



Planning Commission Staff Report

DATE: July 11, 2023

ITEM INITIATED BY: Raffi Boloyan, Community Development Director

ITEM AUTHORIZED BY: Raffi Boloyan, Community Development Director

PREPARED BY: Scott Greeley, Associate Planner

SUBJECT: PLANNING APPLICATION (PA 23-11) FOR DESIGN REVIEW (DR 23-03) FOR FOUR MODEL HOMES WITH THREE AVAILABLE STYLES TO CHOOSE FROM (FARMHOUSE, WEST COAST, AND CRAFTSMAN) AT FOR HOMESTEAD PHASE 3/VILLAGE 11 (70 Lots) ASSESSOR'S PARCEL NUMBER 0114-012-070

RECOMMENDATION

It is recommended that the Planning Commission adopt the attached Resolution, Conditionally Approving the Planning Application (PA 23-11) for the Design Review (DR 23-03) of four model homes, with three available styles for model home, located at Homestead Phase 3/ Village 11

PROJECT DESCRIPTION

The applicant, Brady Tacdol on behalf of D.R, Horton, has submitted a Planning Application (PA23-11) requesting Design Review (DR23-03) approval for four model homes for Homestead Phase 3/Village 11 with three available styles to choose from (Farmhouse, West Coast, and Craftsman). This village hosts 70 lots and is tentatively called 'Violet at Homestead'.

Building Size:

The proposed homes all include 2-car garages and all, except Plan 1874, include a Loggia (i.e. a covered space, similar to a porch, which is supported by columns or arches). Three of the models are single story, while the fourth (Plan 1874) is two story.

The project involves homes ranging in size from a total of 1,993 sq. ft. (Plan 1501) to 2,345 sq. ft. (Plan 1825).

With exception to one, the homes are all single story with Plan numbers that refer to the proposed home's living space square footage (e.g. PLAN 1501 = 1,501 sq. ft.)

Architectural Style

The plans identify the use of three architectural styles, including

Farmhouse

The Farmhouse design includes the use of stucco, which is accented by board-and-batten. The roofing material is a flat concrete tile and has pitches of 6:12. The Farmhouse style is the only style to utilize among its three color treatments of red as a base color.

Craftsman

The Craftsman style utilizes stucco and include typical architectural elements of stone and gable roofs. The roofing material is composite shingle and has pitches of 4:12.

West Coast

The West Coast style utilizes stucco, which is accented by horizontal siding. The roofing material is a flat concrete tile and has pitches of 6:12.





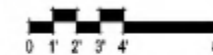
WEST COAST FRONT ELEVATION
SCHEME D2



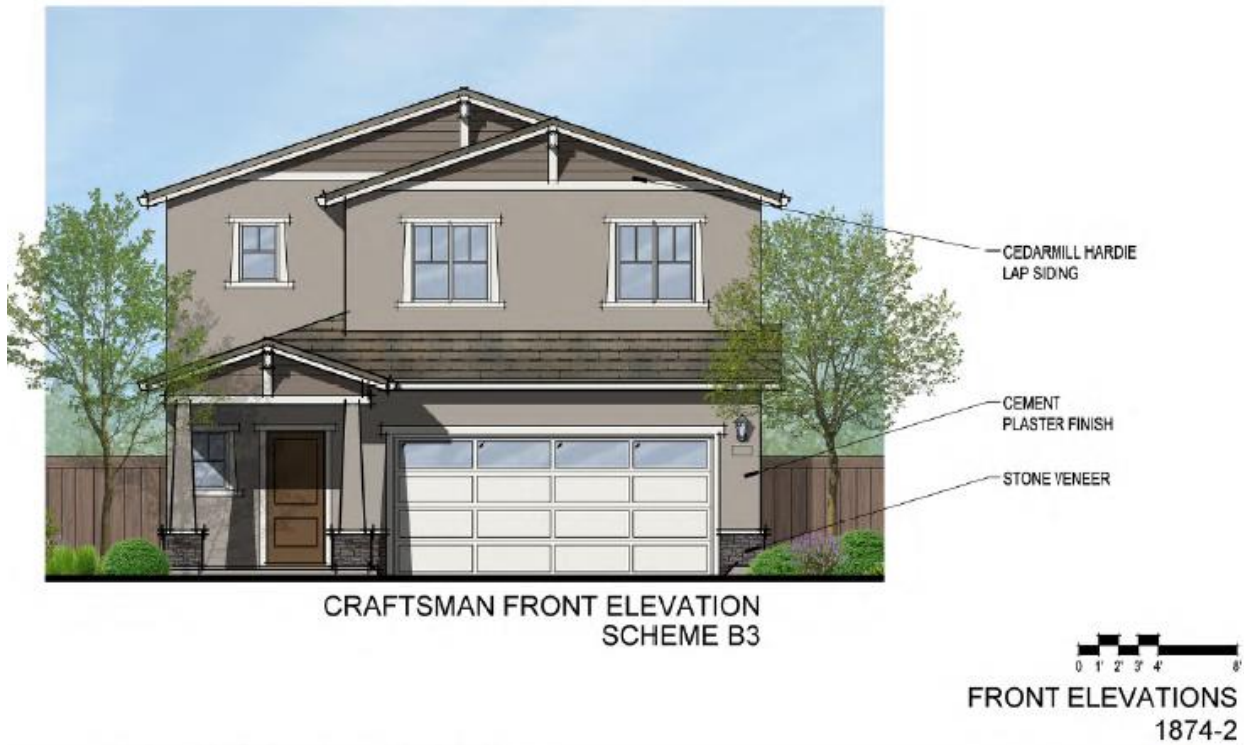
FRONT ELEVATIONS
1611-2



FARMHOUSE FRONT ELEVATION
SCHEME A1



FRONT ELEVATIONS
1825-2



Colors:

Three different color schemes are proposed for each of the model. The proposed colors palette is generally composed of earthtone grays, browns, blues, greens, and beiges, but also includes a red accent color with the Farmhouse style model and an umber color with the Craftsman style model.

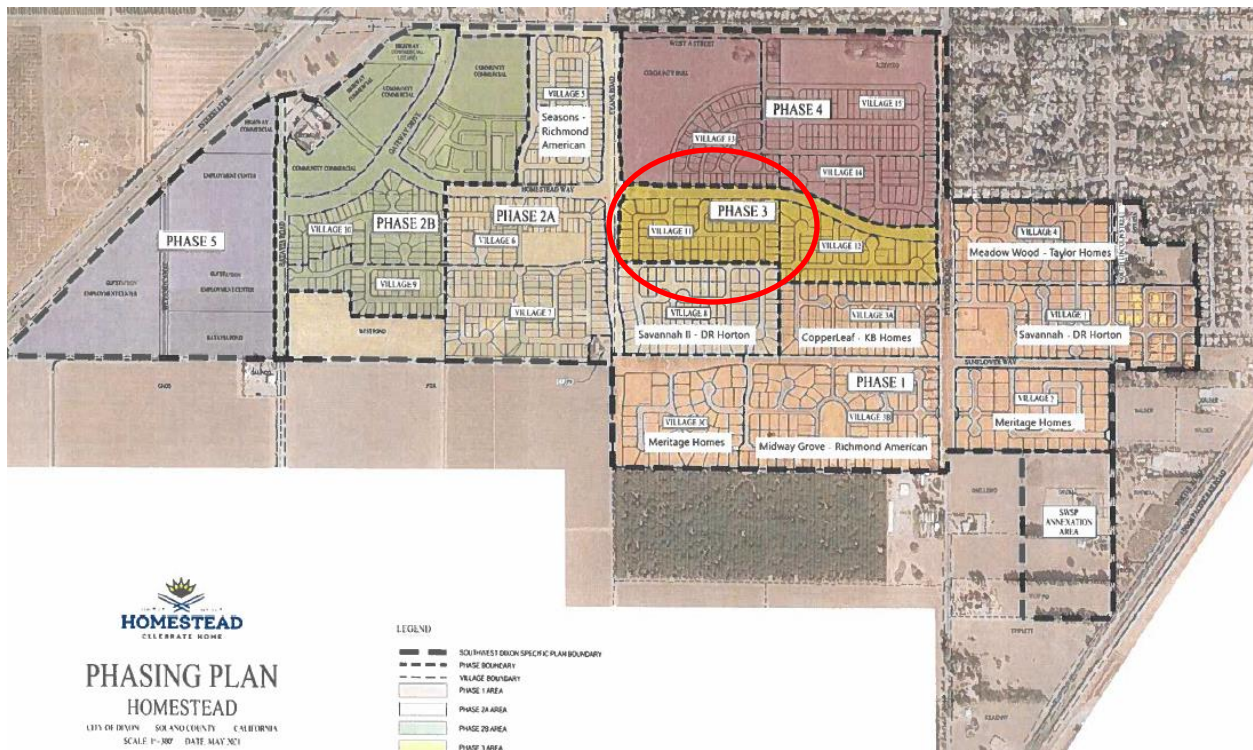
Landscaping:

The applicant has submitted landscape plans that include a mix of 15-gallon and 24-inch box trees, about half of which are found on the city's adopted 2022 Street Tree List, as well as other shrubs and groundcover. The landscape plan also includes a fence detail that shows board on board fencing and gates that are stained, and capped.

BACKGROUND

Site/Setting:

The project is located in Phase 3 Village 11 of the Homestead subdivision. DR Horton is in the process of acquiring this new village and would continue DR Horton's involvement in Homestead, having built Village 1 (Phase 1) and Village 8 (Phase 2)



The site general zoning designation of Planned Multiple Residential – Planned Development (PMR-PD). The General Plan and Specific Plan land use designation is Medium Density Residential (MDR). Pursuant to Section 18.14.150 and Chapter 18.23 of the Dixon Municipal Code (DMC), Design Review is required to assist in the development of new residences in these zoning districts. While the subdivision map for this phase has been recorded, the new Assessor's Parcel Numbers are not presently available. The prior APN however was 0114-012-070.

The Southwest Dixon Specific Plan area is comprised of approximately 477 acres. The proposed subdivision contains approximately 79 acres with a mix of uses. The Specific Plan envisioned residential and commercial spaces, intermixed with public spaces and infrastructure.

- Residential: consistent with the land use designations identified in the General Plan, a mix of Low Density (LD), Medium Density Low (MDL), and Medium Density High (MDH) that

would accommodate a range of densities on approximately 307 acres and accommodate 1,365 single family and multi-family units at build out;

- Commercial: approximately 32 acres of Community Commercial (CC) and Highway Commercial (HC) that would accommodate both local and highway commercial demand; and
- Employment Center (E*): 41.83 acres of land intended to accommodate the demand for future higher skilled jobs.

Southwest Dixon Specific Plan

- On September 28, 2004, the Dixon City Council (City Council) adopted Resolution No. 04-195, to certify the Environmental Impact Report (“EIR”) for the Southwest Dixon Specific Plan, and for the related entitlements and approvals needed to develop the Specific Plan;
- On October 25, 2005, the City Council adopted Resolution No. 05-217, approving the Specific Plan, along with the Southwest Dixon Supplemental Design Guidelines incorporated by reference into the Specific Plan (the “Design Guidelines”);
- On November 8, 2005, the City Council adopted Ordinance No. 05-012, to approve a Master Development Agreement covering the Specific Plan area, which was recorded in the Official Records of Solano County as Document No. 200600028734 (the “2005 Development Agreement”);
- On September 9, 2008, the City Council adopted Resolution No. 08-158, approving a Negative Declaration and amended the Specific Plan to include an additional 40.9 acres of land designated as Low Density Residential;
- On March 10, 2009, the City Council adopted Ordinance 09-003, which rezoned a 27-acre portion of the Orchard Estates property from R1 to R1-PD and approving the Sanders subdivision Tentative Map and Planned Development Plan (PDP). While the property was rezoned, the subdivision was never built and the PDP entitlement expired;
- On May 24, 2016, the City Council adopted Ordinance 16-006, to amend the Specific Plan by rezoning approximately 10.7 acres, consisting of portions of Assessor's Parcel Numbers 0114-011-010, and 0114-011-040, to RM-4 Multiple Family;
- On May 14, 2019, the City Council adopted Resolution Nos. 19-075 and 19-078, approving the backbone infrastructure and several Vesting Tentative Maps for Phase 1 of Homestead;
- On January 14, 2020, the Planning Commission adopted Resolution 20-001, approving the Design Review (K.B. Homes – Copperleaf at Homestead) for model homes for 71 lots for Phase 1 Village 3A;
- On January 14, 2020, the Planning Commission adopted Resolution 20-002, approving the Design Review for model homes (D.R. Horton – Savannah) for 85 lots for Phase 1 Village 1;
- On May 12, 2020, the Planning Commission adopted Resolution 20-007, approving the Design Review for model homes (Richmond American Homes – Midway Grove) for 88 lots for Phase 1 Village 3B;
- On November 17, 2020, the City Council adopted Resolution 20-186, that overturned a Planning Commission decision that would have prohibited Homestead’s Phase 2A and 2B, Villages 6, 7, 9, and 10 from asking for reduced setbacks due to smaller than typical lots for these phases with the corresponding R1 and PMR zoning;
- On December 8, 2020, the Planning Commission adopted Resolution 20-024, approving the Design Review for model homes (Meritage Homes – Homestead by Meritage Homes) for 99 lots for Phase 1 Villages 2 and 3C;

- On May 11, 2021, the Planning Commission adopted Resolution 20-006, approving the Design Review for model homes (Taylor Morrison – Meadow Wood at Homestead) for 60 lots for Phase 1 Village 4;
- On May 11, 2021, the Planning Commission adopted Resolution 21-007, approving the Design Review for model homes (Richmond American Homes – Seasons at Homestead) for 85 lots for Phase 2 Village 5;
- On June 8, 2021, the Planning Commission adopted Resolution 21-011, approving the Design Review for model homes (D.R. Horton – Savannah II) for 74 lots for Phase 2 Village 8;
- On July 13, 2021, the Planning Commission adopted Resolution 21-013, approving the Design Review for construction of an active adult living clubhouse (Taylor Builders) within Phase 2A/Village 6 of the Homestead subdivision;
- On October 12, 2021, the Planning Commission adopted Resolution 21-016, approving the Design Review for model homes (K. Hovnanian Homes – Four Seasons) for 302 lots that encompassed Phases 2A and 2B, for Villages 6, 7, 9, and 10; and
- On February 8, 2022, the Planning Commission adopted Resolution 22-007, approving the Design Review for Silvey Villas (formerly the Homestead Apartments) for 180, affordable senior and family multi-family units.

ANALYSIS

Design and Materials

Four models have been proposed, as part of this Design Review, which include three available styles, referred to as Farmhouse, West Coast and Craftsman, and each has three color options available. The proposed color scheme provides a slight difference in colors used in other villages, but is also in line and compatible with surrounding colors. Appropriate mix of earthtone colors are included, along with accent color on certain models.

These four models are not a continuation of D.R. Horton's Savannah series that they have built in Homestead already (Villages 1 and 8), but reflect new homes that they have not previously proposed in Dixon. The nearest adjacent phases that are in the process of being developed at Phase 2 Villages 6, 7, 8 (Four Seasons), as well as Phase 1/Village 3A (Copperleaf) and Phase 2/Village 8 (Savannah II).

All models largely include stucco exterior with hardie lap siding and hardie panels, with accents of stone on the Craftsman styles. Each model includes design appropriate exterior lighting on the garages. The front elevations of all 4 models also receive style appropriate windows and doors, and have been carried around the side and rear.

The Plan 1501 model has a steep pitched roof at the center of the house and has an off-center entryway. The design includes a front porch that extends roughly in line with the garage and a bedroom that extends further forward. While the Craftsman style model includes stone exterior wainscoting below the window that extends along the front of the house, the West Coast and Farmhouse styles do not.

The Plan 1611 model, with exception to the Craftsman style, has a steep pitched roof in the center. The front elevations provide suitable architectural relief with a broken up profile including pop-outs, broken roof lines, and use of colors and materials that minimizes the appearance of the garage. The only model that includes exterior wainscoting along the front living space and the garage is the Craftsman model.

The Plan 1825 model has a steep, center pitched roof on the West Coast and Farmhouse styles. As with Plans 1501 and 1611, the only model that includes exterior wainscoting along the front living space and the garage is the Craftsman. As with Plan 1501, the entryway is off-center. The design includes a front porch that extends roughly in line with the garage and a bedroom that extends further forward.

The Plan 1874 model is the only two story model proposed. The model is broken up well by pop outs, roof lines, and columns used.

Overall, the proposed architecture provides a varied mix of style, architecture and colors within this new 70 lot village, but also compliments the design of homes in other parts of Homestead. The 4 model types, with three styles and 3 color schemes for each, is more than an adequate mix of variety to help break up this 70 lots village

Landscaping and Fencing

The applicant has submitted general front yard landscaping plans for the models that will be the base for the larger community. The proposed landscaping is generally consistent with landscaping previously considered in adjacent phases and over half of the proposed trees can be found on the 2022 adopted Dixon Street Tree List. Staff is not recommending changes at this time other than changing the proposed Coast Live Oak with another oak such as the California Black Oak, Scarlet Oak, Cork Oak, or Red Oak. Staff is requiring, prior to building permit submittal, a landscape plan that identifies the whole development area and where the trees and other landscape would be installed.

While it was not clear that steel support posts will be used, staff is recommending the fencing be the same design as used for the surrounding communities including the use of steel support posts.

Neighboring Phases

Four Seasons, which includes Phase 2 Villages 6, 7, 9, and 10 is an active living community for seniors. The lots are smaller, both in width and depth, than those in this village and the living spaces range between 1,460 square feet and 1,640 square feet on the 45 foot wide lots and 1,901 square feet and 2,194 square feet on the 55 foot wide lots. The residences are all single story, with 2-car garages and include design styles of Farmhouse, Modern Farmhouse, Spanish, and Craftsman.



Craftsman YB
Plan 3
1,640 sq.ft.
(Single Story)

Modern Farmhouse XB
Plan 1
1,460 sq. ft.
(Single Story)

Spanish VB
Plan 2
1,521 sq. ft.
(Single Story)

Farmhouse WB
Plan 3
1,640 sq.ft.
(Single Story)

Approved homes for Four Seasons on 45 foot wide lots



Modern Farmhouse XB
Plan 3
2,194sq.ft.
(Single Story)

Craftsman YB
Plan 2
2,084 sq. ft.
(Single Story)

Farmhouse WB
Plan 2
1,901 sq. ft.
(Single Story)

Spanish VB
Plan 3
2,194 sq.ft.
(Single Story)

Approved homes for Four Seasons on 55 foot wide lots

Savannah II include lots that are consistent in size with that found in this village. The living spaces range between 1,753 square feet and 2,317 square feet. The residences are all single story, with 2-car garages and include design styles of Craftsman, Farmhouse, and Mission.



PLAN 1753
Mission

PLAN 1959
FARMHOUSE

PLAN 2317
CRAFTSMAN

Approved homes for Savannah II

In general, the proposed models are consistent with the size and styles found within the abutting and surrounding neighborhoods. The homes are in line with the square footage found at both Four Seasons, as well as Savannah II. It includes its own Craftsman style, which both neighboring communities have, as well as a Farmhouse style that Four Seasons has. In addition, it adds West Coast, a style not previously seen in Homestead. As conditioned, and discussed below, the project will fit well with the Homestead community.

Overall Project Consistency

From a design standpoint, DR Horton has proven to deliver well received building designs in the two communities they have already built and also, the as built product met the look and quality that was illustrated on the plan

The intent of staff's comments are to improve the overall design of each elevation, consistent with the applicable City regulations, and to ensure the architectural enhancements for each elevation are consistent on all four sides, with the understanding that while the front elevation would have more enhancements than the other elevations, the side and rear elevations would still maintain a high architectural standard.

In staff's review, certain expected development standards for the Southwest Dixon Specific Plan are not necessarily being met. Therefore, the following conditions of approval have been added as Condition of Approval #3 of the Draft Resolution:

- 1) The placement of stone or brick veneers which wraps around the side of the house to the fence line shall be included when indicated for a house model on either a color or non-colored elevation;
- 2) Hiding where possible the location of downspouts and to paint them to blend in with the house;
- 3) The garages shall have lighting on both sides;
- 4) The proposed A1 color scheme for Farmhouse appears too bright and a more subdued red shall be utilized. The applicant shall submit an alternative to staff for consideration and approval, prior to issuance of building permits;
- 5) The applicant shall submit a final full Phase 3 Village 11 model and plan type lotting plan for Planning staff review and approval to ensure that there is an adequate distribution of model types and variations throughout. Plan 1825 shall be located on lots that will accommodate this plan without requiring a Variance for the rear setback;
- 6) The proposed Coast Live Oak shall be replaced with another oak such as the California Black Oak, Scarlet Oak, Cork Oak, or Red Oak. Prior to issuance of a building permit, a landscape plan that identifies the whole development area and where the trees and other landscape would be installed; and
- 7) Redwood fences that comply with the Dixon Municipal Code Chapter 18.33 (Screening and Landscaping Regulations) which are consistent with those of the surrounding subdivisions, including having a board on board design, being capped, steel support posts and tinted with a light stain to ensure additional longevity.

As noted above and in the attached resolution, the suggested conditions identified here and in the list of conditions of approval are reflective of the goals and policies of the General Plan, Southwest Dixon Specific Plan, principles and standards found in the City Zoning Ordinance, as

well as adopted Ordinances by the City Council and past practice and standards adhered to in both the neighboring subdivisions.

In addition, there has been some recent issue with adherence to allowed construction hours in various parts of Homestead. The EIR for the Southwest Dixon Specific Plan included certain mitigation measures, one of which was related to noise and construction hours (Mitigation Measure 1 to Impact 3.6-C. Even though those mitigations are required of every project within the development, staff thought it could further reaffirm and remind the home builders of the requirement by including a condition of approval

Therefore, condition of approval # 6 has been included to reaffirm the mitigation measure and establishes the following

- Allowable days/hours for any construction activity in this village, including deliveries and gathering of employees, are 7am to 7pm, Monday through Friday. There is NO construction allowed on weekends or federal holidays;
- Requests for construction outside the allowable hours may be requested, at least two weeks in advance, and the following will be considered 1) type of work requested, 2) proximity of occupied residences, 3) whether other hours work is truly necessary and would serve a compelling public purpose, and 4) availability of city staff or third party consultant to be present to inspect. If approved, a deposit shall be submitted to cover the cost of an inspector to monitor after hours work;
- All construction traffic to and from the project site shall be via designated truck routes;
- Prohibit construction-related heavy truck traffic in the project vicinity outside of allowable construction days/hours;
- Control noise from construction workers' radios to the point where they are not audible at existing residences bordering the project site.

Consistency

As designed and conditioned, the project would be consistent with the Dixon General Plan, zoning Ordinance and Southwest Dixons Specific plan, as follows:

Dixon General Plan 2040 Consistency:

- A. The project would be consistent with the MD (Medium Density) Residential land use designations;
- B. The project would continue to be consistent with the DGP's policies and implementation plans within its Land Use and Community Character Element that promotes efficient use of resources by promoting in-fill development (DGP, Land Use and Community Character Element, Goal LCC-1, and Policies LCC 1.3, 1.5, and 1.7, pg. 3-9);
- C. The project would be located near local amenities that will serve the local community and provide secluded greenspace for the community to enjoy (Dixon General Plan, Land Use and Community Character Element, Goal LCC-6, and Policies LCC-6.1 and 6.5, pgs. 3-30 and 3-31); and
- D. The project would create community assets that are located near the residents it is intended to serve and will result in residents accessing it by car, bike, and by walking. (Dixon General Plan, Mobility Element, Goal M-4, and Policies M-4.3 and 4.5, pg. 5-25);
- E. The project would remain consistent with the General Plan policy that stipulates that residential development should be within ½-mile of a park (DGP, Public Services and Facilities Element, Policy PSF-4.1, pg. 6-20).

Southwest Dixon Specific Plan Consistency:

- A. The project avoids creating boxy, two story designs, by including architecturally broken up, single story designs throughout (SDSP, Articulated Building Massing, pg. 2-3);
- B. The project includes designs that reduce the visual presence of the garage, by either recessing the garage or including other architectural and detail elements forward of it (SDSP, De-emphasis of Garages, Building Form, Design Elements, Garage Design and Garage Placements, pgs. 2-11 and 2-12, 2-16 and 2-17, 2-19, and 2-22);
- C. The project utilizes appropriate materials and colors for the intended designs and also includes appropriate architectural features and treatments, including appropriate veneers, wrappings, and columns (SDSP, Building Materials and Color, pg. 2-17);
- D. The project designs include appropriate roof lines and materials for the proposed styles in this phase of the subdivision (SDSP, Roof Form and Slope and Roof Materials, pg. 2-18).

Zoning Ordinance Consistency:

The area has a Planned Multiple Residential – Planned Development zoning designation. Per the tentative site/lotting plan exhibit, on these 70 lots, the applicant is proposing single family residences, which is a permitted use by the zoning, and will meet or exceed the setback standards with possible exception to Plan 1825. A condition of approval has been added that precludes the use of this model on lots where the minimum rear setback is not being met. As conditioned, the project complies with the current city Zoning ordinance.

ENVIRONMENTAL REVIEW

The City Council certified the Environmental Impact Report (EIR) for the Southwest Dixon Specific Plan. In accordance with Public Resources Code Section 21166, as implemented by CEQA Guidelines 15162, the project is consistent with the EIR and determined that no circumstances giving rise to a requirement for a subsequent or supplemental EIR are present requiring such subsequent or supplemental document.

CORRESPONDENCE

The Community Development Department provided public notice identifying the applicant, describing the project and its location, and the date of the public hearings prior to the hearing, by mailing notice to all property owners within 500 feet of the subject property and published in the Dixon Independent Voice and the Dixon Tribune papers on June 30, 2023. At the issuance of this staff report, no comments, adverse or otherwise had been received by staff in response to the public notice for the proposed project.

CONCLUSION

The application includes 4 models, with 3 design styles, and 3 color options per style. The designs proposed are generally consistent with the size and style types designs found in the surrounding communities of Homestead. As previously discussed, the project, as conditioned, reflects an appropriate continuation of high quality homes and staff recommends adoption of the attached draft resolution.

ATTACHMENTS:

1. Draft Resolution
2. Aerial Map
3. Application materials

DIXON PLANNING COMMISSION

RESOLUTION NO. 2023- _____

**A RESOLUTION OF THE DIXON PLANNING COMMISSION CONDITIONALLY
APPROVING THE PLANNING APPLICATION (PA23-11) AND DESIGN REVIEW (DR23-03)
FOR FOUR MODEL HOMES AT HOMESTEAD PHASE 3/VILLAGE 11 KNOWN AS VIOLET
AT HOMESTEAD
(FORMERLY) ASSESSOR'S PARCELS 0114-012-070**

WHEREAS, Brady Tacdol, on behalf of D.R. Horton, submitted a Planning Application (PA23-11) for Design Review (DR23-03) approval for four model homes for Homestead Phase 3/Village 11 with three available styles (Farmhouse, West Coast, and Craftsman), which is tentatively called 'Violet at Homestead'. The models all include 2-car garages and all, except Plan 1874, include a Loggia (i.e. a covered space, similar to a porch, which is supported by columns or arches). Three of the models are single story, while the fourth (Plan 1874) is two story. The project involves homes ranging in size from a total of 1,993 square feet (Plan 1501) to 2,345 square feet (Plan 1825). The applicant has submitted landscape plans that include a mix of 15-gallon and 24-inch box trees, about half of which are found on the city's adopted 2022 Street Tree List, as well as other shrubs and groundcover. The landscape plan also includes a fence detail that shows board on board fencing and gates that are stained, and capped. This phase of Homestead includes 70 residential lots and has a general zoning designation of Planned Multiple Residential – Planned Development (PMR-PD). The General Plan and Specific Plan land use designation is Medium Density Residential (MDR). Pursuant to Section 18.14.150 and Chapter 18.23 of the Dixon Municipal Code (DMC), Design Review is required to assist in the development of new residences in these zoning districts. While the subdivision map for this phase has been recorded, the new Assessor's Parcel Numbers are not presently available.

WHEREAS, the subject property is located south of Homestead Way, east of Evans Road, and north of Butterfly Lane and was previously a portion of Assessor's Parcel Numbers 0114-012-070.

WHEREAS the Dixon Planning Commission held duly a noticed public hearing on July 11, 2023 to consider the merits of the project, and hear testimony in favor of and in opposition to the project. The Community Development Department has provided public notice identifying the applicant, describing the project and its location, and the date of the public hearings prior to both hearings. This notice has been mailed to all property owners within 500 feet of the subject property.

WHEREAS, the City Council certified the Environmental Impact Report (EIR) for the Southwest Dixon Specific Plan. In accordance with Public Resources Code Section 21166, as implemented by CEQA Guidelines 15162, the Planning Commission has found that the project is consistent with the EIR and determined that no circumstances giving rise to a requirement for a subsequent or supplemental EIR are present requiring such subsequent or supplemental document.

WHEREAS, the custodian of documents which constitute the record of proceedings upon which this decision is based is the Community Development Department.

NOW THEREFORE BE IT RESOLVED, the Dixon Planning Commission finds the proposed project is consistent with the Dixon General Plan 2040, Southwest Dixon Specific Plan and the Dixon Zoning Ordinance, as follows:

1. The project as conditioned, is consistent with the Dixon General Plan (DGP) for the following reasons:
 - A. The project would be consistent with the MD (Medium Density) Residential land use designations;
 - B. The project would continue to be consistent with the DGP's policies and implementation plans within its Land Use and Community Character Element that promotes efficient use of resources by promoting in-fill development (DGP, Land Use and Community Character Element, Goal LCC-1, and Policies LCC 1.3, 1.5, and 1.7, pg. 3-9);
 - C. The project would be located near local amenities that will serve the local community and provide secluded greenspace for the community to enjoy (Dixon General Plan, Land Use and Community Character Element, Goal LCC-6, and Policies LCC-6.1 and 6.5, pgs. 3-30 and 3-31);
 - D. The project would create community assets that are located near the residents it is intended to serve and will result in residents accessing it by car, bike, and by walking. (Dixon General Plan, Mobility Element, Goal M-4, and Policies M-4.3 and 4.5, pg. 5-25); and
 - E. The project would remain consistent with the General Plan policy that stipulates that residential development should be within ½-mile of a park (DGP, Public Services and Facilities Element, Policy PSF-4.1, pg. 6-20).
2. The project as conditioned, is consistent with the Southwest Dixon Specific Plan (SDSP) for the following reasons:
 - A. The project avoids creating boxy, two story designs, by including architecturally broken up, designs throughout (SDSP, Articulated Building Massing, pg. 2-3);
 - B. The project includes designs that reduce the visual presence of the garage, by either recessing the garage or including other architectural and detail elements forward of it (SDSP, De-emphasis of Garages, Building Form, Design Elements, Garage Design and Garage Placements, pgs. 2-11 and 2-12, 2-16 and 2-17, 2-19, and 2-22);
 - C. The project utilizes appropriate materials and colors for the intended designs and also includes appropriate architectural features and treatments, including appropriate veneers, wrappings, and columns (SDSP, Building Materials and Color, pg. 2-17);
 - D. The project designs include appropriate roof lines and materials for the proposed styles in this phase of the subdivision (SDSP, Roof Form and Slope and Roof Materials, pg. 2-18);
3. The project as conditioned, is consistent with the Dixon Zoning Ordinance for the following reasons:
 - A. The phase is zoned Planned Multiple Residential – Planned Development. The project would be consistent with the Dixon Zoning Ordinance as the zoning district states that among their identified purposes is to “implement the land use and housing elements of the Dixon General Plan;. . . to reserve appropriately located areas for family living at a reasonable range of population densities consistent with sound standards of public health and safety; to ensure adequate light, air, privacy

and open space for each dwelling; to provide necessary space for off-street parking of automobiles and, where appropriate, for off-street loading of trucks; and to protect residential properties from the hazards, noise, and congestion created by commercial and industrial traffic” (Dixon Zoning Ordinance Section 18.14.010A and B, pg. 65).

- B. In addition, the project is consistent with the development standards outlined in Chapter 18.14 for the PMR zoning district (Dixon Zoning Ordinance, Sections 18.14.060-.100).
4. The Dixon Planning Commission finds the proposed project is consistent with the mandatory findings to recommend approval of the Design Review application, as well as the 8 identified functions of Design Review (Sections 18.23.160 and 18.23.150 of the Dixon Municipal Code) as specified below:
1. *It is the intent of this chapter that the review exercised shall be the amount necessary to achieve the overall objectives of this chapter;*
 - i) The proposed application involves construction of four model homes which include three available styles, referred to as Farmhouse, West Coast and Craftsman, which each have three color options available to them in Phase 3 Village 11 of the Homestead subdivision. Three of the four models and variants will be single story, with only one being two stories tall. The designs are generally consistent with one another and will fit well within the larger surrounding community.
 - ii) The functions of Design Review are discussed in Section 18.23.150 of the Dixon Municipal Code and includes focus on such elements as landscaping, fencing, siting, and quality exterior elevations. Features such as a diverse range and high quality level of building materials, and colors are encouraged. The homes will utilize a consistent theme of stucco, hardie siding, stone on the Craftsman models, as well as appropriate window treatments. The landscaping plans include many trees found on the most recently adopted Dixon Street Tree List and some of what is found in the Southwest Dixon Specific Plan Design Guidelines plant palette for single family residential (Appendix A-1) and is largely acceptable for these lots. The exhibits and additional application materials considered, largely meets the standards called out in DMC Section 18.33.150, but is not entirely consistent, nor necessarily fully consistent with the residential design standards expected of the Southwest Dixon Specific Plan area. As such, conditions of approval #3 are being added to ensure the design will be consistent with those design standards:
 - 1) The placement of stone or brick veneers which wraps around the side of the house to the fence line shall be included when indicated for a house model on either a color or non-colored elevation;
 - 2) Hiding where possible the location of downspouts and to paint them to blend in with the house;
 - 3) The garages shall have lighting on both sides;
 - 4) The proposed A1 color scheme for Farmhouse appears too bright and a more subdued red shall be utilized. The applicant shall submit an alternative to staff for consideration and approval, prior to issuance of building permits;

5) The applicant shall submit a final full Phase 3 Village 11 model and plan type lotting plan for Planning staff review and approval to ensure that there is an adequate distribution of model types and variations throughout. Plan 1825 shall be located on lots that will accommodate this plan without requiring a Variance for the rear setback;

6) The proposed Coast Live Oak shall be replaced with another oak such as the California Black Oak, Scarlet Oak, Cork Oak, or Red Oak. Prior to issuance of a building permit, a landscape plan that identifies the whole development area and where the trees and other landscape would be installed; and

7) Redwood fences that comply with the Dixon Municipal Code Chapter 18.33 (Screening and Landscaping Regulations) which are consistent with those of the surrounding subdivisions, including having a board on board design, being capped, steel support posts and tinted with a light stain to ensure additional longevity.

2. *Good architectural character is based upon the suitability of a building or site for its purpose; upon the appropriate use of sound materials, good relationship with other structures and the character of the City; and upon the principles of harmony, preparation and design in the elements of the building or site;*

As noted in this resolution with Design Review Finding 1, the proposed designs are generally consistent with the design standards established as part of DMC Section 18.23.150. The project, as conditioned in Finding 1, will include 4 single story models, with 3 elevation styles, and 3 color schemes for each style available that will be generally consistent with the overall designs expected to be part of the Homestead subdivision in the Southwest Dixon Specific Plan area. The applicant's proposed improvements are therefore consistent with this finding.

3. *Good architectural character and site planning design are not, in themselves, more expensive than poor architectural character and poor site planning design, and are not dependent upon the particular styles of architectural or site plan design selected. [Ord. 13-008 § 2; Ord. 13-009 § 2(1).]*

As discussed in this resolution with Design Review Findings 1 and 2, the model homes, as conditioned, will be consistent with the general design standards identified in the Southwest Dixon Specific Plan area, along with the PMR zoning district's development standards. Due to this consistency, the new phases will fit well within the future, larger community. In general, the style, colors, materials, and scale are good quality and, as noted, generally consistent with the design standards called for in the Southwest Dixon Specific Plan. The project, as conditioned, is therefore consistent with this finding.

NOW THEREFORE BE IT FURTHER RESOLVED, the Dixon Planning Commission hereby **conditionally approves** the Violet at Homestead (Phase 3/Village 11) Design Review (DR23-03) and Planning Application (PA23-11) for the four standard model homes, with three style variations per model, and three color schemes per style, subject to the Condition of Approval listed below

CONDITIONS OF APPROVAL

Planning Department

1. Plans submitted for a Building Permit shall substantially conform to the application materials and plans identified as "Exhibit A," and received on April 21, 2023, and on file with the Dixon Community Development Department, except as modified by the conditions listed herein.
2. Plans for building permit submittal shall include measures for dust control.
3. The following items shall be addressed on the plans submitted for building permit review and then shall be installed as part of construction address the following items and incorporate them on the building permit plans, including:
 - a) The placement of stone or brick veneers which wraps around the side of the house to the fence line shall be included when indicated for a house model on either a color or non-colored elevation;
 - b) Hiding where possible the location of downspouts and to paint them to blend in with the house;
 - c) The garages shall have lighting on both sides;
 - d) The proposed A1 color scheme for Farmhouse appears too bright and a more subdued red shall be utilized. The applicant shall submit an alternative to staff for consideration and approval, prior to issuance of building permits;
 - e) The applicant shall submit a final full Phase 3 Village 11 model and plan type lotting plan for Planning staff review and approval to ensure that there is an adequate distribution of model types and variations throughout. Plan 1825 shall be located on lots that will accommodate this plan without requiring a Variance for the rear setback;
 - f) The proposed Coast Live Oak shall be replaced with another oak such as the California Black Oak, Scarlet Oak, Cork Oak, or Red Oak. Prior to issuance of a building permit, a landscape plan that identifies the whole development area and where the trees and other landscape would be installed; and
 - g) Redwood fences that comply with the Dixon Municipal Code Chapter 18.33 (Screening and Landscaping Regulations) which are consistent with those of the surrounding subdivisions, including having a board on board design, being capped, steel support posts and tinted with a light stain to ensure additional longevity.
4. Conditions of Approval shall be printed on the plans.
5. Comply with all applicable conditions of Development Agreement (Ordinance 02-017) and City of Dixon Resolution No. 04-195 (Final EIR Mitigation Monitoring Report) and the Tentative Subdivision Map.
6. In accordance with Mitigation Measure 1 to Impact 3.6-C of the Southwest Dixon Specific Plan Final EIR, the following construction noise limitations are applicable to this project:
 - a. Allowable days/hours for any construction activity in this village, including deliveries and gathering of employees, is 7:00am to 7:00pm, Monday's through Friday's. There is NO construction allowed on weekends or federal holidays.

- b. Requests for construction outside the allowable hours listed above may be requested from the City's Community Development Department, at least two weeks in advance, and the following will be considered: 1) type and noise levels of work requested, 2) proximity of work to occupied residences, 3) whether after hours work is truly necessary and would serve a compelling public purpose, and 4) availability of city staff or third party consultant to be present to inspect. If work outside the normal hours is approved, a deposit shall be submitted prior to the work to cover the costs of inspector to monitor after hours work.
 - c. All construction traffic to and from the project site shall be via designated truck routes.
 - d. Construction-related heavy truck traffic or idling in the project vicinity, outside of allowable construction days/hours, is prohibited.
 - e. Control noise from construction workers' radios to the point where they are not audible at existing residences bordering the project site.
- 7. Prior to approval of master building permit plans, the applicant shall submit a landscape plan for the entire development area and is subject to staff's final approval. A minimum of one tree shall be planted in the front and street side yards and demonstrate consistency with Chapter 18.33 of the Dixon Zoning Code. The applicant shall clearly demonstrate consistency with the City's Water Efficient Landscape Ordinance. The developer must install front yard landscaping with automatic irrigation for all parcels prior to occupancy.
 - 8. Per City of Dixon Municipal Code, landscape irrigation services are required to include an approved backflow prevention assembly, at the developer's expense. The desired location, service size, and flow-rate for the backflow prevention assembly must be submitted for approval.
 - 9. All trees shall be at a minimum double staked and the landscape maintenance agreement shall state that all tree stakes shall be removed after two years from installation. The front yard landscaping shall also comply with the State of California Model Water Efficiency Ordinance.
 - 10. The developer will distribute homebuyer/consumer information package (created by the City) to the first-time home purchasers. The homebuyer information package will be acceptable to the California Department of Real Estate. Written evidence of distribution of the information package will be provided to the City prior to Certificate of Occupancy for the first home and kept on file by the developer.
 - 11. Issuance of a sign permit by staff is required for any on-site or approved off-site subdivision directional signage prior to installation

Standard Conditions

- 12. The applicant must obtain a building permit within one year after Planning Commission approval or apply to the Planning Commission for an extension of time to do so. If a building permit is not obtained

within said one-year period or any extension thereof granted by the Commission, any approval granted by the Planning Commission shall automatically lapse and a new application will be required.

13. The applicant shall indemnify, defend, and hold harmless the City, and the officers, agents and employees of the City from any and all claims, damages and liability which may result from approval or implementation of the project (including, but not limited to, damages, attorney's fees, expenses of litigation, or costs of court). Provided, however, this duty to indemnify and defend shall not extend to any claim, suit or action arising from the active negligence or willful misconduct of the City or its officers, agents or employees. The applicant shall enter into an Indemnification Agreement with the City of Dixon evidencing the foregoing. The standard agreement can be obtained from the Community Development Department.
14. Development Impact Fees for the necessary public facilities to serve this project must be paid for each building permit. The fees are based on the specifics of the plans as submitted. The fees may include:

- Waste Water Fee
- Drainage Improvement Impact Fee
- Police Facilities Fee
- Transportation Fee
- Fire Facilities Impact Fee
- Administrative Facilities Impact Fee
- Public Works Facilities Fee
- School Impact Fee
- Library Fee
- Water Connection Fee
- Solano County Capital Facilities Fee
- Park Fee

Note: A protest of any required dedications, reservations, or fees may be filed with the City Clerk in writing within 90 days of project approval. The protest must include the following items to be valid:

- The name, address, signature, and status of owner, applicant.
- A statement that the dedication, reservation, or payment is being made, or will be made under protest.
- Proof that payment has been made, or an agreement to make the dedications, reservations and pay fees when they are due.
- A statement of the factual elements of the dispute.
- The legal theory forming the basis for the protest.

Since legal theory is one of the required items, the protestor may wish to seek the advice of a private consultant prior to filing any protest.

BE IT FURTHER RESOLVED, this decision is final unless appealed to the City Council. To file an appeal, an Appeal Application and the adopted appeal fee must be submitted to the front desk of City Hall, 600 East A Street, Dixon, before **5:00 p.m. on July 21, 2023**.

