4"
		COMPACT CHERRY LAUREL	Compact Cherry Laurel	LOW	F/P	8'/8"
		OTTO LUYKEN ENG. LAUREL	Otto Luyken Eng. Laurel	LOW	F/P	4'/5'
		CALIFORNIA WILD ROSE	California Wild Rose	LOW	F	15'/3
		SAGE	Sage	LOW	F	2'/2"
		ZEPHYR LILLY	Zephyr Lilly	LOW	F	1'/1"

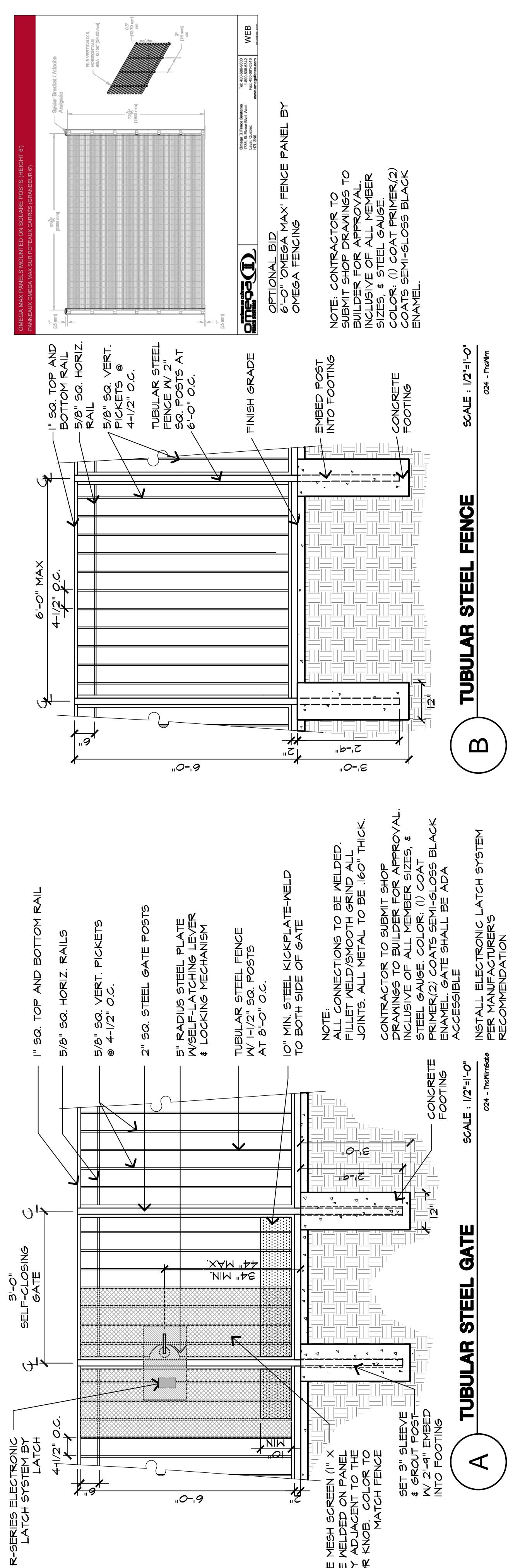
PLANT LEGEND		BOTANICAL NAME		PLANT CALLOUT SYMBOL KEY	
SUBDIVISION	SYMBOL	NAME	BOTANICAL NAME	PLANT QTY	PLANT SYMBOL UNITS
SHRUBS		ACACIA 'COUSIN' IT'	<i>ACACIA MILLEFOLIUM</i>		
	AACH	'C.I.'			
	'D.E.'				
	ALY	'M.L.'	<i>ALYGOENE HUEGELII</i> 'MC'		
	ANE	'S.C.'	<i>ANENOMAE</i> 'SEPTEMBER		
	'ANI'	'K.P.'	<i>ANIGOZANTHOS</i> 'KANGA'		
	ASP	MEY	<i>ASPARAGUS MEYERI</i>		
	BUD	POD	<i>BUDDLEJA PODARIS</i>		
	BUX	SUF	<i>BUXUS SUFFRUTICOSIS</i>		
	BUX	'W.G.'	<i>BUXUS</i> 'WINTER GEM'		
	CAM	'BLU'	<i>CAMELLIA</i> 'BLUSH'		
	CAR	'AUR'	<i>CAREX ELATA</i> 'AUREA'		
	CHO	TEC	<i>CHONDROPETALUM TECT</i>		
	EUO	'MIC'	<i>EUONYMUS</i> 'MICROPHYLL'		
	EUO	'MON'	<i>EUONYMUS</i> 'MONCLIFF'		
	FES	MAI	<i>FESTUCA MAIREII</i>		
	GAU	'W.B.'	<i>GAURA</i> 'WHIRLING BUTTER		
	KNI	'M.P.'	<i>KNIPHOFIA</i> 'MANGO POPS'		
	LIM	PER'	<i>LIMONIUM</i> 'PEREZII'		
	LIR	GIG	<i>LIRIOPE</i> GIGANTEA		
	LIR	'S.B.'	<i>LIRIOPE</i> M. 'SUPER BLU'		
	LAN	'BAN'	<i>LANTANA</i> 'BANDITO'		
	LAN	'S.R.'	<i>LANTANA</i> 'TEENIE GENIE'		
	LAV	MAR	<i>LAVATERA MARITIMA</i>		
	LOR	'E.S.'	<i>LOROPETALUM</i> 'EMERALD'		
	LOR	'KUR'	<i>LOROPETALUM</i> 'KURENE'		
	LOR	'S.P.'	<i>LOROPETALUM</i> 'SIZZLING'		
	MYR	'COM'	<i>MYRTUS</i> 'COMPACTA'		
	NEP	'L.T.'	<i>NEPETA</i> PSIKE 'LITTLE T'		
	OLE	'L.O.'	<i>OLEA</i> E. 'LITTLE OLLIE'		
	PEN	'L.B.'	<i>PENNISETUM</i> 'LITTLE BU'		
	PEN	'C.C.'	<i>PENSTEMON</i> CHA CHA H		
	PEN	'M.B.'	<i>PENSTEMON</i> 'MARGARITA'		
	PHO	'B.R.'	<i>PHORMIUM</i> 'BLACK RAGE'		
	PHO	'PIN'	<i>PHORMIUM</i> 'PINK STRIPE'		
	PHO	'P.B.'	<i>PHORMIUM</i> PLATTS BLAU		
	PRU	'COM'	<i>PRUNUS</i> CAROLINIANA 'C'		
	PRU	OTT	<i>PRUNUS</i> OTTO LUYKEN		
	ROS	CAL	<i>ROSA</i> CALIFORNICA		
	SAL	'M.N.'	<i>SALVIA</i> 'MAY NIGHT' SAG		
	ZEP	CAN	<i>ZEPHYRANTHES</i> CANDIDA		
GROUNDCOVERS / ESPALIERS					
				JAMINIUM NITIDUM 1 GAL @ 12" O.C.	
				ROS 'BAN' ROSA 'BANK'	



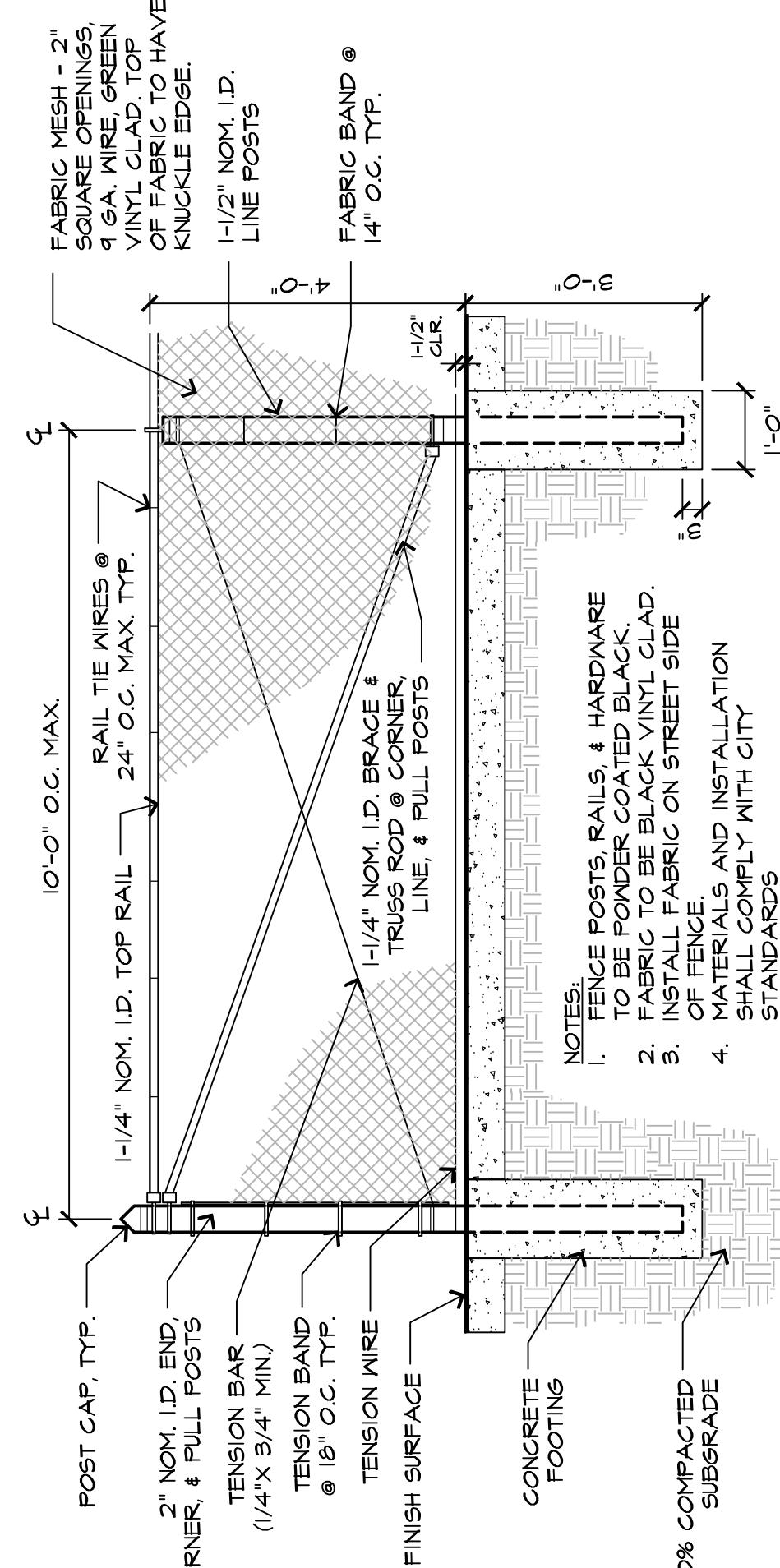
# Preliminary Landscape Details

## Fencing

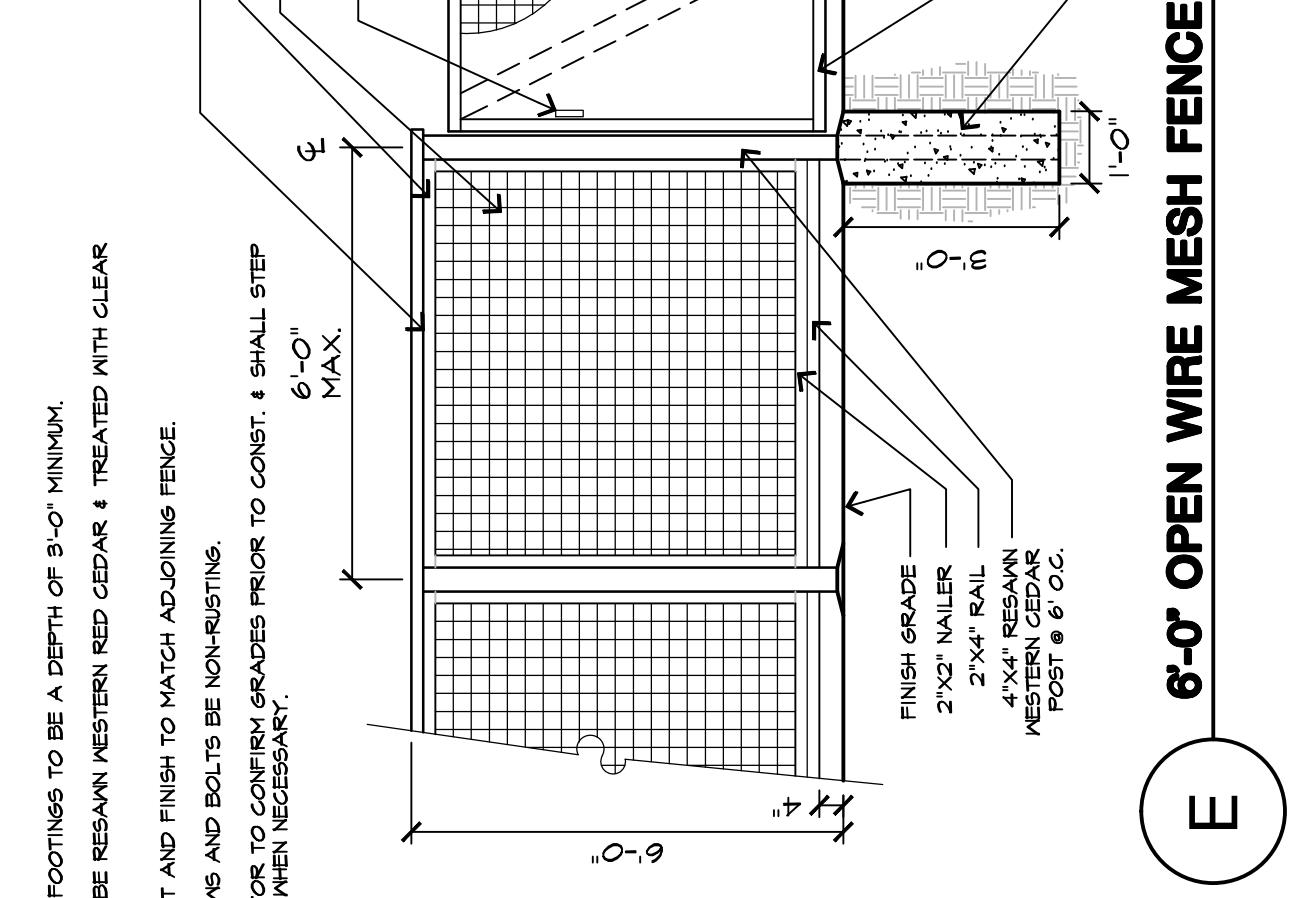
**THE RANCH**  
Antioch, CA



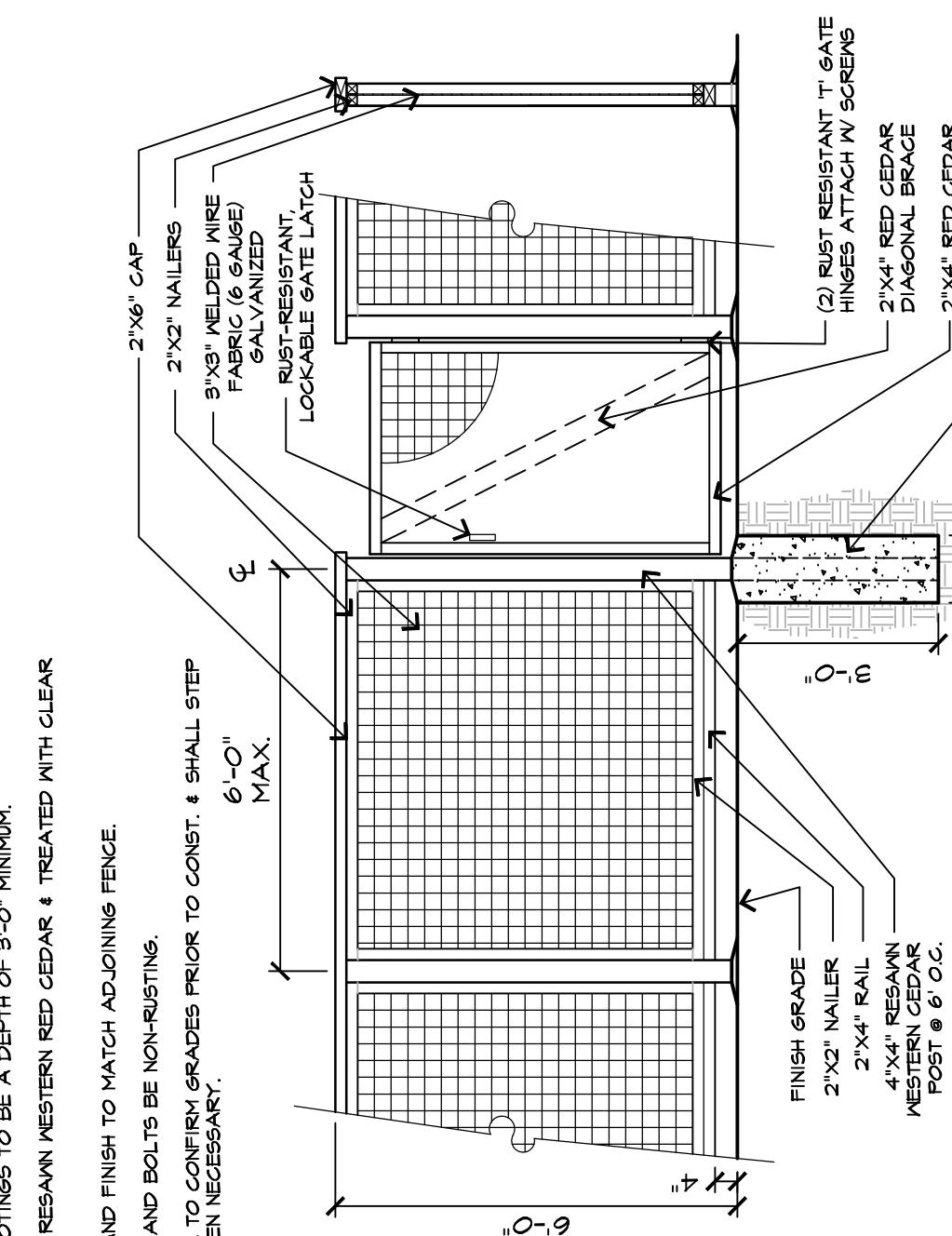
A 8'-0" HIGH VINYL CLAD CHAIN LINK FENCE



