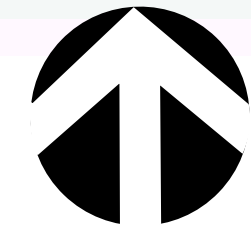
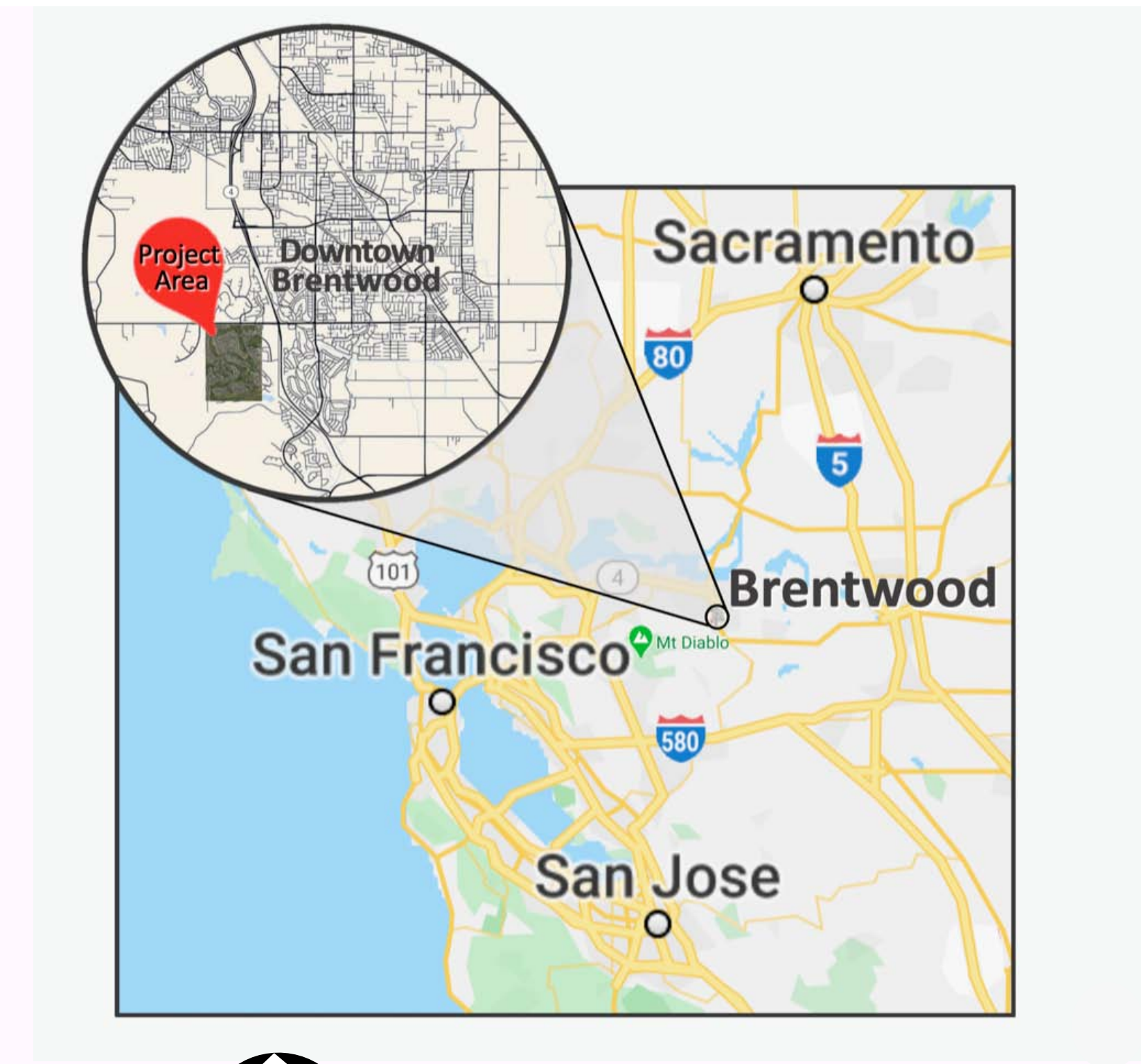


STATISTICAL INFORMATION: PLAN A

Gross Project Area (excluding the existing drainage feature*)	8,071,236 sq. feet 185.29 acres
Transitional Planting (for Soil Restoration to Certified Organic)	7,349,076 sq. feet 168.7 acres
Reconfigured, At Full Build-Out:	
Organic Planting (Flat terrain & Slopes <20% slope)	4,836,306 sq. feet 111 acres
Organic Landscape Buffer (Slopes >20% slope condition)	2,320,588 sq. feet 53.3 acres
Expanded Residential Backyards (Optional, subject to each homeowner's decision, OR added to landscape buffer)	339 lots 565,276 sq. feet 12.9 acres
Maintained Trails (net)	4.5 miles
Farm Maintenance Area (Including Operations Structures)	325,764 sq. feet 7.47 acres
Farm Operations Structures (each 1-story maximum; Total gross floor area)	Up to 3 buildings 40,000 sq. feet
Adaptive Reuse of Clubhouse	396,396 sq. feet
Site Area (existing)	9.1 acres
Gross Floor Area (existing)	9,945 sq. feet
Parking Spaces (Existing)	178 spaces
Parking Lot Area	96,468 sq. feet
Solar Coverage Areas	19,288 sq. feet
Outdoor Pavilion Area (with permanent solar covering)	12,500 sq. feet
Existing Drainage Feature (see Note 6) (Riparian Grassland Restoration)	519,323 sq. feet 11.9 acres



VICINITY MAP

GENERAL NOTES

1. Current zoning is PD-20. Assumes approval of a GPA and ZC to accommodate the proposed agrihood uses, as indicated.
2. Landscaping and irrigation plans, solar collection and storage, and all vertical improvements (including the clubhouse reuse plans and permanent operations support installations) are subject to separate reviews and permits.
3. In recognition of adjacent residential uses, all farming operations to be conducted between 7:30am and 4:30pm (weekd ays only).
4. All plantings to adhere to organic farming practices, to be reviewed and certified by Oregon Tilth (OTCO) or equivalent
5. All farming equipment and service vehicles used on site to utilize electric or fuel cell power and incorporate noise abatement.
6. The existing flood control basin is owned an separately operated by the Contra Costa County Flood Control and Water Conservation District.