BE IT FURTHER RESOLVED, Unless building permits are issued or a time extension is filed with the Community Development Department prior to its expiration, the Design Review will lapse one (1) year after the decision becomes final, or **July 21, 2024 at 5:00p.m.**

ADOPTED at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 11th day of July 2023:

AYES:

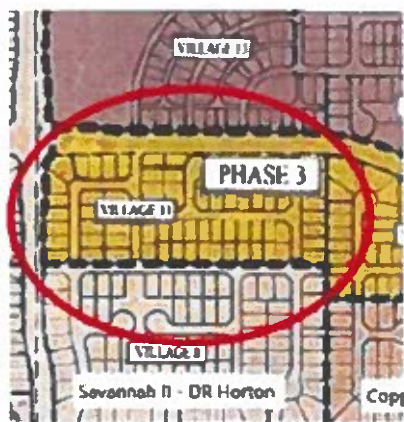
NOES:

ABSENT:

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

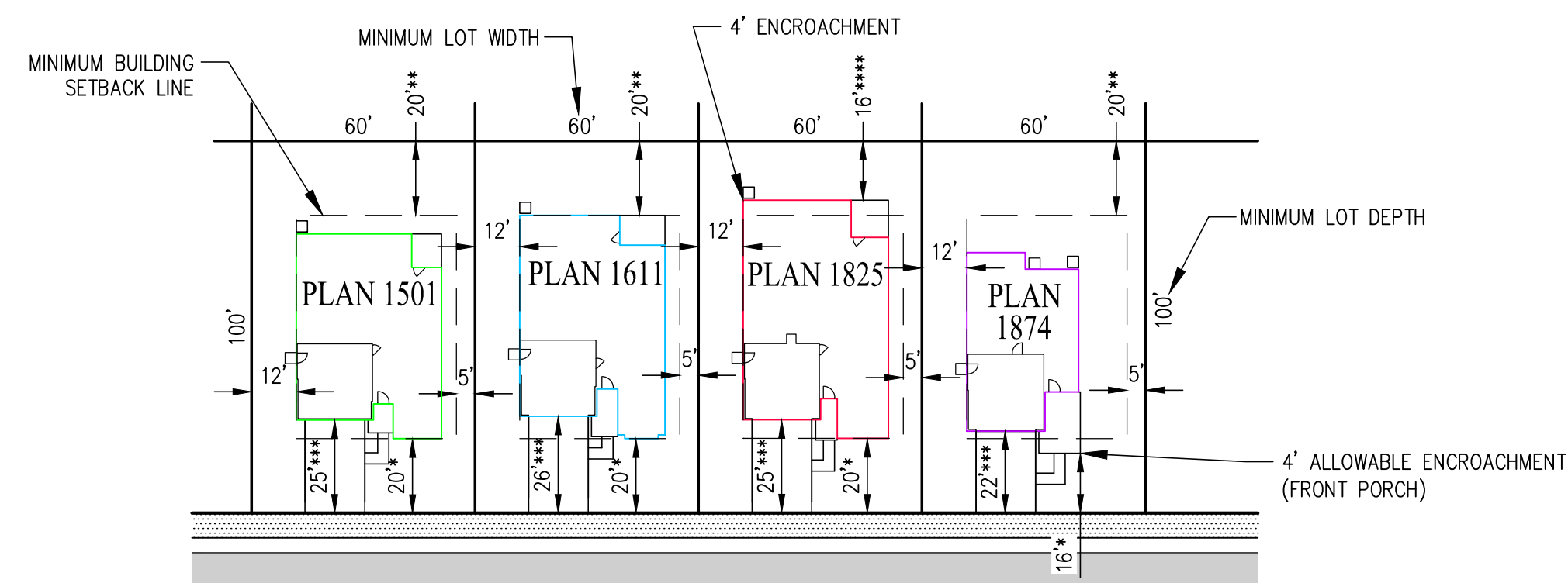
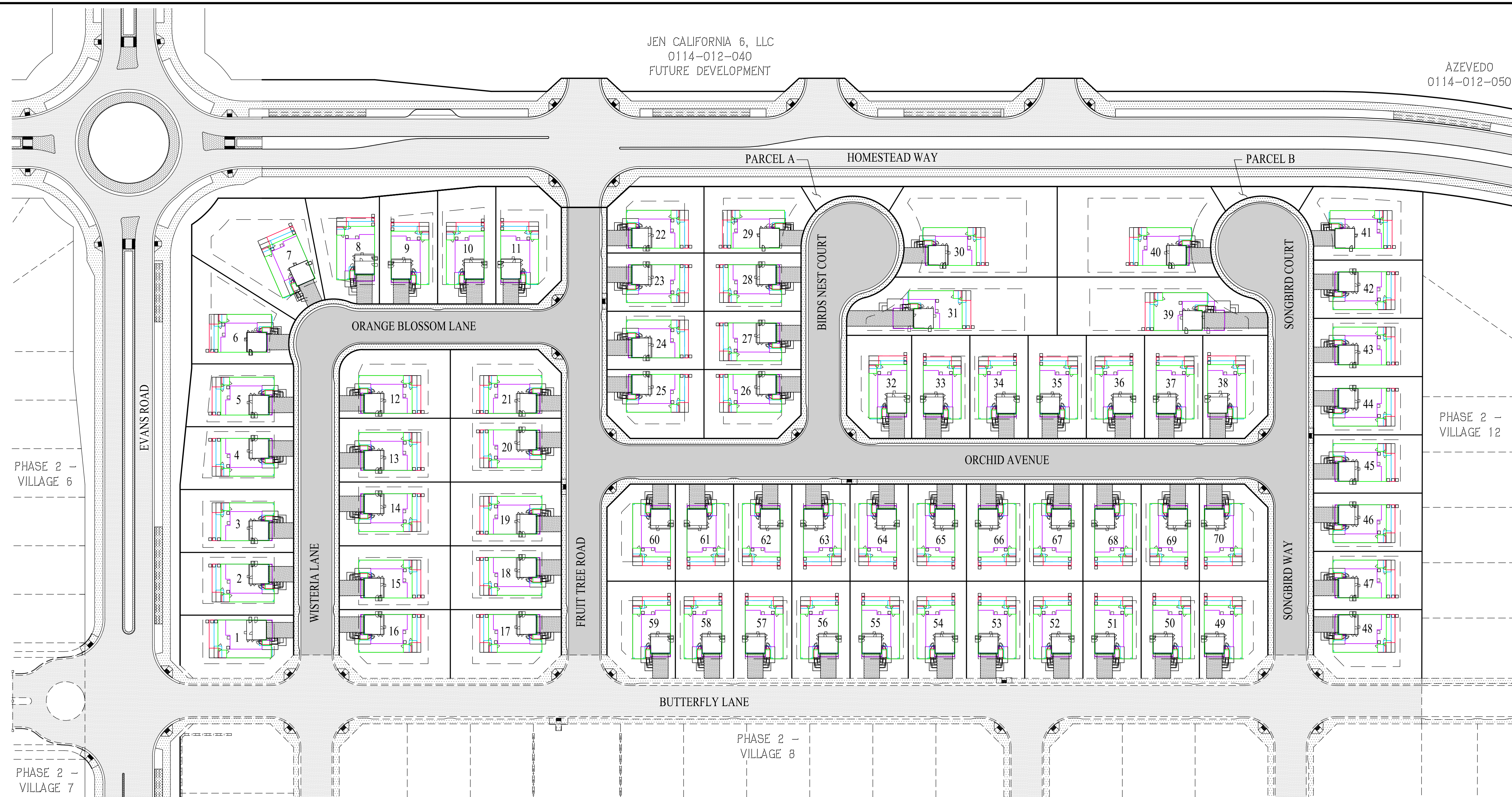
Attest:

LUPE RUIZ
ADMINISTRATIVE CITY CLERK



JEN CALIFORNIA 6, LLC
0114-012-040
FUTURE DEVELOPMENT

AZEVEDO
0114-012-050



BUILDING PLAN TYPES

SCALE 1"=40'

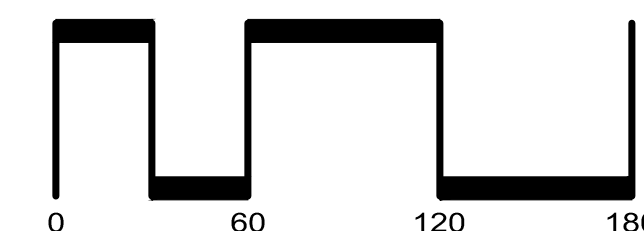
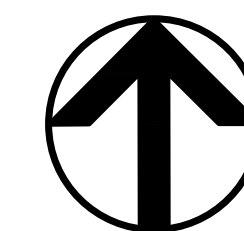
- * 20' MINIMUM FRONT YARD
- ** REAR LOT SETBACK IS 20% OF LOT DEPTH, UP TO 25' MAX AND 15' MIN
- *** 22' MINIMUM GARAGE SETBACK
- **** REQUIRES A VARIANCE



DEVELOPMENT PLAN - FIT STUDY

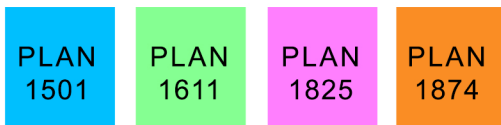
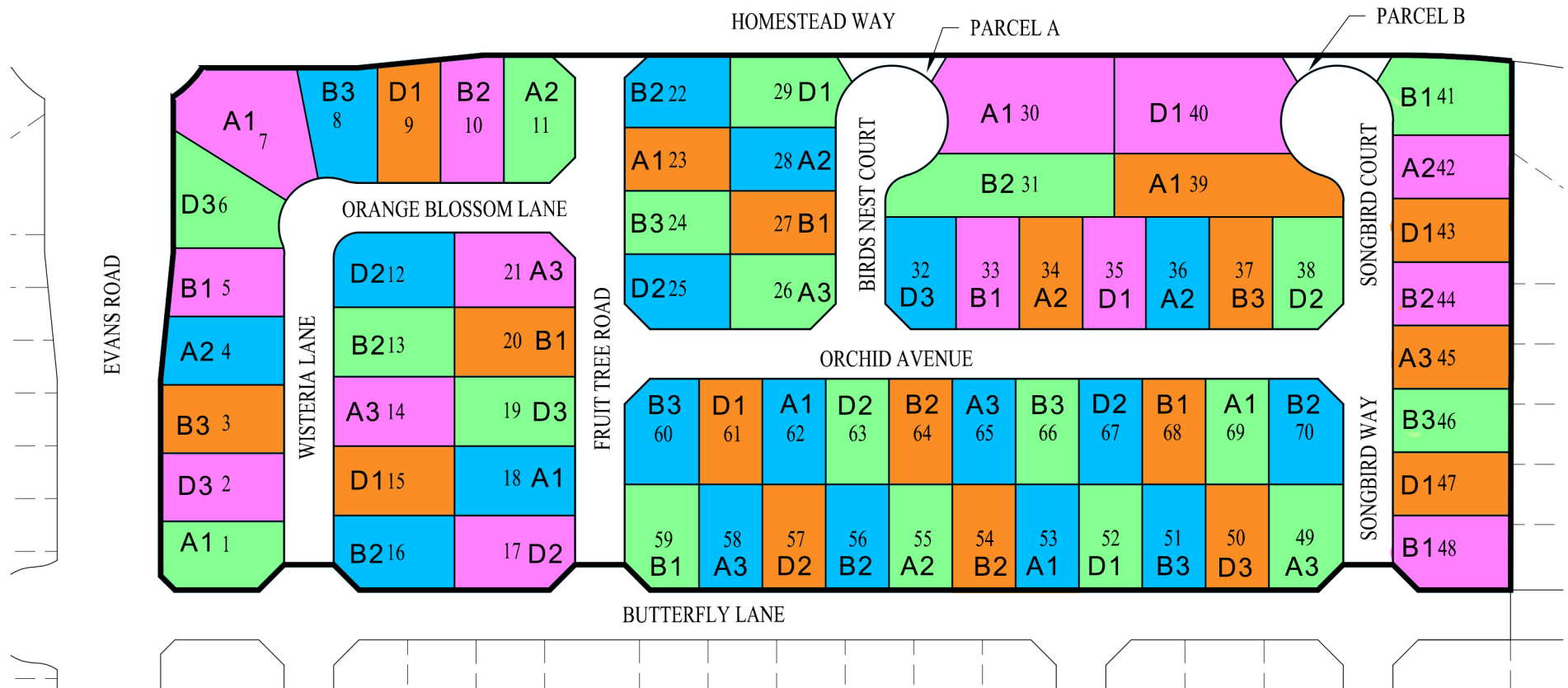
PHASE 3 - VILLAGE 11

CITY OF DIXON SOLANO COUNTY CALIFORNIA
SCALE: 1"=60' DATE: APRIL 6, 2023



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM



A FARMHOUSE (SCHEME A1-A3)
 B CRAFTSMAN (SCHEME B1-B3)
 D WEST COAST (SCHEME D1-D3)

SITE PLAN

PHASE 3 - VILLAGE 11

CITY OF DIXON SOLANO COUNTY CALIFORNIA

DATE: APRIL 2022 SCALE: 1"=150'



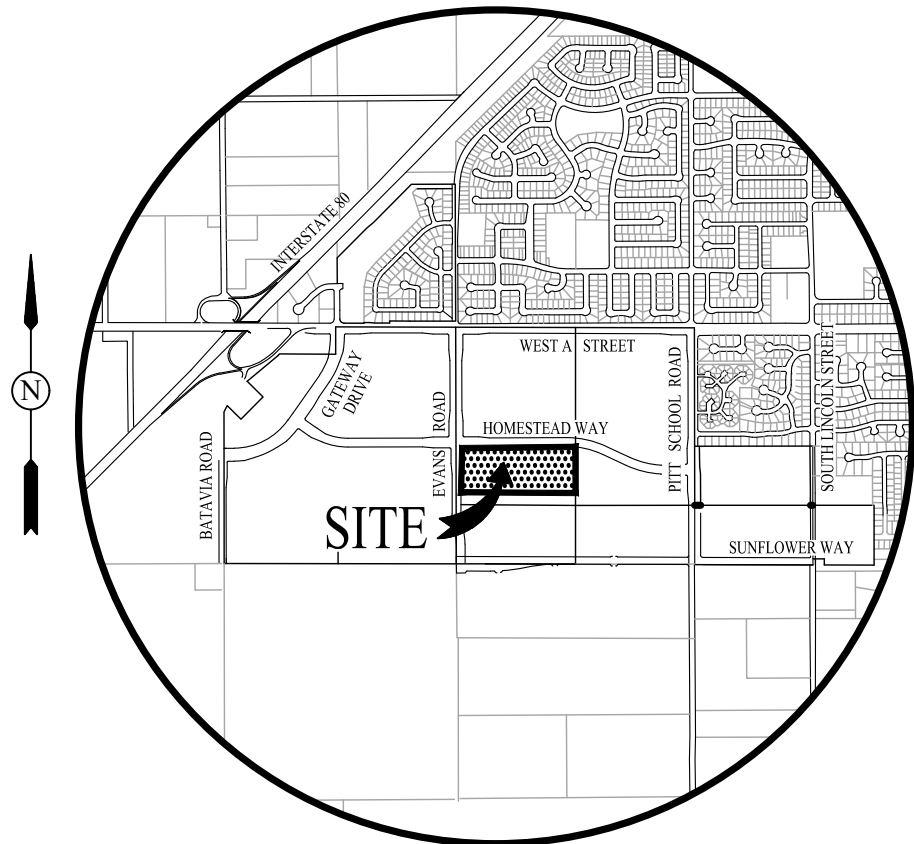
SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

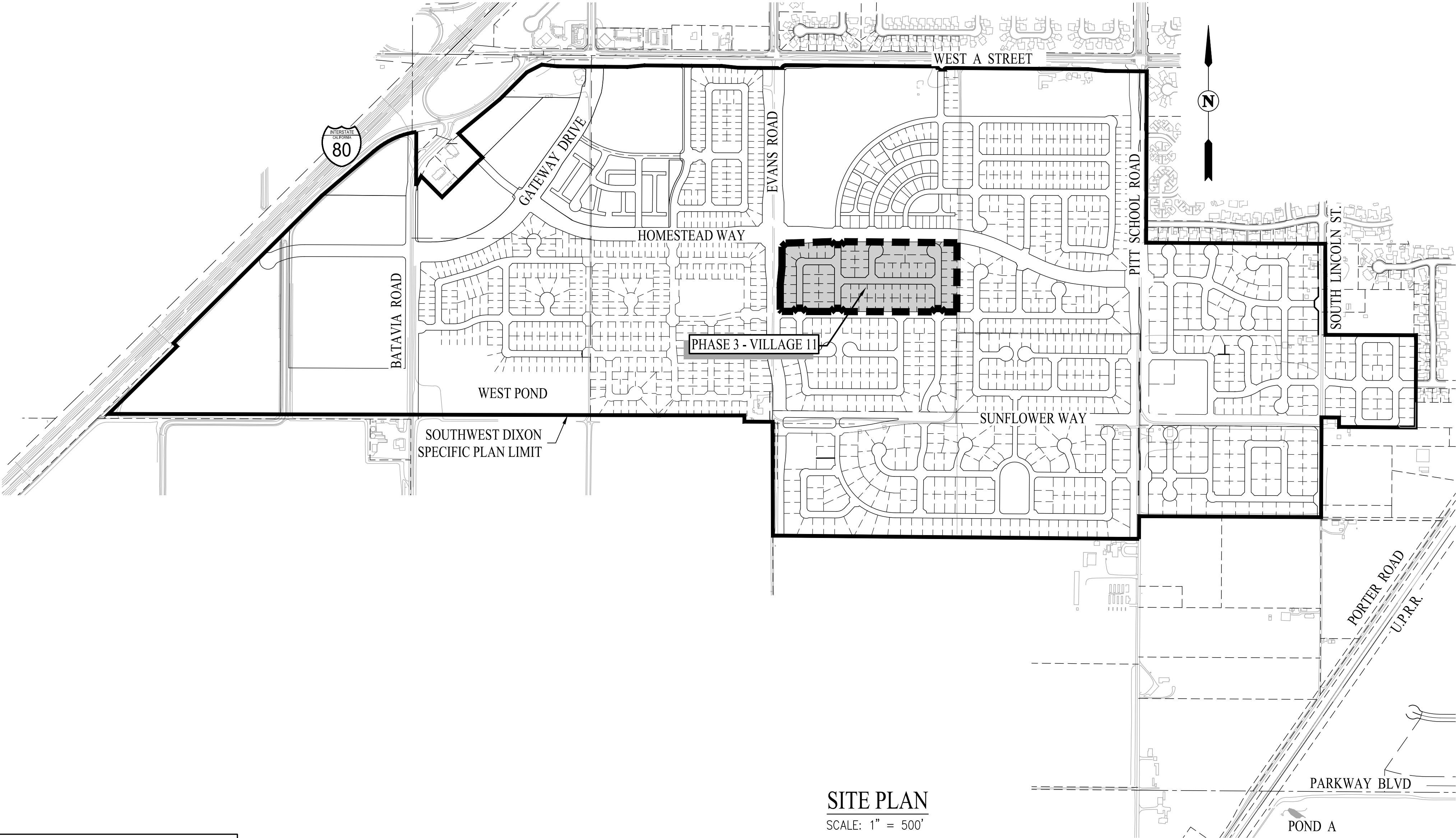


HOMESTEAD GRADING PLANS PHASE 3 - VILLAGE 11

CITY OF DIXON SOLANO COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	INDEX MAP, LEGEND, ABBREVIATIONS & EARTHWORK SUMMARY
4	STREET SECTIONS & DETAILS
5	EXISTING CONDITIONS & DEMOLITION PLAN
6	GRADING PLAN
7	GRADING PLAN
8	EROSION CONTROL NOTES
9	EROSION CONTROL PLAN

WDID# 5S48C386245

CITY OF DIXON
REVIEWED AND ACCEPTED FOR PUBLIC IMPROVEMENTS IN PUBLIC RIGHTS-OF-WAY AND IN PUBLIC EASEMENTS ON PRIVATE PROPERTY. THE CITY ENGINEER HAS NOT REVIEWED AND IS NOT RESPONSIBLE FOR ANY ON-SITE IMPROVEMENTS.

DEBORAH L. BARR, P.E.
CITY ENGINEER/UTILITIES DIRECTOR

DATE: _____

R.C.E. 79541, EXPIRES 9/30/2024

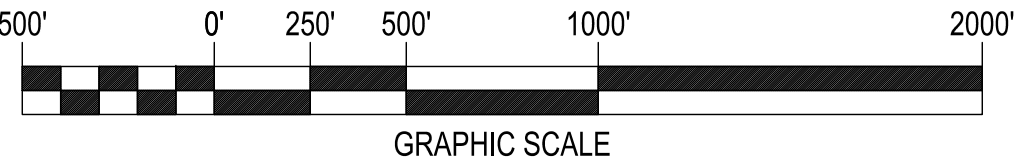
THIS PLAN HAS BEEN REVIEWED BY MID PACIFIC ENGINEERING INC AND APPEARS TO BE IN GENERAL CONFORMITY WITH THE RECOMMENDATIONS IN OUR REPORT DATED _____. WE MAKE NO REPRESENTATIONS AS TO THE ACCURACY OF DIMENSIONS, MEASUREMENTS, CALCULATIONS, OR ANY PORTION OF THE DESIGN.

DANIEL C. SMITH, G.E.
G.E. 2530, EXPIRES 6/30/2023

DATE: _____

NOTE:
CONTRACTOR TO COMPLY WITH REGULATIONS AND PERMIT CONDITIONS ESTABLISHED BY THE REGIONAL WATER QUALITY CONTROL BOARD.

SITE PLAN
SCALE: 1" = 500'



BENCHMARK:
CITY BENCHMARK #5: ELEVATION 66.52
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NGVD 29
NAVD88 = NGVD29 + 2.57'
RAMSET NAIL IN CHISELED SQUARE IN CURB AT THE SOUTHEAST CORNER OF WEST A STREET AND PITT SCHOOL ROAD



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

HOMESTEAD

CITY OF DIXON

COVER SHEET

PHASE 3 - VILLAGE 11

CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

ANGELO OBERTELLO
R.C.E. No. 64345
DATE: 6/4/2021

DESIGN: EMD DATE: JUNE 4, 2021
DRAWN: JDD DATE: JUNE 4, 2021
CHECKED: AJO DATE: JUNE 4, 2021



SHEET
1
OF
9
SHEETS



GENERAL NOTES:

1. PROPERTY OWNER:

JEN CALIFORNIA 6, LLC
508 GIBSON DRIVE, SUITE 260
ROSEVILLE, CALIFORNIA 95678
(916) 778-0008
2. ENGINEER:

CARLSON, BARBEE, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. SOILS ENGINEER:

MID PACIFIC ENGINEERING, INC.
840 EMBARCADERO DRIVE, SUITE 20
WEST SACRAMENTO, CA 95605
PHONE: (916) 927-7000
5. BENCH MARK:

CITY OF DIXON BENCHMARK #5 – RAMSET NAIL IN CHISELED SQUARE IN CURB AT THE SOUTHEAST CORNER OF WEST A STREET AND PITT SCHOOL ROAD.

ELEVATION:

66.52 (NGVD29)
NAVD88=NGVD29+2.57'

6. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF HIS DESIGN CONTAINED HEREIN.

7. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ANGELO OBERTELLO WITH CARLSON, BARBEE & GIBSON, INC. AT (925) 866-0322 FOR SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.

8. CITY OF DIXON STANDARD DRAWINGS AND SPECIFICATIONS, SPECIFIC NOTES AND DETAIL DRAWINGS HEREON AND IN THE SOILS REPORT, TAKE PRECEDENCE OVER GENERAL DRAWINGS AND PLANS UNLESS OTHERWISE DIRECTED BY THE ENGINEER. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE TWO (2) WORKING DAYS PRIOR NOTICE TO THE ENGINEER AND APPROVAL OF THE CITY ENGINEER. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION.

9. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONNEL. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL AND THE CITY OF DIXON HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

10. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY WORK DONE FROM PLANS THAT ARE NOT APPROVED BY THE CITY OF DIXON. ALL CORRECTIVE ACTION RESULTING FROM CHANGES TO THE PLANS PRIOR TO APPROVAL IS THE RESPONSIBILITY OF THE DEVELOPER.

11. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH O.S.H.A. REQUIREMENTS.

12. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A., AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.

13. ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF DIXON.
14. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACES." ANY MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE."

15. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR THE CITY OF DIXON DEPARTMENT OF PUBLIC WORKS, AMBULANCE, POLICE DEPARTMENT AND THE DIXON FIRE PROTECTION DISTRICT AT THE JOB SITE.

DEPARTMENT OF PUBLIC WORKS:

(707) 678-7050

AMBULANCE:

911

DIXON POLICE DEPARTMENT:

(707) 678-7070

DIXON FIRE PROTECTION DISTRICT:

(707) 678-7060

16. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.

17. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE CITY OF DIXON OR HIS AUTHORIZED REPRESENTATIVE.

18. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.

19. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT U.S.A. AT LEAST TWO (2) WORKING DAYS FOR UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. PHONE 1 (800) 642-2444. NEITHER THE OWNER NOR THE CIVIL ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.

20. THE DEVELOPER SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENT OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING REQUIRED INSPECTIONS AND SHALL GIVE NOTICE TO THE CITY ENGINEER, SOILS ENGINEER, PROJECT ENGINEER, OR OTHER REQUIRED INDIVIDUALS OR AGENCIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO, BUT NOT LIMITED TO, THE FOLLOWING: 1) BEGINNING OF ANY GRADING ACTIVITY; 2) COMPLETION OF ROUGH GRADING; 3) COMPLETION OF FINAL GRADING; 4) COMPLETION OF ALL EROSION CONTROL MEASURES; 5) READINESS OF SITE FOR FINAL SITE INSPECTION.

22. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED, WITH INCREASED WATERING WHEN WIND SPEEDS EXCEED 10 MPH.

23. NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW MATERIAL TO BLOW OR SPILL OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY. CONTRACTOR TO SUBMIT HAULING ROUTE TO BE APPROVED BY THE CITY ENGINEER.

24. CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER, THE OWNER OR THE OWNER'S REPRESENTATIVE, THE OWNER'S ENGINEER AND ALL UTILITY COMPANIES BEFORE START OF CONSTRUCTION. THE GRADING PLANS MUST BE SIGNED AND THE GRADING PERMIT MUST BE IN PLACE PRIOR TO PRE-CONSTRUCTION MEETING.

25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.

26. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 2 WORKING DAYS PRIOR TO ACTUAL NEED. ANY ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT.

27. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD UNLESS OTHERWISE NOTED.

28. ALL CURB DATA REFERS TO "FACE OF CURB" AND STATIONING REFERS TO THE INDICATED CENTERLINE.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE (BY ANY MEANS NECESSARY) ALL EXISTING UTILITIES UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR AS DIRECTED BY THE CITY ENGINEER.

30. THE DEVELOPER SHALL REMOVE ALL TREES INCLUDING MAJOR ROOT SYSTEMS, FENCES, AND OTHER OBSTRUCTIONS NECESSARY FOR PUBLIC IMPROVEMENTS OR FOR PUBLIC SAFETY AS DIRECTED BY THE CITY ENGINEER AND SOILS ENGINEER.
31. ALL EXISTING WELLS LOCATED ON THE PROPERTY SHALL BE SEALED, FILLED AND ABANDONED PRIOR TO THE START OF GRADING OPERATIONS, AS DIRECTED BY THE CITY ENGINEER AND COUNTY HEALTH DEPARTMENT. EXISTING SEPTIC TANKS, HOLDING TANKS AND IRRIGATION LINES SHALL BE REMOVED AND BACK FILLED WITH ENGINEERED FILL AS DIRECTED BY THE CITY ENGINEER AND COUNTY HEALTH DEPARTMENT.

32. ALL GRADING, SITE PREPARATION, AND PLACING AND COMPACTION OF FILL SHALL BE DONE IN ACCORDANCE WITH THE CITY OF DIXON GRADING ORDINANCE AND PER THE RECOMMENDATIONS OF THE SUBJECT SOILS REPORT, UNDER THE OBSERVATION OF THE SOILS ENGINEER. SUBSEQUENT TO COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT A REPORT TO THE CITY ENGINEER STATING THAT ALL WORK HAS BEEN DONE TO HIS SATISFACTION AND BEFORE UNDERGROUND WORK BEGINS.

33. ROUGH GRADING AND DIRT BALANCE TO BE COMPLETED PRIOR TO PAD FINISHING SO THAT PADS MAY BE ADJUSTED TO FINAL BALANCE.

34. IF ARCHEOLOGICAL OR PALEONTOLOGICAL ARTIFACTS OR REMAINS ARE DISCOVERED DURING CONSTRUCTION OF THE PROJECT, WORK IN THE VICINITY OF THE FIND SHALL STOP IMMEDIATELY UNTIL A QUALIFIED ARCHEOLOGIST OR PALEONTOLOGIST, AS APPROPRIATE, CAN EVALUATE THE SITE AND DETERMINE THE SIGNIFICANCE OF THE FIND. PROJECT PERSONNEL SHALL NOT COLLECT OR ALTER CULTURAL RESOURCES. IF HUMAN REMAINS ARE FOUND, THE COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. THE ARCHAEOLOGIST SHALL SUBMIT TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL A REPORT OF THE FINDINGS AND METHOD OF CURATION OR PROTECTION OF THE RESOURCES. NO FURTHER SITE WORK WITHIN THE AREA OF DISCOVERY WILL BE ALLOWED UNTIL THE PRECEDING HAS OCCURRED.

35. CONTRACTOR SHALL SUBMIT A SCHEDULE OF ALL GRADING OPERATIONS AND RECEIVE APPROVAL OF SAID SCHEDULE FROM THE CITY ENGINEER PRIOR TO THE START OF WORK.

36. NO GRADING OR RELATED WORK SHALL BE DONE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

37. THE EROSION CONTROL MEASURES SHOWN ON THE APPROVED EROSION CONTROL PLAN SHALL BE IN PLACE WHILE PERFORMING ANY WORK SHOWN ON THESE PLANS ALL YEAR ROUND.

38. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE FROM THE SITE ALL MATERIALS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION OPERATIONS. ALL ABANDONED IRRIGATION LINES SHALL BE REMOVED FROM THE SITE, BACK FILLED AND PROPERLY COMPACTED.

39. THE LOCATIONS OF THE CATCH BASINS ARE APPROXIMATE ONLY. SEE IMPROVEMENT PLANS FOR EXACT LOCATIONS.

40. THIS PLAN IS FOR THE ROUGH GRADING OF THE SITE. ALL OTHER IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.

41. THE CONTRACTOR SHALL CONDUCT HIS/HER OPERATIONS IN ACCORDANCE TO THE SWPPP. A COPY OF THE SWPPP MUST BE ON SITE AT ALL TIMES.

42. CONTRACTOR SHALL OBTAIN A PERMIT FROM RWQCB IF THE SITE, OR A PORTION THEREOF, REQUIRE DE-WATERING THAT WILL NOT BE DISCHARGED AS A LAND APPLICATION.

43. GRADING CONTRACTOR SHALL OBTAIN A COPY OF THE CONDITIONS OF APPROVAL FROM THE DEVELOPER AND ADHERE TO ALL APPLICABLE CONDITIONS FOR THE PROJECT.

44. NO GRADING, SOIL DISTURBANCE, OR COMPACTION SHALL OCCUR DURING PERIODS OF RAIN OR ON GROUND THAT CONTAINS FREE WATER. SOIL THAT HAS BEEN SOAKED AND WETTED BY RAIN OR ANY OTHER CAUSE SHALL NOT BE COMPACTED UNTIL COMPLETELY DRAINED AND UNTIL THE MOISTURE CONTENT IS WITHIN THE LIMITS APPROVED BY THE SOIL ENGINEER. APPROVAL BY THE SOIL ENGINEER SHALL BE OBTAINED PRIOR TO CONTINUING GRADING OPERATIONS.

45. DURING CONSTRUCTION, THE DEVELOPER SHALL NOT LEAVE DISTURBED AREAS NOT ACTIVELY UNDER CONSTRUCTION EXPOSED DURING THE RAINY SEASON.
- CITY OF DIXON GRADING NOTES
1. GRADING SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT GRADES AS SHOWN ON THE GRADING PLAN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION PLACED AT THE DIRECTION OF THE PROJECT ENGINEER IN ADVANCE OF ANY CHANGES DEEMED NECESSARY TO OBTAIN A BALANCED GRADING PROGRAM TO MEET MINIMUM STANDARDS. MINIMUM COMPACTION OUTSIDE THE STREET RIGHT-OF-WAY SHALL BE 90%.

2. ALL GRADING SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED BY MID PACIFIC ENGINEERING, MPE 04079-19, DATED MARCH 19, 2021.

3. CONTRACTOR TO OBTAIN NECESSARY GRADING PERMITS FROM SOLANO COUNTY WHERE APPLICABLE.

4. THE CITY OF DIXON AND DSMWS IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ON-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. TWO (2) WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL FREE NUMBER 811 OR (800) 642-2444.

5. THE CONTRACTOR SHALL OBTAIN THE NECESSARY ENCROACHMENT PERMITS FROM THE CITY OF DIXON AND SOLANO COUNTY OR ANY OTHER AGENCIES HAVING JURISDICTION PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CALTRANS ENCROACHMENT PERMITS.

6. THE CONTRACTOR SHALL NOTIFY THE CITY OF DIXON AND SOLANO COUNTY FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING WORK.

7. CONTRACTOR SHALL COMPLY WITH TITLE 16 OF THE DIXON MUNICIPAL CODE REGARDING GRADING AND STORM WATER CONTROL.

8. A TRAFFIC CONTROL PLAN AND STAGING PLAN MUST BE SUBMITTED TO THE CITY OF DIXON FOR APPROVAL PRIOR TO CONSTRUCTION WITHIN EVANS ROAD.
- BENCHMARK:
CITY BENCHMARK #5: ELEVATION 66.52
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NGVD 29
NAVD88 = NGVD29 + 2.57'
RAMSET NAIL IN CHISELED SQUARE IN CURB AT THE SOUTHEAST CORNER OF WEST A STREET AND PITT SCHOOL ROAD
-
-
- CIVIL ENGINEERS
- SAN RAMON (925) 866-0322
- SACRAMENTO (916) 375-1877
- WWW.CBANDG.COM
- SURVEYORS PLANNERS
- HOMESTEAD
- CITY OF DIXON
- PHASE 3 - VILLAGE 11
- CALIFORNIA
- GENERAL NOTES
- | NO. | REVISIONS | BY | APP | DATE |
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- DESIGNED UNDER THE DIRECTION OF:
- 
ANGELO OBERTELLO
R.C.E. No. 64345
- 6/4/2021
DATE
- DESIGN: EMD DATE: JUNE 4, 2021
- DRAWN: JDD DATE: JUNE 4, 2021
- CHECKED: AJO DATE: JUNE 4, 2021
-
- SHEET
- 2
- 9
- OF SHEETS
- G:\1311\ACAD\IN TRACT\Phase 3\1311-011\GP\GP02.dwg
JOB NO. 1311-011



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		RIGHT OF WAY
		PROPERTY LINE
		HINGE LINE
		DAYLIGHT LINE
		TOP OF SLOPE
		TOE OF SLOPE
		SLOPE EMBANKMENT
		CENTERLINE
		TOP OF CURB
		CURB, GUTTER & SIDEWALK
		STORM DRAIN PIPE
		EX UTILITY TO BE REMOVED
		PERIMETER WALL W/ 0'-2' RETAINING
		MANHOLE
		CATCH BASIN
		FIELD INLET
		CONTOUR
		TREE AND TREE TO BE REMOVED
		EX FENCE
		EARTH SWALE
		PAD ELEVATION (AT HINGE LINE)
		LOT NUMBER
		SHEET LIMIT
		SHEET NUMBER

ABBREVIATIONS:

AB	AGGREGATE BASE	LS	LANDSCAPE
AC	ASPHALT CONCRETE	LT	LEFT
AD	AREA DRAIN	MAX	MAXIMUM
BC	BEGIN CURVE	MIN	MINIMUM
BM	BENCHMARK	MON	MONUMENT
BRW	BOTTOM OF RETAINING WALL	P	PAD ELEVATION
BU	BUBBLE UP	PAE	PRIVATE ACCESS EASEMENT
BVC	BEGIN VERTICAL CURB	PCC	POINT OF COMPOUND CURVE
BW	BACK OF WALK	PL	PROPERTY LINE
CL	CENTER LINE	PRC	POINT OF REVERSE CURVE
CB	CATCH BASIN	PSE	PUBLIC SERVICE EASEMENT
CR	CURB RETURN	R	RADIUS
DET	DETAIL	RET	RETAINING WALL
DW	DRIVEWAY	RIM	RIM ELEVATION
EC	END OF CURVE	RT	RIGHT
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE EASEMENT	S	SLOPE
EVC	END VERTICAL CURB	SH	SHEET
EX	EXISTING	SD	STORM DRAIN
F/C	FACE OF CURB	SO	SIDE OPENING
FC	FLUSH CURB	ST	STREET
FF	FINISHED FLOOR ELEVATION	STA	STATION
FG	FINISHED GRADE	STD	STANDARD
FI	FIELD INLET	TBC	TOP OF BEVELED CURB
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK	TEMP	TEMPORARY
GLIP	GARAGE LIP ELEVATION	TG	TOP OF GRATE
GR	GRATE ELEVATION	TRW	TOP OF RETAINING WALL
HC RAMP	HANDICAP RAMP	TYP	TYPICAL
HL	HINGE LINE	TSM	TOP OF SOIL MIX
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	VD	V-DITCH
LL	LOT LINE		
LP	LOW POINT		

BENCHMARK:
CITY BENCHMARK #5: ELEVATION 66.52
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CITY OF DIXON

INDEX MAP, LEGEND, ABBREVIATIONS
& EARTHWORK SUMMARY

PHASE 3 - VILLAGE 11
CALIFORNIA

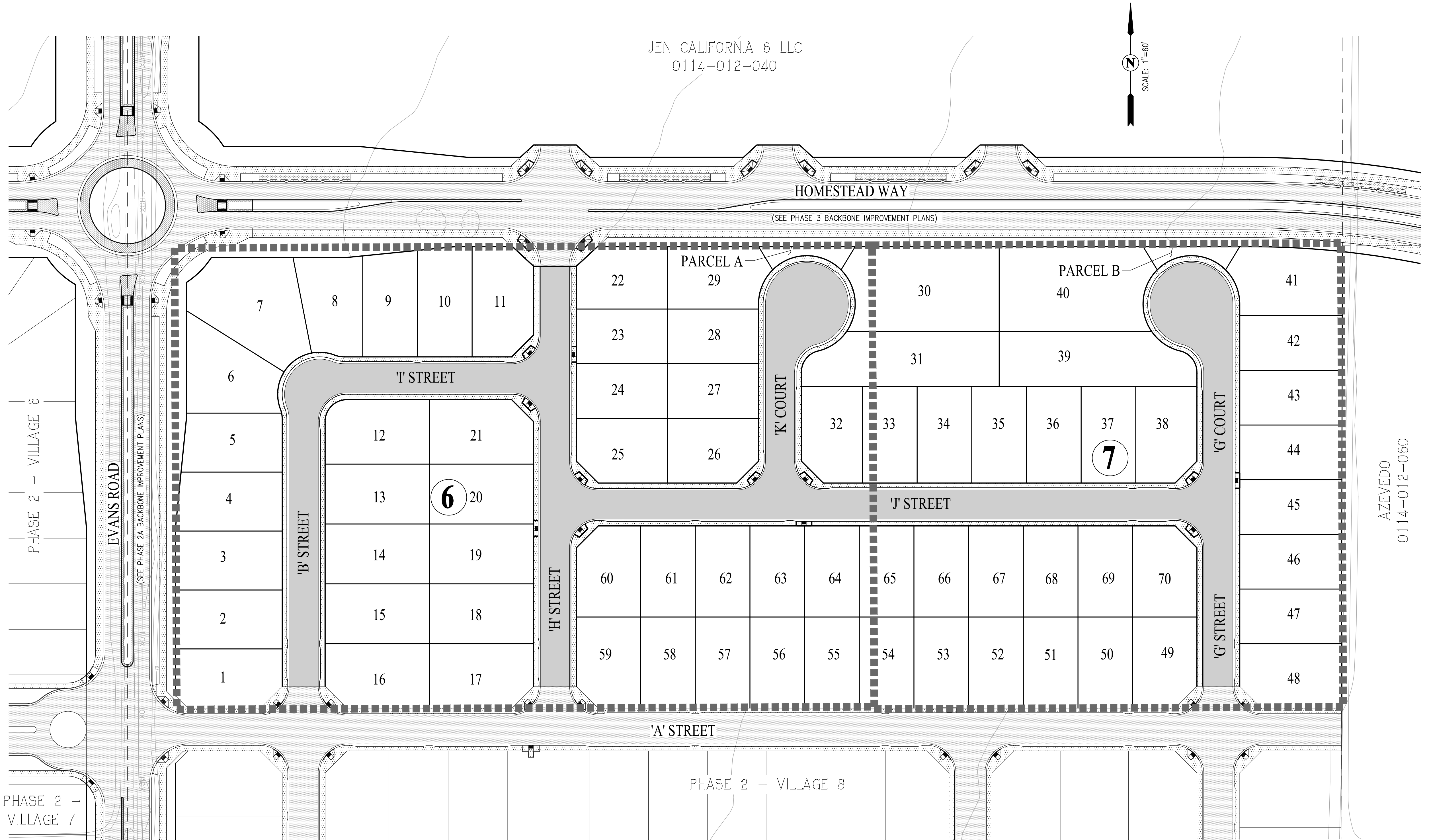
NO.	REVISIONS	BY	APP	DATE

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	DATE: 6/4/2021
ANGELO OBERTELLO R.C.E. No. 64345	DATE: 6/4/2021
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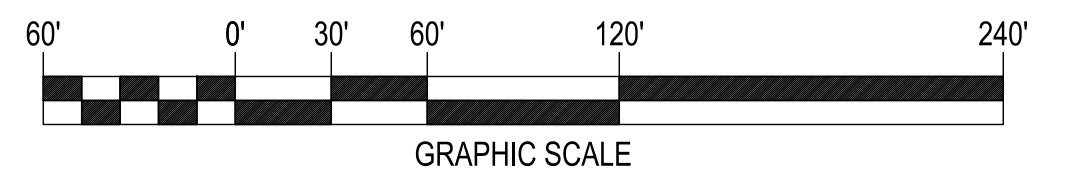


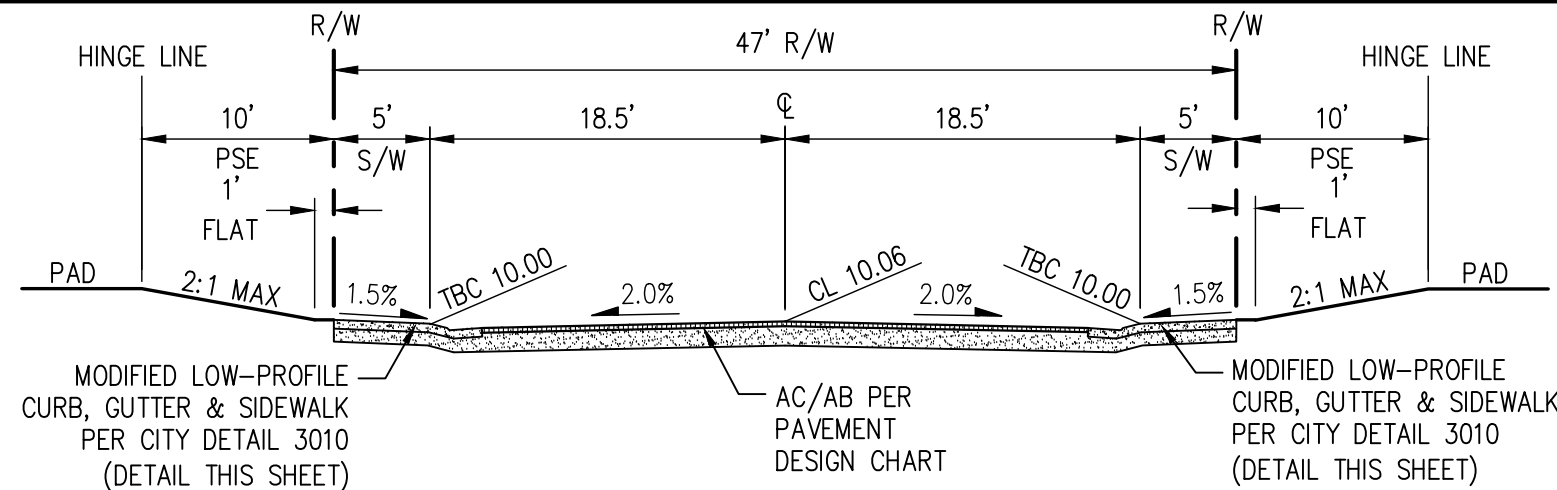
SHEET
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OF
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SHEETS



INDEX MAP, LEGEND, ABBREVIATIONS & EARTHWORK SUMMARY

SCALE: 1" = 60'

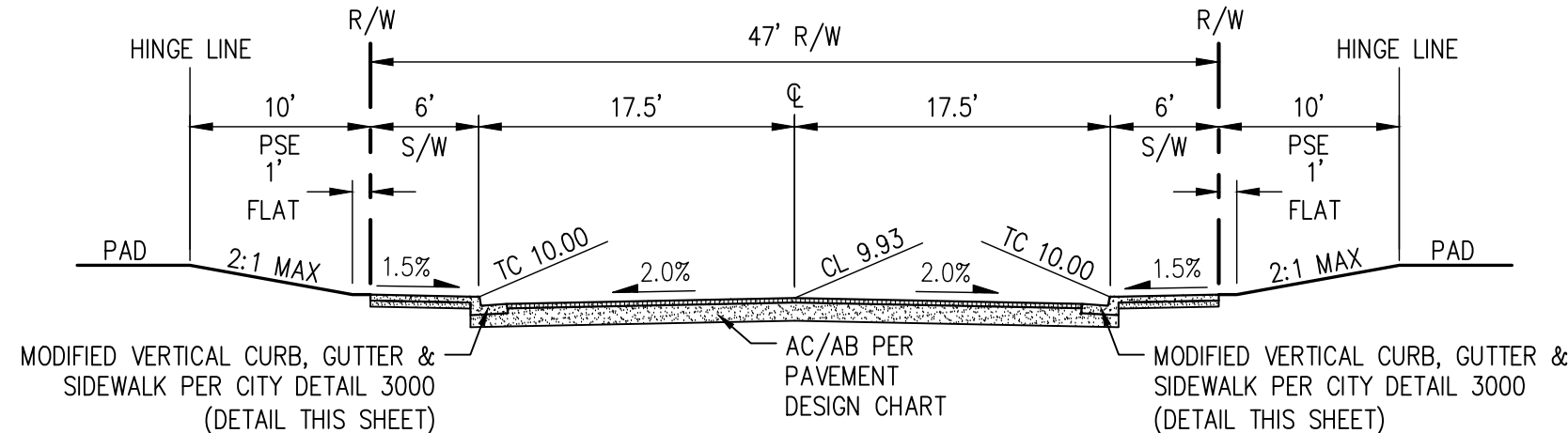




TYPICAL BEVELED CURB STREET SECTION (47' R/W)

(ALL IN-TRACT STREETS)

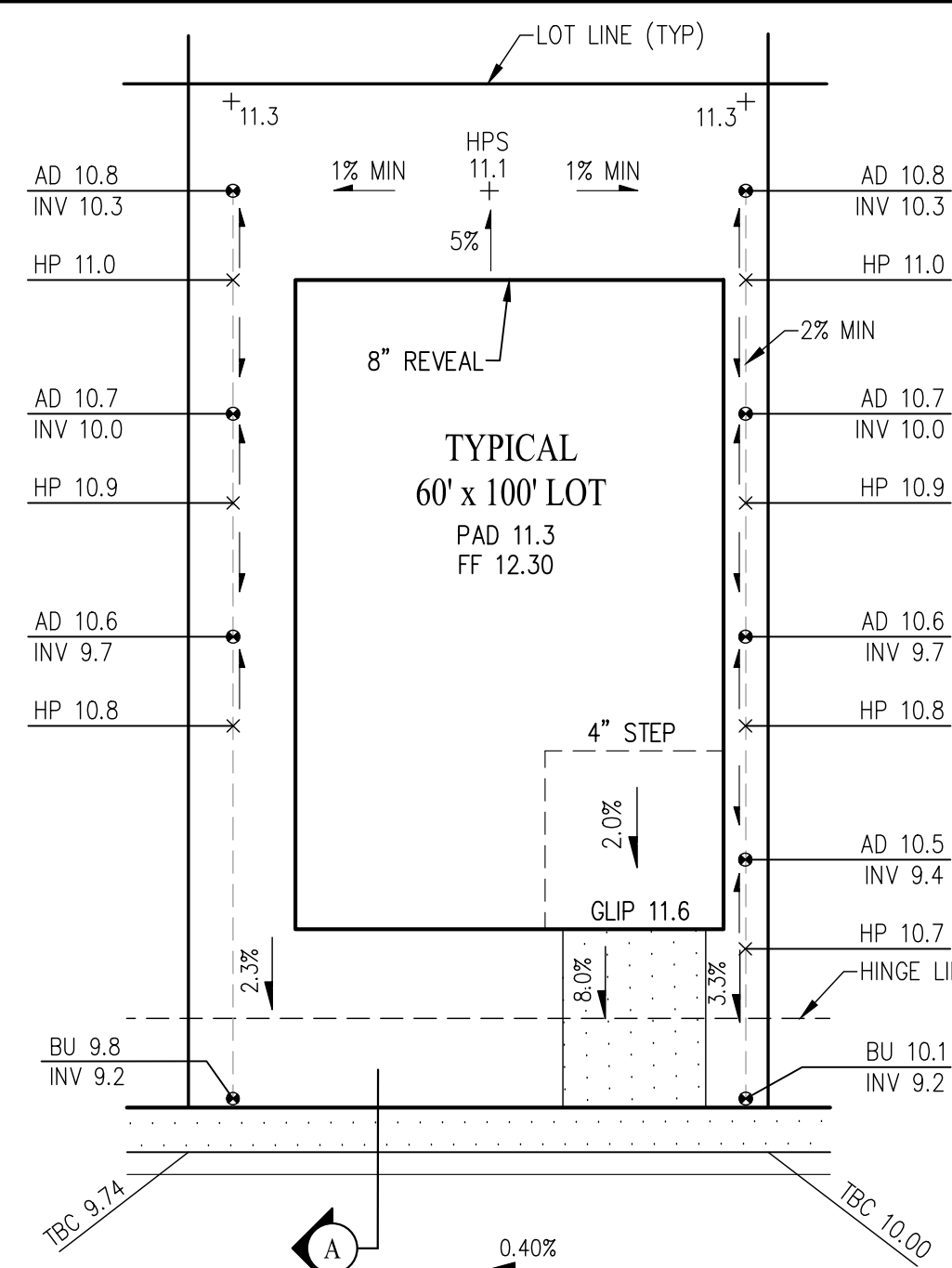
NOT TO SCALE



TYPICAL VERTICAL CURB STREET SECTION (47' R/W)