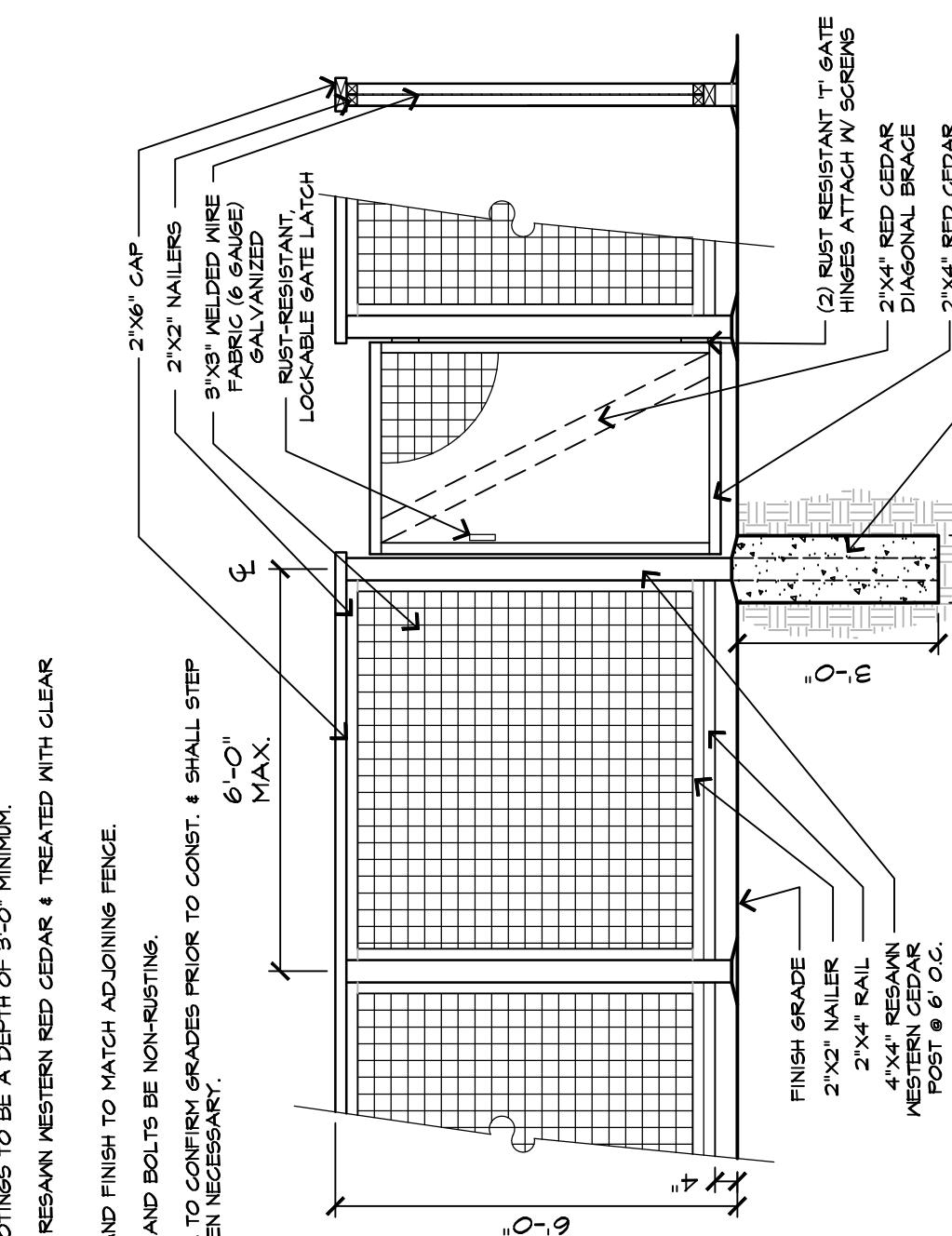
D 4' VINYL CLAD CHAIN LINK FENCE



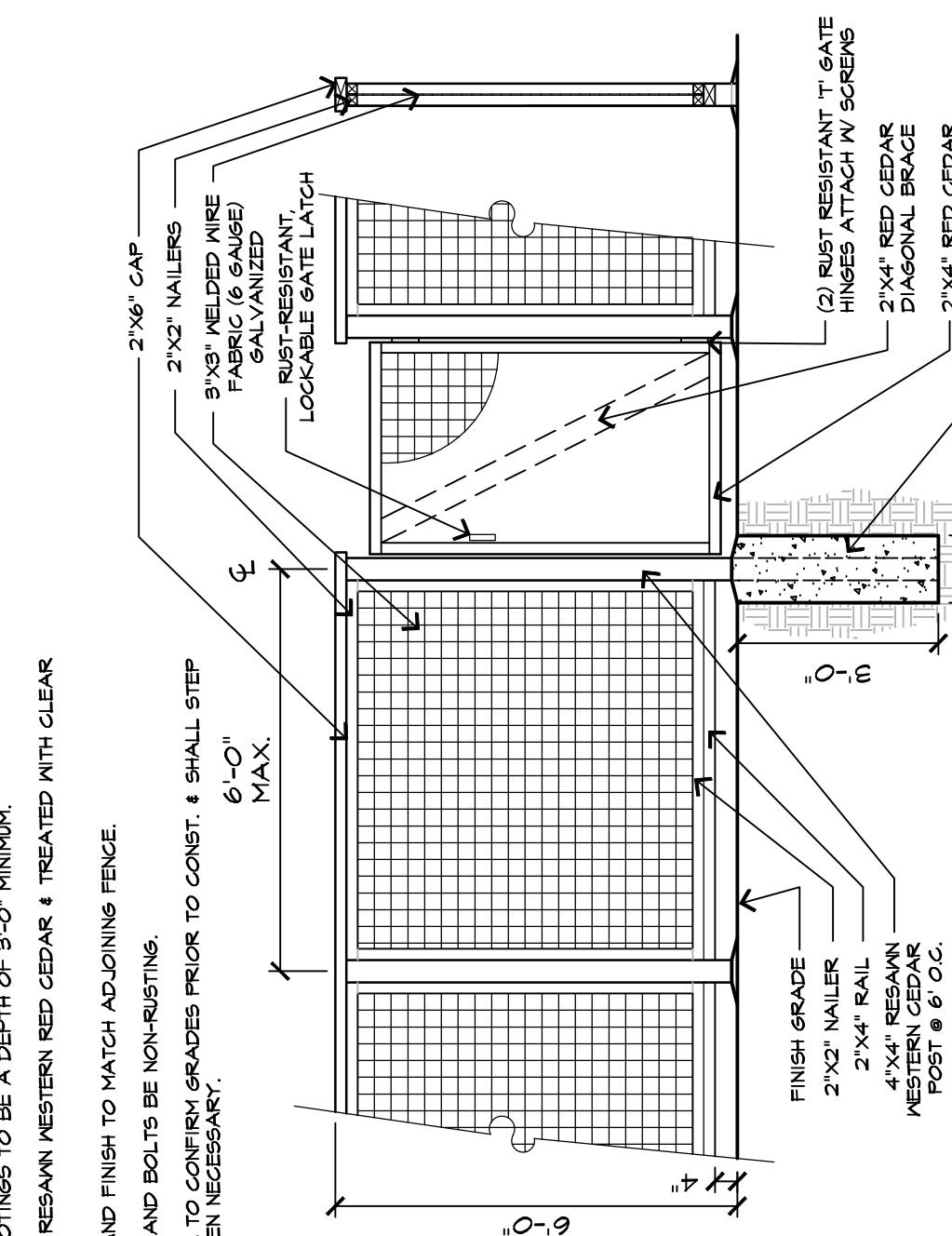
E 6'-0" OPEN WIRE MESH FENCE



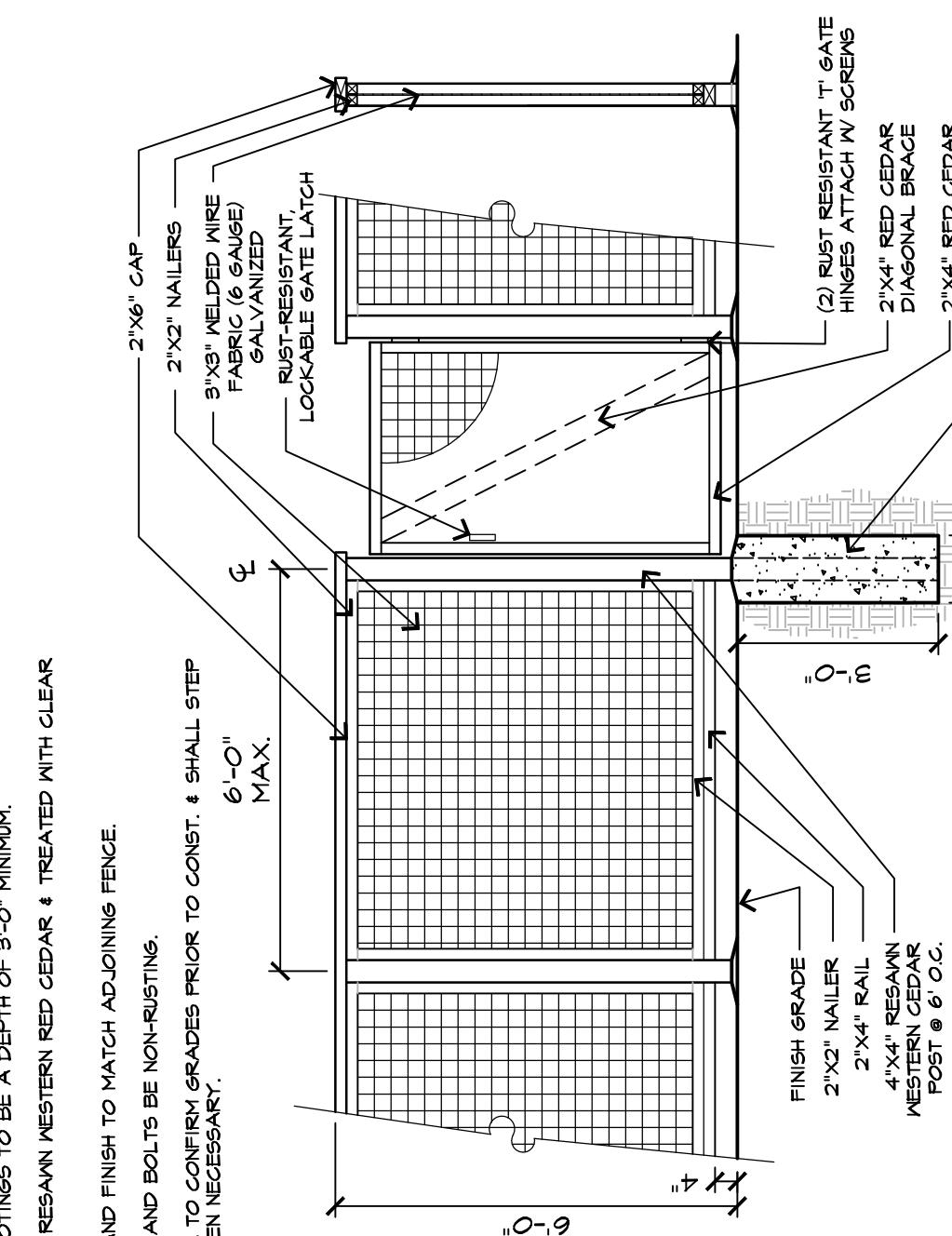
B TUBULAR STEEL FENCE



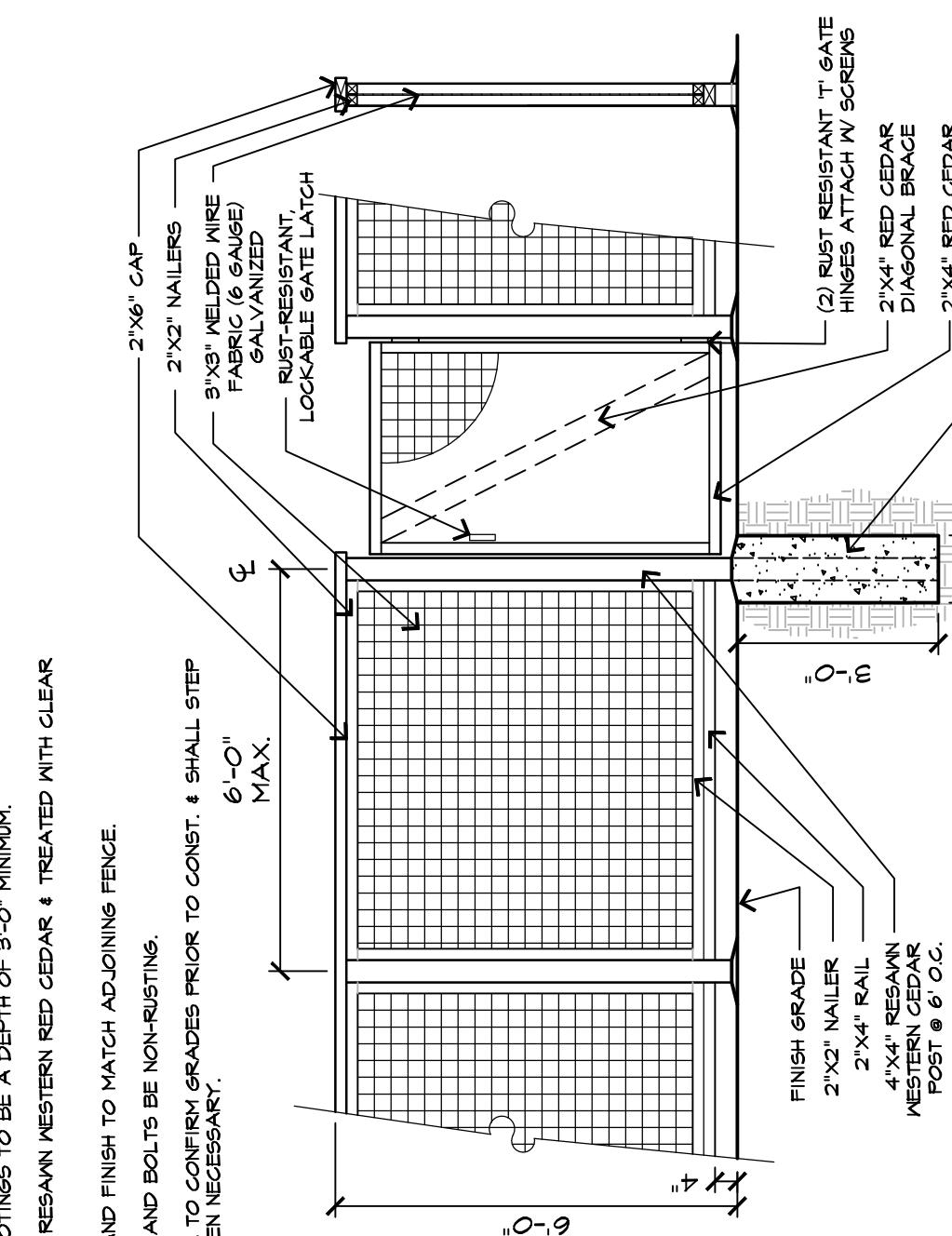
C PRECAST MASONRY WALL



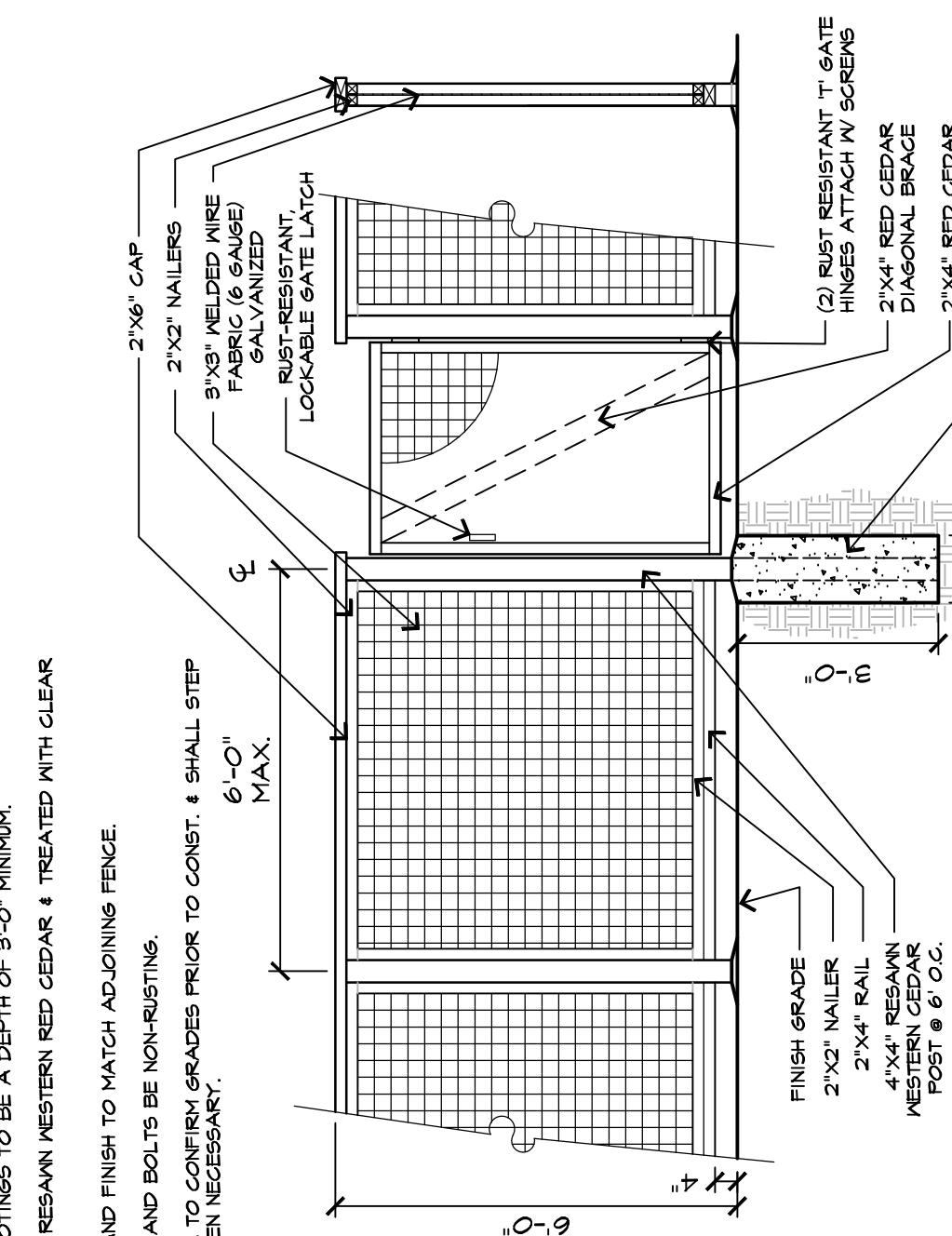
F 6' ENHANCED WOOD FENCE W/ KICKERBOARD



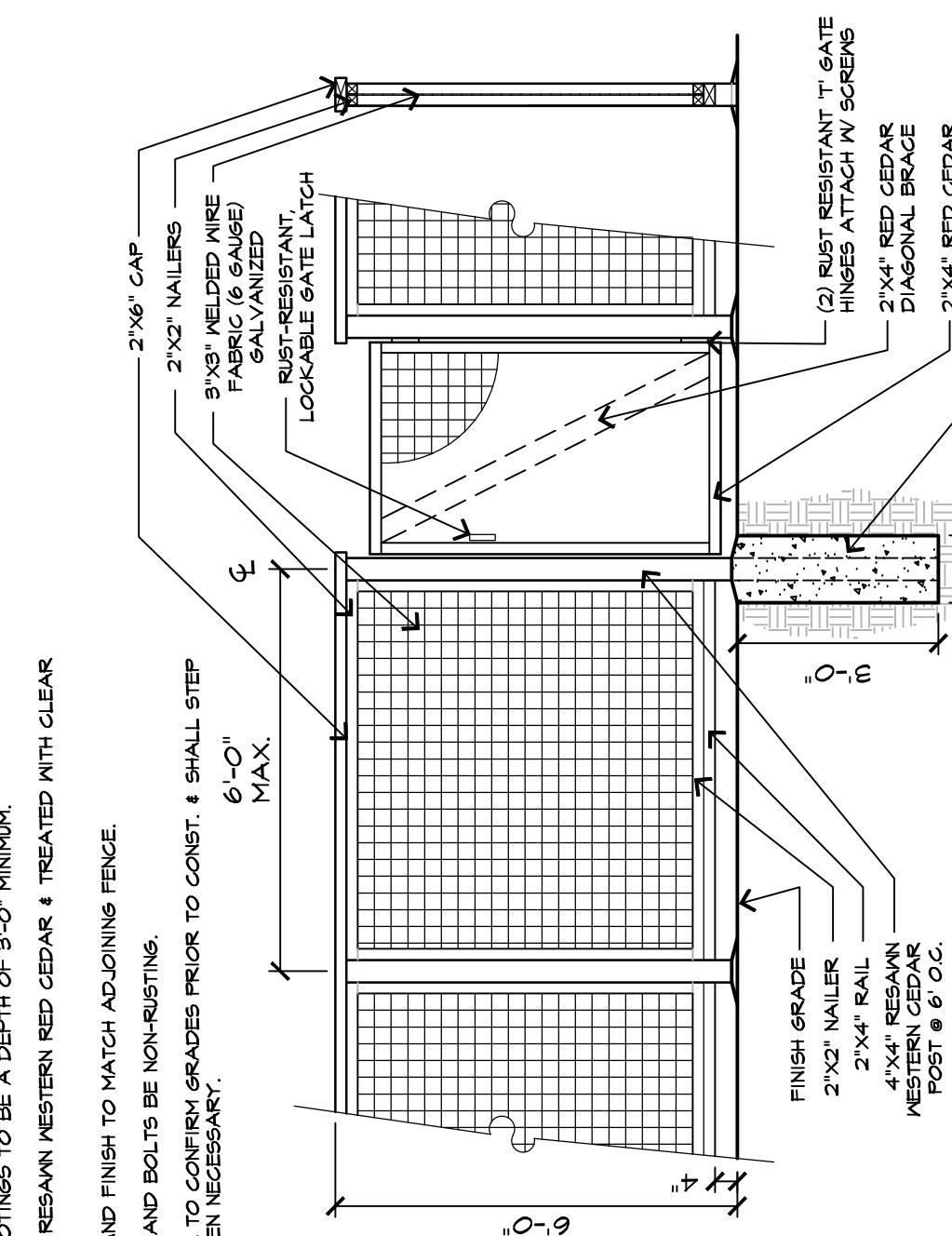
G 6'-0" HIGH WOOD FENCE



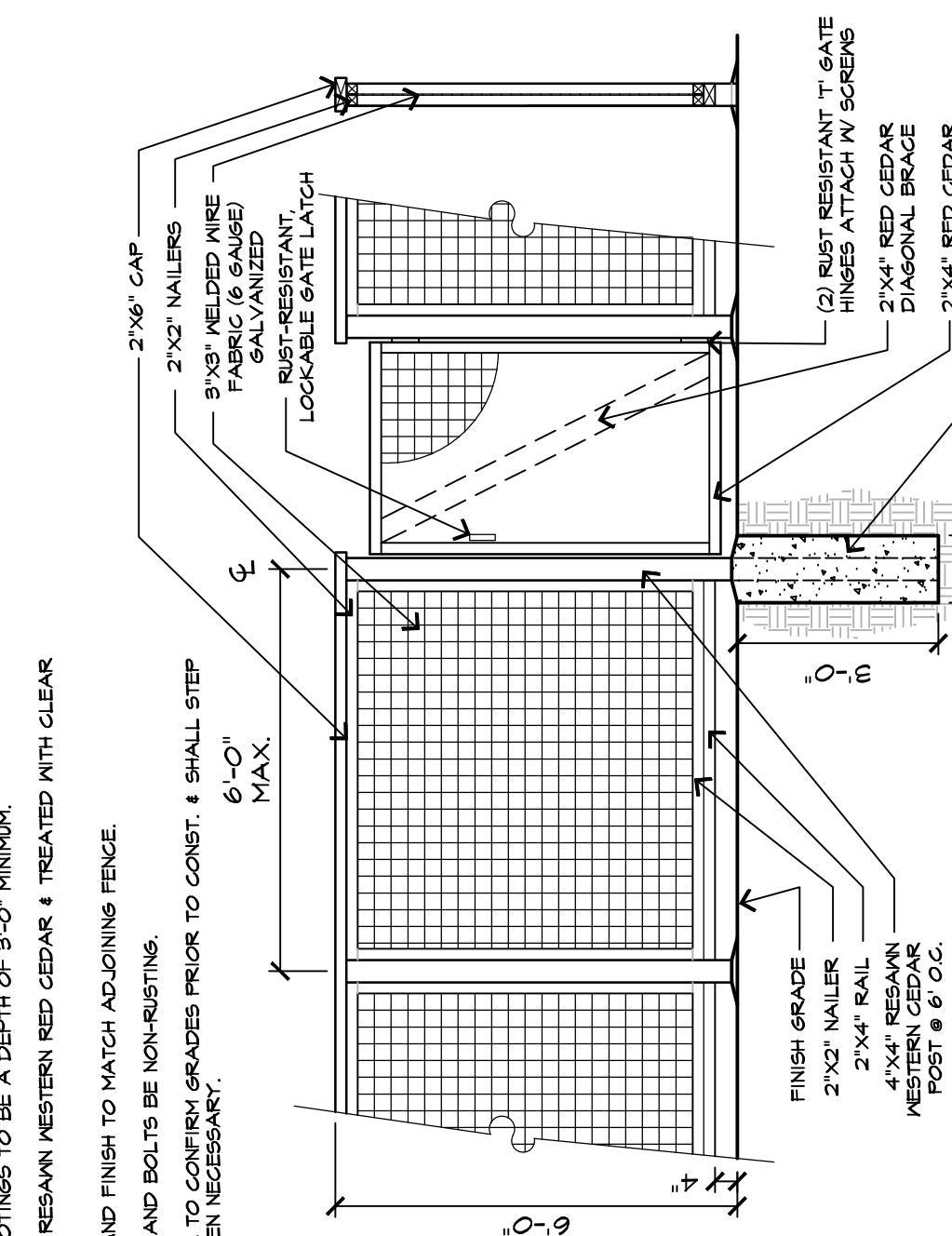
H SIDE YARD GATE



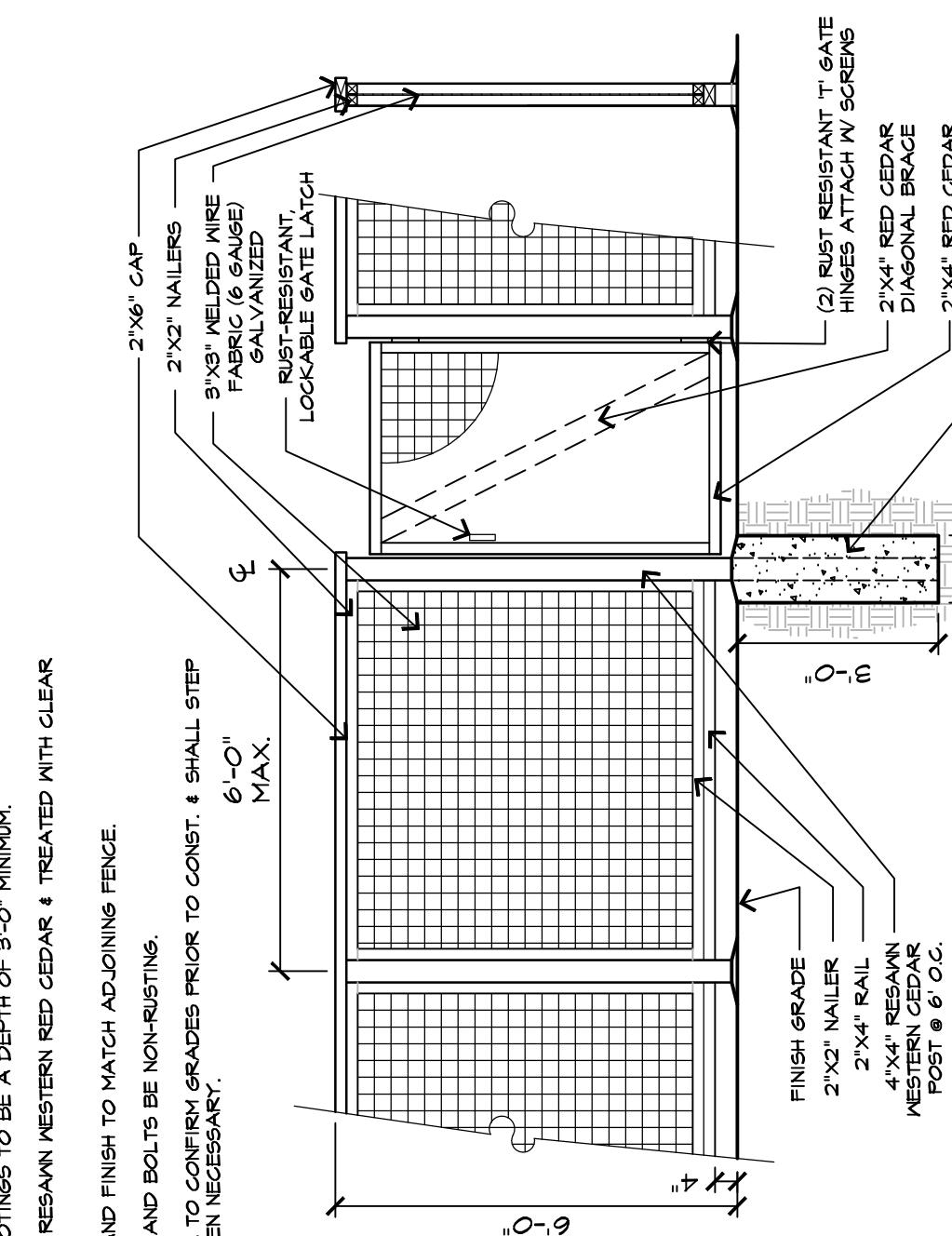
I CORRAL FENCE



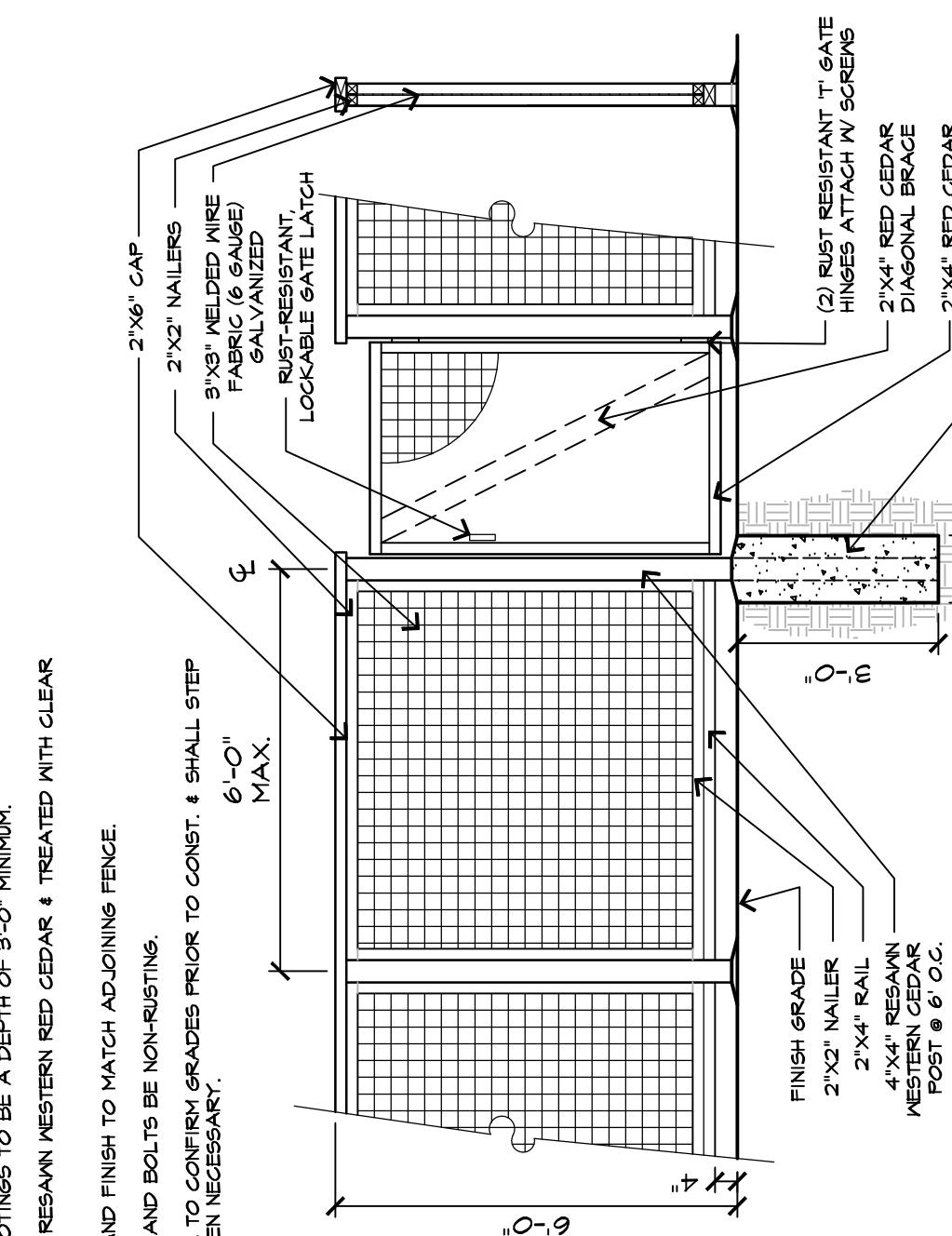
J 6' ENHANCED WOOD FENCE AT ENTRY



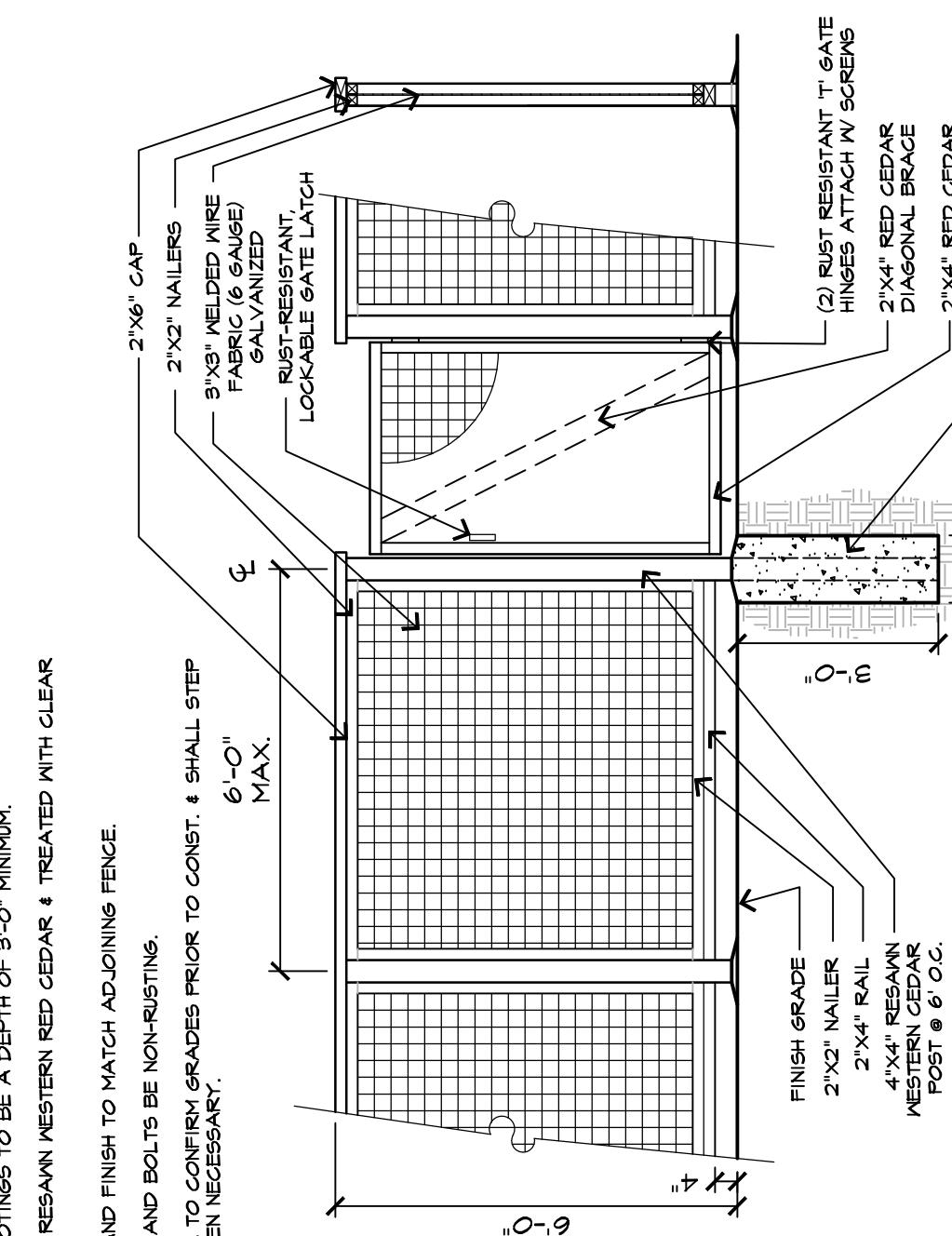