STATEMENT OF SIGNIFICANCE

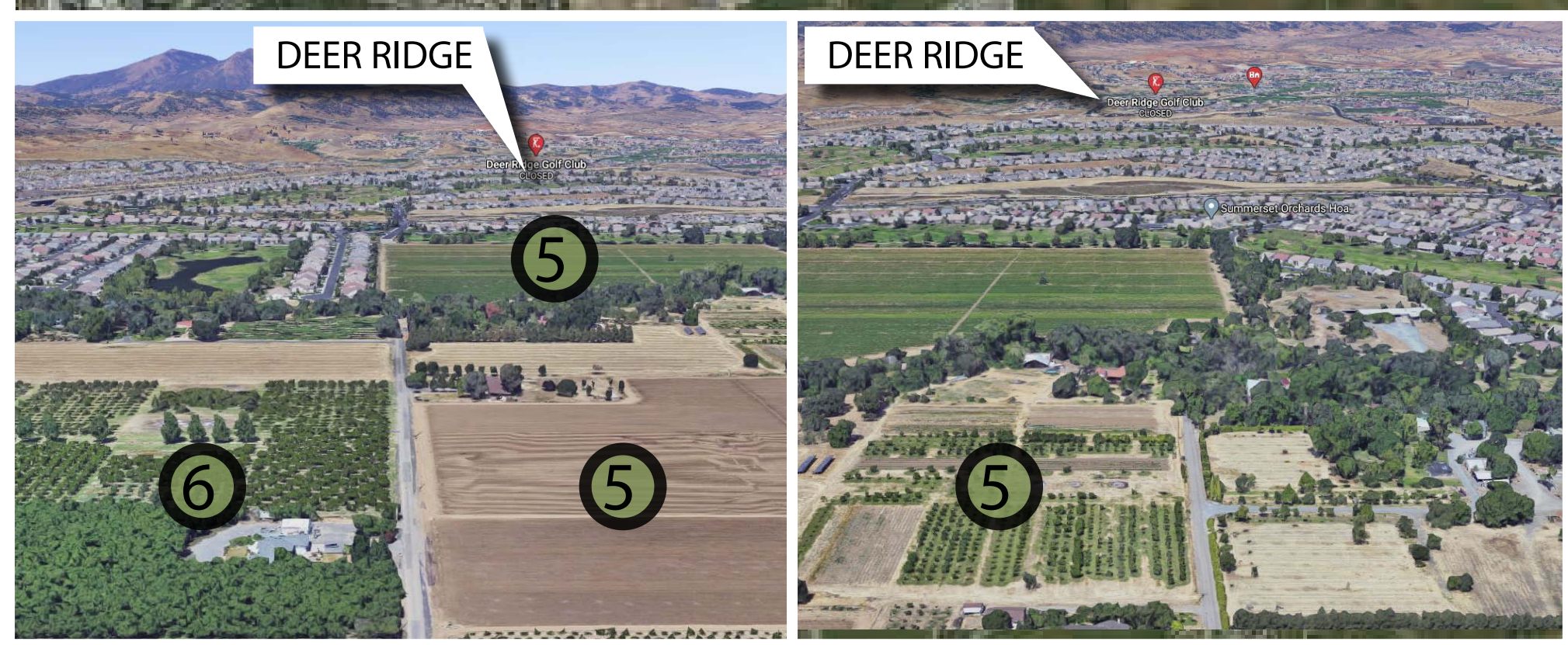
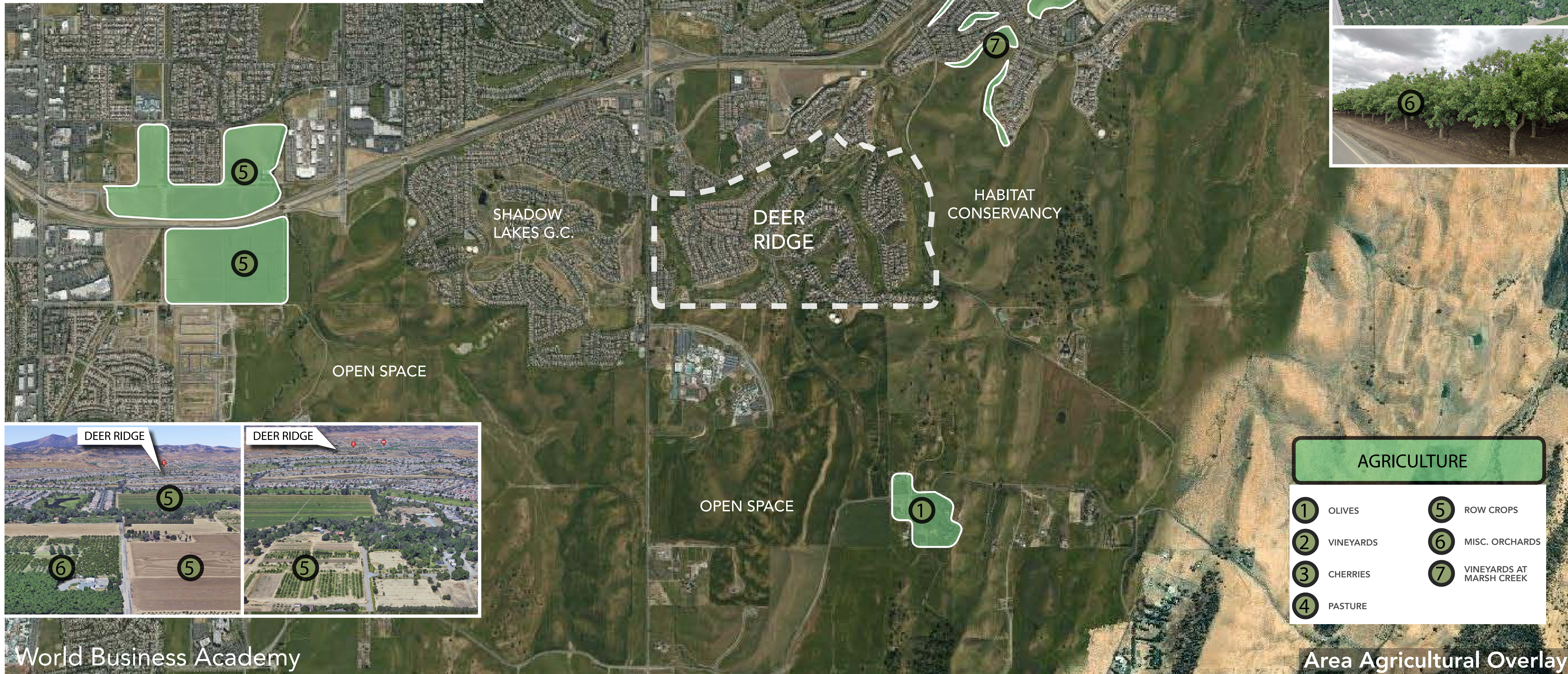
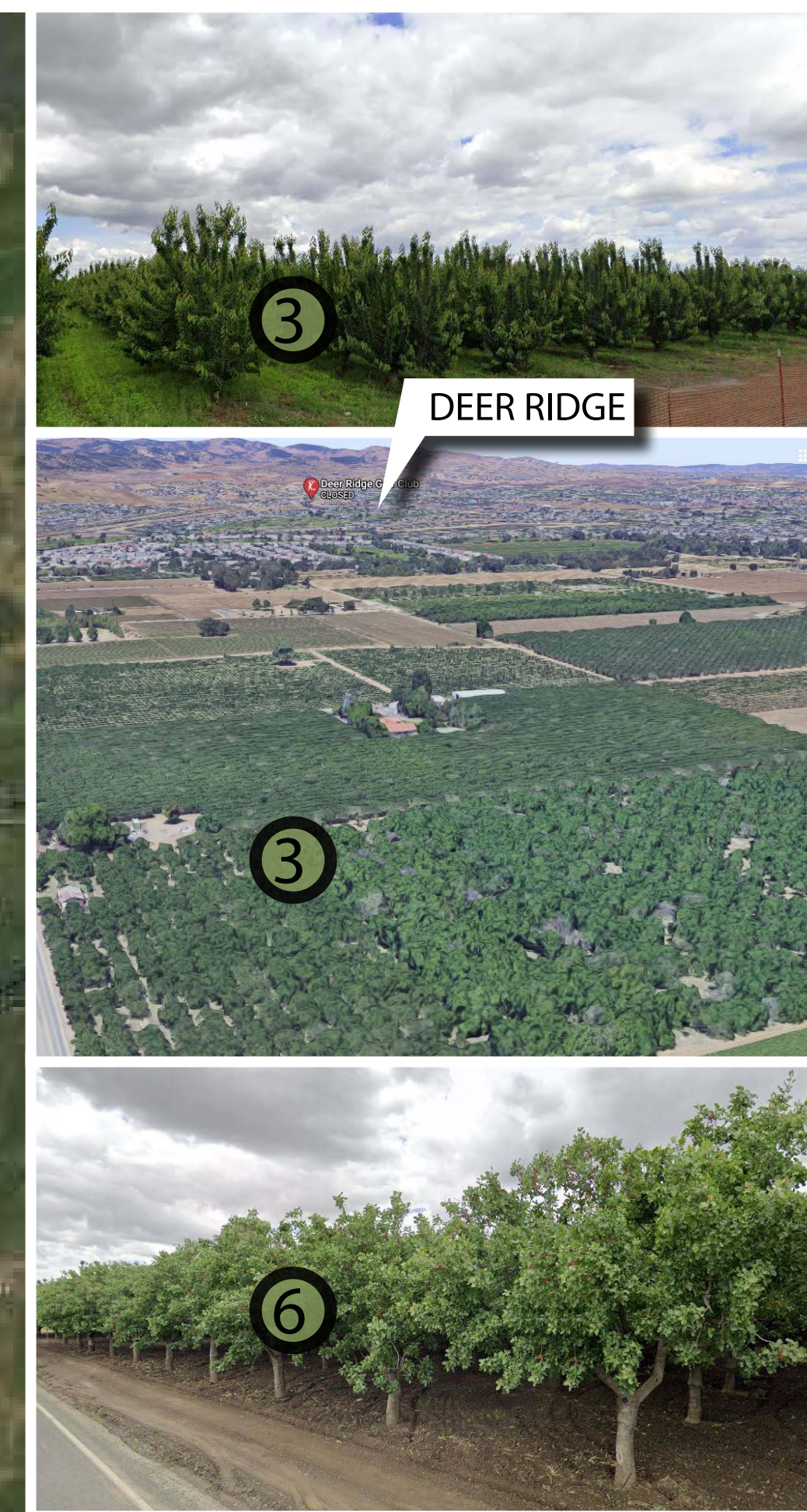
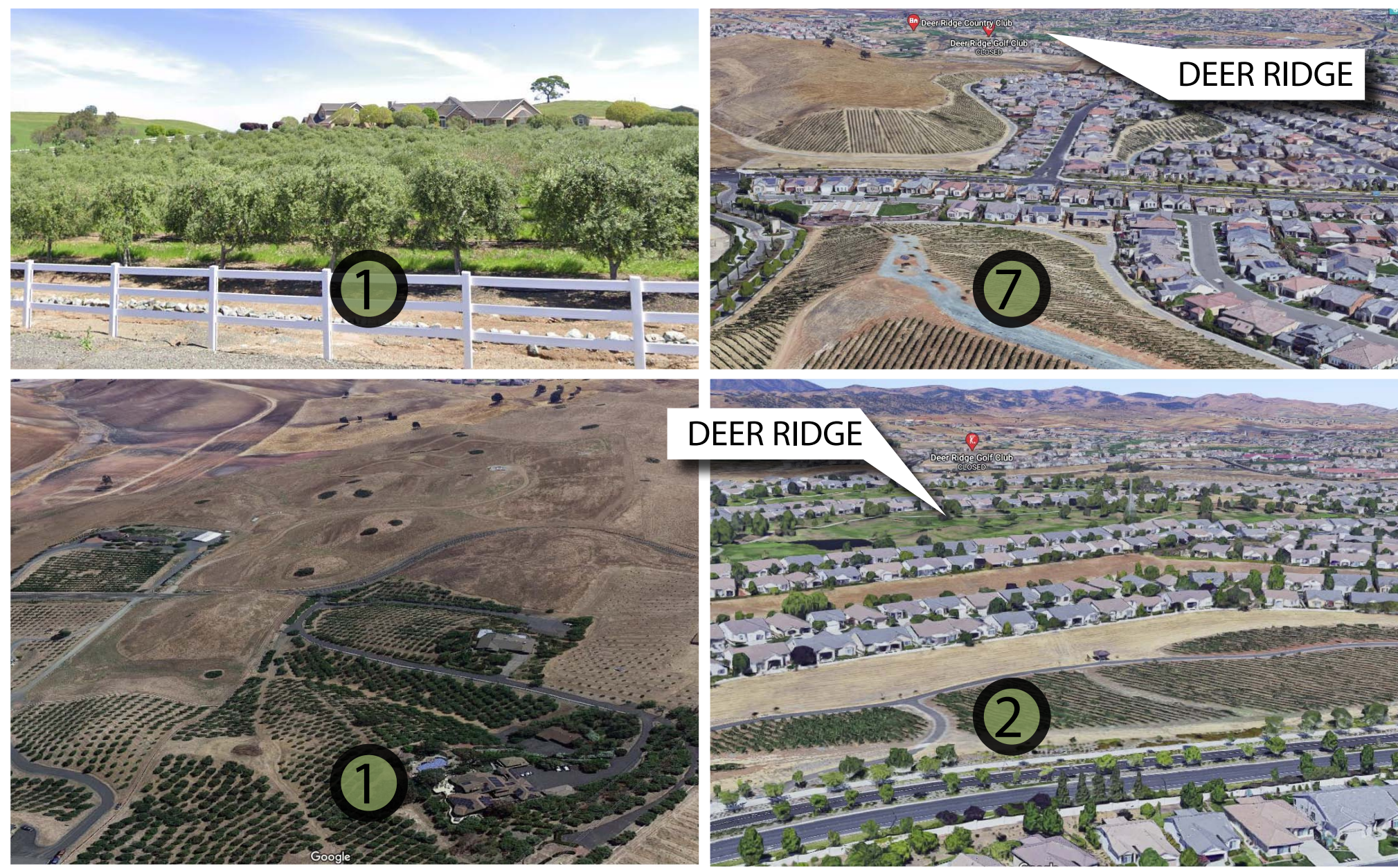
The Deer Ridge Golf Course opened in 2002. In addition to its recreational use, the public course provided an aesthetically pleasing amenity for the neighborhood of approximately 779 detached single-family residences, about 370 of which paid a "lot premium" to directly back-up to the course's landscaped fairways. However, without membership fees or a homeowners' association to subsidize its ongoing operations, the gold course never operated at a profit; and it was permanently closed in September 2019. An aesthetically pleasing, well-maintained and financially self-sustaining amenity that is consistent with the low-density residential character of the community is important to local property values and to the health, safety and well being of area residents.

