



## Planning Commission Staff Report

**DATE:** June 10, 2025

**ITEM INITIATED BY:** Raffi Boloyan, Community Development Director

**ITEM AUTHORIZED BY:** Raffi Boloyan, Community Development Director

A handwritten signature in blue ink, appearing to be "Raffi Boloyan", is located to the right of the "ITEM AUTHORIZED BY" text.

**PREPARED BY:** Scott Greeley, Associate Planner

**SUBJECT:** Planning Application (PA23-06) for Design Review (DR23-02), Conditional Use Permit (UP23-02), and Modification (MOD25-0195) for construction of a new 7,025 sq. ft. showroom building for sales of food service trailers and concession carts on a 0.77-acre vacant lot at North Lincoln St and West Vaughn Rd.

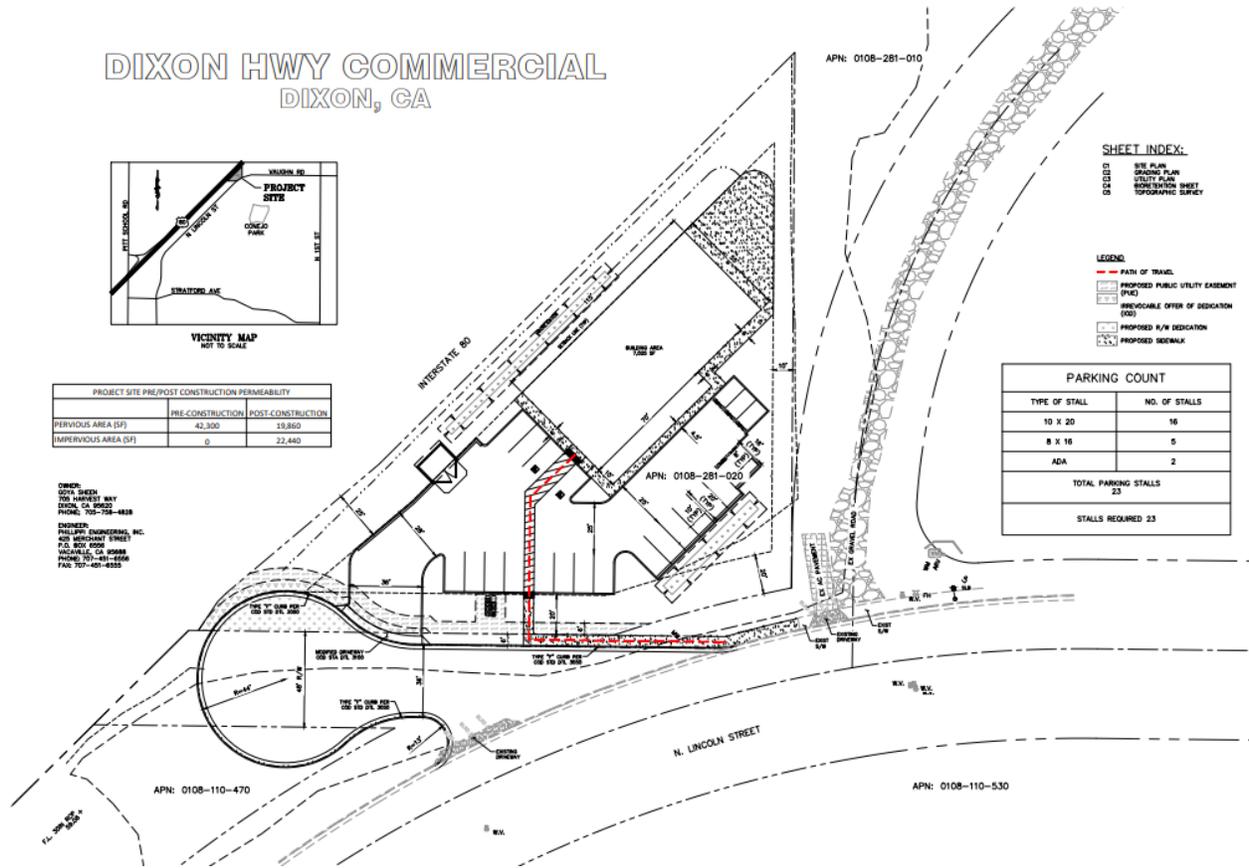
### PROJECT DESCRIPTION

On March 30, 2023, owner and applicant, Goya Sheen, submitted the European Wholesale Machines Project (Planning Application 23-06) which proposes construction of a new 7,025 sq. ft. showroom building for the sales of food service trailers and concession carts on a vacant, 0.77-acre lot (33,560 sq. ft.), resulting in a Floor Area Ratio of 21%. Additional site improvements include driveway access and parking, landscaping, signage, and a trash enclosure. The property has a Corridor Mixed Use (CMX) zoning and General Plan Land Use designation (CMU).

The project requires and has applied for the following planning entitlements:

- Design Review (DR 23-02) for the architectural design of the new building and site landscaping/improvements;
- Conditional Use Permit (UP 23-02) for the proposed use and development below the minimum floor area ratio; and
- Modification (25-02) for a reduction in the parking space standards for 5 of 23 proposed parking spaces, which would reflect compact parking space standards.

# DIXON HWY COMMERCIAL DIXON, GA



Proposed Site Plan

The proposed project includes a 37-foot 5/8 inch tall, 7,025 sq. ft. building that would be a showroom for the sales of food service trailers and concession carts. The site would also include a limited display space along the northeastern tip of the property. The business will be served by 23 parking spaces, 5 of which will be designed as compact spaces, with dimensions of 8 feet by 16 feet. Pursuant to Dixon Municipal Code (DMC) Section 18.16.090, the lot will also include 5 bicycle parking spaces near the front of the business. Access will be taken off of West Vaughn Road, a small cul-de-sac bulb that will need to be improved to meet city development standards.

**CONCEPTUAL MATERIALS AND COOLER PALETTE:**  
**DATE: 02/23/2023**



A. GLASS WINDOW, ALUMINUM 14 GA. 3/32 TSP GLASS, 1/2 CYCLONE SUN 1 1/4" TWP GLASS, 1/2 SEAL WIND RESISTANCE, QTY: 12 (2)  
 B. OPTION 1: NUMBER 3 STEEL DOOR, ONLY GLASS, 2. CYLINDRICAL, NON-HANDED, 6" X 7" DOOR, OPENING HT.: 1.34 IN THICK.  
 B. OPTION 2: NARROW LIGHT STEEL DOOR, 6" X 7" . 1.34 IN THICK, 14-GAUGE, TYPE 1  
 C. EXTERIOR WALL, OPTIONS: GRAYITAN BRICK BLEND ALL AROUND EXTERNAL WALLS  
 D. YELLOW OR GRAY 19 GA CORRUGATED STEEL, SLATE STANDARD SEAM METAL ROOF PANELS.  
 E. COMMERCIAL GARAGE DOOR QTY: 5 (2)

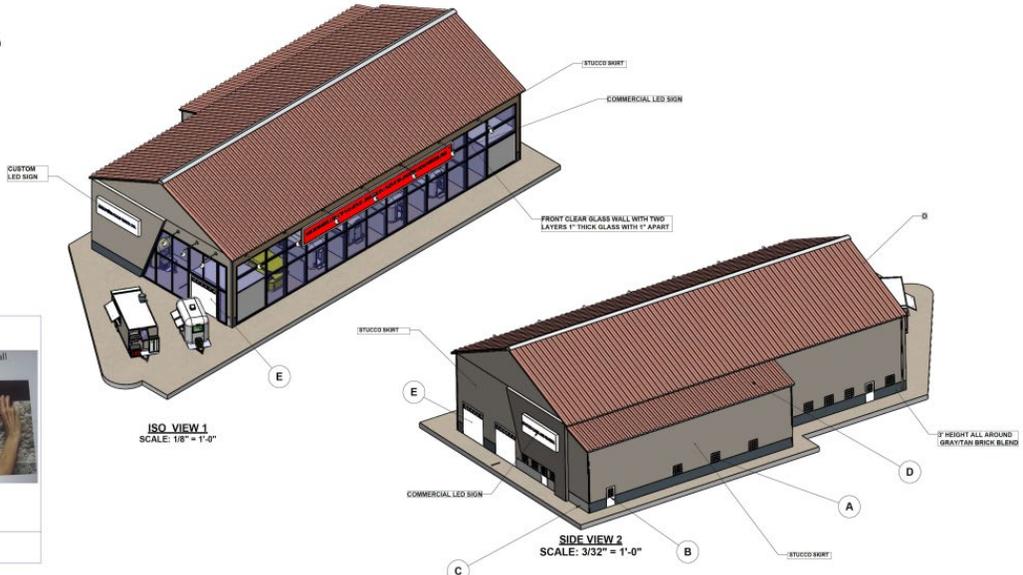
STEPS:  
 WP ROLL WITH SEAL  
 STONE WITH COLOR CHOICES  
 METAL EDGE DRIP HOLES  
 BASE COAT: CRATCH & BROWN STUCCO



CHOICE OF COLOR: CASE COAT, LA HABRA



PL 3X PREMIUM POLYURETHANE EXTERIOR/INTERIOR CONSTRUCTION ADHESIVE.



**Elevations, Materials, and Colors**

The development standards that apply to the CMX zoning district are subject to the standards outlined in Chapter [18.05](#) of the Dixon Municipal Code.

The Corridor Mixed Use (CMX) zoning district is one of the city’s mixed use zoning districts, with a stated purpose to encourage “a mix of retail and commercial uses, supported by housing, along the City’s major corridors. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. Residential densities from 12 to 28 dwelling units per acre are allowed. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. The CMX District implements the Corridor Mixed Use General Plan Land Use Designation.” (DMC Section 18.05.010).

The CMX zoning district, amongst its conditionally permitted uses, includes:

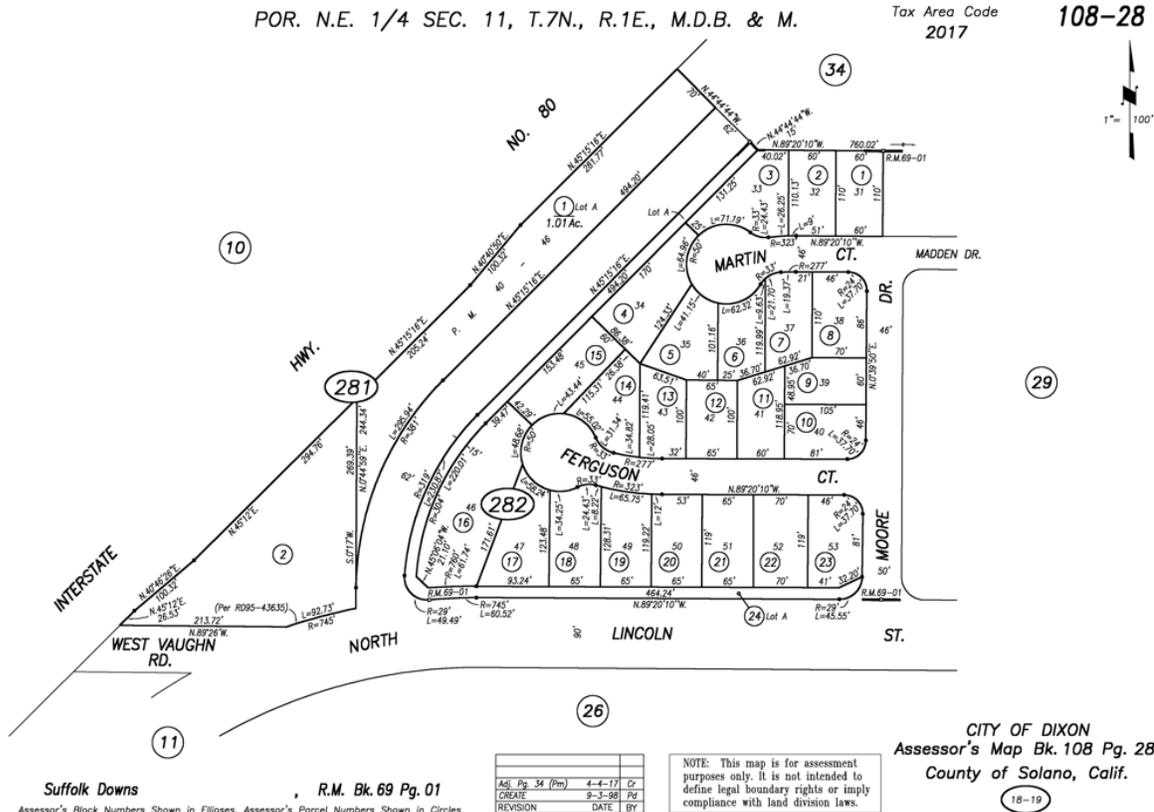
“Automobile/Vehicle Sales and Leasing”. This use is defined as “Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, boats, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies”.

While food truck trailer and concession carts are not listed as one of the specific allowed for uses, trailers are called out, and this use type is the closest one that allows for consideration of this type of business. Staff has determined that this use fits this definition and is therefore a conditionally permitted use.

# BACKGROUND

## Site/Setting:

The property is an irregular, triangular shaped property that abuts I-80 at the rear at the corner of North Lincoln S and West Vaughn Rd and has a total lot area of 0.77-acres, or 33,560 square feet and is identified as Assessor's Parcel Number (APN) of 0108-281-020.



## Assessor's Parcel Page

Surrounding uses include the Suffolk Downs subdivision to the north and east, the Schooner Ridge subdivision to the south and east, Kuiu, Ride On Powersports, Gone Fishin Marine and the DuPratt Ford dealership to the south, and I-80 and unincorporated Solano County lands to the west.



Aerial

While due to its location and visibility from I-80, it attracted a lot of interest from commercial developers, this property remained for sale for a considerable amount of time due to a variety of factors including its irregular shape and the difficulty involved in complying with city standards for access.

On May 10, 2022, this project's owner and applicant, Goya Sheen, submitted a pre-application for this business. Questions about a phased design approach were raised, where a trailer would be placed for the first phase, followed by a second phase that would include a fully developed lot with permanent structure. In response, Pre-Application comments provided by the City addressed what issues would need to be addressed prior to city support of the project and comments on the overall design proposed (see Attachment 3 – City Letter).

The formal application was subsequently submitted on May 10, 2022. The project was found incomplete three times (June 9, 2023, January 25, 2024, and February 20, 2025) and was nearly withdrawn in November 2024 due to no resubmittal of new information over the course of almost ten months.

It must be noted that the pre-application and submittal of the formal application were done after the new General Plan was adopted, but prior to the new Zoning Code being adopted, which was June 6, 2024. At the time of submittal of the formal application, the property had a zoning of Highway Commercial – Planned Development (CH-PD). In the pre-application's City Letter, staff concluded that though the Zoning Code was in process of being updated, the use fit with the

direction provided by the General Plan's CMU land use designation. Under the Zoning at the time, it was determined that the use would not require anything other than Design Review. It was subsequently determined that, per General Plan Land Use and Community Character Element Action LCC-5.F, a Conditional Use Permit would be required in order for the Planning Commission to consider a Floor Area Ratio of less than 50% for this lot.

**LCC-5.F** Consider exceptions to the minimum permitted FAR in the CMU designation on a case-by-case basis. Adopt clear economic findings that must be made prior to granting a use permit authorizing such exceptions.

Per State law, a project must be found complete in order to lock in the governing policies and ordinances that will apply in deciding it. Completeness is a determination made by staff that says there is sufficient information in the record to make a determination as to whether a project can meet the city's adopted development standards. On June 6, 2024, the newly adopted Zoning Ordinance went into effect. The project was still incomplete and was not found complete until May 21, 2025. As a result of this, the project was no longer subject to the zoning and use standards of the CH-PD zoning district and the prior Zoning Code, but the newly established CMX zoning district and other new Zoning Code standards. This resulted in a Conditional Use Permit now being needed for the use, 4 additional parking spaces (for a total of 23 parking spaces), 5 bicycle parking spaces, as well as a Modification for consideration of a reduction in the parking dimension standards.

A Modification allows for consideration of a reduction of up to 20% of the governing development standards. In this case, the applicant needed to provide a minimum of 23 parking spaces to account for the use, which is one space for every 300 square feet of building space. The minimum parking space standard increased from 9 feet by 20 feet from the prior code, to 10 feet by 20 feet in the current code. The applicant proposed five 8 foot by 16 foot parking spaces to meet the new minimum parking space requirement. Per the Zoning Code, 8 foot by 16 foot parking spaces represent compact parking spaces, but compact spaces are only allowed for when there are a minimum of 30 parking spaces in a parking lot. This standard has not changed since the last Zoning Code.