K 6' PRECAST MASONRY WALL



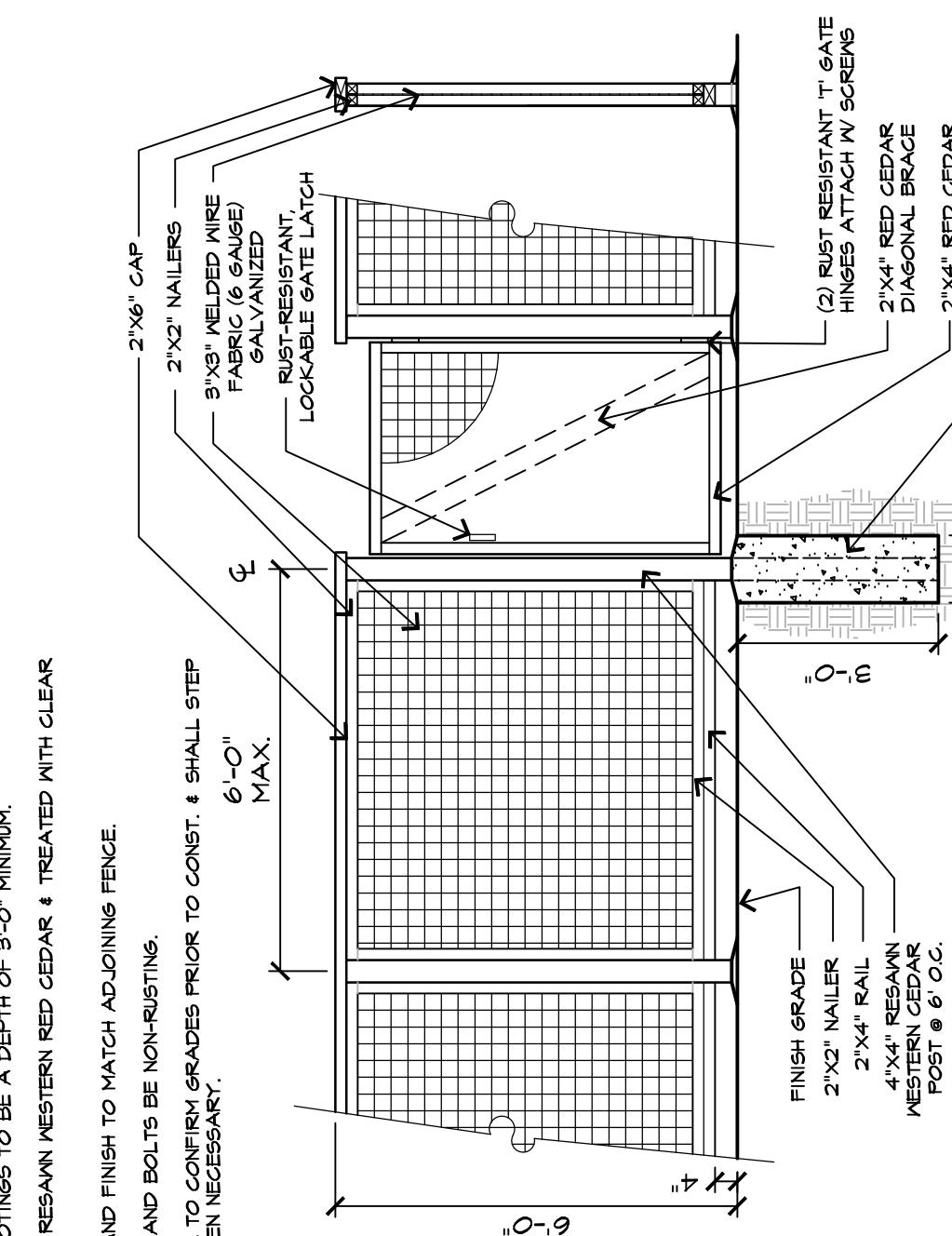
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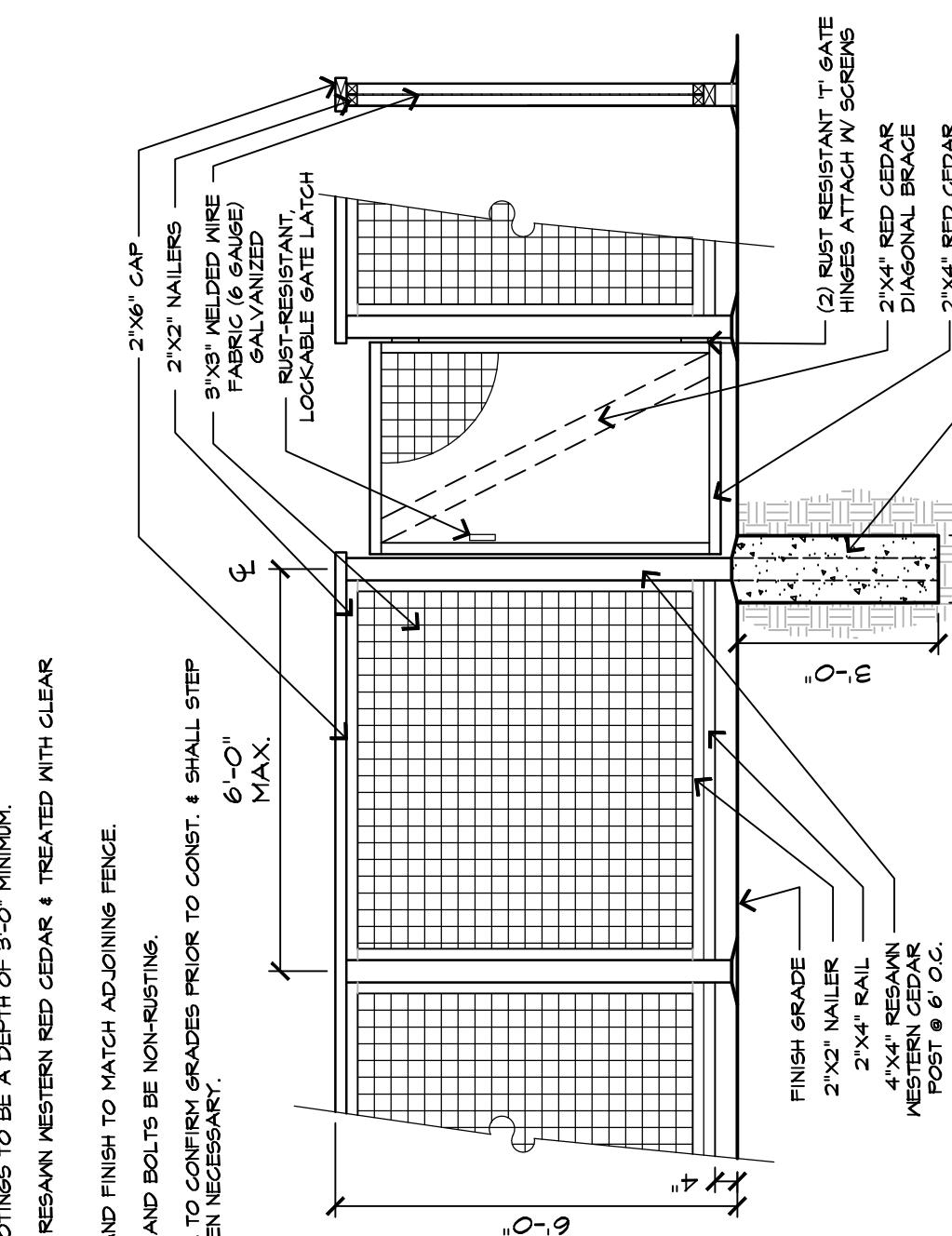
M 6' PRECAST MASONRY WALL



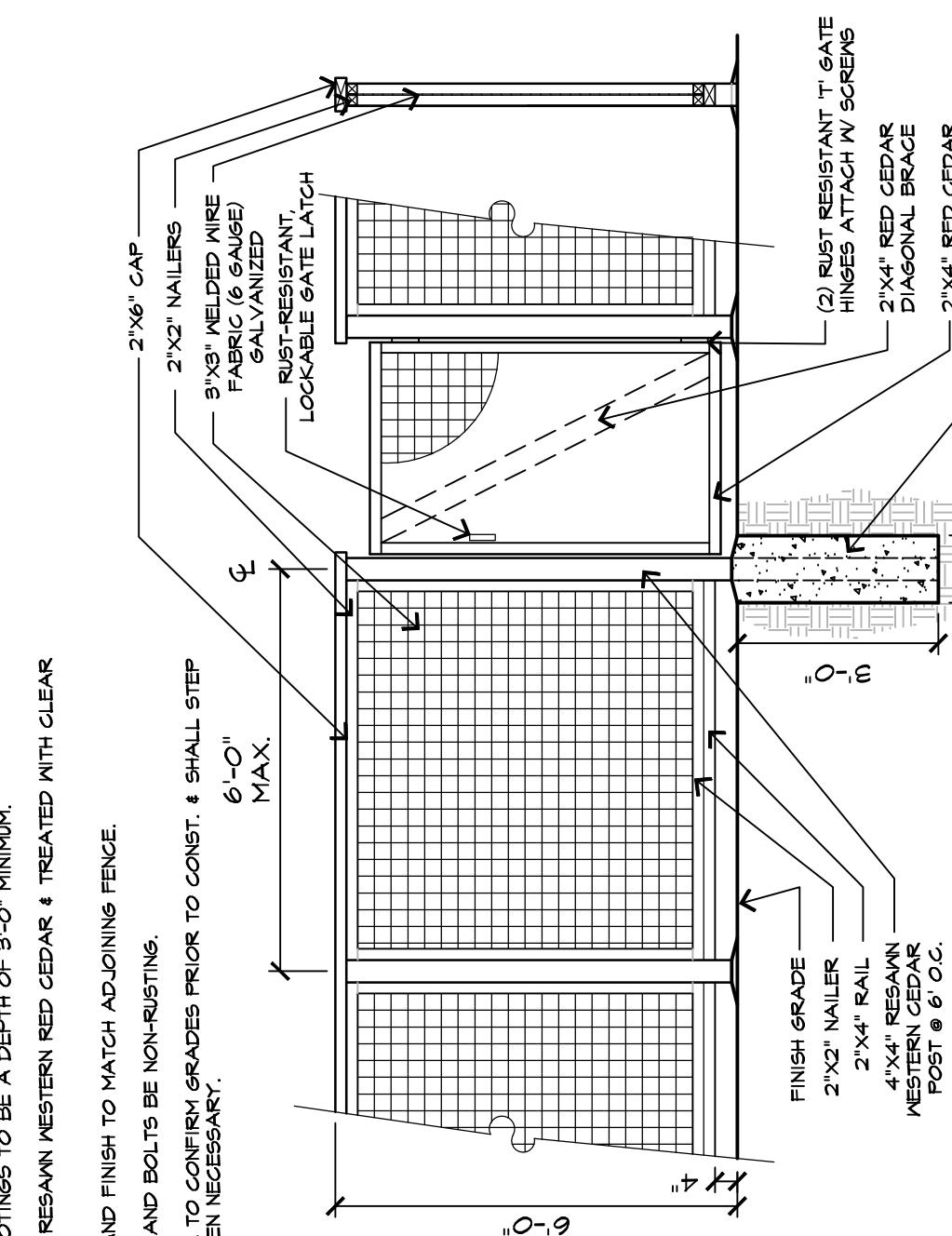
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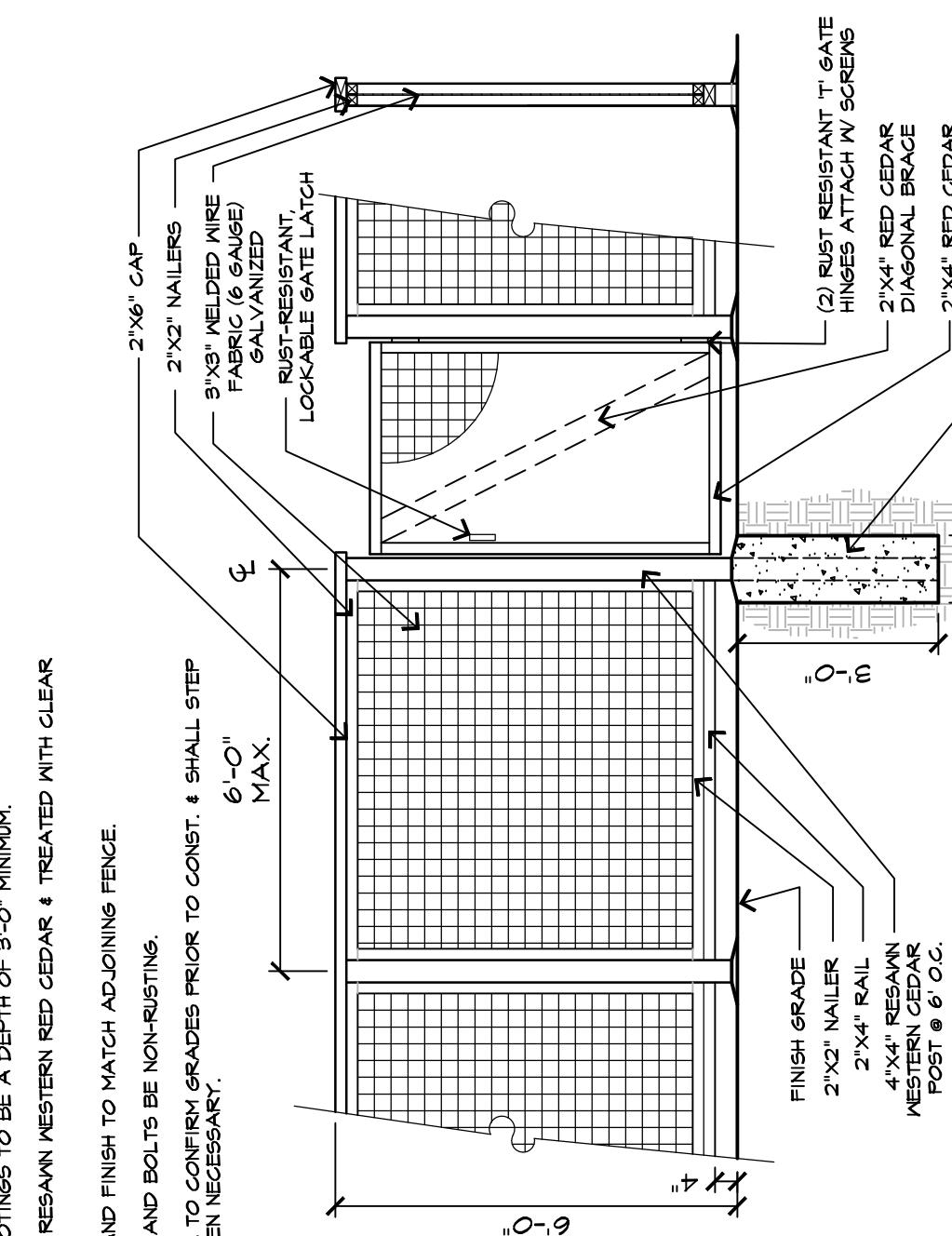
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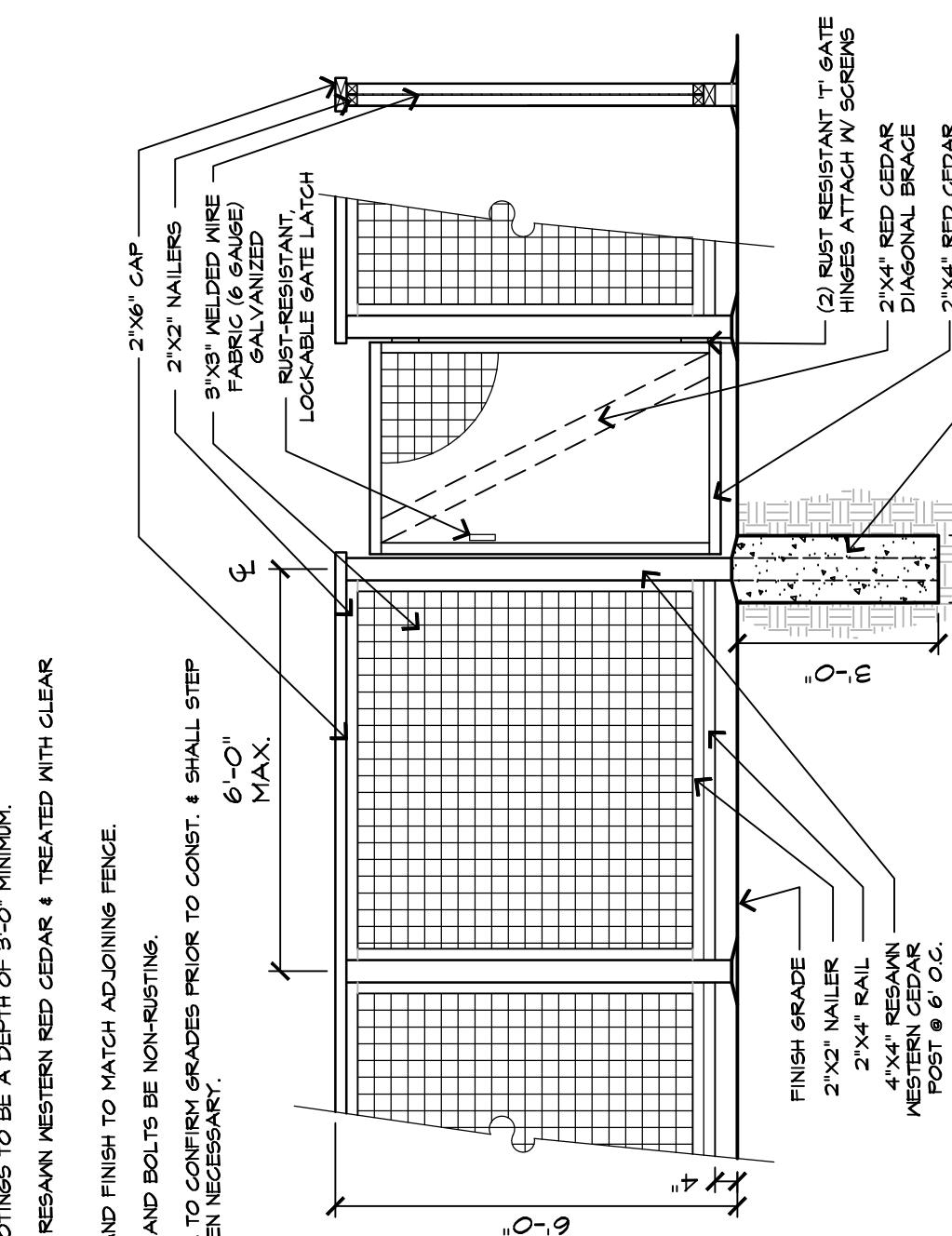
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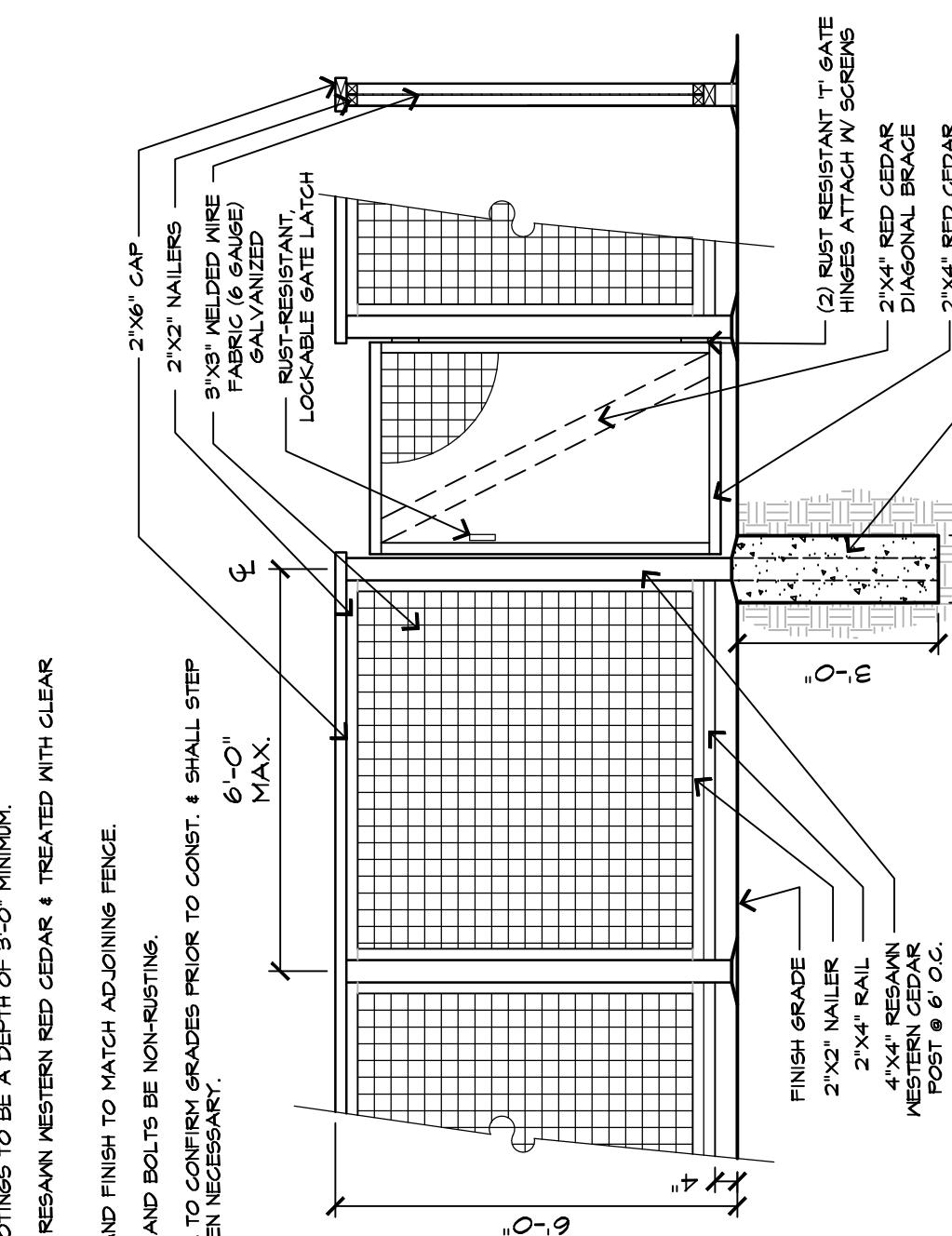
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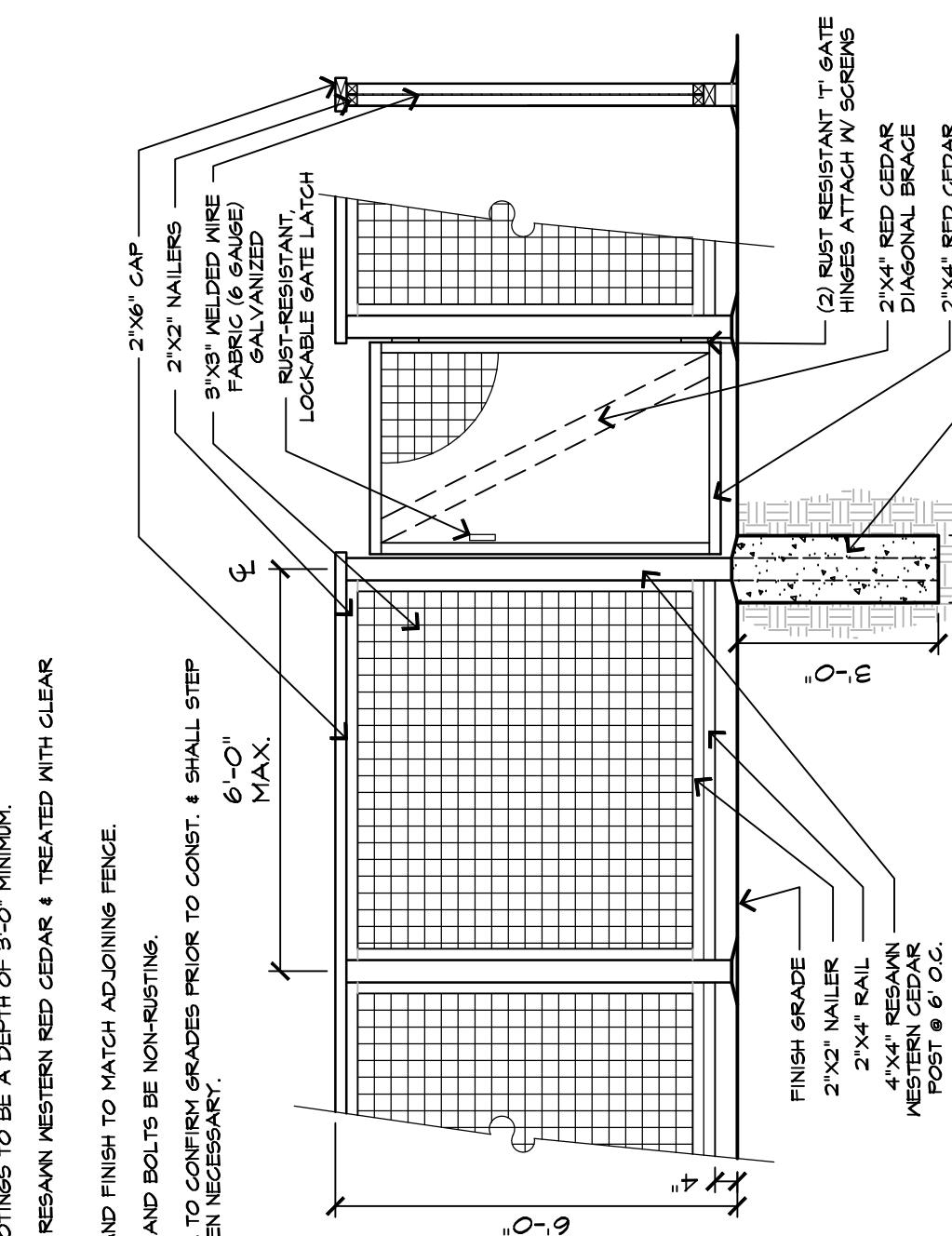
R 6' PRECAST MASONRY WALL