PROJECT DESCRIPTION

The World Business Academy, a 33-year old non-profit, proposes to redevelop the golf course as an organic farm and demonstration of various alternative energy systems. The Master Plan includes recommendations for programming and use of the site, an opportunity for 339 homes adjacent to the property to enlarge their lot size, and the adaptive reuse of the former clubhouse as a farm-to-table restaurant and activity center for community engagement, recreation and education.

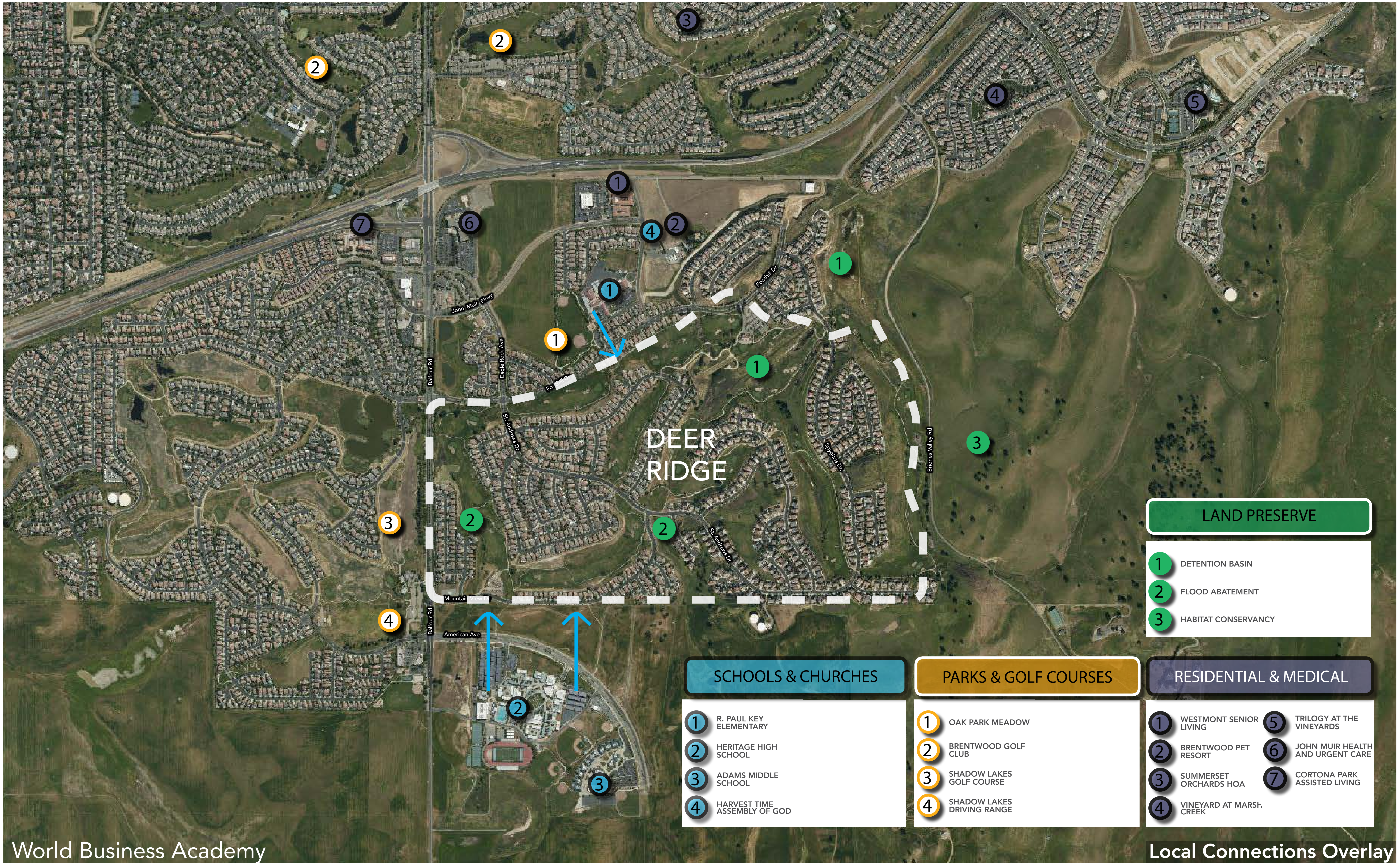
SHEET INDEX

SHEET	TITLE
L-1	Cover Sheet and Vicinity Map
L-2	Area Agricultural Overlay
L-3	Local Connections Overlay
L-4	Existing Conditions Plan
L-5	Program Overlay
L-6	Trail Map
L-7	Section A (Foothill Dr. to Pebble Beach Dr.)
L-8	Section B (Mountain View Dr. to Torrey Pines Dr.)
L-9	Section C (Camelback Rd. to Briones Valley Dr.)
L-10	Section D (Clubhouse to Spyglass Dr.)
L-11	Proposed Plant Palette



World Business Academy

Area Agricultural Overlay






World Business Academy



World Business Academy

Existing Conditions Plan

Legend

-  EXPANDED LOT AREA
Where possible, extends backyard and/or side yard area of residences.
-  EXISTING CART PATH
Repurposes existing cart path for walking/bicycle trails
-  MODIFIED OR NEW TRAIL
Installation of new walking/bicycle trails

* Owned and separately controlled by Contra Costa County Flood Control and Water Conservation District.
** In accordance with PD-20, all existing Blue Oak trees to be retained and protected.