## **ANALYSIS**

### **Dixon General Plan 2040 Consistency:**

On May 18, 2021, the Dixon City Council adopted the Dixon General Plan 2040. The General Plan 2040 can be found at <https://www.cityofdixon.us/GeneralPlan>. The prior General Plan, while amended over time, was originally adopted in 1993. The Dixon General Plan 2040 reflects the growth patterns that the city has identified as important to it over the next 20 years and took shape over 12 years. Prior to this, the property had a land use designation of Highway Commercial/Office and a zoning of Highway Commercial – Planned Development (CH-PD).

The following elements of the General Plan were important in this project's review:

#### Corridor Mixed Use Land Use Designation

With the new General Plan, the property received a new land use designation of Corridor Mixed Use (CMU) (Dixon General Plan, Land Use and Community Character Element, pg. 3-15). and is defined as

*The Corridor Mixed Use (CMU) designation is intended to foster a mix of retail and commercial uses, supported by housing. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Allowable FAR is 50% to 200% for single-use developments and 80% to 240% for mixed-use developments (combined residential and non-residential uses). Allowable residential density is 12 to 28 dwelling units per acre, with densities on the lower end of that range where proposed development abuts low density residential development. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.*

The key components/discussion points related to this land use definition are:

**1. *Whether this site is considered a smaller or larger site, in regards to this definition?***

The intent of the designation is to help facilitate the type of development the city wishes to see in the future, i.e. mixed use, but it needs to be balanced with what is economically feasible and viable in Dixon and on different size sites.

Since adoption of the General Plan, development proposals have been considered by staff and the Planning Commission. With the adoption of the Zoning Code, a smaller site was defined as being less than 2 ½ acres. Therefore, at 0.77 acres, the property would be considered a smaller site.

**2. *Corresponding FAR standards for single use vs multiple uses***

The last issue with regards to general consistency of the CMU land use designation pertains to allowable Floor Area Ratio (FAR). Single use projects are allowed to have a FAR of 50% to 200%, while mixed use development are allowed to have FAR between 80% and 240%. This would otherwise indicate an expected FAR within these ranges depending on whether it is a single use or a mixed use with residential. As previously noted, the site would qualify as a smaller site and therefore could justify a single use.

FAR is the percent of total building area divided by lot area. The lot area for this site is 0.77 acres (or 33,560 sq. ft.). The proposed total building area is 7,025 sq ft, which would result in a FAR of 21%, which is well under the FAR range of 50%-200% for single use. In order to reach a 50% FAR, you would need 16,780 sq. ft. of building area. Due to the irregular nature of the lot, this would likely require multiple stories.

In order to achieve greater FAR, the applicant would likely need to go vertical, but without sacrificing landscape and parking, it is not clear that they would be able to meet the anticipated parking demand. The alternative would be to request a Variance for the amount of parking required, per the Dixon Municipal Code or otherwise having underground parking. Justifying a Variance would be difficult, especially for a new project.

Other means to increase floor area, but continue to provide required parking would be to provide underground parking to accommodate greater FAR. This sort of concept is not financially viable for a site of this size and layout, nor for this economic market.

Therefore, a lower FAR is justifiable in this case. Staff has included Use Permit findings to support this subject site as a smaller site, with a FAR that is below the FAR outlined by the General Plan

Other key General Plan policies that are notable to discuss include:

- **Generally require minimum floor plate of 15,000 square feet for regional commercial uses to ensure that they uses do not compete with specialty businesses that are smaller and generally located in the downtown. Exceptions for smaller, supportive uses, such as coffee shops, banks, or food establishments are identified as allowed. The minimum floor plate is an allowable exception, based on the fact that these uses would not compete with any specialty retail or entertainment uses in the downtown (Policy LCC-5.3, pg. 3-27).**

The proposed use, is a showroom for the sale of food service trailers and concession carts. This type of use is not one that is allowed for in the downtown and is therefore consistent with this policy's intent for allowable exceptions to the minimum 15,000 square foot floor plate.

- **In those instances where commercial is part of the development, policies that encourage buffering of it from adjacent residential uses are encouraged (Policy LCC-5.7, pg. 3-27);**

The commercial design utilized here includes a landscape buffer along North Lincoln Street and West Vaughn Road which will act as a buffer between it and the Suffolk Downs and the Schooner Ridge subdivisions.

Mobility Element

- **In efforts to minimize congestion and improve traffic flow, roadway and intersection improvements are necessary in the event that Level of Service (LOS) is not able to otherwise be kept at LOS D or better (Policy M-2.4, pg. 5-18).**

During the course of this project's review, in accordance with the city's adopted traffic analysis guidelines, the applicant submitted a Traffic Impact Analysis (TIA)/Traffic Study, prepared by Grant P. Johnson, Traffic Engineer, with Prism Engineering, to consider the project's potential impacts on local traffic conditions. This study was reviewed and ultimately supported by the Engineering Department. As further discussed below, based on the proposed project design, and subject to the Engineering Department's conditions of approval, the project has been found that it will be consistent with the development standards and traffic policies of the city.

A complete analysis of consistency with all applicable General Plan 2040 policies can be found in Attachment 1 Draft Resolution.

## **Zoning Ordinance Consistency:**

### **1. Design Review**

#### Design

An issue exists with the design, in that the building is oriented facing towards Interstate 80 (I-80). The portion facing West Vaughn and North Lincoln St is, largely, unarticulated and appears as though it is the back of the building. The design facing I-80 includes the use of stone walls, along with extensive, large, open windows in the front. The roof will be a pitched corrugated steel. The colors utilized will be primarily browns, grays, and reds. The building's orientation is clearly intended to attract drivers from I-80, but does little to enhance the beauty of the city along these local roads. The design facing I-80 is modern and attractive and is generally in keeping with more recent approved businesses in Dixon.

A condition of approval has been added that requires the applicant to either wrap the windows and entryway features found facing I-80 to the portions facing West Vaughn and North Lincoln St or another alternative building articulation or architectural elements that are found acceptable by staff. Doing this, along with the neutral color palette and the extensive use of stone veneer establish an attractive appearance that will stand the test of time (DGP, Land Use and Community Character Element, Policy LCC-5.8, pg. 3-28). The building is also set an appropriate distance back from the street and freeway.

#### Bulk/Mass

While taller than neighboring businesses, 37 feet as opposed to 22 feet (Kuiu), 24 feet (Dixon Dance Studios), and 28 feet (Ride On Powersports), the project building is smaller than all but Kuiu and is also set further back on the lot. The building will be set back over 100 feet from North Lincoln St and more than 100 feet from the nearest property of the Suffolk Downs subdivision.

The rear setback is 25 feet from the property line abutting I-80. The project complies with the setbacks and the height standards of the CMX zoning district. The landscaping in the front, along with the requirement for landscaping in the back will further minimize the building's mass and bulk from the street, neighborhoods, and I-80.

#### Parking

The off-street parking requirements for the city are discussed in Chapter 18.16 of the Dixon Municipal Code. The applicant has proposed a total of 23 parking spaces, which is the minimum necessary to accommodate this type of use. The minimum required amount of parking for this use is one space per 300 square feet of building area for a total of 23 spaces (DMC Table 18.16.040)

#### Landscaping

The site planning creates a buffer around the property that includes extensive landscaping, as well as within the parking lot. Existing mature landscaping to the north, also provides additional screening from the Suffolk Downs neighborhood. In general, the proposed landscaping is appropriate for the site.

#### Signage

The dimensions of the proposed signage is not clearly called out and therefore it cannot be determined to be consistent with the standards outlined in Chapter 18.18 (Signs) of the Dixon Municipal Code. No monument sign has been proposed. Only wall signage is identified on the plans. As a condition of approval, all future wall signage will require an administrative Sign Permit prior to issuance of a building permit. In order to be consistent with other signs and what is typically found as part of newer development in the city, a condition of approval has been added that all signage for tenants on the buildings and monument signs shall be channel lettered, internally lit, and fully consistent with Chapter 18.18 (Signs) of the Dixon Municipal Code

#### Recommended Conditions of Approval

In order to find the project's design consistent with the city's expected development standards along with the policies of the General Plan, the attached Draft Resolution includes conditions that require:

- The applicant shall wrap the side and rear windows around to the front of the business along West Vaughn Road and North Lincoln Streets. The design shall be subject to Planning review and approval prior to issuance of a building permit;

- All signage on the building and any future monument sign shall be channel lettered, internally lit, and fully consistent with Chapter 18.18 (Signs) of the Dixon Municipal Code. In addition:
  - Banner signs shall only be allowed during the first 120 days of a new business opening. A banner sign shall be removed after that time or as soon as a permanent sign has received administrative Sign Permit and building permit approval and been installed, whichever happens first.
  - Temporary banners shall not individually exceed sixty (60) square feet or collectively one hundred twenty (120) square feet. No more than three (3) temporary banners may be displayed at one time.
  - Temporary banners must be affixed directly to the wall or facade of a building and shall not be displayed above the eave of the roofline.
- A six foot, wrought iron or other quality, fence shall be installed along the westerly rear property line that abuts 1-80. Appropriate landscaping, including screening trees and shrubs, shall also be installed. A landscaping plan and fencing detail shall be submitted to the city and is subject to Planning review and approval prior to issuance of a building permit. The fence and landscaping shall be installed prior to final inspection by the Building Division;
- Prior to issuance of a building permit, have a landscape professional document that the parking lot shade requirements will be met;
- A 50:50 use of 15-gallon and 24-inch box, street and parking lot trees, shall be utilized in order to ensure a quicker, fuller coverage of the site;
- Trash enclosures shall meet typical city design standards;
- Hide the location of downspouts and paint them to blend with the rest of the commercial buildings;
- All exterior lighting shall be down lit, concealed or recessed and meet typical walkway and parking lot design standards of the city;
- Bollards shall be painted the same color as the adjacent wall/door color;
- Mechanical equipment shall be screened; and
- The property shall be maintained at all times.

## **2. Conditional Use Permit**

Findings to support the use can be made as it is generally consistent with conditionally permitted uses for the zoning district as well as substantially consistent with other uses in the area (e.g. DuPratt Ford at 1760 North Lincoln St, 0.25 miles away). It is also a use well suited to be visible along the freeway.

Findings to support the lower FAR can also be made, as the lot is irregularly shaped, would require significant cost of the applicant to build up and likely result in the need to create underground parking. The cost to meet current development standards already necessitate significant improvements and cost to meet standards for safe access.

## **3. Modification**

Findings to support the Modification can be made. The application originally came in prior to the Zoning Code update which, both increased the amount of required parking, as well as the dimensions of the spaces. The proposed spaces reflect compact parking spaces and, though the number of parking spaces is less than 30, is still consistent with an established city standard.

Further, according to the Traffic Impact Analysis (TIA), as this business is specialized, it will likely generate less traffic and, therefore, the amount of required parking is likely excessive for this use.

#### **4. Transportation/Traffic**

The Dixon Engineering Department, with consideration to the Levels of Service (LOS), also requested a Traffic Impact Analysis (TIA) be undertaken before supporting the project. A TIA has been submitted and accepted by the City Engineer. LOS is a means of gauging traffic impacts by determining levels of backup. LOS runs from LOS A (free flowing and no slowdowns along the stretch of the road) to LOS F (total congestion and what amounts to a total parking lot situation on the road).

LOS had been the traffic study undertaken in determining traffic impacts in California Environmental Quality Act (CEQA) studies, such as with an initial study, until 2020. The allowed method to determine long term traffic impacts has since changed to Vehicle Miles Traveled (VMT) which acts to determine how many miles traveled will people typically travel during the day when this project is built. The State determined that VMT was more in line with meeting its environmental goals of minimizing environmental impacts by reducing the number of anticipated miles traveled by car or motorcycle versus the levels of congestion on the road. Therefore, LOS is not considered a part of CEQA anymore, but that does not preclude cities and counties from having policies that push for better LOS.

In this case, Dixon has LOS D as its minimum threshold and is therefore still subject to General Plan policy consistency findings. (General Plan Mobility Element Policy M-2.4) In the TIA, the applicant's Traffic Engineer cited the Engineering Department's standards that:

*"...Projects expected to generate less than 50 peak hour trips will generally not require additional local transportation analysis."* The analysis concluded that the closest comparable use per the Institute of Traffic Engineers (ITE) Trip Generation Manual was 840 Automobile Sales (New), 841 Automobile Sales (Used), and 842 Recreational Vehicle Sales.

According to the analysis, it was determined that the business would generate at a low end of 3.2 AM Peak Trips when considered as Code 842 (Recreational Vehicle Sales) to a high of 17.0 PM Peak Trips as Code 840 (Automobile Sales - New). This is well below the 50 peak hour trips that would necessitate additional local transportation analysis. As such, Engineering was satisfied that there would be no impact on LOS.

## **ENVIRONMENTAL REVIEW**

Following review and consideration of supporting materials, including traffic, biological, and cultural studies, a determination has been made that the project is exempt from CEQA pursuant to Categorical Exemption from the provisions of the CEQA Guidelines under 14 CRR Sections 15303 and 15315, Classes 3 and 15 [New Structures and In-fill Development] given that the site is an infill site, less than 5 acres, the project is consistent with applicable general plan and zoning, all utility services are present and can be provided to the site and there are no biological or historical features on the vacant site.

## **CORRESPONDENCE**

At the issuance of this staff report, no public comments, adverse or otherwise, have been received by staff in response to the public notice for the proposed project on its merits.

## **CONCLUSION**

The proposed project reflects the seventh major project in the Corridor Mixed Use land use designation since the General Plan was adopted in 2021.

This project, with conditions of approval, provides a high quality new commercial development. This project will be a good addition to the city. The applicant has provided a good overall design. As such, staff is recommending that the Planning Commission conditionally adopt the resolution approving the European Wholesale Machines Design Review, Conditional Use Permit, and Modification.