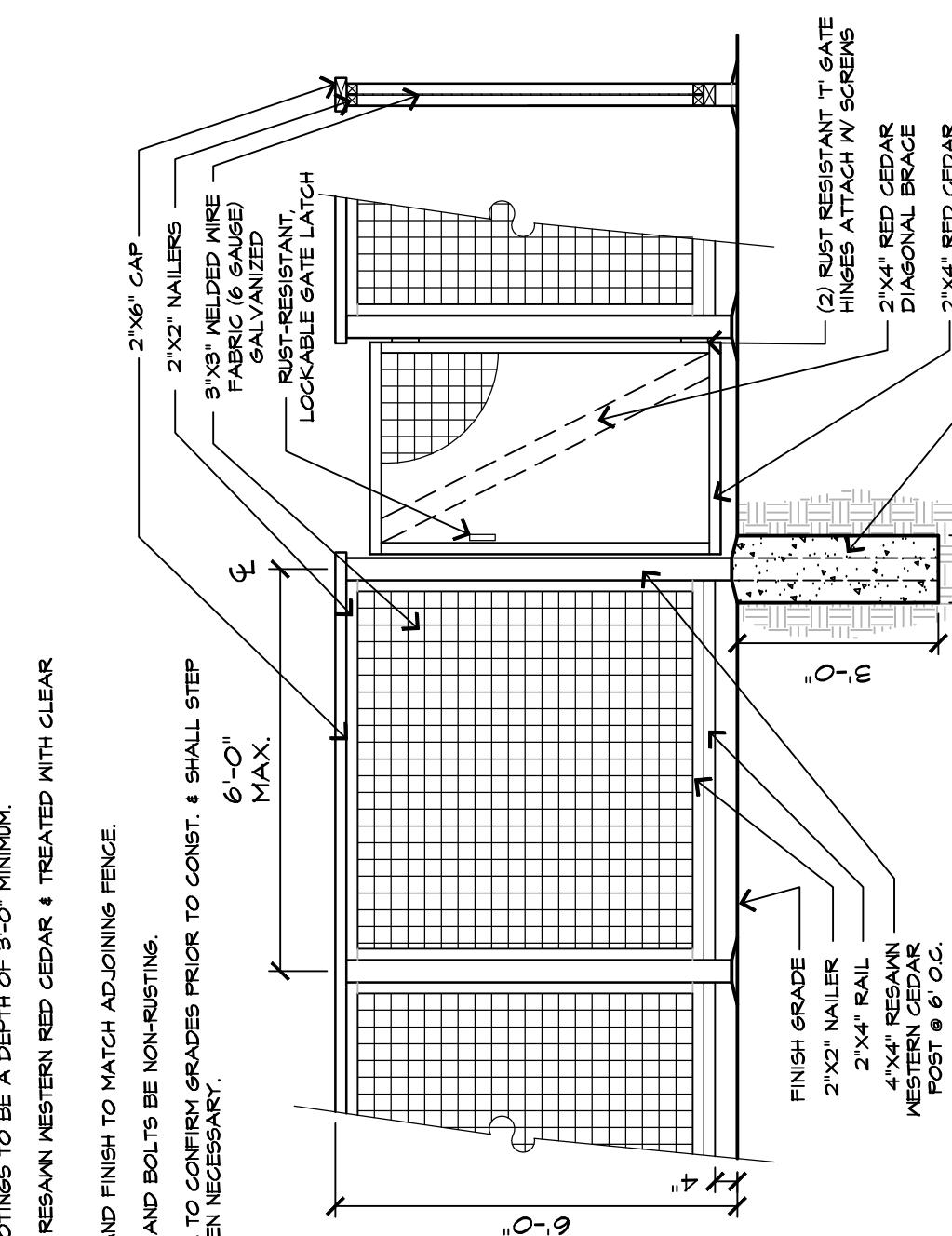
S 6' PRECAST MASONRY WALL



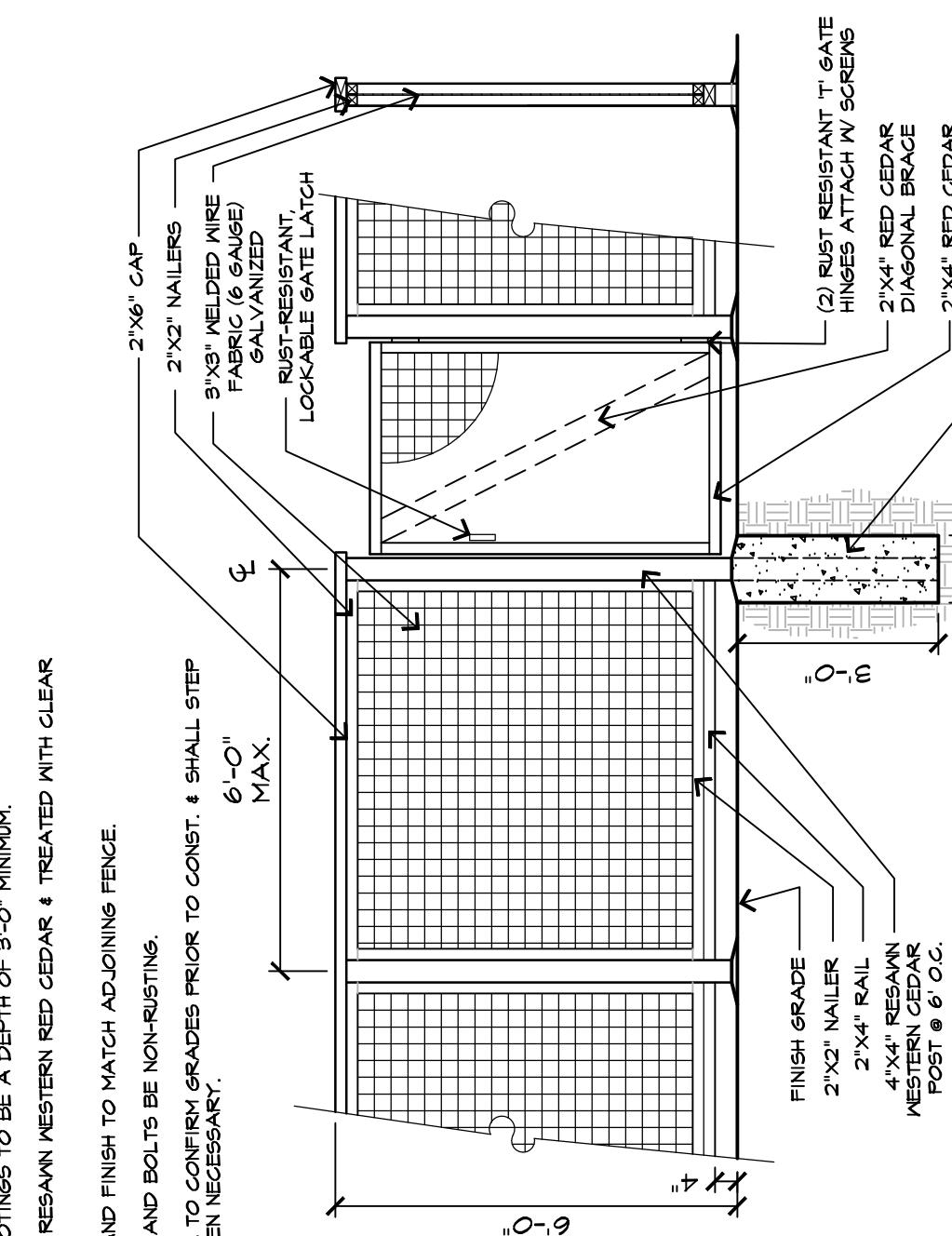
T 6' PRECAST MASONRY WALL



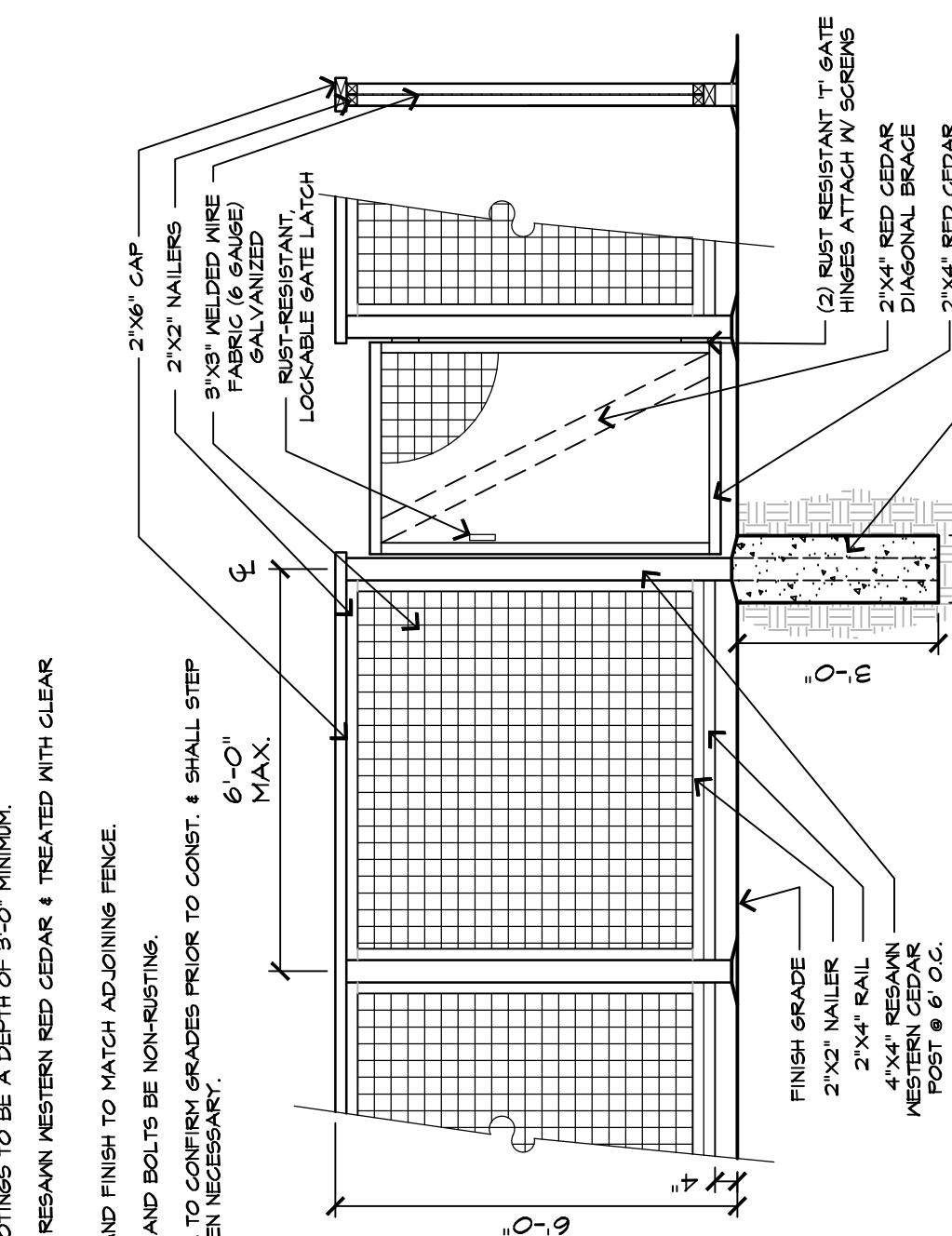
U 6' PRECAST MASONRY WALL



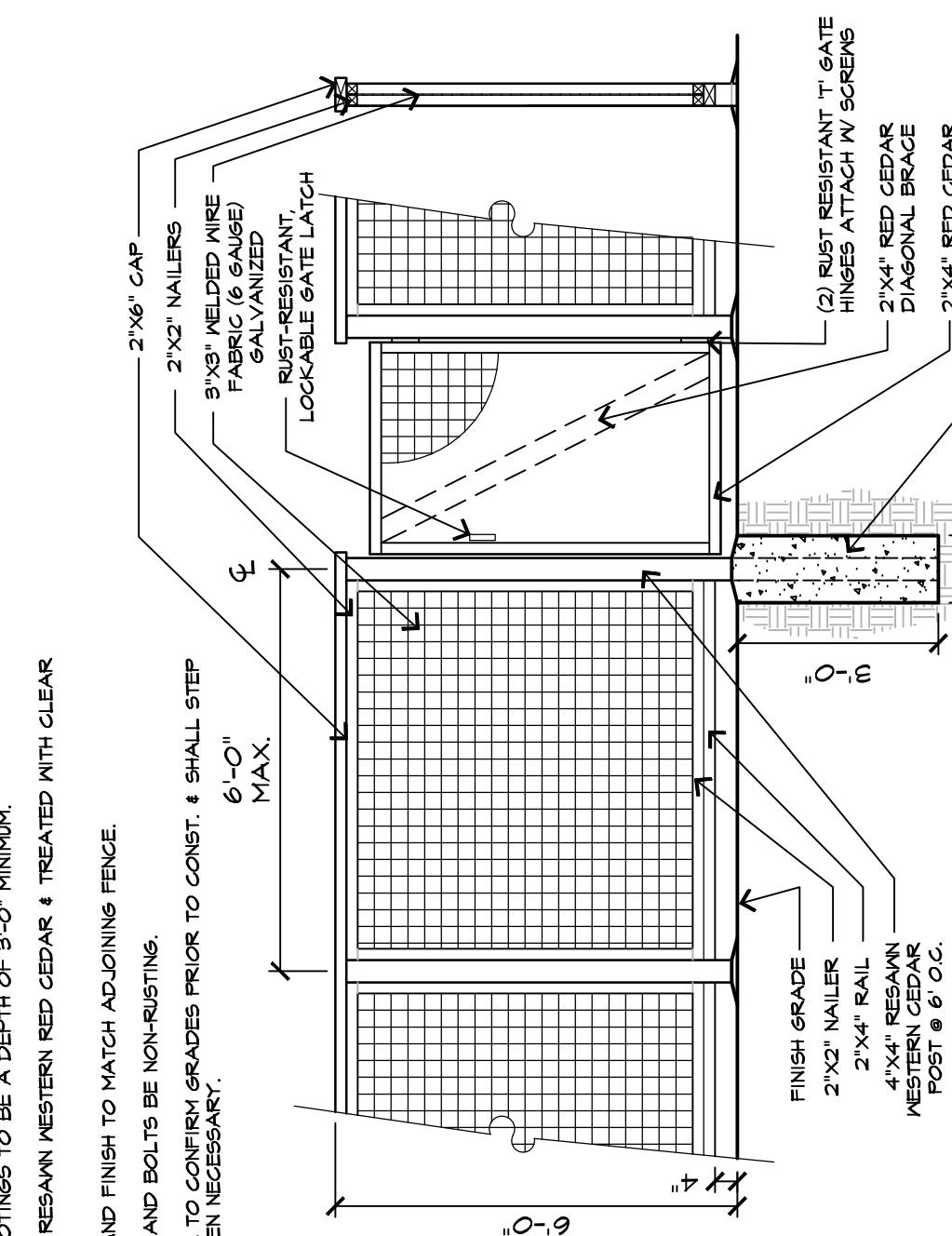
V 6' PRECAST MASONRY WALL



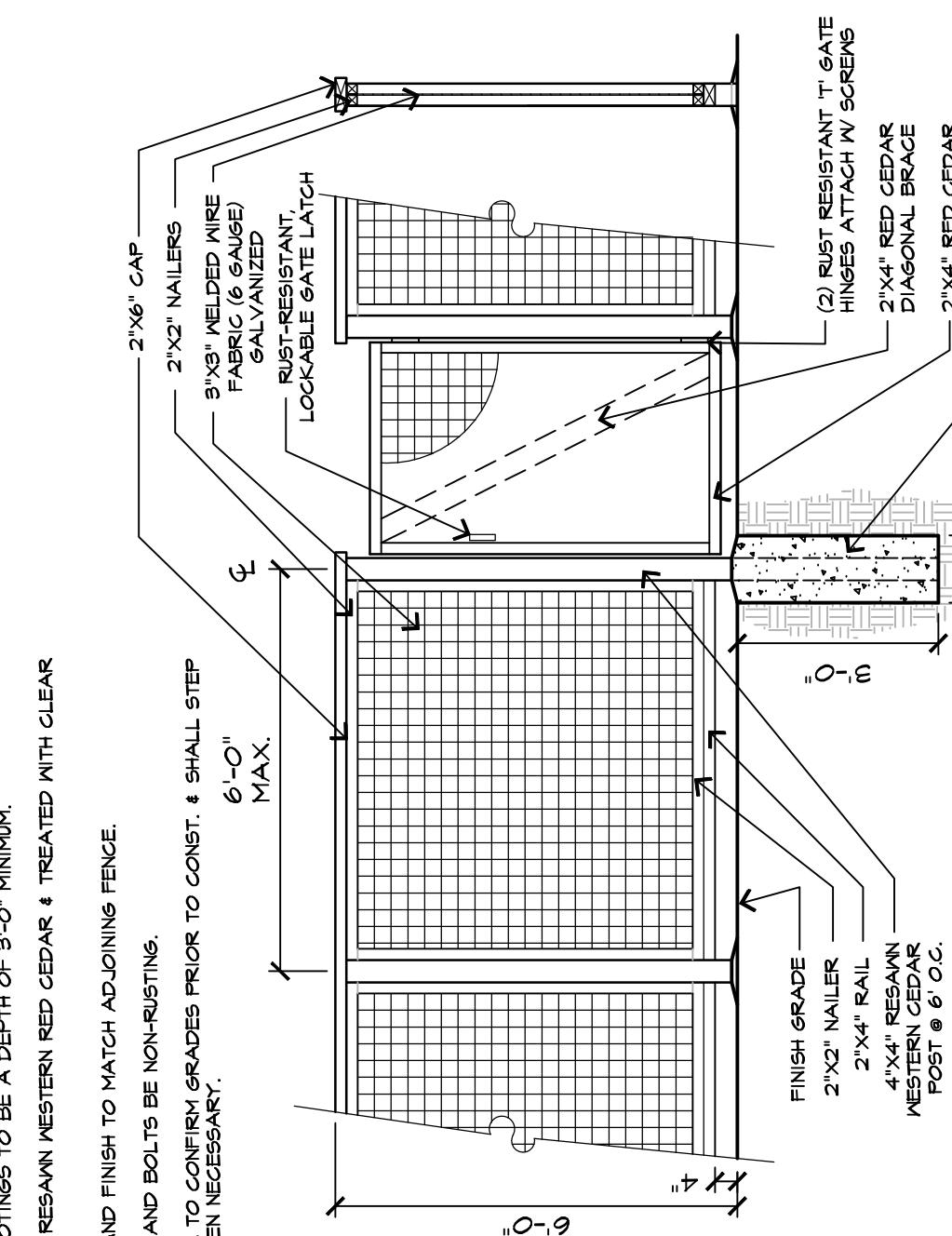
W 6' PRECAST MASONRY WALL



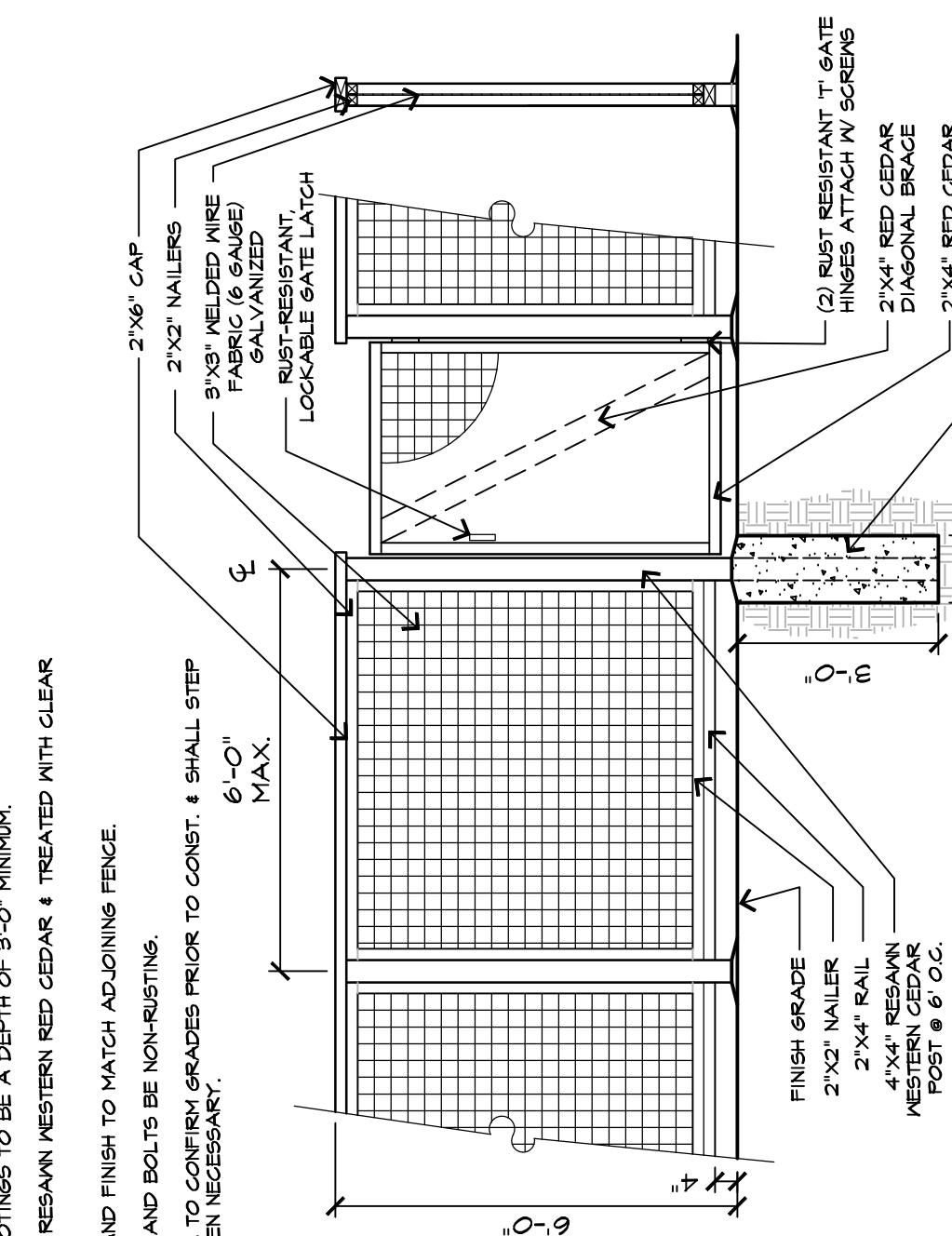
X 6' PRECAST MASONRY WALL



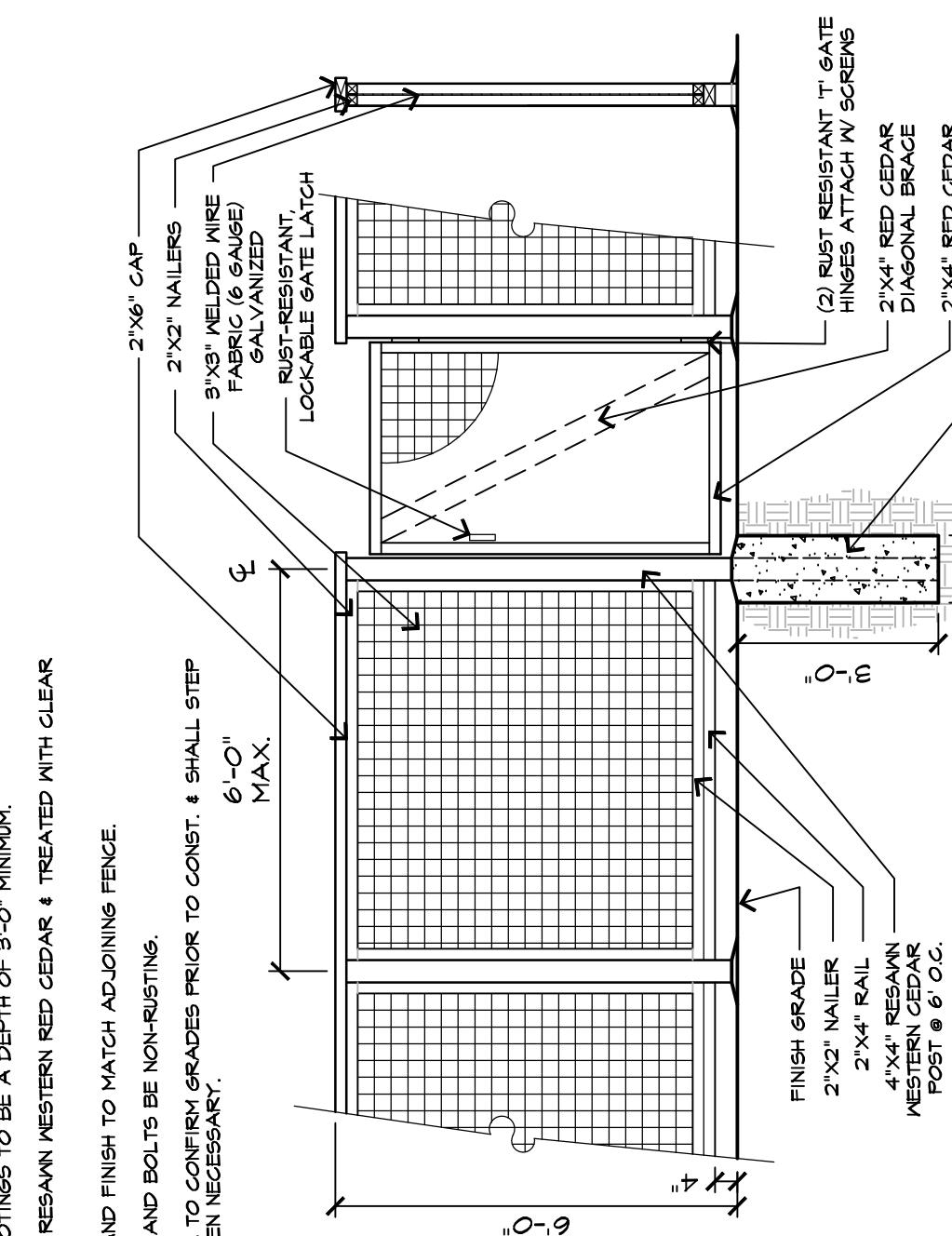
Y 6' PRECAST MASONRY WALL



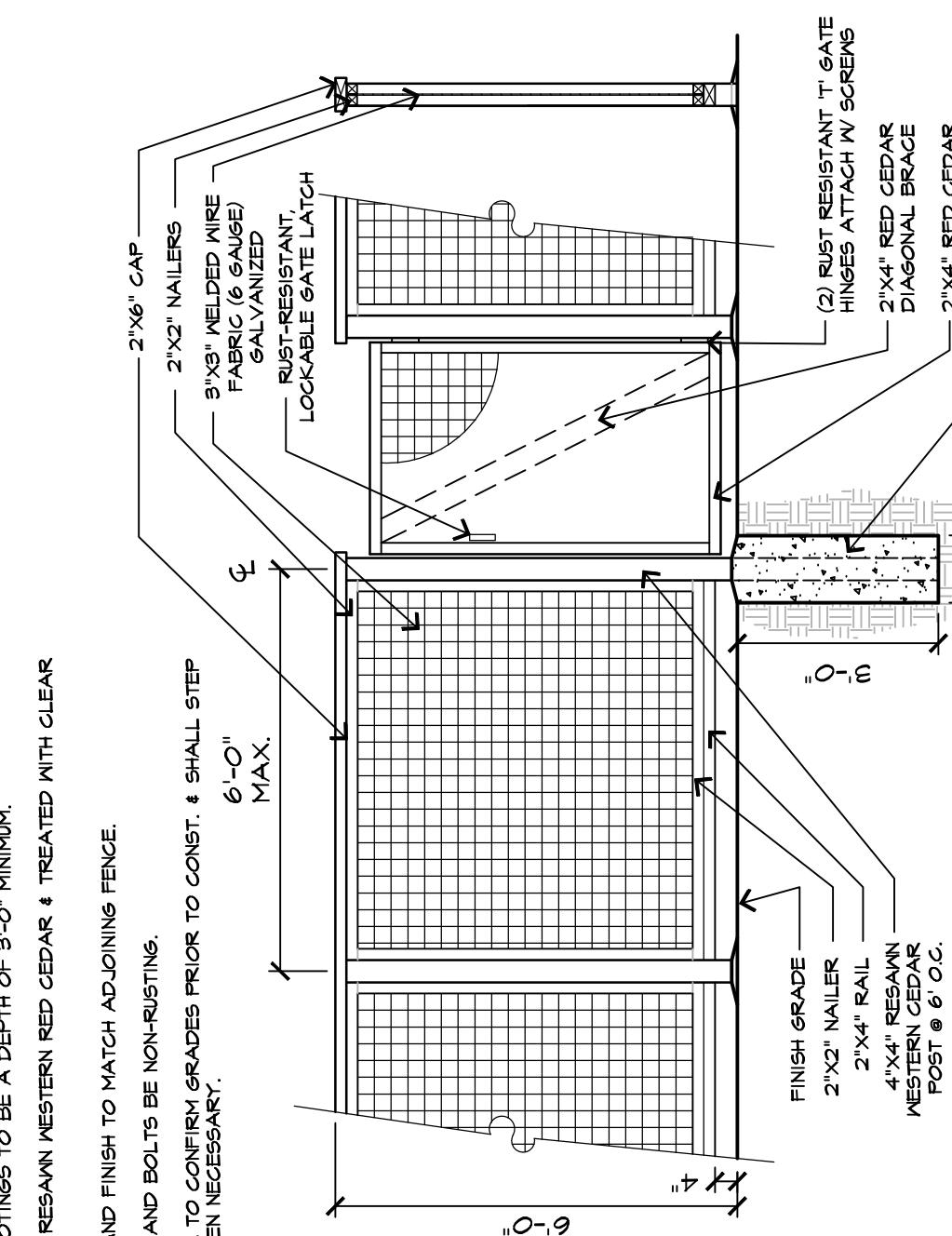
Z 6' PRECAST MASONRY WALL



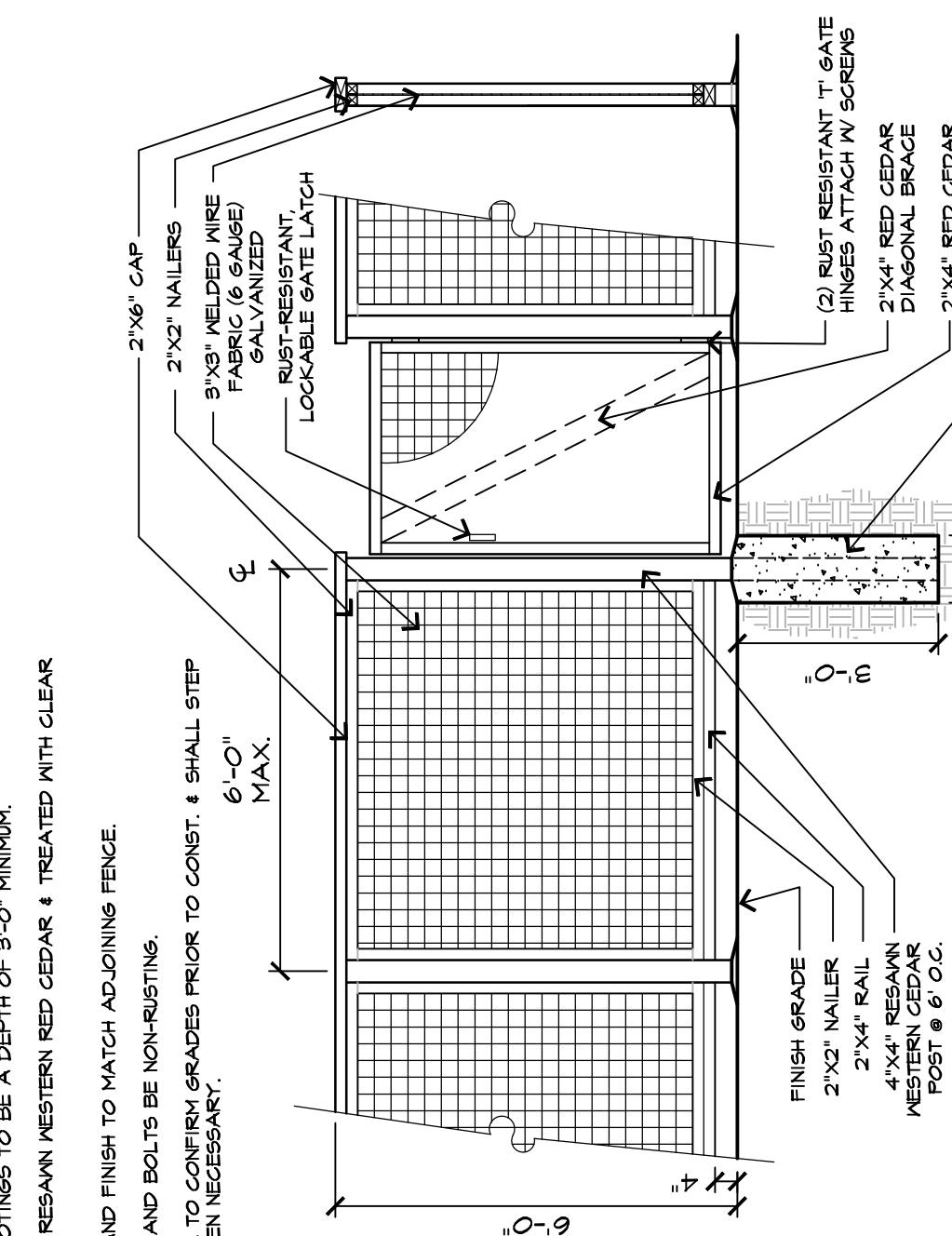
AA 6' PRECAST MASONRY WALL



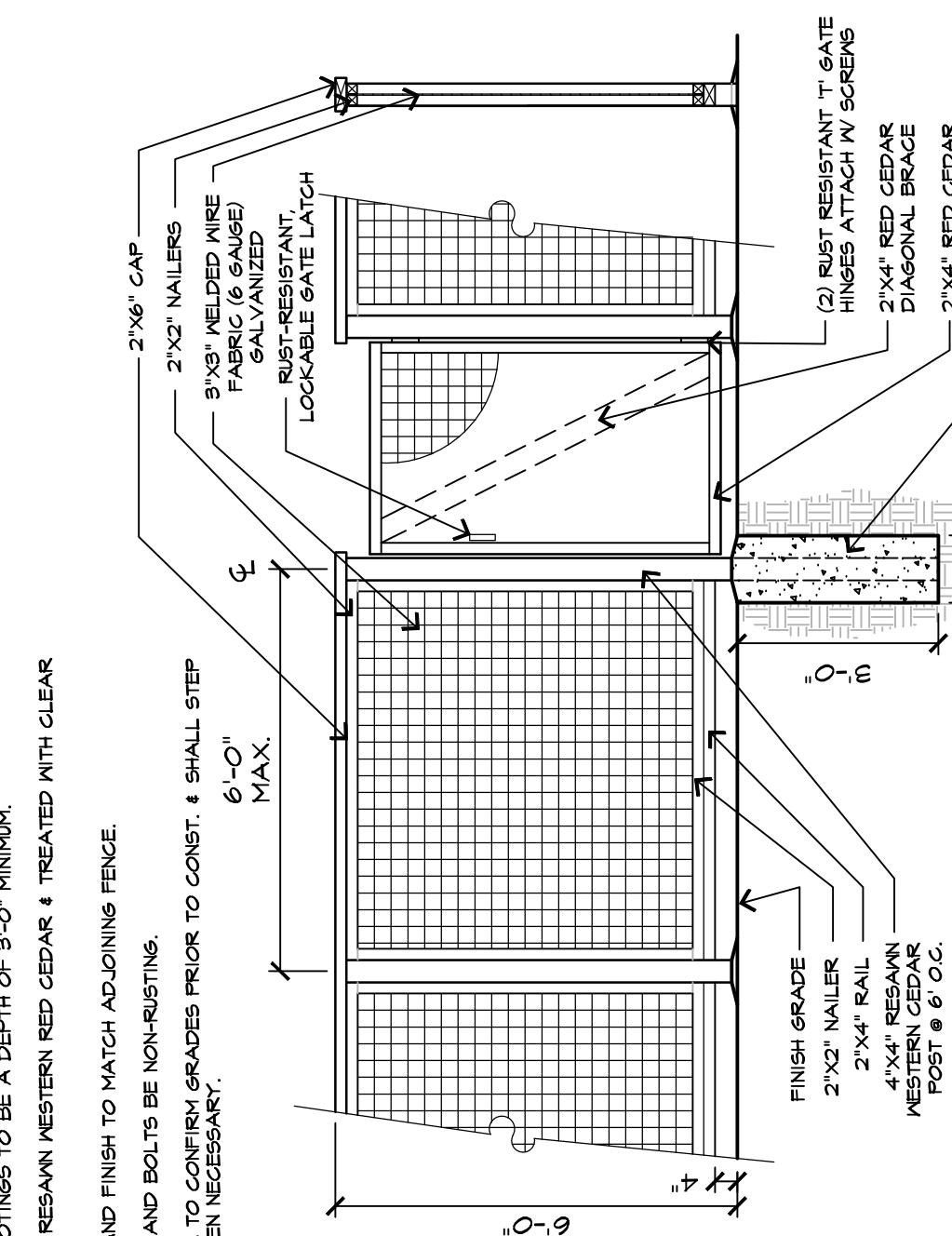
BB 6' PRECAST MASONRY WALL



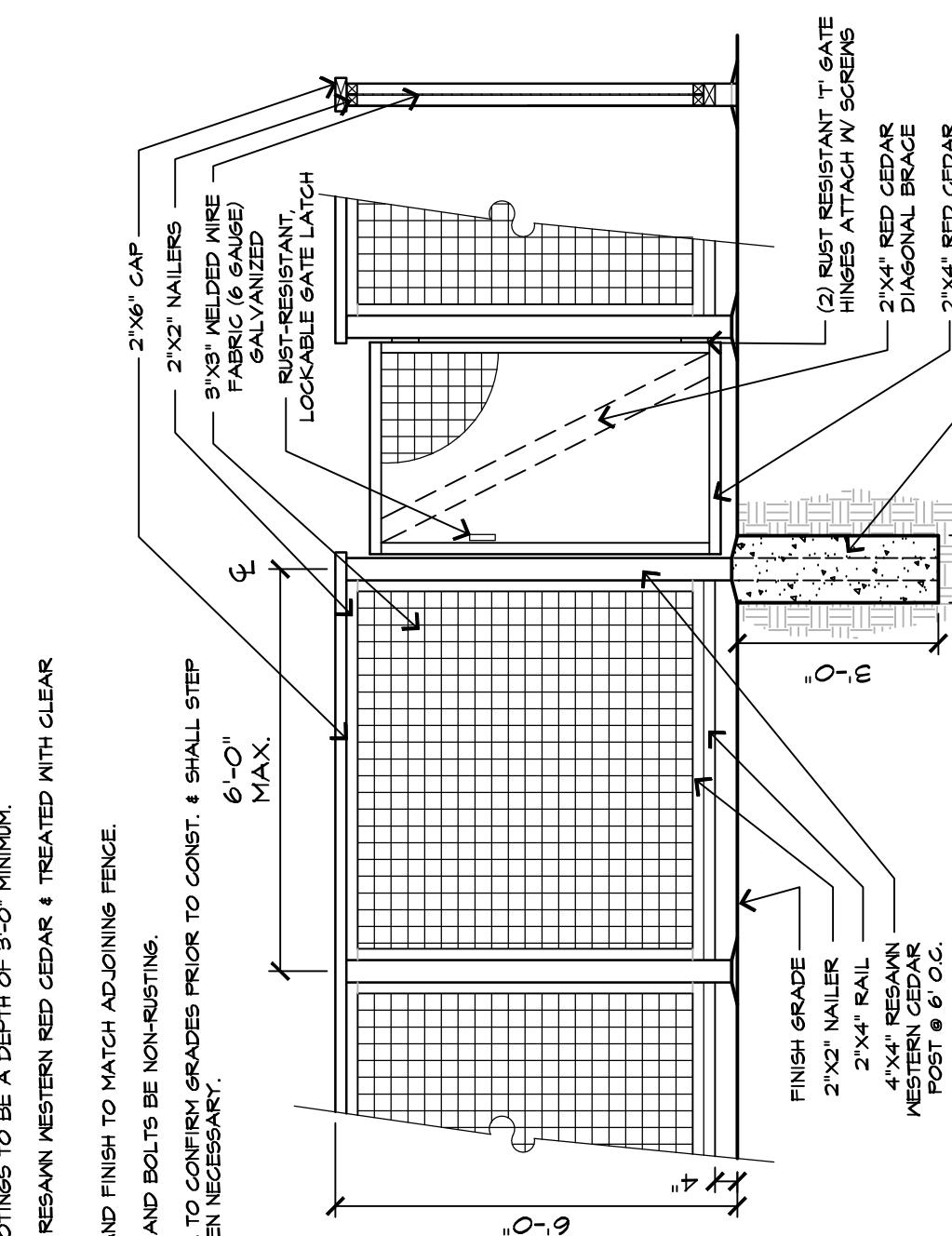
CC 6' PRECAST MASONRY WALL



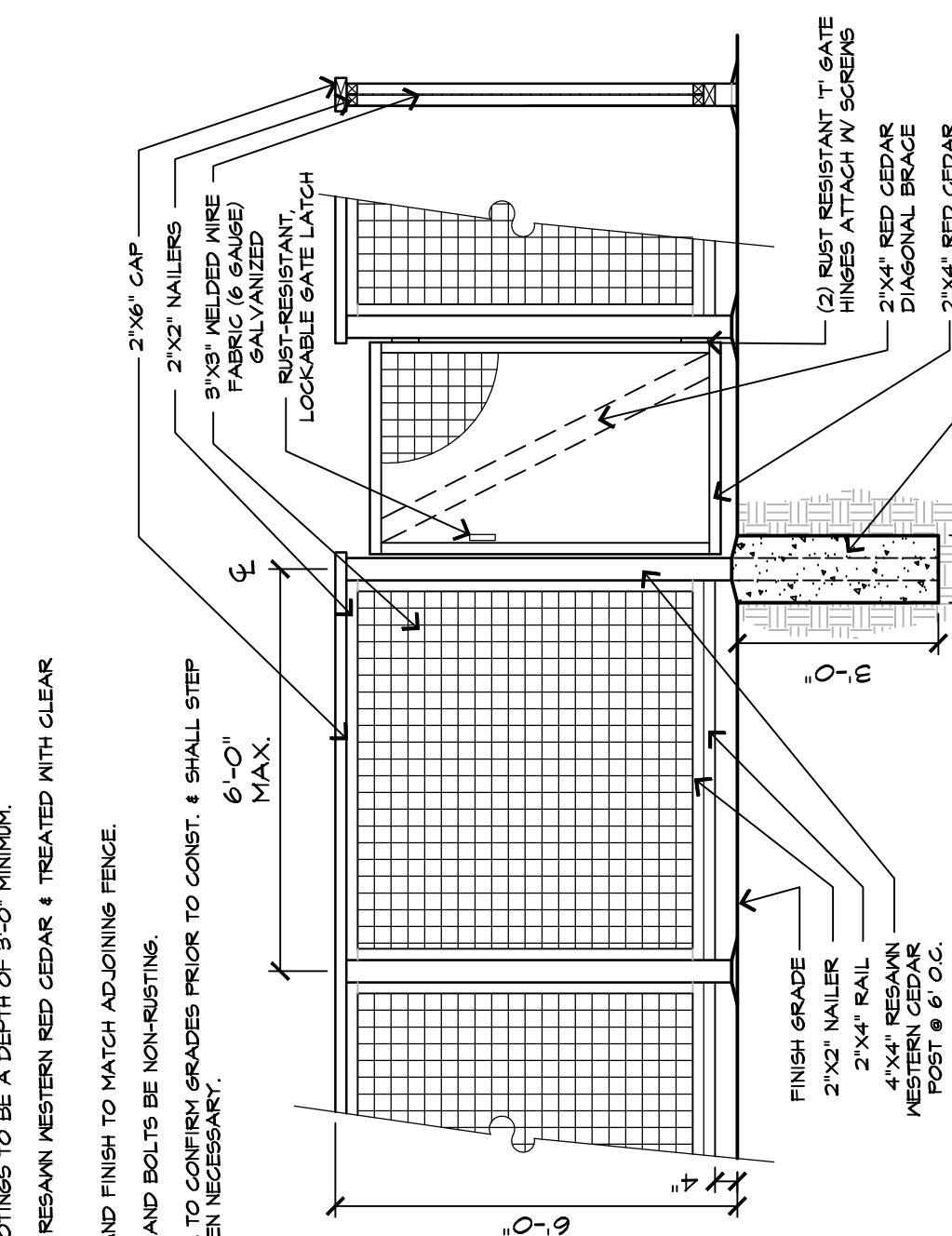
DD 6' PRECAST MASONRY WALL



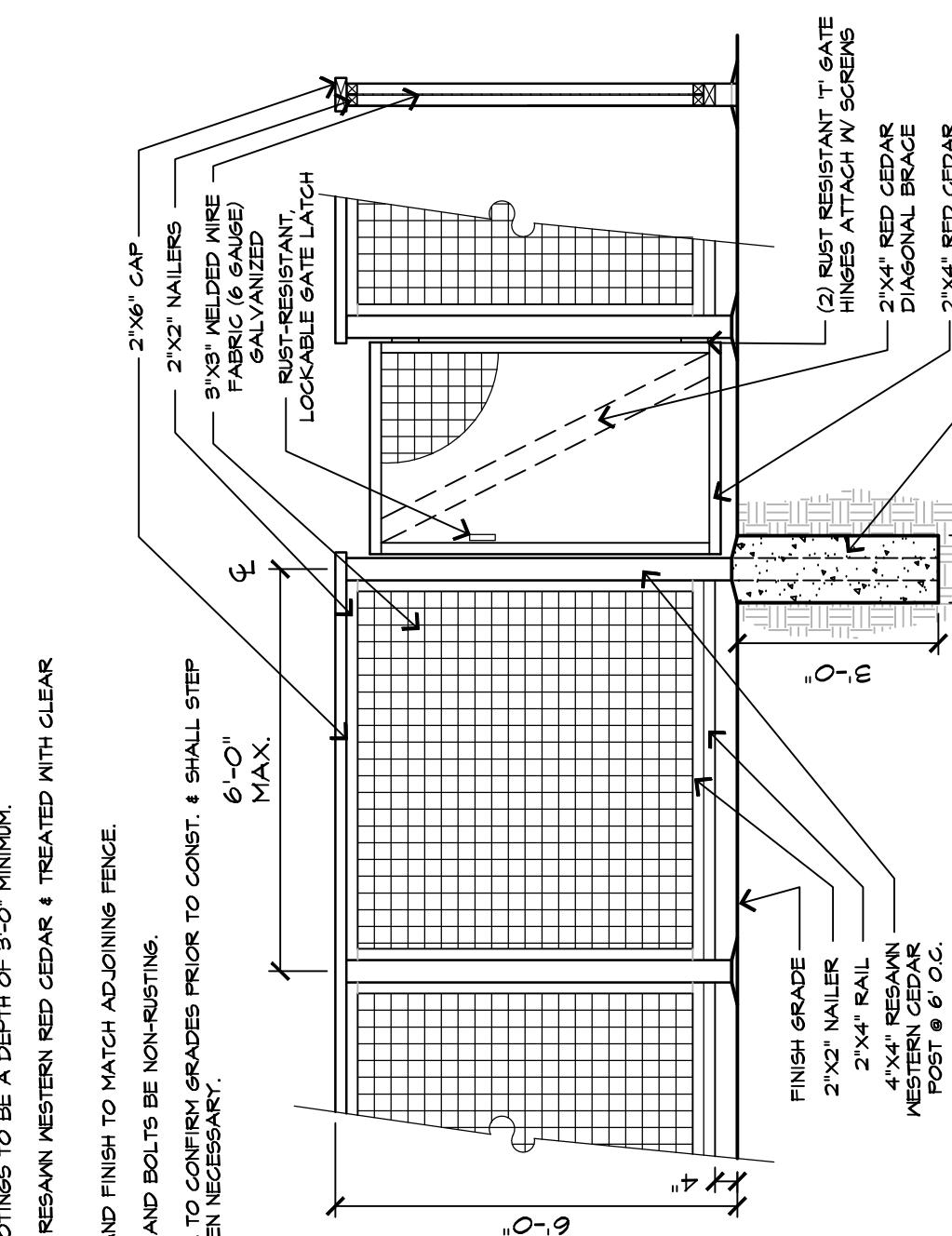
EE 6' PRECAST MASONRY WALL



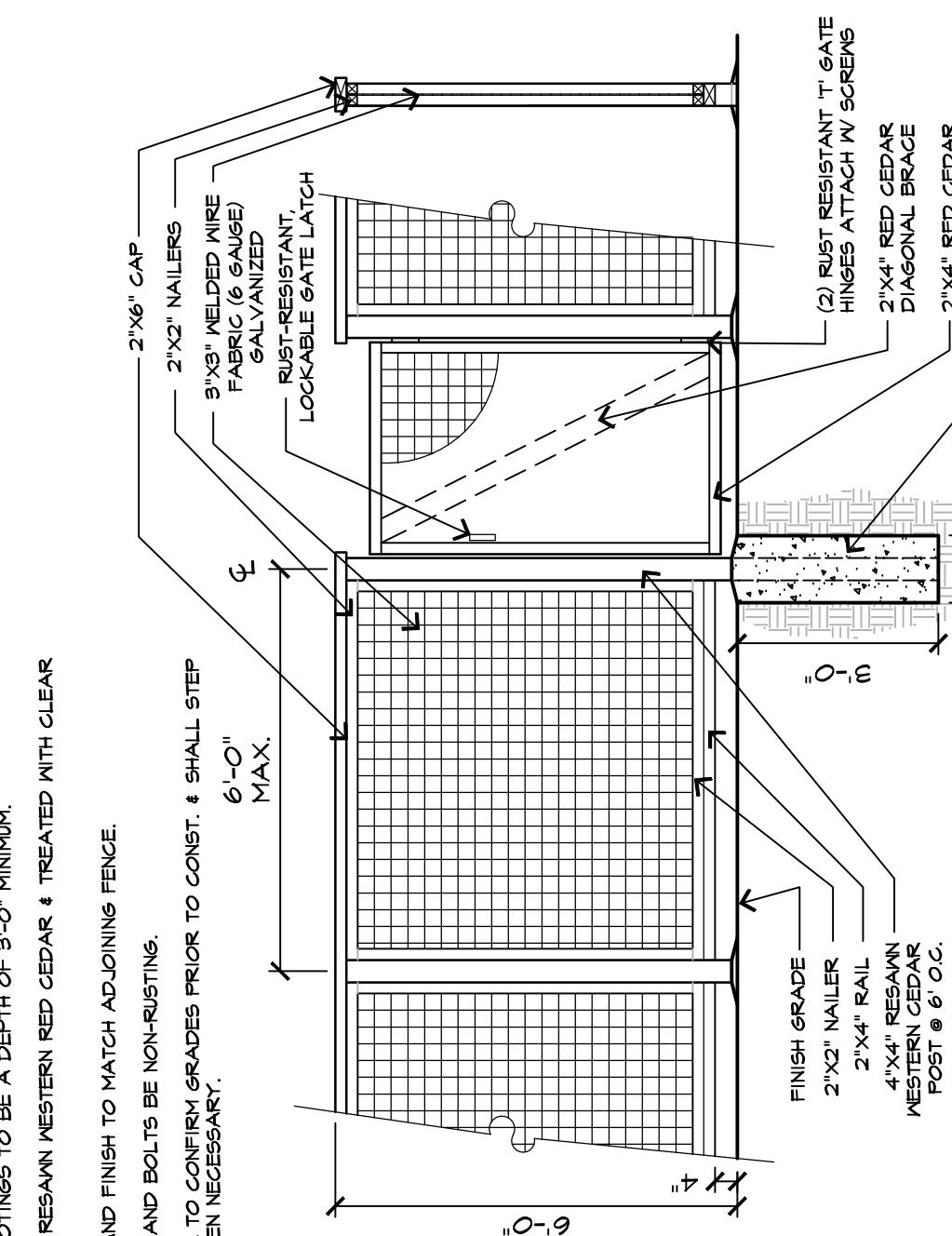
FF 6' PRECAST MASONRY WALL



GG 6' PRECAST MASONRY WALL



HH 6' PRECAST MASONRY WALL



**PLANNING COMMISSION  
RESOLUTION NO. 2023-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE AN  
ORDINANCE TO AMEND THE RANCH PLANNED DEVELOPMENT GUIDELINES**

**WHEREAS**, the City of Antioch (“City”) received an application from Richland Planned Communities, Inc. (“Applicant”) requesting an amendment to the adopted Planned Development Guidelines in order to modify the required setbacks, lot widths and patio encroachment for the development of Phase I of The Ranch Project;

**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);

**WHEREAS**, a Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA), and was adopted by the City on July 28, 2020, which analyzed development of Phase I, Phase II, and Phase III of The Ranch Project;

**WHEREAS**, development of Phase I of The Ranch Project is consistent with the project analyzed in the EIR, and, therefore, would not require additional environmental review pursuant to CEQA Guidelines Section 15162;

**WHEREAS**, the proposed Planned Development Guidelines Amendment would change: 1) the side and rear setback minimums for the rear center lot of the T-Court Clusters from 6 feet to 5 feet; 2) the minimum lot width of the rear center lot in the T-Court Clusters from 65 feet to 60 feet; and 3) allow attached patios to encroach 2 feet into the required setbacks.

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

**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 \*DATE\* for the public hearing held on May 17, 2023; and

**WHEREAS**, in consideration of the amendment, the granting of such amendment will not adversely affect the comprehensive General Plan.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission hereby make the following findings for recommendation to the City Council for approval of the proposed zone change:

1. Each individual unit of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability, and the uses proposed will not be detrimental to present and potential surrounding uses but instead will have a beneficial effect which could not be achieved under another zoning district. The proposed Development Plan Amendment would merely modify the setback requirements and lot

widths for the rear center lot of the T-Court clusters. The original intent of the previously approved Planned Development Guidelines would remain.

2. The streets and thoroughfares proposed meet the standards of the City's Growth Management Program and adequate utility service can be supplied to all phases of the development. Arterial and collector streets through the project are designed to be consistent with the City's Growth Management Program as well as the General Plan Circulation Element, as amended. The proposed Planned Development Guidelines Amendment would not alter the proposed roadways.
3. Any commercial component is justified economically at the location(s) proposed. The proposed Planned Development Guidelines Amendment would not alter previously approved commercial components.
4. Any residential component will be in harmony with the character of the surrounding neighborhood and community and will result in densities no higher than that permitted by the General Plan. The proposed Planned Development Guidelines Amendment would not alter the previously approved densities for The Ranch Project.
5. Any deviation from the standard zoning requirements is warranted by the design and additional amenities incorporated in the final development plan which offer certain usual redeeming features to compensate for any deviations that may be permitted. The proposed Planned Development Guidelines Amendment would merely modify the required setbacks and lot widths for the rear center lot of the T-Court Clusters. The proposed amendment would not further deviate from the standard zoning requirements.
6. The area surrounding the PD District can be planned and zoned in coordination and substantial compatibility with the proposed development. The proposed Development Plan Amendment would merely modify the setback requirements and lot widths for the rear center lot of the T-Court clusters. The original intent and compatibility of the previously approved Planned Development Guidelines would remain.
7. The PD District conforms with the General Plan of the City. The proposed Development Plan Amendment would merely modify the setback requirements and lot widths for the rear center lot of the T-Court clusters. The original intent and consistency with the General Plan of the previously approved Planned Development Guidelines would remain.

**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission does hereby recommend City Council approval of the proposed draft Ordinance (attached hereto as Exhibit A) to amend the Planned Development Guidelines for The Ranch changing the required setbacks and lot widths for the rear center lot of the T-Court Cluster and allow attached patios to encroach 2 feet into setbacks.

**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 17<sup>th</sup> day of May, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

**FORREST EBBS**  
**Secretary to the Planning Commission**

## EXHIBIT "A"

### ORDINANCE NO. \_\_

#### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ANTIOCH TO AMEND THE PLANNED DEVELOPMENT GUIDELINES FOR THE RANCH PROJECT (APNs 057-010-002, 057-010-003, and 057-021-003)**