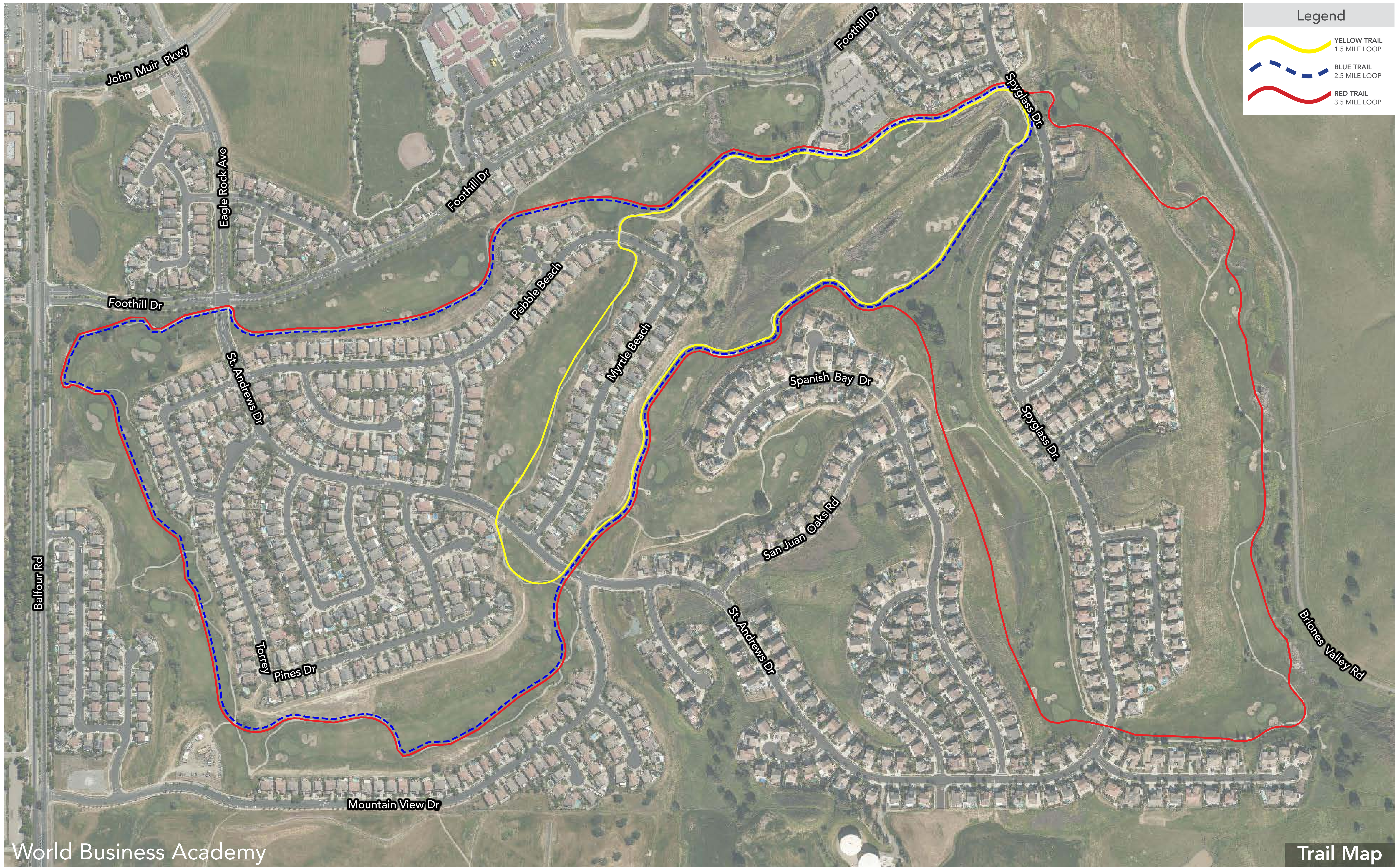
Landscape Key

-  **1** VISITOR/ACTIVITY CENTER
Farm-to-table restaurant, farmers market, events, CSA distribution area, educational events, bike rentals, etc.
-  **2** ORGANIC COMMUNITY GARDEN
Highly visible from Visitor Center: interactive with trails, organic vegetables, spices and/or orchards.
-  **3** NATIVE RESTORATION AREA
Subject to agency*: Irrigation storage, riparian grass land, pond, attract beneficial insects and wildlife.
-  **4** SOLAR CAPTURE
Solar canopies over parking spaces and as a cover for an outdoor events pavilion
-  **5** ORGANIC LANDSCAPE
Slopes >20%: Use for agriculture where possible, drought-tolerant trees, shrubs, ground cover or grape vines.
-  **6** ORGANIC PLANTING & TREES **
Slopes <20%: Open meadows with beneficial habitat, nature walk/bicycle trails, tree orchards and row crops.
-  **7** FARM OPERATIONS
Maintenance and processing areas, storage of farm equipment, maximum 1-story building structures.
-  **8** LANDSCAPE VISUAL BUFFER
Organic trees to mitigate views of farm operations structures from adjacent homes.