## **ATTACHMENTS:**

1. Draft Resolution Recommending Approval of the Design Review and Conditional Use Permit
2. Project Plans and Application Materials
3. City Pre Application Comments Letter, July 11, 2022

**DIXON PLANNING COMMISSION**

**RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION OF THE DIXON PLANNING COMMISSION CONDITIONALLY APPROVING DESIGN REVIEW (DR23-02), CONDITIONAL USE PERMIT (UP23-02), AND MODIFICATION (MOD25-0195) FOR CONSTRUCTION OF A NEW 7,025 SQ. FT. SHOWROOM BUILDING FOR SALES OF FOOD SERVICE TRAILERS AND CONCESSION CARTS ON A VACANT 0.77-ACRE LOT AT THE CORNER OF NORTH LINCOLN ST AND WEST VAUGHN RD (EUROPEAN WHOLESALE MACHINES PROJECT) (PLANNING APPLICATION 23-06) ASSESSOR'S PARCEL NUMBER 0108-281-020**

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**WHEREAS**, March 30, 2023, owner and applicant, Goya Sheen, submitted the European Wholesale Machines Project Planning Application (PA23-06) which requests Design Review (DR23-02) and Conditional Use Permit (UP23-02) approval to construct a 7,025 sq. ft. showroom building for the sales of food service trailers and concession carts on a 0.77-acre lot (33,560 sq. ft.), resulting in a Floor Area Ratio of 21%. Additional site improvements include driveway access and parking, landscaping, signage, and a trash enclosure. Design Review is required for consideration of the architectural design of the building and site improvements. A Conditional Use Permit is required to consider the proposed use and to consider development that is less than the minimum 50% Floor Area Ratio (FAR). The property has a Corridor Mixed Use (CMX) zoning and a Corridor Mixed Use (CMU) General Plan Land Use designation. The project location is at the corner of West Vaughn Road and North Lincoln Street, and has an Assessor's Parcel Number (APN) of 0108-281-020; and

**WHEREAS**, the Dixon City Council adopted General Plan 2040 on May 18, 2021, and as part of the update, changes to the land use map were adopted for properties within Dixon. One of the changes included changing the General Plan land use designation was to change the property's land use designation from Highway Commercial/Office (HC/O) to Corridor Mixed Use (CMU); and

**WHEREAS**, on May 18, 2021, the City Council certified the Final Environmental Impact Report (EIR) for the Dixon General Plan 2040. In accordance with Public Resources Code Section 21166, as implemented by CEQA Guidelines 15162, the Planning Commission has found that the General Plan land use change for this property was covered and addressed through the certified Final EIR for the General Plan update. For specific project level impact, the City has determined that this project qualifies for a Categorical Exemption from the provisions of the CEQA Guidelines under 14 CRR Sections 15303 and 15315, Class 3 and 15 [New Structures and In-fill Development] given that the site is an infill site, less than 5 acres, the project is consistent with applicable general plan and zoning, all utility services are present and can be provided to the site and there are no biological or historical features on the vacant site; and

**WHEREAS**, the city found the application incomplete on June 9, 2023 and January 25, 2024; and

**WHEREAS**, on May 7, 2024, the City Council adopted Ordinance 24-02, repealing the Zoning Ordinance and adopting a new Zoning Ordinance, which comprehensively updated the city's Zoning Ordinance, including changing this parcel's prior designation of Highway Commercial – Planned Development (CH-PD) to Corridor Mixed Use (CMX); and

**WHEREAS**, following a resubmittal, on February 20, 2025, as the project was still not deemed complete, the applicant was informed that the project was now subject to the development standards of the newly adopted Zoning Ordinance. Among the new changes were increases in the number (from 19 to 23) and dimensions (from 9 feet by 20 feet to 10 feet by 20 feet) of required parking; and

**WHEREAS**, on May 14, 2025, the applicant applied for a Modification to allow for consideration of 5 compact parking spaces in order to meet the minimum required number of parking spaces under the new Zoning Ordinance. Compact spaces represent a 20% reduction of required dimensions; and

**WHEREAS**, on May 21, 2025, staff deemed the applications complete for processing; and

**WHEREAS**, on June 10, 2025, the Dixon Planning Commission held a duly noticed public hearing to consider the merits of the project, accepting written and oral presentation from staff, accepting the applicant's presentation, and accepting public testimony in favor of and in opposition to the project. The Community Development Department provided the prescribed public notice identifying the applicant, describing the project and its location, and the date of the public hearing, 10 days prior to the hearing. This notice has been mailed to all property owners within 300 feet of the subject property and published in the Dixon Independent Voice newspaper on May 30, 2025; and

**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 that the proposed Design Review are consistent with the Dixon General Plan 2040 and the Dixon Zoning Ordinance, as follows:

**Design Review (DR23-02)**  
**Findings**

- 1) The Dixon Planning Commission finds the proposed project is consistent with the Dixon General Plan (DGP) for the following reasons:
  - a. *Finding:* The project has a General Plan land use designation of Corridor Mixed Use (Dixon General Plan, Land Use and Community Character Element, pg. 3-15) and is defined as:

*“The Corridor Mixed Use (CMU) designation is intended to foster a mix of retail and commercial uses, supported by housing. Mixed use can be vertical and/or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Allowable FAR is 50% to 200% for single-use developments and 80% to 240% for mixed-use developments (combined residential and non-residential uses). Allowable residential density is 12 to 28 dwelling units per acre, with densities on the lower end of that range where proposed development abuts low density residential development. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.”*

The lot is less than 2 ½ acres and, per the adopted Zoning Code, is therefore considered a smaller lot. The use is a commercial based use and, with a Conditional Use Permit, can be allowed for. The lot has been vacant for some time due to its irregular nature and the need for improvements to allow for safe access. Through conditions of approval, the applicant has created a design that complies with city standards. The project is therefore consistent with the CMU (Corridor Mixed Use) land use designation;

- b. Finding: 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, 1.4, and 1.7, pg. 3-9);
- c. Finding: Through its placement on the lot, landscaping, and complying with the development standards of the zoning district, the project creates an appropriate transition from the nearby commercial uses to the south and those of the residential neighborhoods to the north and east (DGP, Land Use and Community Character Element, Goal LCC-2, and Policies LCC 2.1, 2.4 and 2.5, pg. 3-21);
- d. Finding: As designed and conditionally approved, the project would create a buffer from the nearby commercial uses to the south and those of the residential neighborhoods to the north and east (DGP, Land Use and Community Character Element, Goal LCC-5, and Policies LCC 5.7 and 5.7, and Actions LCC-5.F, pgs. 3-27 and 3-28, and Economic Development Element, Policies E-1.2, E-1.6, and E-5.5, pgs. 4-7 and 4-16); and
- e. Finding: The project is consistent with the General Plan’s policies and implementation programs that encourage the planning and efficient development of City infrastructure and services (DGP, Economic Development Element, Policy E-5.2, pg. 4-16, Mobility Element, Policies M-2.4 and M-2.8, pg. 5-17, and Public Services and Facilities Element, Policies and Actions, PSF-1.1 - 1.6, pg. 6-6, and PSF 2.10, pg. 6-12;

2) The proposed Design Review to be consistent with the Corridor Mixed Use zoning districts pursuant to Chapter 18.05 of the Dixon Zoning Ordinance for the following reasons:

- a. *Finding:* The Corridor Mixed Use (CMX) zoning district states that its purpose is to “provide areas for a mix of retail and commercial uses, supported by housing, along the City’s major corridors. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. Residential densities from 12 to 28 dwelling units per acre are allowed. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. The CMX District implements the Corridor Mixed Use General Plan Land Use Designation” (DMC Section 18.05.010). As previously noted, the proposed business represents a conditionally permitted commercial use and would fill a vacant lot that has not previously been built upon due to its irregular nature. The use is appropriate for the site; and
- b. *Finding:* The project is consistent with the height, setback, and other minimum development standards identified in the CMX zoning district of the Dixon Municipal Code.
- c. *Finding:* Separate findings to grant a modification to parking standards have been made, as identified below

3) *The proposed project is consistent with the mandatory findings to approve the Design Review application, as well as the 8 identified considerations for Design Review (DMC §§ 18.23.050 and 18.23.060) as specified below:*

- a. *The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.*

*Finding:* The project involves construction of a new 7,025 sq. ft. showroom dedicated to the sale of food service trailers and concession carts. The showroom is set back on the lot and complies with the development standards of the CMX zoning district. Existing and proposed landscaping will also help break up the building. As designed however, the project is inconsistent with this finding, as the open windows and perceived front of the building faces out towards Interstate 80 (I-80), while what appears to be the back and southerly side of the building, which is the building’s true front, is unarticulated and unenhanced which faces out towards North Lincoln Street and West Vaughn Road. To be consistent with this finding, a condition of approval has been added that requires the applicant to either wrap the windows and entryway features found facing I-80 to the portions facing West Vaughn and North Lincoln Street or another alternative that is found acceptable by staff. Therefore, as conditioned, the project is consistent with this finding.

- b. *The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.*

Finding: As previously noted, the proposed design is not consistent with attractive site design for the neighborhood. The perceived front, which includes attractive stone walls and large glass windows faces out towards I-80, while what appears to be the back of the building is facing towards North Lincoln Street and West Vaughn Road. One of the big draws of this property by past perspective buyers has been its frontage and visibility from I-80. The portion facing I-80 is very attractive and modern and it can be assumed that the unarticulated and unenhanced portions of the building that face out towards North Lincoln Street and West Vaughn Road were a cost saving measure of the architect. Nonetheless, the effect of this makes the building appear to be turning its back on Dixon and, as a result, appears out of place with its surroundings. To be consistent with this finding, a condition of approval has been added that requires the applicant to either wrap the windows and entryway features found facing I-80 to the portions facing West Vaughn and North Lincoln Street or another alternative that is found acceptable by staff. The design is otherwise appropriate for the existing site constraints of the site. Therefore, as conditioned, the project is consistent with this finding.

- c. *Project details, materials, signage and landscaping, are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.*

Finding: As previously noted, the project will need to be modified to enhance the true front of the proposed building, by carrying over the windows and stone in the back of the building to the front. As modified, the building, along with the proposed landscaping and signage will have an attractive, visually consistent and modern appearance that will fit well within the neighborhood.

As modified by conditions of approval, the project is therefore consistent with this finding.

- d. *The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the intended character of the area.*

Finding: Access to the property will be taken off of an improved West Vaughn Road which extends off a curving North Lincoln Street. The property will be attractively decorated with a mix of 15-gallon and 24-inch box trees. This will create an effect of more mature landscaping, mixed with younger trees that will thrive. The design from the street will be attractive and appropriate for the area. Therefore, the project is consistent with this finding.

- e. *Parking areas and other hardscape areas are designed and developed to buffer surrounding land uses; compliment pedestrian-oriented development; minimize stormwater run-off; and achieve a safe, efficient, and harmonious development.*

Finding: The property is an irregular, triangular-shaped lot. The applicant had to increase the original amount of parking from 19 to 23 due to the Zoning Code being updated on June 6, 2024 and not being complete prior to that. In addition, a Modification was required to support the request for to 5 of those parking spaces to be compact sized and separate findings have been made. Despite these circumstances, the applicant has managed to meet the city's development standards and proposed an abundance of landscaping that will further beautify the lot and minimize stormwater run-off. The overall design, as modified by conditions of approval will result in an attractive and safe development. Therefore, the project is consistent with this finding.

- f. *Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety and avoid creating glare.*

Finding: No lighting detail was provided, but a condition of approval has been added that requires exterior lighting be proposed and approved by staff prior to issuance of a building permit. All exterior lighting shall be down lit, concealed or recessed and meet typical walkway and parking lot design standards of the city. Due to its proximity to neighboring residential properties, all efforts shall be made to minimize glare and off-site spill over. As conditioned, the project is consistent with this finding.

- g. *Landscaping is designed to be compatible with and enhance the architectural character and features of the buildings onsite, and help relate the building to the landscape that is appropriate to the Dixon context.*

Finding: The proposed landscaping is abundant for the small lot, with a mix of younger and older trees, shrubs, and groundcover. It will soften the building's overall appearance and act as a screen to neighboring residential properties. The project is therefore consistent with this finding.

#### **Use Permit (UP23-02) Part 1 (Use Type)**

*A. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Code and all other titles of the Dixon Municipal Code;*

Finding: The proposed use is a conditionally permitted use within the CMX zoning district. With exception to the Modification to allow for 5 compact parking spaces, the use complies with all other applicable provisions of the Zoning Code and the Dixon Municipal Code. Therefore, the project is consistent with this finding.

*B. The proposed use is consistent with the General Plan and any applicable specific plan;*

- a. The project has a General Plan land use designation of Corridor Mixed Use (Dixon General Plan, Land Use and Community Character Element, pg. 3-15) and is defined as:

*“The Corridor Mixed Use (CMU) designation is intended to foster a mix of retail and commercial uses, supported by housing. Mixed use can be vertical and/or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. Allowable FAR is 50% to 200% for single-use developments and 80% to 240% for mixed-use developments (combined residential and non-residential uses). Allowable residential density is 12 to 28 dwelling units per acre, with densities on the lower end of that range where proposed development abuts low density residential development. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses.”*

Finding: The lot is less than 2 ½ acres and is therefore considered a smaller lot. The use is a commercial based use and, with a Conditional Use Permit, can be allowed for. The lot has been vacant for some time due to its irregular nature and the need for improvements to allow for safe access. Through conditions of approval, the applicant has created a design that complies with city standards. The project is therefore consistent with the CMU (Corridor Mixed Use) land use designation;

- b. Finding: 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, 1.4, and 1.7, pg. 3-9);
- c. Finding: Through its placement on the lot, landscaping, and complying with the development standards of the zoning district, the project creates an appropriate transition from the nearby commercial uses to the south and those of the residential neighborhoods to the north and east (DGP, Land Use and Community Character Element, Goal LCC-2, and Policies LCC 2.1, 2.4 and 2.5, pg. 3-21);
- d. Finding: As designed and conditionally approved, the project would create a buffer from the nearby commercial uses to the south and those of the residential neighborhoods to the north and east (DGP, Land Use and Community Character Element, Goal LCC-5, and Policies LCC 5.7 and 5.7, and Actions LCC-5.F, pgs. 3-27 and 3-28, and Economic Development Element, Policies E-1.2, E-1.6, and E-5.5, pgs. 4-7 and 4-16); and
- e. Finding: The project is consistent with the General Plan’s policies and implementation programs that encourage the planning and efficient development of City infrastructure and services (DGP, Economic Development Element, Policy E-5.2, pg. 4-16, Mobility

Element, Policies M-2.4 and M-2.8, pg. 5-17, and Public Services and Facilities Element, Policies and Actions, PSF-1.1 - 1.6, pg. 6-6, and PSF 2.10, pg. 6-12;

*C. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;*

Finding: The proposed use is a showroom that will be utilized for the sale of food truck trailers and concession carts. The project complies with the Dixon Municipal Code and all applicable General Plan policies. The project was considered by city staff, including those from the Engineering Department, Fire Department, Building Division, Planning Division, and Police Department. The use will not endanger public health, safety, or the general welfare of the community, nor will it be detrimental to surrounding properties. In addition, the applicant will be responsible for pursuing all appropriate building permits that will be subject to review, issuance, and inspections. Therefore, the project will be consistent with this finding.

*D. The proposed use complies with any design or development standards applicable to the zone or the use in question, unless waived or modified pursuant to the provisions of this Code;*

Finding: While modifications to the design are needed for Design Review for it to not appear to be having the front facing I-80 and an unenhanced back facing the street, those modifications will need to be met to the satisfaction of the Planning Division before the building permit can be issued. Therefore, the project is consistent with this finding.

*E. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity;*

Finding: As modified by the conditions of approval, the design at building permit issuance will be acceptable. Presently, the applicant is proposing to have an unenhanced design facing the street, while the back is enhanced to those driving along I-80. The project has been conditioned to extend the glass and stone found along the side facing I-80 to the front of the building. This will create an attractive overall design.

The building is otherwise set back on the lot, complies with the city's development standards, and includes significant landscaping that will reduce the building's visual presence. While the use abuts a residential neighborhood to the north (Suffolk Downs), the setbacks, landscaping, and nature of the use are expected not to conflict with the neighborhood. The project will also be subject to building permit review and inspections to ensure that all city standards are met, including those pertaining to circulation and access. Therefore, the project is consistent with this finding.

*F. The site is physically suitable for the type of the use being proposed, including access, utilities, and the absence of physical constraints.*

Finding: In spite of the unusual characteristics of the lot, the showroom and all necessary improvements, in its design, have been well integrated into the lot. The setbacks will be

respectful to neighboring residences, and all access and utilities have been considered and been made to meet all city standards, per the Engineering Department, Fire Department, Building Division, Planning Division, and Police Department. In addition, as already noted, the project will be subject to building permit review, issuance, and inspections to verify that all city standards are met. Therefore, the project is consistent with this finding.

**Use Permit (UP23-02) Part 2 (Less than a 50% FAR)**

1. The General Plan and Zoning Ordinance require that consideration of a FAR of less than 50% on smaller lots for development in the CMX zoning district (DMC Section Table 18.05.030) and CMU land use designations (General Plan, Land Use and Community Character Element, Action LCC-5F, pg. 3-28) be done as part of a Conditional Use Permit. There are no separate findings that apply specifically for consideration of this type of application. The findings that were made above in Use Permit Part 1, for the use itself, continue to apply here.

The granting of Part 2 of the Use Permit can be further justified by the nature of the lot being triangular and subject to a very demanding access. Due to site constraints, the improvements necessary to meet city standards will require significant cost of the applicant to make already. To meet a 50% FAR would require even more cost to the applicant, including likely creating underground parking, and also building vertically. To expect this of any perspective applicant for development of this lot would almost certainly result in the property never being developed. Therefore, it can be justified to allow for a reduced FAR in this case.

**Modification (DR25-0195)**  
**Findings**

1. *The proposed Modification is consistent with the General Plan for the following reasons;*
  - A. Finding: The project would be consistent with the Corridor Mixed Use (CMU) land use designation a noted in Design Review findings above;
  - B. Finding: The project has been designed to be consistent with the safety development standards enforced by the Building Division, Engineering Department, and Fire Department and will be subject to building permit review and city inspections.
2. *The proposed modification will be at least as effective in achieving the objectives of the base standard;*

Finding: A Modification is an entitlement that was created as part of the Zoning Code update that went into effect on June 6, 2024. This entitlement allows for consideration of a reduction of development standards, including those of parking stall dimensions, by as much as 20%. Changes from the prior Zoning Code include the typical parking stall dimension increasing from 9 feet by 20 feet for non-residential parking to 10 feet by 20 feet with the Zoning Code update. In addition to this, the parking requirements for commercial development became more standardized, with a typical standard of one space for every 300 square feet of floor area. While this simplified the typical parking lot calculation requirements, it resulted in an

increase of required parking for this project from 19 spaces to 23 parking spaces. The combination of this made it impossible for the applicant to build the envisioned building due to the unusual constraints of the site.