##### SECTION 1:

On July 17, 2020 the City Council certified the Environmental Impact Report, Mitigation Monitoring and Reporting Program, AND Statement of Overriding Considerations for The Ranch Project. The proposed amendment to the Planned Development Guidelines is consistent with the 2020 Environmental Impact Report, and further environmental analysis under CEQA is not required pursuant to CEQA Guidelines Section 15162.

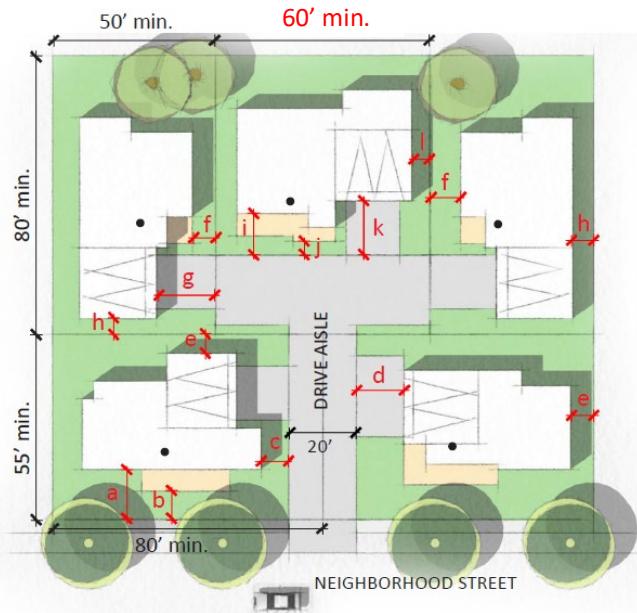
##### SECTION 2:

At its regular meeting of May 17, 2023, the Antioch Planning Commission recommended that the City Council adopt the Ordinance to amend the Planned Development Guidelines for The Ranch Project.

##### SECTION 3:

The Planned Development Guidelines is hereby amended as shown below to alter the lot width of the rear center lot of the T-Court Cluster from 65 feet to 60 feet, the rear and side setback of the rear center lot of the T-Court Cluster from 6 feet to 5 feet, and, finally, allow for 2 feet of encroachment from attached covered patios into the side and rear setbacks for residential lots. All other requirements and standards established in the previously approved Planned Development Guidelines will remain as is.

#### **9-5.4202 Residential Uses (B. Single-Family Medium Density)**



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

## EXHIBIT "A"

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

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

\*\* 2' encroachment into setback allowed for covered patio.

### SECTION 4:

The Planned Development Guidelines, as defined below, for the subject property (APNs 057-010-002, 057-010-003, and 057-021-003), known as The Ranch Project, are herein incorporated into this ordinance, and are binding upon said property.

### SECTION 5:

The City Council finds that the public necessity requires the proposed amendment; that the subject property is suitable to the amendment; that said amendment is not detrimental to the surrounding property; and that the amendment is in conformance with the Antioch General Plan, as amended.

### SECTION 6:

This ordinance shall take effect and be enforced thirty (30) days from and after the date of its adoption and shall be published once within fifteen (15) days upon passage and adoption in a newspaper of general circulation printed and published in the City of Antioch.

\* \* \* \* \*

**EXHIBIT "A"**

**I HEREBY CERTIFY** that the forgoing ordinance was introduced and adopted at a regular meeting of the City Council of the City of Antioch, held on the \_\_\_\_\_ of \_\_\_\_\_, 2023, and passed and adopted at a regular meeting thereof, held on the \_\_\_\_\_ of \_\_\_\_\_, 2023, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

\_\_\_\_\_  
Mayor of the City of Antioch

**ATTEST:**

---

\_\_\_\_\_  
City Clerk of the City of Antioch

**PLANNING COMMISSION  
RESOLUTION NO. 2023-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE A  
RESOLUTION ADOPTING THE RANCH MASTER DEVELOPMENT PLAN AMENDMENT**

**WHEREAS**, the City of Antioch ("City") received an application from Richland Planned Communities, Inc. ("Applicant") requesting a Master Development Plan Amendment to modify the proposed trail systems in order to reserve more space for conservation and modify trails to more closely border the development and include different amenities such as picnic tables and signage for Phase I of The Ranch Project;

**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);

**WHEREAS**, a Final Environmental Impact Report and Mitigation Monitoring and Reporting Program was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA), and was adopted by the City on July 28, 2020, which analyzed development of Phase I, Phase II, and Phase III of The Ranch Project;

**WHEREAS**, development of Phase I of The Ranch Project is consistent with the project analyzed in the EIR, and, therefore, would not require additional environmental review pursuant to CEQA Guidelines Section 15162;

**WHEREAS**, the proposed Master Development Plan Amendment would modify the trail network to more closely border the development in order to reserve more space for conservation, and to provide more amenities along the trail network, including picnic tables, signage, and landscaping area;

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request;

**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 May 5, 2023 for the public hearing held on May 17, 2023; and

**WHEREAS**, in consideration of the amendment, the granting of such amendment will not adversely affect the comprehensive General Plan.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission hereby recommends approval to the City Council of the Master Development Plan Amendment for The Ranch Project in order to modify the proposed trail network (attached hereto as Exhibit A).

**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 17<sup>th</sup> day of May, 2023, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

**FORREST EBBS**  
**Secretary to the Planning Commission**

**ATTACHMENT D – EXHIBIT A  
THE RANCH MASTER DEVELOPMENT PLAN**

<https://www.antiochca.gov/fc/community-development/planning/ATT-4-Exhibit-A-The-Ranch-Master-Development-Plan.pdf>

**PLANNING COMMISSION  
RESOLUTION NO. 2023-xx**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH  
FORWARDING A RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE  
PROPOSED TWO VESTING TENTATIVE SUBDIVISION MAPS, A USE PERMIT AND  
DESIGN REVIEW FOR THE DEVELOPMENT OF THE RANCH PHASE I PROJECT**

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

**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);

**WHEREAS**, a Final Environmental Impact Report (EIR) was prepared for The Ranch Project in accordance with the California Environmental Quality Act (CEQA), and was adopted by the City on July 28, 2020, which analyzed development of Phase I, Phase II, and Phase III of The Ranch Project;

**WHEREAS**, development of Phase I of The Ranch Project is consistent with the project analyzed in the EIR, and, therefore, would require no further environmental review pursuant to CEQA Guidelines Section 15162;

**WHEREAS**, the proposed project requires approval of a Large Lot Vesting Tentative Subdivision Map (attached hereto as Exhibit A) to allow for the division of The Ranch Project site into four large lots. Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. Approval of the Small Lot Vesting Tentative Subdivision Map (attached hereto as Exhibit B) would divide the Phase I area into 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an 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 I area of The Ranch Project site.