(ALL IN-TRACT STREETS)

NOT TO SCALE

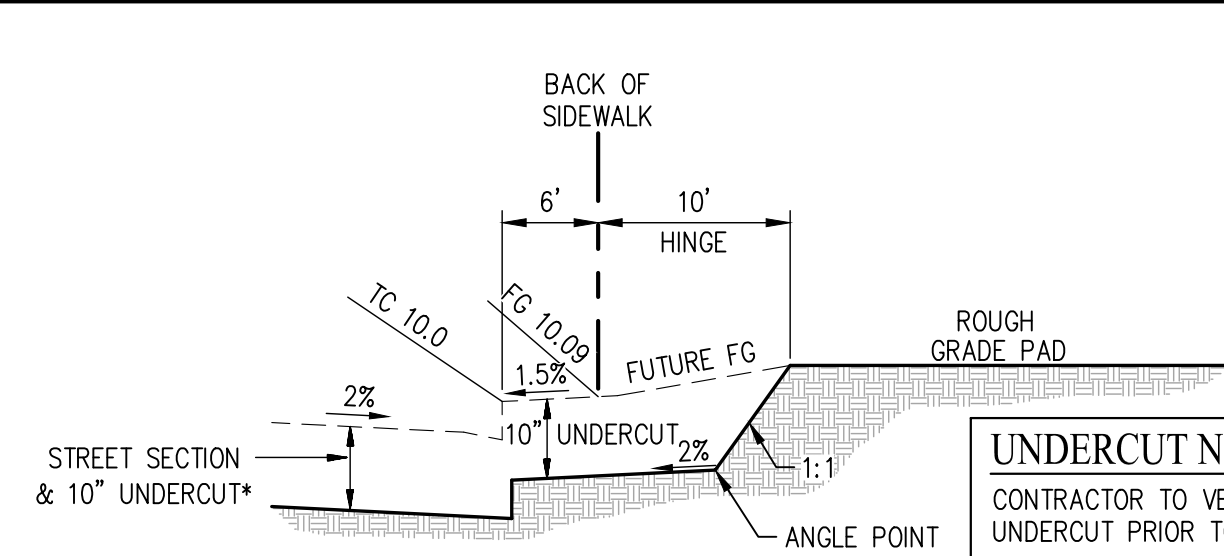


TYPICAL LOT FINISH GRADING

NOT TO SCALE

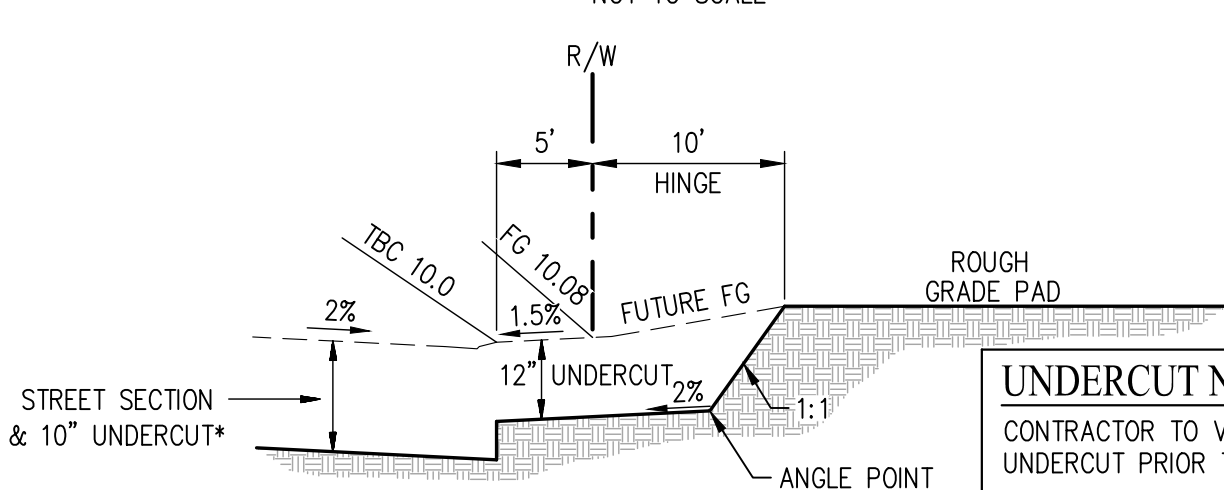
NOTE:

ALL SWALES WITHIN 10' OF THE BUILDING FOOTPRINT (SIDEYARDS) SHALL BE 2% MIN



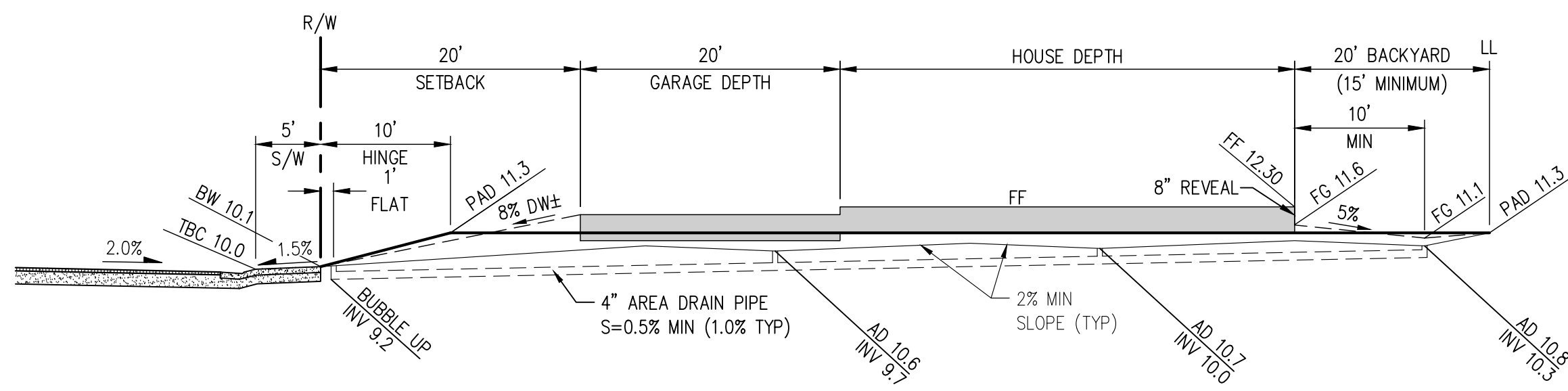
TYPICAL STREET UNDERCUT AT VERTICAL CURB & GUTTER

NOT TO SCALE



TYPICAL STREET UNDERCUT AT LOW-PROFILE CURB & GUTTER

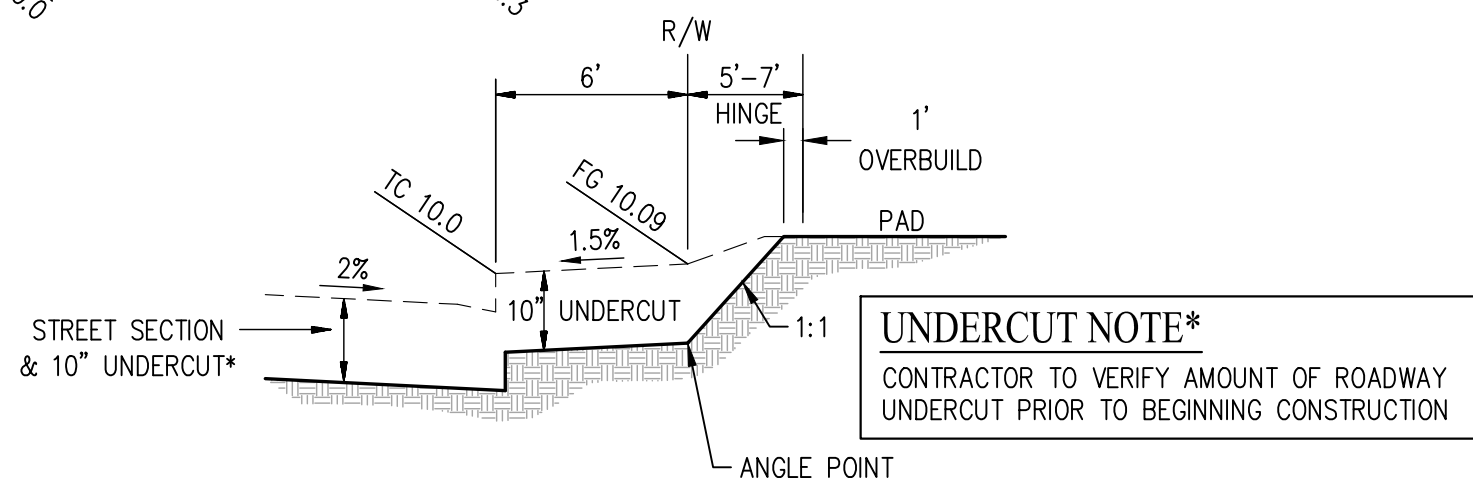
NOT TO SCALE



SECTION A-A

TYPICAL LOT CROSS-SECTION

NOT TO SCALE



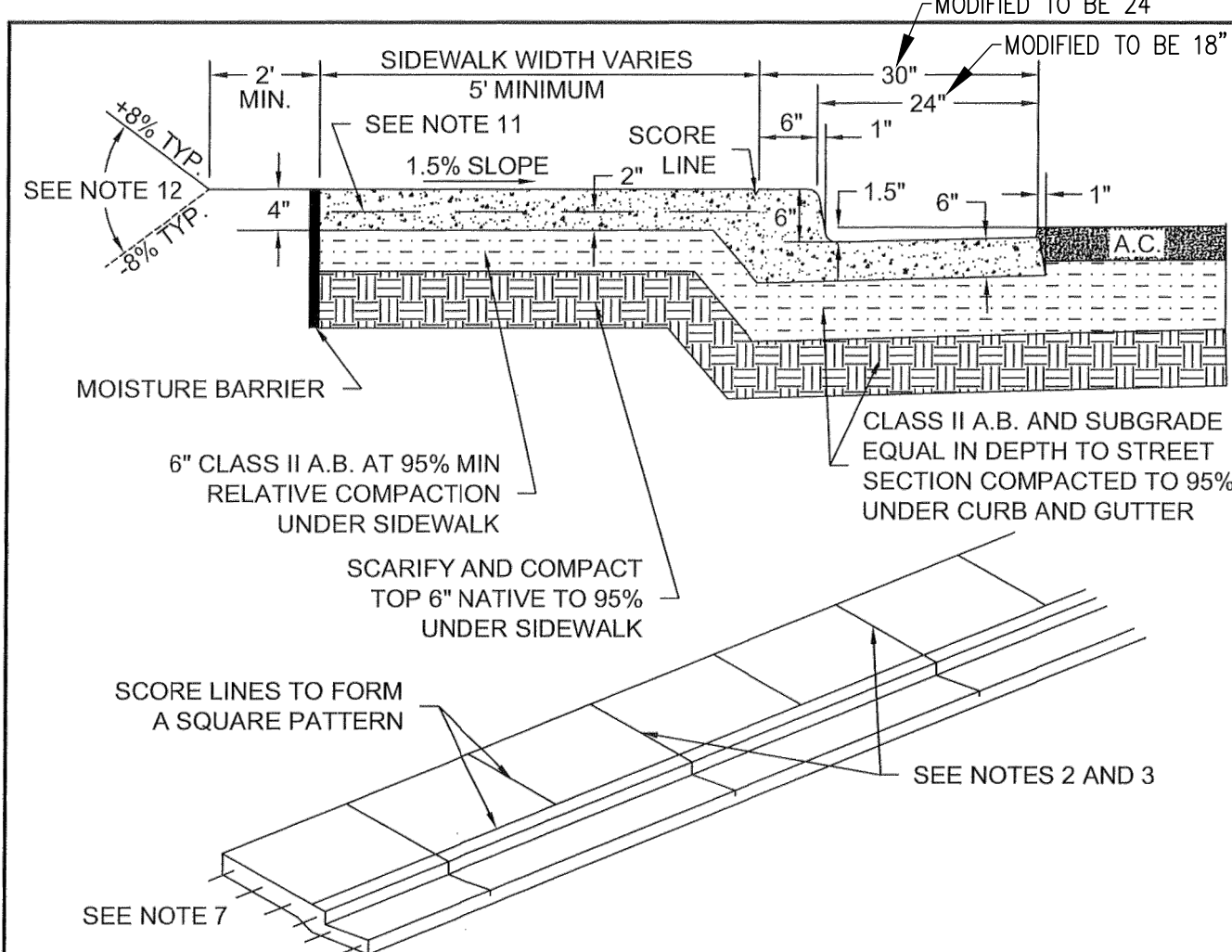
TYPICAL STREET UNDERCUT (SIDEYARD)

NOT TO SCALE

PAVEMENT DESIGN CHART

STREET	CLASSIFICATION	UNTREATED PAVEMENT SUBGRADE R-VALUE = 5			LIME-TREATED PAVEMENT SUBGRADE R-VALUE = 80		
		TI	MIN AC	MIN AB	TI	MIN AC	MIN AB
'B' STREET, 'G' STREET, 'G' COURT, 'H' STREET, 'I' STREET, 'J' STREET, 'K' COURT	LOCAL	6	3.5	13.0	6	4.0	6.0

- THE "R" VALUE IS BASED ON AN ESTIMATE OF SOIL CONDITION AT THE SITE. FINAL STREET SECTIONS WILL BE DETERMINED AFTER THE FINAL "R" VALUE OF SUBGRADE IS COMPLETED BY THE SOILS ENGINEER.
- ALL STREET SECTIONS SHALL INCLUDE A NONWOVEN GEOTEXTILE FABRIC (APPROVED BY GEOTECHNICAL ENGINEER) BETWEEN THE UNTREATED SOIL SUBGRADE AND THE AGGREGATE BASE. PER CITY OF DIXON ENGINEERING DESIGN STANDARDS.
- LIME-TREATED SUBGRADE TO BE AT LEAST 12 INCHES THICK AND POSSESS A MINIMUM R-VALUE OF 50. FOR MORE INFORMATION SEE SOIL REPORT.

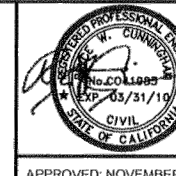


NOTES:

- USE CITY STANDARD CONCRETE.
- SCORE LINES SHALL BE 1/2" DEEP AND FORM A SQUARE.
- WEAKENED PLANE JOINTS SHALL BE 1 1/2" DEEP AND INSTALLED AT 12' MAX INTERVALS TO MATCH SCORE LINES.
- PLACE EXPANSION JOINTS AT CURB RETURNS, TRANSITIONS TO DRAIN INLETS, AND DRIVEWAYS AND 60' INTERVALS.
- APPLY "FINE BROOM" FINISH TO SIDEWALK PERPENDICULAR TO STREET; APPLY "FINE BROOM" FINISH TO CURB AND GUTTER PARALLEL TO STREET.
- NEW SIDEWALK, CURB AND GUTTER SHALL BE MONOLITHICALLY POURED.
- EXISTING CONCRETE TO BE MATCHED SHALL BE DRILLED AND DOWELED WITH 8" LONG, #4 REBAR AT 12" MAXIMUM ON CENTER.
- ALL CORNERS SHALL HAVE 3/4" TOOLED RADIUS.
- FOR CURB TYPE TRANSITION DETAILS AND WEAKENED PLANE JOINT DETAIL SEE DETAIL 3050.
- FOR CURB AND GUTTER TRANSITION DETAILS AT CURB INLETS, SEE DETAIL 4090 AND 4100.
- 6"x6"x10 GAUGE WIRE REINFORCEMENT REQUIRED FOR ALL SIDEWALKS.
- A MAXIMUM SLOPE GRADE OF 5:1 WILL BE ALLOWED AT STREET LANDSCAPING APPLICATIONS WHERE APPROVED BY THE CITY ENGINEER.
- SIDEWALK REPLACEMENT IN EXISTING NEIGHBORHOOD SHALL BE SCORED TO MATCH EXISTING, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

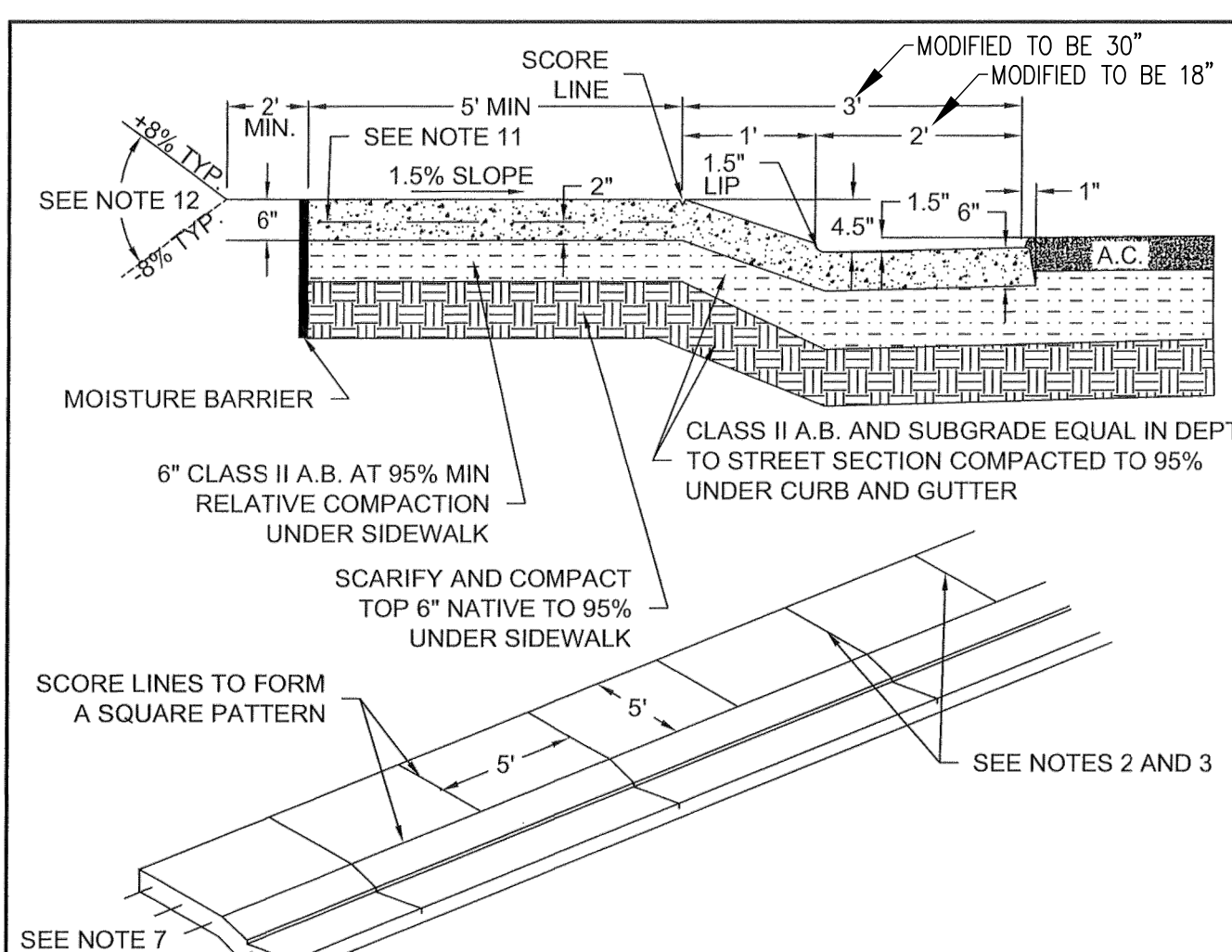


CITY OF DIXON
ENGINEERING
STANDARD DETAIL



MODIFIED
VERTICAL CURB,
GUTTER & SIDEWALK

3000

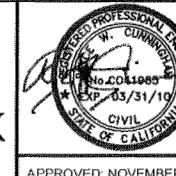


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3010

MODIFIED
LOW-PROFILE CURB
GUTTER & SIDEWALK



CITY OF DIXON
ENGINEERING
STANDARD DETAIL



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cbg
CIVIL ENGINEERS

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HOMESTEAD

STREET SECTIONS & DETAILS

CITY OF DIXON

PHASE 3 - VILLAGE 11

CALIFORNIA

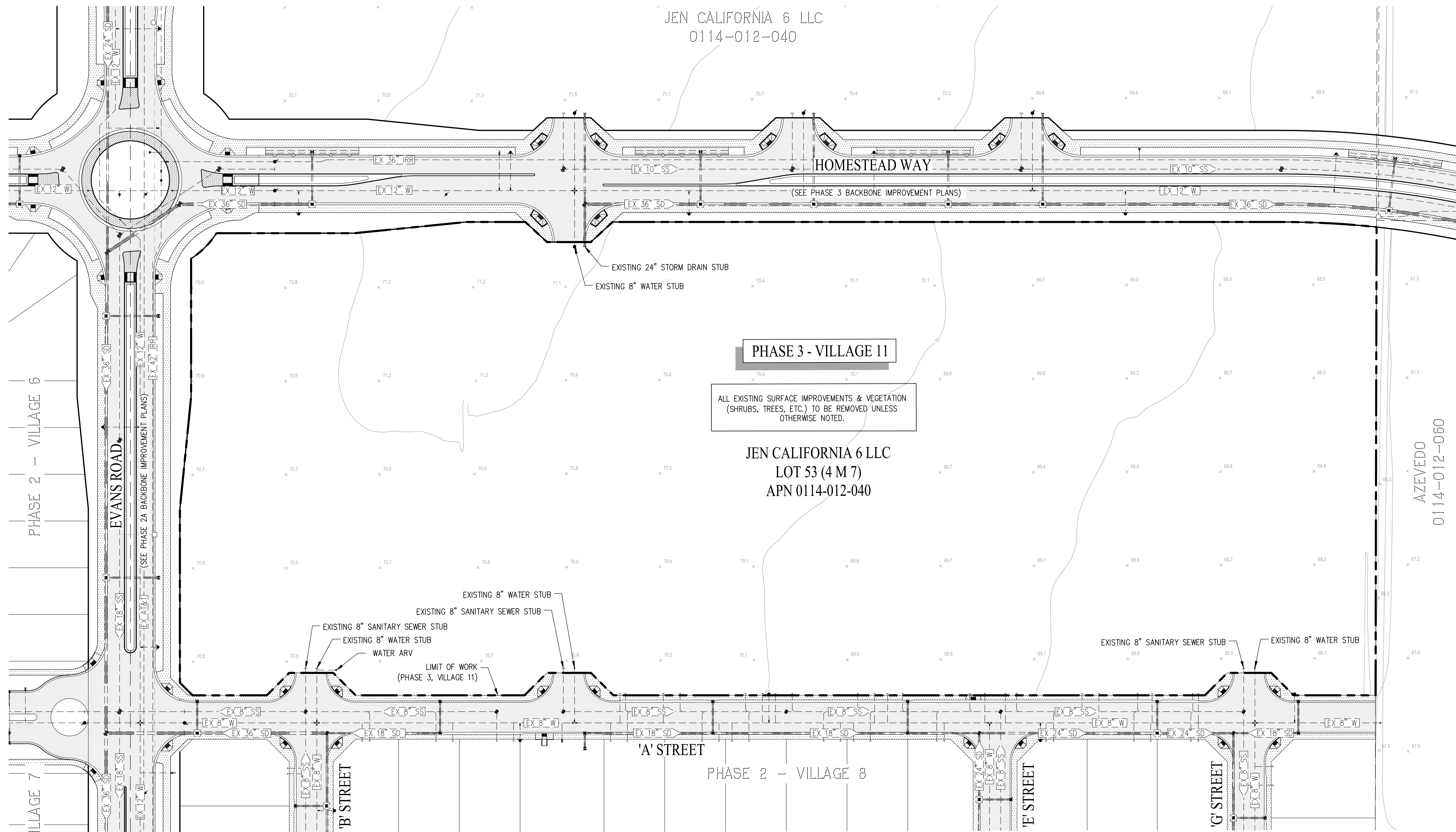
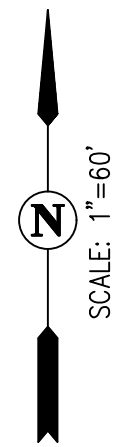
NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

ANGELO OBERTELLO R.C.E. No. 64345	6/4/2021 DATE
DESIGN: EMD	DATE: JUNE 4, 2021
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CHECKED: AJO	DATE: JUNE 4, 2021



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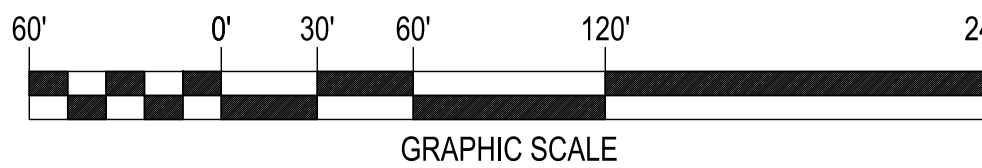


EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 60'

NOTES:

1. PROPOSED PHASE 2A & 3 BACKBONE INFRASTRUCTURE IMPROVEMENTS ARE SHOWN FOR REFERENCE ONLY.
2. UNDERGROUNDING OF EXISTING OVERHEAD ELECTRIC TO BE COORDINATED WITH PHASE 2A & 3 BACKBONE INFRASTRUCTURE IMPROVEMENTS.
3. ALL EXISTING TREES AND VEGETATION WITHIN PROPERTY BOUNDARY SHALL BE REMOVED UNLESS OTHERWISE NOTED.



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HOMESTEAD
CITY OF DIXON

EXISTING CONDITIONS & DEMOLITION PLAN

PHASE 3 - VILLAGE 11
CALIFORNIA

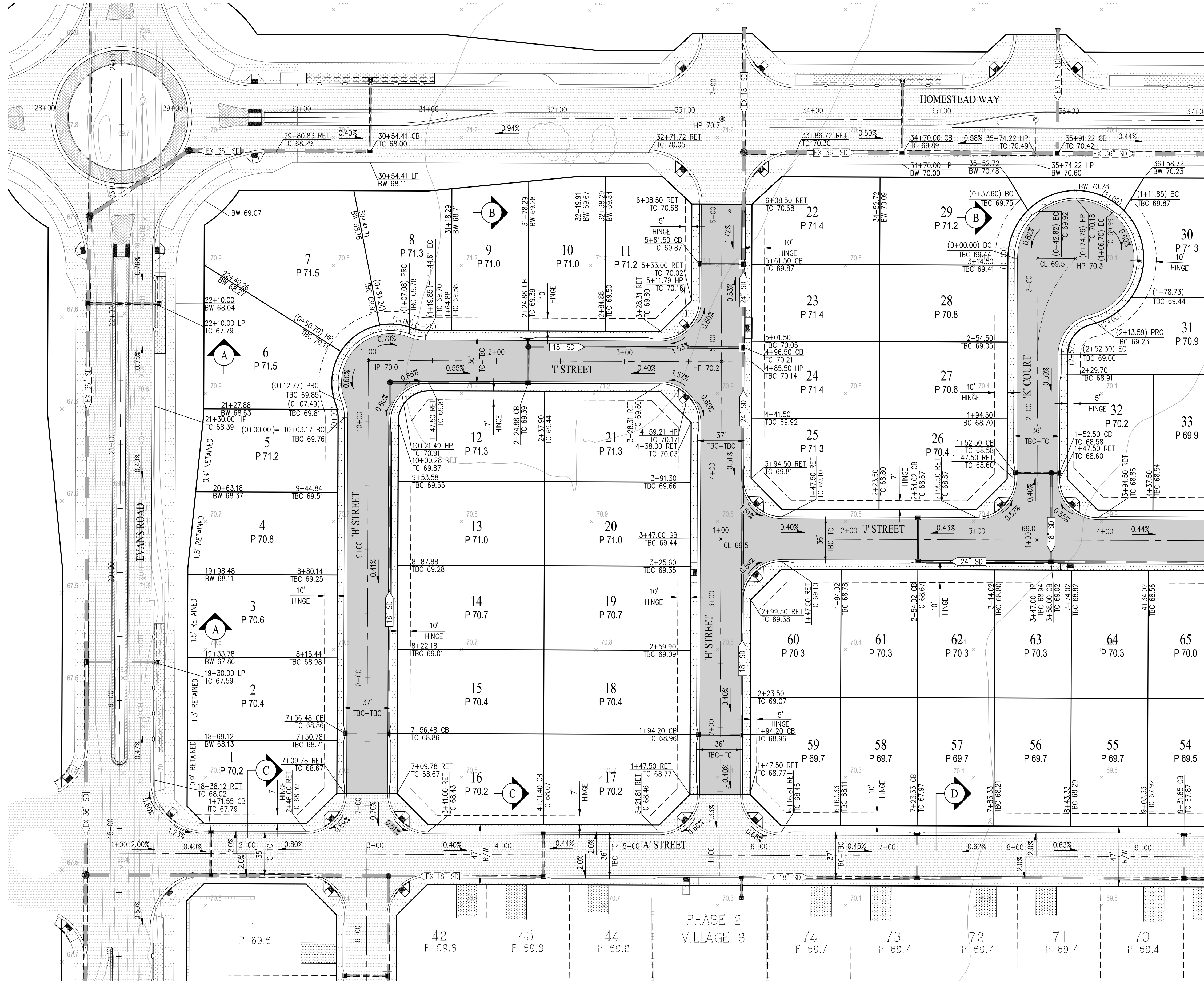
NO.	REVISIONS	BY	APP	DATE

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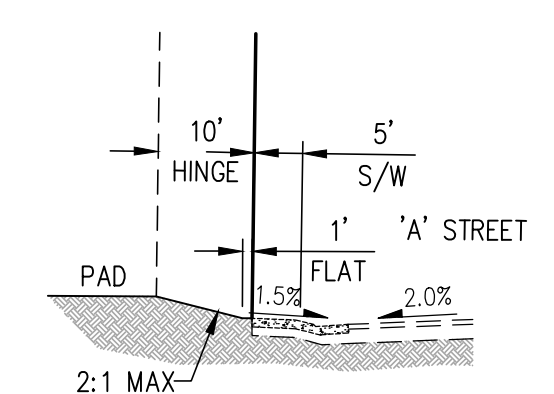
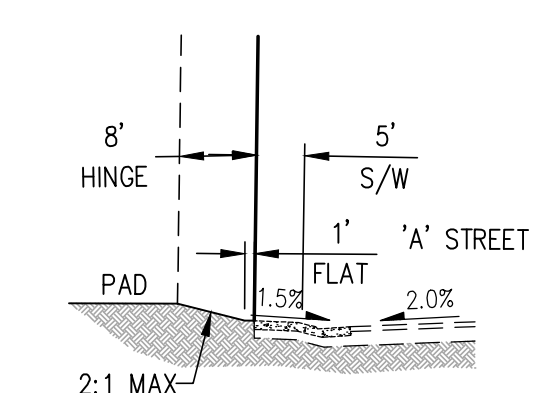
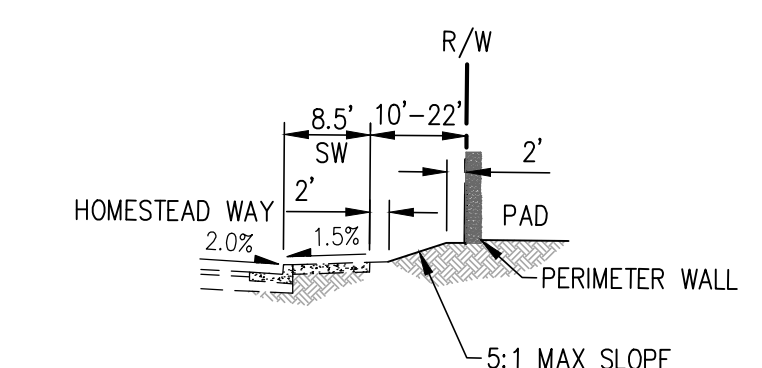
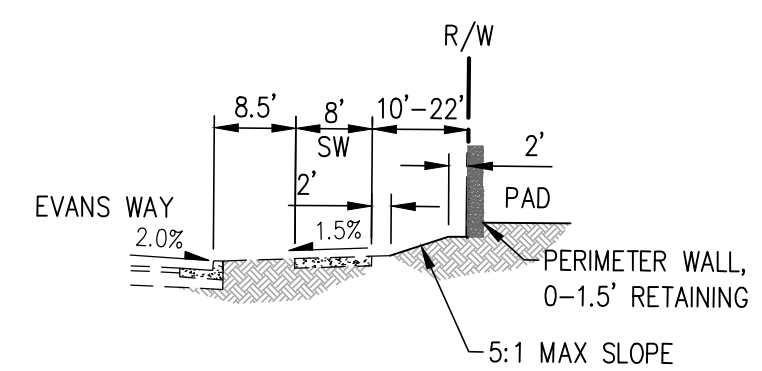
ANGELO OBERTELLO
R.C.E. No. 64345
DATE: 6/4/2021
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SHEET
5
OF
9
SHEETS



SCALE: 1"=40'



SEE SHEET 7

BENCHMARK:
CITY BENCHMARK #5: ELEVATION 66.52
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HOMESTEAD
CITY OF DIXON

GRADING PLAN

PHASE 3 - VILLAGE 11
CALIFORNIA

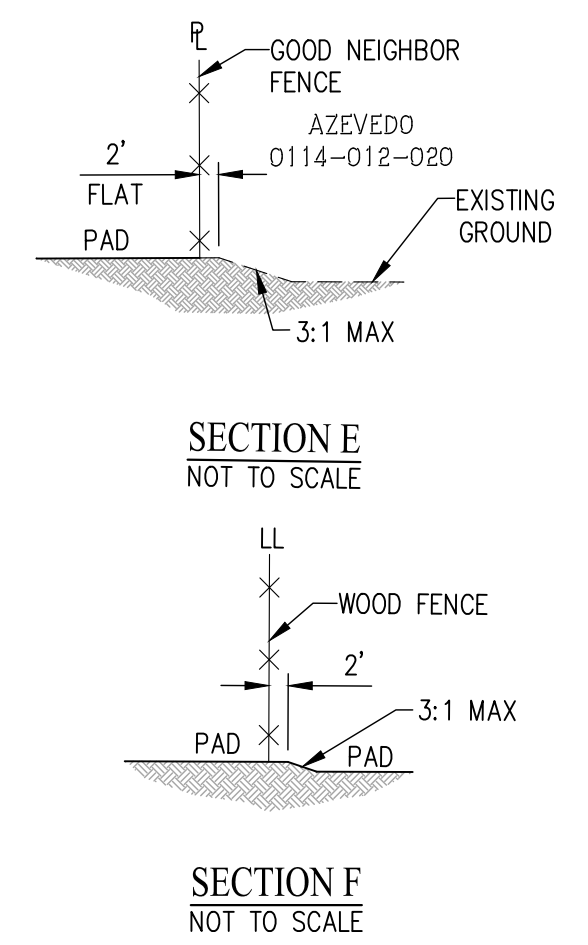
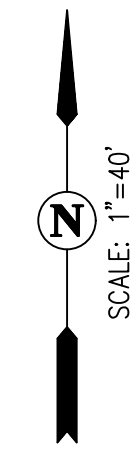
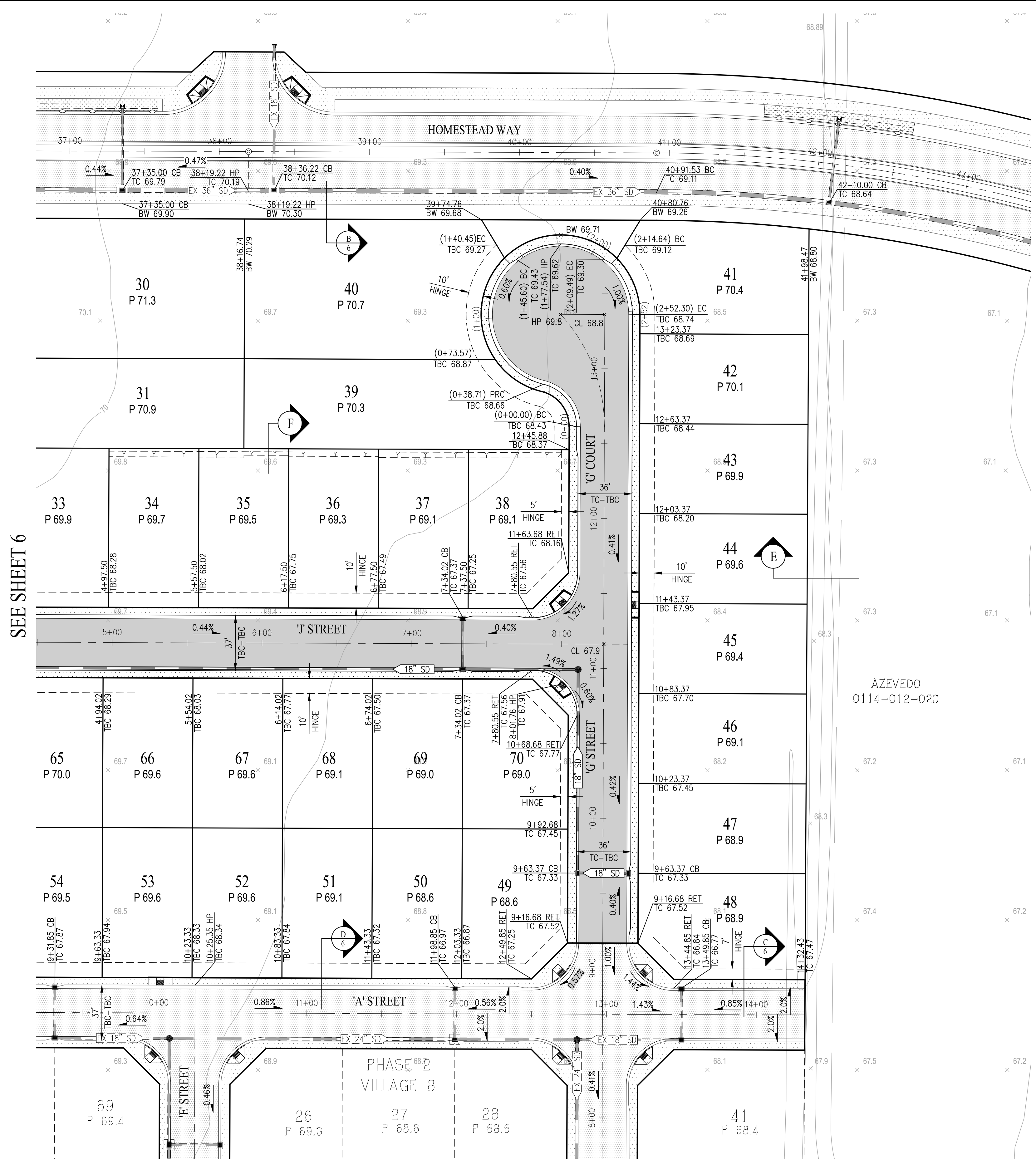
NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

ANGILO OBERTELLO
R/OE: No. 64345
DESIGN: EMD
DRAWN: JDD
CHECKED: AJO
DATE: JUNE 4, 2021
DATE: JUNE 4, 2021
DATE: JUNE 4, 2021



SHEET
6
9
OF
SHEETS



SEE SHEET 6

BENCHMARK:
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SURVEYORS PLANNERS

HOMESTEAD

PHASE 3 - VILLAGE 11

CITY OF DIXON CALIFORNIA

GRADING PLAN

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

ANGELO OBERTELLO
R.C.E. No. 64345

DESIGN: EMD	DATE: JUNE 4, 2021
DRAWN: JDD	DATE: JUNE 4, 2021
CHECKED: AJO	DATE: JUNE 4, 2021

SHEET 7 OF 9 SHEETS



WDID #: 5S48C386245

GENERAL NOTES:

1. LEGALLY RESPONSIBLE PARTY/PERSON (LRP) OWNER/SUBDIVIDER:

JEN CALIFORNIA 6, LLC
508 GIBSON DRIVE, SUITE 260
ROSEVILLE, CALIFORNIA 95678
(916) 778-0008
2. CIVIL ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
ANGELO OBERTELLO, R.C.E. NO. 64345
3. SOILS ENGINEER:

MID PACIFIC ENGINEERING, INC.
840 EMBARCADERO DRIVE, SUITE 20
WEST SACRAMENTO, CA 95605
(916) 927-7000

LEGEND

-
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
-
- FIELD INLET PROTECTION - (SE-10)
-
- CURB INLET PROTECTION - (SE-10)
-
- SILT FENCE - (SE-1)
-
- FIBER ROLL - (SE-5)
-
- HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
-
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
-
- STABILIZED CONSTRUCTION ROAD - (TC-2)
-
- CHECK DAMS - (SE-4)
-
- FIELD INLET
-
- CURB CUT
-
- PROPOSED STORM DRAIN
-
- EXISTING STORM DRAIN

QUALIFIED SWPPP PRACTITIONER (QSP)
MARK KNOWN LOCATIONS*

-
- MATERIALS AND EQUIPMENT STORAGE AREA (WM-1)
-
- VEHICLE CLEANING/MAINTENANCE/FUELING AREA - (NS-8, NS-9, NS-10)
-
- SANITARY FACILITY (WM-9)
-
- CONCRETE/WASTE WASHOUT (WM-8)

NOTE:

- * THE MATERIALS AND EQUIPMENT STORAGE AREA, VEHICLE CLEANING/MAINTENANCE/FUELING AREA, SANITARY FACILITY AND CONCRETE/WASTE WASHOUT WILL BE PLACED AT THE QSP'S DISCRETION AND ARE SUBJECT TO CHANGE.

