

STAFF REPORT TO THE PLANNING COMMISSION

DATE: Regular Meeting of December 15, 2021

SUBMITTED BY: Zoe Merideth, Senior Planner *mm*

APPROVED BY: Forrest Ebbs, Community Development Director *FE*

SUBJECT: Laurel Ranch Use Permit and Landscaping Design Review (UP-21-15, AR-21-13)

RECOMMENDED ACTION

It is recommended that the Planning Commission take the following action:

1. Adopt the resolution approving a Use Permit and Design Review for the Laurel Ranch project.

DISCUSSION

Requested Approvals

The Applicant, KB Home, requests approval of a Use Permit and Design Review for project landscaping, sound walls, minor revisions to the previously approved Stormwater Control Plan, and associated project improvements for the Laurel Ranch residential project at 2941 Neroly Road (APN: 053-060-051).

Environmental

On May 28, 1996, the City Council certified the Future Urban Area #2 (East Lone Tree) Specific Plan Environmental Impact Report (EIR) and adopted a Statement of Overriding Considerations for the significant and unavoidable impact related to regional air quality. The Laurel Ranch residential project area is included in the geographic area of the EIR. Pursuant to the City procedures and the California Environmental Quality Act (CEQA), an Addendum to the Future Urban Area #2 (East Lone Tree) Specific Plan EIR was prepared for the Laurel Ranch residential project in 2016. The Addendum determined all environmental impacts could be mitigated to less-than-significant levels through project compliance with appropriate mitigation measures with the exception of the project's impact on air quality. The City Council adopted the Addendum and reaffirmed the

Statement of Overriding Considerations on September 13, 2016. The proposed Design Review and Use Permit request is consistent with the project analyzed in the Addendum; therefore, no further environmental review is required.

Background

In 2016, the City Council approved a Planned Development rezone to PD-15-03, a Vesting Tentative Map/Final Development Plan, and a Development Agreement for the Laurel Ranch residential project. The project approvals allowed for the development of 180 single family homes and associated improvements, including parks and open space parcels, on a portion of a 54-acre parcel. The development includes two single family detached neighborhoods: Conventional and Private Lane. The Conventional neighborhood consists of 88 dwelling units and is proposed to have a minimum lot size of 4,000 square feet. The Private Lane neighborhood consists of 92 dwelling units arranged in six-unit groupings. Each lot fronts onto a short private lane that takes access from the public streets. A minimum lot size of 2,580 square feet is proposed, providing each home with an individual driveway, and private side and rear yards for personal use. The original applicant was not the current home builder. Therefore, project specific Design Review Guidelines were adopted for the project.



ANALYSIS

Project Overview

The applicant is currently requesting Design Review for the project landscaping, sound walls, minor revisions to the previously approved Stormwater Control Plan, and

associated project improvements. The 2016 project approvals require the architecture, sound walls, mailboxes, lighting, any accent paving, addressing, and landscaping for the entire project to be subject to design review and approval by the Planning Commission. Currently, the applicant is not requesting project architecture or review of the parks, which would come back to the Planning Commission at a future time. The applicant is also requesting a Use Permit for the project. The Antioch Municipal Code § 9-5.2307 requires a use permit prior to the construction of any phase of an approved P-D District. 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. Use permit approval is also required prior to final map recordation for all Planned Development projects. The requirement to obtain a use permit is also required in the 2016 project approvals.

Landscaping, Entry Design, Cluster Mailboxes

The 2016 approvals included the approval of project specific design guidelines that include architectural development standards and landscaping guidelines. The landscaping guidelines include street trees, plant materials, and entrance designs. Currently, the applicant is proposing street trees, open space and green space landscaping, and the project entry design and landscaping. The front yard landscaping has not yet been submitted and will be required to be reviewed along with the home architecture.

The 2016 project approvals' conditions of approval require a minimum of one 15-gallon tree to be located within 10 feet of the sidewalk in the front yard of each Conventional home and Private Lane home. The applicant has provided a street tree for each home and includes a mix of trees including raywood ash and Chinese hackberry, which are included in the project's design guidelines' plant palette.

The applicant is proposing a mix of plants for the project's open space and green space areas. The project features sloped open space areas at the northern and eastern side of the project boundaries. The eastern side of the project borders State Route 4. The applicant has proposed a mix of coast live oaks and valley oaks in these open space areas. The rest of the area will be hydroseeded with a native seed mix. This mix of trees and hydroseeding is consistent with the treatment of other steep open space areas in residential developments.

The applicant is proposing to turn lot 48 into a passive green space for residents. The reasons for this change are discussed below in the "Minor Changes to the Final Development Plan" section of the report. The area features a central open space of turf with a concrete walk and park bench. The perimeter of the open space is heavily planted with a mix of flowering trees including a Chinese hackberry, which is included in the project specific design guidelines' plant palette. The shrub palette includes plants from the design guidelines' plant palette including coyote bush, rosemary and other shrubs including dwarf bottlebrush. Staff is supportive of the dense perimeter planting because it buffers the surrounding residential lots from residents enjoying the green space.

Not included in this application are the designs of the Parcel A and Parcel B parks. The 2016 conditions of approval require the designs of these parks to first be approved at the Parks and Recreation Commission, prior to the Planning Commission approving the parks. The park designs are included in the project plans for reference, but are not being reviewed or approved at this hearing. The park designs will be heard at a subsequent Planning Commission hearing after the Parks and Recreation Commission has approved them.

The proposed entry design features a yellowish-beige and brown stone wall with a pilaster at the end of the wall featuring a light fixture. The wall will feature the name “Laurel Ranch” in an inset panel with bronze lettering. The entry design will be mirrored on both sides of the project entrance on ‘A’ Street at Laurel Road. The entry landscaping features a landscape parkway strip with trees and low shrubs on either side of ‘A’ Street with a landscaped median with trees and shrubs in the center of the street. The proposed plant palette includes crape myrtle and valley oak trees and waxleaf privet and New Zealand flax shrubs. The proposed entry design is consistent with the previously approved project design guidelines and includes many trees found in the project’s plant palette. The 2016 project approvals contain conditions of approval that the project shall maintain the required sight distance triangles. These conditions of approval are applicable to the entry feature and ensure that the entry feature does not pose a safety hazard to motorists and pedestrians.

The applicant has provided plans for the cluster mailboxes, as required by the 2016 project approvals. The cluster mailboxes are proposed to be standard cluster mailboxes in a black color.

Fencing and Sound Walls

The design review request also includes a review of the project’s fencing and sound walls and retaining walls. The 2016 approvals include a condition of approval requiring “All fencing adjacent to the open space areas be wrought iron, black vinyl clad chain link, masonry, or other material as approved by the City Engineer. To meet this requirement, the applicant has proposed a six-foot-tall wood view fence with wood posts and stringers with galvanized wire mesh. Other rear and side yard fencing is proposed to be standard six-foot wood fencing or wood fencing on top of a retaining wall, where required.

The applicant has proposed black vinyl clad chain link fencing around the bioretention areas, which is consistent with the approved project specific design guidelines.

The applicant has also proposed masonry sound and retaining walls. The 2016 approvals for the project require the developer to construct eight-foot-tall masonry sound walls along the Laurel Road property line and 10-foot-tall masonry sound walls along the eastern and northern property lines adjacent to State Route 4. The project Addendum included an acoustical analysis that required the walls to be 10 feet tall to meet the General Plan noise requirements. The applicant has proposed split face CMU walls in a light brown-beige color. The proposed walls also feature pilaster columns set 12 feet apart, on center. The

proposed pilasters provide relief from a monotonous wall and are required in the City's Citywide Design Guidelines. Based on the project's 2016 conditions of approval and the Citywide Design Guidelines, staff is satisfied with the design of the CMU walls.

Street Names

The 2016 project approvals include a condition of approval requiring the proposed street names to be approved by the Planning Commission prior to the recordation of the project's final map. The applicant has proposed a theme for the subdivision with historic Antioch names. The street names were reviewed and approved by agencies including the Contra Costa County Fire Protection District and the Antioch Police Department, as is typical. An exhibit with the street names is included as Attachment D.

Minor Changes to the Final Development Plan

The 2016 project approvals included a stormwater control plan that the applicant is requesting to modify slightly. The original stormwater control plan included bioretention areas to the south of Laurel Ranch on a standalone parcel. Other bioretention areas included the area south of open space parcel D and directly to the north of the homes on 'A' Lane. Finally, the original plans included bioretention areas on the eastern boundary of the project, next to State Route 4 and directly north of Laurel Road. Subsequently, the applicant was able to redesign the stormwater control plan to reduce the needed bioretention areas in the project site. Notably, this includes using parcel H as a future bioretention site for possible commercial development, eliminating the bioretention area behind the homes on 'A' Lane, and slightly reconfiguring the area next to State Route 4. These changes have been reviewed by the Engineering Division. Staff is supportive of these changes because it removes a bioretention area behind future homes and replaces it with landscaping, which reduces potential maintenance issues and increases the project's open space and landscaping area. Minor revisions to the Final Development Plans are allowed when the changes are consistent with the intent of the original approval. Staff recommends approval of this minor change.

The applicant has also proposed to remove the home from lot 48 and replace it with a passive green space. The applicant is requesting this change because a dry gas well that was never active was located on the lot. There are no land use restrictions, locally or at a State level, that would prohibit the use of this parcel for residential uses. The applicant has chosen to propose the change. Staff is supportive of this minor change because it is consistent with the project approvals allowing up to 180 units and creating a residential development with homes, open spaces, and parks. Staff recommends approval of this minor change as well.

ATTACHMENTS

- A. Design Review and Use Permit Resolution
- B. Project Plans
- C. Project Description
- D. Street Name Exhibit

ATTACHMENT A

Design Review and Use Permit Resolution

**PLANNING COMMISSION
RESOLUTION NO. 2021-****

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ANTIOCH
APPROVING THE USE PERMIT AND DESIGN REVIEW APPLICATION FOR THE
COMMON LANDSCAPING, SOUND WALLS, AND MINOR REVISIONS TO THE
FINAL DEVELOPMENT PLAN AT THE LAUREL RANCH SUBDIVISION**

WHEREAS, the City of Antioch did receive a request for approval of a use permit and design review application (UP-21-15, AR-21-13) from KB Home for the project landscaping, sound walls, minor revisions to the previously approved Final Development Plan, and associated project improvements for the Laurel Ranch residential project located at 3941 Neroly Road (APN: 053-060-051);

WHEREAS, the City prepared an addendum to the Future Urban Area #2 (East Lone Tree) Specific Plan Environmental Impact Report (EIR) for the Laurel Ranch project, which was approved in 2016. The Future Urban Area #2 (East Lone Tree) Specific Plan EIR Statement of Overriding Considerations was reaffirmed by the Antioch City Council on September 13, 2016. The proposed project is consistent with the 2016 approvals; therefore, further environmental review is not required; and

WHEREAS, the City Council adopted a Development Agreement for the project between the City of Antioch and Richland Planned Communities, Inc. on September 27, 2016.

WHEREAS, the adopted Development Agreement between the City of Antioch and Richland Planned Communities Inc. was recorded by the Contra Costa County Recorder's Office on February 7, 2017;

WHEREAS, the City Council approved a Rezone of the project site to Planned Development District (PD-15-03) on September 27, 2016;

WHEREAS, the City Council approved the Vesting Tentative Map/Final Development Plan consisting of 180 residential units, open space, neighborhood parks, and related improvements on September 13, 2016;

WHEREAS, the Planning Commission duly gave notice of public hearing as required by law; and,

WHEREAS, the Planning Commission on December 15, 2021, duly held a public hearing, received and considered evidence, both oral and documentary;

NOW THEREFORE IT BE RESOLVED that the Planning Commission does hereby make the following findings for approval of a Use Permit:

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

The use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity because the property is zoned to allow residential uses and is consistent with the previously approved Final Development Plan. The subdivision will construct necessary infrastructure to serve the City of Antioch and future development.

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

This is an approved residential planned development. A Use Permit is required prior to the construction of any phase of an approved P-D District per Antioch Municipal Code Section 9-5.2307.

3. The site for the proposed use is adequate in size and shape to accommodate such use, and all parking, and other features required.

The proposed subdivision is adequate in size to accommodate the proposed landscaping, improvements, and residential uses.

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

The project is located at the terminus of Laurel Road and the Laurel Road extension is currently under construction and will serve the project. The project's streets are designed to meet City Standards for adequate width and pavement.

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

The granting of the Use Permit will not adversely affect the General Plan as the proposed residential development is consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Antioch does hereby APPROVE the use permit and design review application (UP-21-15, AR-21-13) from KB Home for the project landscaping, sound walls, minor revisions to the previously approved Final Development Plan, and associated project improvements for the Laurel Ranch residential project located at 3941 Neroly Road (APN: 053-060-051) subject to the following conditions:

A. GENERAL CONDITIONS

1. The applicant shall defend, indemnify, and hold harmless the City in any action brought by a third party to challenge the land use entitlement. In addition, if there is any referendum or other election action to contest or overturn these approvals, the applicant shall either withdraw the application or pay all City costs for such an election.
2. The project shall be implemented as indicated on the application form and accompanying materials provided to the City and in compliance with the Antioch Municipal Code, or as amended by the Planning Commission.
3. No building permit will be issued unless the plan conforms to the plans as approved by the Planning Commission and the standards of the City.
4. This approval expires two years from the date of approval (expires December 15, 2023), unless a building permit has been issued and construction has diligently commenced thereon and has not expired, or an extension has been approved by the Zoning Administrator. Requests for extensions must be received in writing with the appropriate fees prior to the expiration of this approval. No more than one one-year extension shall be granted.
5. No permits or approvals, whether discretionary or mandatory, shall be considered if the applicant is not current on fees, reimbursement payments, and any other payments that are due.
6. No signs shall be installed on this site without prior City approval.