**WHEREAS**, the proposed project requires approval off a Design Review to authorize the proposed building conceptual architecture, landscaping, and site design of the residential community and to ensure consistency with the City of Antioch's General Plan, Zoning Ordinance design policies and criteria, and Citywide Design Guidelines.

**WHEREAS**, the Planning Commission held a public hearing and considered all public comments received, the presentation by City staff, the staff report, and all other pertinent documents regarding the proposed request; and

**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 \*DATE\* for the public hearing held on May 17, 2023.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, that the Planning Commission does hereby make the following findings for approval of a Large Lot Subdivision Map and a Small Lot Vesting 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 Large Lot Vesting Tentative Map and the Small Lot 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 Large Lot Vesting Tentative Map and the Small Lot Vesting Tentative Map and evaluated the effects of the subdivision proposed and have determined that the Vesting Tentative Maps as conditioned comply 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:

- a. 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 1 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.

- b. 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 site is Limited Development Are, 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 Project is 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.

- 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 I area is 136.7 acres and can accommodate the development of 440 residential lots including 230 MD lots with an average lot size of 4,845 square feet (sf) and 210 LD-3 lots with an average lot size of 8,140 sf; a mixed-use component; a fire station; 6.6 acres of parkland; stormwater detention areas; and construction of an interim roadway that would connect Sand Creek Road to Dallas Ranch Road. The Project is consistent with the Design Guidelines and Planned Development Standards, as amended.

- 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 an interim roadway to connect Sand Creek Road to Dallas Ranch Road in Phase 1 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.

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

**Finding:** The General Plan designation of the 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 Project is consistent with the Limited Development Area designation. Furthermore, the Project is consistent with the previous approvals for the original project in 2020.


**NOW THEREFORE BE IT FURTHER RESOLVED** that the Planning Commission hereby recommends City Council approval of the proposed two Vesting Tentative Maps, a Use Permit, and Design Review for The Ranch Phase I Project, subject to the conditions of approval attached hereto as Exhibit C.

**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 17<sup>th</sup> day of May 2023, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

**FORREST EBBS**  
**Secretary to the Planning Commission**




CITY OF ANTIOCH CONTRA COSTA COUNTY CALIFORNIA  
SCALE: 1"=200' DATE: APRIL 28, 2023

b9

JOB NO.: 1133-021

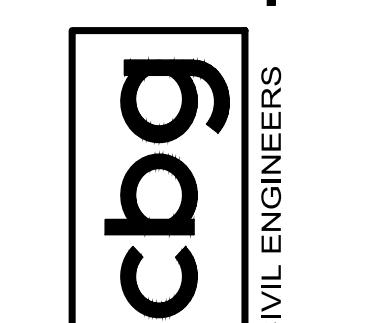
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**5**  
SHEET NO.  
013 OF 018 SHEETS  
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SHEET NO.  
013 OF 018 SHEETS  
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**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**  
**DRAFT**

<b>Conditions</b>		<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
	<b>General Conditions</b>				
1.	<p><b>Project Approval.</b> This Tentative Subdivision Map approval is for 6275 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 April 28, 2023, as presented to the City Council on DATE ("Approval Date."). For any condition herein that requires preparation of a Final Plan where the project applicant has 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.</p> <p><b>Project Approval Expiration.</b> This approval expires on May 17, 2025(two years from the date on which this approval becomes effective) or at an alternate time specified as a condition of approval, unless a building permit has been issued and construction diligently pursued. All approval extensions shall be processed as stated in the Antioch Municipal Code.</p>	City of Antioch	On-Going	Planning Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p><b>3.</b> <b>City Fees.</b> The applicant shall pay any and 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 costs of planning; building and engineering plan check and inspection, as mutually agreed between the City and applicant.</p> <p>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.</p>	City of Antioch	On-Going	Community Development Department	
<p><b>4.</b> <b>Pass-Through Fees.</b> The developer shall pay all pass-through fees. Fees include but are not limited to:</p> <p>East Contra Costa Regional Fee and Financing Authority (ECCRFFA) Fee in effect at the time of building permit issuance.</p> <p>Contra Costa County Fire Protection District Fire Development Fee in place at the time of building permit issuance.</p> <p>Contra Costa County Map Maintenance Fee in effect at the time of recordation of the final map(s).</p> <p>Contra Costa County Flood Control District Drainage Area fee.</p> <p>School Impact Fees.</p> <p>Delta Diablo Sanitation Sewer Fees.</p> <p>Contra Costa Water District Fees.</p>	City of Antioch	On-Going	Community Development Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p><b>Appeals.</b> 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.</p>	City of Antioch	Within 5 Days of Planning Commission Action	Planning Department	
<p><b>Requirement for Building Permit.</b> Approval granted by the Planning Commission does not constitute a building permit or authorization to begin any construction or demolish an existing structure. An appropriate permit issued by the Community Development Department must be obtained before reconstructing, enlarging, moving, converting, or demolishing any building or structure within the City.</p>	City of Antioch	On-Going	Building Department	
<p><b>Modifications to Approved Plans.</b> The project shall be constructed as approved and with any additional changes required pursuant to the Zoning Administrator or Planning Commission 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 Planning Commission approval through the discretionary review process.</p>	City of Antioch	On-Going	Planning Department	
<p><b>Mitigation Monitoring and Reporting Program.</b> 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).</p>	City of Antioch	On-Going	Planning Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
9. <b>Compliance Matrix.</b> 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 how the applicant meets the Condition of Approval or Mitigation Measure. The applicant shall update the compliance matrix and provide it with each submittal.	City of Antioch	At each grading, encroachment, and building permit (On-Going)	Planning Department	
10. <b>Hold Harmless Agreement/Indemnification.</b> 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 approval concerning this application. The City will promptly notify the applicant of any such claim action or proceeding and cooperate fully in the defense.	City of Antioch	On-Going	Planning Department	
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.	City of Antioch	On-Going	Planning Department	
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.	City of Antioch	On-Going	Planning Department	
13. All advertising signs shall be consistent with the Sign Ordinance or as approved by the Community Development Director.	City of Antioch	On-Going	Planning Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>Vesting Tentative Map</b>				
14. <b>Subdivision Map Act Compliance.</b> 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.	City of Antioch	At the Time of final Map Submittal (On-Going)	Public Works Department	
15. <b>Final Master Parcel Map.</b> The Developer shall file a Final Master Parcel Map based being in substantial conformance with the Vesting Tentative Map received by the Planning Division on April 28, 2023 and also shall be in compliance to the conditions of approval and mitigations measures of this approved "The Ranch Subdivision 9571" project.	City of Antioch	At the Time of final Map Submittal On-Going	Public Works Department	
16. <b>On-Street Parking.</b> 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 4/28/2023, or as otherwise approved by the City Engineer in writing.	City of Antioch	At the Time of Final Map Submittal	Public Works Department	
18. <b>Master Final Parcel Map.</b> The Developer shall file a master final map subdividing the original acquired 550.92 acres into four parcels for further subdivision and development as shown on the Tentative	City of Antioch	Prior to the Recordation of the First Final Map	Public Works Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Map 9571. Lot 1, Phase 1A development will consist of 77.47 acres and with subsequent final maps will create residential lots 1-230 with the below specified parcels, Parcel A, a 205,072 sf +/- mixed use parcel, and Parcel B, a 104,088 SF +/- future fire station site parcel, and Parcel C a 600,541 sf +/- Parcel for treatment and bioretention of storm water drainage from Lots 1, 2, 3 and 4. Lot 2, Phase 1B development will consist of a 58.72 acre +/- parcel and with a subsequent final map create residential lots 231 to 440 with the listed below streets and improvements. Lot 3, Phase 2 development shall consist of 89.23 acres reserved for future residential development and improvement. Lot 4, Phase 3, is a remainder parcel is approximately 325.5 acres of all remaining land of the master map subdivision and reserved for future phase 3 residential development and improvement.</p>				
<p><b>19 Base Infrastructure for base Lots 1,2,3 and 4.</b> With the development of Tentative Map 9571 is the creation of Lots 1,2,3,&amp; 4, the developer shall prepare a final parcel map with following dedications and improvements in layout shown in TM 9571:</p> <ol style="list-style-type: none"> <li>1. The dedication of Sand Creek Road shall be 112' wide in the alignment and geometrics shown on Tentative Map 9571 from the east property line of Lot 1 to Dallas Ranch Road.</li> <li>2. The abandonment of existing 30' wide pipeline and pole line easement.</li> <li>3. The abandonment Street Light Maintenance Easement per DN 2003-378776 along Deer Valley Road.</li> </ol>	<p>City of Antioch</p>	<p>At recordation of the First Final Map</p>	<p>Public Works Department</p>	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>4. The Abandonment of access and maintenance easement DN 2002-371942.</p> <p>5. The dedication of temporary 60' wide non-exclusive access easement from Deer Valley Road to Leung Property, adjacent to the Spinelli north Property line until future street B is dedicated and constructed in phase 1A.</p> <p>6. The removal of the existing house, barn, and other structures, fences, existing septic systems, domestic water wells, private roads, trees, and other existing miscellaneous improvements on the original acquired 550.92-acre parcel of land to the satisfaction of the City Engineer.</p> <p>7. If not already created, dedicate of a 30' wide trail and emergency access roadway over the existing Empire Mine Road that is shown on Tentative Map 9571. Note: Empire Mine Road is an existing private and closed roadway, used for trail and emergency access only.</p> <p>8. Dedicate and construct Sand Creek Road (112'R/W) from Deer Valley Rd to west property line of Lot 1, 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.</p> <p>9. Dedicate and construct street A (72'R/W), with 2 -20' wide pavement roadways (f/c to f/c), 12' wide landscaped median, 5' wide sidewalks and 5'wide landscaped parkway between street curb and gutter to sidewalk on each side of the street.</p>				



**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
<p>10. Dedicate of a temporary (72' R/W) roadway access easement from future extension of Sand Creek Road to lot 4 for future access for development.</p> <p>11. Construct two 2 lane traffic circles at the intersections of Sand Creek Road and A street and B street in accordance with CAMUTCD design manual and Caltrans highway design manual.</p> <p>12. Construct all proposed utility improvements in Sand Creek Road (from Deer Valley Road to west Lot 1 property line) and Street A as shown on the tentative map 9571 shall consist of the following: .</p> <ul style="list-style-type: none"> <li>a. 16" Water Main line in Sand Creek Road</li> <li>b. 15" Non-Potable Water Main Line in Sand Creek Road</li> <li>c. 15" Sanitary sewer line in Sand Creek Road</li> <li>d. 72" Storm Drain line in Sand Creek Road</li> <li>e. 8" and 12" Water Mains in Street A;</li> <li>f. 18" Storm drain line in Street A</li> <li>g. 8" Sanitary Sewer Line in Street A</li> <li>h. All Electrical Lines, switches and transformers, meters, etc. for adequate electrical services to future residential units in Lots 1 and 2.</li> <li>i. Internet/ Cable TV lines, switches, transformers, meters, etc. to provide adequate internet service to future surrounding residential lots.</li> </ul> <p>13. With the construction of Sand Creek Road the following utility improvements shall be constructed:</p> <ul style="list-style-type: none"> <li>a. 16" water line and appurtenances</li> <li>b. 15" - 72" Storm drain line system and structures</li> </ul>				

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>c. Streetlights and electrical cable system</li> <li>d. Fire hydrants, valves and 6" water line laterals.</li> </ul>				

**20 Base Infrastructure for Lot 1, phase 1A**

With the development of Lot 1, Phase 1A, the Developer/applicant shall file a final map with the following dedications and improvements in the layout shown on tentative Map 9571:

- a. The creation of residential Lots 1-230 according to the layout shown on Tentative Map 9571.
- b. Dedication and improvement of Street B (56' R/W), street pavement 36' (F/C to F/C) with two 5' sidewalks on each side of the paved roadway, from D street to street A.
- c. Dedication and improvement Street B (60'R/W), 40' street pavement (F/C to F/C) with two 5' sidewalks on each side of the paved roadway Between Sand Creek Road and Street D.
- d. Dedication and improvement of Street D (56'R/W), 36 street pavement (F/C to F/C), 2 - 5' sidewalks on each side of paved roadway, from Street B to Deer Valley Road.
- e. Along Street B, dedicate of parkway landscape parcels I, Part J,K, L, Y, Z, AA, from street A to Sand Creek Rd. Retaining wall, fences and landscape improvements will occur when the adjacent residential lots develop.
- f. Along Sand Creek Road, The dedicate of landscape parcels E,F, ,G, H, (from Deer Valley Rd to west lot 1 property line). Retaining walls, fences and landscape improvements will occur when the adjacent residential lots develop.

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
<p>g. Along Street A, dedicate landscape parkway parcels J, P &amp; Part F, and Y. Retaining walls, fences and landscape improvements will occur when the adjacent residential lots develop.</p> <p>h. Parcel C, dedicate and construct drainage treatment basin and drainage detention basin. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet structures, drainage treatment and detention basins, wears, pathways, maintenance access roads, fencing, gates, trash racks, and any other needed improvements for the parcel area to function as drainage treatment and detention basins.</p>			
<p>21      <b>Improvements for residential Lots 1-230, in Lot 1, phase 1A</b>  With the creation of residential Lots 1-230, the Developer/ applicant with a subsequent final map shall dedicate and construct the following improvements in the layout shown in TM 9571:</p> <ul style="list-style-type: none"> <li>a. The creation of residential Lots 1-230 according to the layout as shown on Tentative Map 9571</li> <li>b. Street E(56'R/W), 36'wide pavement (F/C to F/C), 2- 5' wide sidewalks on both sides of the pavement.</li> <li>c. Street F: (56'R/W) 36'wide pavement (F/C to F/C), 2- 5' wide sidewalks on both sides of the pavement</li> <li>d. Street G(56'R/W) 36'wide pavement (F/C to F/C), 2- 5' wide sidewalks on both sides of the pavement:</li> <li>e. Parcel K and L, part of Parcel J: Parkway Landscape improvements</li> </ul>	City of Antioch	Prior to first building permit in lot 1, phase 1A	Public Works Department



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Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
<p>f. Street G Loop(56'R/W) 36'wide pavement(F/C to F?C) , 2- 5' wide sidewalks on both sides of the pavement:</p> <p>g. Street G: (56'R/W): street pavement 36' (F/C to F/C) with two 5' sidewalks on each side of the paved roadway.</p> <p>h. Parcel M: Parkway Landscape improvements</p> <p>i. Parcel N: Parkway Landscape improvements</p> <p>j. Street C (56'R/W) 36'wide pavement (F/C to F/C), 2 5' wide sidewalks on both sides of the pavement:</p> <p>k. Street C Court: (56'R/W) 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement</p> <p>l. Park Parcel D: Park improvements</p> <p>m. Park parcel X: Park improvements, Park amenities, landscaping, signs.</p> <p>n. Trail path from North boundary Lot1 to South Boundary Lot 1 and Sand Creek Road</p>				
22	Trails: With the development of residential lots 170 to 230, a 10' wide trail with 2-2' wide gravel shoulders for a total width of a 14' trail 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.	City of Antioch	Prior to 170 building permit	Public Works Department
23	<b>Masonry Sound wall fencing.</b> With the construction of residential lots in Phase 1A (Lot 1), The Developer shall construct masonry sound wall fencing along streets A, B and Sand Creek road, in parkway parcels E,F,H,I,J,K,L,M,N,Y,Z,AA, adjacent to residential lots. The developer shall construct 6' high decorative masonry or	City of Antioch	Prior to building permit of adjacent residential lot to parkway parcels in phase 1A	Public Works Department

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
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.			
24 <b>Base Infrastructure of Lot 2 phase 1B</b> <i>With the development of Lot 2, phase 1B, the developer will file a final map with the following dedications and improvements in accordance with layout shown TM9571:</i> a. The creation of residential Lots 231 to 440: b. Street B(56' R/W) with 36'wide pavement(F/C to F/C), 2- 5' wide sidewalks on both sides of the pavement from Street A to Street C c. Street C (72' R/W) with 2-20'wide pavements (F/C to F/C), 12' wide landscaped median, 2- 5' wide sidewalks on both sides of the pavement.	City of Antioch	Prior to first building permit, phase 1B	Public Works Department
25 <b>Improvements to Residential Lots 231 to 440 in phase 1B</b> <i>With the creation of residential Lots 231-440 the developer will file a subsequent final map of the following dedications and improvements in the layout shown with TM 9571:</i> a. Street H Court (56'R/W) with 36'wide pavement (F/C to F/C) , 2 5' wide sidewalks on both sides of the pavement: b. Street I(56'R/W) with 36'wide pavement (F/C to F/C), 2 - 5' wide sidewalks on both sides of the pavement: c. Street J (56'R/W) with 36'wide pavement (F/C to F/C), 2- 5' wide sidewalks on both sides of the pavement:	City of Antioch	Prior to first building permit in lot 2, phase 1B	Public Works Department

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<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
<p>d. Street K(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  e. Street L(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  f. Street I(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  g. Street N (56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  h. Street M(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  i. Street O (56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  j. Street Q (56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  k. Street P(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  l. Street R(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  m. Street S(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  n. Street T(56'R/W) with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  o. Street U(56'R/W), with 36'wide pavement (F/C to F/C), 2-5' wide sidewalks on both sides of the pavement:  p. Parcel O: Water quality and detention basin improvements  q. Parcel P: Parkway landscape improvements  r. Parcel Q: Parkway landscape improvements  s. Parcel R: Park Landscape Improvements</p>				

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>t. Parcels S,T,V: Parkway Landscape improvements</li> <li>U. Parcel U: Park Landscape Improvements</li> <li>V. Parcels W, part of Parcel F: Parkway Landscape improvements</li> </ul>				
<p>26 <b>Parcel O Drainage Treatment basin and Detention basin.</b> With creation of Parcel O for drainage purposes, the developer shall construct a drainage treatment basin and drainage detention basin to handle drainage from lots 1,2,3 and 4 drainage. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet structures, drainage treatment and detention basins, wears, pathways, maintenance access roads, fencing, gates, trash racks, and any other needed improvements for the parcel to function as drainage treatment and detention basins for the entire project shown on the Tentative Map 9571.</p> <p>27 <b>Masonry Sound wall fencing.</b> With the construction of residential lots in phase 1B (lot 2), the developer shall construct masonry sound wall fencing along streets A, B and C parkways, located in parcels Q,R,P,R,S,T,W. The masonry sound wall fencing shall be 6' high decorative masonry or concrete CMU sound walls bordering all residential lots. Improvement Plans shall provide details of the wall, provide the locations of the wall start and end locations, color samples and decorative texture of the face of walls shall be reviewed and approved by the planning and building</p>	City of Antioch	Prior to first building permit in phase 1A or Phase 1B.	Public Works Department	Public Works Department

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<b>Conditions</b>	<u>Regulation Source</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
departments prior to construction.				
<b>Public Works Standard Conditions</b>				
28. <b>City Standards.</b> All proposed improvements shall be constructed to City standards or as otherwise approved by the City Engineer in writing.	City of Antioch	On-Going	Public Works Department	
29. <b>Utility Construction.</b> 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 9571.	City of Antioch	On-Going	Public Works Department	
30. <b>Utility Undergrounding.</b> 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.	City of Antioch	On-Going	Public Works Department	
31. <b>Utility Mapping.</b> 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 invert associated with these features. Developer shall also include GPS coordinates of subdivision entryway 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).	City of Antioch of Public Utilities	Prior to Acceptance of Public Utilities	Public Works Department	
32. <b>Sewer.</b> The Developer shall install all sewage laterals from residential lots to flow by gravity to the intersecting public street sewer main which will drain by gravity to existing City sewer trunk mains located close to the project per City standards.	City of Antioch	On-Going	Public Works Department	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<b>33. Storm Drain Design/Construction.</b> 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 or natural watercourse, without diversion of the watershed.	City of Antioch <small>At the Time of Building Permit Submittal</small>	<small>Public Works Department</small>		
<b>34. Water Pressure.</b> The Developer shall provide adequate water pressure and volume to serve this development in accordance with city standards. This will include a minimum residual pressure	City of Antioch	<small>On-Going</small>	<small>Public Works Department</small>	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
of 20 psi with all losses included at the highest point of water service and a minimum static pressure of 50 psi or as approved by the City Engineer. See Fire Requirements for additional water flow conditions.				
35. <b>Requirement for Looped System.</b> The public water main shall be designed as a looped distribution system. If not already connected as a looped water system, developer shall be responsible for installing any additional water mains off the project as a looped system at no cost to the City.	City of Antioch	On-Going	Public Works Department	
36. <b>Hydrology Analysis.</b> The developer shall submit a 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 Contra Costa County Flood Control.	City of Antioch	Prior to the Recordation of the First Final Map and Improvement plan approval	Public Works Department	
37. <b>Retaining Walls.</b> The developer shall construct retaining walls where a grade transition of not more than 2:1 slope cannot be obtained. The following shall apply: <ol style="list-style-type: none"> <li><b>Public Right of Way.</b> Retaining walls shall not be constructed in the City right-of-way or other City maintained parcels unless otherwise approved by the City Engineer.</li> <li><b>Materials.</b> All retaining walls shall be of concrete masonry unit construction.</li> <li><b>Height.</b> 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.</li> </ol>	City of Antioch	On-Going	Public Works Department	
38. <b>Fences.</b> The developer shall construct rear and side yard fencing shall be provided for all units. All interior residential fences shall be	City of Antioch	On-Going	Public Works Department	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
made of wood and located at the top of slope or as approved by the City Engineer.		building permits on various units		
39	<p>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.</p> <p>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.</p> <p>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.</p>	City of Antioch  On-Going Prior to approval of building permits on various units	Public Works Department	
	<b>Conservation/NPDES</b>			
40.	<p><b>C.3 Compliance.</b> 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.</p> <p><b>NPDES.</b> 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 effect at the time of the Final Discretionary Approval.)</p>	State of California  On-Going	Public Works Department	
41.		Federal Government	At the Time of grading and Building Permit Submittals	Public Works

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
<p>Under NPDES regulations, the project is subject to provision C.3: "New development and redevelopment regulations for storm water treatment."</p> <p>a. <b>Requirements.</b> 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.</p> <p>b. <b>Storm Water Control Plan.</b> C.3 regulations require the submittal of a Storm Water Control Plan (SWCP) that demonstrates plan compliance. The SWCP shall be submitted concurrently with site improvement plans.</p> <p>c. <b>Operation and Maintenance Plan.</b> For the treatment and flow-controls identified in the approved SWCP, a separate Operation and Maintenance Plan (O&amp;M) shall be submitted to the Building Department at the time of permit submittal.</p> <p>d. <b>CCRs.</b> Both the approved SWCP and O&amp;M plans shall be included in the project CC&amp;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.</p>			
42.		<p><b>NPDES Plan Submittal Requirements.</b> 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:</p>	<p>Federal Government</p> <p>At the Time of Grading permit and Building Permit Submittal</p> <p>Public Works</p>

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
<p>a. <b>Application.</b> 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.</p> <p>b. <b>Certified Professional.</b> The Storm Water Control Plan shall be 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).</p> <p>c. <b>Final Operation &amp; Maintenance Plan.</b> Prior to building permit final and issuance of a Certificate of Occupancy, 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&amp;M plan shall incorporate City comments on the draft O&amp;M plan and</p>			

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>any revisions resulting from changes made during construction. The O&amp;M plan shall be incorporated into the CC&amp;Rs for the Project.</p> <p>d. <b>Long Term Management.</b> 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.</p> <p>e. <b>Design Details.</b></p> <ul style="list-style-type: none"> <li>i. The Developer shall prevent any residential lot drainage from draining across other residential lots, private sidewalks and driveways in a concentrated manner.</li> <li>ii. The developer shall install on all catch basins "No Dumping, Drains to River" decal buttons on all curb openings of the drainage inlets.</li> </ul> <p>f. <b>Hydrology Calculations.</b> 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 Engineering Department for review and approval.</p> <p>g. <b>Regional Water Quality Control.</b> Prior to issuance of the grading permit, The developer shall submit proof of filing of a Notice of</p>				

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>Intent (NOI) by providing the unique Waste Discharge Identification Number (WID#) issued from the Regional Water Quality Control Board.</p> <p>h. <b>SWPP</b>. 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.</p> <p>i. <b>BMP</b>. The developer shall install appropriate clean water devices at all private storm 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.</p> <p>j. <b>Erosion Control</b>. 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</p>				

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>responsible for ensuring that all contractors and subcontractors are aware of and implement such measures.</p> <p><b>k. On-Going Maintenance.</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> </ul>				

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
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.			
<b>Fire Standards</b>	<p>43. 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:</p> <p><b>a. CFD.</b> The applicant shall agree to participate and/or assist in the formation of a Community Facilities 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 CFD.</p> <p><b>b. Site Access.</b> Access shall comply with Fire District requirements.</p> <p>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</p>	Contra Costa Fire Protection District  (On-Going) Prior to approval of first final map or first building permits	Contra Costa Fire Protection District

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
<p><b>c. No-Parking-Fire Lane.</b> 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</p> <p>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</p> <p><b>d. Turnarounds.</b> Turnarounds shall comply with Fire District Requirements.</p> <p><b>e. Water Supply.</b> The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1000 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1, (8105) CFC</p> <p><b>f. Hydrants.</b> 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</p> <p><b>g. Improvement Plans.</b> The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:</p> <ul style="list-style-type: none"> <li>i. All existing or proposed hydrant locations</li> <li>ii. Fire apparatus access</li> <li>iii. Size of building and type of construction</li> <li>iv. Striping and signage plan</li> </ul> <p><i>This is a separate submittal from the building construction</i></p>			

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
<p>plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC</p> <p><b>h. Emergency Apparatus.</b> 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</p> <p><b>Note:</b> 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.</p> <p>i. <b>Automatic Fire Sprinkler Systems.</b> 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.</p> <p>j. <b>Traffic Signal.</b> The developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC</p> <p>k. <b>Combustible Storage.</b> 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</p> <p>l. <b>Vegetation Management.</b> 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</p>			



**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
<p><b>m. Subdivision Review.</b> 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</p> <p><b>n. Fire Prevention Program.</b> 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</p> <p><b>o. Prefire Plan.</b> The fire prevention program superintendent shall develop and maintain an approved prefire 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 prefire plans. (Ch.33) CFC</p>				
		<b>Building Permit Submittal</b>		
44.	<b>Requirement for Master map Phasing Plan.</b> The 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.	City of Antioch	At the time of recording of master final parcel map and approval subdivision plans.	Community Development Department

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
45.	City of Antioch	At the time of Building Permit Submittal	Building Department	
46.	City of Antioch	At the time of Building Permit Submittal	Community Development Department	
47.	City of Antioch	At the time of Building Permit Submittal	Public Works Department	
48.	City of Antioch	At the time of Building Permit Submittal	Public Works Department	
49.	City of Antioch	At the time of Building Permit Submittal	Public Works Department	

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<b>Conditions</b>		Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
50	<p><b>Trees.</b> 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.</p>	City of Antioch	At the Time of occupancy	Public Works Department	
51	<p>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.</p>	City of Antioch	Occupancy of the last unit in the subdivision	Public Works Department	
52	<p>Project shall emphasize local and native species of plants in the final landscape plans.</p>	City of Antioch	At the Time of occupancy	Public Works Department	
53	<p>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.</p>	City of Antioch	At the Time of occupancy	Public Works Department	
54	<p>The Project shall meet or exceed Tier 1 of the CALGreen Building Code</p>	City of Antioch	At the Time of occupancy	Public Works Department	
<b>Grading Improvements</b>					
55.	<p><b>Requirement for Grading Permit.</b> 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.</p>	City of Antioch	At the time of grading Permit	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
56.	Soils. Prior to the approval of the grading plan(s), the City Engineer shall determine if a soils or structural engineer, are 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. Costs for these consulting services shall be incurred by the developer.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department
57.	<b>Off-Site Grading.</b> 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.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department
58.	<b>Grading Easements.</b> Any sale of a portion (or portions) of this project to multiple developers shall include the necessary base improvements, development agreement and/or grading easements to assure that project-wide grading conforms to the approved map and conditions of each phase of the project.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department
59	<b>Grading Operation.</b> 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 techniques.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department
60	All residential lots and public parcels shall drain to closest public street, public parcel or approved drainage facilities as approved by the City Engineer.	City of Antioch	Approved at the time of Grading permit and constructed prior	Public Works Department

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<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
61 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.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department	
62 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 of that have engineered by professional civil engineer and reviewed and approved by the City Engineer.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department	
63 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.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department	
64 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.	City of Antioch	Approved at the time of Grading permit and constructed prior to occupancy	Public Works Department	
65 The grading plan for this development shall be reviewed and approved by the City Engineer. Any changes to this plan shall be	City of Antioch	Approved at the time of Grading permit and	Public Works Department	