APPLICABLE (BUT NOT LIMITED TO) CURRENT CASQA
STORMWATER BMP CONSTRUCTION HANDBOOK

- EC-1

EC-3

EC-4

NS-1

NS-2

NS-3

NS-8

NS-9

NS-10

NS-12

NS-13

SE-1

SE-4

SE-5

SE-10

SE-10

SE-10

TC-1

TC-2

TC-3

WE-1

WM-1

WM-2

WM-3

WM-8

WM-9
- SCHEDULING

HYDROMULCH

HYDROSEED

WATER CONSERVATION PRACTICES

DEWATERING OPERATIONS

PAVING & GRINDING OPERATIONS

VEHICLE & EQUIPMENT CLEANING

VEHICLE & EQUIPMENT FUELING

VEHICLE & EQUIPMENT MAINTENANCE

CONCRETE CURING

CONCRETE FINISHING

SILT FENCE

CHECK DAMS

FIBER ROLLS

DI PROTECTION TYPE 1

DI PROTECTION TYPE 2

DI PROTECTION TYPE 3

STABILIZED CONSTRUCTION ENTRANCE/EXIT

STABILIZED CONSTRUCTION ROADWAY

ENTRANCE & OUTLET TIRE WASH

WIND EROSION CONTROL

MATERIAL DELIVERY & STORAGE

MATERIAL USE

STOCKPILE MANAGEMENT

CONCRETE WASTE MANAGEMENT

SANITARY/SEPTIC WASTE MANAGEMENT

RISK LEVEL 1 SITES -
BEST MANAGEMENT PRACTICE NOTES:

1. RISK LEVEL 1 SITES ARE NOT SUBJECT TO A NUMERIC EFFLUENT STANDARD.
2. RISK LEVEL 1 SITES DO NOT REQUIRE A RAIN EVENT ACTION PLAN.
3. RISK LEVEL 1 SITE MONITORING AND REPORTING REQUIREMENTS:

SUMMARY OF MONITORING AND REPORTING REQUIREMENTS							
RISK LEVEL	VISUAL INSPECTIONS					SAMPLE COLLECTION	
	QUARTERLY NON-STORMWATER DISCHARGE	PRE-STORM EVENT		DAILY STORM BMP	POST STORM	STORMWATER DISCHARGE	RECEIVING WATER
		BASELINE	REAP				
1	YES	YES	N/A	YES	YES	N/A	N/A

4. IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWQ, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
5. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
6. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
7. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
8. DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
10. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
11. EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
12. INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPS THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
13. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
14. DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
15. CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.
16. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
17. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
18. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
19. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPS.
20. IMPLEMENT BMPS TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
21. PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
22. TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
23. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
24. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
25. EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
26. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
27. SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
28. ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
29. ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
30. IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
31. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
32. INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.
33. GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

CITY OF DIXON
EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EFFECTIVE FOR THE DURATION OF CONTROL ACTIVITY.
2. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE THE ONSITE STORM DRAIN SYSTEM IS INSTALLED.
3. AS SOON IS PRACTICAL AFTER THE NEW ONSITE SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND STRAWBALES OR APPROVED SCREENS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN ON CITY STANDARD DETAILS. THE CONTRACTOR SHALL HAVE AN OPTION TO INSTALL PREFABRICATED FRAMES WITH FILTER FABRIC ATTACHED TO THE FRONT OF THE DRAIN INLET AND EXTENDED 12 INCHES ON EACH SIDE OF THE DRAIN INLET OPENING. FRAME SHALL BE APPROVED BY THE CITY ENGINEER AND SHALL FIT THE OPENING WITH LESS THAN ONE-QUARTER INCH GAP AT ANY ONE POINT.
4. SHOULD THE PROPOSED ONSITE STORM SYSTEM NOT BE INSTALLED BY OCTOBER 15, TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AROUND THE OPENING OF ANY EXISTING STORM PIPES THAT DRAIN THE SITE, PER CITY STANDARD DETAILS OR PER A SPECIAL DETAIL SHOWN ON THE PLAN.
5. THE NAME, ADDRESS AND 24-HOUR TELEPHONE NUMBER OF THE RESPONSIBLE PERSON FOR IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED.
6. A MINIMUM OF 50 LINEAR FEET BY 12 FEET WIDTH OF DRAIN ROCK, 1-1/2" DIAMETER OR LARGER AT A MINIMUM DEPTH OF 6", SHALL BE INSTALLED AT EACH SITE INGRESS/EGRESS. THIS DOES NOT NEED BE DONE AT INGRESS/EGRESS LOCATIONS, WHICH WILL BE CLOSED BY IMMOVABLE BARRICADES DURING CONSTRUCTION.
7. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
8. DURING THE RAINY SEASON AS SPECIFIED IN NOTE # 1, ALL SIDEWALK AND PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF FROM ENTERING ANY STORM DRAINAGE SYSTEM.
9. THE EROSION AND SEDIMENTATION CONTROL PLAN COVERS ONLY THE FIRST WINTER DURING WHICH CONSTRUCTION IS TO TAKE PLACE. PLANS ARE TO BE RESUBMITTED PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE CITY ACCEPTS THE SITE IMPROVEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN OUT SEDIMENT BASINS WHENEVER THE LEVEL OF SEDIMENT REACHES THE SEDIMENT CLEAN OUT LEVEL INDICATED ON THE PLANS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT BORROW AREAS AND/OR STOCKPILES WITH APPROPRIATE EROSION CONTROL MEASURES SATISFACTORY TO THE CITY ENGINEER.
13. THE CLEANING OF PAVED STREETS, DURING AND AT THE COMPLETION OF CONSTRUCTION, SHALL BE PERFORMED WITH MECHANICAL SWEEPERS. THE USE OF WATER TRUCKS TO "WASH DOWN" THE STREET IS PROHIBITED.
14. THE EROSION AND SEDIMENTATION CONTROL PLAN, DETAILS, NOTES AND CALCULATION IF REQUIRED, MUST BE A PART OF THE PLAN CHECK SUBMITTAL PACKAGE FOR EITHER GRADING PERMIT ONLY OR FINAL SITE APPROVAL. THE DESIGN ENGINEER PRIOR TO PLAN PREPARATION SHOULD CONSULT THE CITY ENGINEER IF THE NEED FOR A SEPARATE PLAN IS IN DOUBT.

BENCHMARK:
CITY BENCHMARK #5: ELEVATION 86.52
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NGVD 29
NAVD88 = NGVD29 + 2.57'
RAMSET NAIL IN CHISELED SQUARE IN CURB AT THE SOUTHEAST CORNER OF WEST A STREET AND PITT SCHOOL ROAD



SAN RAMON
SACRAMENTO
WWW.CBANDG.COM
SURVEYORS
PLANNERS

HOMESTEAD

EROSION CONTROL NOTES

CITY OF DIXON

PHASE 3 - VILLAGE 11

CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

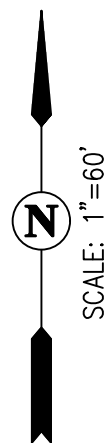
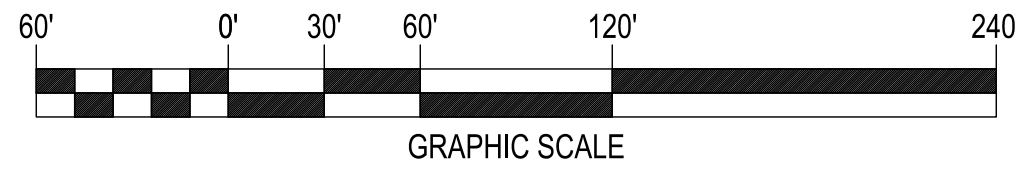
ANGELO OBERTELLO
R.C.E. No. 64345

6/4/2021
DATE

DESIGN: EMD
DRAWN: JDD
CHECKED: AJO
DATE: JUNE 4, 2021
DATE: JUNE 4, 2021
DATE: JUNE 4, 2021

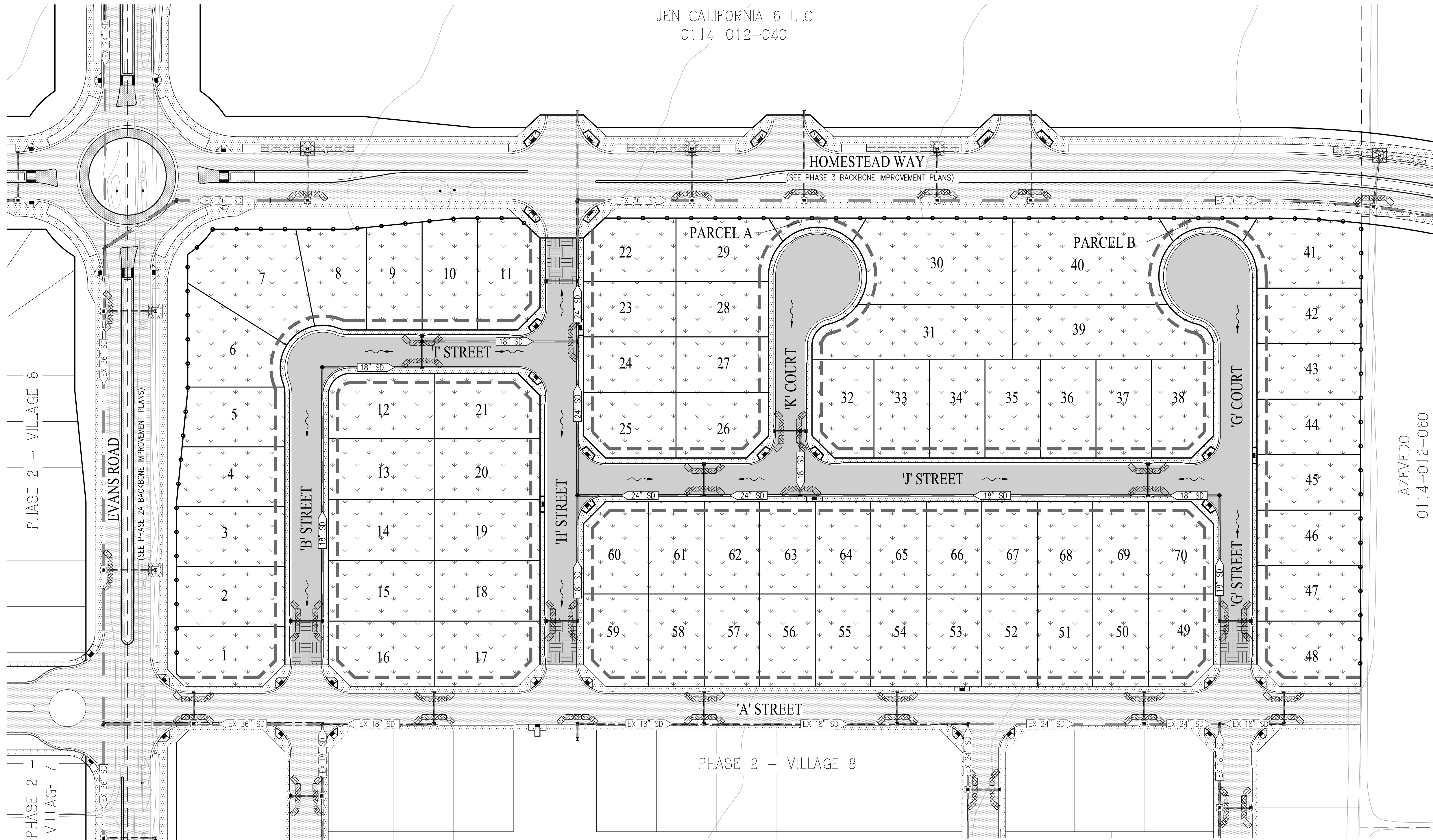


SHEET
8
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OF
SHEETS



LEGEND

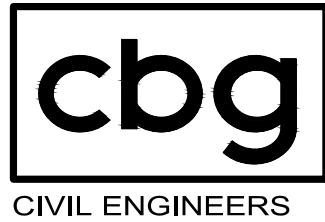
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
- FIELD INLET PROTECTION - (SE-10)
- CURB INLET PROTECTION - (SE-10)
- SILT FENCE - (SE-1)
- FIBER ROLL - (SE-5)
- HYDROSEED MIX OR HYDROMULCH - (EC-4 OR EC-3)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT - (TC-1)
- FIELD INLET
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN



EROSION CONTROL PLAN

SCALE: 1" = 60'

BENCHMARK:
CITY BENCHMARK #5: ELEVATION 66.52
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NGVD 29
NAVD88 = NGVD29 + 2.57'
RAMSET NAIL IN CHISELED SQUARE IN
CURB AT THE SOUTHEAST CORNER OF
WEST A STREET AND PITT SCHOOL ROAD



SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
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SURVEYORS PLANNERS

HOMESTEAD
CITY OF DIXON

EROSION CONTROL PLAN

PHASE 3 - VILLAGE 11
CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:	
ANGELO OBERTELLO R.C.E. No. 64345	
DATE: 6/4/2021	DATE: 6/4/2021
DESIGN: EMD	DATE: JUNE 4, 2021
DRAWN: JDD	DATE: JUNE 4, 2021
CHECKED: AJO	DATE: JUNE 4, 2021



SHEET
9
OF
9
SHEETS



STORM DRAIN STRUCTURE SCHEDULE

ITEM	QUANTITY	DESCRIPTION
12" PIPE	215 LF	RCP CLASS III*
18" PIPE	1,678 LF	RCP CLASS III*
24" PIPE	65 LF	RCP CLASS III*
36" PIPE	337 LF	RCP CLASS III*
CATCH BASINS	CB: 401-404, 406-410, 413-416, 418, 419, 422 (16 TOTAL)	TYPE 'A' INLET, PIPES < 24" (CITY STANDARD 4510)**
CATCH BASINS	CB: 421, 423 (2 TOTAL)	TYPE 'A' INLET, PIPES ≥ 24" (CITY STANDARD 4520)**
MANHOLES	SDMH: 405, 417, 420 (3 TOTAL)	STORM DRAIN MANHOLE, PIPES < 24" (CITY STANDARD 4010)
MANHOLES	SDMH: 411 (1 TOTAL)	STORM DRAIN MANHOLE, PIPES 24"-48" (CITY STANDARD 4020)
FIELD INLETS	FI: 412 (1 TOTAL)	STORM DRAIN FIELD INLET PER US CONCRETE PRECAST GROUP CB4848 (48"x48" BOX) OR APPROVED EQUAL PER DETAIL ON SHEET 6**

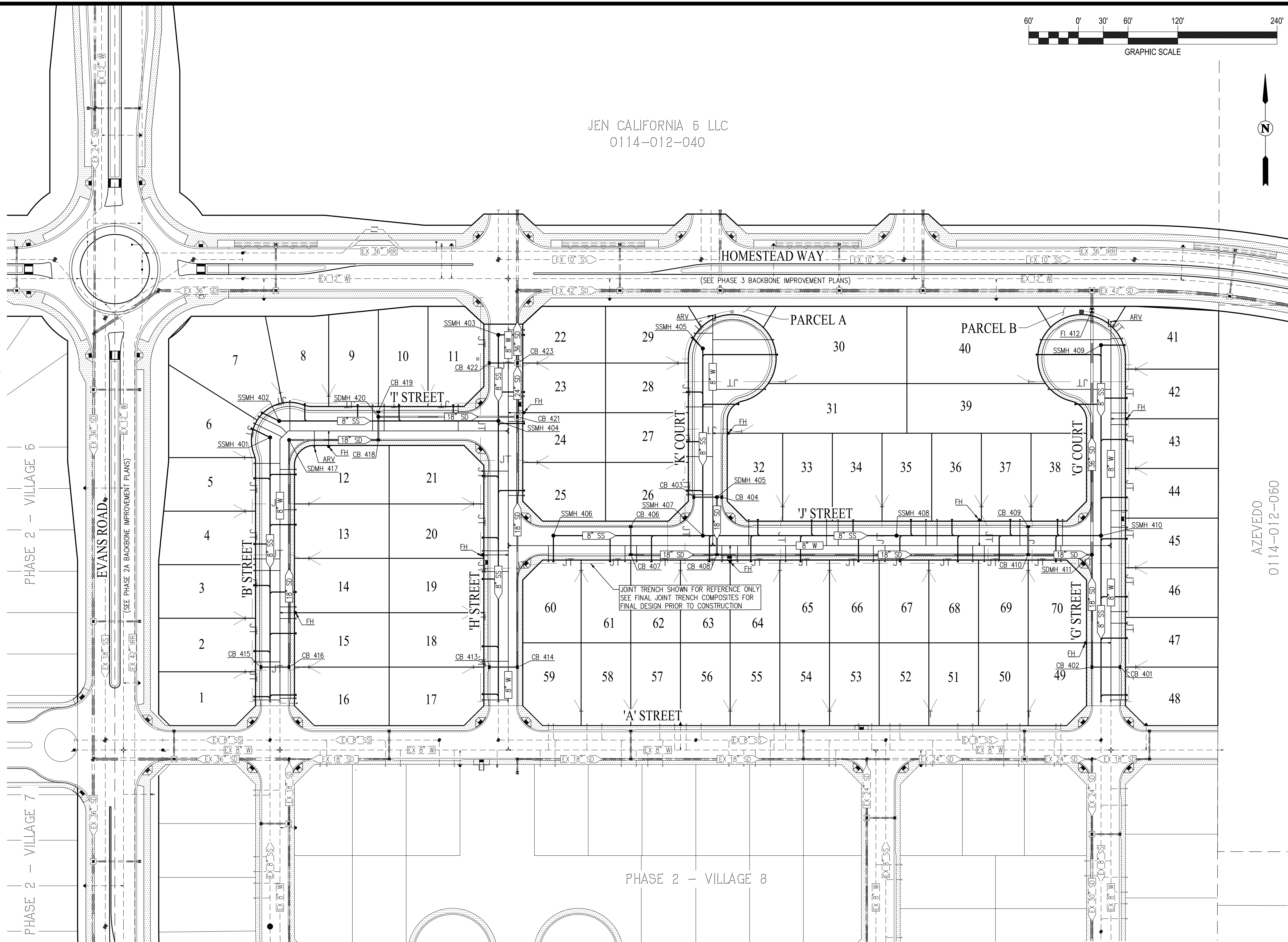
NOTES:
*CONTRACTOR TO INSTALL RUBBER GASKETS ON ALL STORM DRAIN PIPE TO ENSURE A WATERTIGHT SEAL.
**CONTRACTOR TO INSTALL "NO DUMPING" LABEL ON ALL INLETS PER CITY STD 4550

SANITARY SEWER SCHEDULE

ITEM	QUANTITY	DESCRIPTION
8" PIPE	2,345 LF	8" UNGLAZED, EXTRA STRENGTH VITRIFIED CLAY PIPE (VCP)
LATERALS	59	4" UNGLAZED, EXTRA STRENGTH VITRIFIED CLAY PIPE (VCP) (CITY STANDARD 6030)
CLEANOUTS	59	SANITARY SEWER CLEANOUT (CITY STANDARD 6020) CLEANOUTS TO BE INSTALLED 18"-24" BEHIND SIDEWALK PER CITY STANDARDS
MANHOLE	SSMH: 401-410 (10 TOTAL)	SANITARY SEWER MANHOLES, PIPES < 24" (CITY STANDARD 4010)

WATER SCHEDULE

ITEM	QUANTITY	DESCRIPTION
8" PIPE	2,511 LF	CLASS 150 PVC
LATERALS	59	1" SERVICES - INSTALL WATER METER AND BACKFLOW PREVENTER DEVICE
IRRIGATION SERVICES	2	1.5" SERVICE LATERAL W/ 1" METER
FIRE HYDRANTS	9	FIRE HYDRANTS VALVES
VALVES	12	BUTTERFLY VALVES
ARV	3	AIR RELEASE VALVES
22.5' ELBOWS	6	22.5' VERTICAL ELBOW
45' ELBOWS	2	45' HORIZONTAL ELBOW



OVERALL UTILITY PLAN

SCALE: 1" = 60'

BENCHMARK:
CITY BENCHMARK #5: ELEVATION 66.52
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NGVD 29
NAVD88 = NGVD29 + 2.57'
RAMSET NAIL IN CHISELED SQUARE IN CURB AT THE SOUTHEAST CORNER OF WEST A STREET AND PITT SCHOOL ROAD



CIVIL ENGINEERS SURVEYORS PLANNERS

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SACRAMENTO (916) 375-1877
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HOMESTEAD

CITY OF DIXON

IMPROVEMENT PLANS OVERALL UTILITY PLAN

PHASE 2 - VILLAGE 11

CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

DESIGNED UNDER THE DIRECTION OF:

ANGELO OBERTELLO
R.C.E. No. 64345
DESIGN: EMD DATE: NOVEMBER 16, 2021
DRAWN: JDD DATE: NOVEMBER 16, 2021
CHECKED: AJO DATE: NOVEMBER 16, 2021



SHEET

5

OF

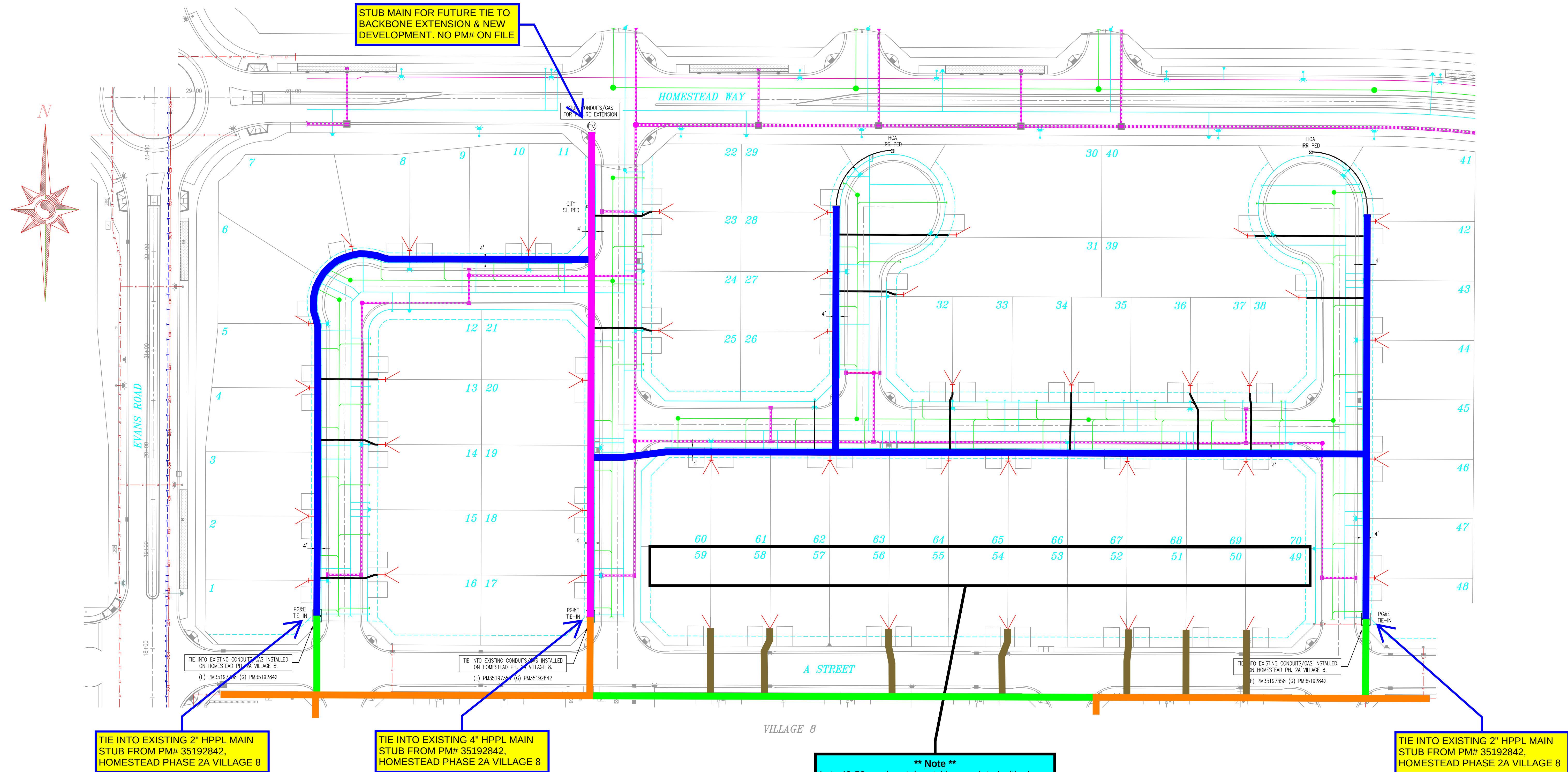
21

SHEETS

**** ESTIMATING NOTE ****
PG&E ELECTRIC TERRITORY: DESIGN FOR MOTHER & BRANCH SERVICE'S ON ALL SHORT SIDE LOTS WITHIN THE CONDWG & (GSR'S).

**** NOTE ****
70 LOTS
GAS PLANNER: ROSA BARAJAS
ALL SERVICES TO BE 1" PL:
1800 EFV FOR SINGLE
1800 EFV FOR BRANCH
GAS INTENT CREATED OFF OF MASTER GAS OVERALL RIB MAP AND CAN CHANGE DEPENDING ON FEEDBACK & REVIEW FROM GAS PLANNING.
PRELIMINARY, PENDING APPROVAL. - GAS INTENT BY LXPN ON 8/23/21

- EXISTING 4" HPPL
- EXISTING 2" HPPL
- INSTALL 4" HPPL
- INSTALL 2" HPPL
- EXISTING 1" PL SVC STUBS



**** Note ****
Lots 49-59 service stub notch's completed with phase Homestead Phase 2A Village 8, PM# 35192842.
Only the service completion's, riser's & meter's to be charged to this job Homestead Phase 3 Village 11.

JOINT TRENCH INTENT
HOMESTEAD PH.3 VILL. 11 (70 LOTS)
TAYLOR BUILDERS, LLC.

UTILITY	ENGINEER	PHONE	JOB NO.	PLAN DATE	INSTALLED BY
PG&E (E)	ELLIE LOGAN	916-984-6869	TBD	TBD	APPLICANT
PG&E (G)	ELLIE LOGAN	916-984-6869	TBD	TBD	APPLICANT
AT&T	RUSSELL LEW	707-639-4486	N/A	TBD	APPLICANT
COMCAST	FRANK BARDELL	916-223-0123	N/A	TBD	BY WAVE

CARLSON, BARBER & GIBSON ENG.	955-866-0322	1311-01	JUNE 2021	CIVIL DESIGN
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Violet at Homestead – Project Detail (Design Review Application)

April 10, 2023

Project Description

D.R. Horton proposes four floor plans for the Violet at Homestead neighborhood (i.e., Homestead Village 11), and seeks Design Review approval for the plans described as follows:

- Plan 1501: 1,501 s.f., 1 story, 3 bedrooms, 2 baths, 2-car garage
- Plan 1611: 1,611 s.f., 1 story, 3 bedrooms, 2 baths, 2-car garage
- Plan 1825: 1,825 s.f., 1 story, 4 bedrooms, 2 baths, 2-car garage
- Plan 1874: 1,874 s.f., 2 story, 5 bedrooms, 3 baths, 2-car garage

The plans have been designed to be energy efficient homes, and are intended to meet our desire to provide homes that are “affordable by design”, which will appeal to first-time homebuyers attainable pricing.

The geometry and massing of the buildings were purposefully designed to be simple, which presents a straightforward typology that is simple to draw, bid, build, and market. The footprints of these homes are designed to fit within the setback criteria. With a standard front yard setback the homebuyers will have usable rear yards that are anticipated to be 20’+ deep.

Summary of Elevation Styles

The three architectural styles for this project will be Farmhouse, Craftsman, and West Coast elevations. In general, the elevations include the following features:

- Exterior materials, massing, roof shapes and pitches, trim shapes and material, garage door style, and colors vary by elevation styles (themed per style). Additionally, the elevations include accent trim in the gable ends, window grids, and window trim. The trim around the front windows vary by style. Sides and rear windows have no trim at interior lots. Window grid patterns vary by style as well.
- Each plan includes a covered entry porch, which varies in size and location, depending on the floor plan. There are also covered Loggias to enhance the outdoor living experience.
- Farmhouse elevations feature stucco siding accented by board-and-batten details at defined elements. The elevations are composed primarily of gable roof forms with left to right spans. Roofs are flat concrete tile with 6:12 pitches.
- Craftsman elevations feature stucco siding and stone veneer accents. The elevations include gable roof forms with corbels and siding details in the gable. Roofs are flat concrete tile with 4:12 pitches. Roof spans are left to right.





- West Coast elevations feature stucco siding with horizontal siding with mid-level bands as accentuation features. Roofs are flat concrete tile and roof forms are hip style with 5:12 pitches. The main roof spans are primarily left to right.

Colors and Materials

A total of nine color schemes that represent traditional colors for the styles are employed to provide variety and continuity throughout the neighborhood. Between the three floor plans, three Architectural elevation styles per plan, and three color schemes per style, there will be 27 distinct homes throughout the neighborhood.

Environmental Features

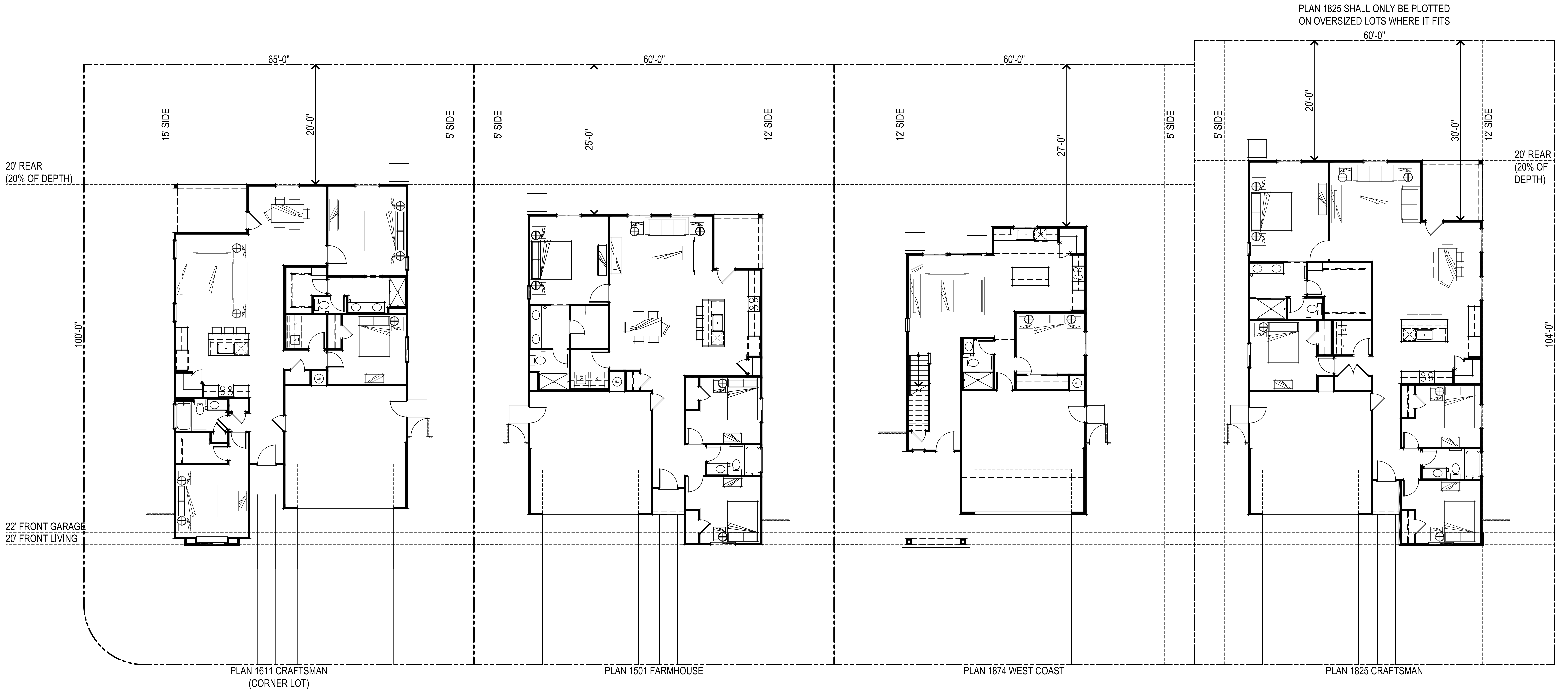
This neighborhood will showcase how sustainable homes can also be attainable homes. In addition to all homes being equipped with state-of-the-art solar technology, D.R. Horton also plans to install drought-tolerant landscaping in this neighborhood.



HOMESTEAD VILLAGE 11

DIXON, CA | MARCH 24, 2023





372.214 Homestead Village 11
Dixon, CA
March 24, 2023

D·R·HORTON
America's Builder
2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

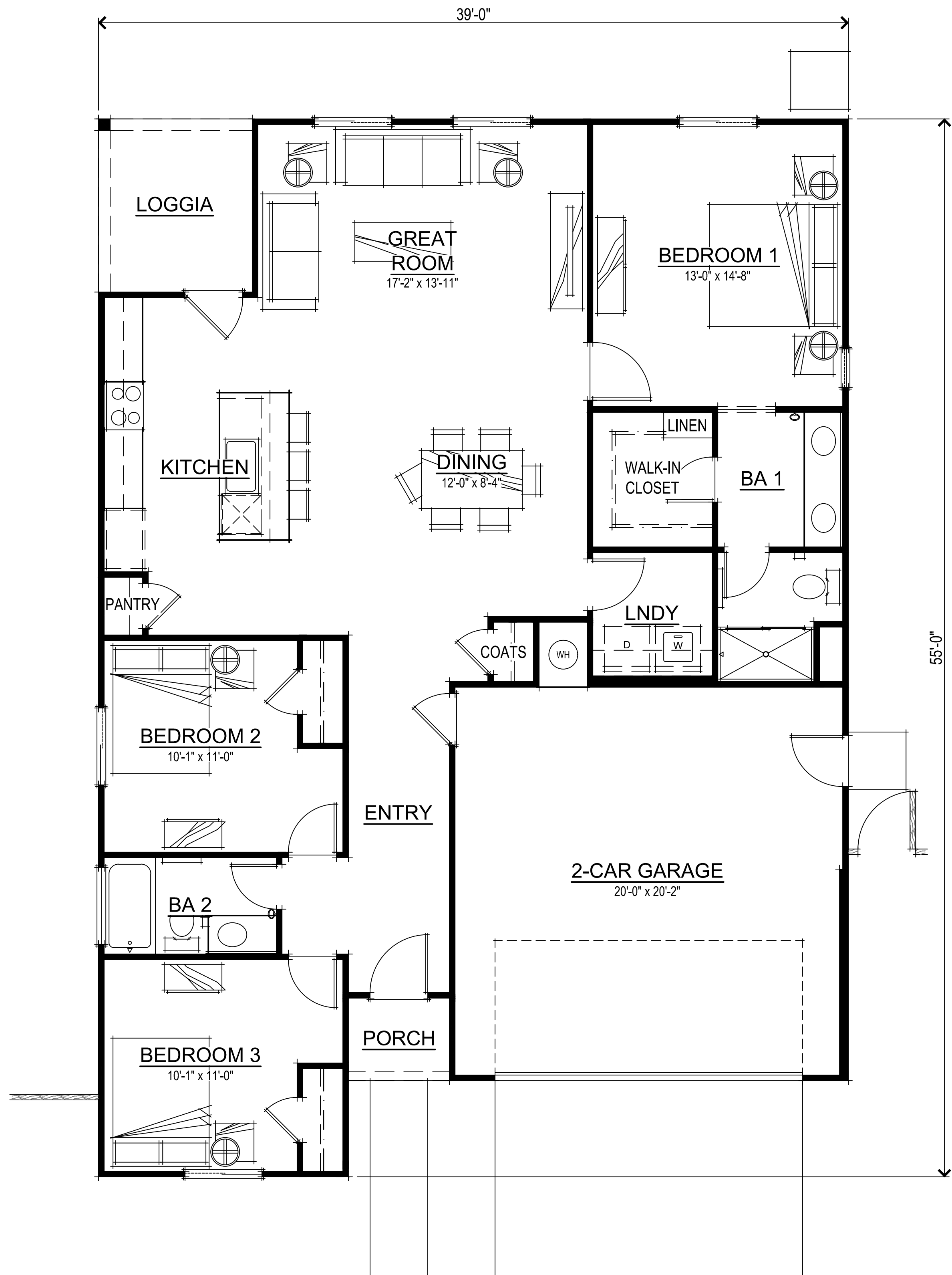
Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

0 2' 4' 6' 8' 16'

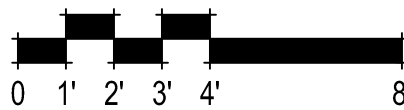
TYPICAL LOT FIT
60X100

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

SDG
architects

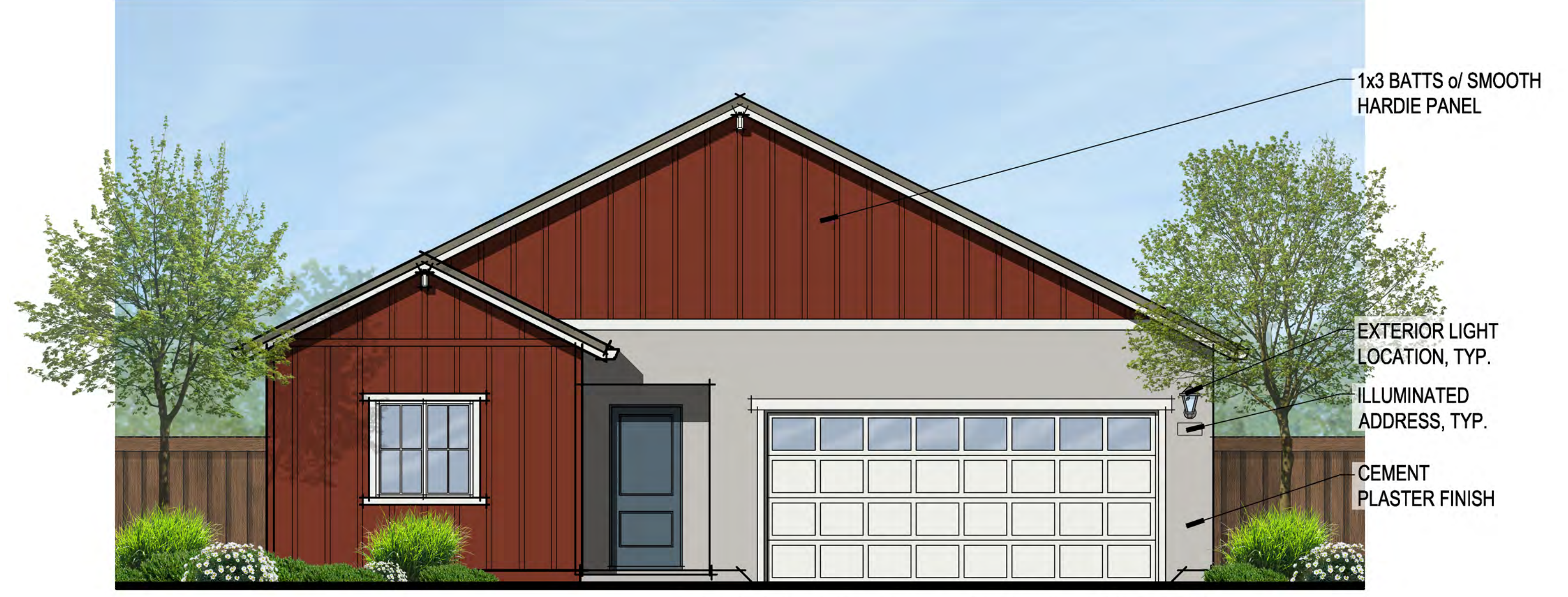


SQUARE FOOTAGES	
TOTAL LIVING	1501 SQ. FT.
2-CAR GARAGE	420 SQ. FT.
LOGGIA	72 SQ. FT.



FLOOR PLAN
1501-1

372.214 Homestead Village 11
Dixon, CA
March 24, 2023



1x3 BATTS o/ SMOOTH
HARDIE PANEL

EXTERIOR LIGHT
LOCATION, TYP.
ILLUMINATED
ADDRESS, TYP.

CEMENT
PLASTER FINISH

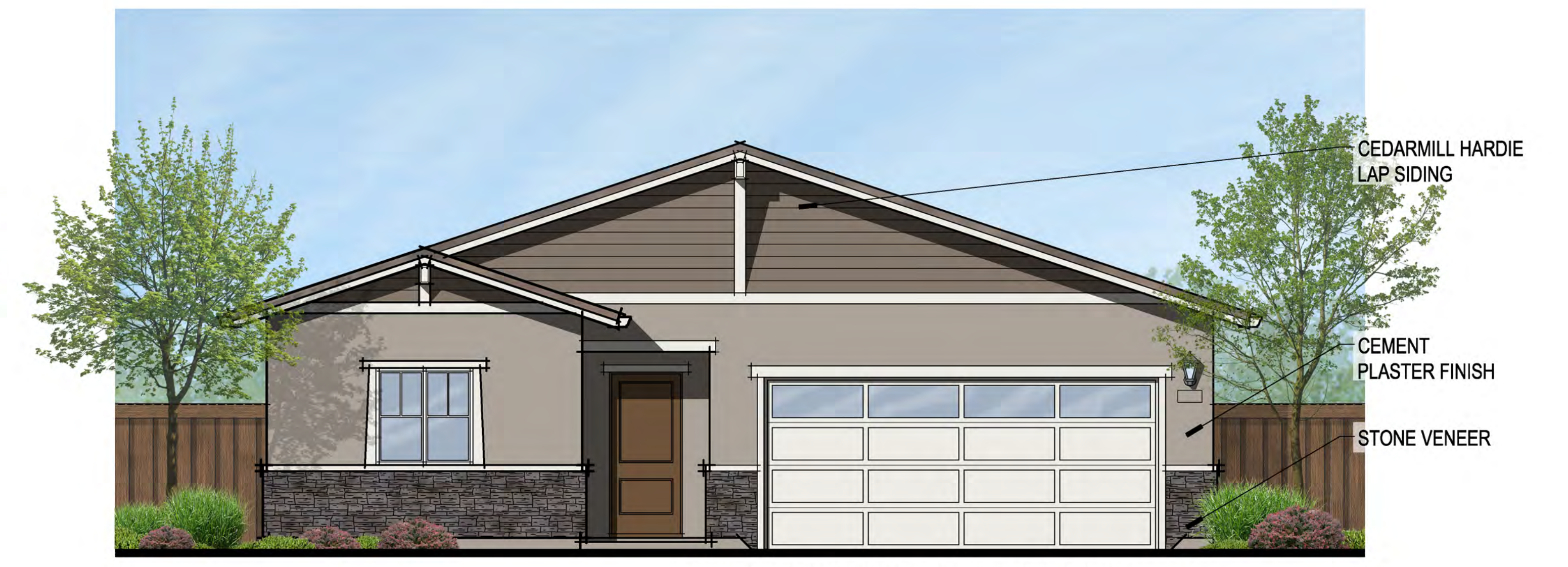
FARMHOUSE FRONT ELEVATION
SCHEME A1



CEDARMILL
HARDIE LAP
SIDING

CEMENT
PLASTER FINISH

WEST COAST ELEVATION
SCHEME D5

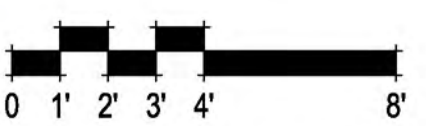


CEDARMILL HARDIE
LAP SIDING

CEMENT
PLASTER FINISH

STONE VENEER

CRAFTSMAN FRONT ELEVATION
SCHEME B3



FRONT ELEVATIONS
1501-2

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

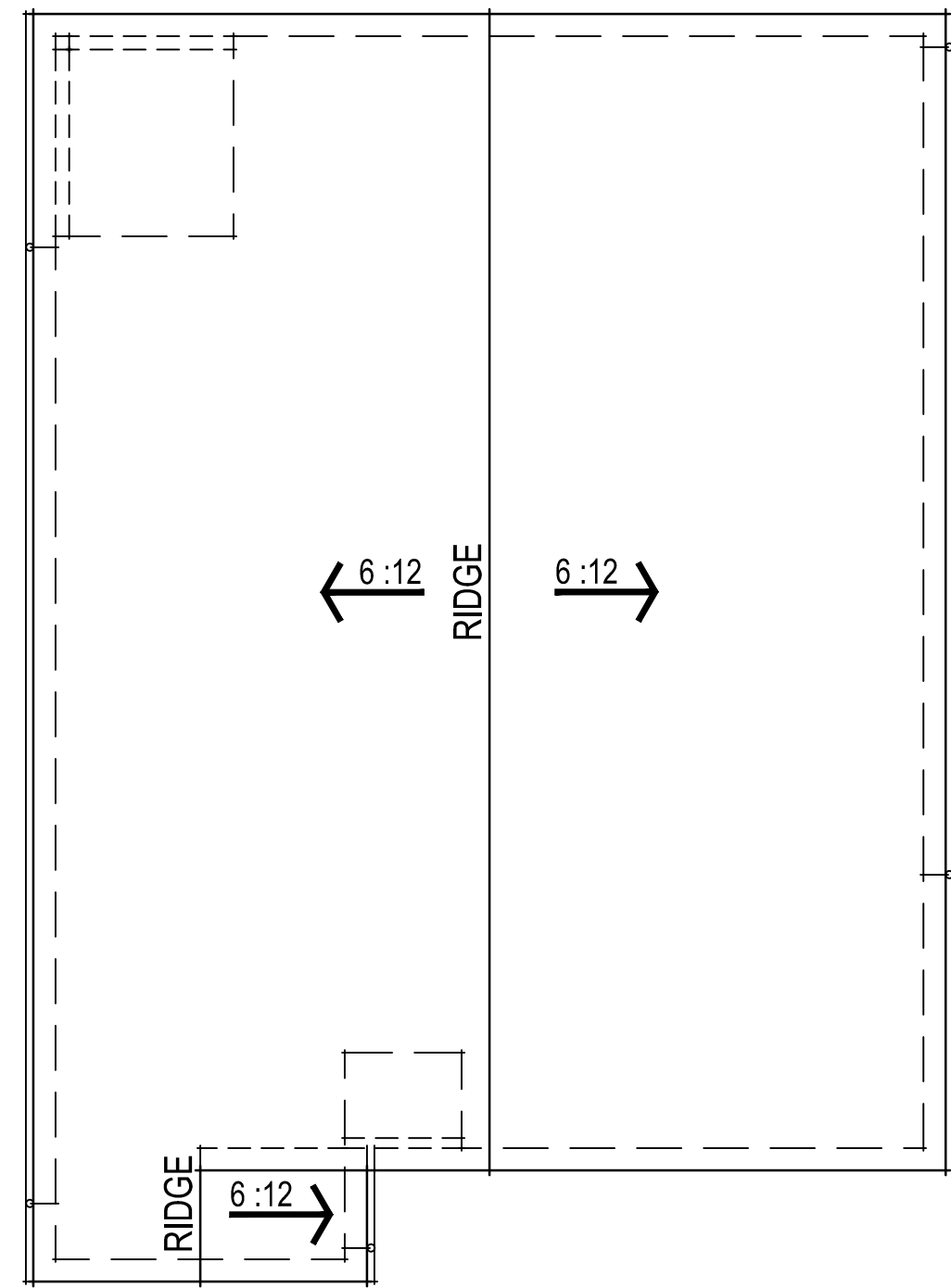
D·R·HORTON
America's Builder

2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

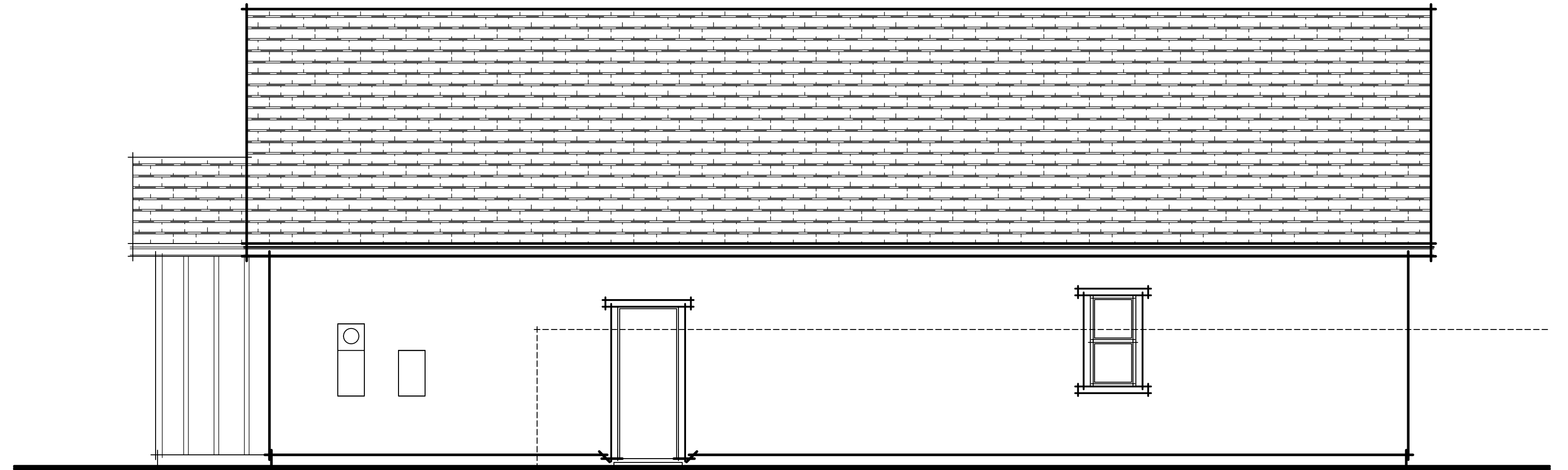
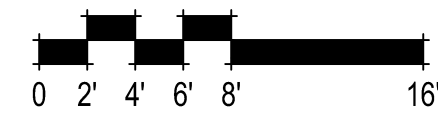
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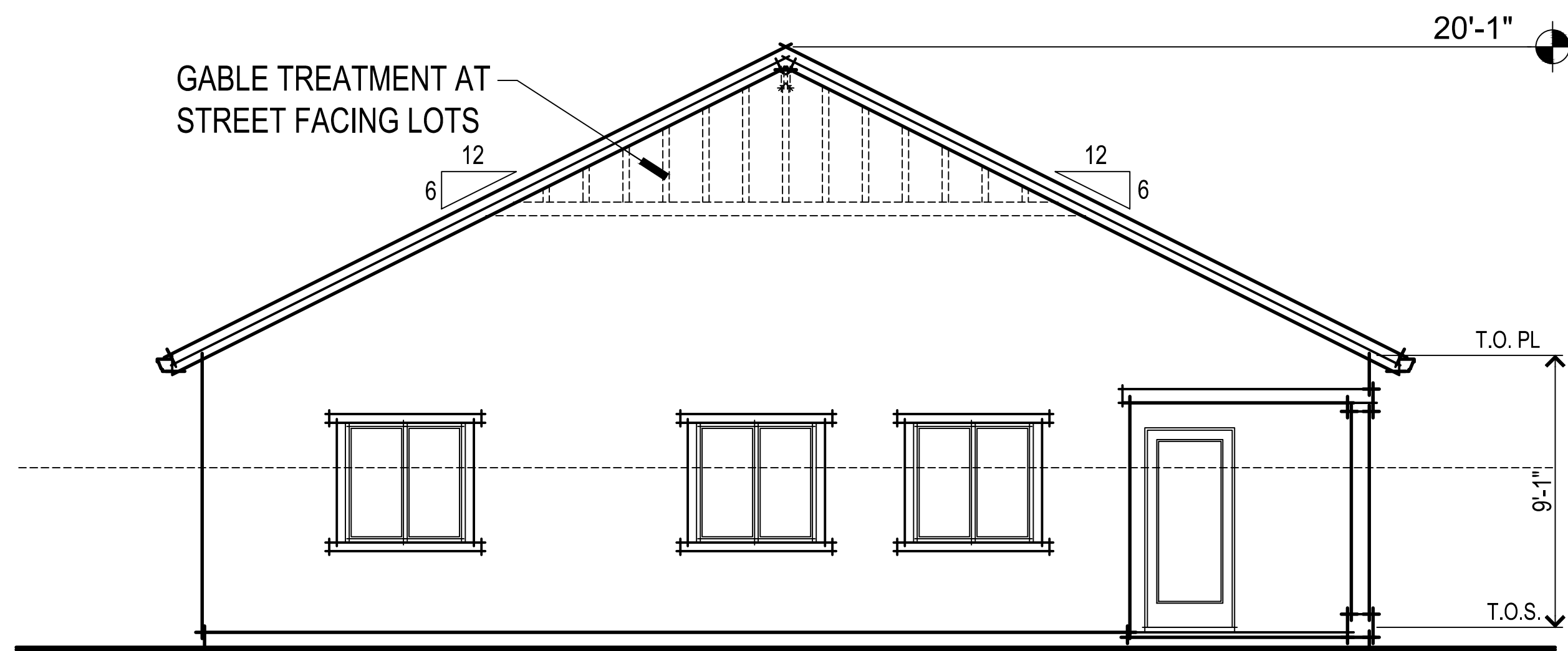