The applicant had two options available: 1) to hire a traffic engineer to put together a formal parking demand study to justify the lower number; or 2) to apply for a Modification, which allowed the applicant to propose compact spaces for some of their required parking. Typically, compact spaces, which are 20% smaller than regular parking spaces, are only allowed when there are 30 or more required parking spaces. The applicant chose the latter option. In this case, 5 of the proposed parking spaces would be compact.

As it stands, the traffic engineer who drafted the original Traffic Impact Analysis (TIA) found that the use would likely have a very small impact with regards to traffic generation during am and pm peak hours. From this statement, it can likely be inferred that the business will not require all 23 spaces to accommodate its actual needs. Additionally, the spaces will still comply with those standards for compact spaces. As proposed, the project will otherwise meet the standards of the city and will be as effective as if they had all been full sized parking stalls. Therefore, the project is consistent with this finding.

3. *There are no alternatives to the requested modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the public;*

Finding: While a parking demand study could have shown that the need for the additional parking was not needed, the Modification effectively ensures that there will be sufficient parking to serve this business, as well as any future owners of the site. Therefore, the project is consistent with this finding.

- 4.. *The modification is in keeping with the character of the surrounding built environment;*

Finding: Compact parking spaces are not uncommon in this area. It will serve a need for parking and has been designed to meet all other city standards. Therefore the project is consistent with this finding.

5. *The granting of the requested modification would not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this Code.*

Finding: The Building Division, Engineering Department, and Fire Department have already considered the proposed parking lot as part of this review. In addition, as part of any of the overall site improvements, the parking will be subject to building permit review and inspections. Therefore, the project is consistent with this finding.

**NOW THEREFORE BE IT FURTHER RESOLVED**, the Dixon Planning Commission hereby **approves** Planning Application PA23-06 for the European Wholesale Machines Project (DR23-02/UP23-02/MOD25-0195), subject to the conditions of approval listed below.

## Conditions of Approval

### Planning Division

1. Plans submitted for any future city permits shall substantially conform to the application materials and plans identified as "Exhibit A" submitted on April 29, 2025 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. Prior to issuance of a building permit the applicant shall work with Staff to address the following changes to the architecture and incorporate into building permit plans and the approved changes shall be installed as approved by staff prior to final occupancy, including:
  - a. The applicant shall wrap the side and rear windows around to the front of the business along West Vaughn Road and North Lincoln Streets. The design shall be subject to Planning review and approval prior to issuance of a building permit;
  - b. All signage on the building and any future monument sign shall be channel lettered, internally lit, and fully consistent with Chapter 18.18 (Signs) of the Dixon Municipal Code. In addition:
    - i. Banner signs shall only be allowed during the first 120 days of a new business opening. A banner sign shall be removed after that time or as soon as a permanent sign has received administrative Sign Permit and building permit approval and been installed, whichever happens first.
    - ii. Temporary banners shall not individually exceed sixty (60) square feet or collectively one hundred twenty (120) square feet. No more than three (3) temporary banners may be displayed at one time.
    - iii. Temporary banners must be affixed directly to the wall or facade of a building and shall not be displayed above the eave of the roofline.
  - c. A six foot, wrought iron or other quality, fence shall be installed along the westerly rear property line that abuts 1-80. Appropriate landscaping, including screening trees and shrubs, shall also be installed. A landscaping plan and fencing detail shall be submitted to the city and is subject to Planning review and approval prior to issuance of a building permit. The fence and landscaping shall be installed prior to final inspection by the Building Division;
  - d. Prior to issuance of a building permit, have a landscape professional document that the parking lot shade requirements will be met;
  - e. A 50:50 use of 15-gallon and 24-inch box, street and parking lot trees, shall be utilized in order to ensure a quicker, fuller coverage of the site;
  - f. Trash enclosures shall meet typical city design standards;

- g. Hide the location of downspouts and paint them to blend with the rest of the commercial buildings;
  - h. All exterior lighting shall be down lit, concealed or recessed and meet typical walkway and parking lot design standards of the city. The design of the lighting shall be in keeping with the building and not result in a spill over effect onto off-site properties. A photometric study shall be included to demonstrate that light impacts will be minimal;
  - i. Bollards shall be painted the same color as the adjacent wall/door color;
  - j. Mechanical equipment shall be screened;
4. Conditions of Approval shall be printed on all plans submitted for permit, including building permit, improvement plans or grading plans.
5. 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.
6. 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.
7. The property shall be maintained at all times.

#### **Engineering Department**

8. The developer shall be responsible for financing and constructing public improvements along frontage of property including installing/replacing curbs, gutters, driveway approaches and sidewalk where the improvements are either missing or are currently damaged. Determination of damage shall be at the sole discretion of the City Engineer or their designee. Any existing pedestrian improvements that do not meet current ADA standards and requirements shall be removed and replaced with most current standards. ADA ramps shall meet the most current Caltrans ramp standard details and requirements. All curbs, gutter, sidewalk, or other existing City facility damaged prior to or during construction shall be removed and replaced to City standards. If required, any work in the public right-of-way shall:
  - a. Be in accordance with the latest edition of the City of Dixon's Engineering Design Standards & Construction Specifications (City of Dixon Standards).
  - b. Be in accordance with the federal Americans with Disabilities Act and the State of California Accessibility Standards.
  - c. Require the issuance of an encroachment permit from the Engineering Division prior to the issuance of a building permit and prior to commencing work within the public right-of-way. The encroachment permit shall be signed off as complete, including submitting drawings by the Engineering Division prior to occupying any building on the subject property.

9. The developer shall extend the sidewalk on North Lincoln Street to the project frontage to provide public right of way access.
10. The existing driveway apron to be removed for accessing the adjacent parcel will be replaced by similar access on new cul-de-sac.
11. All offsite utility improvements required for the project shall be completed by the developer at no expense to the City.
12. The developer shall provide evidence of Operation and Maintenance of Post Construction Storm Water Management Measures as required by Section E.12.h of the City's Phase II Small MS4 General Permit 2013-0001-DWQ. The agreement shall be submitted to the City of Dixon Engineering Department as part of the initial building permit submittal. A copy of the O&M agreement template can be obtained from the Engineering Department. An approved Operations and Maintenance agreement is required prior to building permit approval.
13. The developer shall comply with Title 14 of the Dixon Municipal Code regarding water and sanitary sewer requirements.
14. The developer shall comply with Title 16 of the Dixon Municipal Code regarding grading and storm water control.
15. Any proposed trash enclosures shall be designed in accordance with California Stormwater BMP Handbook Development fact sheet SD-32 Trash Storage Areas.
16. Any on-site paving shall be designed by a registered civil engineer or architect to accommodate the anticipated traffic volumes and loads.

#### **Building Division**

17. Following installation of landscaping, a landscape architect or landscape professional shall provide to the city confirmation that it complies with the city's adopted Model Water Efficiency Landscape Ordinance (MWELO).
18. If actual occupancy w/ employees exceeds 50 than two restrooms will need to be provided (one for each sex) B or M occupancy
19. Be sure to apply accessibility for the restroom based on the 2022 California Building Code chapter 11B – some of the details below to review – a more thorough review will be performed after submittal:
  - a. Water closet shall be 17"-18" from the side wall 11B 604.2.
  - b. The Side wall grab bar shall be max 12" from rear wall and the front end positioned a minimum of 24" in front of water closet 11B 604.5.1.
  - c. The rear wall grab bar shall be min 36" long and 12" from center on one side and 24" from center on the other side 11B 604.5.2.

- d. Toilet paper dispensers shall comply with Section 11B-309.4 and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. 11B 604.7.
  - e. Urinals not provided in accessible compartments Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture. 11B 605.2.
20. Engineer stamp has expired. Be sure actual plan submittal is updated with current Engineer stamp and date of drawing.
21. Project will be subject to CalGreen requirements for EV charging table 5.106.5.3.1. 10-25 spaces will require 4 EV capable spaces. "A vehicle space with electrical panel space and load capacity to support a branch circuit and necessary raceways, both underground and/or surface mounted, to support EV charging.
22. When EVSE is installed, accessible EVCS shall be provided in accordance with California Building Code, Chapter 11B, section 11B-228.3. (when/if actually installed in future)
23. New landscapes equal to and greater than 500 sq feet shall comply with CalGreen 5.304.6 for MWEL0
24. Accessible routes and circulation paths may be subject to recent change to the code. 11B-250.1 *General. Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches (102 mm) minimum above the area where vehicular traffic occurs. The accessible route on the proposed plan may need to be raised 4 inches to comply with the above section.* While there are some exceptions to this we highly advise that you research this section of the code as it is a major change and could also affect drainage, etc.

**Fire Department**

25. This building shall require a NFPA 13 Fire Sprinkler system with local and state amendments. CFC 903.2
26. No fire control room was indicated on the site map. A fire control room for will be required for the Fire Sprinkler Riser. CFC Chapter 80 7.1.3

27. Fire Department Connections (FDC's) are to be located within forty (40) feet of a fire hydrant and immediately adjacent to an approved access road. 2019 NFPA 24 5.9.5.1

28. Private fire hydrants; if needed, will require a separate fire construction permit. CFC 105.7.19

**Standard Conditions**

29. The applicant must obtain a building permit within two (2) years 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 two (2) 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.

30. 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.

31. Development Impact Fees, as applicable, for the necessary public facilities to serve this project must be paid for each building permit using the multifamily residential rates established by the City's current AB1600 fee schedule. The fees are based on the specifics of the plans as submitted. The fees include:

- a. Wastewater Fee
- b. Drainage Improvement Impact Fee
- c. Police Facilities Fee
- d. Transportation Fee
- e. Fire Facilities Impact Fee
- f. Administrative Facilities Impact Fee
- g. Public Works Facilities Fee
- h. School Impact Fee (Paid directly to Dixon Unified School District)
- i. Water Connection Fee
- j. Solano County Capital Facilities Fee, including Library Fee
- k. 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**, Any party aggrieved or affected by a decision by the Planning Commission may file an appeal within ten (10) calendar days after decision, using the appeal form available at City Hall. To file an appeal, complete the form and submit it with a filing fee to the City of Dixon, 600 East A Street, Dixon, CA 95620, no later than ten (10) calendar days after the date of the Planning Commission action. No postmarks will be accepted.

**ADOPTED** at a regular meeting of the Planning Commission of the City of Dixon, State of California, on the 10<sup>th</sup> day of June 2025:

AYES:

NOES:

ABSENT:

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JACK CALDWELL, CHAIR  
DIXON PLANNING COMMISSION

Attest:

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BRANDI ALEXANDER  
DEPUTY CLERK/SECRETARY

**PROJECT NAME:  
DIXON LAND**

**DEVELOPMENT TYPE:  
OFFICE SHOWROOM**

**BUSINESS NAME AND ADDRESS:  
EUROPEAN WHOLESALE MACHINES  
5199 FULTON DRIVE UNIT B  
FAIRFIELD CALIFORNIA 94534**

**SHEET INDEX**

SHEET 01 OF 18	COVER & SHEET INDEX.
SHEET 02 OF 18	SITE PLAN.
SHEET 03 OF 18	GRADING PLAN.
SHEET 04 OF 18	UTILITY PLAN.
SHEET 05 OF 18	BIORETENTION SHEET.
SHEET 06 OF 18	CONCEPTUAL MATERIALS AND COLOR PALETTE.
SHEET 07 OF 18	PROPOSED FLOOR PLAN ELEVATION VIEWS.
SHEETS 08 & 9 OF 18	PROPOSED FLOOR ISO VIEWS.
SHEET 10 OF 18	PROPOSED TOP VIEW PLAN 1.
SHEET 11 OF 18	PROPOSED TOP VIEW PLAN 2.
SHEET 12 OF 18	PROPOSED ADA RESTROOM 1.
SHEET 13 OF 18	PROPOSED ADA RESTROOM 2.
SHEETS 14-21 OF 18	PROPOSED STRUCTURAL PLAN.

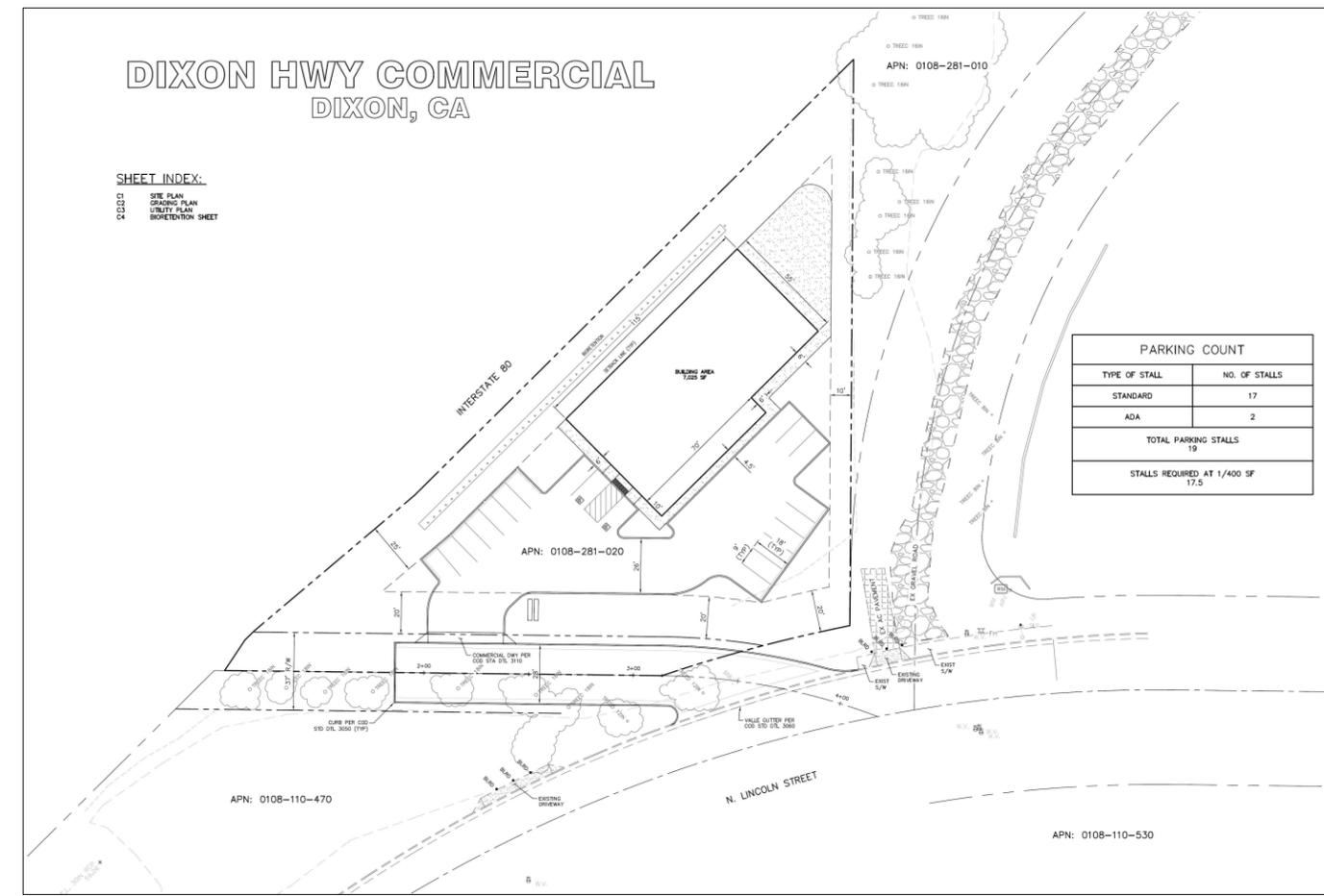
OWNER DATA	
NAME	Goya sheen
MAILING ADDRESS:	705 harvest way,
CITY/STATE/ZIP CODE:	Dixon, CA 95620
PHONE:	705-758-4828
MAIL:	<a href="mailto:goyasheen@gmail.com">goyasheen@gmail.com</a>