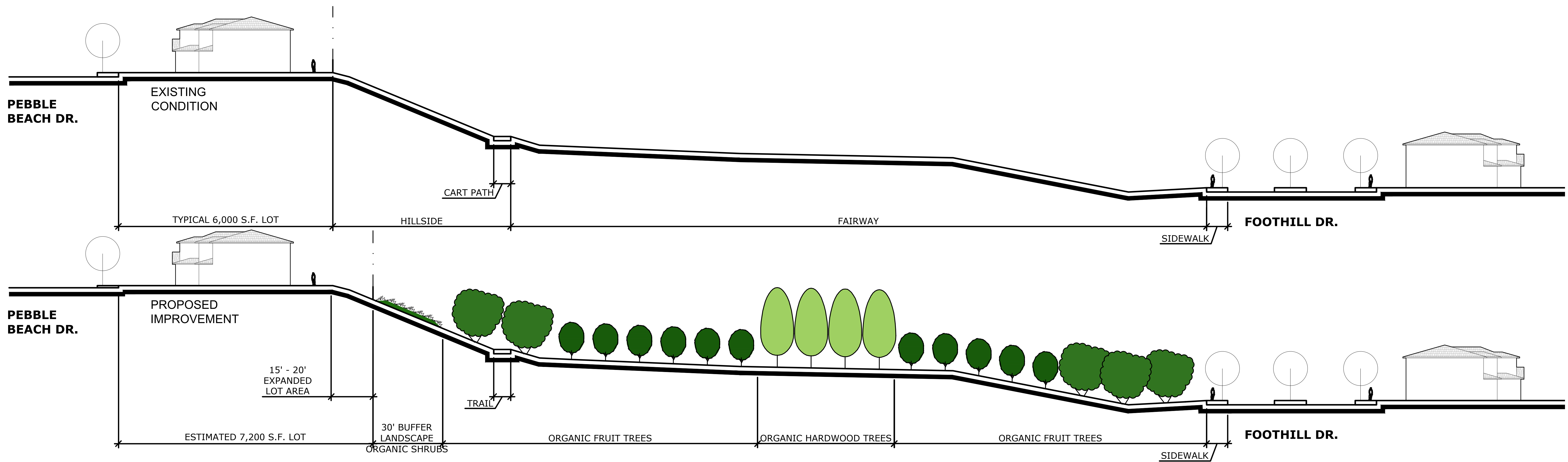
World Business Academy

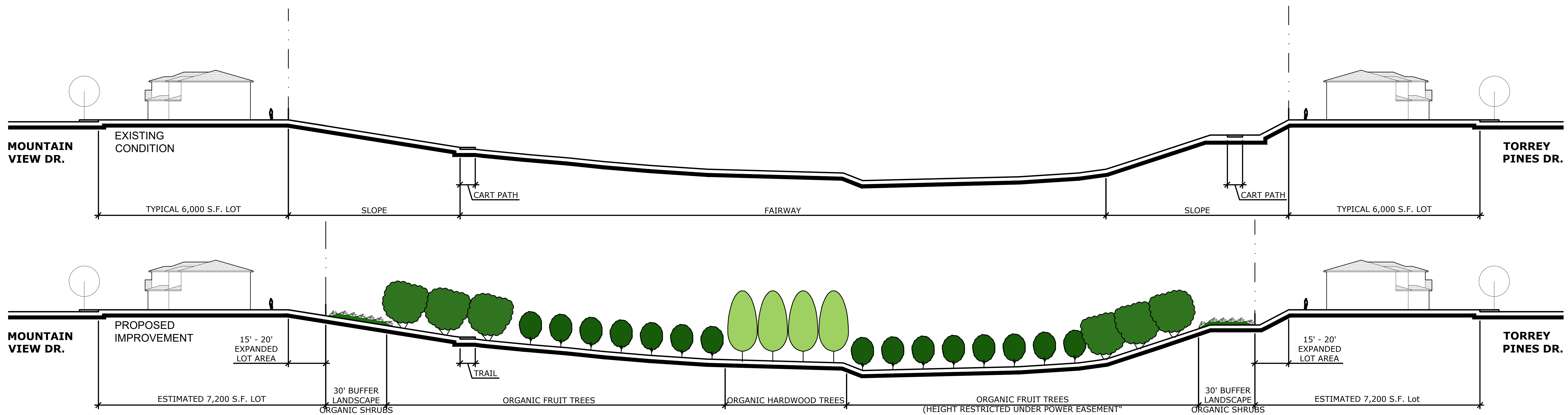
Program Overlay

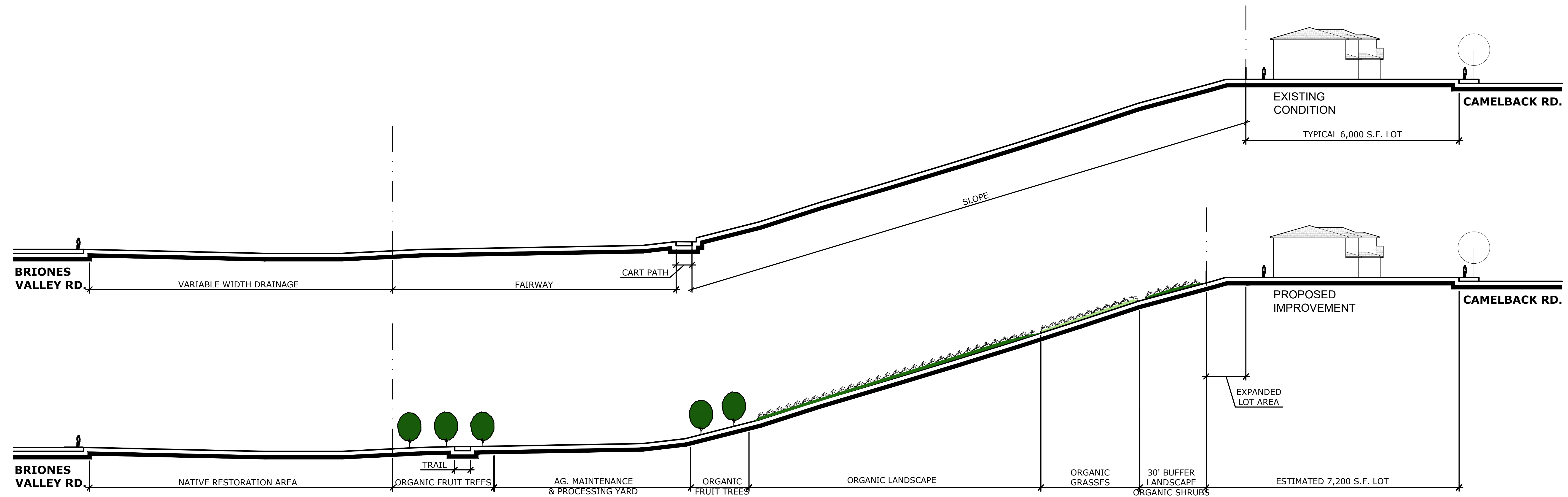
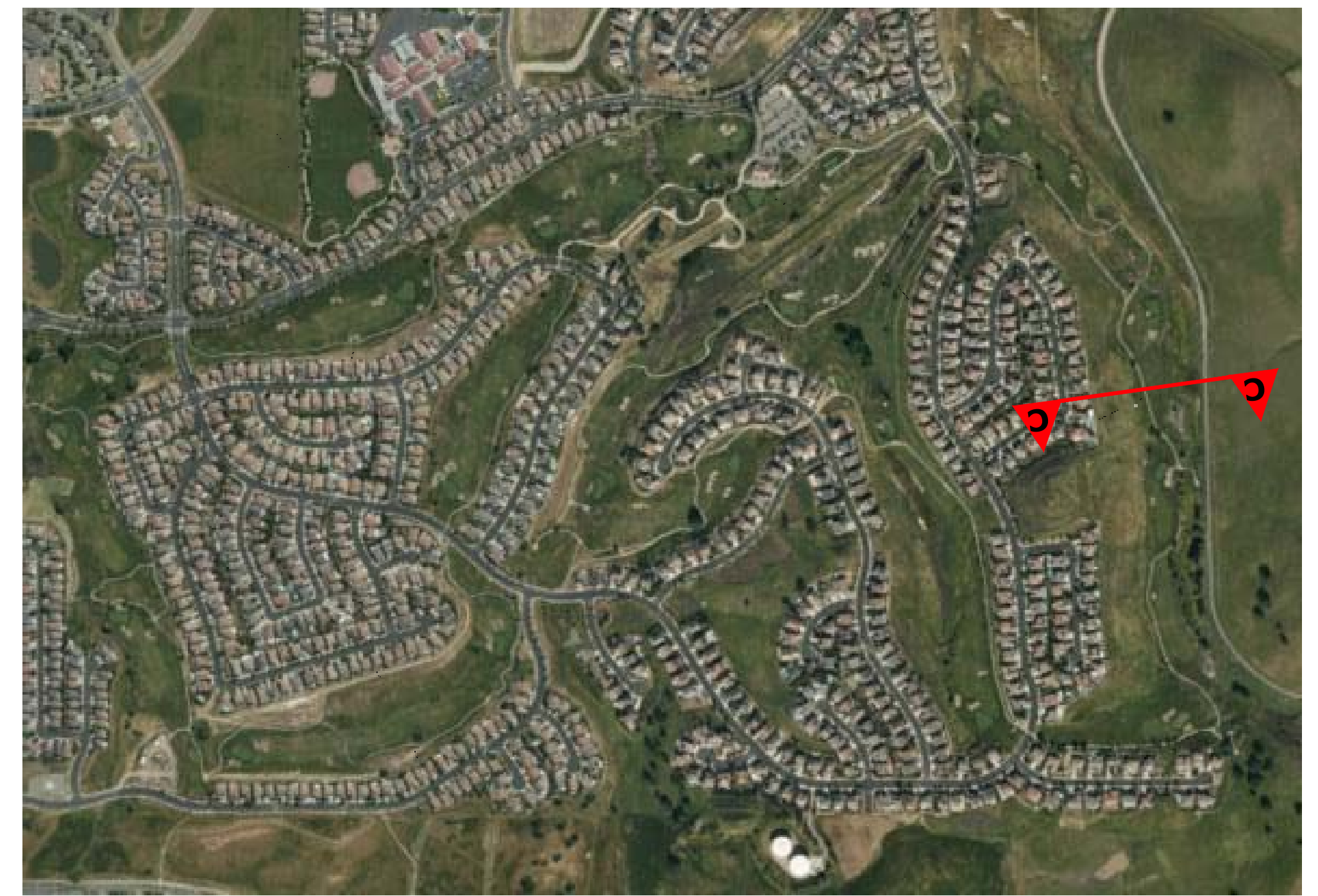