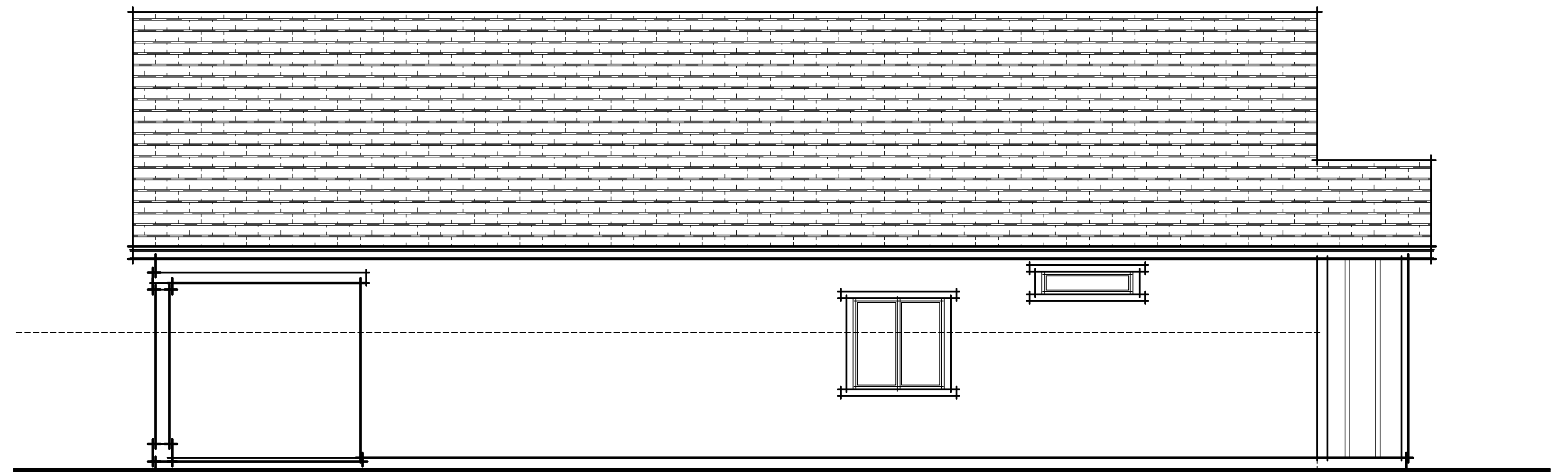
FARMHOUSE ROOF PLAN



FARMHOUSE RIGHT ELEVATION



FARMHOUSE REAR ELEVATION



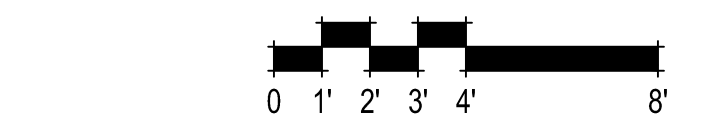
FARMHOUSE LEFT ELEVATION

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March 24, 2023

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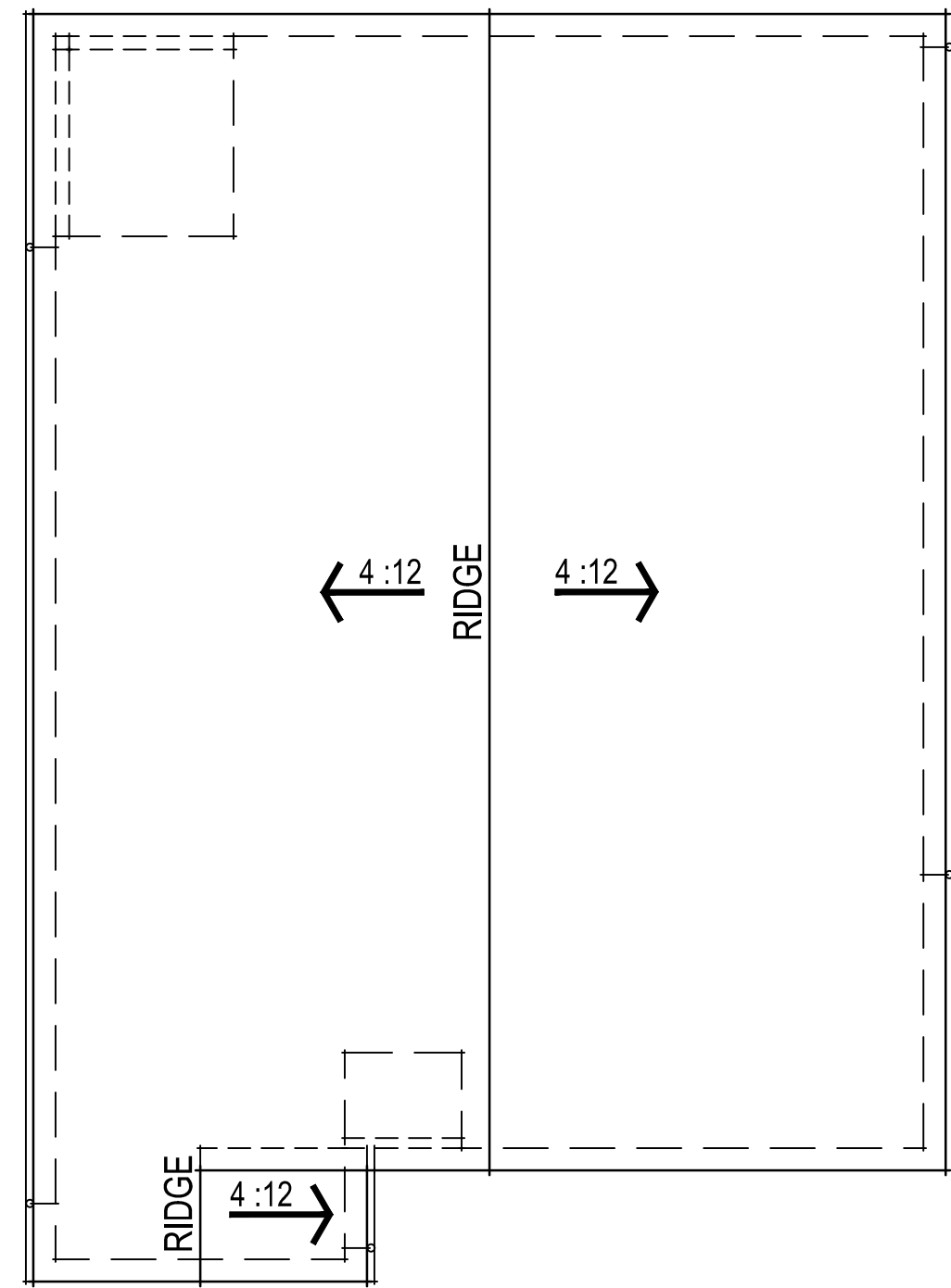


FARMHOUSE ELEVATIONS

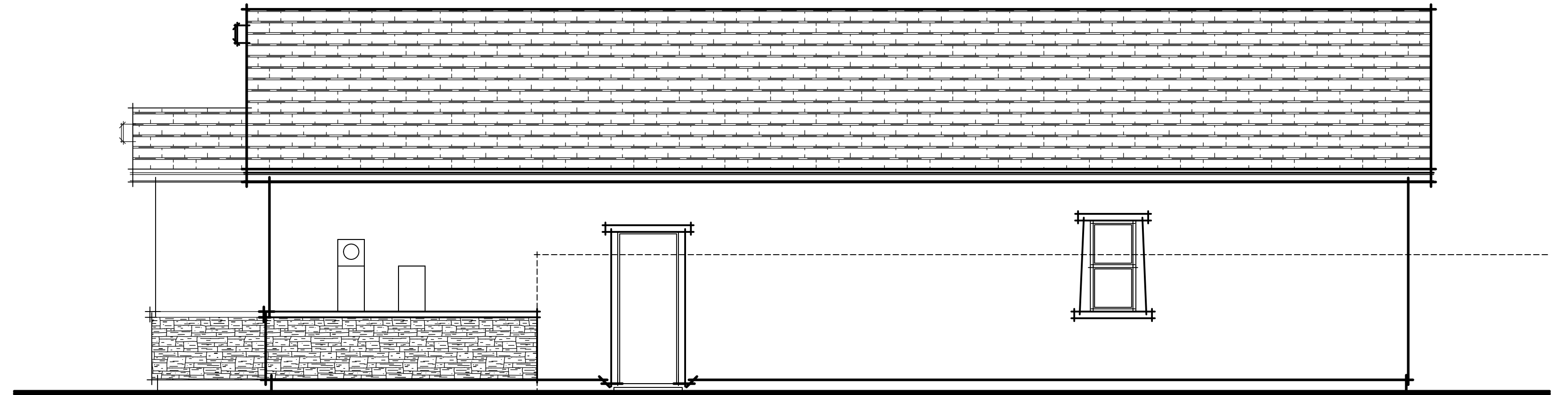
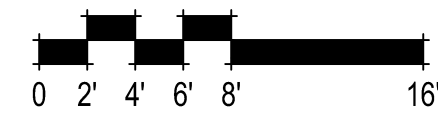
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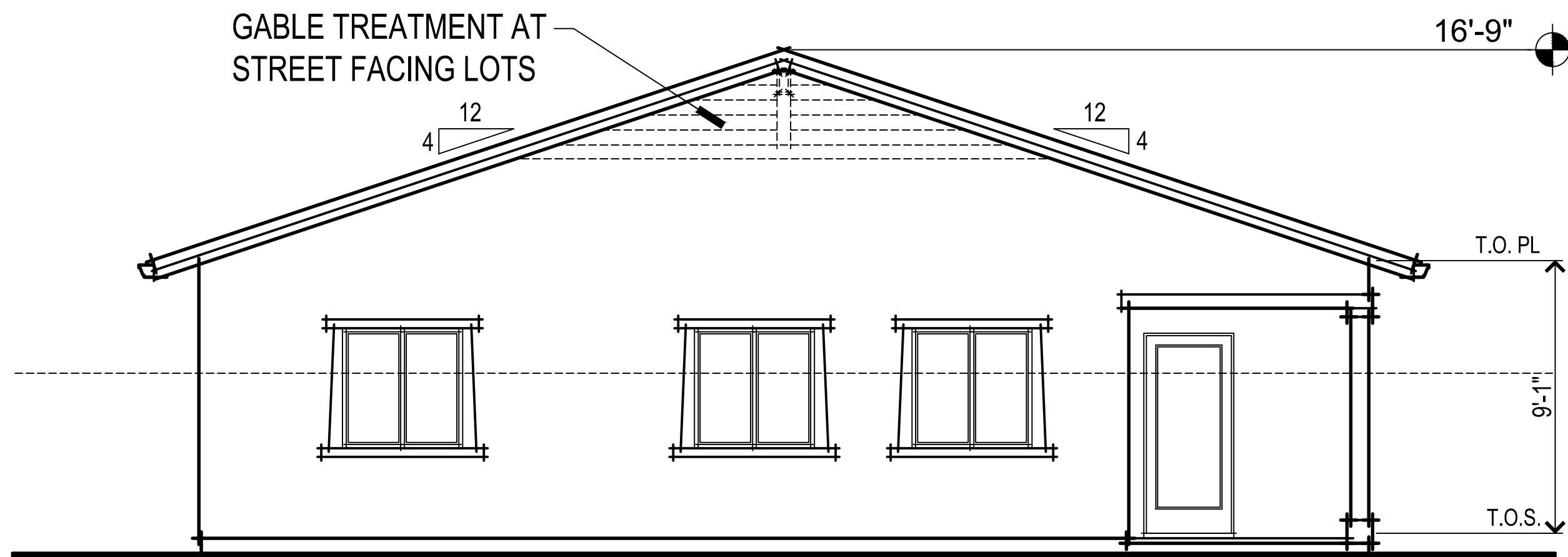




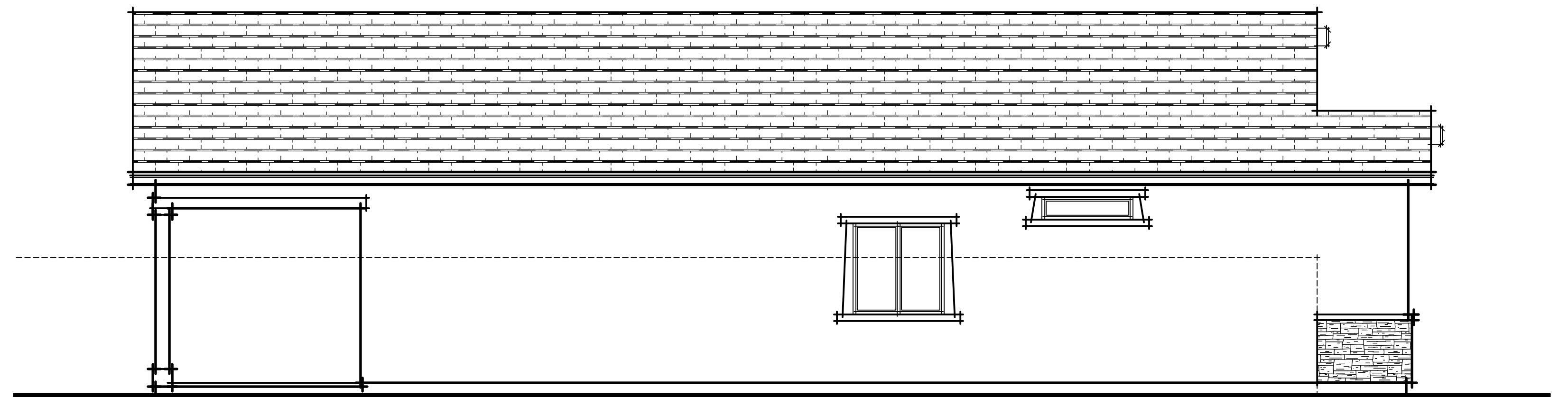
CRAFTSMAN ROOF PLAN



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN REAR ELEVATION



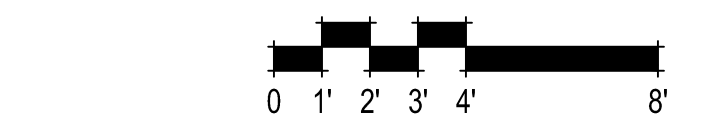
CRAFTSMAN LEFT ELEVATION

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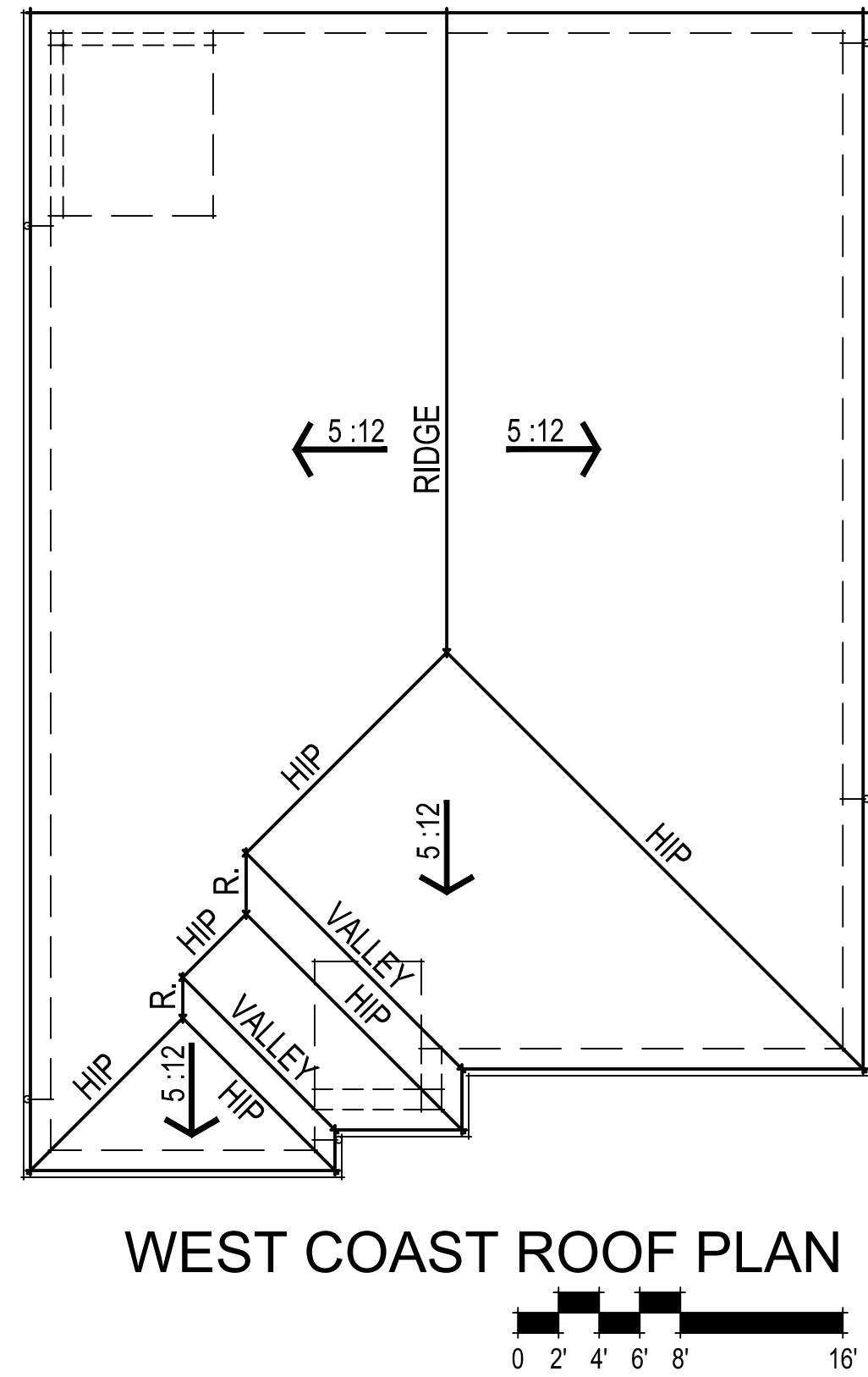


CRAFTSMAN ELEVATIONS

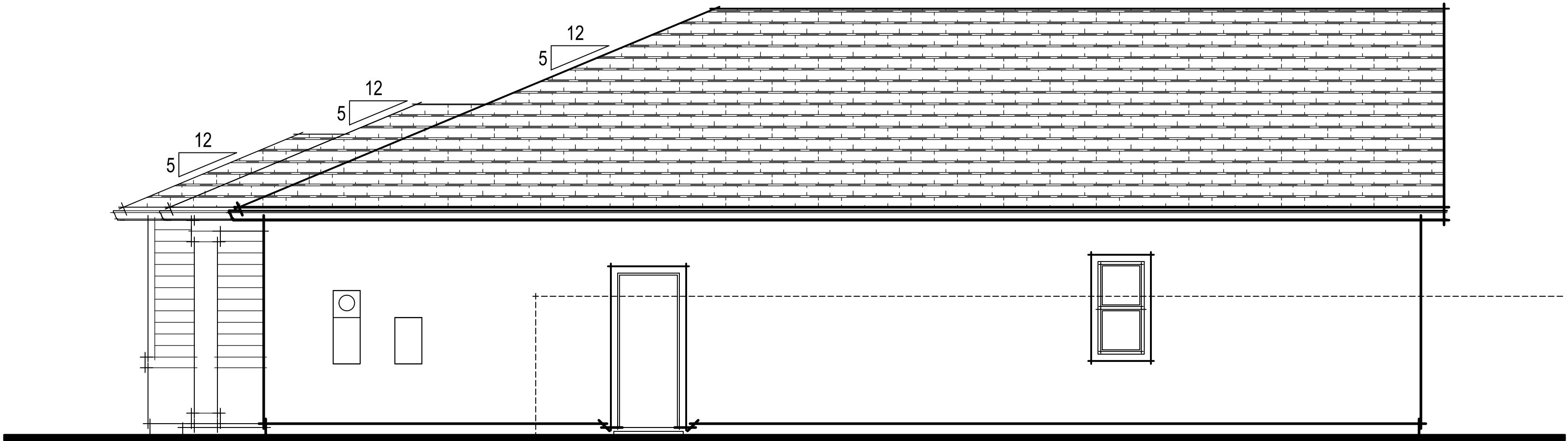
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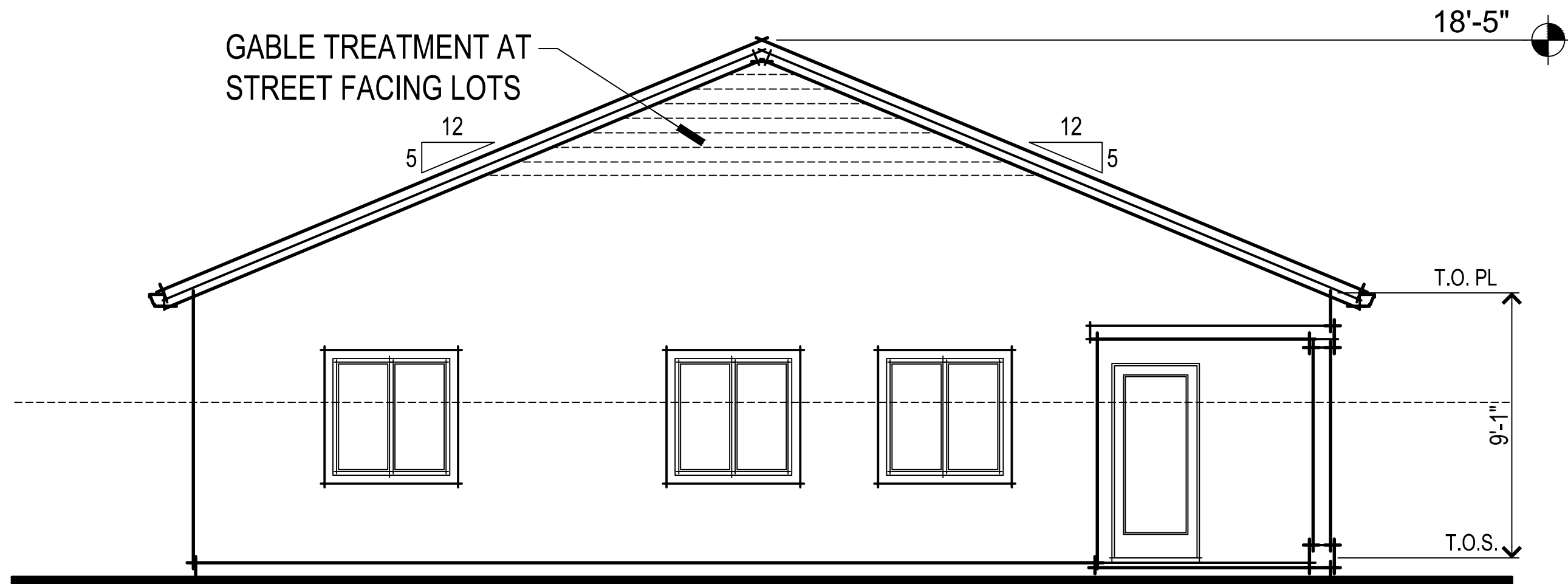




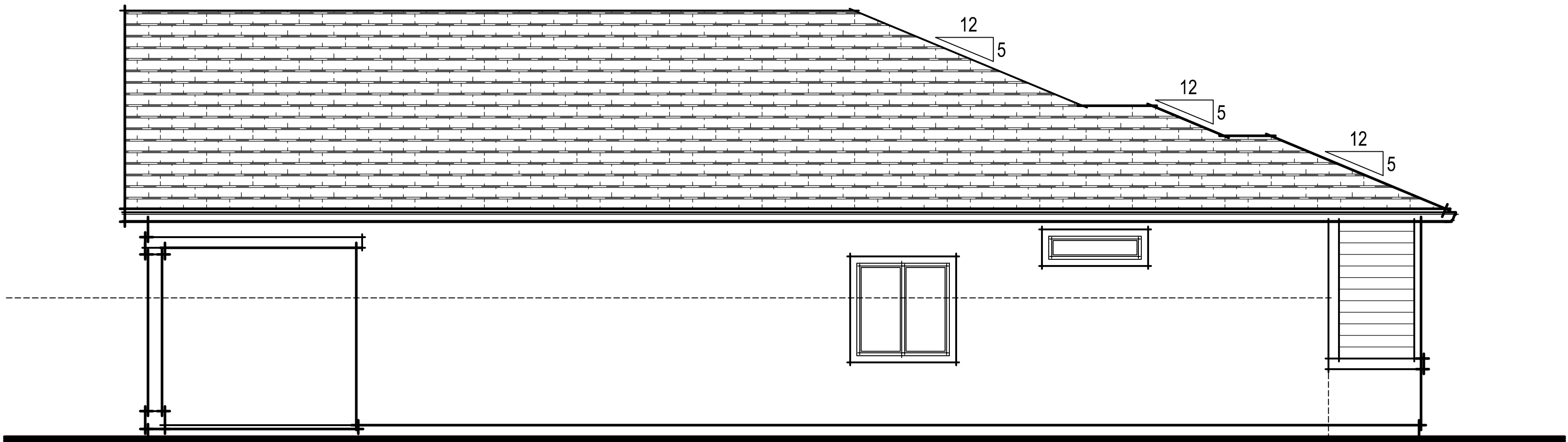
WEST COAST ROOF PLAN



WEST COAST RIGHT ELEVATION



WEST COAST REAR ELEVATION



WEST COAST LEFT ELEVATION

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March 24, 2023

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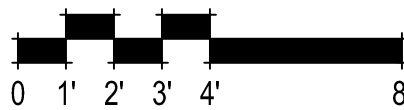
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WEST COAST ELEVATIONS
1501-D
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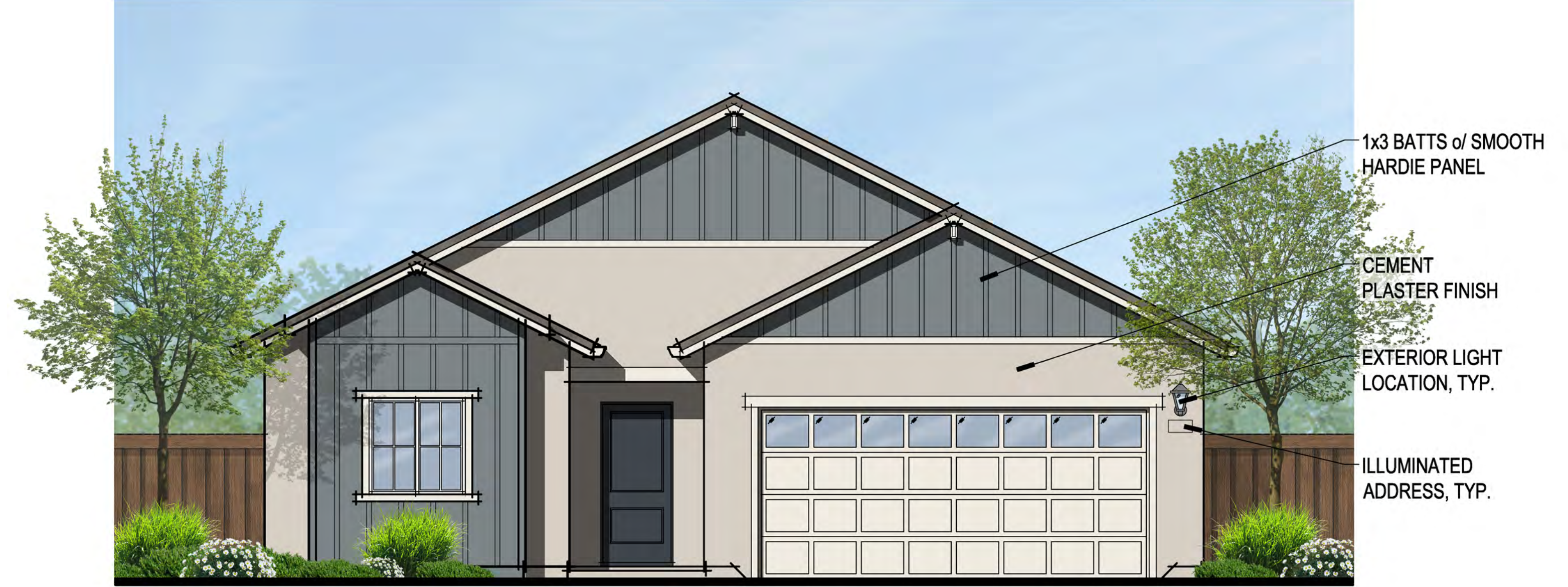
SQUARE FOOTAGES	
TOTAL LIVING	1611 SQ. FT.
2-CAR GARAGE	421 SQ. FT.
LOGGIA	97 SQ. FT.



FLOOR PLAN
1611-1

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

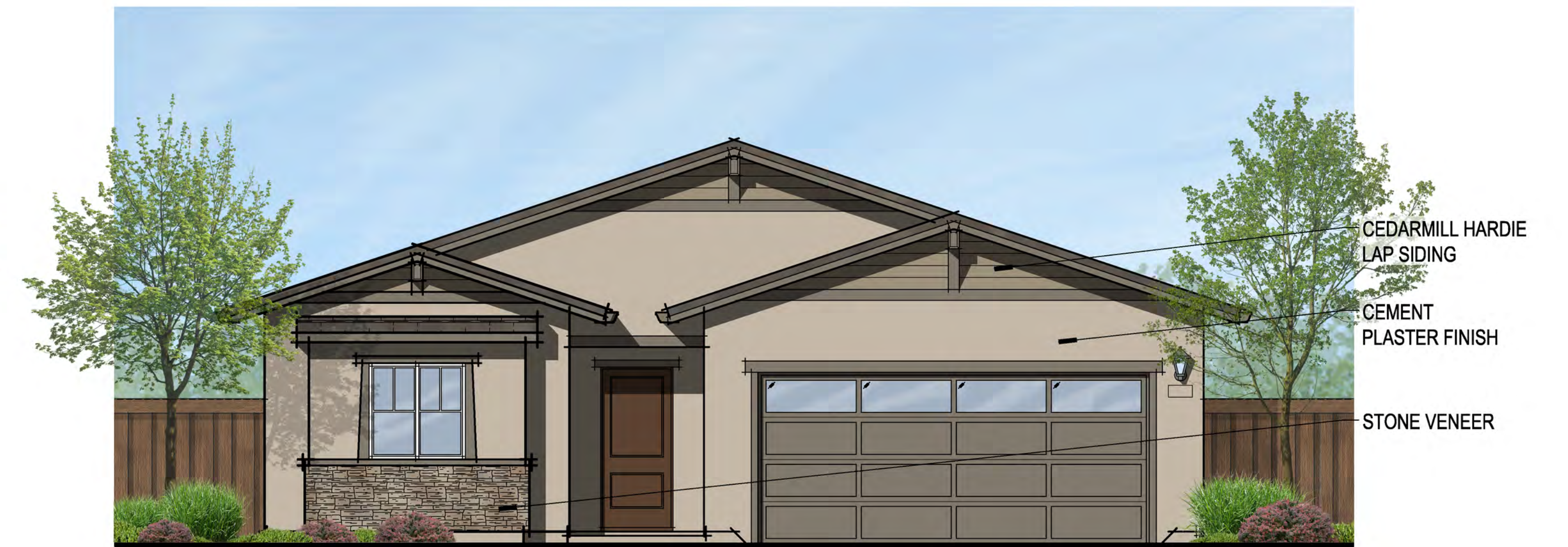




FARMHOUSE FRONT ELEVATION
SCHEME A2



WEST COAST FRONT ELEVATION
SCHEME D2



CRAFTSMAN FRONT ELEVATION
SCHEME B1



FRONT ELEVATIONS
1611-2

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

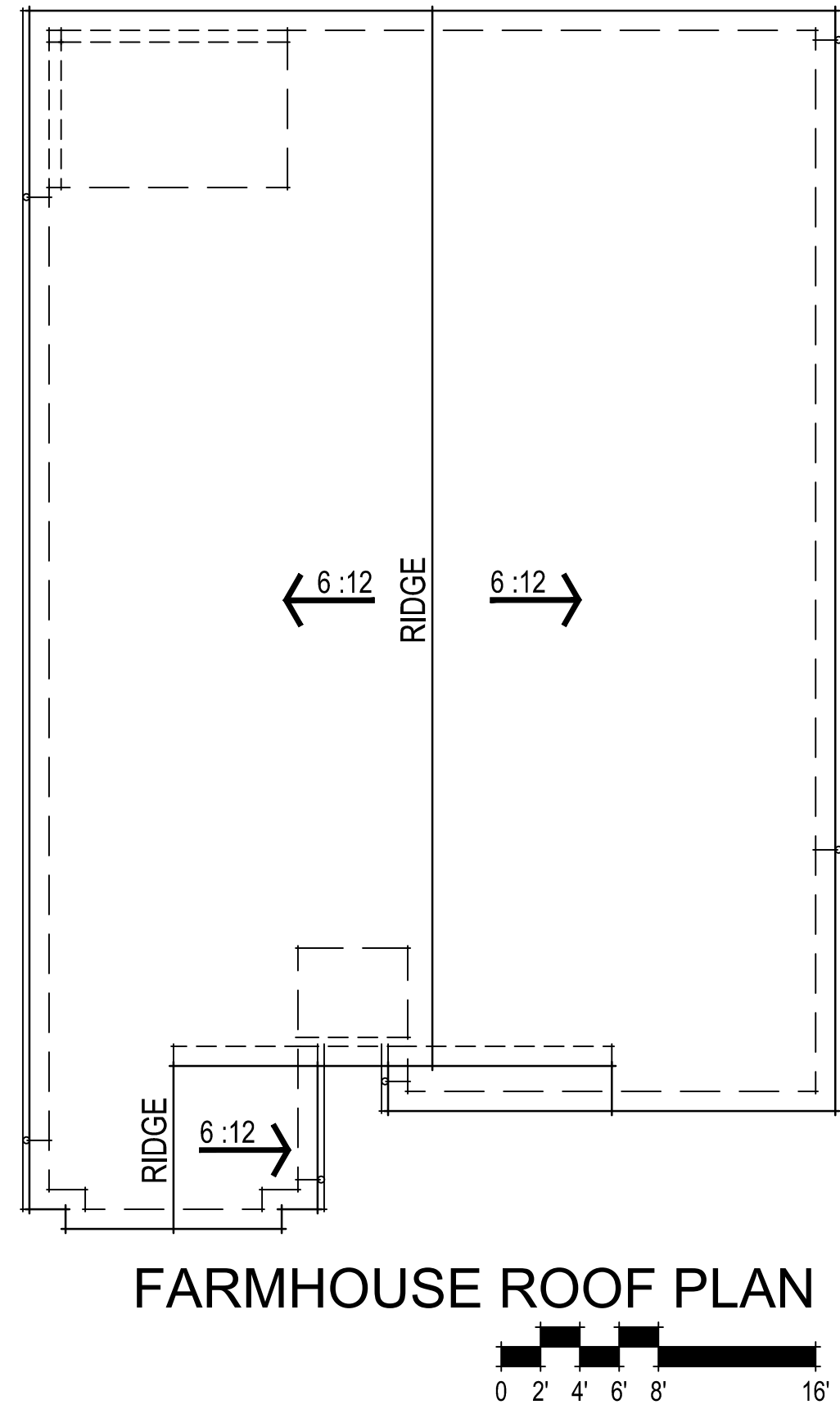
D.R. HORTON
America's Builder

2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
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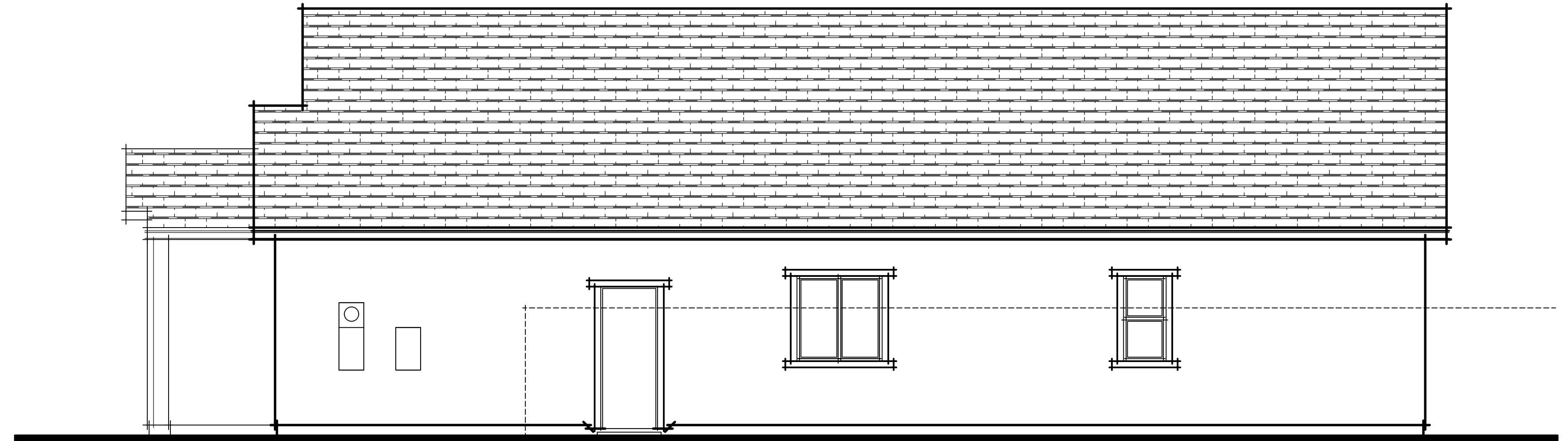
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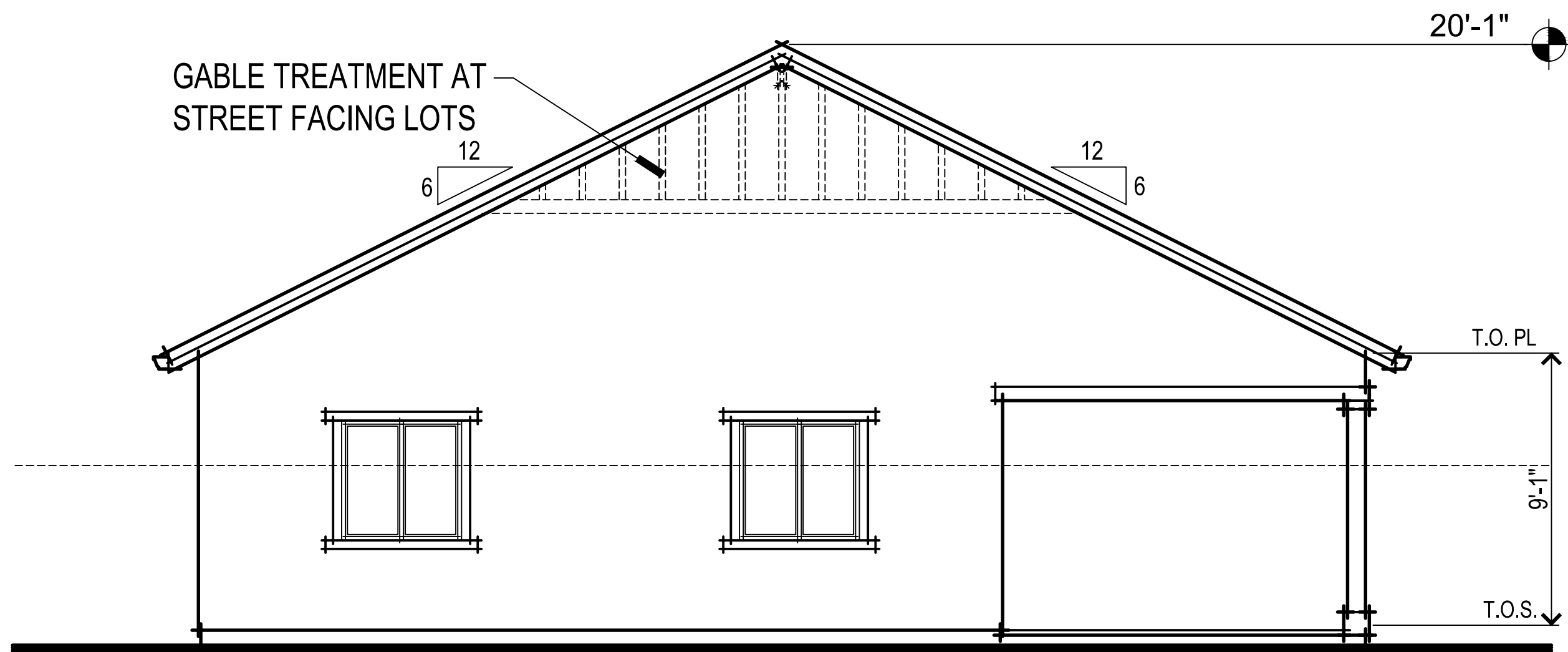