B. PROJECT SPECIFIC CONDITIONS

1. The use permit and design review approval applies to the project landscaping, sound walls, minor revisions to the previously approved Final Development Plan, and associated project improvements for the Laurel Ranch residential project as depicted on the following project documents submitted to the Community Development Department:
 - a. Project plans, including project landscaping plans and colors and materials sheets, dated received October 15, 2021, with the exception of the park plans.
 - b. Stormwater Control Plan dated updated July 14, 2021 and dated received on July 23, 2021.
 - c. Street Name Exhibit dated received December 2, 2021.

2. This development shall comply with all the obligations and requirements included in the adopted Development Agreement between the City of Antioch and Richland, which was recorded by the Contra Costa County Recorder's Office on February 7, 2017.
3. This development shall comply with all previous project conditions of approval and mitigation measures adopted for the Laurel Ranch Project, including those found in the following adopted City Council resolutions:
 - a. Resolution adopting an addendum to the FUA#2 (East Lone Tree) Specific Plan Environmental Impact Report and reaffirming the statement of overriding considerations (Resolution 2016/94);
 - b. Ordinance rezoning the property to Planned Development District (PD-15-03) (Ordinance 2116-C-S); and
 - c. Resolution approving a Vesting Tentative Map/Final Development Plan for the Laurel Ranch Project (Resolution 2016/95).
4. The applicant shall submit final landscape plans that identify specific plant materials to be used, including all shrubs and groundcover, providing both common and botanical names, sizes and quantities when submitting for building permits.
5. Landscaping for the project shall be designed to comply with the City of Antioch Water Efficient Landscape Ordinance (WELO). Prior to issuance of a building permit, the developer shall demonstrate compliance with the applicable requirements of the WELO in the landscape and irrigation plans submitted to the City.
6. The street names in the development shall be as follows and as shown on the street name exhibit dated received on December 2, 2021. Changes to street names shall require Planning Commission review and approval.
 - Laurel Road (Existing)
 - Marina Lane ('A' Street)
 - Los Meganos Lane ('A' Lane and 'C' Lane")
 - Riverview Lane ('B' Lane, 'D' Place, and 'E' Place, 'F' Place)
 - Ranch Lane ('D' Lane)
 - Shoreline Lane ('G' Place)
 - Ranch Place (Unnamed court off 'D' Lane)
 - Copper Place (Alley)
 - Rivertown Place (Alley)

- Pier Landing Place (Alley)
- Coal Hill Place (Alley)
- Watershed Place (Alley)
- Marsh Place (Alley)
- Butler Place (Alley)
- Abbott Place (Alley)
- Union Place (Alley)
- Empire Place (Alley)
- Marsh Creek Place (Alley)
- Sand Dune Place (Alley)
- El Campanil Place (Alley)
- Bridge Place (Alley)
- Coal Mine Place (Alley)
- Primrose Place (Alley)
- Union Place (Alley)

* * * * *

I HEREBY CERTIFY the foregoing resolution was duly adopted by the Planning Commission of the City of Antioch at a regular meeting thereof held on the 15th day of December 2021.

AYES:

NOES:

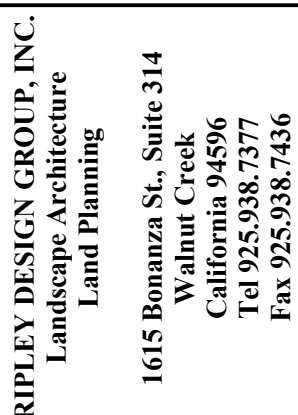
ABSTAIN:

ABSENT:

Forrest Ebbs
Secretary to the Planning Commission

ATTACHMENT B

Project Plans



**KB HOME
NORTH BAY**

**1830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

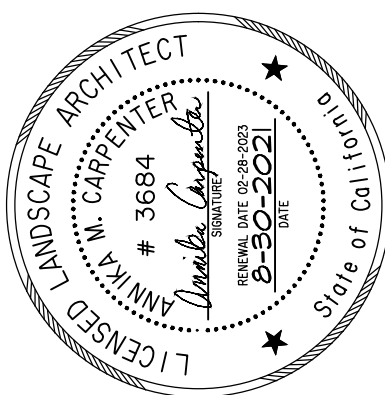
TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH**

**SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

LANDSCAPE
SITE PLAN

PROJECT #:

DATE: AUG. 30, 2021

SCALE: 1"=100'

DRAWN BY: CI

REVISIONS:

SHEET

L

OF L12 SHEETS

PROPOSED TREE PALETTE

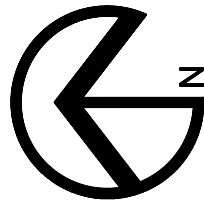
Botanical Name	Common Name	Size	Width / Height	Water Use
Street Trees				
Celtis sinensis	Chinese Hackberry	24" Box	40' Wide/40' High	Medium
Fraxinus o. raywood	Raywood Ash	24" Box	25' Wide/30' High	Medium
Lagerstroemia l. muskoebe	Crape Myrtle	24" Box	15' Wide/25' High	Low
Maytenus boaria	Mayten Tree	24" Box	20' Wide/30' High	Medium
Pistacia chinensis	Chinese Pistache	24" Box	45' Wide/45' High	Low
Pyrus c. bradford	Bradford Pear	24" Box	30' Wide/45' High	Medium
Quercus lobata	Valley Oak	24" Box	50' Wide/50' High	Low
Park Trees				
Pyrus c. Chanticleer	Chanticleer Pear	24" Box	15' Wide/40' High	Medium
Ulmus parvifolia 'Dymasty'	Chinese Elm	24" Box	40' Wide/35' High	Medium
Basis Trees				
Cercis occidentalis	Western Redbud	24" Box	15' Wide/15' High	Low
Open Space Trees				
Quercus agrifolia	Coast Live Oak	24" Box	70' Wide/50' High	Low
Quercus lobata	Valley Oak	24" Box	50' Wide/50' High	Low

MAILBOX CLUSTER
LOCATIONS SEE SHEET
L10 FOR DETAILMAILBOX CLUSTER
LOCATIONS SEE SHEET
L10 FOR DETAIL

SEE SHEET L6 FOR
BIO-RETENTION
ENLARGEMENT

NOTES:

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

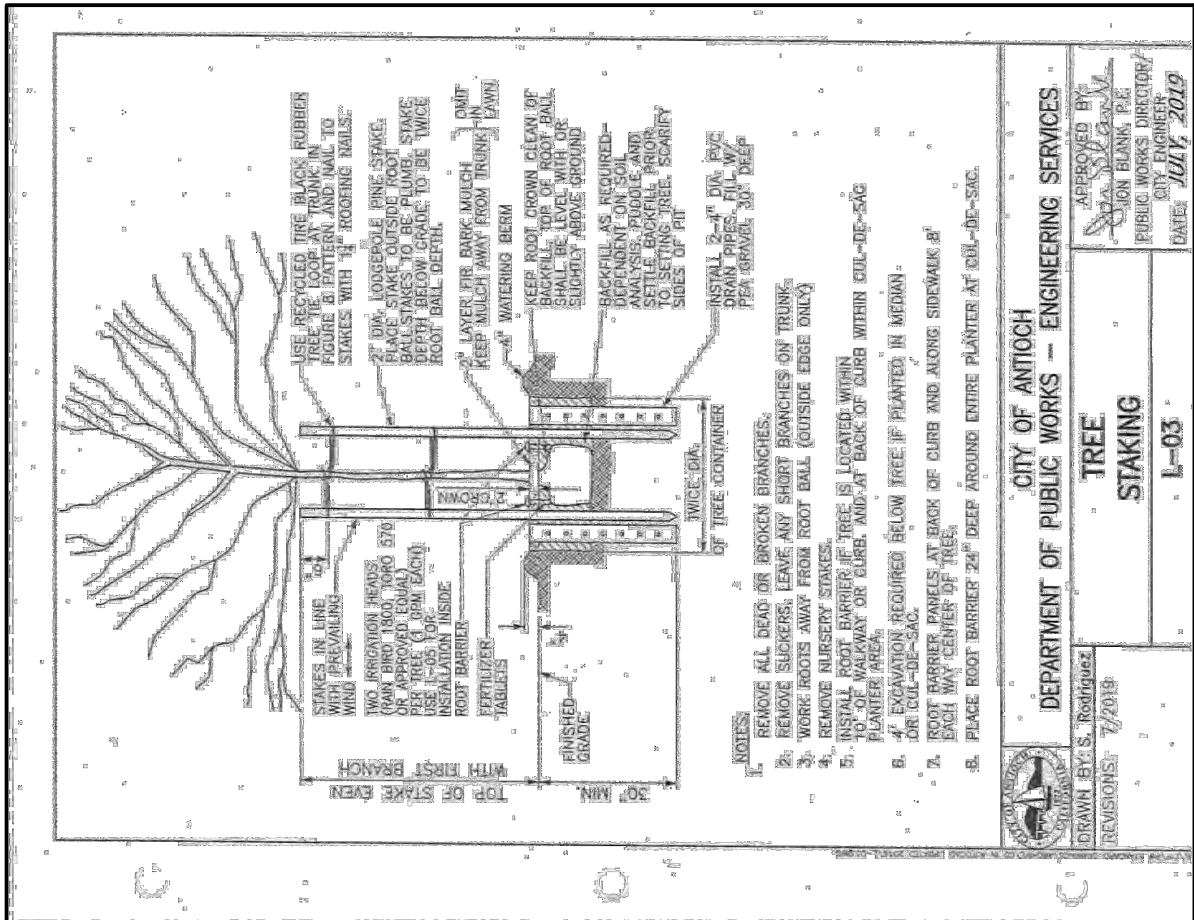


GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



OPEN SPACE TO BE
HYDROSEEDED WITH
NATIVE SEED MIX
AND PLANTED WITH
NATIVE OAKS

SEE SHEET L5 FOR TRAIL
ENLARGEMENT

MAILBOX CLUSTER
LOCATIONS SEE SHEET
L10 FOR DETAIL

SEE SHEET L3 FOR
COMMUNITY PARK
ENLARGEMENT

SEE SHEET L4 FOR
PASSIVE GREEN SPACE
ENLARGEMENT

CONCEPTUAL LANDSCAPE STATEMENT

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

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

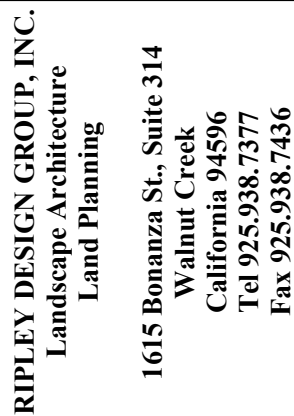
ENTRYWAYS AND PICTURE WINDOWS WILL BE FRAMED BY SPECIMEN SHRUBS AND NODES WILL HAVE ACCENT PLANTINGS. PLANT SPECIES WHICH ENHANCE THE ARCHITECTURAL ELEVATIONS SHALL BE USED. A DIVERSE USE OF PLANT SPECIES WILL DISPLAY VARIOUS TEXTURES, FORMS, FOLIAGE COLOR, AND FLOWERS; WILL CREATE A BEAUTIFUL LANDSCAPE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

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

THE PROJECT FEATURES A COMMUNITY PARK SPACE THAT ENHANCES CIRCULATION BY PROVIDING OPPORTUNITIES FOR ADULTS AND CHILDREN TO TRAVERSE THROUGHOUT THE PARK. PLAY EQUIPMENT AND SEATING PROVIDE A FAMILY FRIENDLY SPACE THAT ALLOWS ITS USERS TO ENJOY THE OUTDOORS. A PASSIVE GREEN SPACE WITH BENCHES CAN BE USED BY THE COMMUNITY TO MEDITATE AND ENJOY THE OUTDOORS, WHILE A TRAIL STAGING AREA THAT CONNECTS TO THE ADJACENT FUTURE TRAIL WILL PROVIDE PET WASTE STATIONS TO ALLOW PET LOVERS TO TAKE THEIR FURY FRIENDS ON TRAIL WALKS.