DEVELOPMENT AGENCY	
NAME	Northstar inc. Rick Cassandra
LIC. NO.	917210
CITY/STATE/ZIP CODE:	N/A
PHONE:	209-230-8988
MAIL:	<a href="mailto:Ricknorthstar@yahoo.com">Ricknorthstar@yahoo.com</a>

ENGINEERING IN RECORD	
NAME	Vincent bossi, PEI engineering
MAILING ADDRESS:	425 merchant Street suite 200
CITY/STATE/ZIP CODE:	Vacaville California, 95688
PHONE:	707-451-6556
MAIL:	<a href="mailto:Vbossi@phillippieng.com">Vbossi@phillippieng.com</a>

**GENERAL NOTES:**

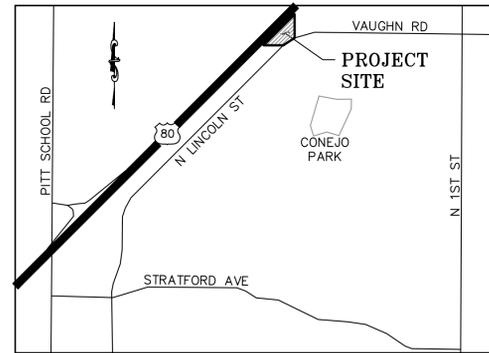
- CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.
- PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF TEN FEET.
- PROVIDE A 12" HIGH ADDRESS POSTING (6" IF WITHIN 50 FEET OF THE STREET) WITH SUITE NUMBER 4" HIGH.
- IF THE PLANS DO NOT ACCURATELY REFLECT THE JOB CONDITIONS OR THE CONSTRUCTION IS NOT PER PLANS, NO INSPECTIONS WILL OCCUR UNTIL AN ADDENDUM IS APPROVED BY THE CITY/COUNTY IS OBTAINED.
- ANY CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE CITY/COUNTY FOR REVIEW AND APPROVAL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND ALL OTHER CONDITIONS AND CORRELATE AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK AND/OR POSSIBLE ERRORS OR OMISSIONS SHOWN OR INFERRED ON THE DRAWINGS OR THE PROPER EXECUTION OF THE SAME.
- COMPLIES WITH 2022 CBC, CMC, CPC, CEC, CFG, CA ENERGY, AND CAL-GREEN BUILDING STANDARD CODES.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOBSITE.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOBSITE DURING ANY INSPECTION ACTIVITY.
- DEFERRED SEPARATE SUBMITTAL PERMIT, REVIEW, AND APPROVAL FOR THE FOLLOWING ITEMS:
  - EXTERIOR BUILDING SIGNAGE
  - SITE SIGNAGE
- NO DRAINAGE TO BE TAKEN TO ADJACENT PROPERTY.



# DIXON HWY COMMERCIAL

## DIXON, CA

APN: 0108-281-010

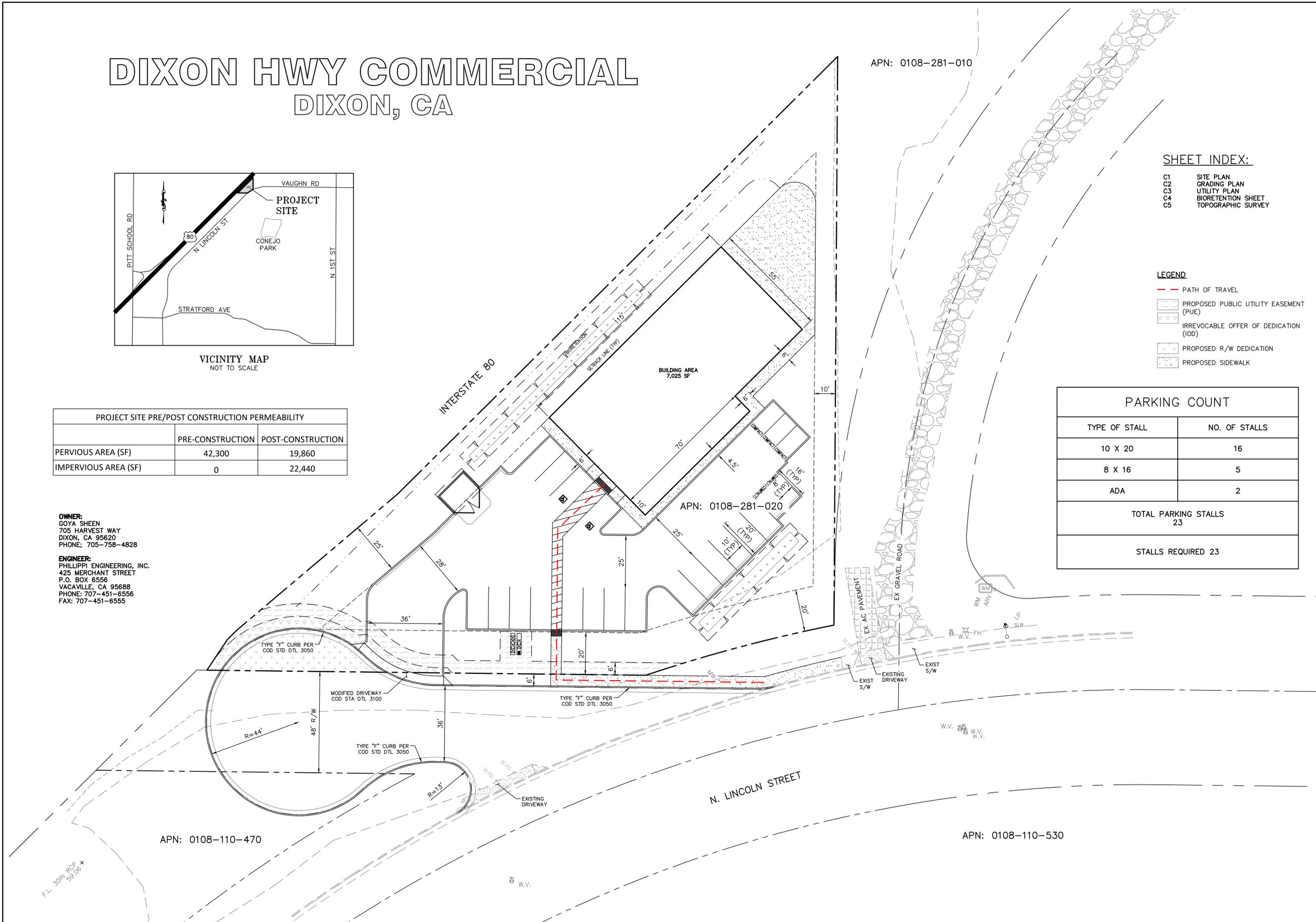


VICINITY MAP  
NOT TO SCALE

PROJECT SITE PRE/POST CONSTRUCTION PERMEABILITY		
	PRE-CONSTRUCTION	POST-CONSTRUCTION
PERVIOUS AREA (SF)	42,300	19,860
IMPERVIOUS AREA (SF)	0	22,440

**OWNER:**  
GOYA SHEEN  
705 HARVEST WAY  
DIXON, CA 95620  
PHONE: 705-758-4828

**ENGINEER:**  
PHILLIPPI ENGINEERING, INC.  
425 MERCHANT STREET  
P.O. BOX 6556  
VACAVILLE, CA 95688  
PHONE: 707-451-6556  
FAX: 707-451-6555



### SHEET INDEX:

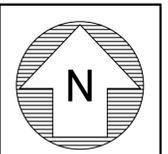
- C1 SITE PLAN
- C2 GRADING PLAN
- C3 UTILITY PLAN
- C4 BIORETENTION SHEET
- C5 TOPOGRAPHIC SURVEY

### LEGEND

- PATH OF TRAVEL
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- IRREVOCABLE OFFER OF DEDICATION (IOD)
- PROPOSED R/W DEDICATION
- PROPOSED SIDEWALK

### PARKING COUNT

TYPE OF STALL	NO. OF STALLS
10 X 20	16
8 X 16	5
ADA	2
TOTAL PARKING STALLS 23	
STALLS REQUIRED 23	



SCALE:  
1"=20'



**PHILLIPPI ENGINEERING**  
CIVIL ENGINEERING AND SURVEYING  
1000 W. MOUNTAIN VIEW STREET  
VACAVILLE, CA 95688  
P.O. BOX 6556  
OFFICE (707) 451-6556  
FAX (707) 451-6555

DESIGNED BY: MJP  
DRAWN BY: MJP  
CHECKED BY: VAB

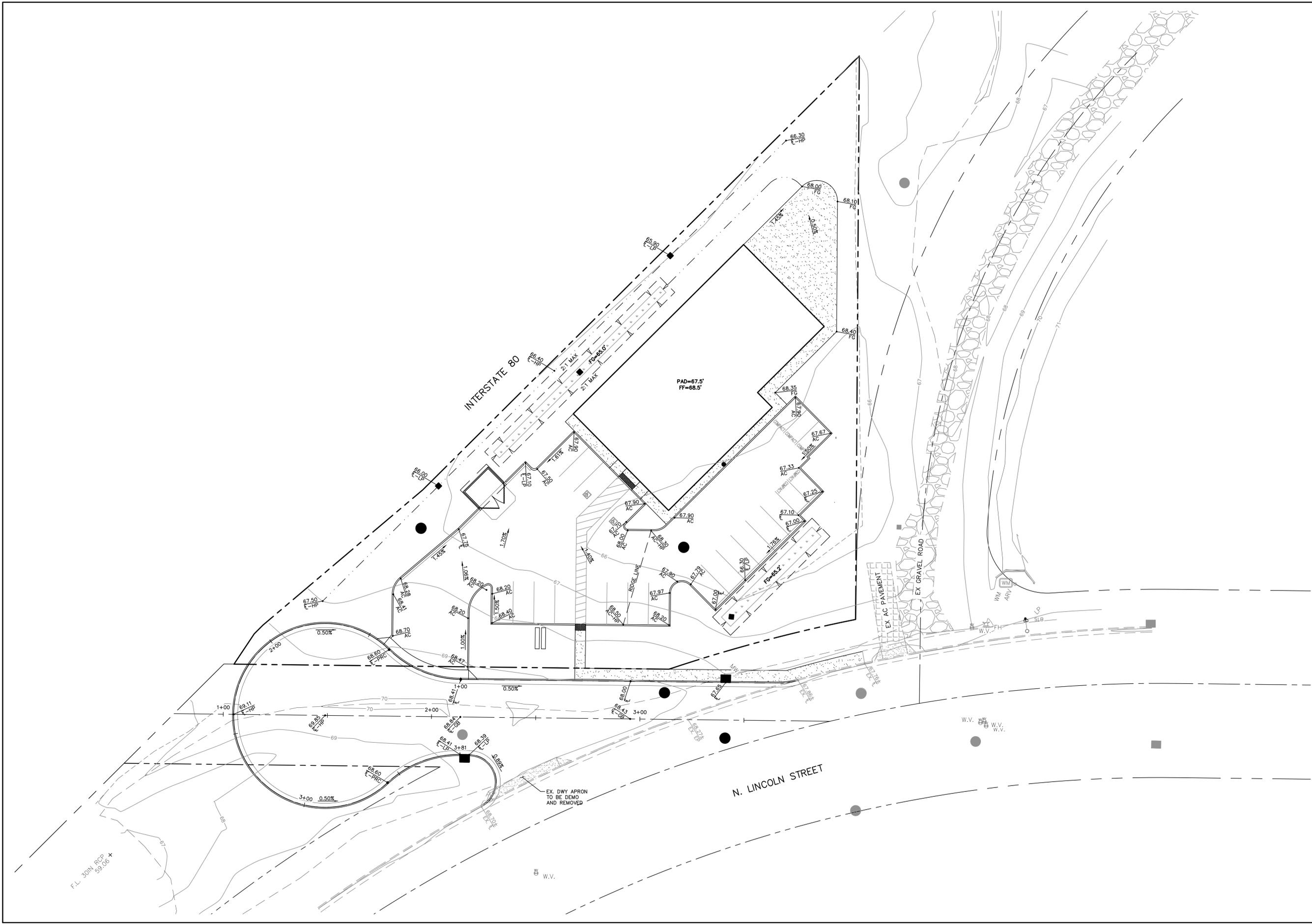
PROJECT NAME/LOCATION: DIXON HWY COMMERCIAL  
DRAWING TITLE: SITE PLAN  
CA

REVISIONS:	NO.	DATE	DESCRIPTION

DRAWING FILE:  
P\_20220200/TENTATIVE MAP/  
TM MASTER/20220200 CI SITE

ISSUE DATE: 04/29/2025  
PROJECT NO.: 20220200

SHEET NO.: C1  
OF 5



F.L. 30IN RCP  
59.06 +



SCALE:  
1"=20'



**PHILLIP ENGINEERING INC.**  
**PHILLIP ENGINEERING**  
 CIVIL ENGINEERING - LAND SURVEYING  
 1000 W. LINCOLN STREET  
 VACAVILLE, CA 95688  
 P.O. BOX 6556 OFFICE (707) 451-6556  
 P.O. BOX 6556 FAX (707) 451-6555

PROJECT NAME/LOCATION:  
**DIXON HWY COMMERCIAL** CA

DRAWING TITLE:  
**GRADING PLAN**

REVISIONS:	NO.	DATE	DESCRIPTION

DRAWING FILE:  
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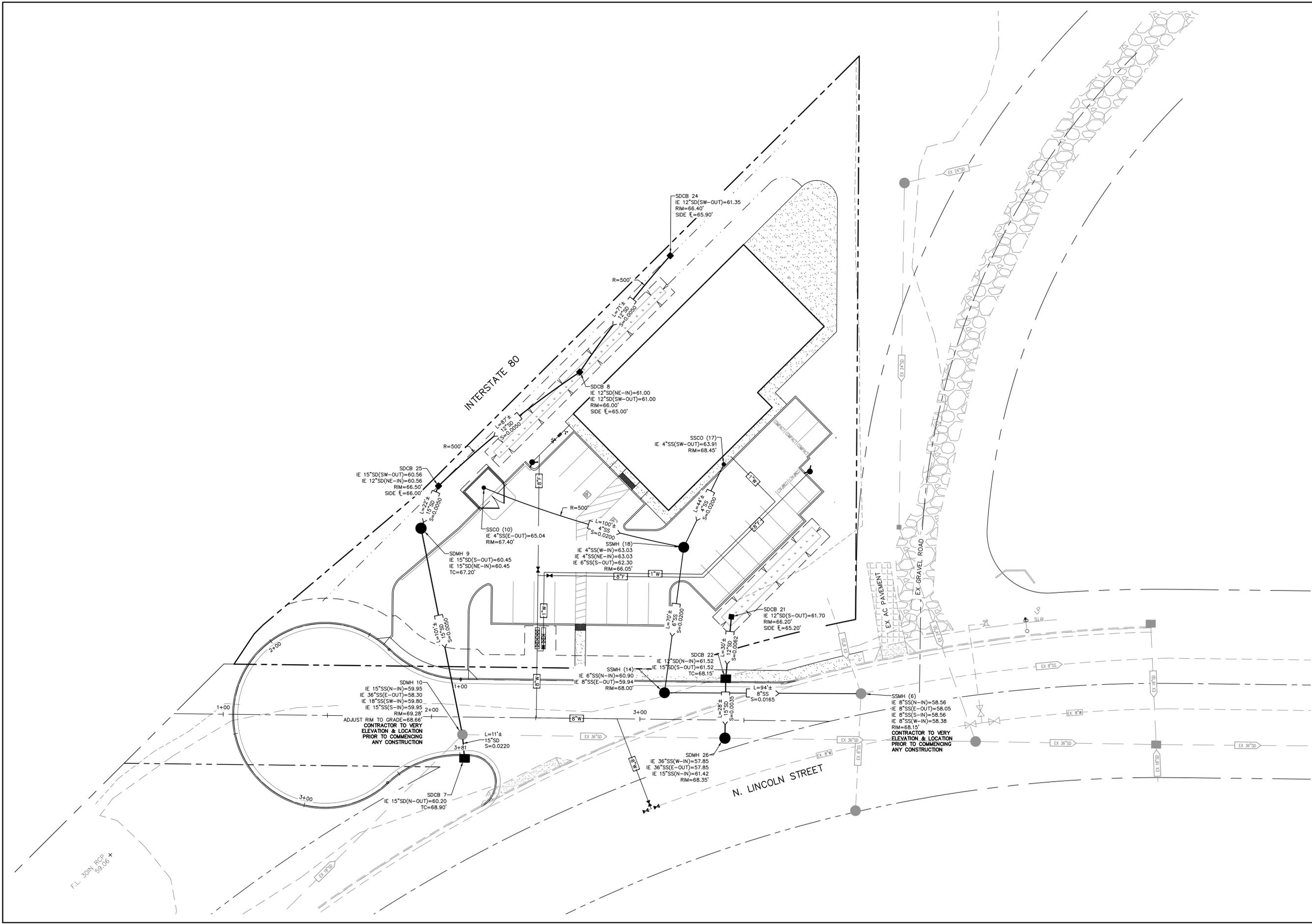
ISSUE DATE:  
04/29/2025