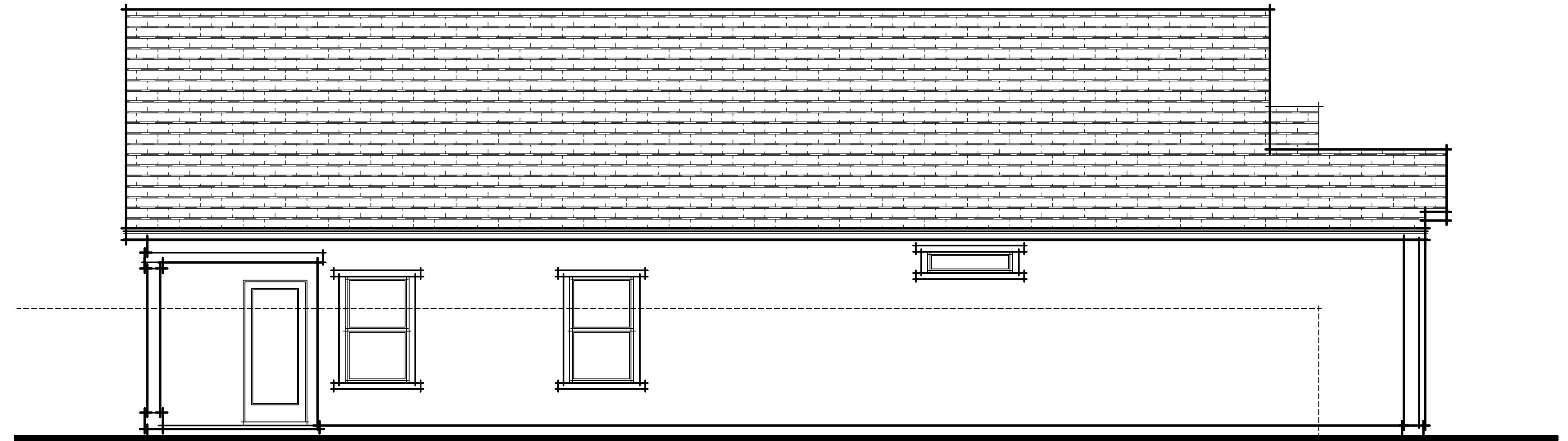
FARMHOUSE ROOF PLAN



FARMHOUSE RIGHT ELEVATION



FARMHOUSE REAR ELEVATION



FARMHOUSE LEFT ELEVATION

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Dixon, CA
March 24, 2023

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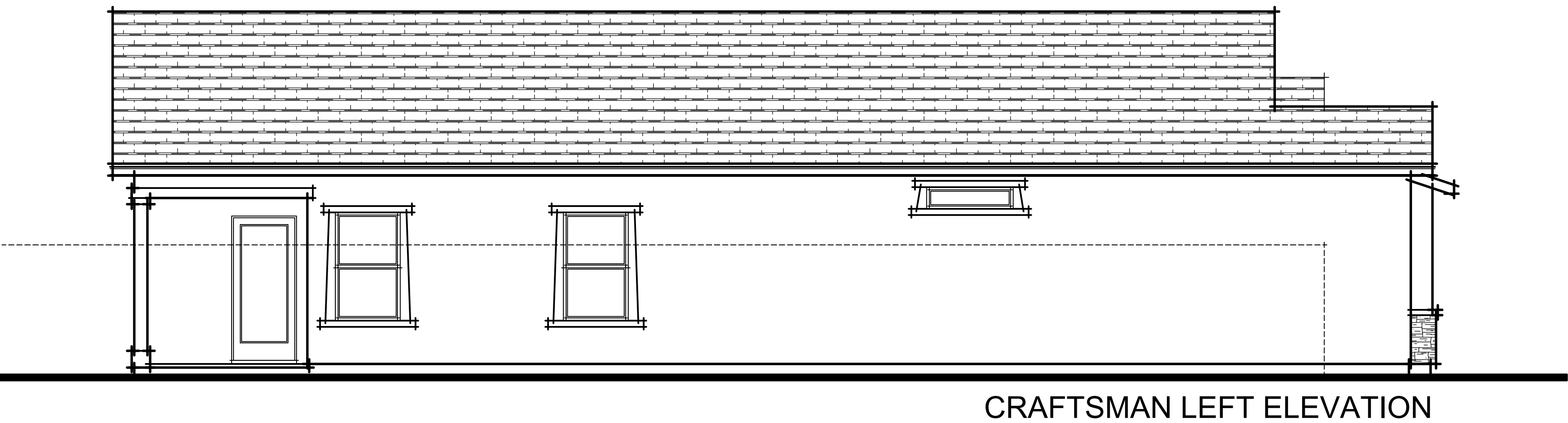
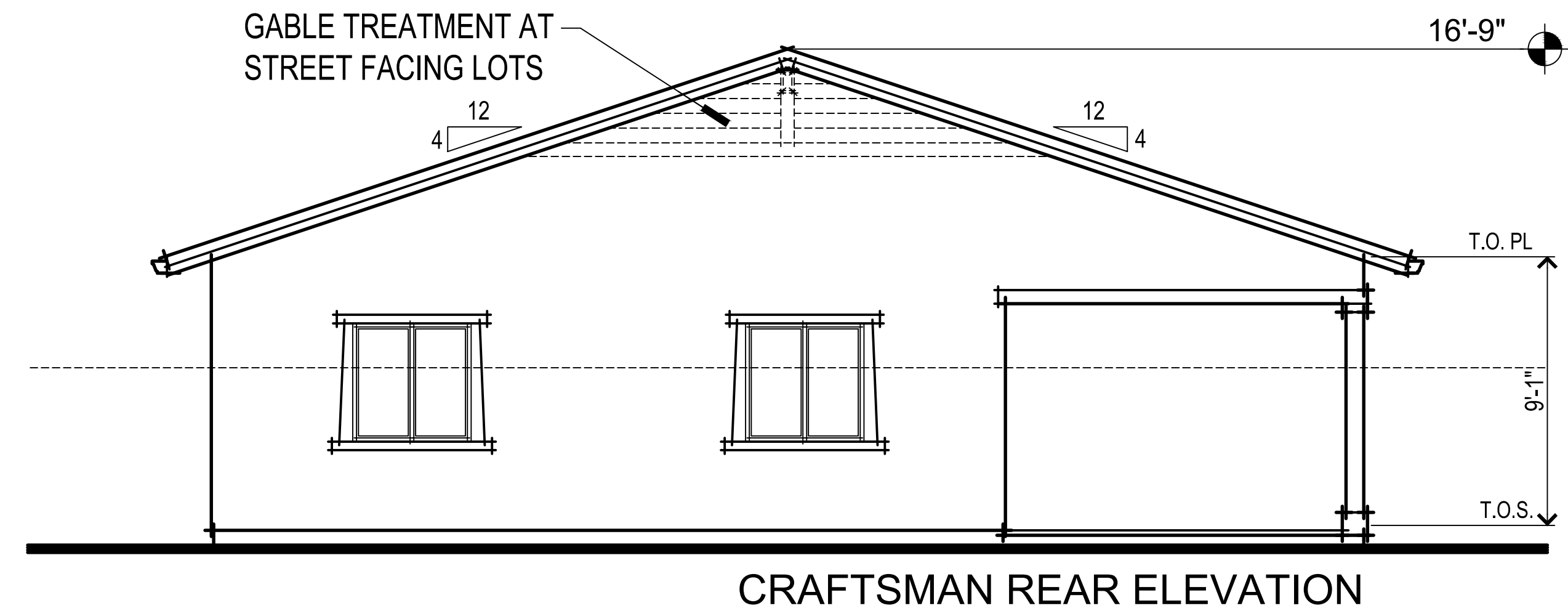
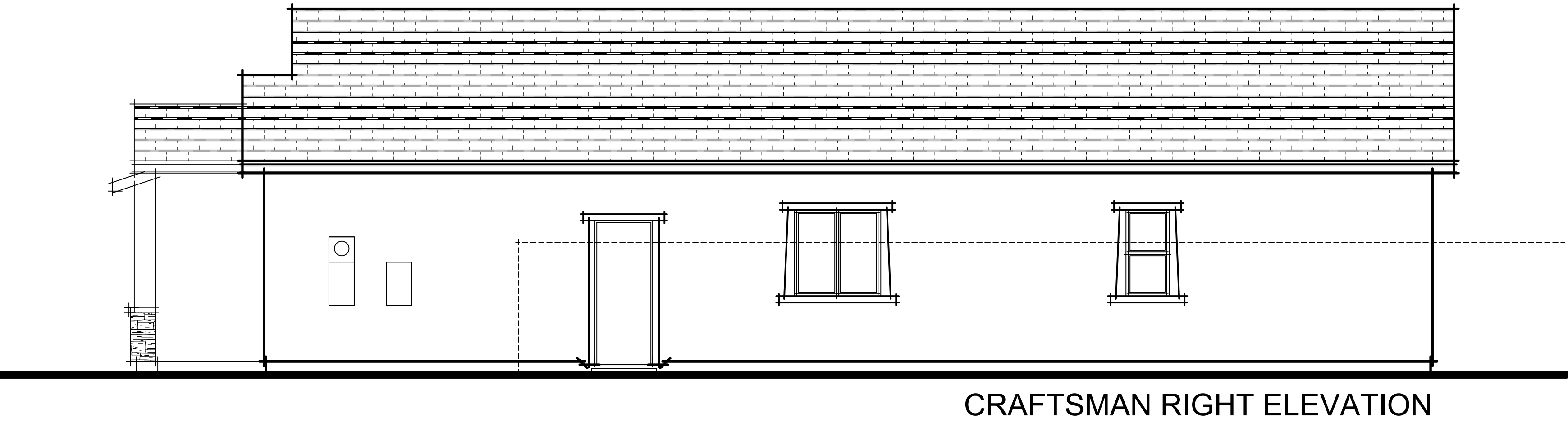
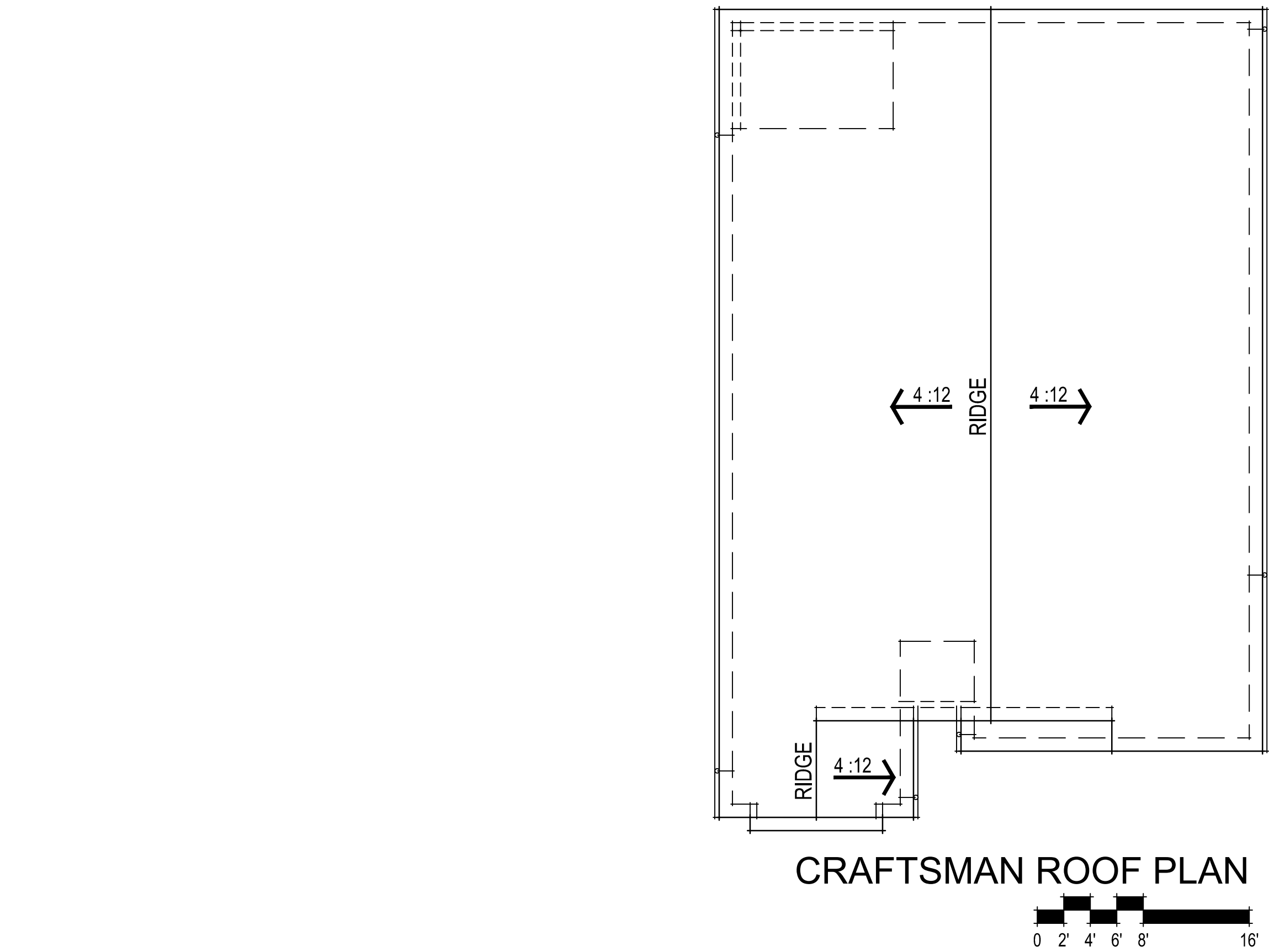
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0 1' 2' 3' 4' 8'

FARMHOUSE ELEVATIONS
1611-A

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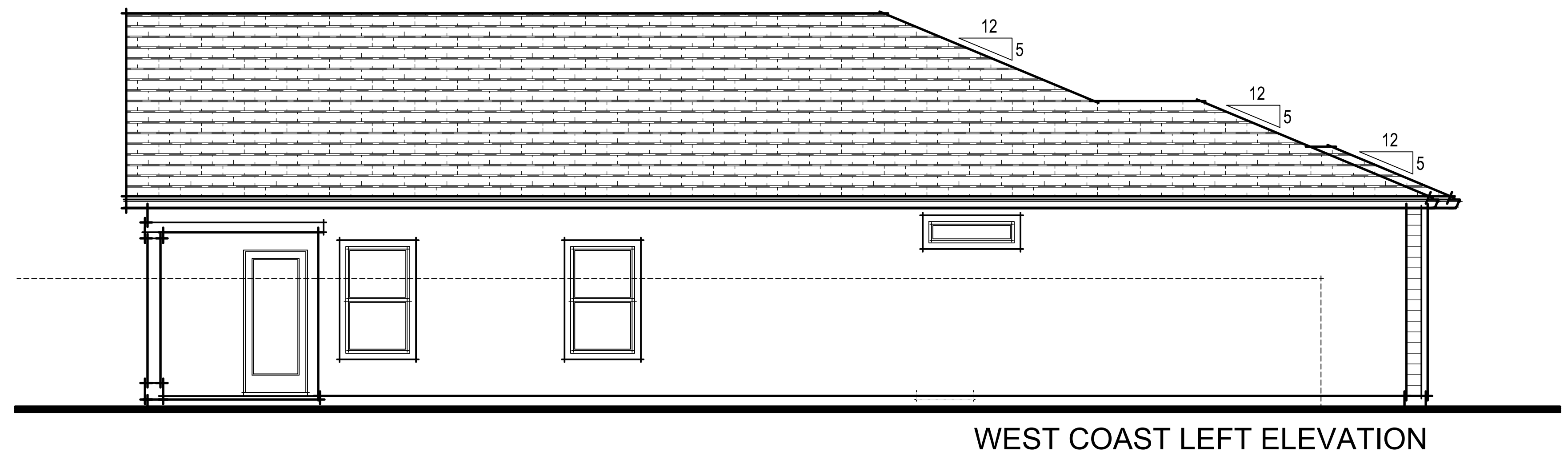
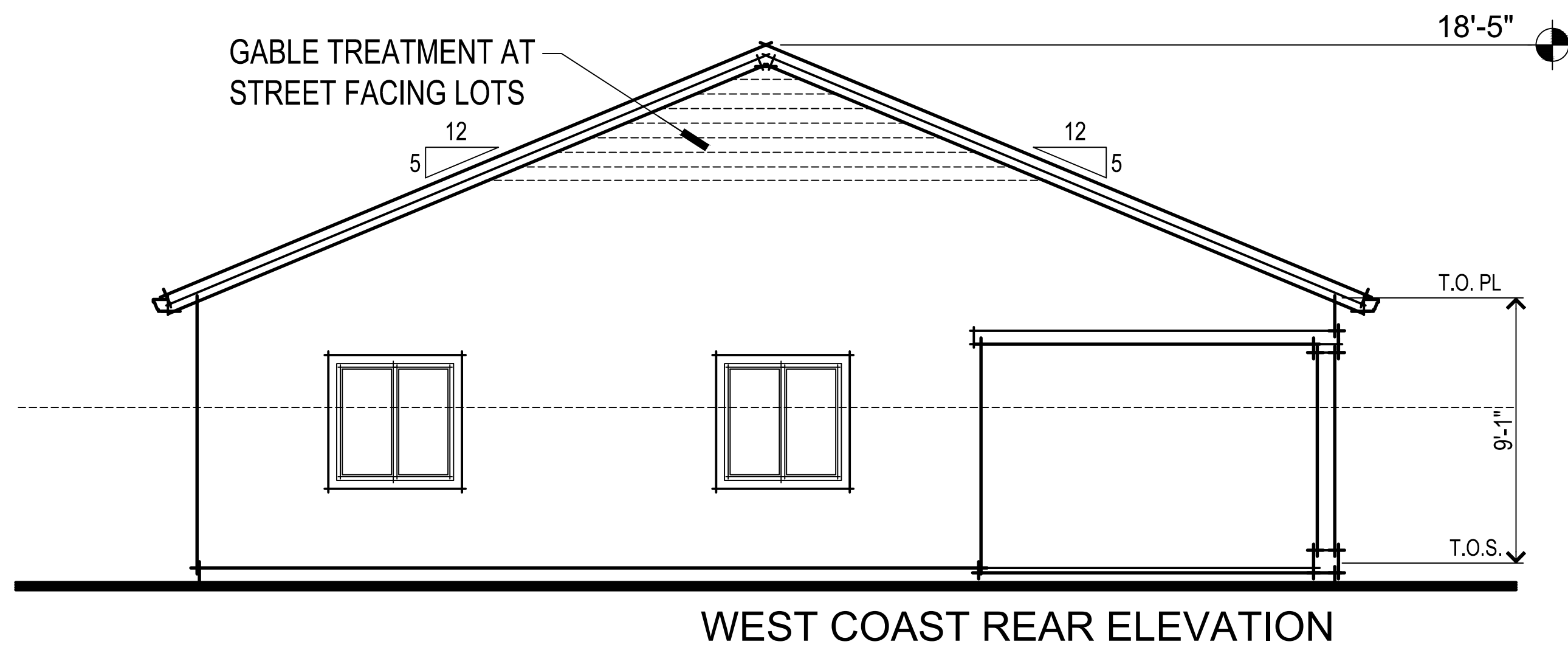
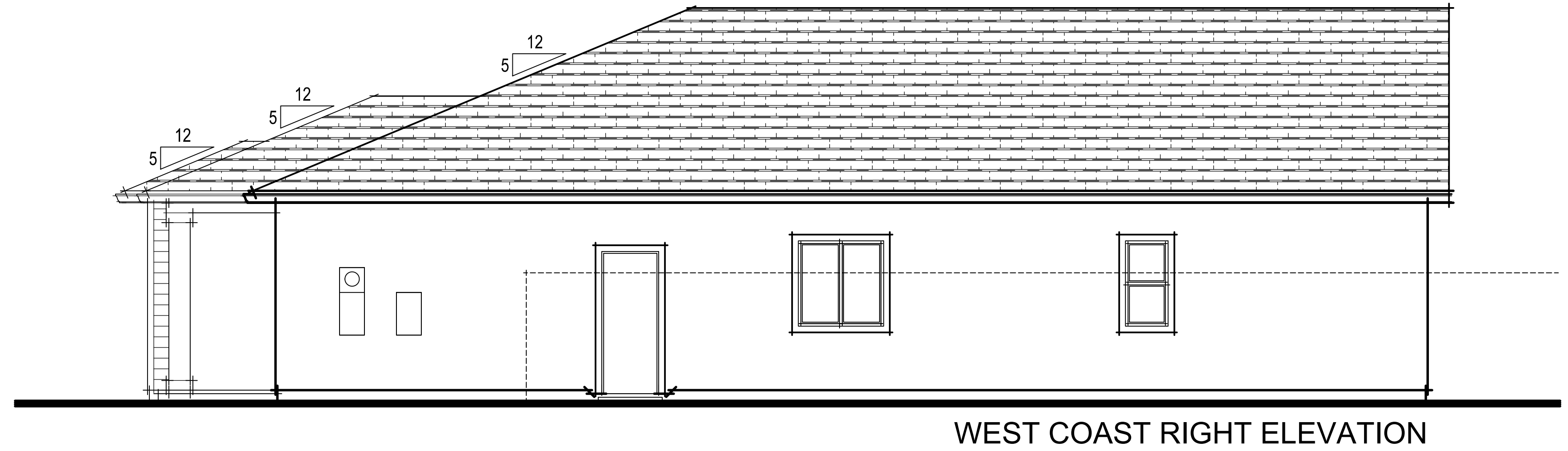
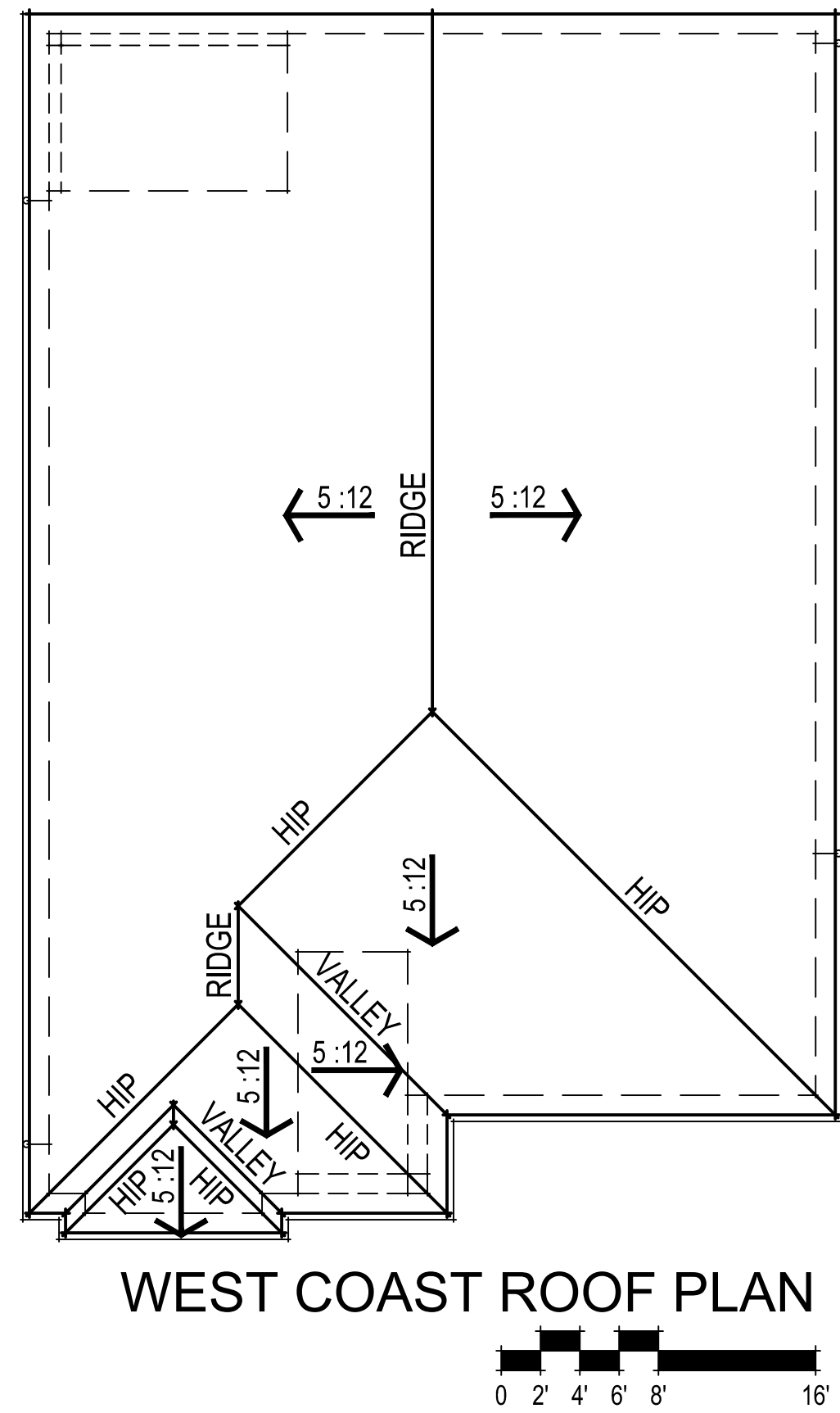
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0 1' 2' 3' 4' 8'

CRAFTSMAN ELEVATIONS
1611-B

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March 24, 2023

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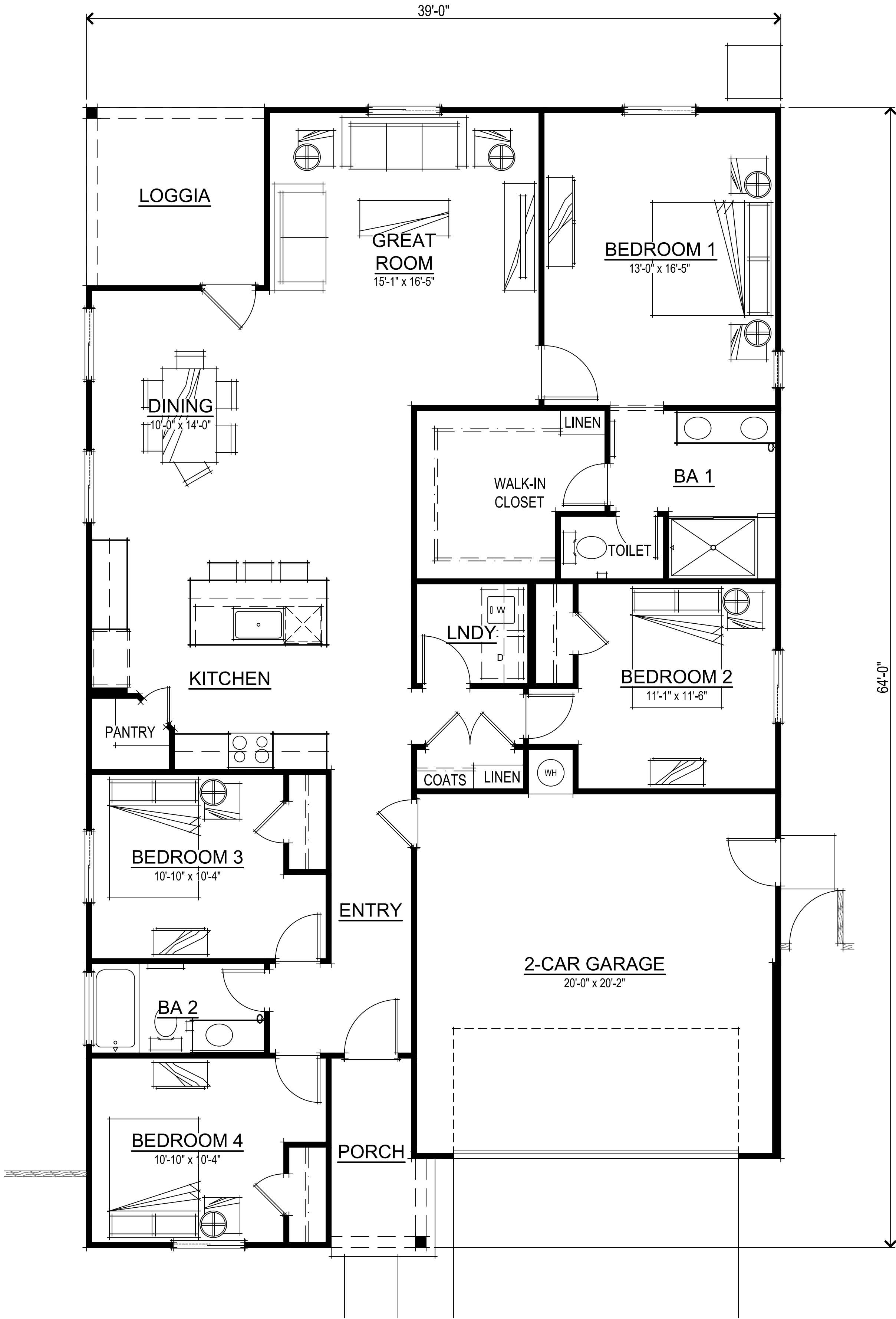
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WEST COAST ELEVATIONS
1611-D

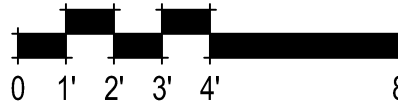
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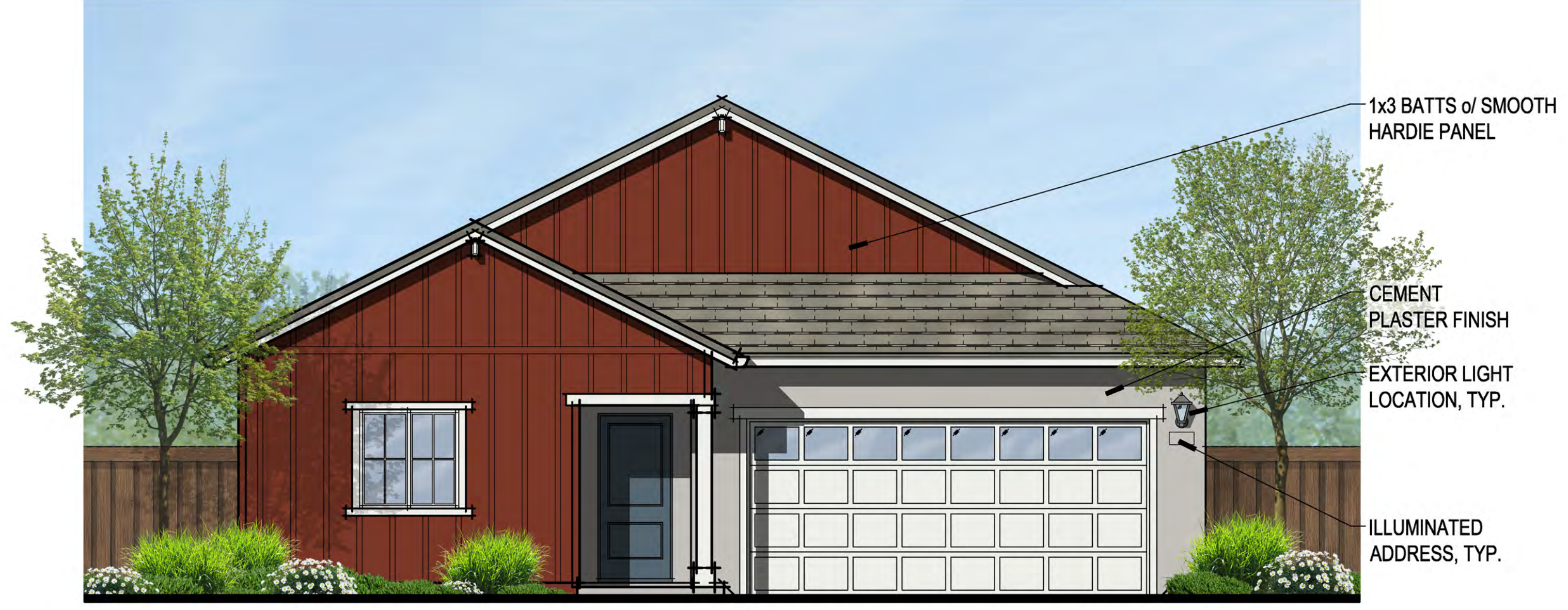
372.214 Homestead Village 11
Dixon, CA
March 24, 2023



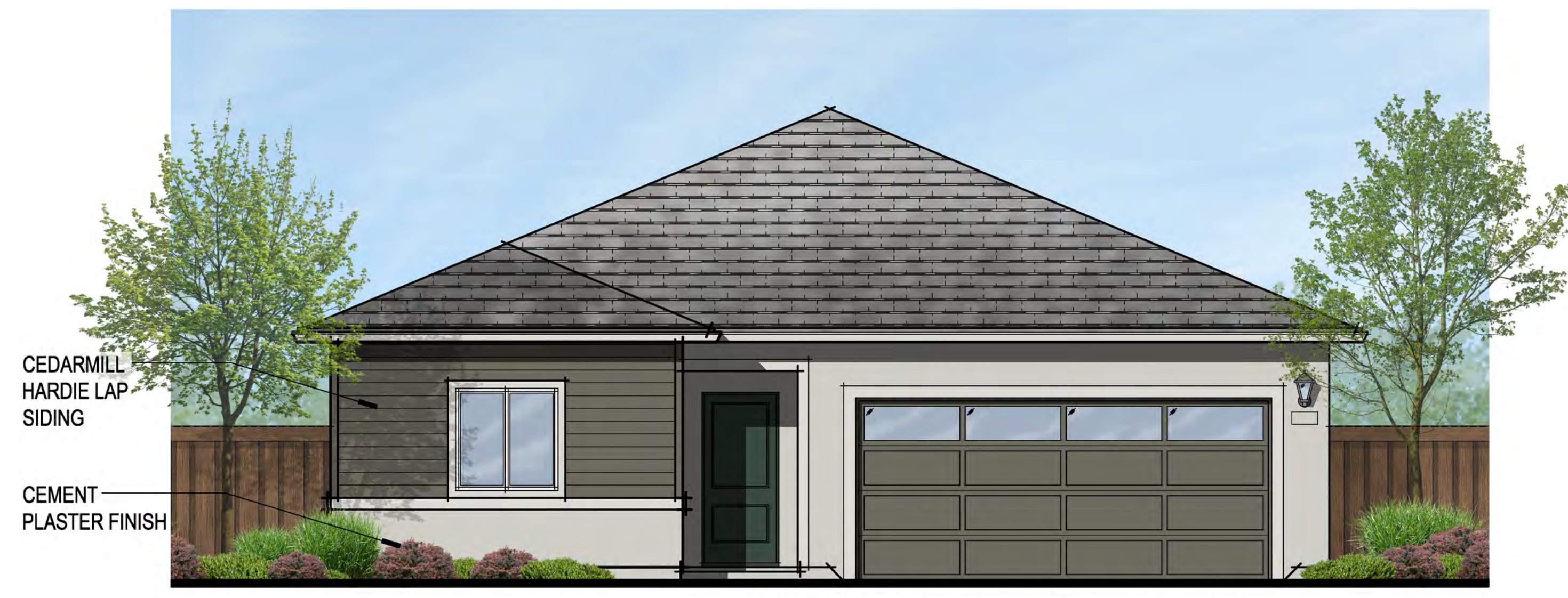
SQUARE FOOTAGES	
TOTAL LIVING	1825 SQ. FT.
2-CAR GARAGE	420 SQ. FT.
LOGGIA	100 SQ. FT.



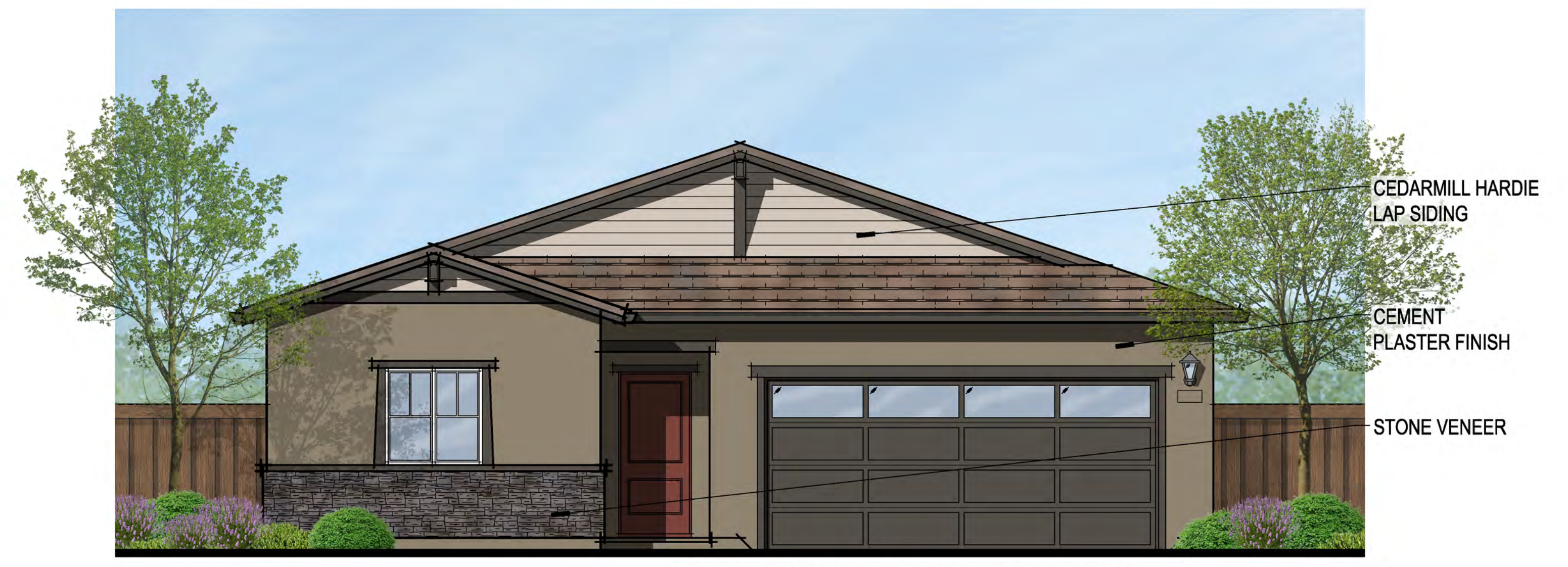
FLOOR PLAN
1825-1



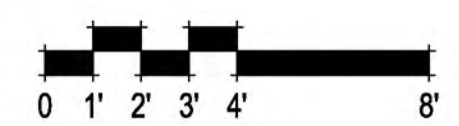
FARMHOUSE FRONT ELEVATION
SCHEME A1



WEST COAST FRONT ELEVATION
SCHEME D3



CRAFTSMAN FRONT ELEVATION
SCHEME B5



FRONT ELEVATIONS
1825-2

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Dixon, CA
March 24, 2023

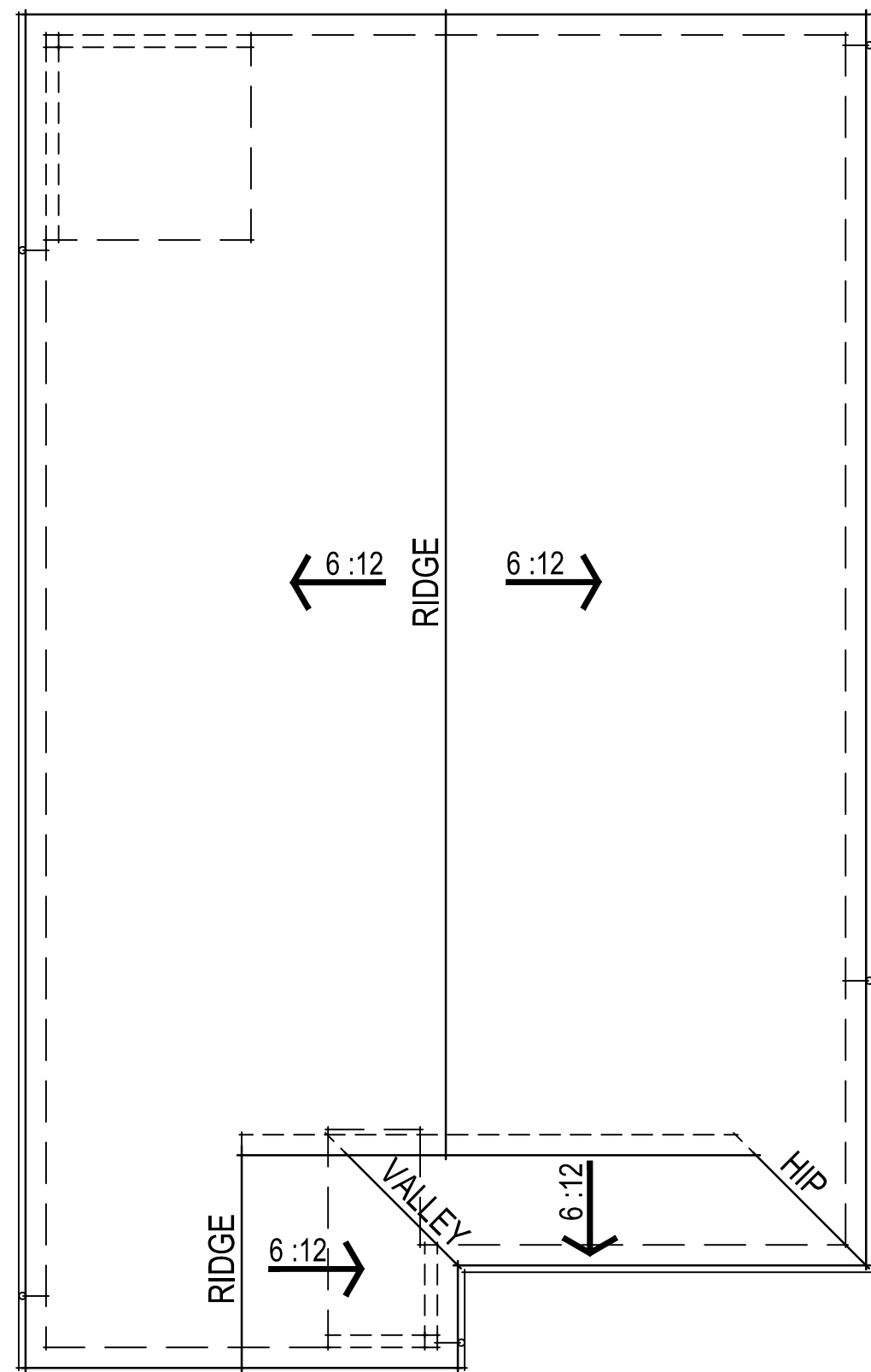


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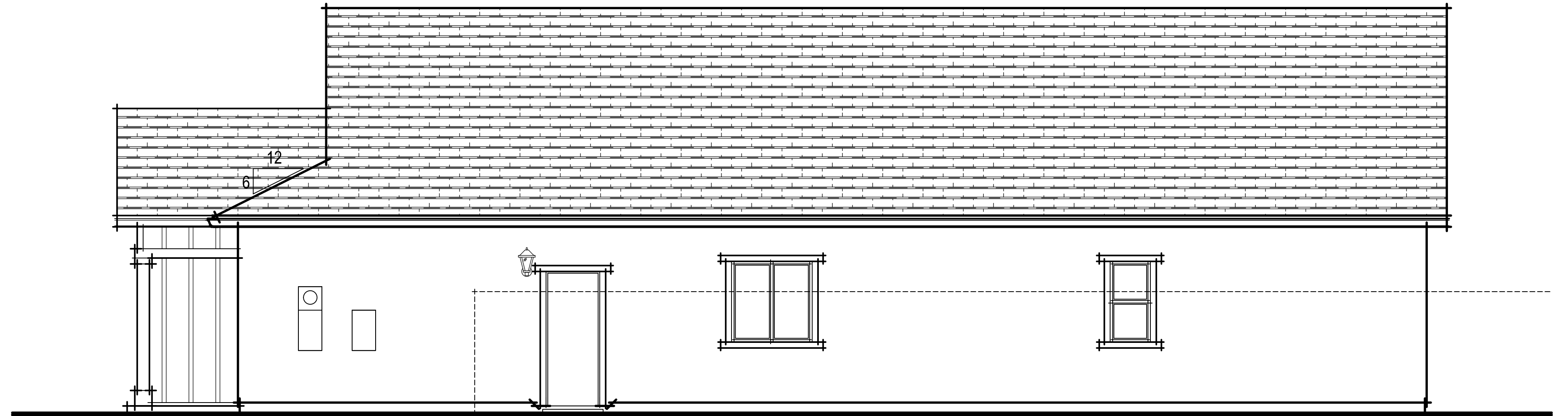
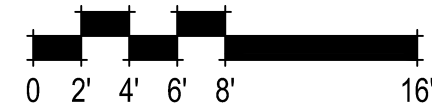
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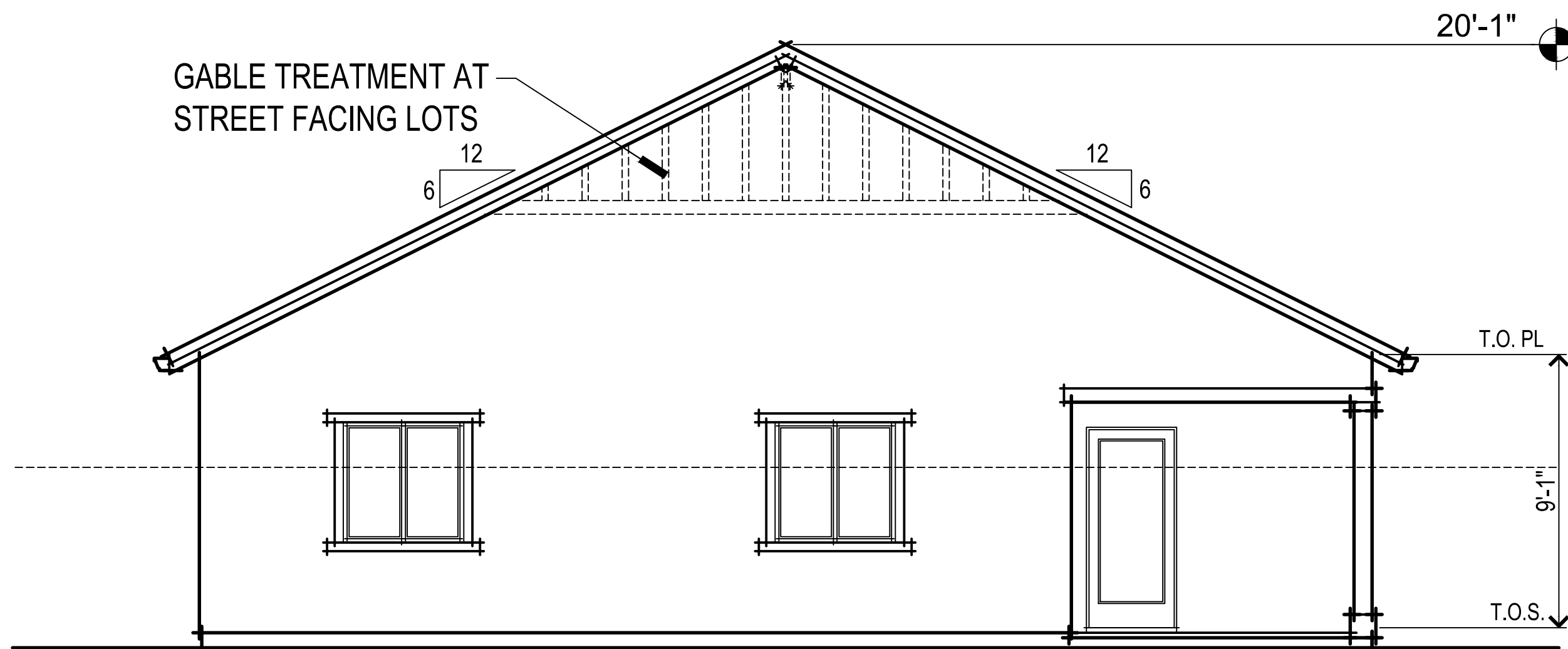