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<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
reviewed and approved by City Engineer prior to grading operations and the grading and plot plan updated.		constructed prior to occupancy		
66 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.	City of Antioch	At the Time of occupancy	Public Works Department	
67 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.	City of Antioch	At the Time of grading and building occupancy	Public Works Department	
68 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.	City of Antioch	Approved at f Grading permit and constructed prior to occupancy	Public Works Department	
69 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	City of Antioch	At the Time of occupancy	Public Works Department	
70 The minimum longitudinal slope of concrete gutters shall be 0.75% unless approved by the City Engineer.	City of Antioch	At the Time of occupancy	Public Works Department	
71 All property lines on residential or commercial lots shall be located 1 foot from the top of slope unless approved by the City Engineer	City of Antioch	At the Time of occupancy	Public Works Department	
72 The Developer shall conduct a Phase II Environmental Site Assessment Prior to issuance of a grading permit. The developer /	City of Antioch	Approved at the time of demolition or	Public Works Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Applicant shall hire a certified Soils Engineer to prepare a Phase II Environmental Site Assessment (Phase II ESA) to address all concerns identified in the Phase I ESAs		Grading permit		
73 <b>The Developer shall implement Project-specific Geotechnical Recommendations</b> 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	City of Antioch	Approved at the time of Grading permit	Public Works Department	
74 <b>A Grading and Foundation Plan Review and Construction Inspection /Monitoring program</b> 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. Construction monitoring shall be performed by a California Registered Geologist and/or Engineer 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.	City of Antioch	Prior to issuance of Grading permit	Public Works Department	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
75 <b>The Development of a Storm Water Pollution Prevention Plan.</b> 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.	City of Antioch	Approved at the time of Grading permit	Public Works Department	
76 <b>The Developer shall conduct Pre-Construction Hazardous Materials Surveys</b> 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.	City of Antioch	Approved at the time of Demolition permit and Grading permit	Public Works Department	
77 <b>The Developer shall conduct a Phase II Environmental Site Assessment Prior to issuance of a grading permit</b> , the Applicant shall hire a certified Soils Engineer to prepare a Phase II Environmental Site Assessment (Phase II ESA) to address all concerns identified in the Phase I ESAs.	City of Antioch	Approved at Grading permit and constructed prior to occupancy	Public Works Department	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p><b>78 Proper Well Abandonment of Well No. 1</b> 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.</p> <p>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.</p>	City of Antioch	Prior to issuance of Grading permit	Public Works Department	
<p><b>79 Removal of all Hazardous Material Containers</b> prior to site grading. the Applicant shall cause all noted potentially hazardous material containers and tanks to be removed from the project area.</p>	City of Antioch	Prior to issuance of Grading permit	Public Works Department	
<p><b>80 Petroleum Pipeline Abandonment/Removal Prior to commencement of residential construction.</b> 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</p>	City of Antioch	Prior to issuance of Grading permit	Public Works Department	



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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
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.				
85. <b>Construction Hours.</b> 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.	City of Antioch	On-Going	Building Department/ Public Works Department	
86. <b>Demolition, Debris, Recycling.</b> 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.	City of Antioch	On-Going	Building Department/ Public Works Department	
87. 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.	City of Antioch	At the Time of occupancy	Public Works Department	
88. 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.	City of Antioch	At the Time of occupancy	Public Works Department	
89. Dallas Ranch Road at the Dallas Ranch 7 subdivision shall continue to be barricaded until the extension to Dallas Road is constructed with phase 2 and issuance of the 1 <sup>st</sup> certificate of occupancy of phase 2. No construction access shall be allowed on this section Sand Creek Road during construction of this subdivision's improvements unless otherwise approved in writing by the City	City of Antioch	At the Time of occupancy	Public Works Department	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Engineer.				
90 The developer shall construct Sand Creek Road as a two-lane roadway (one lane in each direction) from Deer Valley Road easterly to Dozier Libbey Road along the ultimate alignment of Sand Creek Road prior to the issuance of the 421 <sup>st</sup> building permit.	City of Antioch	At the time of the 421 <sup>st</sup> Building Permit Issuance	Public Works Department	
90. <b>Filter Materials at Storm Drain Inlet.</b> Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site prior to: <ul style="list-style-type: none"> <li>a) start of the rainy season (October 1);</li> <li>b) site dewatering activities;</li> <li>c) street washing activities;</li> <li>d) saw cutting asphalt or concrete; and</li> <li>e) order to retain any debris or dirt flowing into the City storm drain system.</li> </ul> Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. Dispose of filter particles in the trash.	City of Antioch		On-Going	Building Department
91. <b>Archaeological Remains.</b> In the event subsurface archeological remains are 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 archaeologist, 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	City of Antioch		On-Going	Community Development Department

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
be consulted and involved in making resource management decisions.				
92. <b>Erosion Control Measures.</b> 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.	City of Antioch			
93. <b>Dust Control.</b> 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.	City of Antioch			
		<b>Final Map</b>		
94. <b>Removal of Vacated Easements.</b> All easements of record that are no longer required and 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.	City of Antioch	At the time of Final Map Submittal	Public Works	
95. <b>Required Easements.</b> 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.	City of Antioch	At the time of Final Map Submittal	Public Works	



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### EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571

Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
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.	City of Antioch	improvement plan approval	Prior to Occupancy Permit	Planning Division
102. <b>Idle Free Signage.</b> Consistent with the City's adopted 2010 Climate Action Plan, the applicant shall install at least one "Idle Free" sign encouraging drivers to refrain from idling in their vehicle, reducing air pollution and greenhouse gas emissions. The sign shall be placed in an area with high visibility where drivers are queued to access the drive through or pick up area. The sign location shall be shown on the construction plans at the time of building permit submittal for review and approval by Planning staff. The sign shall be 12"x 18" and satisfy City requirements for no parking signage, traffic sign mounting, and signage in the right of way. The applicant shall use the Idle Free Bay Area website <a href="https://idlefreebayarea.org/resources/">https://idlefreebayarea.org/resources/</a> as a resource to view a sample bilingual Idle Free sign. The applicant may use this template when designing and printing signage.				
103. 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:	City of Antioch	Prior to Occupancy Permit	Planning Division	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>• The linear park and inclusive facilities and landscaping (Parcels 'S', 'T', 'V', 'Y', 'Z' and 'AA')</li> <li>• 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 not maintained by the HOA to an acceptable City level.</li> </ul>				
<p>104.</p> <p>Subject to approval by the state, the Codes, Covenants and Restrictions (CC&amp;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&amp;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&amp;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&amp;Rs shall include a provision that any design approvals required by the CC&amp;RS for construction, reconstruction and remodeling are in addition to any approvals needed from the City as well. Further, the</p>	<p>City of Antioch</p>	<p>Prior to Occupancy Permit</p>	<p>Planning Division</p>	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>CC&amp;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:</p> <ul style="list-style-type: none"> <li>• City approvals of uses or external modifications.</li> <li>• Property ownership or maintenance obligations including, but not limited to, common areas, storm water and landscaping.</li> </ul> <p>The CC&amp;Rs for this project shall be reviewed and approved by the City Attorney and the Community Development Director prior to the issuance of the 1<sup>st</sup> building permit.</p>				
<p>105.</p> <p>All property within lots 1 and 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:</p> <ul style="list-style-type: none"> <li>• All streetlights within the development.</li> <li>• Landscaping along western street frontage of Deer Valley Road and landscaping within all traffic circles.</li> <li>• Landscaping along both sides of Sand Creek Road and within the adjacent dedicated landscape parcels</li> <li>• Landscaping installed along the both sides of streets A, B and C frontage and within the adjacent dedicated landscape parcels</li> <li>• Landscaping and improvements in park parcels D, R,U and X.</li> <li>• Future construction of fire station located on Fire Station Parcel B</li> </ul>	<p>City of Antioch</p>	<p>Prior to Occupancy Permit</p>	<p>Planning Division</p>	



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Conditions	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
<ul style="list-style-type: none"> <li>• Maintenance of storm water detention basin parcels C and O.</li> </ul>				

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<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
112. Curb ramps shall meet the latest version of Caltrans ADA curb ramp standards.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
113. All driveways shall be a minimum of 12 feet wide.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
114. All lot sidelines shall be perpendicular or radial to the fronting street centerline, or as otherwise approved by the City Engineer in writing.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
115. 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 compliant. Minimum sidewalks widths shall be as follows: <ul style="list-style-type: none"> <li>• Adjacent to beveled curb, 4 feet excluding curb (bevel curb to be 12" deep by 3" high with ½" lip and 18" gutter).</li> <li>• Adjacent to vertical curb, 4.5 feet excluding curb.</li> </ul>	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
116. 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	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
117. 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	City of Antioch	Prior to subdivision improvement plan approval	Public Works	

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<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
118. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
119. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
120. The street names in the development shall be as follows. Changes to street names shall require Planning Commission review and approval. The developer shall provide a "checklist" of universal design accessibility features to home buyers as required by Health and Safety Code § 17959.6.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
121. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
122. 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	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
123. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
124. All fencing adjacent to open space (trails and basins) shall be wrought iron, tubular steel, or as otherwise approved by the City	City of Antioch	Prior to subdivision improvement	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
Engineer in writing at the time of improvement plan approval and shall be located at the top of slope.		plan approval		
125. All two-car garages shall be a minimum of twenty feet by twenty feet (20' x 20') clear inside dimensions.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
126. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
127. All park and trail signage shall comply with the latest version of the City's Way Finding Program	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
128. 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: <ul style="list-style-type: none"> <li>• (for Park Parcel D) - 20<sup>th</sup> building permit or one (1) year from the issuance of the 1<sup>st</sup> building permit, whichever shall occur first for those lots south of Sand Creek Road</li> <li>• (for Park Parcel I and connective section(s) of Linear Park) - 20<sup>th</sup> building permit or one (1) year from the issuance of the 1<sup>st</sup> building permit, whichever shall occur first for those lots north of Sand Creek Road</li> <li>• (for Park Parcel X and Trails) 100<sup>th</sup> building permit or two (2) years from the issuance of the 1<sup>st</sup> building permit, whichever shall occur first (all lots inclusive)</li> <li>• (for Park Parcel U) 300<sup>th</sup> building permit or two (2) years from the issuance of the 1<sup>st</sup> building permit, whichever shall occur first</li> </ul>	City of Antioch	Prior to subdivision improvement plan approval	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>• (for remainder of Linear Park) 100<sup>th</sup> building permit or two (2) years from the issuance of the 1st building permit, whichever shall occur first.</li> </ul>				
<b>Model Homes</b>				
<p>129. 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.</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	
<p>130. 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.</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	
<p>131. 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</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	
<b>Project Specific Conditions</b>				
<p>132. This approval applies to the vesting tentative map 9571. 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 residential lots and grading permit.</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
133. This master map TM 9571 back bone improvements shall be constructed continuously in one phase. If the developer decided 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
134. The developer shall comply with all requirements of the California Department of Conservation Geologic Energy Management Division regarding the oil wells on the property.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
135. 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	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
136. 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	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
137. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
138. 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	City of Antioch	Prior to subdivision improvement	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
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.		plan approval	
139. The front setbacks shall be varied, to the extent possible.	City of Antioch	Prior to subdivision improvement plan approval	Public Works
140. <b>All Public Interior residential streets</b> 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, a 5' wide concrete sidewalk width 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works
141. <b>A Street.</b> The Developer shall construct Street 'A', from Deer Valley Road to Sand Creek Road shall have a right-of-way width of 72', constructed with a street pavement width of 52' from face-of-curb to face-of curb (26' in each direction) with a 12-foot wide landscaped median island, a 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works
142. <b>B Street (56' R/W) from street D to street C &amp; B Street (60' R/W) between Sand Creek Road &amp; D Street:</b> Street 'B', between Sand Creek Road and D Street shall have a right-of-way width of 60', and a constructed pavement width of 40' from face-of-curb to face-of curb, 5' sidewalk on both sides of street as approved by	City of Antioch	Prior to subdivision improvement plan approval	Public Works

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>the City Engineer. The structural section shall have a minimum traffic index (TI) of 7, and a minimum pavement thickness of 6" AC over 12" Class II AB. The remainder of B Street, from street D to street C shall have a 56' R/W and constructed with a 36' wide pavement F/C to F/C with 5' wide sidewalk on both sides of the street. Street B striping shall consists of an 2'-11" wide travel lanes, 2' wide buffer, and 5' wide bike lanes on both sides of the street to the satisfaction of the City Engineer.</p>				
<p>143. <b>C Street (72' R/W) North of Sand Creek Road cross-section:</b> This segment of Street C north of Sand Creek Road shall have a right-of-way width of 72', and a constructed street width of 52' from face-of-curb to face-of curb, a 12-foot-wide landscaped median, 5' wide concrete sidewalk on both sides of 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 12" Class II AB.</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	
<p>144. <b>Deer Valley Road (122' R/W) (South of Kaiser Entrance) &amp; Deer Valley Road (122' R/W) (North of Kaiser Entrance) cross sections:</b> Deer Valley Road shall be widened as necessary to provide 122-foot right of way with 2- 32' wide pavement F/C to F/C , a 16-foot wide median, a 6' wide sidewalk along west of the street and striped with 2- 12' wide travel lanes and a 8' wide bike lane in each direction from Deer Valley Road to the west lot line of Lot 1 as shown on Tentative Parcel Map as approved by City Engineer. Structural section shall be a minimum traffic index (TI) of 9, and a minimum pavement thickness of 6" AC over 14" Class II AB.</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	
<p>145. <b>Sand Creek Road (112' R/W) cross section:</b> Sand Creek Road from Deer Valley Road to west lot line of lot 1 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 and 6' separated sidewalks on both sides of the street per sections</p>	<p>City of Antioch</p>	<p>Prior to subdivision improvement plan approval</p>	<p>Public Works</p>	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
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.				
146. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
147. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
148. Intersection Improvements:	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
<ul style="list-style-type: none"> <li>• Deer Valley Road/A Street – The Developer shall complete the 4<sup>th</sup> leg of intersection of 'A' Street and Deer Valley Road including 200' min East bound left turn lane with 90' lane transition, curb returns, ADA ramps, cross walks, signage and striping, sidewalks, adjust Traffic signal timing and traffic signal head modifications to City Standards. The intersection geometrics shall match the proposed width and lane geometrics for Wellness Way. Complete modifications and upgrades of the existing signal shall be designed and improved at no cost to the City to the satisfaction of the City Engineer. It also includes the installation of an overhead lighted road sign and streetlights on the west side of the street and the</li> </ul>				

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>reprogramming of the existing traffic signal to operate as 4 way intersection.</p> <ul style="list-style-type: none"> <li>• Deer Valley/'D' Street – The Developer shall construct the 4<sup>th</sup> leg of the intersection 'D' Street and Deer Valley Road. The geometrics shall match the width and lane geometrics of the Kaiser entrance drive. Complete modifications and upgrade of the existing signal shall be designed and improved at no cost to the City to the satisfaction of the City Engineer. It also includes the installation of an overhead lighted road sign and streetlights on the west side of the street and the reprogramming of the existing traffic signal to operate as 4 way intersection.</li> <li>• Proposed 2 lane roundabouts shall be constructed by the developer at intersections of Deer Valley and Sand Creek Road and Sand Creek Drive and A street and Sand Creek Road and B street shall be designed to the latest CAMUTCD and Caltrans Standards 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 in their final location including all existing transitions for southbound Deer Valley Road. Prior to improvement plan submittal, The developer shall prepare a preliminary layout of realignment of the Deer Valley Roadway and the geometrics of the new round abouts. The Developer shall also provide a traffic operational analysis of the new traffic circle at Deer Valley and San Creek Road and the other two traffic circles on Sand Creek Road and submit this analysis for review and approval by the City Traffic Engineer and City Engineer.</li> </ul>				
149.	<b>Intersection improvements at Deer Valley Road &amp; Sand Creek Road.</b> Developer shall savage the existing traffic light (provide to City) and construct a 2-lane round-about as shown on TM 9571.	City of Antioch	Prior to first building permit or Prior to the	Public Works Department

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<p>The developer shall realign Deer Valley Road and Sand Creek Road intersection to accommodate the transitions of the roundabout in all directions. Included with the construction of the roundabout is the construction of 6' wide feet sidewalks, ADA ramps, cross walks, bike lane ramps, signage and striping, and 12'-16' wide landscape medians, and a landscaped center median improvement. The developer shall coordinate with the adjacent landowners: Kaiser Permanente, Spinelli, Mikolajczyk and Chen if additional right of way will need to be acquired for construction of two-lane traffic circle and transitions to the 4 lane roadways in all directions of the traffic circle.</p>	<p>Recordation of the First Final Map</p>			
<p><b>150. Intersection improvements at A street, Deer Valley Road &amp; Wellness Way.</b> The developer shall construct the fourth leg of the existing intersection of A street at Deer Valley Road and Wellness way signalized intersection. Included in these improvements is the construction of a 12' wide by 200' long WB left turn lane with a 90' land transition on A street. Included is the construction of west side curb returns, storm drainage, pavement, signing and striping and if needed traffic signal improvements on west side of the intersection. It also includes the installation of an overhead lighted road sign and streetlights on the west side of the street and the reprogramming of the existing traffic signal to operate as 4 way intersection.</p>	<p>City of Antioch</p>	<p><b>Should be prior to first building permit. Improvements are tied to Phase 1A/1B improvements, so Map needs to be recorded first.</b></p>	<p>Public Works Department</p>	
<p><b>151. Provide utility stub outs</b> for future extension of utilities to the following Lots, parcels or phases as shown on TM 9571:</p> <ul style="list-style-type: none"> <li>• Lot 1, phase 1B, Parcel A, mixed use site, provide at least two utility connections (12"W, 8" SS, 18" SD", Electric box, CATV box, Internet box from Sand Creek Road, and B street or D street at least 5' into the future parcel.</li> </ul>	<p>City of Antioch</p>	<p>Prior to first building permit prior to the Recordation of the First Final Map</p>	<p>Public Works Department</p>	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring  Verification (date and Signature)
<ul style="list-style-type: none"> <li>• Lot 1, at the intersection of Streets A and B, a minimum of 5' from edge of pavement into both future east extension of street B.</li> <li>• Lot 2, at the intersection of Streets A and B, a minimum of 5' from edge of pavement into the future west extensions of street B.</li> <li>• Lot 2, at the intersection of Streets A and J, a minimum of 5' from edge of pavement into the future street J.</li> <li>• Lot 2, at the Intersection of Streets A and H Court at least 5' from edge of pavement into future H court street extension.</li> <li>• Lot 2, at the Intersection of Sand Creek Road and Street C, at least 5' from the edge of pavement in the future street C.</li> <li>• Lot 3, at the intersection of Sand Creek Road and access road to Lot 4, north into lot 3 parcel, at least 5' from the edge of pavement in the future street.</li> </ul>			
<p>Lot 4, at the intersection of sand creek road the intersection of future street to lot 4 parcel at least 5' from the edge of pavement in the future street to lot 4.</p> <p><b>152. Intersection improvements at D street, Deer Valley Road &amp; Kaiser Entrance.</b> The developer shall construct a fourth leg of the existing intersection of Deer Valley Road and Kaiser driveway entrance intersection. Included in these improvements is the construction of a 12' wide by 120' long WB left turn lane on A street with a 90' transition. Included is the addition of additional curb returns, storm drainage, pavement, grading, signing and striping improvements.</p>	City of Antioch	Prior to first building permit	Public Works Department

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
It also includes the addition of overhead lighted road sign, streetlights and programming of the existing traffic signal.				
153. <b>Widening of Deer Valley Road.</b> The developer shall dedicate 1333 If of 26' wide parkway widening of the west side Deer Valley Road from future parcel Q to Mixed Use parcel A as shown on TM9571. The developer shall install curb and gutter along the west edge of pavement, a 10'parkway landscaping, a 6' wide concrete sidewalk, and a 10'of parkway landscaping. Including with this additional right of way is 10' wide public Utility Easement for the dedication for future construction of new electrical, CATV, internet and traffic signal interconnect lines. Included in this widening is the demolition of existing island medians and installation of center pavement to restripe an additional south bound traffic lane and the installation of additional streets, signage and striping and 6'wide bike lane.	City of Antioch	Prior to first building permit	Public Works Department	
154. <b>Parcel C Drainage Treatment and Detention basins.</b> With the creation of Parcel C for public drainage purposes the developer shall construct a drainage treatment basin and drainage detention basin to handle the development drainage flows of lot 1, part of lot 2 , lot 3 and lot 4. This includes installation of all needed storm drain lines, grading, drainage inlets and outlet and inlet structures, drainage treatment and detention basins, weirs, pathways, maintenance access roads, fencing, gates, trash racks, and any other needed improvements for the parcel to function as drainage treatment and detention basins.	City of Antioch	Prior to first building permit	Public Works Department	
155. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and signature)
156. Prior to the issuance of the 25 <sup>th</sup> building permit or one (1) year from the issuance of the 1 <sup>st</sup> building permit, whichever shall occur first, <b>landscaping</b> shall be installed along the frontage of Deer Valley Road, on both sides of the street.	City of Antioch	Prior to 25 <sup>th</sup> building permit or 1 year from the issuance of 1 <sup>st</sup> building permit.	Public Works	
157. <b>Trail system pathways</b> shall be a 10' feet wide concrete pavement as shown on the tentative map. The pavement shall be path pavement shall be 5" of concrete with 6" class 2 AB.	City of Antioch	Prior to master parcel map and improvement plan approval.	Public Works	
158. <b>The Detention Basin Access Road</b> shall be a minimum width of 10-feet wide (widened at turns) with 2- 2' wide soft shoulders and constructed with 5" concrete over 6 inches class 2 AB. The paths shall be constructed with the detention basins with construction of Sand Creek Road.	City of Antioch	Prior to master final map and improvement plan approval	Public Works	
159. <b>The sound wall</b> 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
160. <b>Fencing</b> around Parcel 'O' stormwater detention basin shall be wrought iron or tube steel with a black powder coated. T	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
161. <b>Landscaping</b> for Parcel 'O' stormwater detention basin shall be constructed and completed prior to the issuance of certificates of occupancy for Lots 239-244. look up lots next to it	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
162. Project to comply with City Council Resolution No. 2006/79, the developer shall pay all costs and fees and accumulated interests	City of Antioch	Prior to subdivision improvement	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	<b>Regulation Source</b>	<b>Timing/ Implementation</b>	<b>Enforcement/ Monitoring</b>	<b>Verification (date and Signature)</b>
apportioned by Public Benefits District (PW 628-BD) for this development.		plan approval		
163. As recommended by the Parks and Recreation Commission, the developer can pay Park-in-lieu fees in the amount of park improvement installed and paid to the City of Antioch to meet the Project's park land dedication obligation. The fees shall be determined by the procedures set forth in Title 9, Chapter 4, Article 10 of the Antioch Municipal Code.	City of Antioch	Prior to recordation of Final Map	Public Works	
164. As recommended by the Parks and Recreation Commission, the "Linear Park" shall meet all the City's Park design standards current at the time of park construction.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
165. 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.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
166. Prior to the issuance of the 1 <sup>st</sup> building permit of master lots 1 or 2, the following improvements shall be fully constructed; Intersection improvements of Deer Valley Road and 'A' Street shall be improved, utilizing protected phasing for the eastbound and westbound left turn movements and optimize the signal timings of the new 4 way intersection.	City of Antioch	Prior to issuance of the 1 <sup>st</sup> building permit of lots 1 and 2.	Public Works	
167. Bus Turnouts shall be constructed as shown in the Tentative map at the intersection of Sand Creek Road and 'B' Street.	City of Antioch	Prior to subdivision improvement plan approval	Public Works	
168. At the following locations the developer shall post(signed) a CAMUTCD R26L "No Stopping" signs at every 300 feet in accordance with City sign standards;	City of Antioch	Prior to issuance of the 1 <sup>st</sup> building permit of subdivision	Public Works	

**EXHIBIT C: CONDITIONS OF APPROVAL: The Ranch TM 9571**

<b>Conditions</b>	Regulation Source	Timing/ Implementation	Enforcement/ Monitoring	Verification (date and Signature)
<ul style="list-style-type: none"> <li>• Full Length of Sand Creek Road</li> <li>• Full length of Deer Valley Road</li> <li>• Street 'A'</li> <li>• Street 'C'</li> <li>• First 300-feet of Street 'D' from the intersection with Deer Valley Road.</li> <li>• Street 'B' south</li> <li>• Street 'B' from Sand Creek Road through the intersection with 'E' Street</li> </ul>				
169.	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).	City of Antioch	Prior to subdivision improvement plan approval	Public Works
170.	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 Deer Valley Road, Sand Creek Road, 'A' Street, 'B' Street, and 'C' Street, respectively and along all park parcels.	City of Antioch	Prior to subdivision improvement plan approval	Public Works
171.	Any revisions to the residential building architectural plans shall be subject to review and approval by the planning department. Minor changes can be approved by the Zoning Administrator. Any substantial changes to the approved plans shall require review and approval by the Planning Commission	City of Antioch	Prior to subdivision improvement plan approval	Public Works

**CITY OF ANTIOCH  
COMMUNITY DEVELOPMENT DEPARTMENT**

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**Phase 1 of The Ranch Planned Development  
EIR Consistency Memorandum**

**May 2023**

Prepared by



1501 Sports Drive, Suite A, Sacramento, CA 95834

## **A. INTRODUCTION AND SUMMARY**

The purpose of this Memorandum is to demonstrate that Phase I of The Ranch Planned Development (proposed project) has been adequately analyzed in the previous environmental review under the California Environmental Quality Act (CEQA) and that further evaluation is not required. As will be demonstrated below, consistent with CEQA Guidelines Section 15162, a Subsequent EIR or Negative Declaration is not required.

## **B. PROJECT BACKGROUND**

On July 28, 2020, the City adopted The Ranch Project Environmental Impact Report (SCH# 2019060012), hereafter referred to as the “2020 EIR”. The 2020 EIR was prepared pursuant to Title 14, Section 15070 of the California Code of Regulations.

The 2020 EIR analyzed development of Phase I, Phase II, and Phase III of The Ranch Project (see Figure 1), which would consist of 1,177 residential units over 253.50 acres on a 551.50-acre site, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) units; a 5.00-acre Village Center consisting of commercial, office, and retail space; 3.00 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.50 acres of public parks and landscaped areas; 229.50 of open space including trails; and 38.00 acres of roadway improvements. In addition to the EIR, the Antioch City Council also approved the following entitlements for The Ranch Project on July 28, 2020:

- Approval of a Development Agreement between the City of Antioch and Richland Planned Communities, Inc.;
- Approval of a General Plan Amendment;
- Approval of a Rezone of the project site to Planned Development and adoption of the development standards; and
- Adoption of the Master Development Plan, Design Review adoption Design Guidelines, and a Resource Management Plan.

The proposed project is located within the boundaries of The Ranch Project site, and would generally involve buildup of Phase I (see Figure 1).

## **C. PROJECT DESCRIPTION**

The following provides a description of the project site’s current location and setting, as well as the proposed project components and the discretionary actions required for the project.