PROJECT NO.:  
20220200

SHEET NO.:  
**C2**  
OF 5

DESIGNED BY: MJP  
 CHECKED BY: YAB

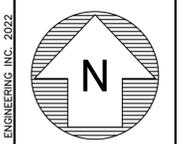
DRAFTED BY: MJP  
 CHECKED BY: YAB



F.L. 30IN RCP  
59.06'

ADJUST RIM TO GRADE=68.66'  
CONTRACTOR TO VERY  
ELEVATION & LOCATION  
PRIOR TO COMMENCING  
ANY CONSTRUCTION

CONTRACTOR TO VERY  
ELEVATION & LOCATION  
PRIOR TO COMMENCING  
ANY CONSTRUCTION



SCALE:  
1"=20'



PHILLIPPI ENGINEERING  
INCORPORATED  
1000 S. MAIN STREET  
VACAVILLE, CA 95986  
P.O. BOX 6556  
OFFICE (707) 451-6556  
FAX (707) 451-6556

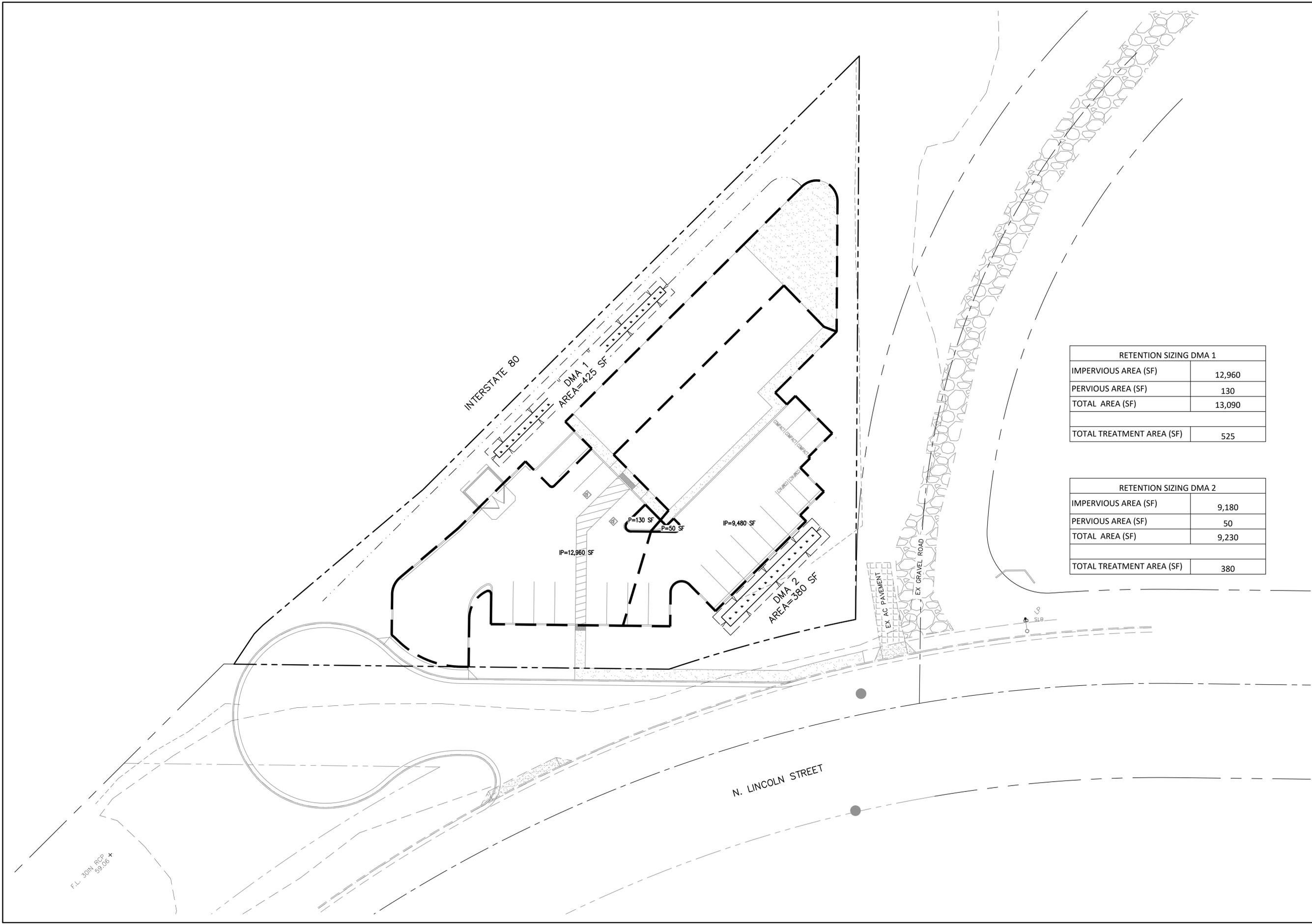
DESIGNED BY: MJP  
DRAFTED BY: MJP  
CHECKED BY: VAB

PROJECT NAME/LOCATION:  
DIXON HWY COMMERCIAL CA  
DIXON  
DRAWING TITLE:  
UTILITY PLAN

REVISIONS:	NO.	DATE	DESCRIPTION

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TM MASTER\2022\2020 CI SITE

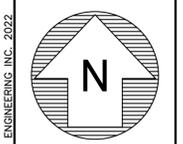
ISSUE DATE: 04/29/2025  
PROJECT NO.: 20220200  
SHEET NO.: C3  
OF 5



F.L. 30IN RCP  
59.06'

RETENTION SIZING DMA 1	
IMPERVIOUS AREA (SF)	12,960
PERVIOUS AREA (SF)	130
TOTAL AREA (SF)	13,090
TOTAL TREATMENT AREA (SF)	525

RETENTION SIZING DMA 2	
IMPERVIOUS AREA (SF)	9,180
PERVIOUS AREA (SF)	50
TOTAL AREA (SF)	9,230
TOTAL TREATMENT AREA (SF)	380



SCALE:  
1"=20'



**PHILIPPI ENGINEERING**  
 CIVIL ENGINEERING - LAND SURVEYING  
 1000 W. 10TH STREET  
 VACAVILLE, CA 95688  
 P.O. BOX 6556 OFFICE (707) 451-6556  
 FAX (707) 451-6555

PROJECT NAME/LOCATION:  
**DIXON HWY COMMERCIAL** CA  
 DIXON  
 DRAWING TITLE:  
**BIORETENTION SHEET**

REVISIONS:	NO.	DATE	DESCRIPTION

DRAWING FILE:  
P:/20220200/TENTATIVE MAP/  
TM MASTER/20220200 CI SITE

ISSUE DATE:  
04/29/2025 SHEET NO.:  
C4  
 PROJECT NO.:  
20220200 OF 5

DESIGNED BY: MJP  
 DRAFTED BY: MJP  
 CHECKED BY: YAB

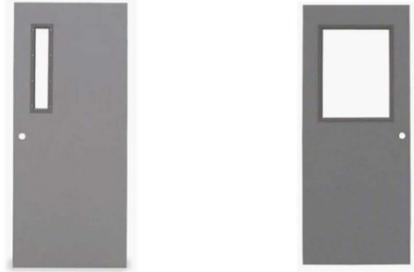


# CONCEPTUAL MATERIALS AND COOLER PALETTE:

## DATE: 02/23/2023



A. GLASS WINDOW, ALUMINUM 16 GA, 2 3/8 TEP GLASS, 3 E GREASE SUN 1.5, 4 TEMP GLASS, 5 SEAL WIND RESISTANCE. QTY: 12 (X)



B. OPTION 1: CURRIES STEEL DOOR: HALF GLASS, 2, CYLINDRICAL, NON-HANDED, 6' X 3' DOOR OPENING HT, 1 3/4 IN THICK.  
B. OPTION 2: NARROW LIGHT STEEL DOOR, 6' X 3', 1 3/4 IN THICK, 18-GAUGE, TYPE: 1



C. EXTERIOR WALL OPTIONS: GRAY/TAN BRICK BLEND. ALL AROUND EXTERNAL WALLS



D. YELLOW OR GRAY / 29 GA CORRUGATED STEEL, SLATE STANDARD SEAM METAL ROOF PANELS.



E. COMMERCIAL GARAGE DOOR QTY: 5 (X)

STEPS:  
WP ROLL WITH SEAL  
STONE WITH COLOR CHOICES  
METAL EDGE DRIP HOLES

BASE COAT: CRATCH & BROWN STUCCO

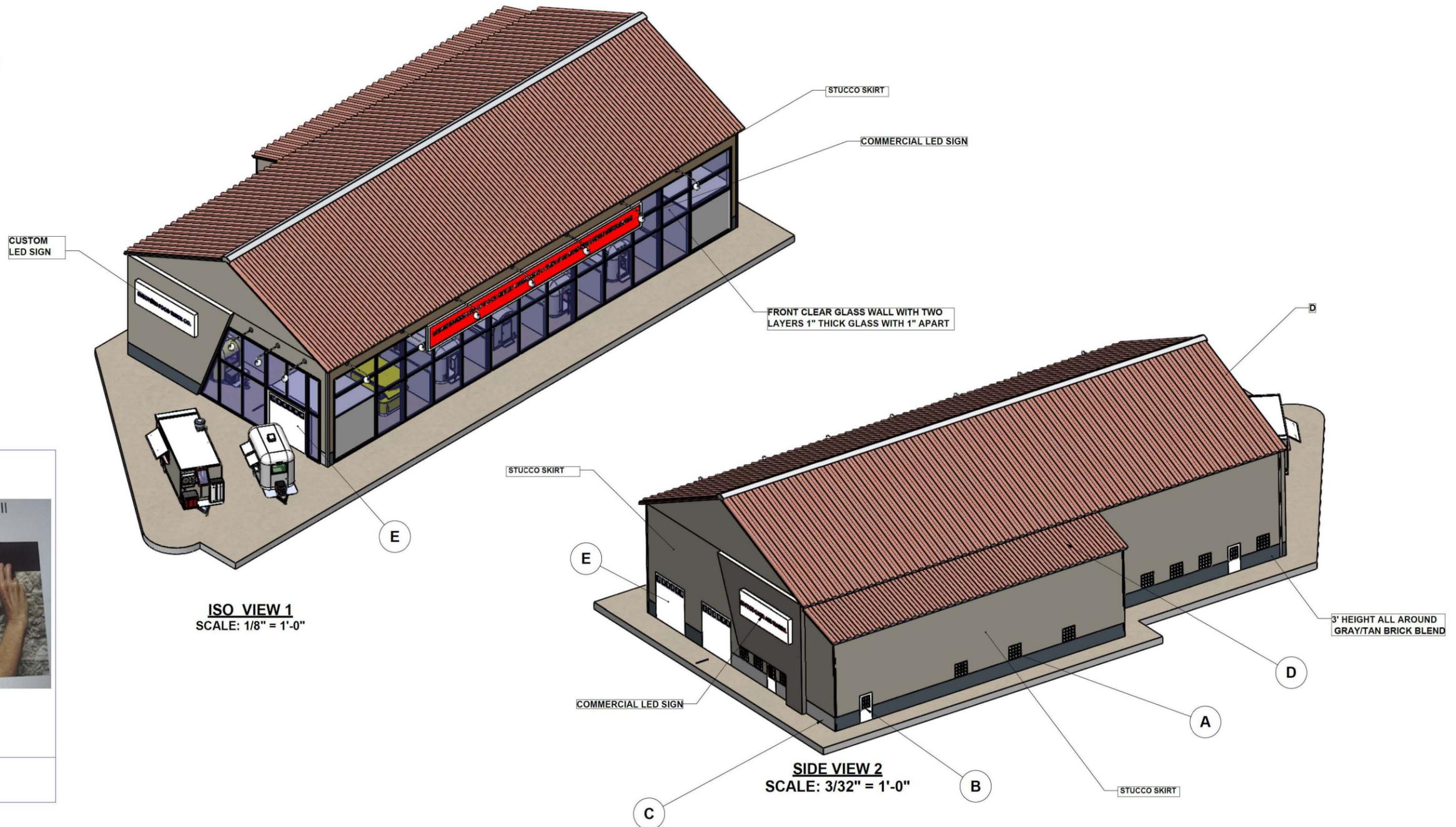
### LaHabra® COLOR SELECTION



CHOICE OF COLOR: CASE COAT, LA HABRA



PL 3X PREMIUM POLYURETHANE EXTERIOR/INTERIOR CONSTRUCTION ADHESIVE.



TURLOCK, CA  
HORMOZ SHAMONY  
shamonyhormoz@gmail.com  
(209) 834-1484

DIXON LAND, OFFICE SHOWROOM, EUROPEAN  
WHOLESALE MACHINES, 5199 FULTON DRIVE,  
UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR  
CONSTRUCTION

DATE	REV. #
2/23/2023	1
10/31/2024	2
	3
	4
	5

COVER SHEET

GVCD JOB:

DATE:

PLANNING SUBMITTALS

PLANNING CHECK SUBMITTALS

DRAWING BY:

CHECKED BY:

H. SHAMONY

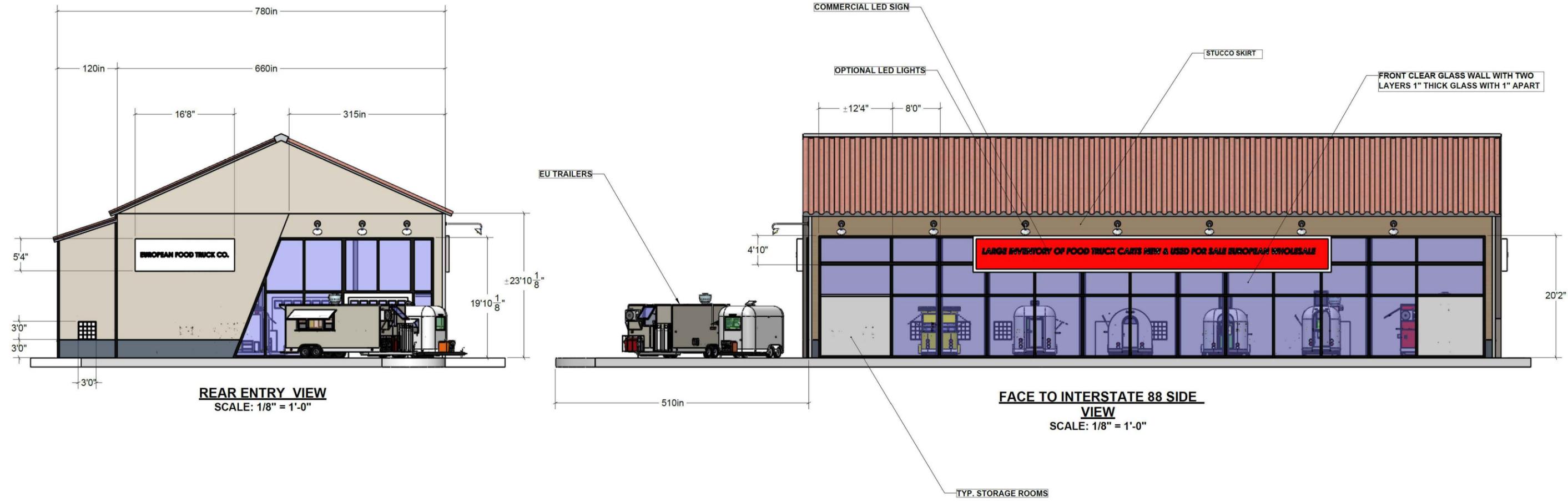
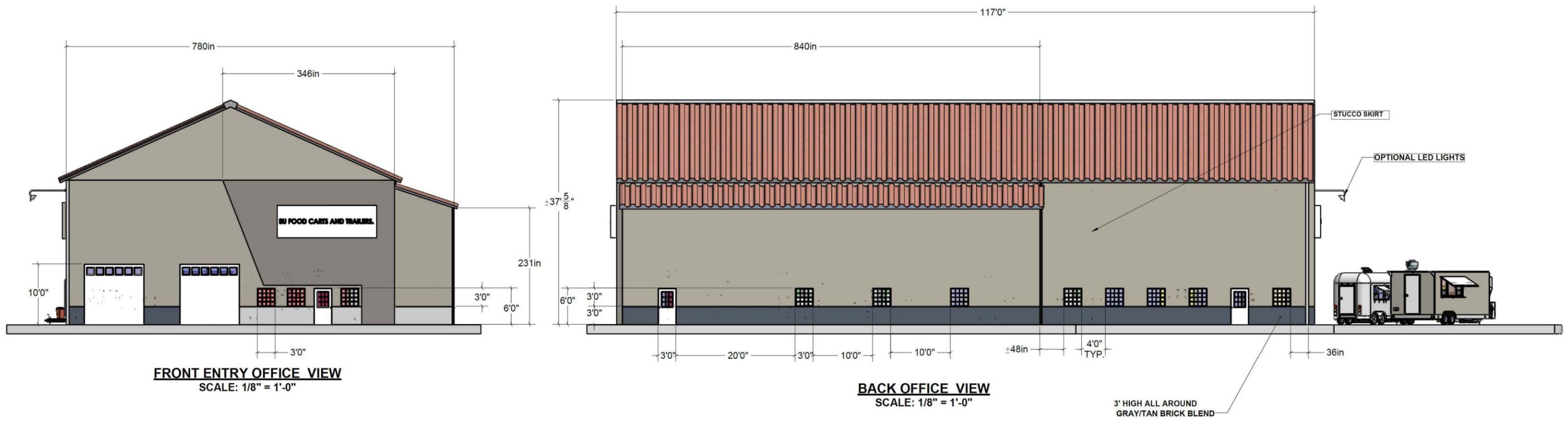
SCALE:

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PROHIBITED.