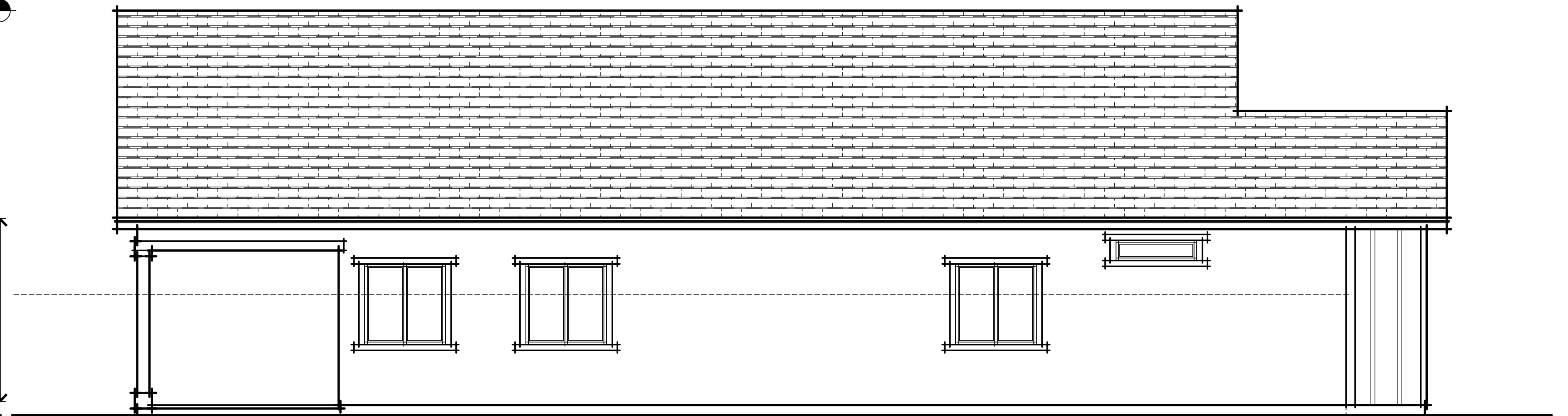
FARMHOUSE ROOF PLAN



FARMHOUSE RIGHT ELEVATION



FARMHOUSE REAR ELEVATION



FARMHOUSE LEFT ELEVATION

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Dixon, CA
March 24, 2023



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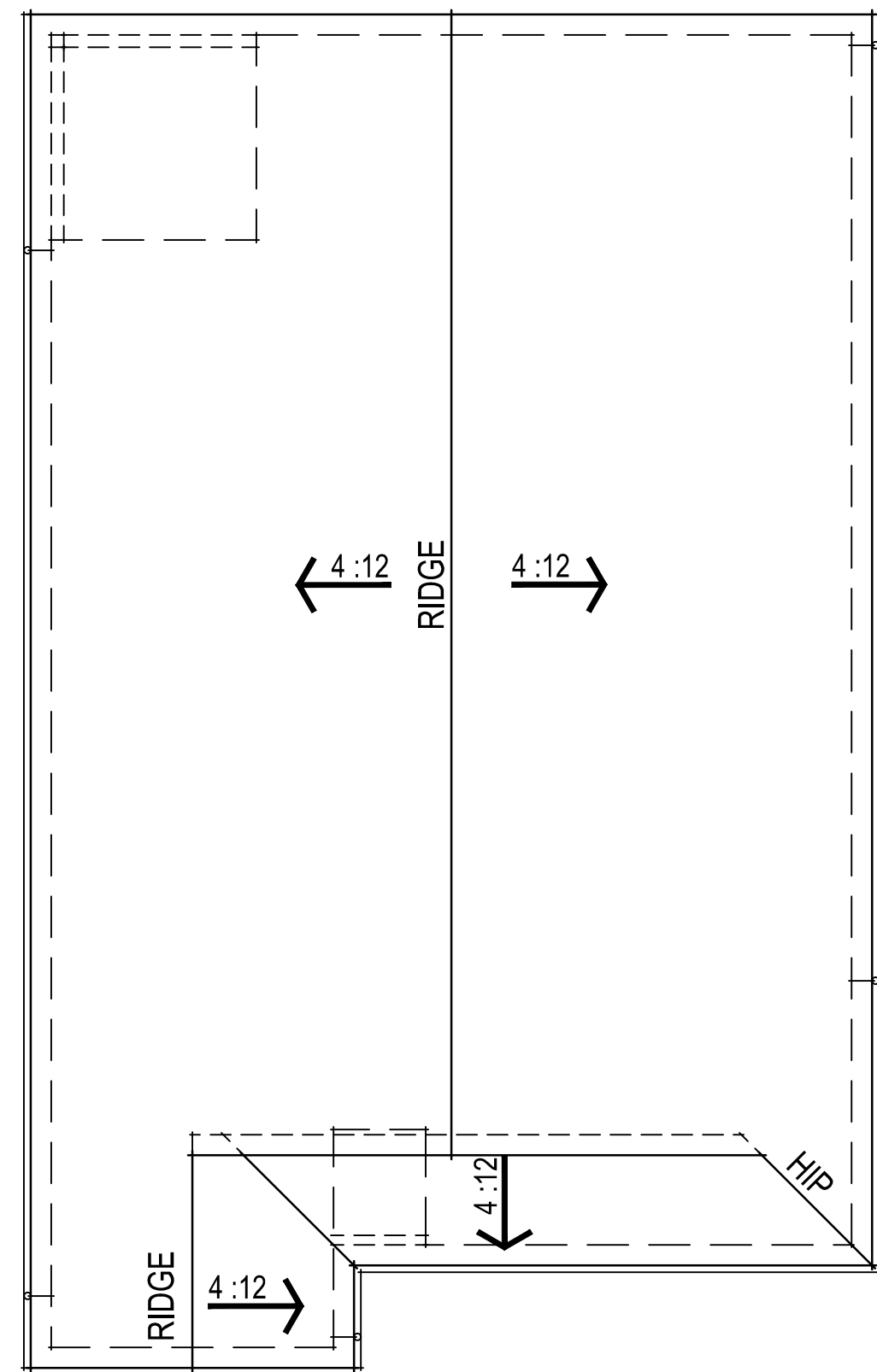
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FARMHOUSE ELEVATIONS

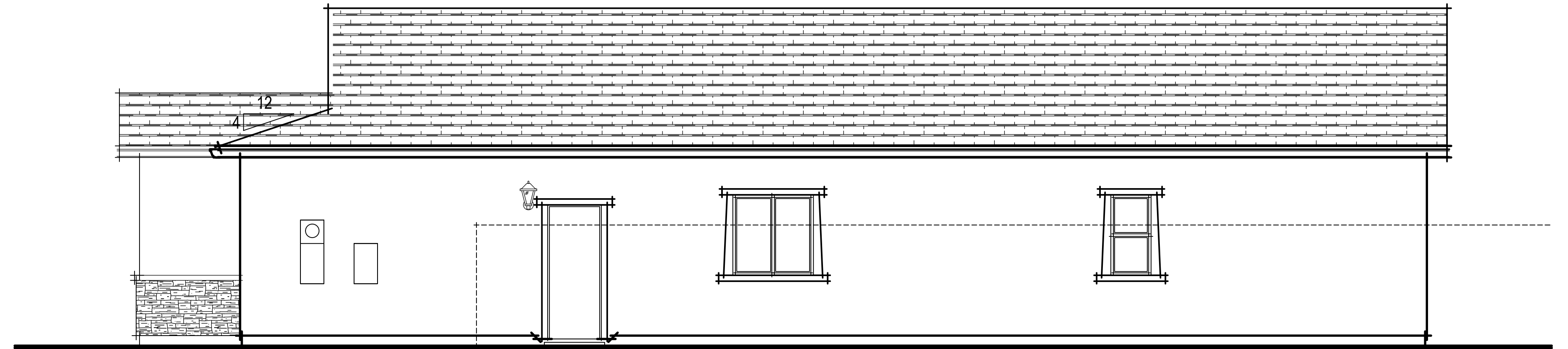
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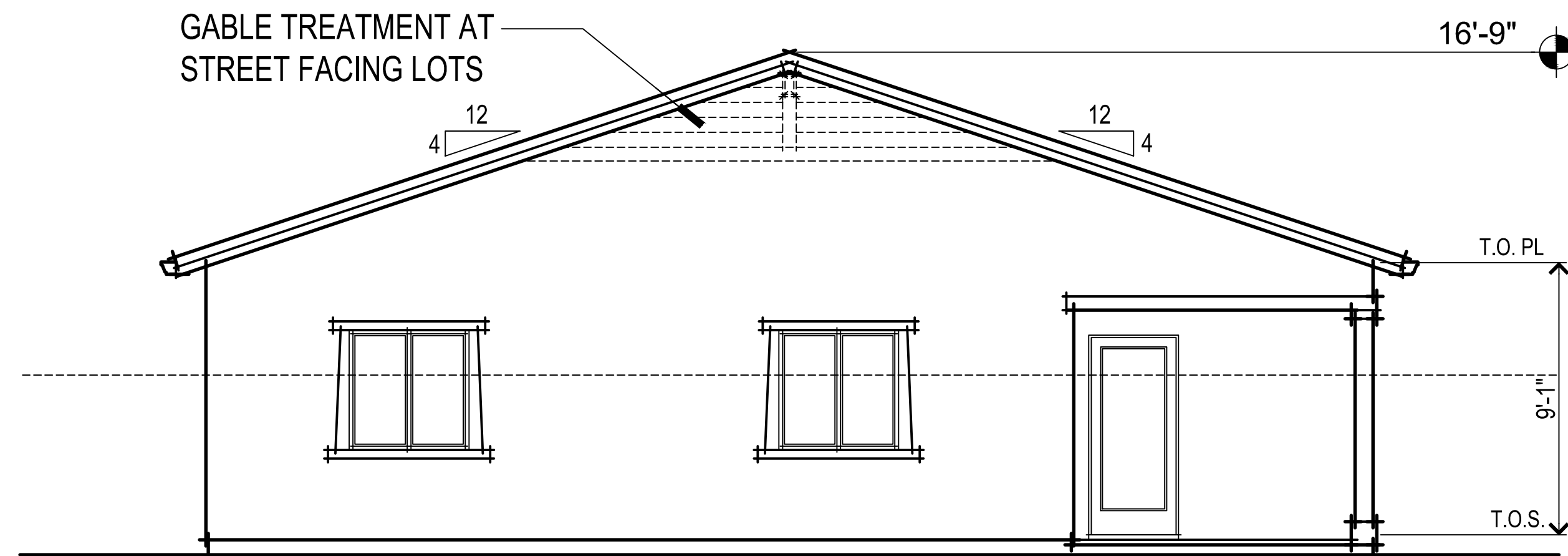




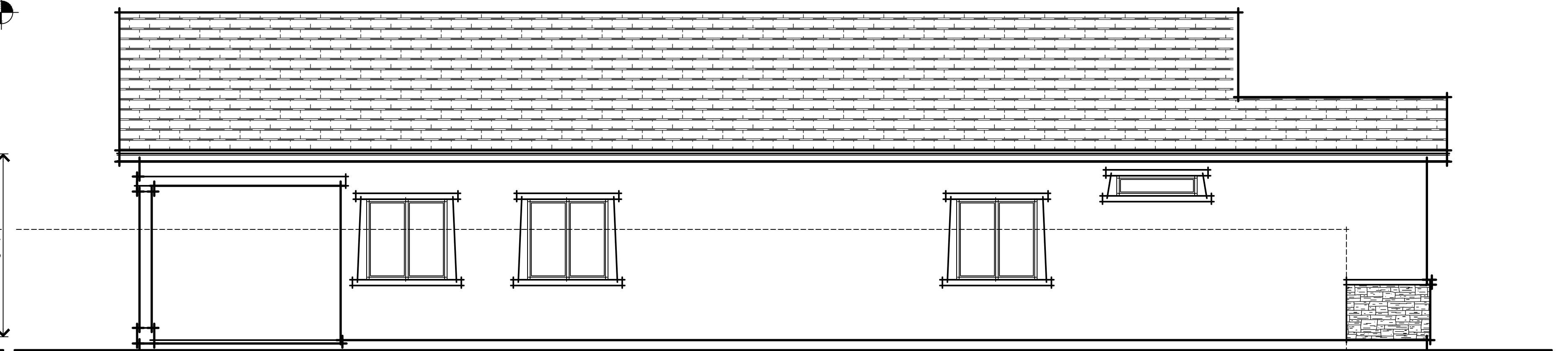
CRAFTSMAN ROOF PLAN



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN REAR ELEVATION



CRAFTSMAN LEFT ELEVATION

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March 24, 2023

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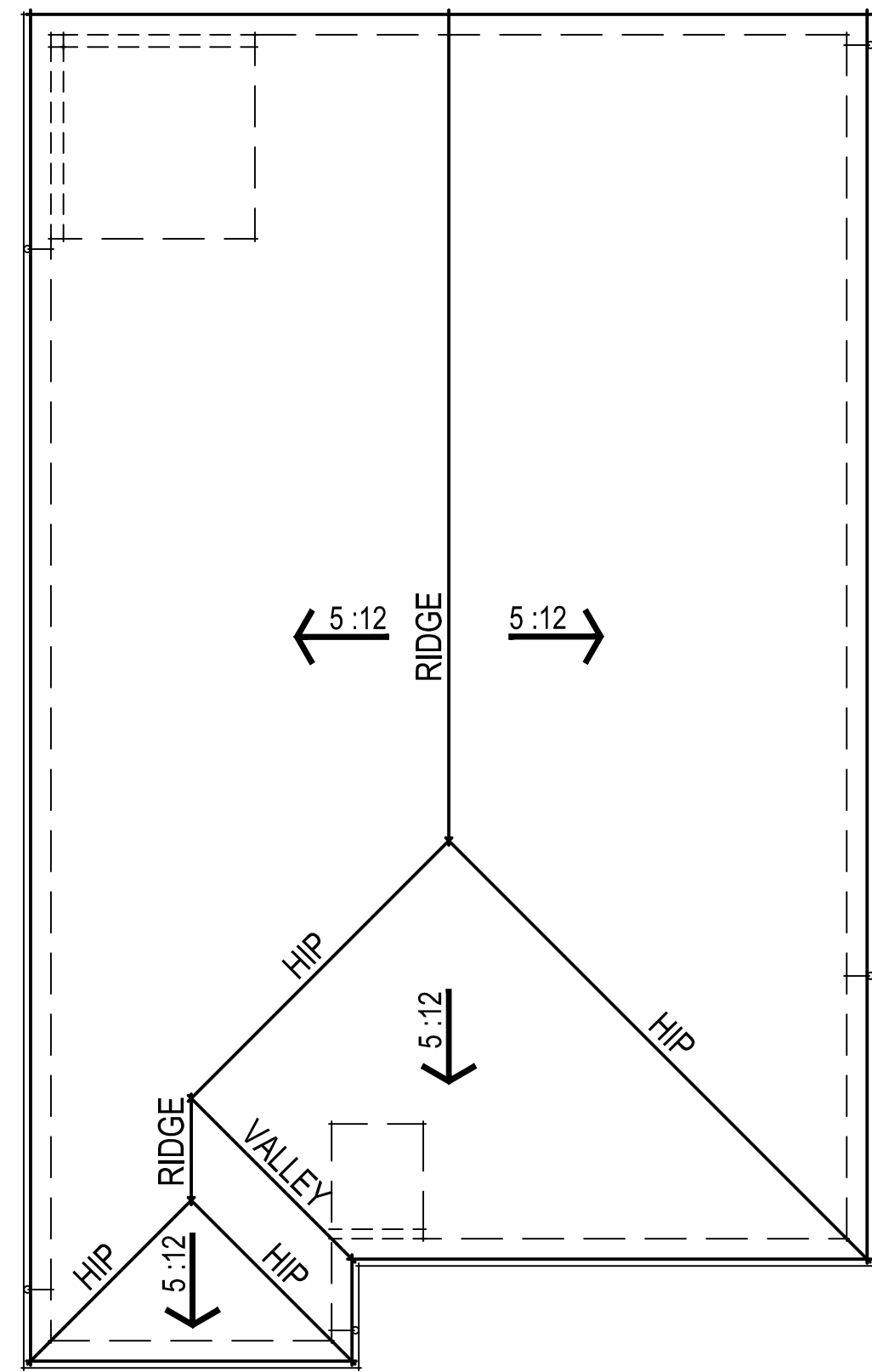
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CRAFTSMAN ELEVATIONS

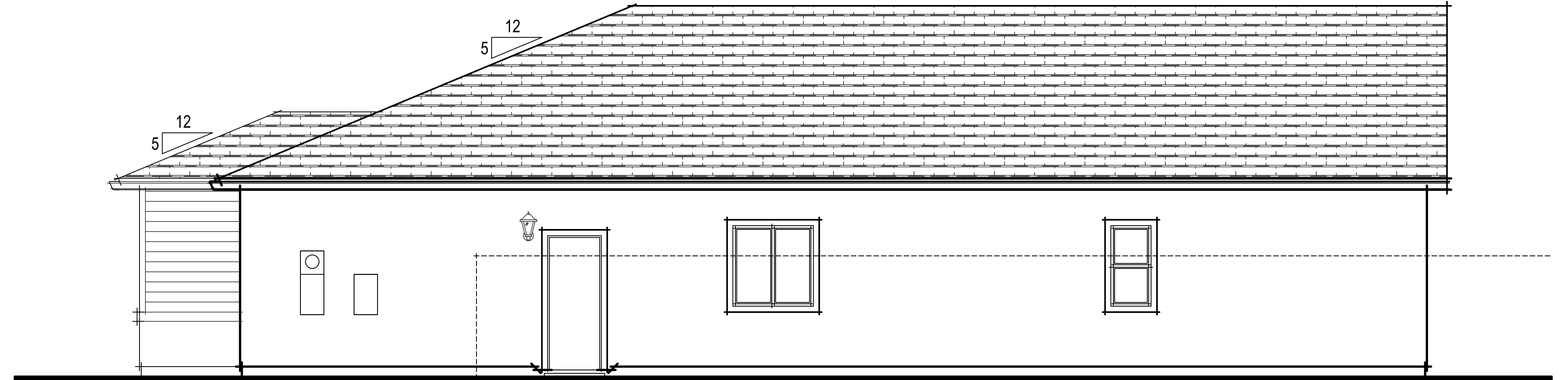
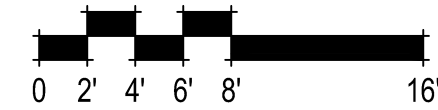
1825-B

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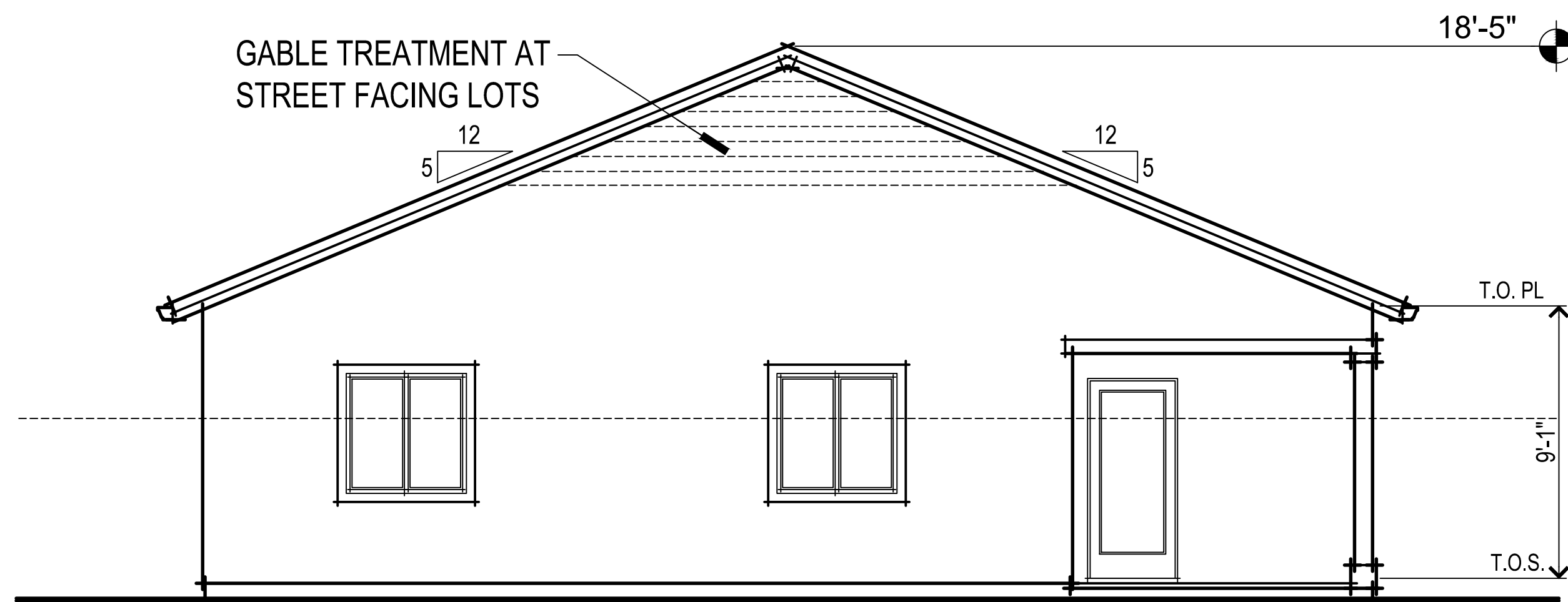




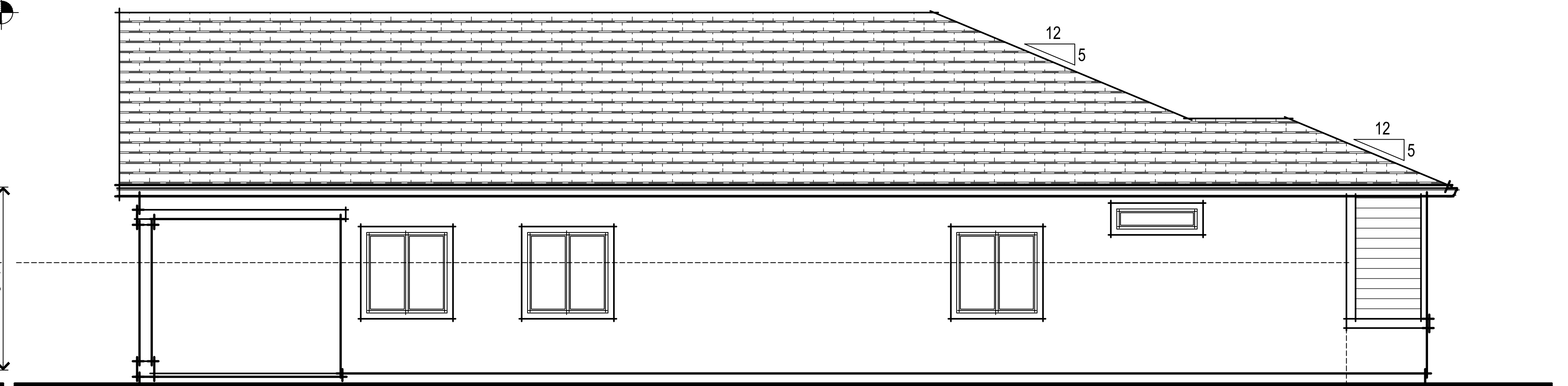
WEST COAST ROOF PLAN



WEST COAST RIGHT ELEVATION



WEST COAST REAR ELEVATION



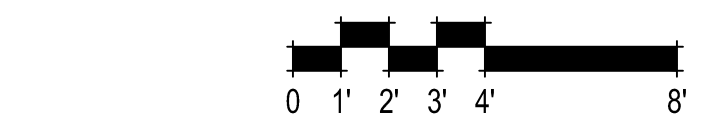
WEST COAST LEFT ELEVATION

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March 24, 2023

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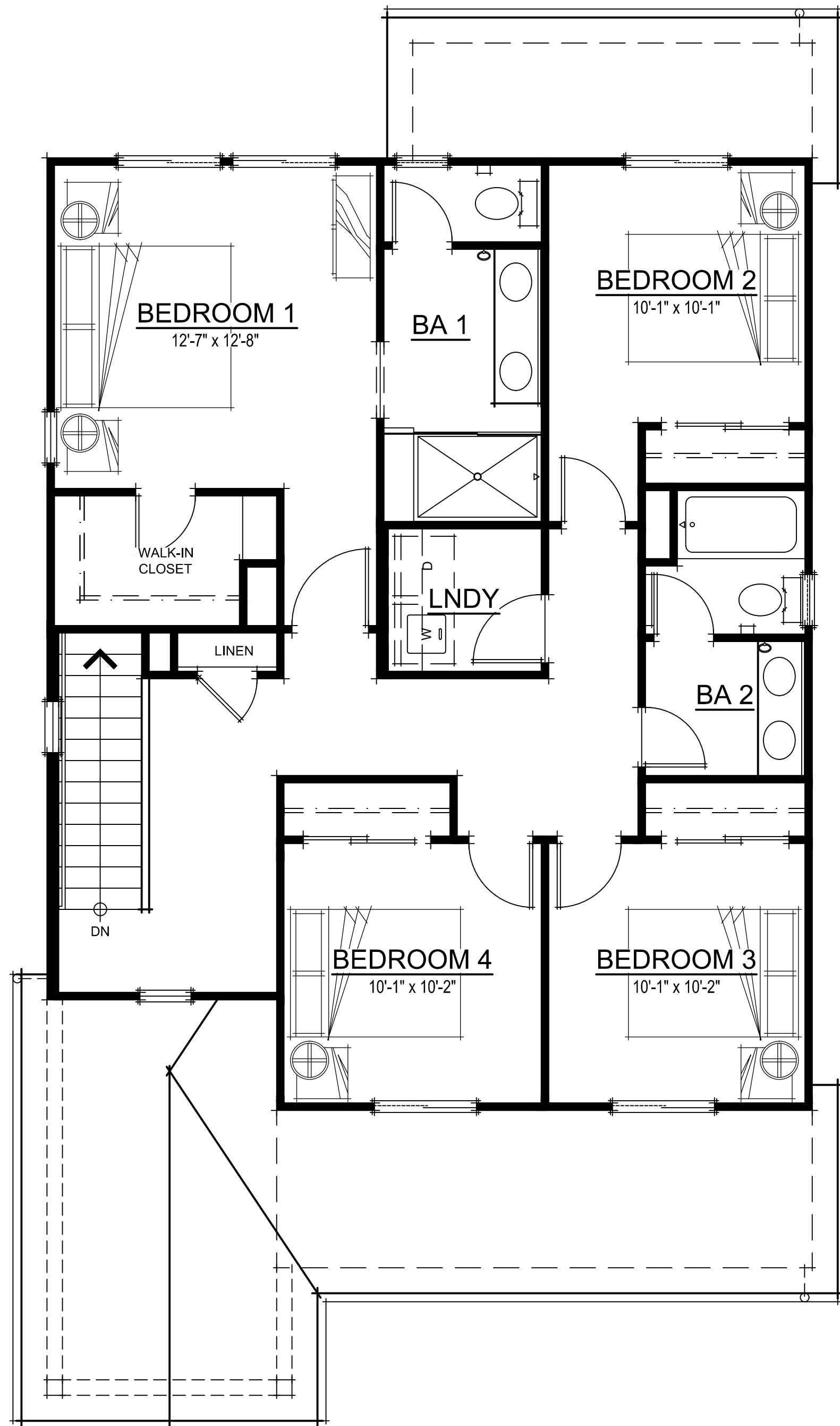


WEST COAST ELEVATIONS

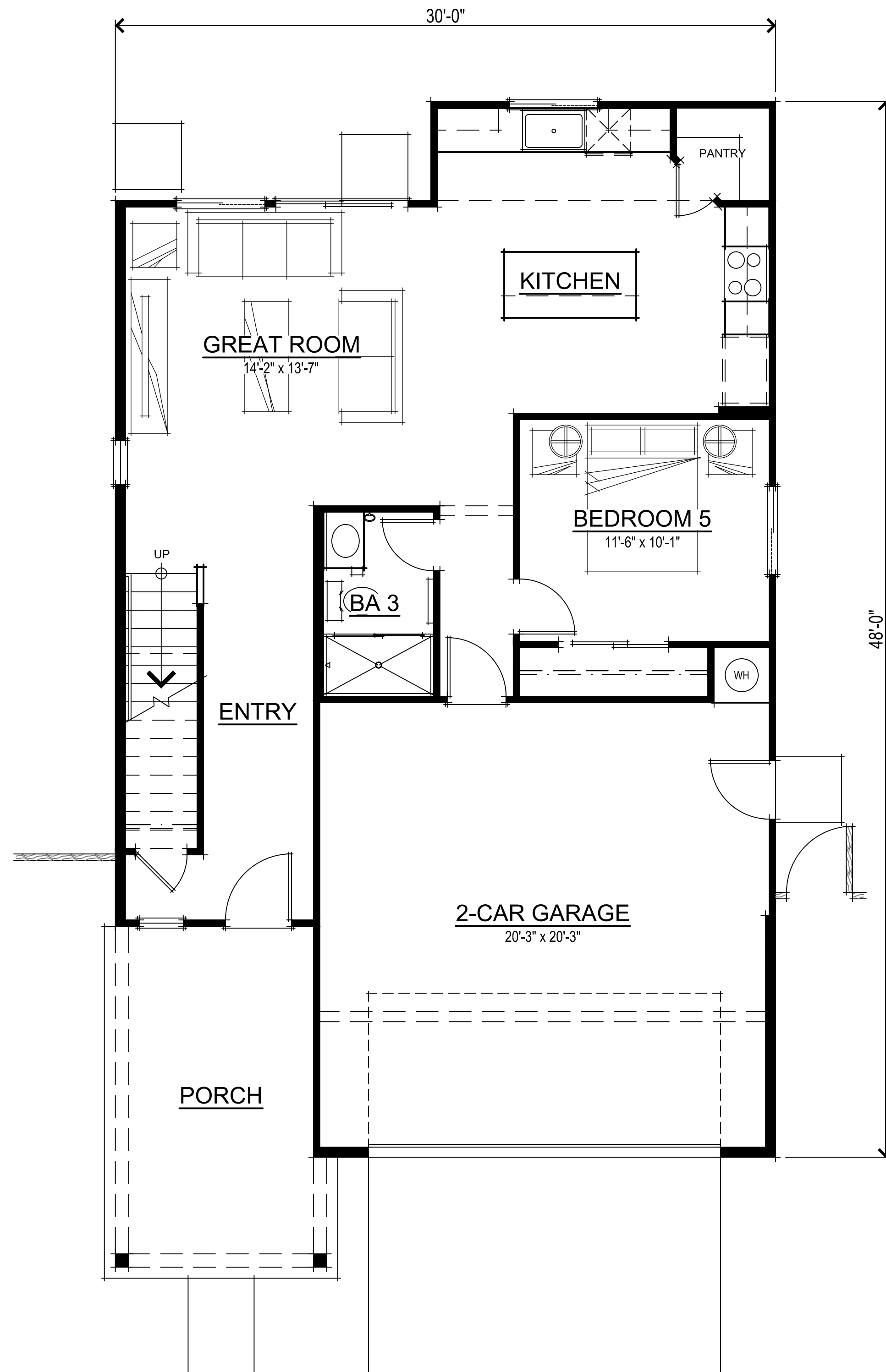
1825-D

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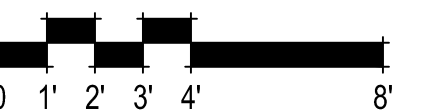


SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	850 SQ. FT.
SECOND FLOOR	1024 SQ. FT.
TOTAL LIVING	1874 SQ. FT.
2-CAR GARAGE	431 SQ. FT.



FLOOR PLANS
1874-1

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

D.R. HORTON
America's Builder

2260 DOUGLAS BLVD. SUITE 110
ROSEVILLE, CA 95661
916.297.4461

Home and community information, including pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Drawings, renderings, square footages, floor plans, elevations, features, colors and sizes are approximate and for illustration purposes only and will vary from the homes as built. Not all features available in all plans. Options and upgrades are available at an additional cost and are subject to construction cut-off dates. See sales agent for complete details. D.R. Horton CA2, Inc.: CalBRE License #01239752; Contractor's License #750190.

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SDG
architects



FARMHOUSE FRONT ELEVATION
SCHEME A4



WEST COAST FRONT ELEVATION
SCHEME D5



CRAFTSMAN FRONT ELEVATION
SCHEME B3



FRONT ELEVATIONS
1874-2

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

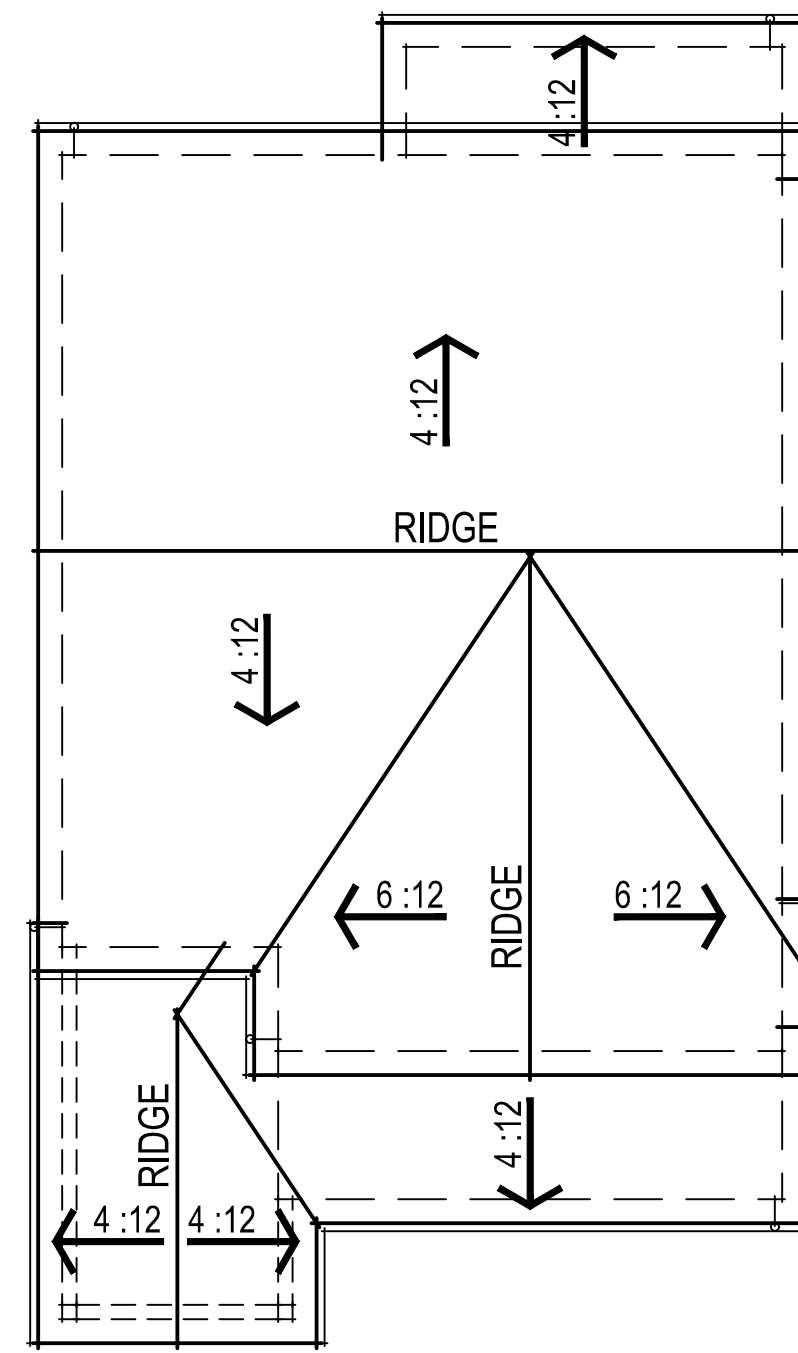
D.R. HORTON
America's Builder

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916.297.4461

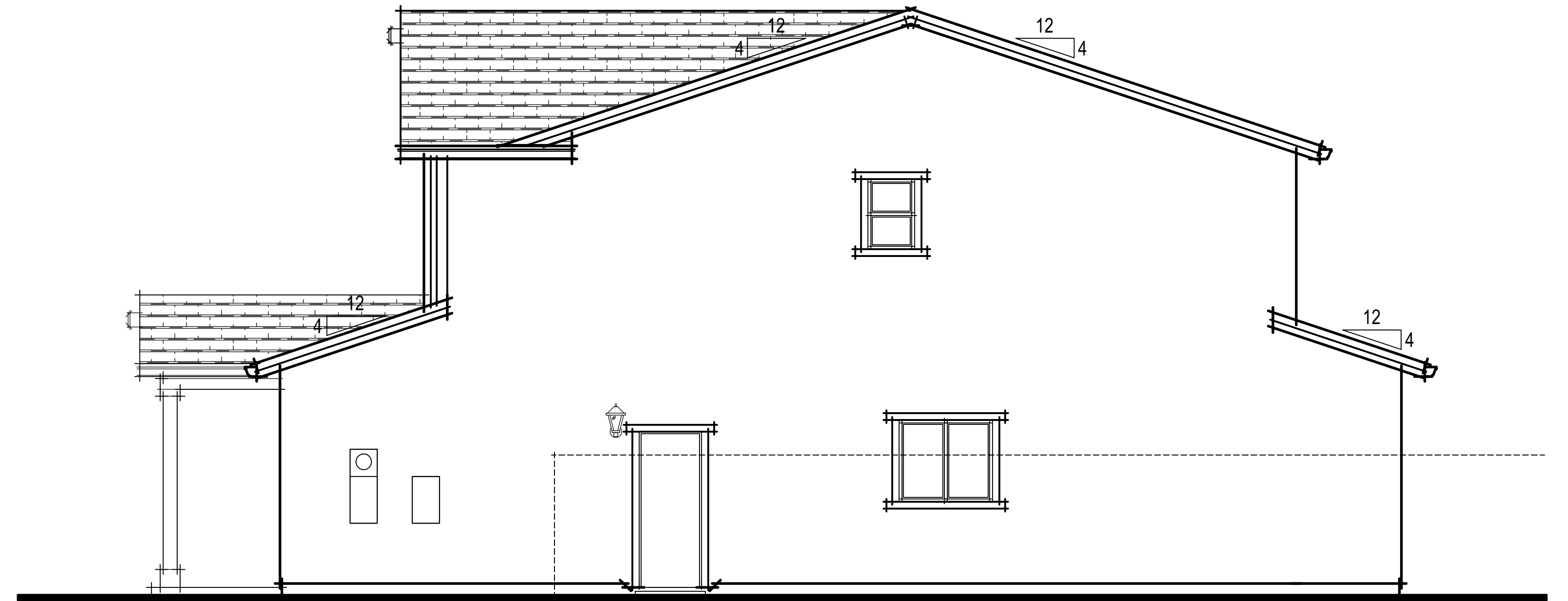
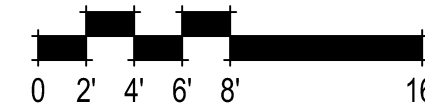
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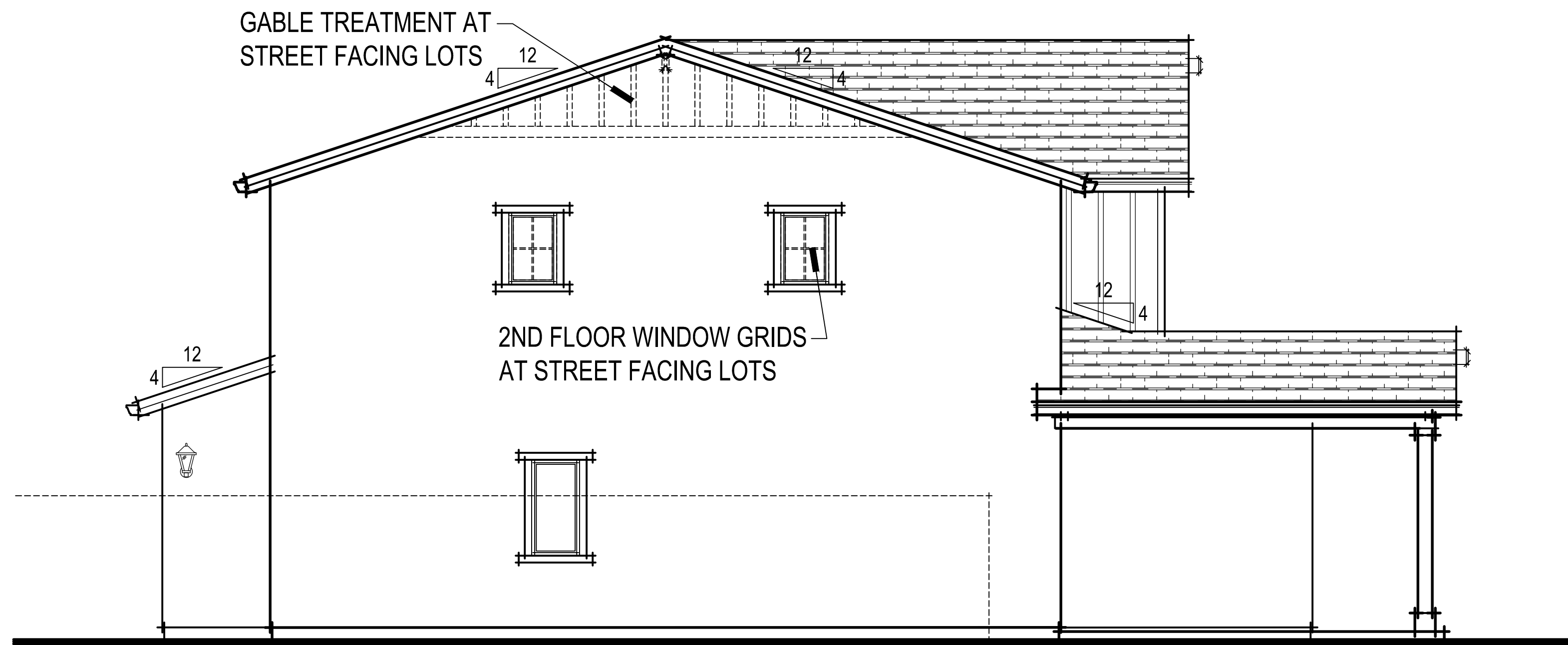




FARMHOUSE ROOF PLAN



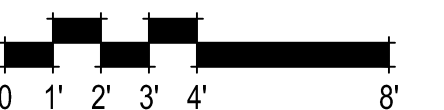
FARMHOUSE RIGHT ELEVATION



FARMHOUSE LEFT ELEVATION



FARMHOUSE REAR ELEVATION



FARMHOUSE ELEVATIONS

1874-A

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

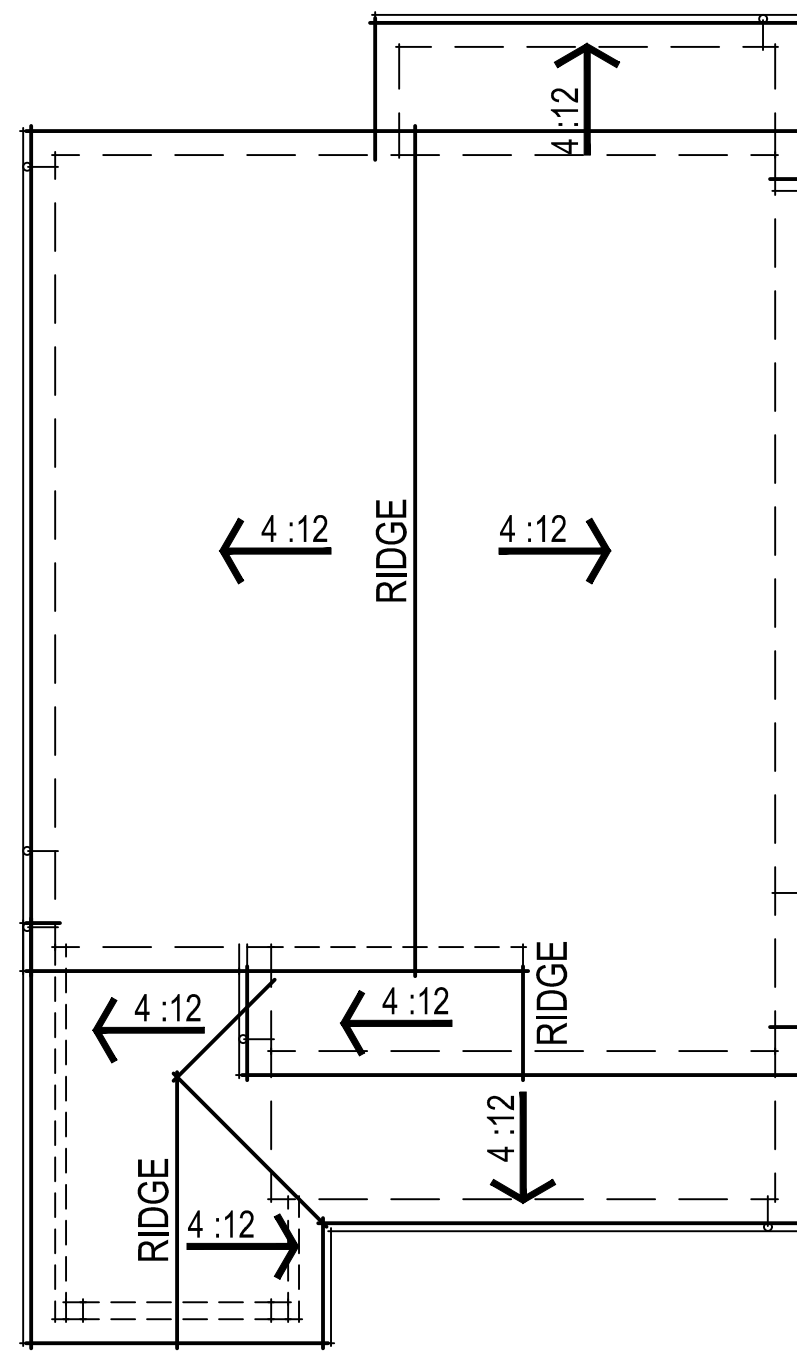
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America's Builder