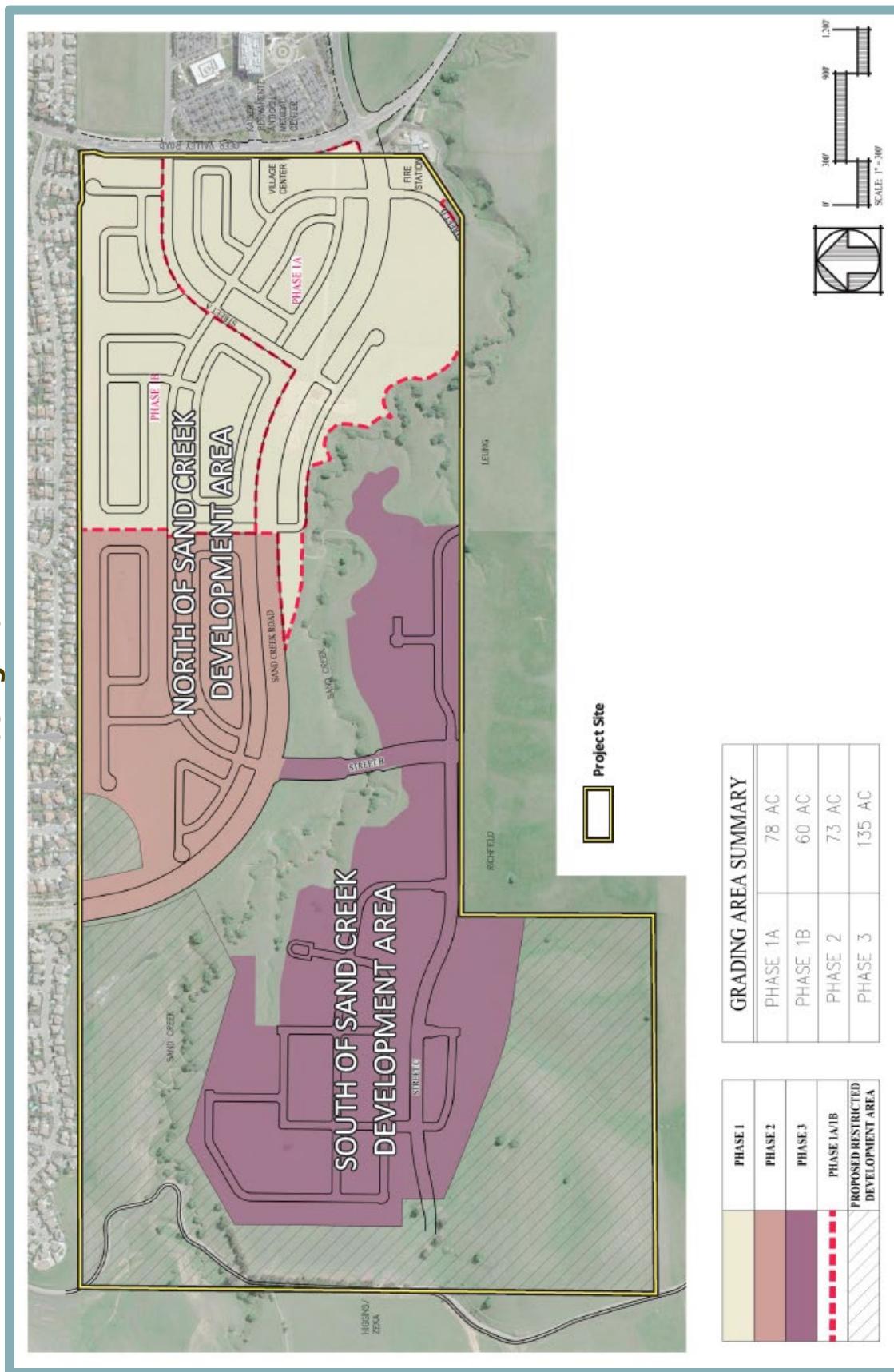
### **Project Location and Setting**

The project site is located at 6275 Deer Valley Road, in the City of Antioch, California. The approximately 551.5-acre project site is identified by Assessor’s Parcel Numbers 057-010-002, 057-010-003, and 057-021-003. The Ranch Project site is located within the Sand Creek Focus Area of the City of Antioch General Plan. The Phase I project site is located within the eastern portion of The Ranch Project site and is surrounded by a single-family residential subdivision to the north, undeveloped land to the south, Deer Valley Road and Kaiser Permanente Antioch Medical Center to the east, and undeveloped land and Empire Mine Road to the west.

### **Project Components**

The proposed project would entail approval of Planned Development Guidelines Amendment, Master Development Plan Amendment, two Vesting Tentative Subdivision Maps, a Use Permit, and Design Review. The project components are discussed in further detail below.

**Figure 1**  
**Phasing Plan**



### **Planned Development Guidelines Amendment**

The proposed project includes an amendment to The Ranch Planned Development Guidelines approved in 2020. The amendment would involve adjusting the lot width and rear and side setbacks of the rear center lot in the T-Court Clusters. The required rear and side setback will change from 6 feet to 5 feet. The lot width will be adjusted from 65 feet to 60 feet. The rear center lot size will be 4,284 square feet (sf) and remain consistent with the minimum lot area of 4,000 sf for MD lots. The proposed amendment would also allow attached patios to encroach two feet into the rear setback.

### **Master Development Plan Amendment**

The proposed project would involve a Master Development Plan Amendment in order to modify the previously approved locations for the on-site trail network. Figure 2 below shows the approved versus the modified trail locations proposed.

As discussed in the 2020 EIR, implementation of the project could result in potentially significant impacts to California tiger salamander (CTS). The California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) typically require a 3:1 mitigation ratio for the loss of CTS habitat. In order to fulfill this mitigation requirement, the applicant planned to provide a 193-acre on-site preserve, as well as the preservation of two off-site parcels that total 956 acres. However, the CDFW and USFWS have raised concerns regarding the public use of the on-site preserve through the use of the proposed trail system, and further indicated that mitigation credit would not be given for the on-site preserve due to the extensive trail network that traversed the preserve. Due to the trail network's proximity to Sand Creek, the agencies have stated that human access and use of the trails could lead to mortality, directly and indirectly, of CTS. Thus, the applicant worked with the agencies and now proposes to include wildlife crossings within the on-site preserve and CTS walls and other barriers at strategic locations to reduce mortality. Furthermore, the trail network has been reconfigured to more closely follow the edges of development, rather than traversing the interior of the preserve.

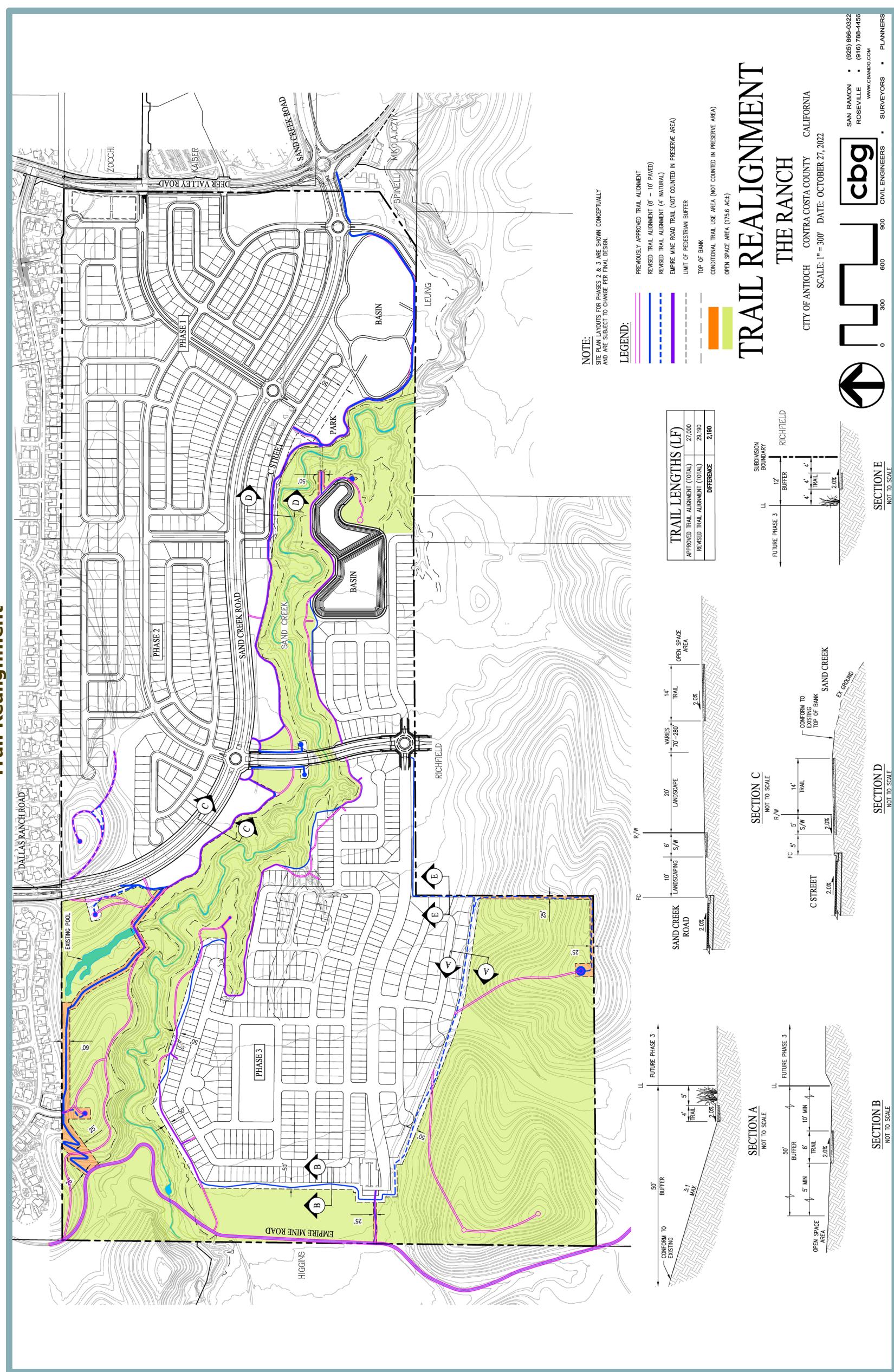
In order to account for the reconfiguration of the trail network, the proposed project includes enhanced areas along the trail known as respite areas. Respite areas may include picnic tables, native landscaping, directional markers and plant and habitat educational information signage. The Master Development Plan Amendment would result in a trail network that avoids CTS habitat and provides additional amenity areas.

### **Tentative Subdivision Map**

The proposed project would involve a large lot Tentative Subdivision Map that would divide The Ranch Project site into four lots (see Figure 3). Phase I development would occur on Lots 1 and 2, in the eastern portion of The Ranch Project site. The proposed small lot Tentative Subdivision Map would divide the 136.7-acre Phase I area into 440 residential lots, a mixed-use component (the Village Center) on Parcel A, a fire station on Parcel B, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network (see Figure 4).

The 440 residential lots would consist of 230 MD lots with an average lot size of 4,845 sf and 210 LD-3 lots with an average lot size of 8,140 sf.

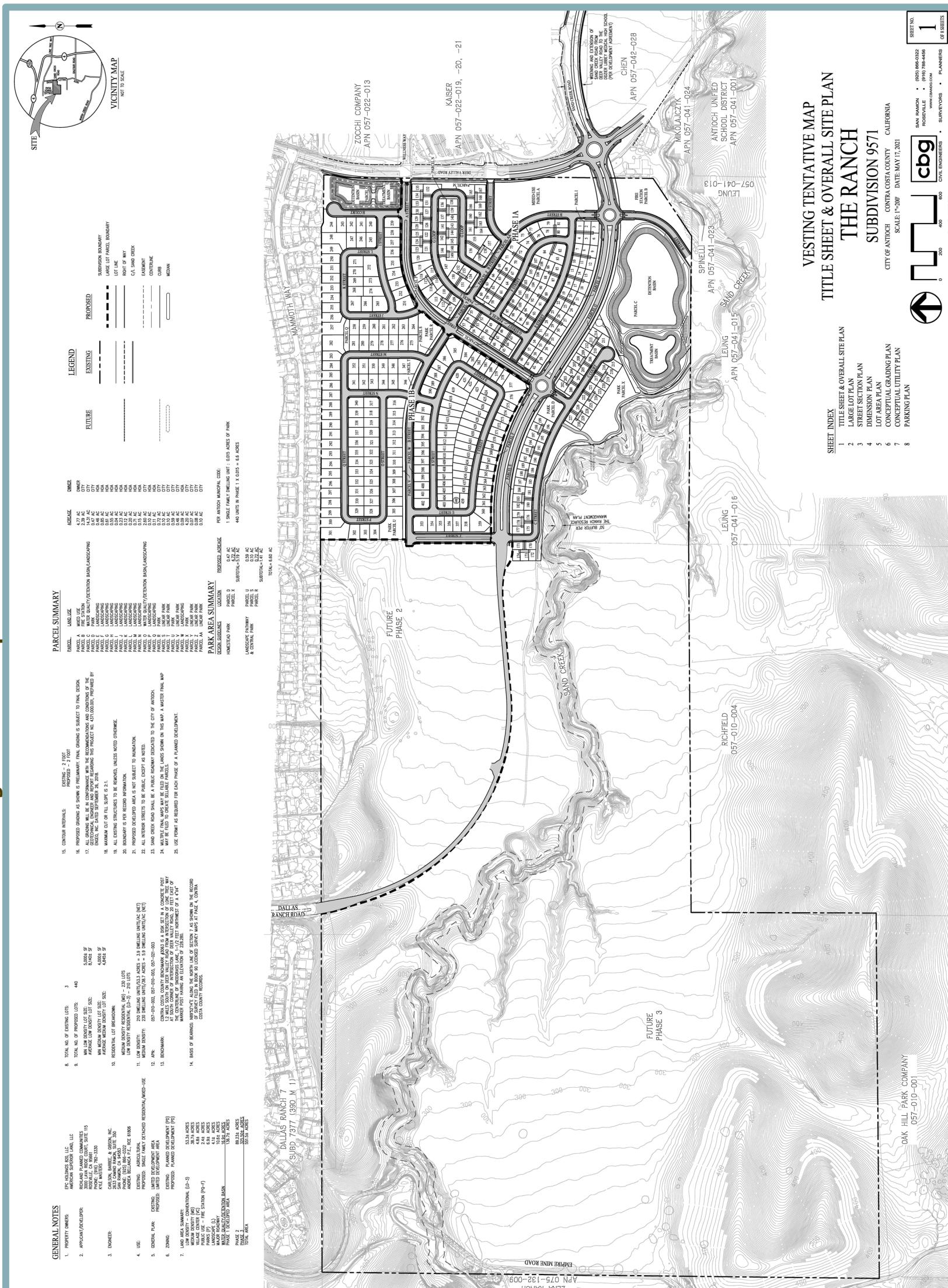
**Figure 2**  
**Trail Realignment**



**Figure 3**  
**Vesting Tentative Map - Large Lot Plan**



**Figure 4**  
**Vesting Tentative Map - Overall Site Plan**



Implementation of Phase I of The Ranch Planned Development Project would also include construction of an interim roadway that would connect Sand Creek Road to Dallas Ranch Road. Interior streets would all include curbs, gutters, and sidewalks with a width of five feet. Construction would involve exporting 15,800 cubic yards of soil. Water, sewer, and stormwater connections would be extended into the project site from the east.

### **Use Permit**

Pursuant to the Antioch Municipal Code Section 9-5.2307(C)(1), a Use Permit shall be required prior to the construction of any phase of an approved PD District. As such, approval of a Use Permit is required to allow for the development of 440 residential lots, a mixed-use component, a fire station, 6.6 acres of parkland, stormwater detention areas, and an internal roadway network, within the Phase I area of The Ranch Project site. The intent of the Use Permit is to further clarify the details of the development phase being considered and to ensure that each component complies with the established provisions of the district.

### **Design Review**

Pursuant to the Antioch Municipal Code Section 9-5.2601(A)(1), Design Review shall be required for any new building or construction proposed in any zoning district, except for single-family homes in the RE, RR, RTR, R-4, and R-6 Districts. As such, the proposed project would require Design Review. The applicant has prepared Development Standards and Design Guidelines. The intent of Development Standards and Design Guidelines is to implement the City of Antioch's Residential Design Guidelines for the proposed project. These Guidelines, conceptualized with neighborhood landscaping, entry, and architectural renderings, are to be used in place of the Citywide Design Guidelines in evaluating the future neighborhood construction plans. Future Design Review submittals will be reviewed against the project's Design Guidelines to ensure that the design of the development would be consistent as it is implemented in phases, possibly by different builders, over time.

### **Requested/Required Entitlements**

The proposed project would require the following approvals from the City of Antioch:

- Planned Development Guidelines Amendment;
- Master Development Plan Amendment;
- Vesting Tentative Subdivision Maps;
- Use Permit; and
- Design Review.

### **D. PROPOSED PROJECT COMPARED TO PHASE I IN 2020 EIR**

According to the 2020 EIR, development of the Phase I area would be limited to MD and LD-3 zoning. Within the Phase I area, the 2020 EIR estimated buildout of 212 MD units with an average lot size of 4,500 sf. The 2020 EIR did not specify the number of LD-3 units that would be developed during Phase I, but limited the total number of LD-3 units across the three phases of The Ranch Project to 410 units with an average lot size of 7,000 sf.

For the proposed project, the Phase I area would support 230 MD units, which is 18 additional units as compared to what was evaluated in the 2020 EIR. Under the proposed project, the LD-3 lot sizes would be larger than the average lot sizes analyzed and approved in the 2020 EIR. However, the increased lot sizes would still fall within the 5,000-sf to 10,000-sf range that was established in a General Plan Amendment that was approved when the 2020 EIR was certified.

The extension of Sand Creek Road through The Ranch Project site would be consistent with what was analyzed in the 2020 EIR.

The Planned Development Guidelines Amendment alters the lot width, rear and side setbacks of the rear center lot of the T-Court Clusters, and allows attached patios to encroach two feet into the rear setback. The aforementioned amendment would not result in any impacts beyond what was analyzed in the 2020 EIR.

The Master Development Plan Amendment would reconfigure the location of the on-site trail network in order to minimize impacts to CTS habitat. The reconfiguration of the trail network would not result in any impacts beyond what was anticipated in the 2020 EIR.

## **E. DISCUSSION**

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New significant effects or other grounds require preparation of a subsequent EIR or supplemental EIR in support of further agency action on a project pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15163. Under the guidelines, a subsequent or supplemental EIR or MND shall be prepared if any of the following criteria are met:

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
    - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The applicability of the criteria to the proposed project is described in the following sections.

### **Criterion 15162(a)(1)**

The proposed project would include approval of tentative maps that would subdivide that Phase I area into lots for 230 MD units and 210 LD-3 units. The areas proposed for development and the land uses proposed in the Phase I tentative maps are consistent with what was analyzed in the 2020 EIR. While the 230 proposed MD units is greater than the 212 MD units estimated in the 2020 EIR, this would not result in new environmental impacts that would require major revisions to the 2020 EIR. The 210 LD-3 units proposed for Phase I is less than the total of 410 LD-3 units analyzed in the 2020 EIR. Thus, buildup of Phase II and Phase III would be required to ensure that the total number of LD-3 units remains less than 410 units.

The proposed project would also require approval of a Planned Development Guidelines Amendment in order to modify the lot width, rear and side setbacks of the rear center lot of the T-Court Clusters, and allow for attached patios to encroach two feet into the rear setback. In addition, the proposed Master Development Plan would modify the location of the proposed trail system in order to reserve more space for conservation area for special-status wildlife species. The proposed Planned Development Guidelines Amendment and Master Development Amendment would not result in new environmental impacts that would require major revisions to the 2020 EIR.

Approval of a Use Permit is required for the proposed project to allow for the development of the proposed uses within Phase I of The Ranch Project site. Design Review is also required in order to authorize the proposed building architecture, landscaping, and site design to ensure consistency with the City of Antioch General Plan, Zoning Ordinance, and Citywide Design Guidelines. The requested Use Permit and Design Review would not alter the analysis or conclusions of the previously approved 2020 EIR.

Based on the above, substantial changes which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect would not occur as a result of the proposed project. In addition, the phased development of The Ranch Project would not be allowed to exceed the approved 1,177 units.

### **Criterion 15162(a)(2)**

As discussed above, an EIR which assessed the full buildup of MD and LD-3 development on the project site was certified in 2020. Because significant updates to local, State, and federal regulations have not been adopted since the certification of the previous EIR, as noted in further detail in the Environmental Impact Analysis section below, substantial changes would not occur with respect to the circumstances under which the project is undertaken.

Therefore, new significant environmental effects or a substantial increase in the severity of previously identified significant effects would not occur, and major revisions of the previous EIR would not be required.

### **Criterion 15162(a)(3)**

The previously certified 2020 EIR assessed the environmental effects of a proposed residential development on the project site and included mitigation measures to reduce significant impacts related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils,

Greenhouse Gas Emissions and Energy, Hazards and Hazardous Materials, Noise, Public Services and Recreation, and Transportation.

The question of “new information of substantial importance” relates to the current CEQA requirements to assess impacts that were not required at the time the 2020 EIR was certified. Because the 2020 EIR was completed in accordance with the most recent version of the CEQA Appendix G Checklist, all required environmental impact areas were addressed in the 2020 EIR.

The proposed project would consist entirely of land that has already been subject to an EIR, and the same residential densities are proposed in the areas of land previously analyzed. The relocation of the trails will move the trails closer to development and preserve more land for conservation purposes. Therefore, extenuating circumstances do not exist that would require subsequent environmental review, and the proposed project would not meet any of the criteria discussed in Sections 15162(a)(3)(A) through 15162(a)(3)(D) of the CEQA Guidelines.

## **F. ENVIRONMENTAL IMPACT ANALYSIS**

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The following discussion briefly evaluates each CEQA Appendix G environmental resource area.

### **Air Quality, Greenhouse Gas Emissions, and Energy**

According to the analysis included in the 2020 EIR, the GHG emissions associated with The Ranch Project were determined to exceed the applicable threshold for the year 2030, and a significant and unavoidable impact would occur. As part of the certification of the 2020 EIR, a Statement of Overriding Considerations was adopted by the Antioch City Council, acknowledging that the impact cannot be mitigated to a less than significant level.

It should be noted that the Bay Area Air Quality Management District (BAAQMD) has adopted updated CEQA thresholds of significance for climate impacts from land use projects since the 2020 EIR was prepared. The updated BAAQMD GHG thresholds provide qualitative thresholds related to buildings and transportation and are most appropriately applied to CEQA projects for which a Notice of Preparation is issued and environmental analysis begins after the date of adoption, which occurred on April 20, 2022.

The proposed project would consist of the same area of disturbance and would include the same development types as previously analyzed in the 2020 EIR. Therefore, the intensity of site grading and other associated construction activities would be identical to those evaluated in the 2020 EIR. In addition, given that the proposed land uses are the same as those proposed in The Ranch Project, the operational emissions of criteria pollutants, TACs, and greenhouse gases (GHGs) would be similar to what was previously analyzed in the 2020 EIR. As discussed further below, the proposed project would generate a negligible increase in vehicle trips as compared to the previously evaluated project. Thus, the increase in vehicle miles traveled (VMT) and associated GHG emissions would also be a negligible difference when compared to the 2020 EIR. Furthermore, provided that the three phases of The Ranch Project do not exceed the total number of 1,177 units that were analyzed and approved in the 2020 EIR, additional impacts related to air quality, GHG emissions, and energy would not occur during construction or operation of the proposed project.

Based on the above, although the circumstances with respect to the thresholds of significance used to evaluate GHG emissions have changed since the 2020 EIR, the change in circumstances or the proposed project's addition of 18 residential units would not result in any new significant impacts or a substantial increase in the severity of a previously identified significant impact related

to air quality, GHG emissions, or energy. Thus, further environmental review would not be required related to Air Quality, Greenhouse Gas Emissions, or Energy, and all mitigation measures from the 2020 EIR would still be required.

### **Biological Resources**

The proposed project would involve the same project site and the same development types as those previously evaluated in the 2020 EIR. However, the proposed Development Plan Amendment would modify the location of the proposed trail networks and result in the on-site preserve experiencing less human-related disturbance. Therefore, impacts to CTS would be less than previously analyzed in the 2020 EIR.

Based on the above, the proposed project would not require further environmental review related to Biological Resources, and all mitigation measures from the 2020 EIR would still be required.

### **Transportation**

The 2020 EIR analyzed transportation impacts based on an estimated 212 MD units, whereas the proposed project would involve future development of 230 MD units. Based on the ITE Trip Generation Manual, 10<sup>th</sup> edition, single-family residences generate an average of 9.44 trips per unit per day, with 0.76 during the AM peak hour and 1.00 during the PM peak hour. Multifamily housing is known to generate fewer trips per unit. Accordingly, the 18-unit increase in multifamily units associated with the proposed project would result in approximately 32 additional peak hour trips ( $18 \times (1.00+0.76)$ ). Per Table 3.14-6 of The Ranch EIR, Phase I of The Ranch Project was anticipated to generate 858 total peak hour trips and, thus, the 32 additional trips associated with the proposed project would not be anticipated to result in any new impacts related to the circulation system. The extension of Sand Creek Road is planned to have two lanes in both directions for the entire length of the road. However, between the development of Phase I and Phases II and III, the interim portion of Sand Creek Road west of Phase I would have one lane in each direction.

At the time of preparation of the 2020 EIR, analysis of VMT was not a mandatory requirement. Nonetheless, a brief VMT analysis was provided for information purposes in the 2020 EIR. According to the analysis included in the 2020 EIR, the VMT associated with The Ranch Project would exceed 85 percent of the existing Bay Area regional VMT per capita, and a significant and unavoidable impact would occur. As part of the certification of the 2020 EIR, a Statement of Overriding Considerations was adopted by the Antioch City Council, acknowledging that the impact cannot be mitigated to a less than significant level. The proposed project's addition of 18 residential units would not alter the conclusion made in the 2020 EIR.

Based on the above, the proposed project would not require further environmental review related to Transportation, and all mitigation measures from the 2020 EIR would still be required.

### **Public Services, Recreation, Utilities, and Service Systems**

The proposed project would involve the same project site and the same development types as those previously evaluated in the 2020 EIR. As a result, the project site for the proposed project is located within the jurisdiction of the same police and fire departments, school district, and utility and service system providers as those analyzed in the 2020 EIR. The proposed project would still be subject to all applicable regulations governing structure safety (i.e., the installation of smoke alarms) and the payment of any applicable development impact fees to support utilities and service systems, including compliance with items included in the Development Agreement. The proposed Master Development Plan Amendment would reconfigure the trail networks to more

closely follow the edge of developed areas, and would provide additional amenity areas. Therefore, impacts to recreational facilities would not result in further impacts beyond what was analyzed in the 2020 EIR. In addition, the proposed project would include 6.6 acres of parkland, which would achieve the City's required parkland standard of 0.015 acres or park per single-family dwelling unit. Thus, further environmental review would not be required related to Public Services, Recreation, Utilities, and Service Systems, and all mitigation measures from the 2020 EIR would still be required.

### **Noise**

The proposed project would involve the same area of disturbance and same development types that were approved in the 2020 EIR. Thus, any noise associated with implementation of the proposed project would affect the same noise-sensitive receptors that were considered in the 2020 EIR. Construction would occur on the same project site and would include the same land use types. As a result, construction noise and associated groundborne vibrations would be identical to what was analyzed in the 2020 EIR. Operations of residential land uses are not associated with the generation of substantial noise and vibration. The proposed fire station and mixed-use portion of the proposed project could result in an increase in ambient noise levels during operations; however, operations of such uses were already evaluated in the 2020 EIR. Therefore, the proposed project would not require further environmental review related to Noise, and all mitigation measures from the 2020 EIR would still be required.

### **Land Use/Planning and Population/Housing**

The proposed project would involve development of the same land use types on the same project site that was evaluated in the 2020 EIR. Thus, implementation of the proposed project would not result in new impacts related to Land Use/Planning and Population/Housing, and further environmental review is not required.

### **Remaining Impact Areas**

Impacts related to Aesthetics would remain the same under the proposed project as what was identified in the 2020 EIR the development types would be the same as what was previously analyzed, and the proposed project would be subject to the same rules governing aesthetics and glare. Additionally, the proposed project would include a Design Review, which would ensure that the visual character of the proposed project is consistent with what was intended for The Ranch Project. Thus, further environmental review related to Aesthetics is not required, and all mitigation measures from the 2020 EIR would still be required.

The proposed project would result in the same area of disturbance, and would not create more impervious surfaces than what was evaluated in the 2020 EIR. Therefore, an increase in the rate or volume of surface runoff would not occur under the proposed project as compared to the levels anticipated for the site in the 2020 EIR. Thus, further environmental review related to Hydrology and Water Quality is not required, and all mitigation measures from the 2020 EIR would still be required.

The proposed project would involve development on the same project site that was evaluated in the 2020 EIR. Therefore, the proposed project would involve the identical level of impacts related to the suitability of agricultural land/farmland, the potential discovery of previously unknown cultural or tribal cultural resources, the suitability of soils for development, the presence of potentially hazardous conditions, and the susceptibility of the project site to wildfire. Overall, the impacts that could occur with implementation of the proposed project related to Agricultural and Forestry Resources, Cultural Resources, Geology and Soils, Mineral Resources, Tribal Cultural

Resources, and Wildfire would be identical to those previously evaluated in the adopted 2020 EIR, and all mitigation measures from the 2020 EIR would still be required.

## **Environmental Findings**

As presented in the discussions above, the proposed project would not result in any new significant information of substantial importance, new impacts, or an increase the severity of previously identified significant impacts to any CEQA topic areas that would require major revisions to the 2020 EIR. The feasibility of mitigation measures or alternatives previously identified would not be modified with implementation of the proposed project. In addition, the proposed project would be required to implement all applicable mitigation measures set forth in the 2020 EIR. As a result, new information of substantial importance, which was not known and could not have been known at the time the previous CEQA document was prepared, has not come to light from what has been previously analyzed.

## **G. CONCLUSION**

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As established in the discussions above regarding the potential effects of the proposed project modifications, the proposed modified project would not result in any new significant information of substantial importance, new impacts, new or revised alternatives, or an increase in the severity of previously identified significant impacts that would require major revisions to the 2020 EIR. As such, the proposed modified project would not result in any conditions identified in CEQA Guidelines Section 15162, and a subsequent EIR is not required. Therefore, additional environmental review under CEQA would not be required for the proposed project.

## **H. APPLICABLE MITIGATION MEASURES**

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All mitigation measures from the 2020 EIR, as presented in the Mitigation Monitoring and Reporting Plan for the 2020 EIR, would be required to be implemented with approval of the proposed project.