SHEET 1 OF 8  
SHEET SIZE:  
36" X 24"

# ELEVATION VIEWS OF THE PROPOSED BUILDING



TURLOCK, CA  
HORMOZ SHAMONY  
shamonyhormoz@gmail.com  
(209) 834-1484

DIXON LAND, OFFICE SHOWROOM, EUROPEAN WHOLESALE MACHINES, 5199 FULTON DRIVE, UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR CONSTRUCTION

DATE	REV. #
2/23/2023	1
10/31/2024	2

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GVCD JOB:

DATE:

PLANNING SUBMITTALS

PLANNING CHECK SUBMITTALS

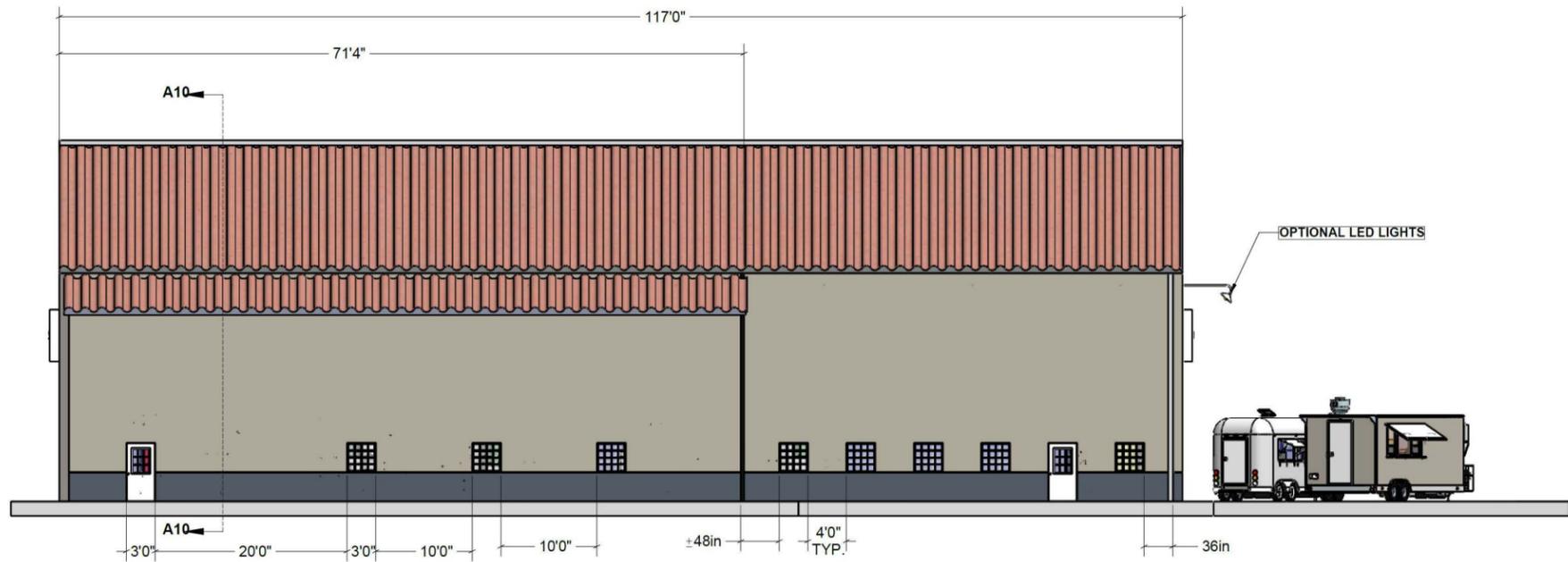
DRAWING BY:

CHECKED BY:  
H. SHAMONY

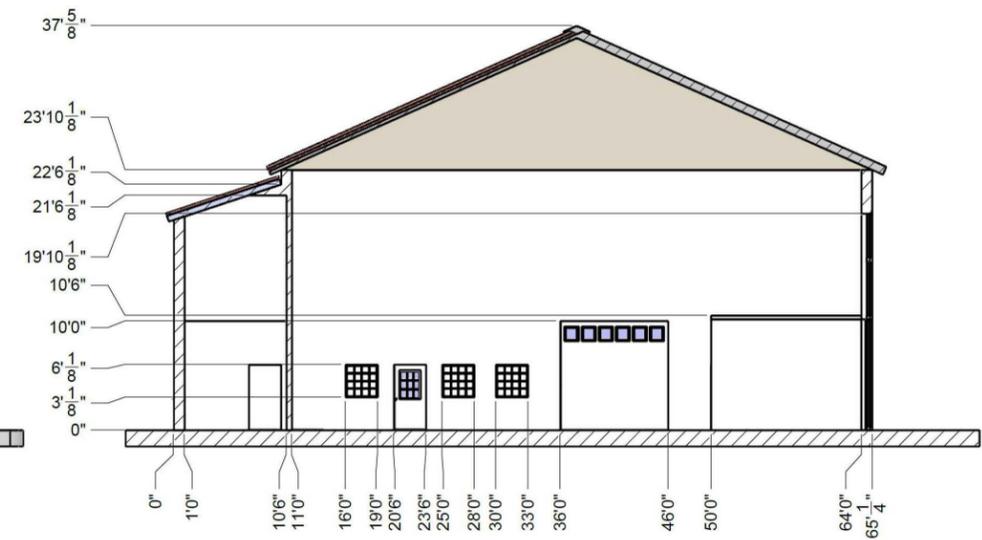
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SEE THE SHEET

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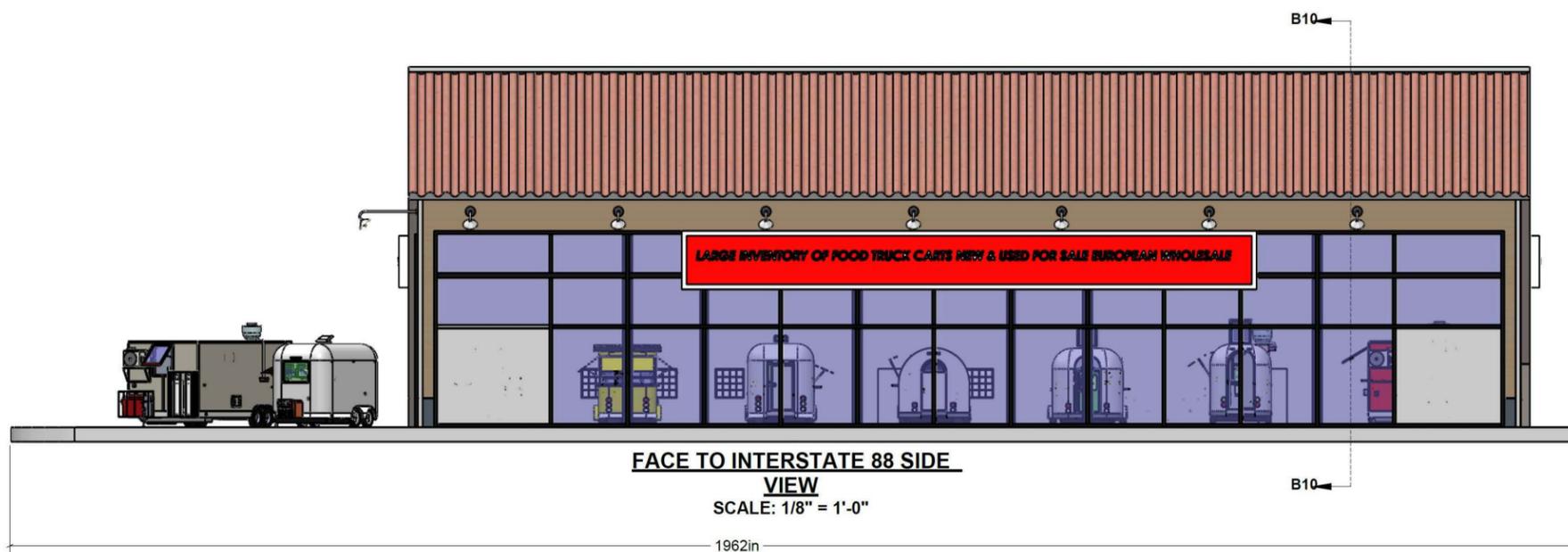
# ELEVATION PLAN



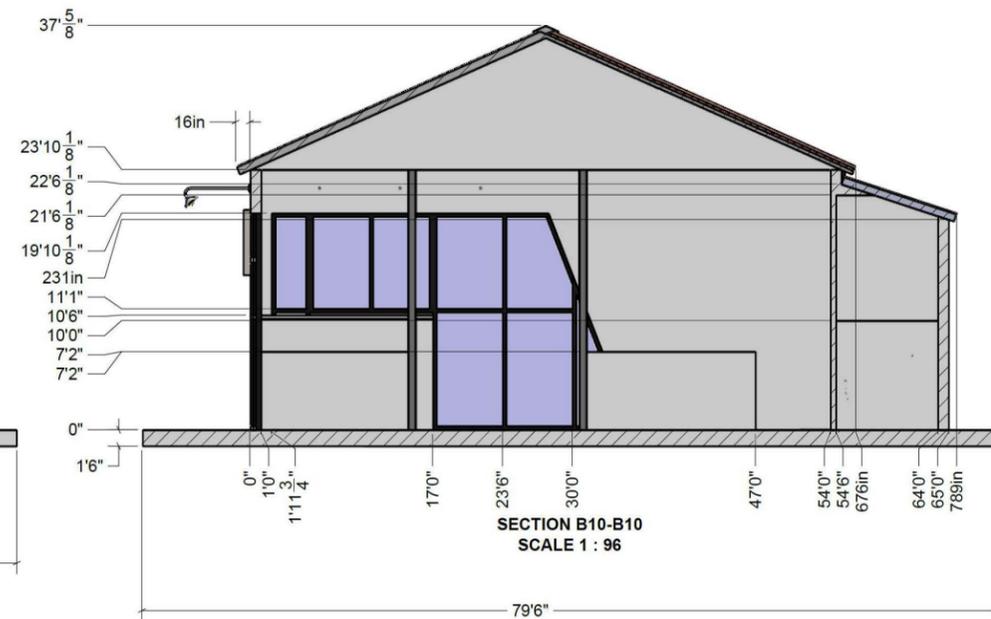
**BACK OFFICE VIEW**  
SCALE: 1/8" = 1'-0"



**SECTION A10-A10**  
SCALE 1 : 96



**FACE TO INTERSTATE 88 SIDE VIEW**  
SCALE: 1/8" = 1'-0"



**SECTION B10-B10**  
SCALE 1 : 96

**TURLOCK, CA**  
HORMOZ SHAMONY  
GVCD2021@gmail.com  
shamonyhormoz@gmail.com  
(209) 634-1454

DIXON LAND, OFFICE SHOWROOM, EUROPEAN WHOLESALE MACHINES, 5199 FULTON DRIVE, UNIT B, FAIRFIELD, CA 94534

REVIEW PROCESS NOTE FOR CONSTRUCTION

DATE	REV. #
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10/31/2024	2

**COVER SHEET**

GVCD JOB:

DATE:

PLANNING SUBMITTAL#

PLANNING CHECK SUBMIT#

DRAWING BY:

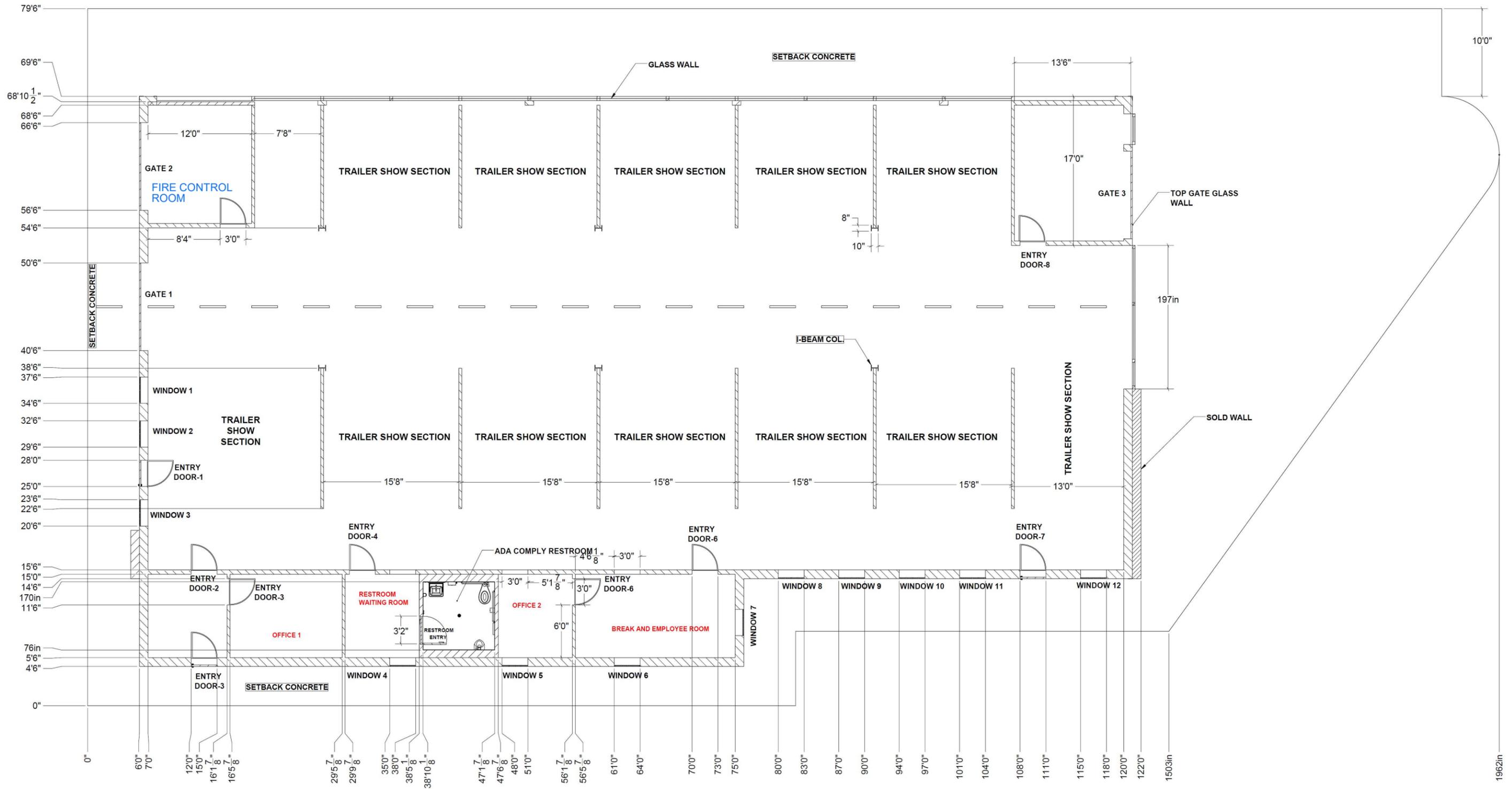
CHECKED BY: H. SHAMONY

SCALE: SEE THE SHEET

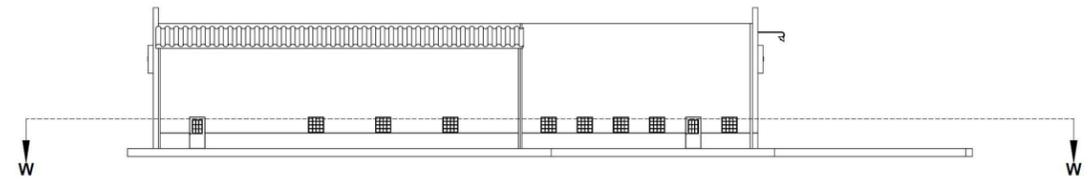
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**SHEET 3 OF 8**  
SHEET SIZE: 24" X 36" (D-SIZE)