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

PROJECT ENTRY SEE —
ENLARGEMENT SHEET L2



DEVELOPER:

**KB HOME
NORTH BAY**

**4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

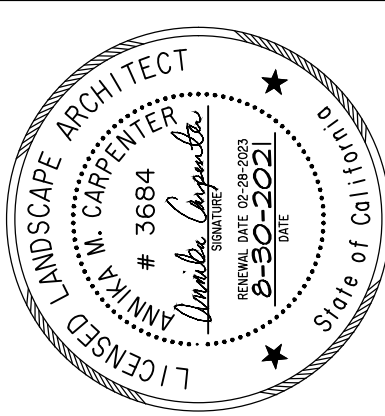
TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
-
SUBDIVISION
8741

**ANTIOCH,
CALIFORNIA**

ENTRY ROAD ENLARGEMENT



PROJECT #:

DATE: AUC 30 2021

SCALE: 1"=20'

DRAWN BY: CL

REVISIONS:

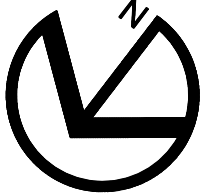
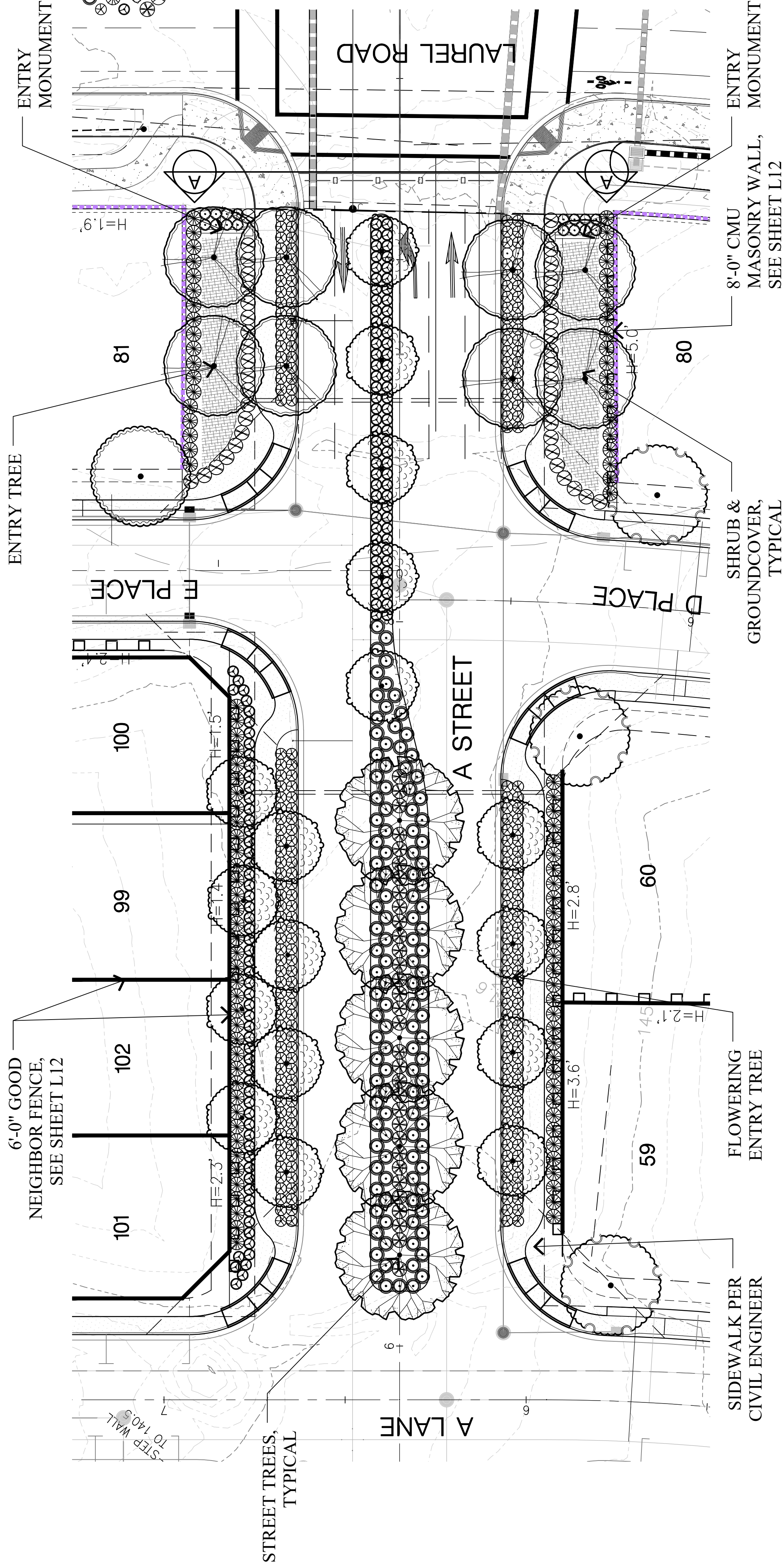
SHEET

L2

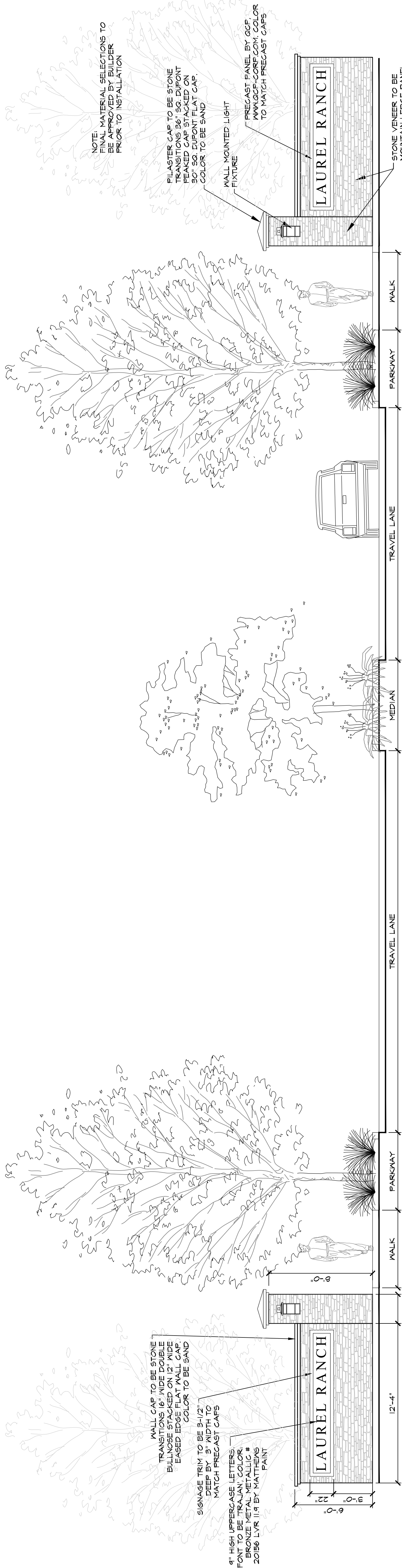
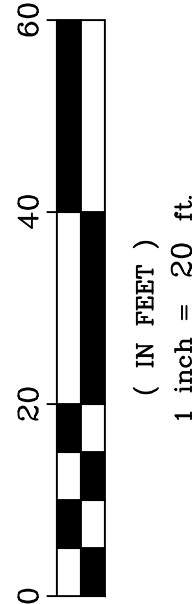
OF L12 SHEETS

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
CELTIS SINENSIS	CHINESE HACKBERRY	MEDIUM	30' 0.C.
QUERCUS LAEVIS	PIN OAK	LOW	30' 0.C.
QUERCUS PRINCEPI	WHITE PINE	LOW	30' 0.C.
QUERCUS SPINOSA	CHINESE PISTACHE	LOW	30' 0.C.
QUERCUS LOBATA	VALLEY OAK	LOW	30' 0.C.
SHRUBS			
RHODUS X SKANBERGII	PINK ROCKROSE	LOW	48" 0.C.
LIGUSTRUM JAPONICUM	WAXLEAF PRIVET	LOW	48" 0.C.
LOMOPANDA LONGIFOLIA BREEZE'	DWARF MAT RUSH	LOW	36" 0.C.
LOROPETALUM CHINENSE 'CRIMSON FIRE'	CRIMSON FIRE LOROPETALUM	MEDIUM	36" 0.C.
PHORRHIZOM MAORI QUEEN	NEW ZEALAND FLAX	LOW	48" 0.C.
TRITTIPODIUM T. WHEELERS DWARF	DWARF MOCK ORANGE	MEDIUM	48" 0.C.
GROUNDCOVERS			
MUHLBERGIA CAPILLARIS 'REGAL MIST'		LOW	36" 0.C.
PINK-RED MUHLY			



GRAPHIC SCALE



NOTE: FINAL MATERIAL SELECTIONS TO BE APPROVED BY BUILDER PRIOR TO INSTALLATION

PILASTER CAP TO BE STONE
TRANSITIONS 36" SQ. DUPONT
PEAKED CAP STACKED ON
30" SQ. DUPONT FLAT CAP.
- COLOR TO BE SAND

WALL MOUNTED LIGHT
— FIXTURE

PRECAST PANEL BY GCP,
WWW.GCP-CORP.COM. COLOR
TO MATCH PRECAST CAPS

LAUREL RANCH

STONE VENEER TO
MOUNTAIN LEDGE
BY EL DORADO S
COLOR: RUSSET

ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

 Δ

[illegible]

The image is a comprehensive landscape architectural plan for Mutt Mitt Park. The plan is oriented with North at the top. It features a parking lot on the left side, a walking path that winds through the park, and a playground area. A dog park is located on the right side. The plan includes various landscaping elements such as trees, shrubs, and benches. A north arrow and a graphic scale are provided. A plant legend is included, listing various botanical species and their common names. The plan is signed and dated by the designer, with a professional seal of a landscape architect.

FLOWERING TREES, TYPICAL

PARK BENCH W/ PARK BOLLARD LIGHT, SEE SHEET L3 FOR IMAGES/DETAILS

CANOPY TREES, TYPICAL

CONCRETE WALK

PLANTING & GROUNDCOVER AREA, TYPICAL

STREET LIGHT, TYPICAL

SIDEWALK PER CIVIL ENGINEER

TURF

DOG WASTE STATION WITH TRASH RECEPTACLE

3'-6" SPLIT RAIL FENCE PER DETAIL C SHEET F6 ON TOP OF CONCRETE BAND

STREET TREES, TYPICAL

A LANE 3

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.



PARK BENCH: VERA
BY MMCITE
COLOR: POWDER COATED BLACK GREY

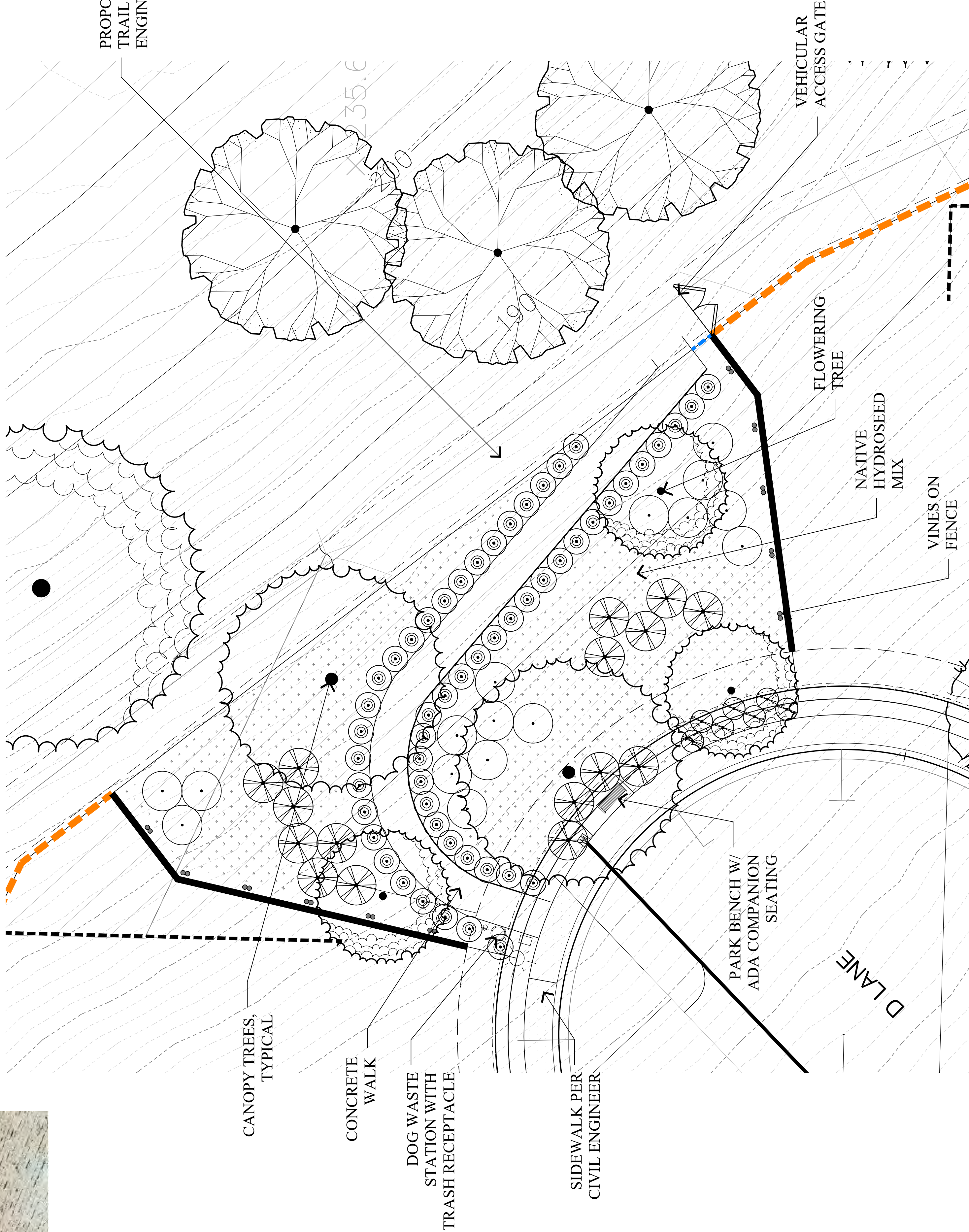


TRASH RECEPTACLE: 436
BY DUNOR
COLOR: TEXTURED BLACK



MUTT PARK
DISPENSER

FOR REFERENCE ONLY



PROPOSED
TRAIL PER CIVIL
ENGINEER

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	WATER USE	SPACING
TREES			
PIRUS C. CHANTICLEER	CHANTICLEER PEAR	MEDIUM	AS SHOWN
ULMUS PARVIFOLIA 'DYNASTY'	CHINESE ELM	MEDIUM	AS SHOWN
SHRUBS			
ACACIA 'COUSIN ITT'	RIVER WATTLE	LOW	48" O.C
BACCHARIS PILLULARIS 'TWIN PEAKS'	COYOTE BUSH	LOW	60" O.C
ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	LOW	60" O.C
SILVIA CLEVELANDI	CLEVELAND SAGE	LOW	60" O.C
VINES			
VTIS CALIFORNICA 'ROGERS RED'	CALIFORNIA WILD GRAPE	LOW	10' O.C
GROUNDCOVERS			
	REFER TO SF BAY HABITAT MIX SHOWN THIS SHEET	LOW	

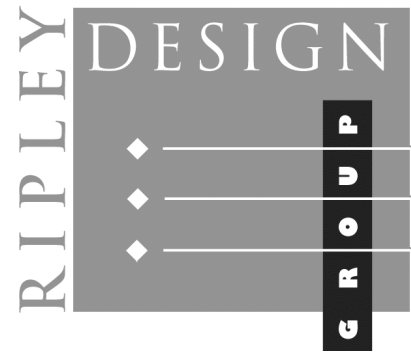
HYDROSEEDING SPECIFICATIONS
HYDROSEED SHALL CONSIST OF MIXING AND APPLYING SEED, FERTILIZER AND SOIL BINDER WITH FIBER AND WATER. MIXING SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM, WITH AN OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH WILL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1000 GALLONS. THE MATERIALS AND QUANTITIES TO BE MIXED ARE AS FOLLOWS:

SF BAY HABITAT MIX- 2014

LBS./ACRE	SPECIES/COMMON NAME	- 48 TOTAL LBS.
10	BROMUS CARINATUS/NATIVE CALIFORNIA BROME	
8	TRITICUM MONSIEUR/ST. PETERS WHEAT	
8	HORELUM CALIFORNICUM/CALIFORNIA BARLEY	
5	FESTUCA IDAHOENSIS/DARVO FESCUE	
5	MASSIELLA PULCHRA/PURPLE NEEDLEGRASS	
4	POA SECUNDA/NATIVE PINE BLUEGRASS	
8	BAY NATIVE WILDFLOWER LEEDS MIX 2013 BY PACIFIC COAST SEED:	

ACHILLEA MILLEFOLIUM/NATIVE YARROW	
CASTILLEJA EXERTA/PURPLE OWLS CLOVER	
CLARKIA PURPUREA/WINE CUP CLARKIA	
EROGONIUM NUDUM/NAKED BUCKWHEAT	
EROPHYLLUM CONFERTIFOLIUM/GOLDEN YARROW	
ESCHSCHOLIA CALIFORNICA/CALIFORNIA PINK Poppies	
EUTHAMIA OCCIDENTALIS/WESTERN GOLDENROD	
GRANDELLIA CAMPORUM/GUMPLANT	
LUPINUS NANUS/SKY LUPINE	
PHACELIA CALIFORNICA/PERENNIAL BLUEBELL	
RANUNCULUS CALIFORNICA/CALIFORNIA BUTTERCUPS	
SILVINA MARELLA/ST. PETERS CLOVER	
TRIFOLIUM SARAF/YELLOW OWLS CLOVER	
WYETHIA ANGUSTIFOLIA/MULE EARS	

PACIFIC COAST SEED
533 HAWTHORNE PLACE,
SANTA ANA, CA 92701
PH: (925) 373-4411
FAX: (925) 373-6655



RIPLY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

KB HOME
NORTH BAY

4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534

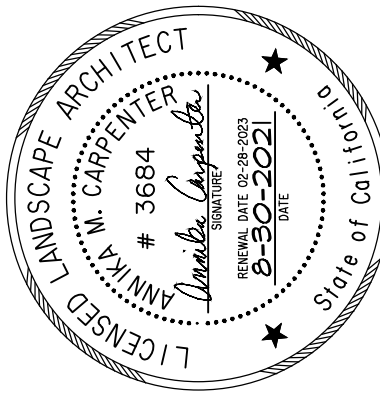
TEL. 707-389-7516

PROJECT:

LAUREL
RANCH
SUBDIVISION
8741

ANTIOCH,
CALIFORNIA

PARCEL B
PARK



PROJECT #:

DATE: AUG. 30, 2021

SCALE: 1"=10'

DRAWN BY: CL

CHECKED BY: AMC

REVISIONS:

SHEET

L5

OF L12 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

DEVELOPER:

**KB HOME
NORTH BAY**

**1830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

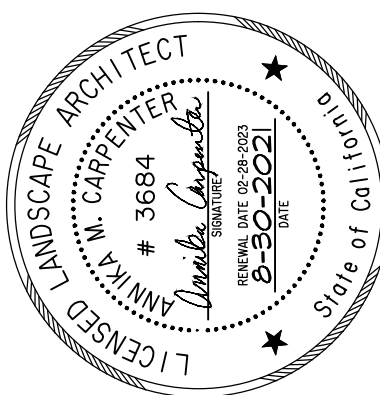
TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

BIO-RETENTION AREAS



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=20'
DRAWN BY: CL
CHECKED BY: AMC

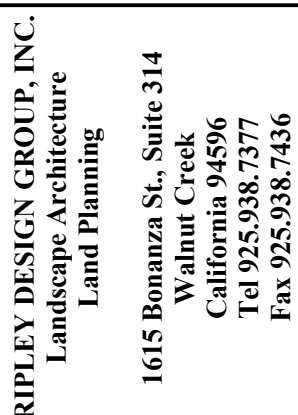
REVISIONS:

SHEET

L6

OF L12 SHEETS





DEVELOPER:

**KB HOME
NORTH BAY**

**1830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

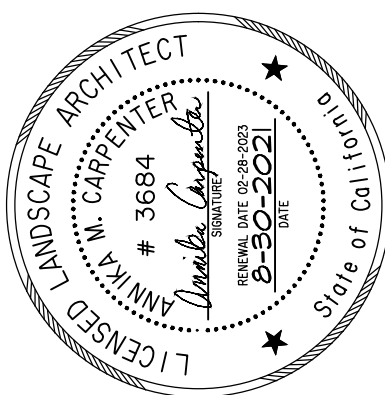
TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

FENCING & WALL PLAN



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=30'
DRAWN BY: CL
CHECKED BY: AMC









CONCLUSIONS:

SHEET

L7

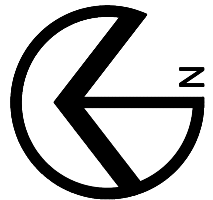
OF L12 SHEETS

FENCE LEGEND

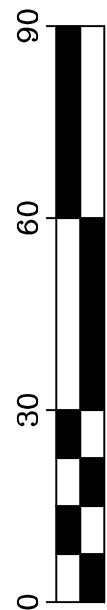
SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD VIEW FENCE
	3'-6" HIGH SPLIT RAIL FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
	RETAINING WALL PER CIVIL ENGINEER



MATCHLINE SEE - SHEET F2

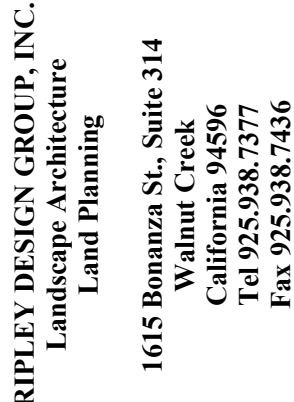


GRAPHIC SCALE



(IN FEET)

31 00 1 1111



DEVELOPER:

**KB HOME
NORTH BAY**

**1830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

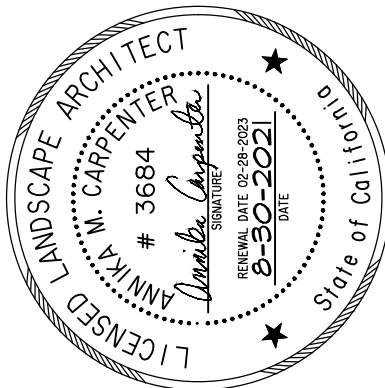
TEL. 707-389-7516

PROJECT:

**LAUREL
RANCH
-
SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

FENCING & WALL PLAN



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=30'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:

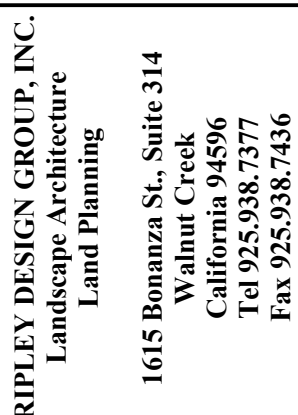
THE

19

OF L12 SHEETS



B9



DEVELOPER:

**KB HOME
NORTH BAY**

**1830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

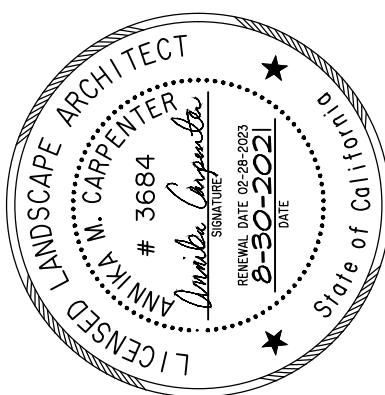
TEL. 707-389-7516

PROJECT:

**LAUREL
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-
SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

FENCING & WALL PLAN



PROJECT #:
DATE: AUG. 30, 2021
SCALE: 1"=30'
DRAWN BY: CL
CHECKED BY: AMC

REVISIONS:









SHEET

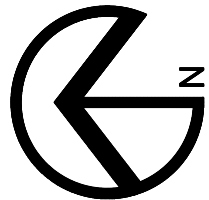
L10

OF L12 SHEETS

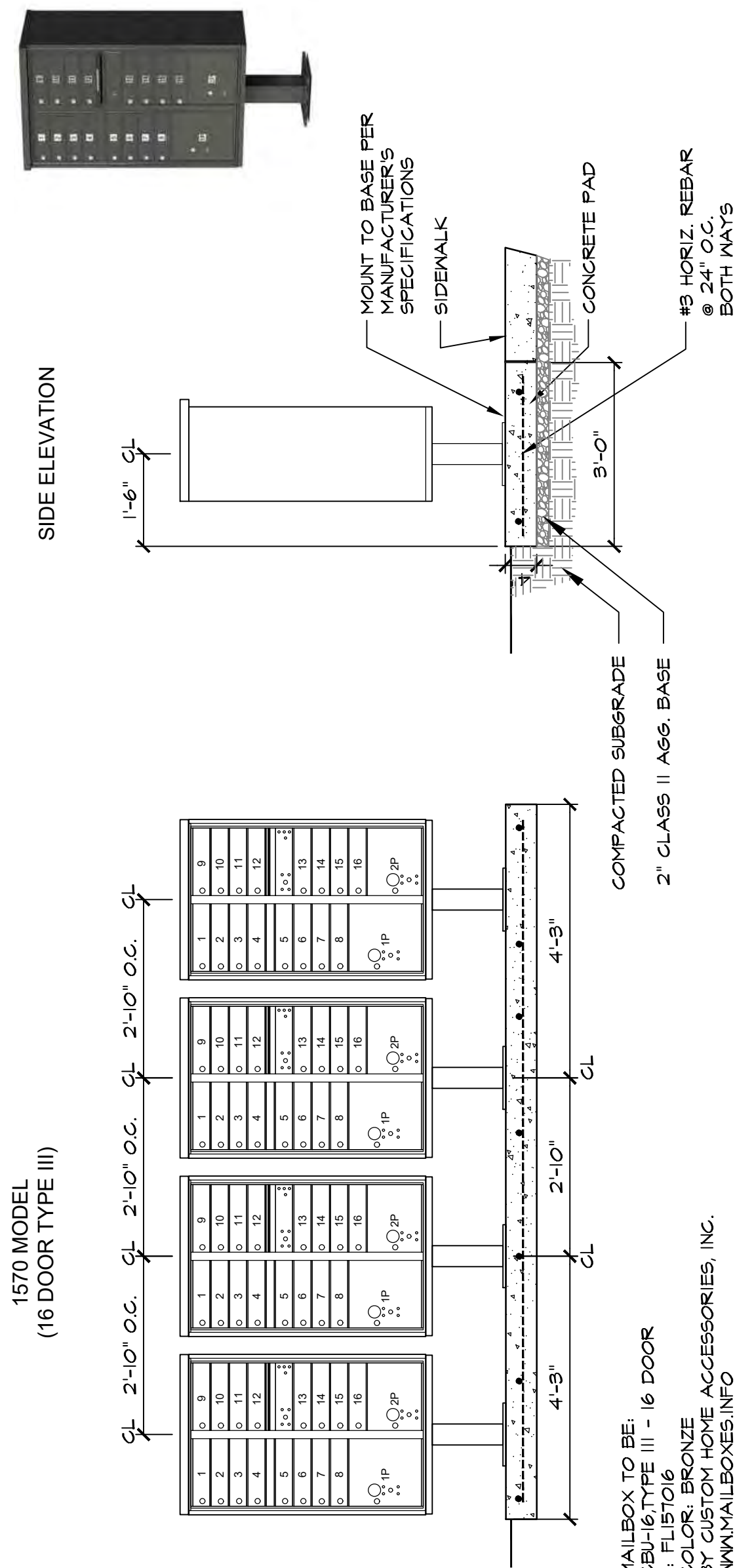
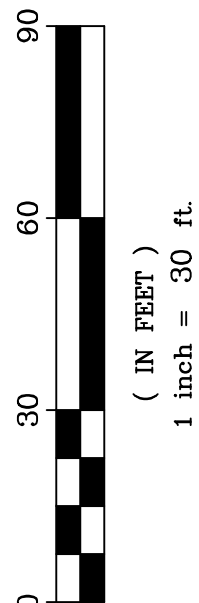
MAILBOX CLUSTER
LOCATIONS SEE DETAIL

FENCE LEGEND

SYMBOL	FENCE TYPE
	10'-0" CMU MASONRY WALL
	8'-0" CMU MASONRY WALL W/ RETAINING
	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD VIEW FENCE
	3'-6" HIGH SPLIT RAIL FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
	RETAINING WALL PER CIVIL ENGINEER



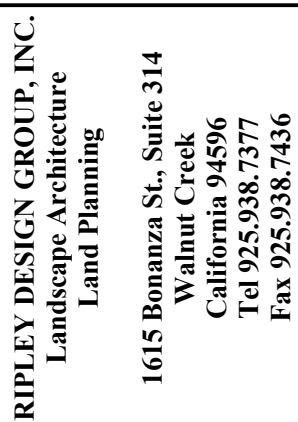
GRAPHIC SCALE



COMMUNITY MAILBOXES

SCALE: 1/2" = 1'-0"

224 •



DEVELOPER:

**KB HOME
NORTH BAY**

**4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

TEL. 707-389-7516

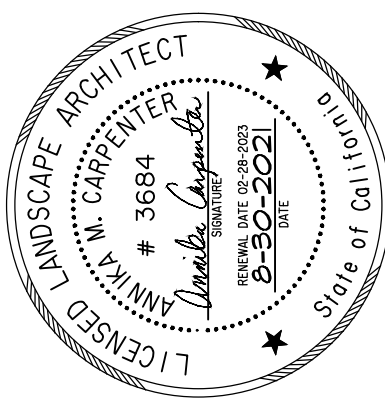
PROJECT:

**LAUREL
RANCH**

**SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

FENCING & WALL PLAN



PROJECT #:

DATE: AUG. 30, 2021

SCALE: 1"=30'

DRAWN BY: CL

CHECKED BY: AMC









REVISIONS:

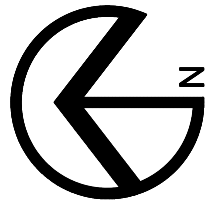
SHEET

III

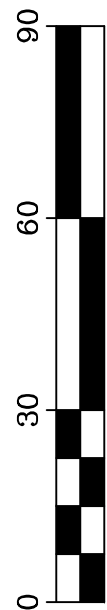
OF L12 SHEETS

FENCE LEGEND

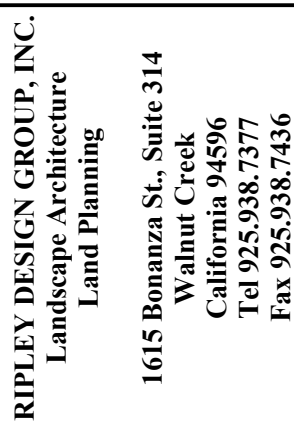
SYMBOL	FENCE TYPE
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	5'-0" BLACK VINYL CLAD CHAIN-LINK FENCE
	6'-0" HIGH WOOD VIEW FENCE
	3'-6" HIGH SPLIT RAIL FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE
	6'-0" HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
	RETAINING WALL PER CIVIL ENGINEER

MAILBOX CLUSTER
LOCATIONS SEE SHEET
L10 FOR DETAIL

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DEVELOPER:

**KB HOME
NORTH BAY**

**4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534**

TEL. 707-389-7516

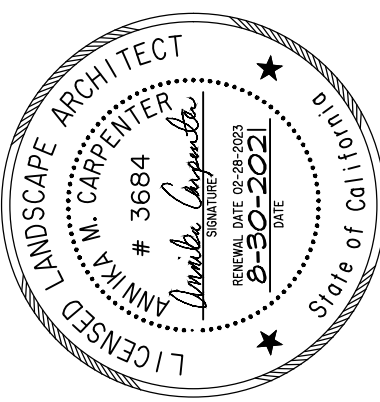
PROJECT:

**LAUREL
RANCH**

**SUBDIVISION
8741**

**ANTIOCH,
CALIFORNIA**

CONSTRUCTION DETAILS



PROJECT #:

DATE: AUG. 30, 2021

SCALE: -

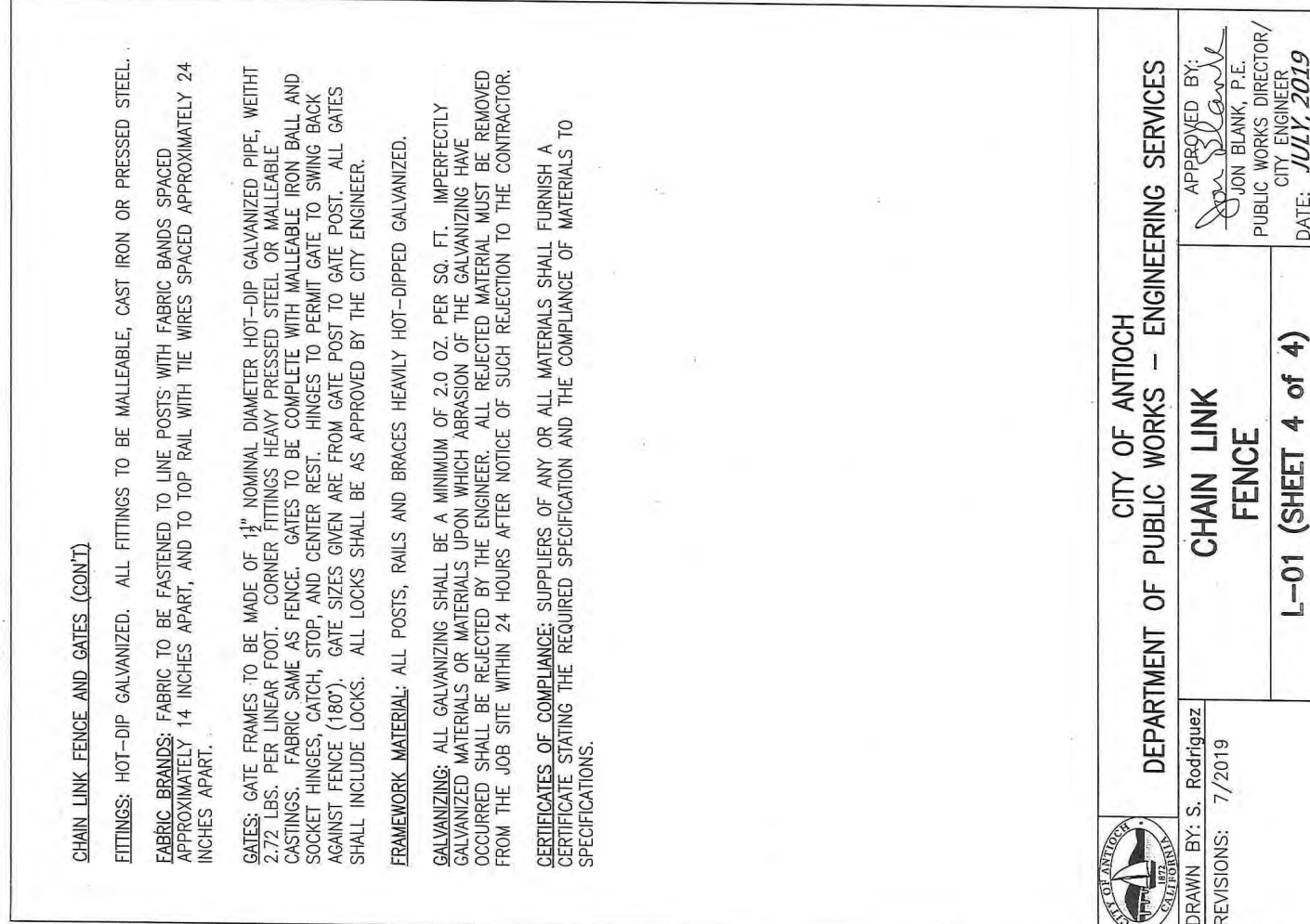
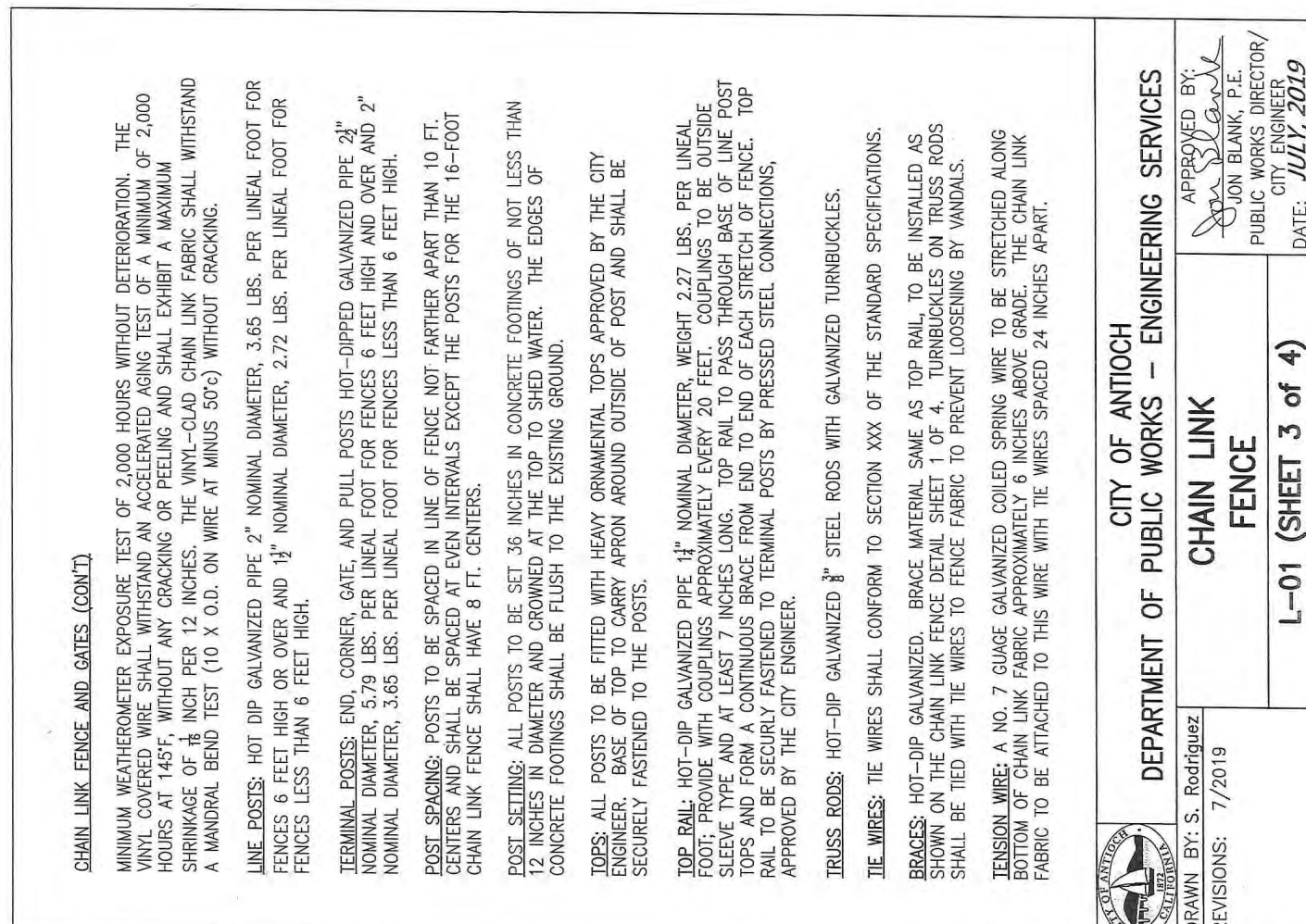
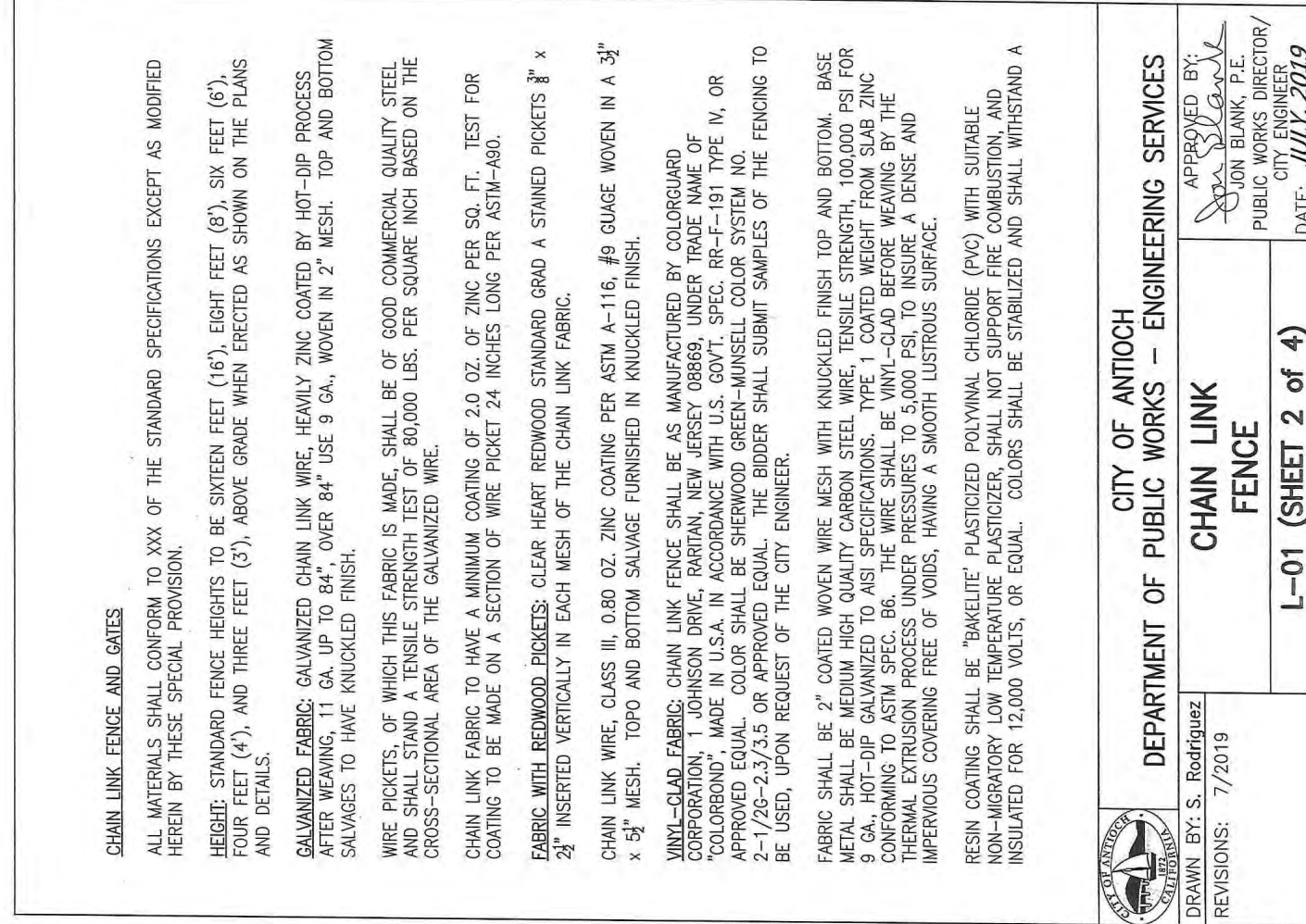
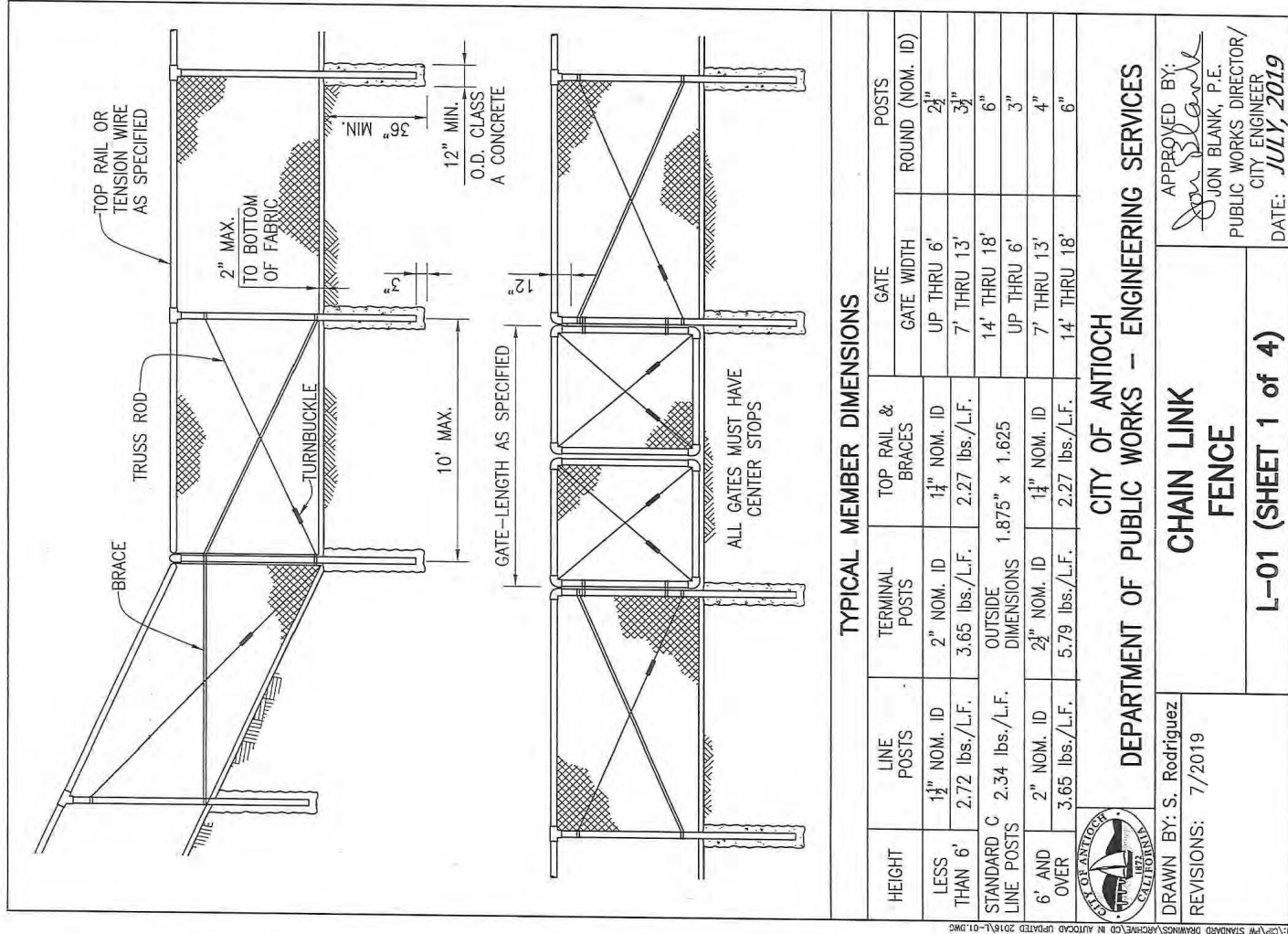
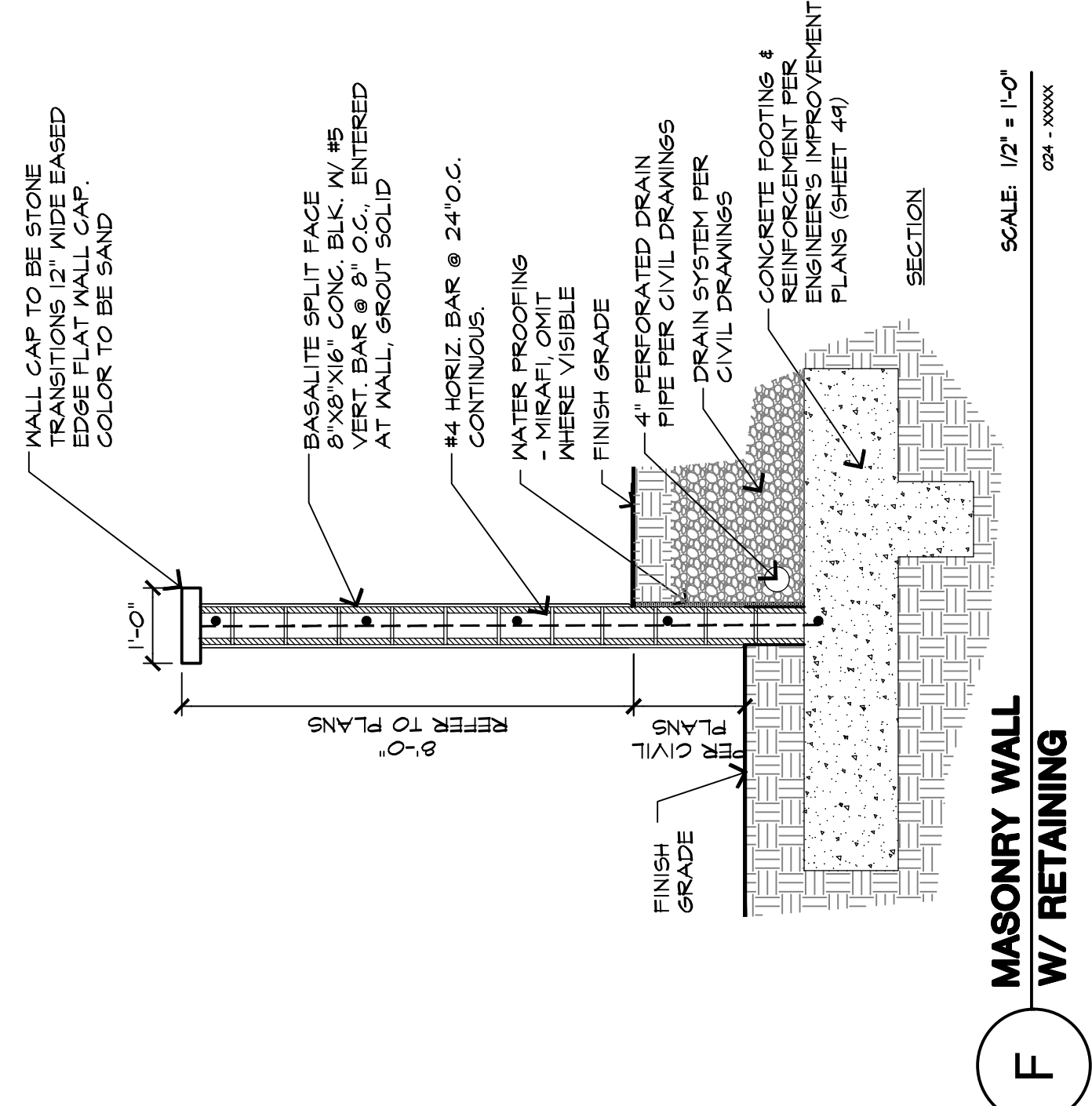
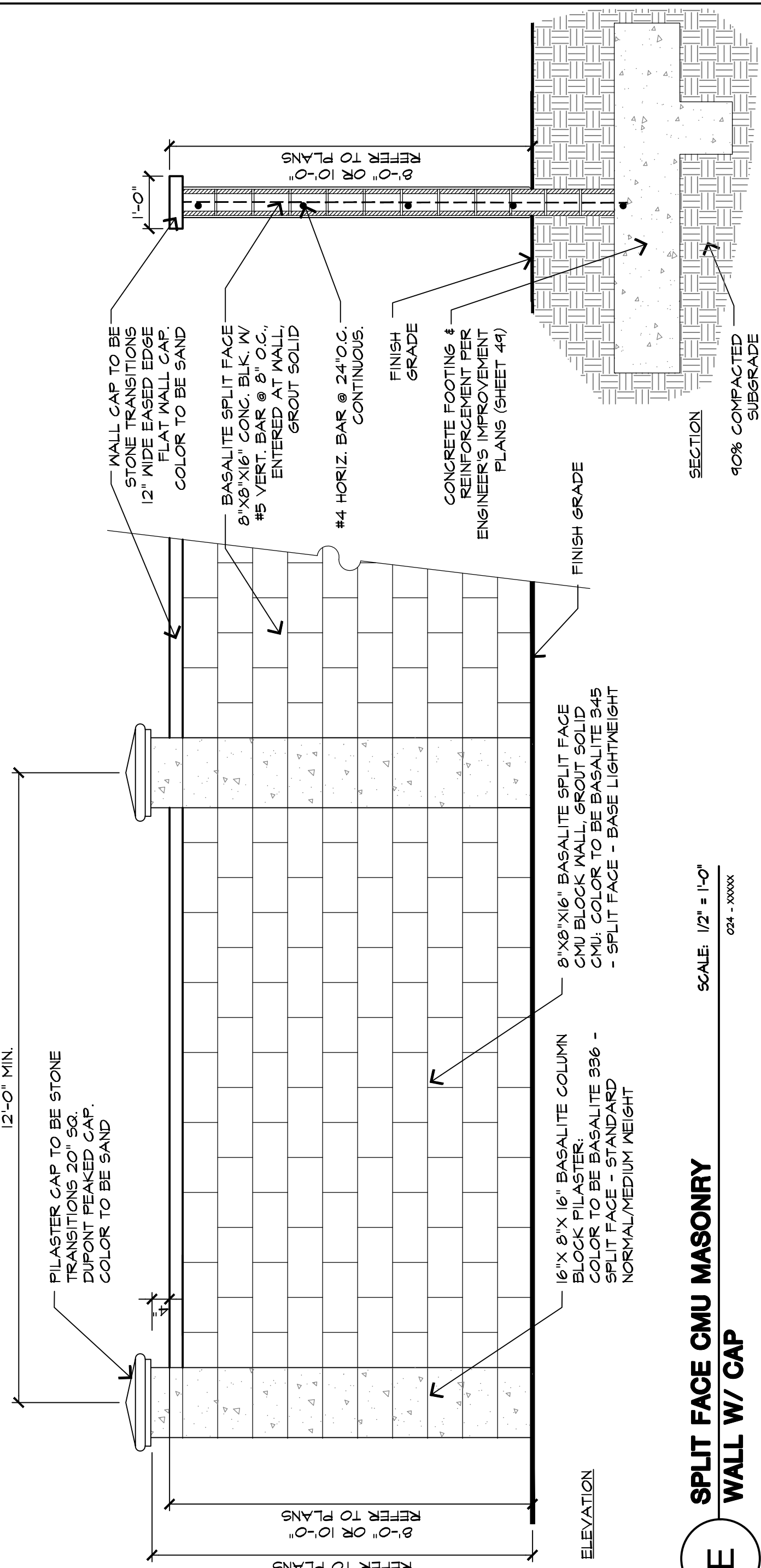
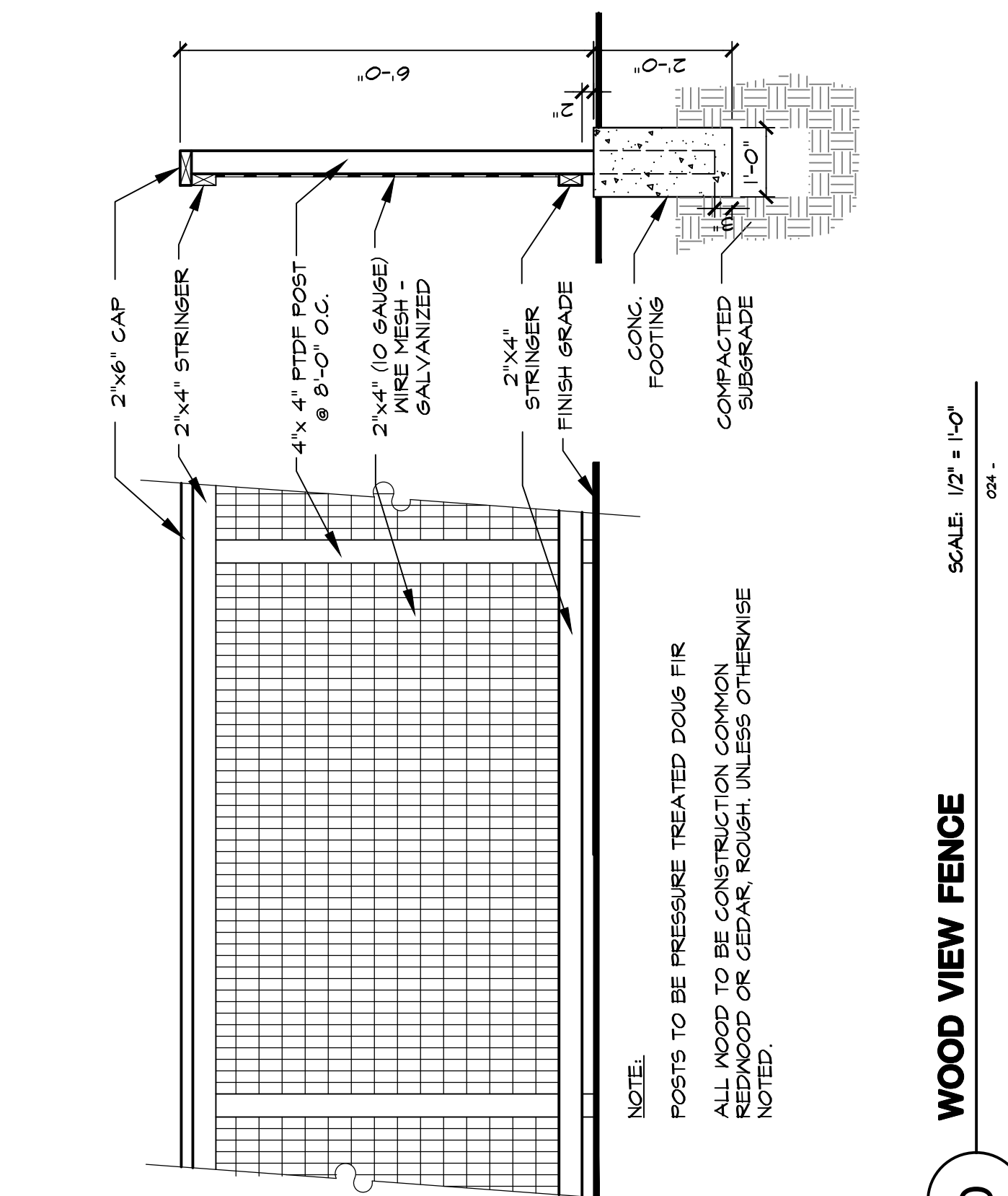
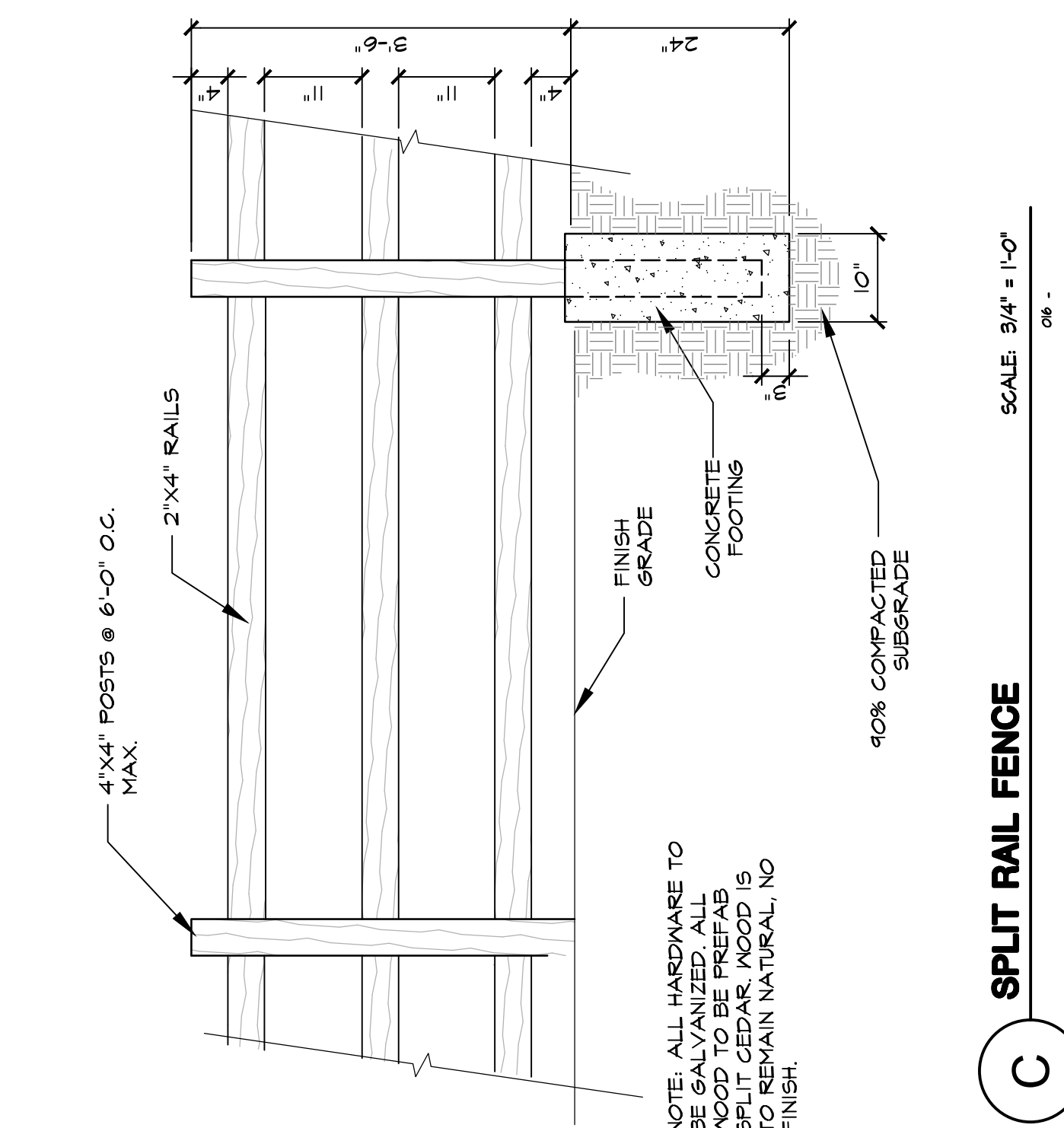
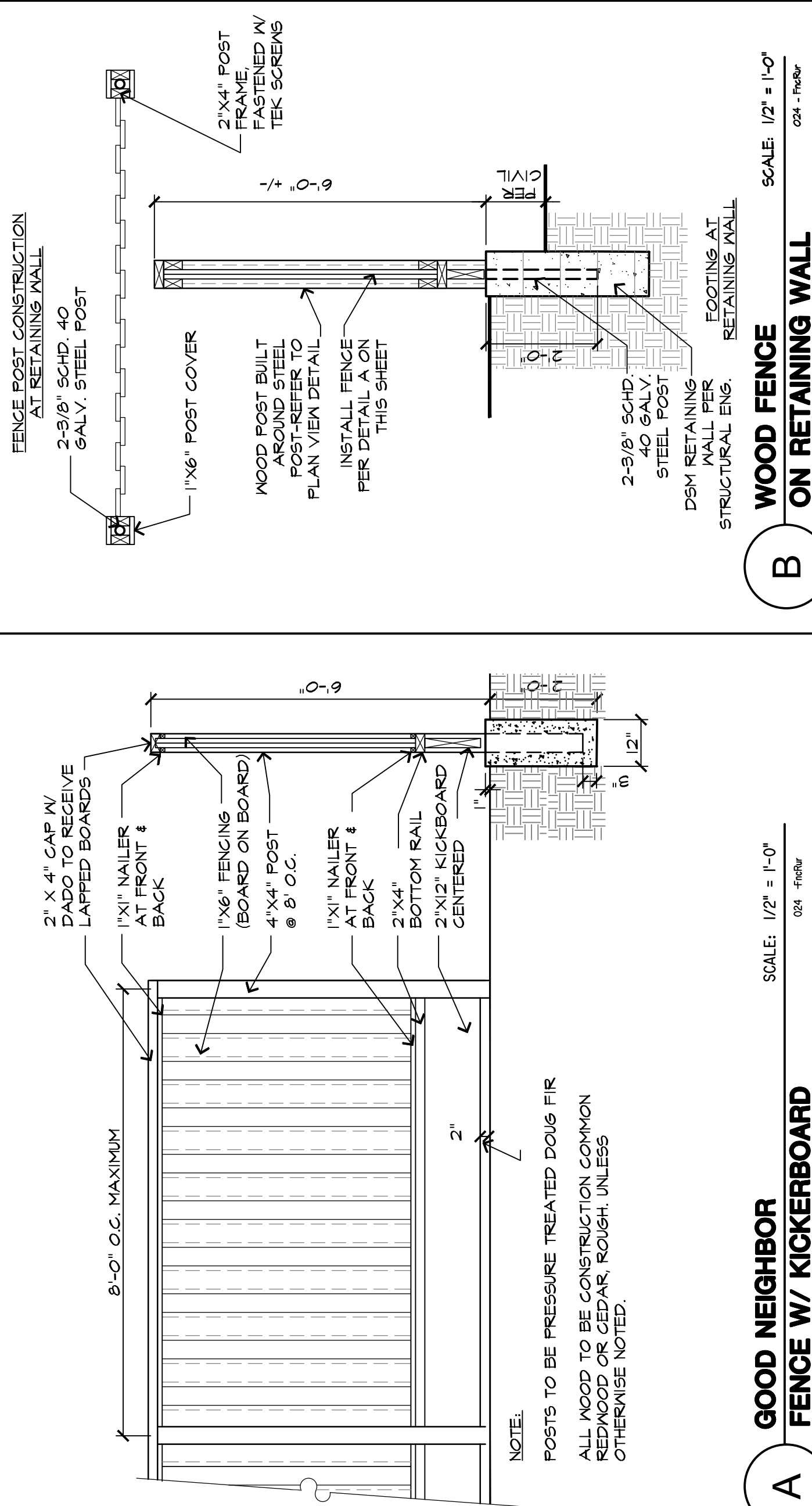
DRAWN BY: CL