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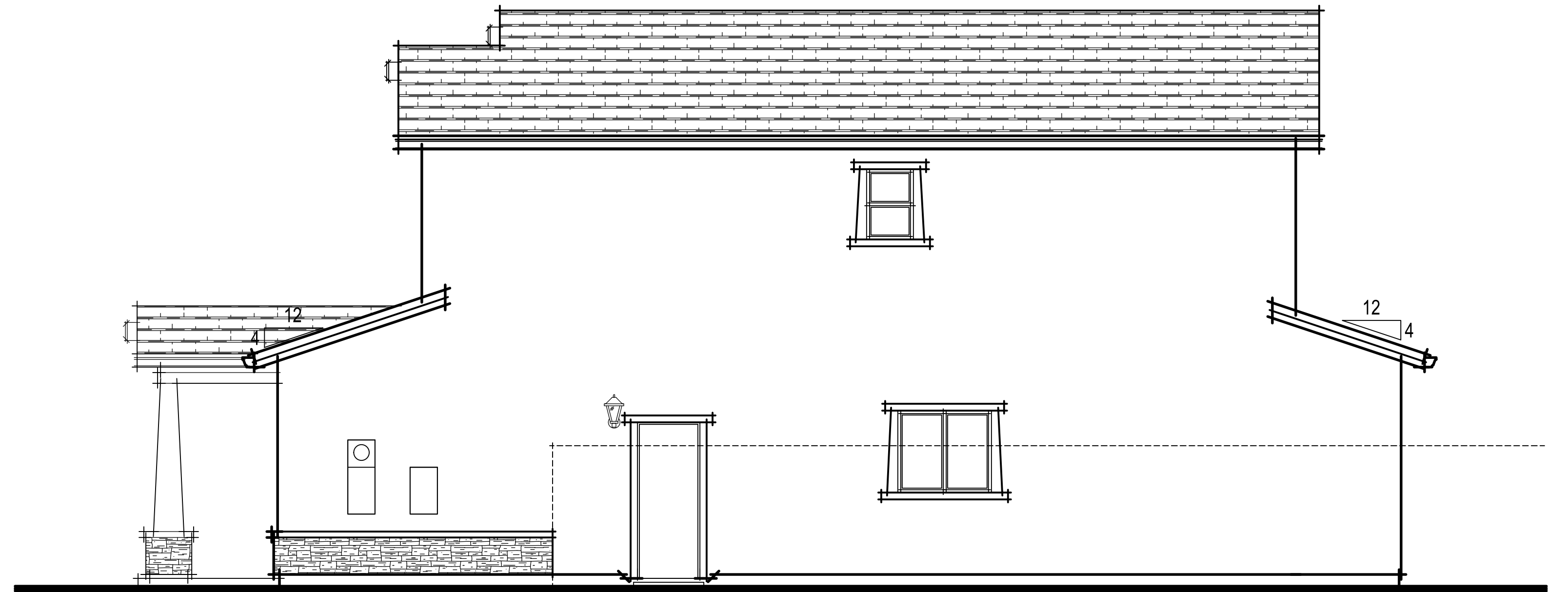
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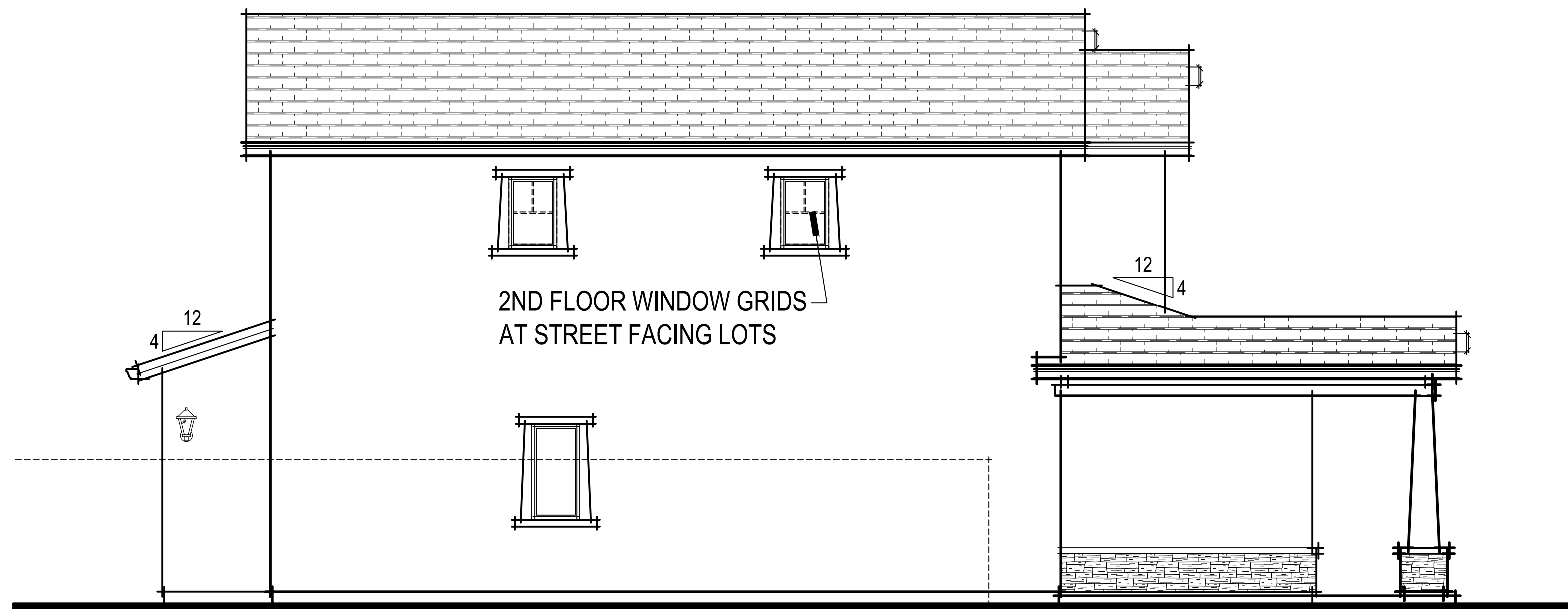




CRAFTSMAN ROOF PLAN



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN LEFT ELEVATION



CRAFTSMAN REAR ELEVATION

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

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America's Builder

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ROSEVILLE, CA 95661
916.297.4461

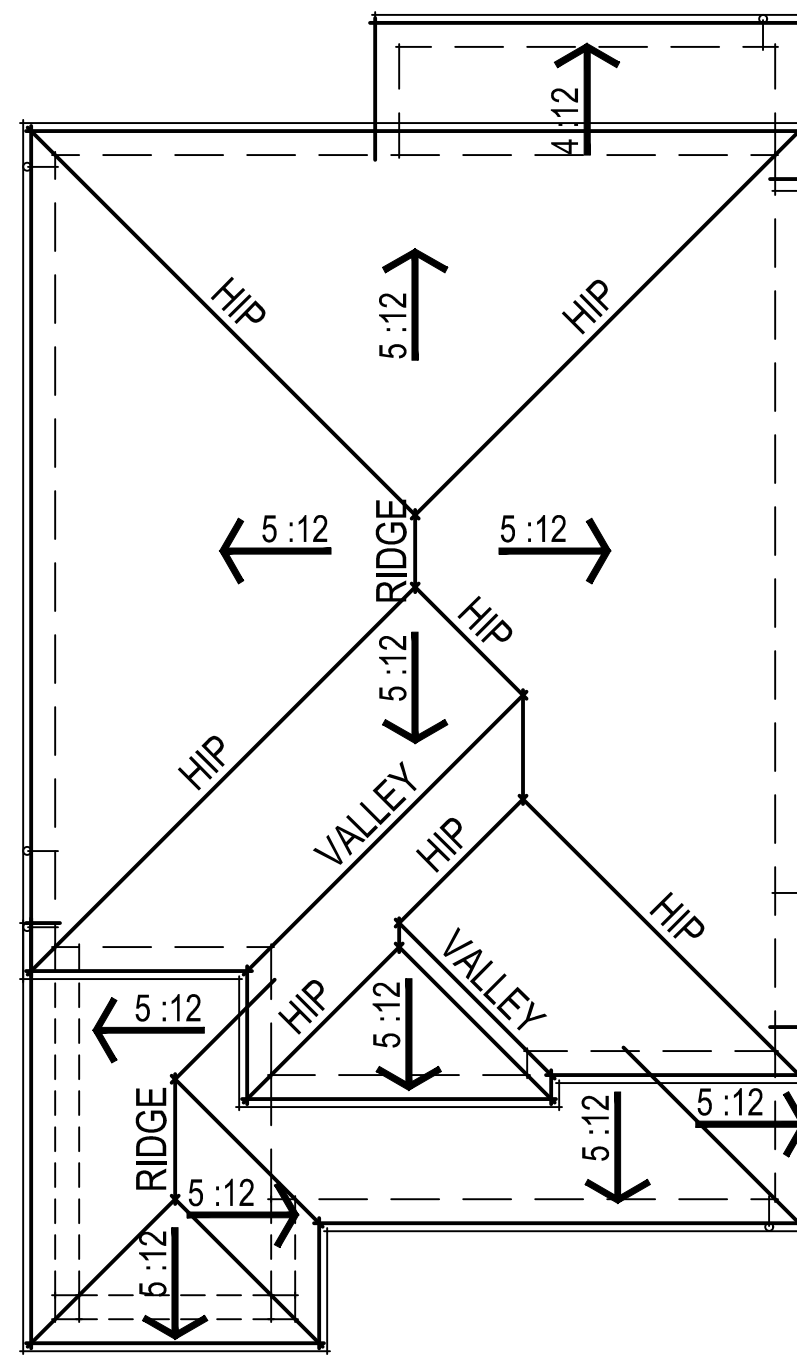
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CRAFTSMAN ELEVATIONS

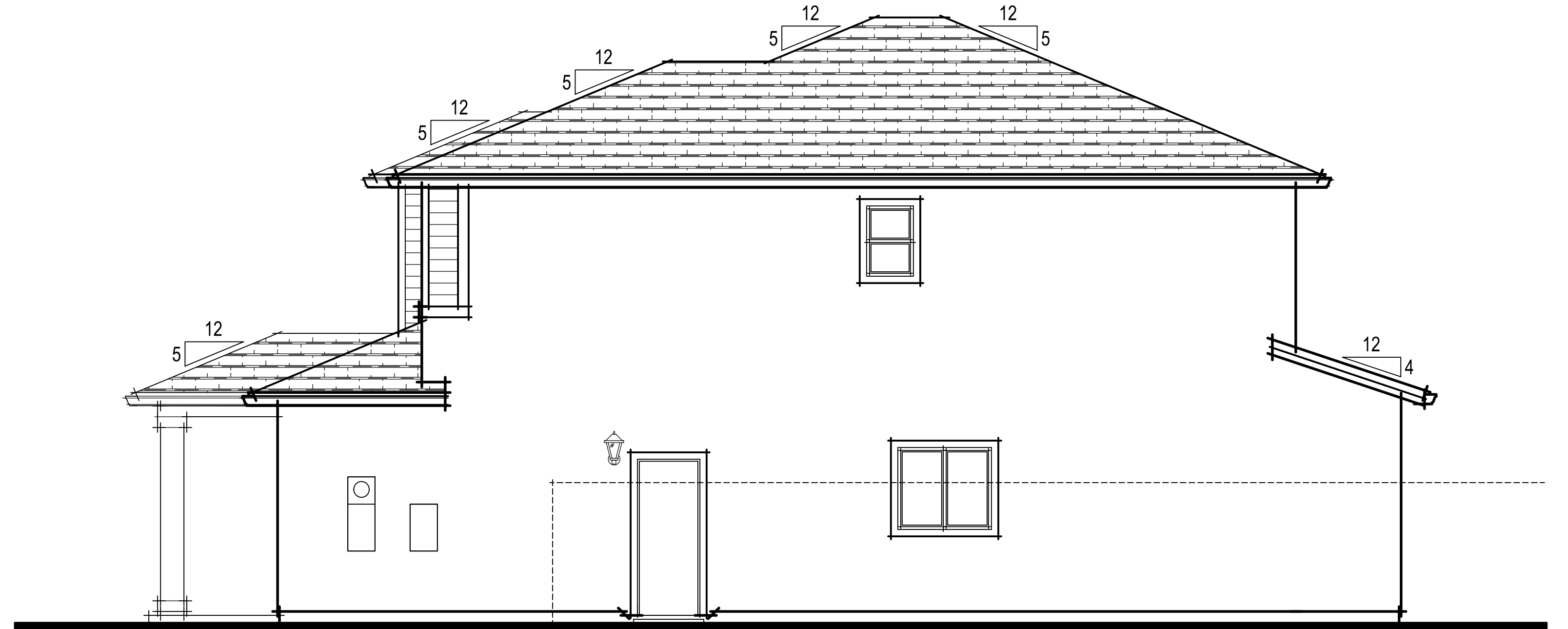
1874-B

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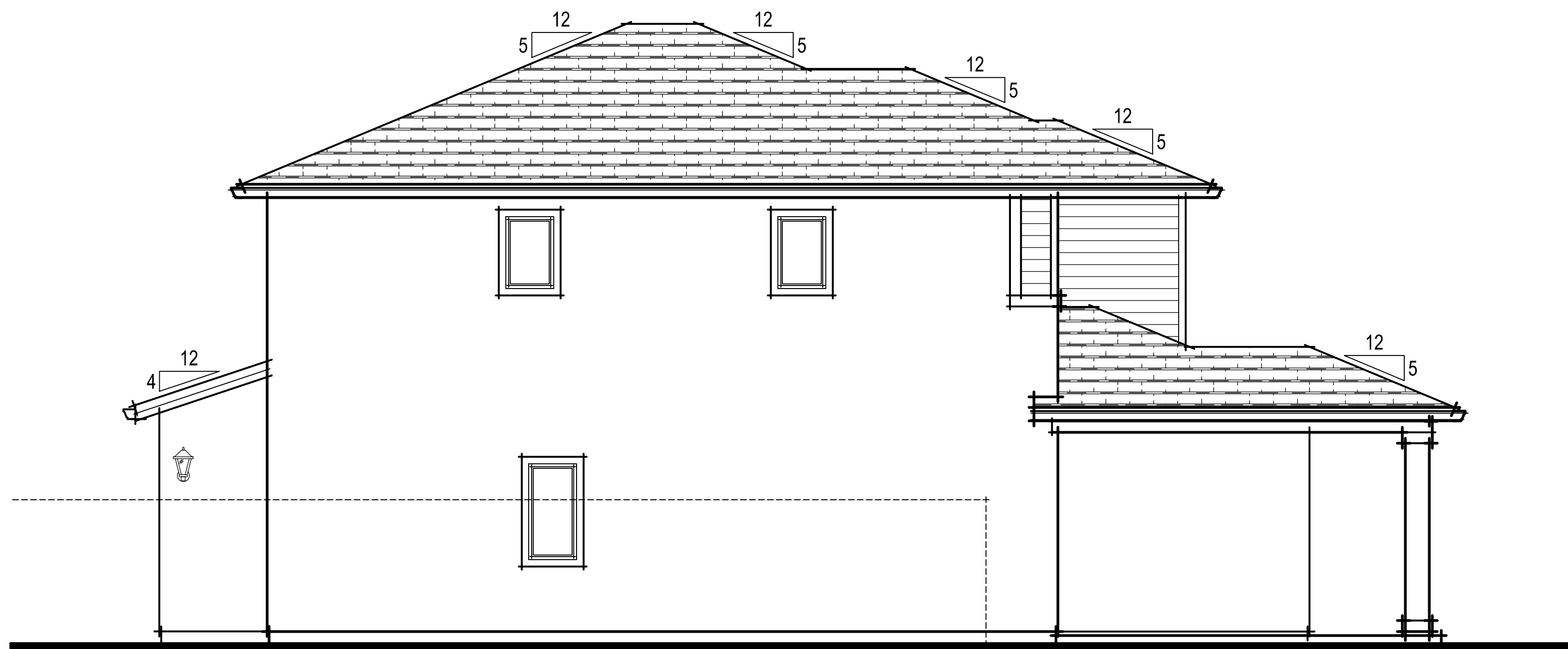




WEST COAST ROOF PLAN



WEST COAST RIGHT ELEVATION



WEST COAST LEFT ELEVATION



WEST COAST REAR ELEVATION

372.214 Homestead Village 11
Dixon, CA
March 24, 2023

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WEST COAST ELEVATIONS
1874-D

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FARMHOUSE - SCHEME A1



Roofing
Eagle - Bel Air 4679
Light Gray Range



Roofing Alternate
Westlake - Saxony 900 Slate
Natural Marble



Body 1
SW 0055 Light French Gray



Body 2
SW 2839 Roycroft Copper Red



**Trim / Fascia
& Garage Door**
SW 7006 Extra White



Entry Door / Accent
SW 0032 Needlepoint Navy

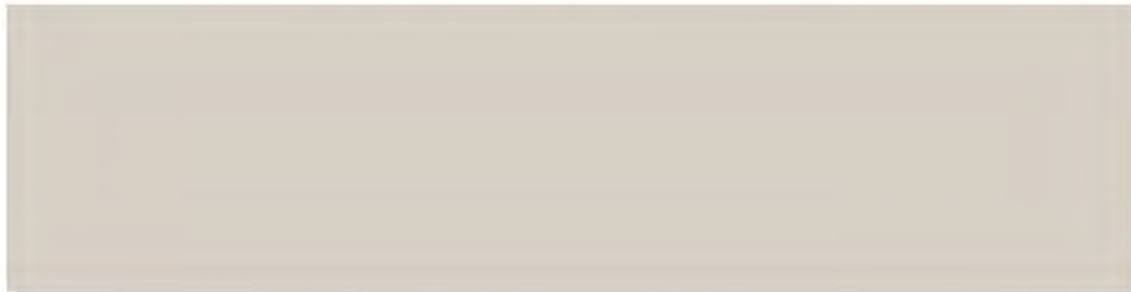
FARMHOUSE - SCHEME A2



Roofing
Eagle - Bel Air 4679
Light Gray Range



Roofing Alternate
Westlake - Saxony 900 Slate
Natural Marble



Body 1
SW 9165 Gossamer Veil



Body 2
SW 7074 Software



**Trim / Fascia
& Garage Door**
SW 7008 Alabaster



Entry Door / Accent
SW 7076 Cyberspace

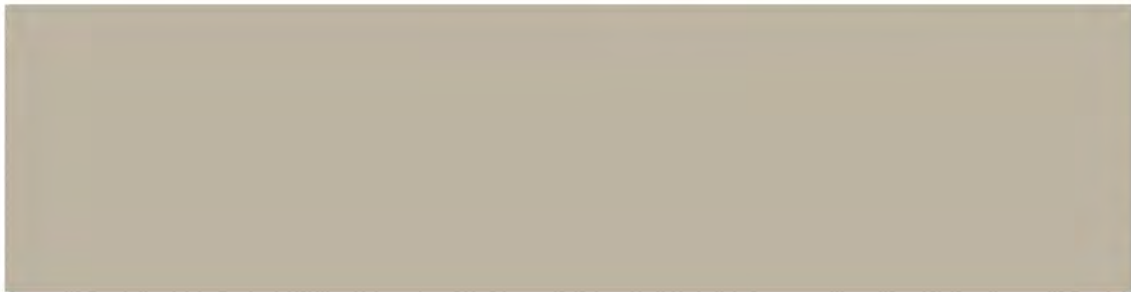
FARMHOUSE - SCHEME A4



Roofing
Eagle - Bel Air 4591
Dark Gray Range



Roofing Alternate
Westlake - Saxony 900 Country Slate
Charcoal Blend



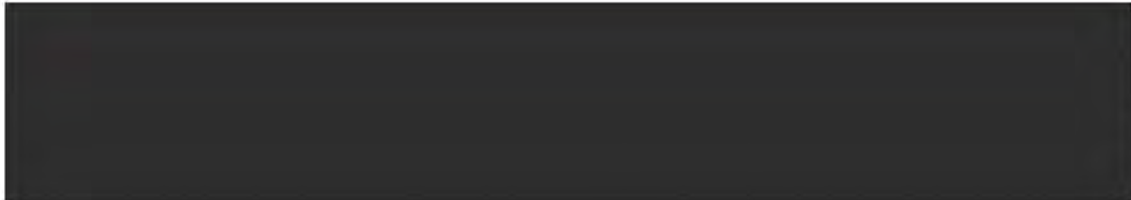
Body 1
SW 0049 Silver Gray



Body 2
SW 2813 Downing Straw



**Trim / Fascia
& Garage Door**
SW 7551 Greek Villa



Entry Door / Accent
SW 6991 Black Magic

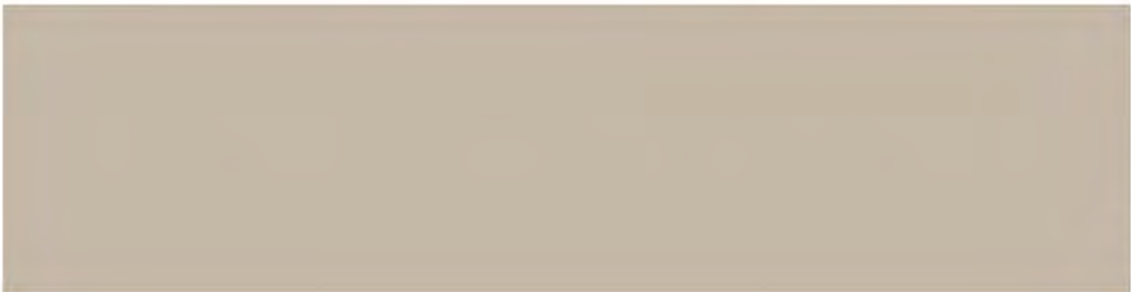
CRAFTSMAN - SCHEME B1



Roofing
Eagle - Bel Air 4883
Hillsborough Blend



Roofing Alternate
Westlake - Saxony 900 Slate
Appalachian Blend



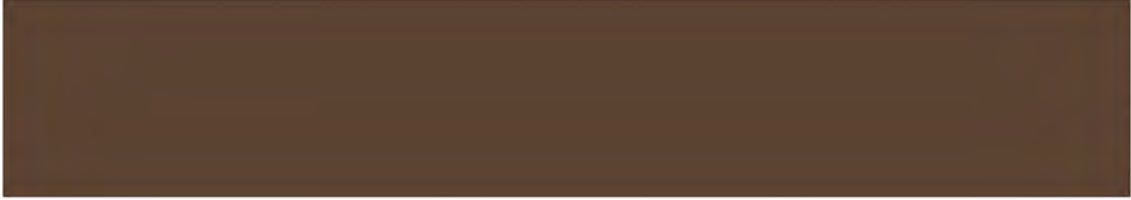
Body 1
SW 7051 Analytical Gray



Body 2
SW 7744 Zeus



**Trim / Fascia
& Garage Door**
SW 7046 Anonymous



Entry Door / Accent
SW 7027 Well-Bred Brown



Stone
Environmental Stone Works
Eagles Nook Mountain LedgeStone



Stone Alternate 1
Cultured Stone by BORAL
Umber Creek Country Lodgestone



Stone Alternate 2
Eldorado Stone
Cliffstone - Lantana

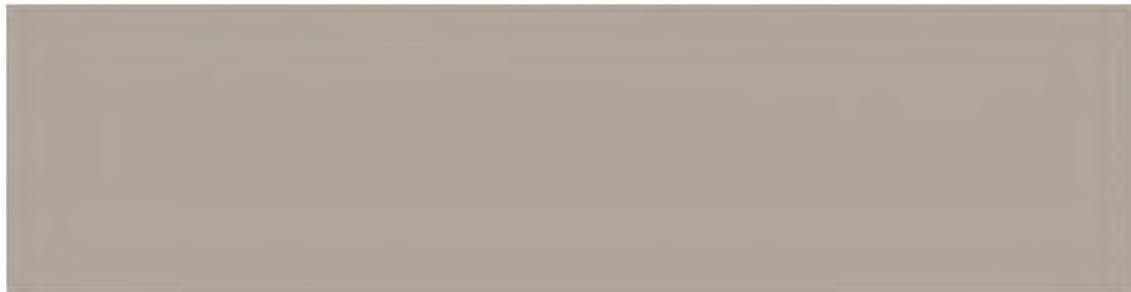
CRAFTSMAN - SCHEME B3



Roofing
Eagle - Bel Air 4883
Hillsborough Blend



Roofing Alternate
Westlake - Saxony 900 Slate
Appalachian Blend



Body 1
SW 7024 Functional Gray



Body 2
SW 7025 Backdrop



**Trim / Fascia
& Garage Door**
SW 7005 Pure White



Entry Door / Accent
SW 6146 Umber



Stone
Environmental Stone Works
Gray Drift Mountain LedgeStone



Stone Alternate 1
Cultured Stone by BORAL
Skyline Country Lodgestone



Stone Alternate 2
Eldorado Stone
Cliffstone - Banff Springs

CRAFTSMAN - SCHEME B5



Roofing
Eagle - Bel Air 4602
Concord Blend



Roofing Alternate
Westlake - Saxony 900 Slate
Charcoal Brown Blend



Body 1
SW 6172 Hardware



Body 2
SW 7043 Wordly Gray



**Trim / Fascia
& Garage Door**
SW 7048 Urbane Bronze



Entry Door / Accent
SW 7591 Red Barn



Stone
Environmental Stone Works
Gray Drift Mountain LedgeStone



Stone Alternate 1
Cultured Stone by BORAL
Skyline Country Lodgestone



Stone Alternate 2
Eldorado Stone
Cliffstone - Banff Springs

WEST COAST - SCHEME D2



Roofing
Eagle - Bel Air 4679
Light Gray Range



Roofing Alternate
Westlake - Saxony 900 Slate
Natural Marble



Body 1
SW 7009 Pearly White



Body 2 & Garage Door
SW 7641 Colonnade Gray



Trim / Fascia
SW 7641 Colonnade Gray



Entry Door / Accent
SW 7069 Iron Ore

WEST COAST - SCHEME D3



Roofing
Eagle - Bel Air 4697
Slate Range



Roofing Alternate
Westlake - Saxony 900 Country Slate
Oceana



Body 1
SW 7648 Big Chill



Body 2 & Garage Door
SW 6201 Thunderous



Trim / Fascia
SW 7646 First Star



Entry Door / Accent
SW 7750 Olympic Range

WEST COAST - SCHEME D5



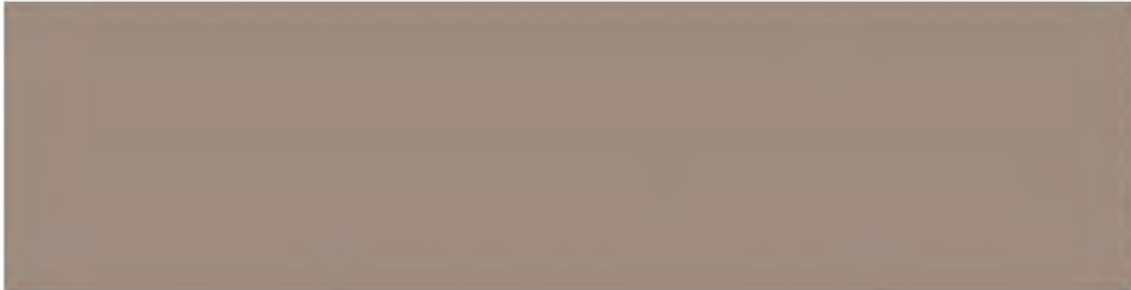
Roofing
Eagle - Bel Air 4697
Tacoma Blend



Roofing Alternate
Westlake - Saxony 900 Country Slate
Appalachian Blend



Body 1
SW 1015 Skyline Steel



Body 2 & Garage Door
SW 2840 Hammered Silver

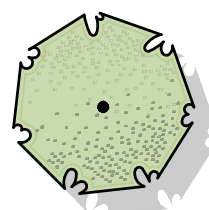
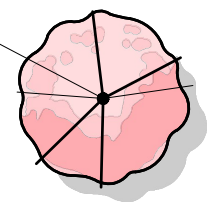
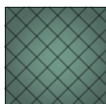
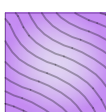


Trim / Fascia
SW 7566 Westhighland White



Entry Door / Accent
SW 2807 Rookwood Medium Brown

PRELIMINARY PLANT SCHEDULE

	STREET TREES TREES SELECTED FOR SHADE AND CANOPY GROWTH. PLANT SAME SPECIES THROUGHOUT EACH STREET.				(S3) VERT. SCREEN VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.		
	ACER RUBRUM 'AUTUMN FLAME' / AUTUMN FLAME MAPLE WUCOLS (M)	24" BOX			ELAEOCARPUS DECIPIENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE WUCOLS (M), ALL EXPOSURES	5 GAL.	
	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L), OR 'RED PUSH', AS AVAILABLE.	24" BOX			LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET WUCOLS (L), ALL EXPOSURES, UPRIGHT FORM	5 GAL.	
	QUERCUS AGRIFOLIA / COAST LIVE OAK WUCOLS (L)	24" BOX			PODOCARPUS MACROPHYLLUS MAKI / SHRUBBY YEW WUCOLS (L), N/E EXPOSURES	5 GAL.	
	ULMUS DAVIDIANA JAPONICA 'MORTON' / ACCOLADE® ELM WUCOLS (M)	24" BOX			PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL WUCOLS (L), ALL EXPOSURES	5 GAL.	
	ACCENT TREES SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES.				(S4) ACCENT ACCENT PLANTS FOR SPECIAL INTEREST		
	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (L) S/W EXPOSURE ONLY	15 GAL			AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE WUCOLS (M), N/E EXPOSURE	1 GAL.	
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M) ALL EXPOSURES	15 GAL			CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS WUCOLS (L), S/W EXPOSURE	1 GAL.	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE WUCOLS (M), ALL EXPOSURES.	15 GAL.			DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (L), S/W EXPOSURE	1 GAL.	
	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTL WUCOLS (L) ALL EXPOSURES	15 GAL			DIETES VEGATA / FORTNIGHT LILY WUCOLS (L), ALL EXPOSURES	1 GAL.	
	LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL WUCOLS (L)	15 GAL.			ERIGERON KARVINSKIANUS 'PROFUSION' / SANTA BARBARA DAISY WUCOLS (L), ALL EXPOSURES	1 GAL.	
					PENNISSETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS WUCOLS (L), S/W EXPOSURE	1 GAL.	
					PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M), S/W EXPOSURE	1 GAL.	
	(S1) LARGE LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.				(G1) GROUNDCOVERS: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE		
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA WUCOLS (L), S/W EXPOSURES	5 GAL.			ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (L), ALL EXPOSURES	1 GAL.	36" oc
	PHOTINIA X FRASERI / PHOTINIA WUCOLS (L), ALL EXPOSURES	5 GAL.			COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA WUCOLS (L), ALL EXPOSURES	1 GAL.	36" oc
	PITTIOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (L), S/W EXPOSURES	5 GAL.			COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER WUCOLS (L), ALL EXPOSURES	1 GAL.	36" oc
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL WUCOLS (M), N/E EXPOSURES	5 GAL.			JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L), ALL EXPOSURES	1 GAL.	36" oc
	RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY WUCOLS (L), ALL EXPOSURES	5 GAL.			ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY WUCOLS (L), ALL EXPOSURES	1 GAL.	36" oc
	RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN WUCOLS (L), ALL EXPOSURES	5 GAL.			TRACHELOSPERMUM JASMINOIDES / STAR JASMINE WUCOLS (M), N/E EXPOSURES	1 GAL.	36" oc
	(S2) MID-GROUND MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.				(G2) FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT THE FOREGROUND.		
	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA WUCOLS (M), N/E EXPOSURE	1 GAL.			TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L), ALL EXPOSURES	1 GAL.	36" oc
	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE WUCOLS (L)	1 GAL.			TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE WUCOLS (M)	1 GAL.	36" oc
	ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (L), S/W EXPOSURE	1 GAL.			VERBENA C. 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA WUCOLS (L), EXPOSURE S/W	1 GAL.	36" oc
	LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER WUCOLS (L), S/W EXPOSURE	1 GAL.			(G3) LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS		
	LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER WUCOLS (M), ALL EXPOSURES	1 GAL.			ROSA X 'FLOWER CARPET CORAL' / ROSE WUCOLS (M)	2 GAL.	36" oc
	RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE WUCOLS (M), S/W EXPOSURE	1 GAL.			ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE WUCOLS (M)	2 GAL.	36" oc
	RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDA HAWTHORN WUCOLS (L), ALL EXPOSURES	1 GAL.					
	ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE WUCOLS (M), S/W EXPOSURE	1 GAL.					
	ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY WUCOLS (L), S/W EXPOSURE	1 GAL.					
	SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WUCOLS (L), ALL EXPOSURES	1 GAL.					
	SPIRAEA X BUINALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA WUCOLS (M), ALL EXPOSURES	1 GAL.					
	TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER WUCOLS (L), ALL EXPOSURES	1 GAL.					
	WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY WUCOLS (L), S/W EXPOSURE	1 GAL.					



First American Title™

First American Title Company

4750 Willow Road, Suite 275

Pleasanton, CA 94588

California Department of Insurance License No. 151

Escrow Officer: Barbara Clarke
Phone: (916)786-5300
Fax No.: (866)648-7806
E-Mail: bclarke@firstam.com

Title Officer: Kevin Puchalski
Phone: (951)256-5880
Fax No.: (909)476-2401
E-Mail: kpuchalski@firstam.com

E-Mail Loan Documents to: Lenders please contact the Escrow Officer for email address for sending loan documents.

Buyer: D.R. Horton CA2, Inc.
Owner: JEN California 6, LLC
Property: Lots 1-70 & Parcels A-C Homestead, Phase 3 - Village 11
Dixon, CA

PRELIMINARY REPORT

In response to the above referenced application for a policy of title insurance, this company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a Policy or Policies of Title Insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Exhibit A attached. *The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.* Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Exhibit A. Copies of the policy forms should be read. They are available from the office which issued this report.

Please read the exceptions shown or referred to below and the exceptions and exclusions set forth in Exhibit A of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects, and encumbrances affecting title to the land.

Please be advised that any provision contained in this document, or in a document that is attached, linked or referenced in this document, that under applicable law illegally discriminates against a class of individuals based

upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable by law.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

Dated as of March 07, 2023 at 7:30 A.M.

The form of Policy of title insurance contemplated by this report is:

ALTA Extended Loan Policy - 2006

ALTA Extended Owner Policy - 2006

A specific request should be made if another form or additional coverage is desired.

Title to said estate or interest at the date hereof is vested in:

JEN CALIFORNIA 6 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

The estate or interest in the land hereinafter described or referred to covered by this Report is:

Fee

The Land referred to herein is described as follows:

(See attached Legal Description)

At the date hereof exceptions to coverage in addition to the printed Exceptions and Exclusions in said policy form would be as follows:

1. General and special taxes and assessments for the fiscal year 2023-2024, a lien not yet due or payable.

2. General and special taxes and assessments for the fiscal year 2022-2023.

First Installment:	\$30,201.13, PAID
Penalty:	\$0.00
Second Installment:	\$30,201.13, OPEN
Penalty:	\$0.00
Tax Rate Area:	2032
A. P. No.:	0114-012-070

Affects: The land and other property.

3. Any unpaid amounts for delinquent utilities owed to, or resultant liens in favor of, the County of Solano and/or any incorporated Cities with the County of Solano.
 - For City of Vallejo and American Canyon water charges, contact (707) 644-8949.

- For City of Vallejo garbage, contact (707) 552-3110 and email gsroaf@recology.com for a demand.
- For Vacaville & Dixon garbage, contact (707) 448-2945.
- For Suisun City garbage, contact (707) 437-8900.

4. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
5. The terms and provisions contained in the document entitled Master Development Agreement Relative to the Development Known as Southwest Dixon Specific Plan recorded March 08, 2006 as Instrument No. [200600028734](#) of Official Records.

Document(s) declaring modifications thereof recorded July 15, 2019 as Instrument No. [201900045337](#) of Official Records.

6. The terms and provisions contained in the document entitled Improvement Agreement recorded August 02, 2019 as Instrument No. [201900051031](#) of Official Records.
7. The terms and provisions contained in the document entitled "Subdivision Improvement Agreement" recorded September 7, 2021 as Instrument No. [202100093999](#) of Official Records.
8. An easement for public utility and incidental purposes, recorded March 1, 2022 as Instrument No. [202200015493](#) of Official Records.
In Favor of: Pacific Gas and Electric Company, a California corporation
Affects: Lots 1, 17 and 48
9. The terms and provisions contained in the document entitled "Subdivision Improvement Agreement" recorded June 22, 2022 as Instrument No. [202200043007](#) of Official Records.
10. An easement shown or dedicated on the Map as referred to in the legal description

For: Public Service and incidental purposes.
11. The following matters shown or disclosed by the filed or recorded map referred to in the legal description:

The Real Property described below is dedicated in Fee for public purposes

1. Roads, Lanes, Avenues, Ways, and Courts for Public Rights-of-Way.
2. Parcel A, and Parcel B, for Open Space and Landscaping purposes.

The City rejected, on behalf of the Public, any real property offered for dedication as public rights-of-way in conformity with the terms of the irrevocable offer of dedication:

1. Parcel A and Parcel B for Storm Drain and Open Space Purposes.

12. Abutter's rights of ingress and egress to or from Evans Road, have been dedicated or relinquished on the filed Map.

(Affects Lots 1 through 7)

13. Abutter's rights of ingress and egress to or from Homestead Way, have been dedicated or relinquished on the filed Map.

(Affects Lots 7 through 11, 22, 29, 30, 40 and 41)

14. Abutter's rights of ingress and egress to or from Orange Blossom Lane, have been dedicated or relinquished on the filed Map.

(Affects Lots 12 and 21)

15. Abutter's rights of ingress and egress to or from Butterfly Lane, have been dedicated or relinquished on the filed Map.

(Affects Lots 1, 16, 17 and 48)

16. Abutter's rights of ingress and egress to or from Orchid Avenue, have been dedicated or relinquished on the filed Map.

(Affects Lots 25 and 26)

17. Abutter's rights of ingress and egress to or from Birds Nest Court, have been dedicated or relinquished on the filed Map.

(Affects Lot 32)

18. Abutter's rights of ingress and egress to or from Songbird Way and Songbird Court, have been dedicated or relinquished on the filed Map.

(Affects Lots 38, 49 and 70)

19. Abutter's rights of ingress and egress to or from Parcel A, have been dedicated or relinquished on the filed Map.

(Affects Lots 29 and 30)

20. Abutter's rights of ingress and egress to or from Parcel B, have been dedicated or relinquished on the filed Map.

(Affects Lots 40 and 41)

21. Abutter's rights of ingress and egress to or from Fruit Tree Road, have been dedicated or relinquished on the filed Map.

(Affects Lots 11, 59 and 60)

22. Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.

- 23. Water rights, claims or title to water, whether or not shown by the Public Records.
- 24. Rights of parties in possession.

Prior to the issuance of any policy of title insurance, the Company will require:

- 25. With respect to JEN CALIFORNIA 6 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:
 - a. A copy of its operating agreement or similar document and any amendments thereto;
 - b. A official copy of its articles of organization or similar incorporation document and any corrections, amendments or restatements thereto;
 - c. Evidence that the limited liability company is properly formed and is in good standing in the state of its domicile;
 - d. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.

INFORMATIONAL NOTES

Note: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

1. The property covered by this report is vacant land.
2. According to the public records, there has been no conveyance of the land within a period of twenty-four months prior to the date of this report, except as follows:

None
3. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.

The map attached, if any, may or may not be a survey of the land depicted hereon. First American expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

LEGAL DESCRIPTION

Real property in the City of Dixon , County of Solano, State of California, described as follows:

LOTS 1 THROUGH 70, INCLUSIVE, PARCELS A THROUGH C, INCLUSIVE, AS SHOWN ON MAP ENTITLED "HOMESTEAD PHASE 3 - VILLAGE 11", FILED FOR RECORD JULY 29, 2022, IN [BOOK 97 OF MAPS, AT PAGES 76- 86](#), SOLANO COUNTY RECORDS.

APN: 0114-012-070 (AFFECT THIS AND OTHER PROPERTIES)

Tax Area Code 114-01
2031
2032
2035

N. 1/2 SEC. 22, T. 7 N., R. 1 E., M.D.B. & M.

Maye's Home Place Subdivision
Homestead Phase 2 - Village 8

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Copyright © 1996, Solano County Assessor/Recorder. All rights Reserved

First American Title

Page 9 of 13

22-23

1" = 400'

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NOTICE

Section 12413.1 of the California Insurance Code, effective January 1, 1990, requires that any title insurance company, underwritten title company, or controlled escrow company handling funds in an escrow or sub-escrow capacity, wait a specified number of days after depositing funds, before recording any documents in connection with the transaction or disbursing funds. This statute allows for funds deposited by wire transfer to be disbursed the same day as deposit. In the case of cashier's checks or certified checks, funds may be disbursed the next day after deposit. In order to avoid unnecessary delays of three to seven days, or more, please use wire transfer, cashier's checks, or certified checks whenever possible.

EXHIBIT A
LIST OF PRINTED EXCEPTIONS AND EXCLUSIONS (BY POLICY TYPE)
CLTA/ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE [(07-01-2021) v. 01.00]
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, or regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
9. Any lien on Your Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a. or 27.
10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1% of Policy Amount Shown in Schedule A or \$2,500 (whichever is less)	\$10,000
Covered Risk 18:	1% of Policy Amount Shown in Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 19:	1% of Policy Amount Shown on Schedule A or \$5,000 (whichever is less)	\$25,000
Covered Risk 21:	1% of Policy Amount Shown on Schedule A or \$2,500 (whichever is less)	\$5,000

ALTA OWNER'S POLICY [(07-01-2021) V. 01.00]
CLTA STANDARD COVERAGE OWNER'S POLICY [(02-04-22) V. 01.00]
 EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7. The 2021 CLTA Standard Coverage Owner's Policy will include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas,

uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

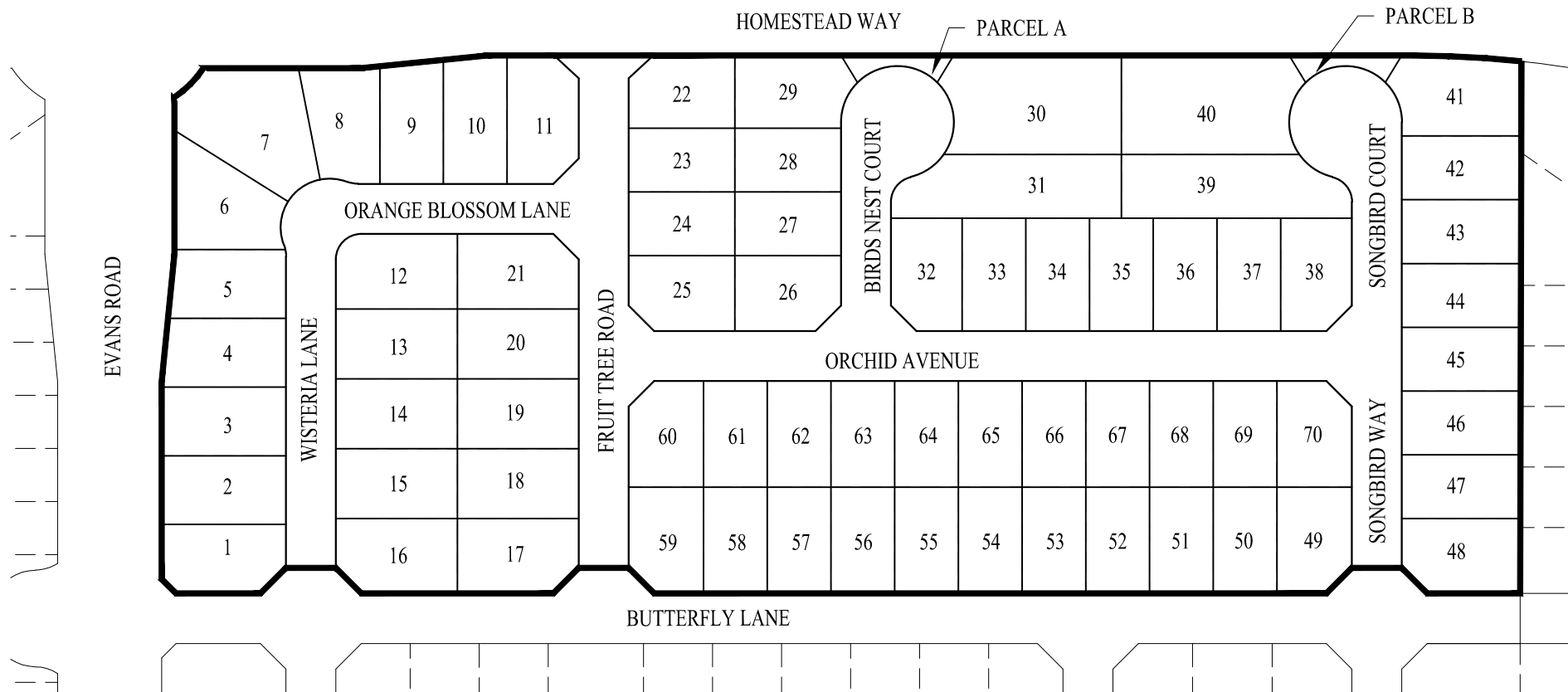
NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as numbers 1 through 7.

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses, that arise by reason of:

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.



SITE PLAN

PHASE 3 - VILLAGE 11

CITY OF DIXON SOLANO COUNTY CALIFORNIA

DATE: APRIL 2022 SCALE: 1"=150'



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

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS