

# The Ranch



# Richland Communities

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- Founded in mid-1970's
- Based in Irvine
- President & CEO Jack Bray
- Plans, develops & delivers master-planned communities & mixed-use projects
- California, Nevada, Texas & Florida
- >20 years of experience in Northern California
- Active projects in Antioch, Dixon, Elk Grove, Hollister, Lathrop, Sacramento, Tracy, West Sacramento and more
- Bay Area office in Walnut Creek



# The Ranch Location

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# The Ranch History

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- Initial discussions with city staff, Sept. 2013
- Second conceptual land plan submitted, Feb. 2014
- Project Development Package (PDP) submitted, Dec. 2014
- PDP Presentation to Planning Commission, Oct. 2015



# The Ranch Anticipated Home Types

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Hillside estates



7K-10K square-foot lots



<5K square-foot lots



>10K square-foot lots



5K-7K square-foot lots



Lane homes

# The Ranch Anticipated Amenities

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- New public facilities
  - Fire station site
  - City corporation yard
  - Trail staging area
  - Completion of Dallas Ranch Road
- Significant open space & trail system
- Neighborhood parks
- Preservation of Sand Creek
- Recreation center



# Review Process & Anticipated Schedule

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- Resubmit PDP to city, summer 2016
- PDP hearing at Planning Commission re: tentative map approval, summer/fall 2016
- Environmental Impact Report (EIR) development, fall 2016-fall 2017
  - Public input
- City Council consideration of proposed project and EIR, fall/winter 2017

# More Information

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- [www.theranchantioch.com](http://www.theranchantioch.com)
- **Aaron Ross-Swain**  
Director, Bay Area  
Richland Communities  
(925) 271-0675  
[aaron@richlandcommunities.com](mailto:aaron@richlandcommunities.com)



# Feedback

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1. What do you want to see preserved?
2. What do you want to see created?
3. What do you want to see avoided?