REVISIONS:

SHEET

L12

OF L12 SHEETS

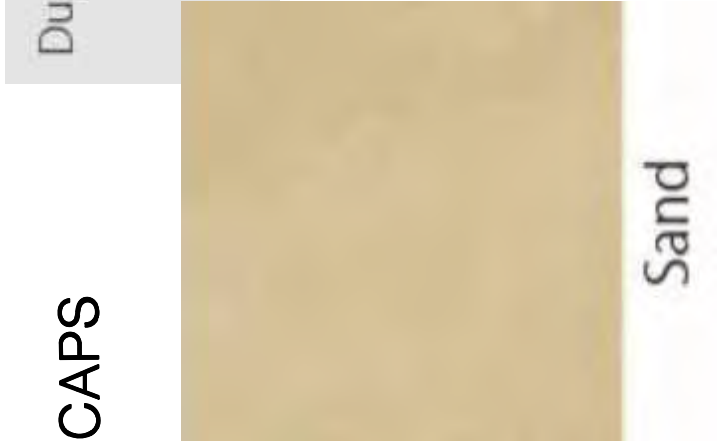


LIGHT FIXTURE



LIGHT FIXTURE: KICHLER 9720PR
CAMERON I LIGHT 18 INCH
PRAIRIE ROCK OUTDOOR WALL,
X-LARGE

CAPS



Sand



Dupont Peaked

PILASTER CAP TO BE STONE
TRANSITIONS 36" SQ. DUPONT
PEAKED CAP. COLOR TO BE SAND



Double Bullnose

WALL CAP TO BE STONE
TRANSITIONS 16" WIDE
DOUBLE BULLNOSE WALL CAP.
COLOR TO BE SAND



Dupont Flat

PILASTER BOTTOM STACKED CAP TO BE STONE
TRANSITIONS 30" SQ. DUPONT FLAT CAP.
COLOR TO BE SAND



Eased Edge Flat

WALL BOTTOM STACKED CAP TO
BE STONE TRANSITIONS 12" WIDE
EASED EDGE FLAT WALL CAP.
COLOR TO BE SAND

STONE

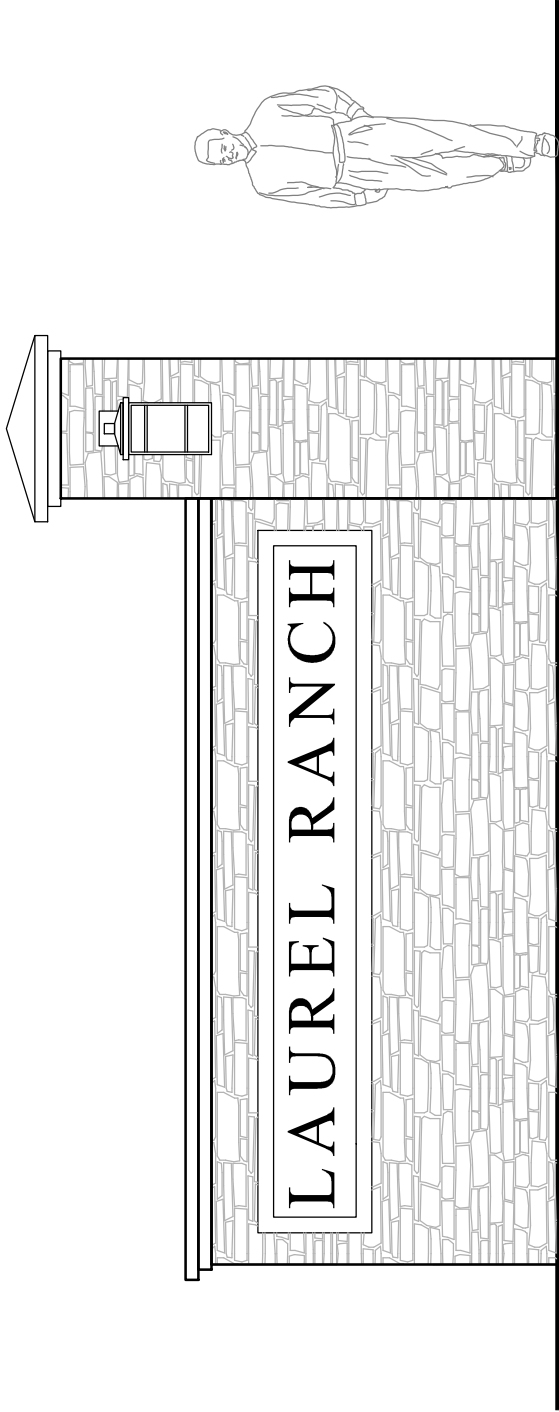


MOUNTAIN LEDGE PANEL BY
EL DORADO STONE
COLOR: RUSSET

MONUMENT
TEXT COLOR



COLOR: BRONZE METAL
METALLIC # 20156 LVR 11.9
BY MATTHEWS PAINT



NOTES:

LETTER INSET PANEL TO SIMULATE
STONE TRANSITIONS COLOR: SAND

9" HIGH UPPERCASE LETTERS. FONT
TO BE 'TRAJAN'

CAPS



PILASTER CAP TO BE STONE
TRANSITIONS 20" SQ. DUPONT
PEAKED CAP. COLOR TO BE SAND



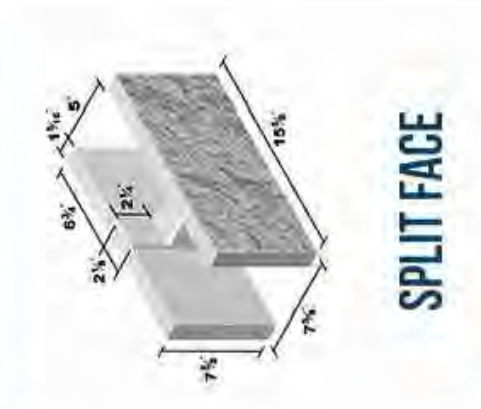
WALL CAP TO BE STONE
TRANSITIONS 12" WIDE EASED
EDGE FLAT WALL CAP.
COLOR TO BE SAND

CHAIN LINK FENCE



COLOR TO BE BLACK VINYL CLAD

CMU WALL



WALL TO BE SPLIT
FACE TEXTURE CMU
BLOCK BY: BASALITE



WALL COLOR TO BE 345 - SPLIT
FACE BASE - LIGHTWEIGHT
BY: BASALITE



PILASTER COLOR TO BE 336 -
SPLIT FACE STANDARD -
MEDIUM/NORMAL WEIGHT
BY: BASALITE

FURNISHINGS



TRASH RECEPTACLE: 436
BY DUMOR
COLOR: TEXTURED BLACK



MUTT MITT PARK DISPENSER
BY MUTT MITT
COLOR: WHITE/BLACK



DRINKING FOUNTAIN W/ PET FOUNTAIN
BY MOST DEPENDABLE FOUNTAINS
COLOR: TEXTURED BLACK



280 SQ. ROTATING PEDESTAL GRILL WITH
3½O.D. POST BY THE PARK CATALOG
COLOR: BLACK POWDER COAT
(COLOR AS SHOWN)



BOLLARD LIGHT
BY STERNBERG
LIGHTING
COLOR:
WEATHERED
BLACK
(COLOR AS SHOWN)



PARK BENCH: VERA BY MMCITE
COLOR: POWDER COATED BLACK GREY



PICNIC TABLES: APEX ENSEMBLE
BY FORMS AND SURFACES
COLOR: POWDER COATED INK BLUE TEXTURE
(COLOR AS SHOWN)



SHADE STRUCTURE
BY SUPERIOR RECREATIONAL PRODUCTS
FRAME AND POST COLOR: POWDER COATED ICED COFFEE
ROOF COLOR: BLACK
(POST COLOR AS SHOWN)



PLAYGROUND RENDER

PLAYGROUND STRUCTURE - BASICS, INTENSITY, NUCLEUS BY BURKE
COLORS: MINT, AQUA, TAN, BLACK/GRAY, GRANITE, REDWOOD,
TAN/GREEN MATTE FINISH

PLAYGROUND COMPONENTS

- LUGE SLIDE
- TAKTIKS BOW
- ATHLETIC ARCH OH
- WAYER RING PANEL
- LEAF SEAT
- ARA SQUARE SHADE
- PLAYHOUSE
- NOVO TEARDROP COUNTER CLIMBER

PLAY EQUIPMENT BY SPEC
SALES CONTACT: CHRIS OLSEN, CPSI, SENIOR PROJECT MANAGER
650.761.0775 MOBILE
800.475.1071 OFFICE
C.OLSEN@SPECPLAY.COM
CSLB# 1050307
DIR# 1000064237

LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

KB HOME NORTH BAY
4830 BUSINESS CENTER
DRIVE, SUITE 150
FAIRFIELD, CA 94534
TEL:707-389-7516

Laurel Ranch - Subdivision 8741
Antioch, CA

MATERIAL - COLOR EXHIBIT
Playground Equipment

LAUREL RANCH PARK

Burke
PLAY THAT MOVES YOU
BCBURKE.COM • 800.256.1250

PROPOSAL #137-139520-1

FEATURED PLAY EVENTS



Luge™ Slide
Young children can race each other down while developing social skills and increasing coordination.



TakTiks® Bow
Using a variety of shapes and sizes, TakTiks encourage climbing, swinging and balancing opportunities for children ages 5-12.



ATHLETIC ARCH OH
Overhead events build upper body strength and endurance, improve eye-hand coordination and elevate children's self-confidence.



Waver Ring Panel
Create the perfect play area for children with Burke's Interactive Play Panels. The play panels encourage exploration, interaction and develop fine-motor skills for children with all abilities.



Leaf Seat
Events and accessories improve children's balance and coordination, help them build body strength and provide extra sensory experiences.



PlayHouse
Events and accessories improve children's balance and coordination, help them build body strength and provide extra sensory experiences.



Novo® Teardrop Counter Climber
Novo Playful Furniture combines form and function to create fun and creative site amenities that can be seamlessly integrated into play areas or used as part of an outdoor classroom.



Ara Square Shade
The Ara Square Shade provides protection from the sun with 97% UV screen protection and is designed to withstand up to 90mph winds. The addition of Ara can change the entire look of the space and elevate the design to a whole new level!

BCBURKE.COM

Burke

800.256.1250

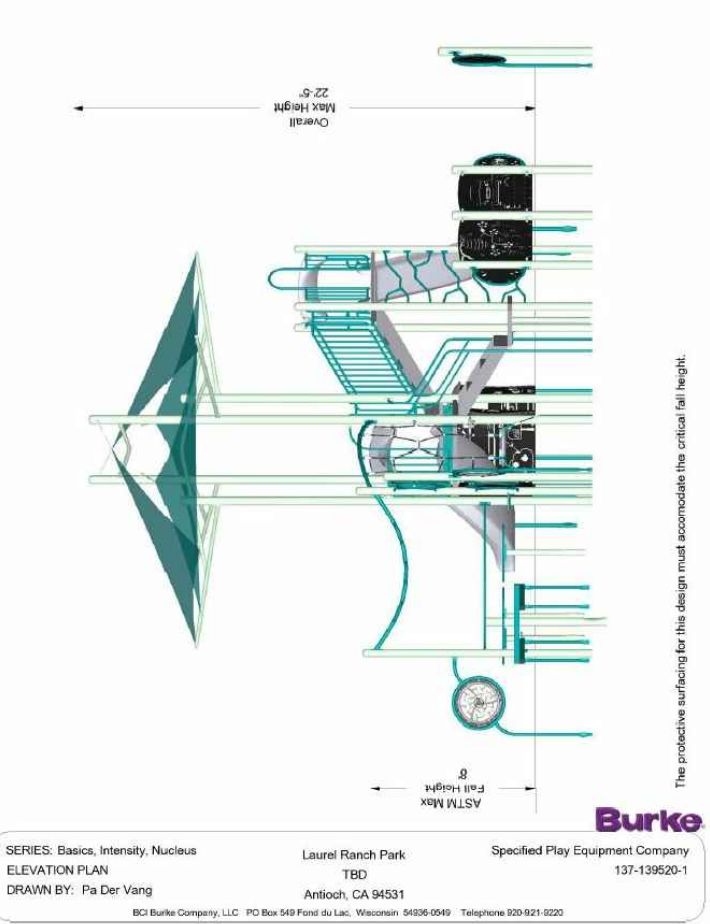
BCBURKE.COM

Burke

800.256.1250

COLOR KEY

- MINT
- AQUA
- REDWOOD
- TAN
- GRANITE
- BLACK/GRAY
- TAN/GREEN



The protective surfacing for this design must accommodate the critical fall height.

ATTACHMENT C

Project Description

August 30, 2021

City of Antioch, Planning Department
Zoe Merideth, Associate Planner
PO Box 5007
Antioch, CA 94531-5007

Reference: Laurel Ranch – Tract 8741
Project Description:

Regional and micro-climate conditions, solar orientation and soil conditions will be taken into account with regards to plant selection and placement. The plant palette provides many plants with varying growth habits, preferences and tolerances, so selection of just the right plant should not be difficult. A high percentage of plants selected will be drought tolerant and appropriate for the climate. This palette, along with a drip irrigation system will conserve water within the project. By specifying plants which require little to no pruning, the green waste will be reduced. Plants selected will complement the architecture. Entryways and picture windows will be framed by specimen shrubs and nodes will have accent plantings. Plant species which enhance the architectural elevations shall be used. A diverse use of plant species will display various textures, forms, foliage color, and flowers; will create a beautiful landscape to contribute aesthetically to the surrounding neighborhoods. The trees have been selected to have non-invasive root systems, and placed with adequate setbacks to ensure no conflict with utilities and hardscape, or conflict with any site line distances. Root barriers will be installed on all trees near paving and utilities. Where feasible, trees have been placed to mitigate solid building surfaces and fences. Taller shrubs will also be located at solid building surfaces and fences, while lower shrubs will be located where ground level windows and architectural features occur, and at corners to maintain site line distances. Leading into the main entrance of the project site will have monumentation flanking the entry street with the project name and a split-face masonry wall will line the perimeter along Laurel Road and eastern portion facing Highway 4 to reduce the noise pollution. The project features a community park space that enhances circulation by providing opportunities for adults and children to traverse throughout the park. Play equipment and seating provide a family friendly space that allows its users to enjoy the outdoors. A passive green space with benches can be used by the community to meditate and enjoy the outdoors, while a trail staging area that connects to the adjacent future trail will provide pet waste stations to allow pet lovers to take their furry friends on trail walks. The irrigation system will use weather-based controllers to conserve the use of water. Spray irrigation will only occur at turf areas, and spray heads with low precipitation rates will be used to minimize runoff, erosion and overspray. The balance of the planting areas will be irrigated using drip irrigation methods. The trees will be on separate valves and will be irrigated with bubblers. Shrubs will be hydrozoned according to their water requirements and microclimates.



I can be reached with questions or further comments by phone at (925) 938-7377, or by email at Annika@RipleyDesign.com.

Respectfully,

A handwritten signature in blue ink that reads "Annika Carpenter".

Annika Carpenter
Vice President

Landscape Architecture

Land Planning

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ATTACHMENT D

Street Name Exhibit

STREET NAME EXHIBIT

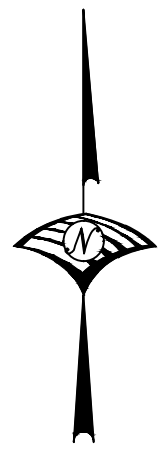
LAUREL RANCH-SUBDIVISION 8741
KB HOME

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NOVEMBER, 2021

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