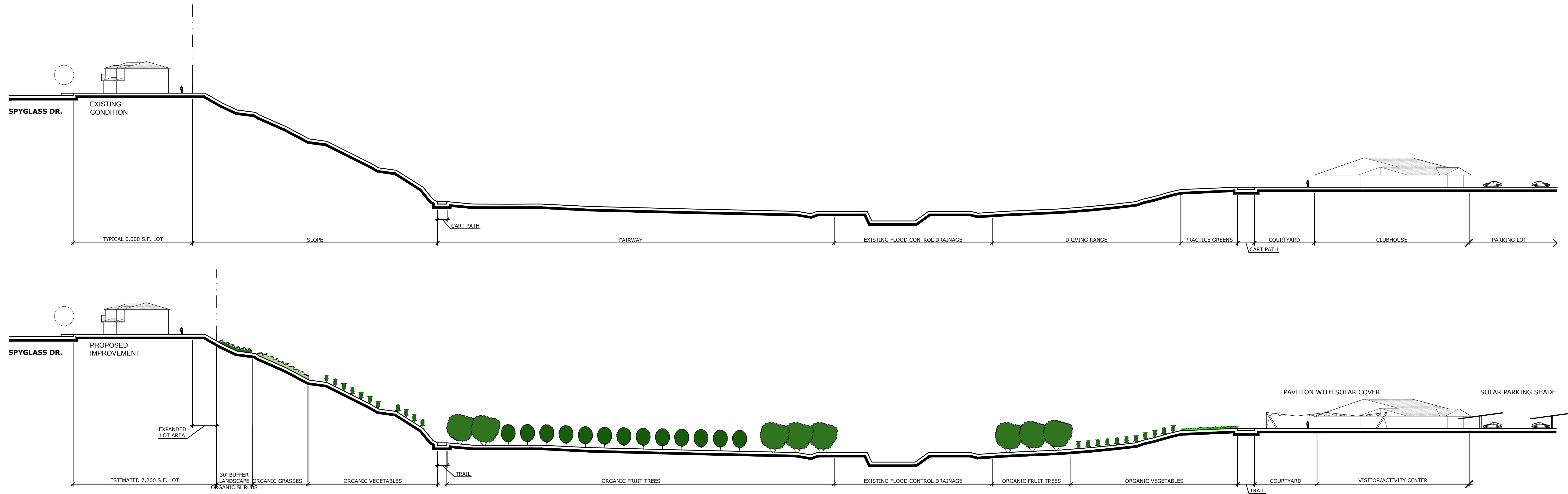
World Business Academy

Trail Map









World Business Academy

Section D-D (Clubhouse to Spyglass Dr.)



Deer Ridge Agrihood (Plan A): Organic Farm, Alternative Energy & Events Center

Brentwood, CA

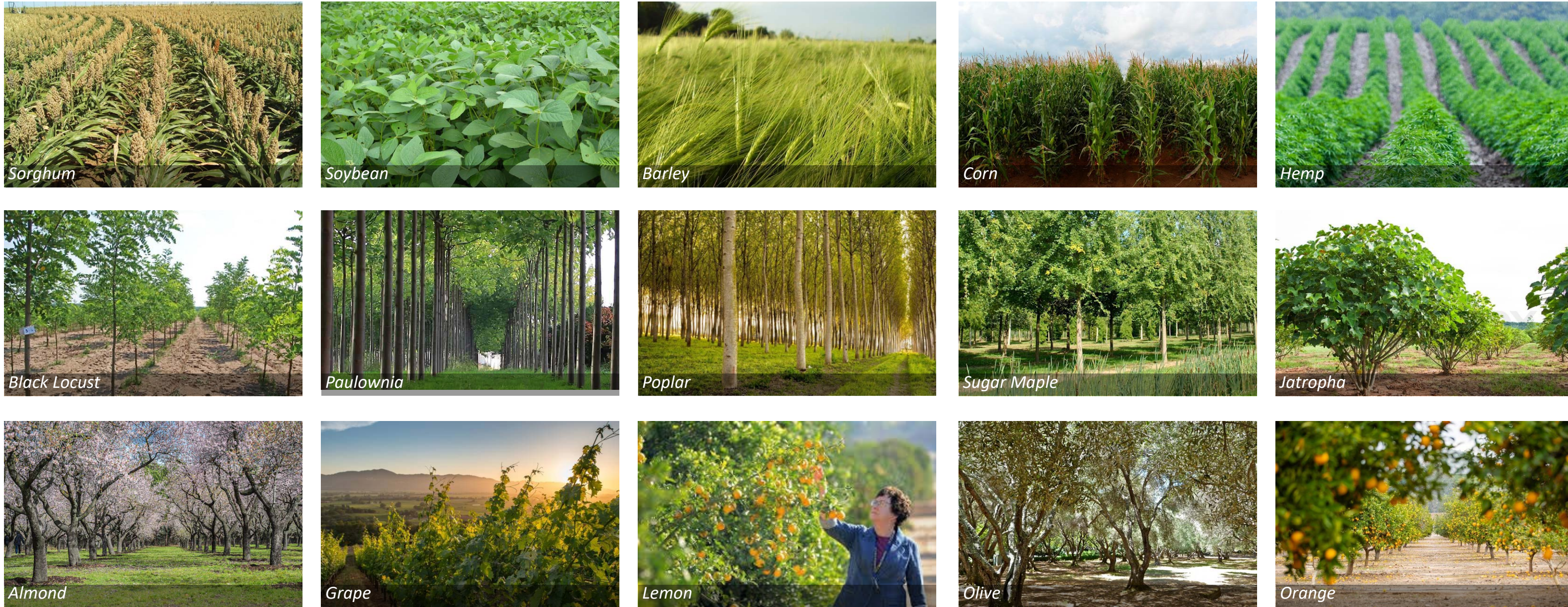
Transition to Organic (Years 1-3)

Land is eligible for organic certification three years after the last application of a prohibited material such as fertilizers and pesticides. During this 3-year period, the Academy will cultivate cover crops and trees that will contribute to building soil health while transitioning the Deer Ridge property to 100% Certified Organic by Oregon Tilth or equivalent. The Plant Palette for this initial phase of development includes the following:



At Full Build-Out

As soil health is rejuvenated, the palette of organic plants can be increased to incorporate the following illustrative species. The 3-year period to achieve Organic Certification of the property permits time to identify interested users for demonstration gardens. Subject to superior uses, to be identified, the Plant Palette for full build-out includes the following:



Community Garden

Upon achieving Organic Certification, a highly-interactive centerpiece agricultural garden with edible fruits, nuts, vegetables and spices becomes possible with highly visibility from the Visitors Center.



World Business Academy

Plant Schedule

LEGEND	BOTANICAL NAME	COMMON NAME	LOCATION(S)
COVER CROPS (FOR REBUILDING SOIL)			
	<i>Medicago sativa</i>	Alfalfa	5 6 8
	<i>Fagopyrum esculentum</i>	Buckwheat	
	<i>Trifolium</i>	Clover	
	<i>Secale cereale</i>	Rye	
	<i>Sorghum</i>	Sorghum	
	<i>Glycine max</i>	Soybean	
<i>Vicia</i>	Vetch		
INITIAL TREES (EXISTING AND FASTEST GROWING)			
	<i>Bambusa multiplex</i>	Clumping Bamboo	5 6
	<i>Jatropha species</i>	Jatropha	
	<i>Quercus douglasii**</i>	Blue Oak**	
	<i>Paulownia tomentosa</i>	Princess Tree	

ORGANIC SHRUBS

	<i>Hordeum vulgare</i>	Barley	5 6 8
	<i>Zea mays</i>	Corn	
	<i>Cannabis sativa ssp. Sativa</i>	Hemp	
	<i>Jatropha</i>	Jatropha	
	<i>Avena sativa</i>	Oat	
	<i>Triticum</i>	Wheat	
	<i>Beta vulgaris subsp. altissima</i>	Sugar beets	
	<i>Sorghum</i>	Sorghum	
	<i>Glycine max</i>	Soybean	
	<i>Helianthus</i>	Sunflower	
<i>Ipomoea batatas</i>	Sweet Potatoes		

ORGANIC HARDWOOD TREES

	<i>Fraxinus</i>	Ash	6 8
	<i>Robinia pseudoacacia</i>	Black Locust	
	<i>Eucalyptus</i>	Eucalyptus	
	<i>Populus</i>	Poplar	
	<i>Paulownia tomentosa</i>	Paulownia	
	<i>Acer saccharinum</i>	Silver Maple	
	<i>Liquidambar styraciflua</i>	Sweetgum	
	<i>Platanus</i>	Sycamore	
	<i>Salix</i>	Willow	

ORGANIC FRUIT TREES

	<i>Prunus dulcis</i>	Almonds	6
	<i>Vitis</i>	Grapes	
	<i>Citrus x limon</i>	Lemon	
	<i>Olea europaea</i>	Olive	
	<i>Citrus X sinensis</i>	Orange	

ORGANIC GRASSES

	<i>Miscanthus</i>	Miscanthus	6 8
	<i>Panicum virgatum</i>	Switchgrass	

ORGANIC VEGETABLES

	<i>Asparagus officinalis</i>	Asparagus	1 2 6 8
	<i>Phaseolus</i>	Beans	
	<i>Brassica oleracea var. gemmifera</i>	Brussel sprouts	
	<i>Brassica oleracea var. capitata</i>	Cabbage	
	<i>Cucumis melo var. cantalupensis</i>	Cantaloupe	
	<i>Brassica oleracea var. botrytis</i>	Cauliflower	
	<i>Apium graveolens</i>	Celery	
	<i>Daucus carota</i>	Carrots	
	<i>Zea mays</i>	Corn	
	<i>Cucumis sativus</i>	Cucumber	
	<i>Solanum melongena</i>	Eggplant	
	<i>Spp.</i>	Berries	
	<i>Spp.</i>	Herbs	
	<i>Brassica oleracea</i>	Kale	
	<i>Lactuca sativa</i>	Lettuce	
	<i>Spp.</i>	Mixed greens	
	<i>Allium cepa</i>	Onions	
	<i>Pisum sativum</i>	Peas	
	<i>Spp.</i>	Peppers	
	<i>Solanum tuberosum</i>	Potatoes	
	<i>Cucurbita pepo</i>	Pumpkin	
	<i>Raphanus sativus</i>	Radish	
	<i>Spinacia oleracea</i>	Spinach	
	<i>Cucurbita</i>	Squash	
	<i>Fragaria x ananassa</i>	Strawberries	
<i>Solanum lycopersicum</i>	Tomatoes		
<i>Citrullus lanatus</i>	Watermelon		

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Organic trees to mitigate views of farm operations structures from adjacent homes.

Key Map



LIVESTOCK

Chickens	1 2
Goats	1 2 6 8

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** In accordance with PD-20, all existing Blue Oak trees to be retained and protected.

Plant Palette and Key