# FLOOR PLAN VIEW



**TOP VIEW DETAILS**  
SCALE: 3/16" = 1'-0"





**TURLOCK, CA**  
HORMOZ SHAMONY  
shamonyhormoz@gmail.com  
(209) 634-1464

DIXON LAND, OFFICE SHOWROOM, EUROPEAN  
WHOLESALE MACHINES, 5199 FULTON DRIVE,  
UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR  
CONSTRUCTION

DATE	REV. #
2/23/2023	1
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	5

**COVER SHEET**

GVCD JOB: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING SUBMITTAL# \_\_\_\_\_

PLANNING CHECK SUBMITTAL# \_\_\_\_\_

DRAWING BY: \_\_\_\_\_

CHECKED BY: H. SHAMONY

SCALE: SEE THE SHEET

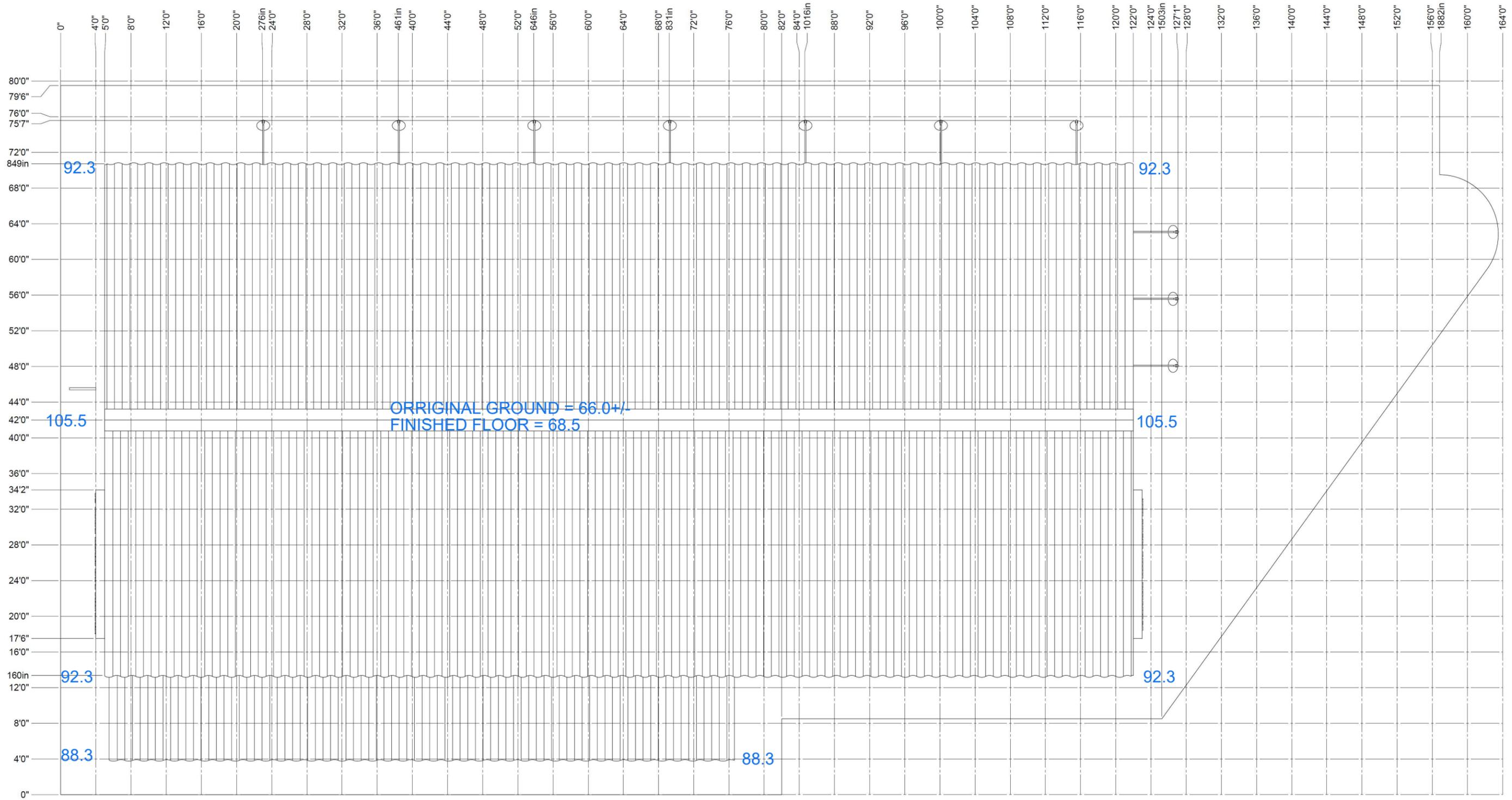
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**SHEET 4 OF 8**

SHEET SIZE:  
36" X 24"

# ROOF PLAN



**TOP ROOF DETAILS**  
SCALE: 1/8" = 1'-0"



**TURLOCK, CA**  
HORMOZ SHAMONY  
GVCD2021@gmail.com  
shamonyhormoz@gmail.com  
(209) 634-1464

DIXON LAND, OFFICE SHOWROOM, EUROPEAN  
WHOLESALE MACHINES, 5199 FULTON DRIVE,  
UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR  
CONSTRUCTION

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10/31/2024	2
	3
	4
	5

**COVER SHEET**

GVCD JOB:

DATE:

PLANNING SUBMITTAL#

PLANNING CHECK SUBMIT#

DRAWING BY:

CHECKED BY:  
H. SHAMONY

SCALE:  
SEE THE SHEET

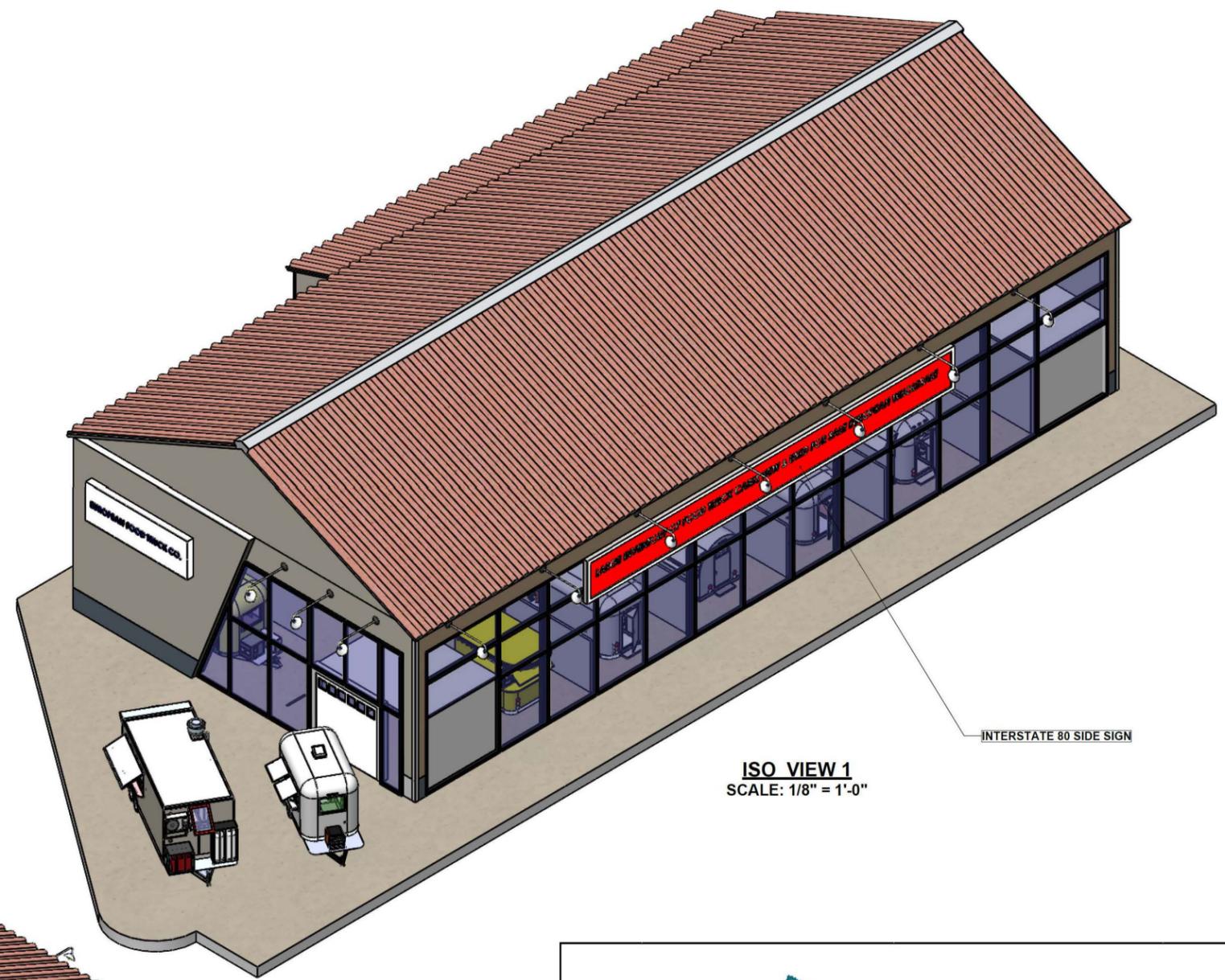
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**SHEET 5 OF 8**  
SHEET SIZE:  
24" X 36" (D-SIZE)



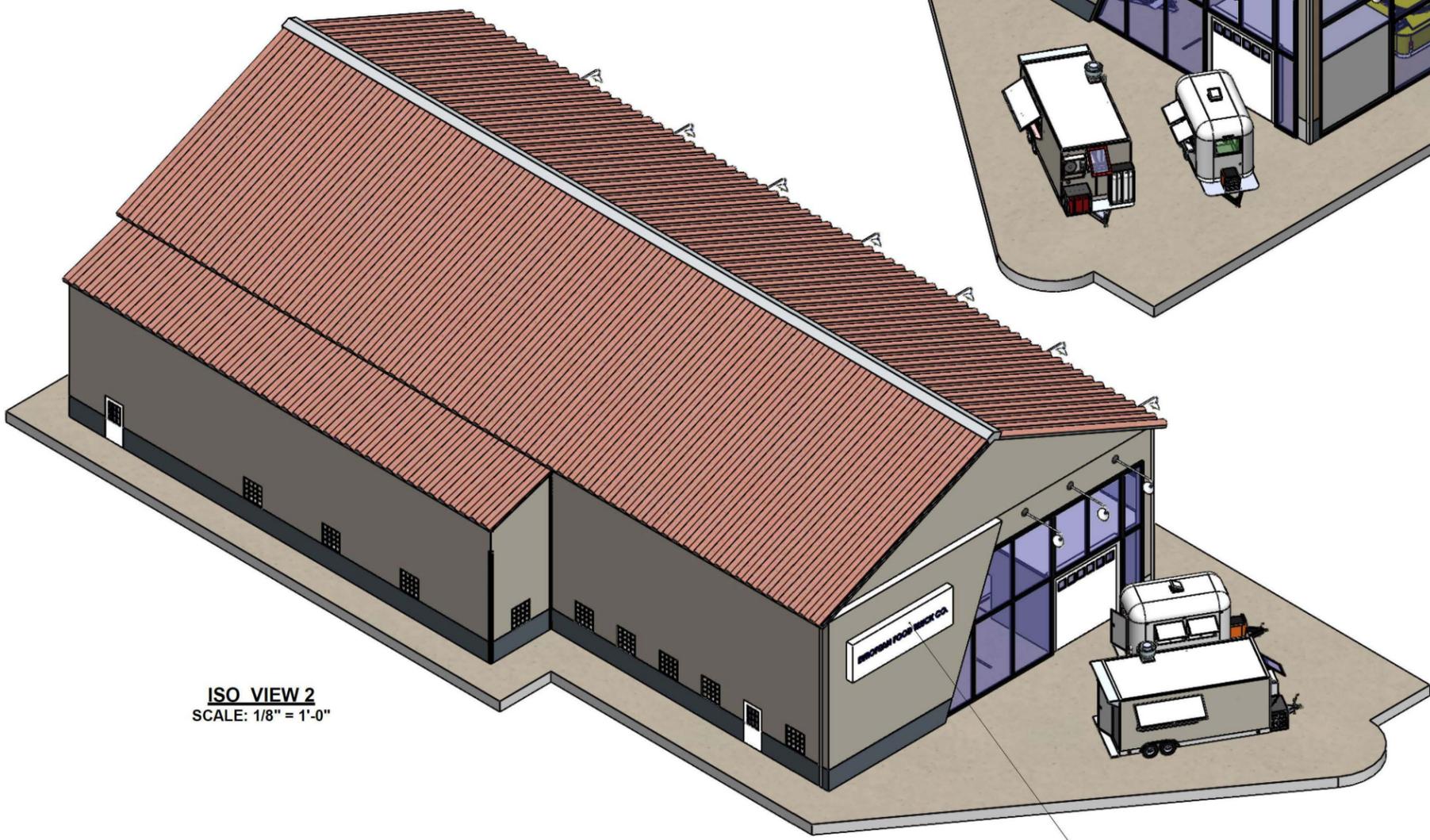
**REAR VIEW**  
SCALE: 1/8" = 1'-0"

NORTH SIDE SIGN



**ISO VIEW 1**  
SCALE: 1/8" = 1'-0"

INTERSTATE 80 SIDE SIGN



**ISO VIEW 2**  
SCALE: 1/8" = 1'-0"

NORTH SIDE SIGN



NO.	SIGN LOCATION	SIGN AREA (WXL) SQ-FT	ILLUSTRATED (COLOR)
1	INTERSTATE 80	60' X 6' = 180 SQ-FT	RED LED
2	NORTH SIDE ENTRY	16'-8" X 5'-4" = 88.9 SQ-FT	WHITE
3	SOUTH SIDE THE MAIN ENTRY	16'-8" X 5'-4" = 88.9 SQ-FT	WHITE
4	-	-	-
5	-	-	-
<b>TOTAL</b>		<b>357.8</b>	

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**SHEET 6 OF 8**  
 SHEET SIZE:  
 36" X 24"

TURLOCK, CA  
 HORMOZ SHAMONY  
 shamonyhormoz@gmail.com  
 (209) 834-1464

DIXON LAND, OFFICE SHOWROOM, EUROPEAN  
 WHOLESALE MACHINES, 5199 FULTON DRIVE,  
 UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
 NOTE FOR  
 CONSTRUCTION

DATE	REV. #
2/23/2023	1
10/31/2024	2

**COVER SHEET**

GVCD JOB:

DATE:

PLANING SUBMITTALS

PLANING CHECK SUBMITTALS

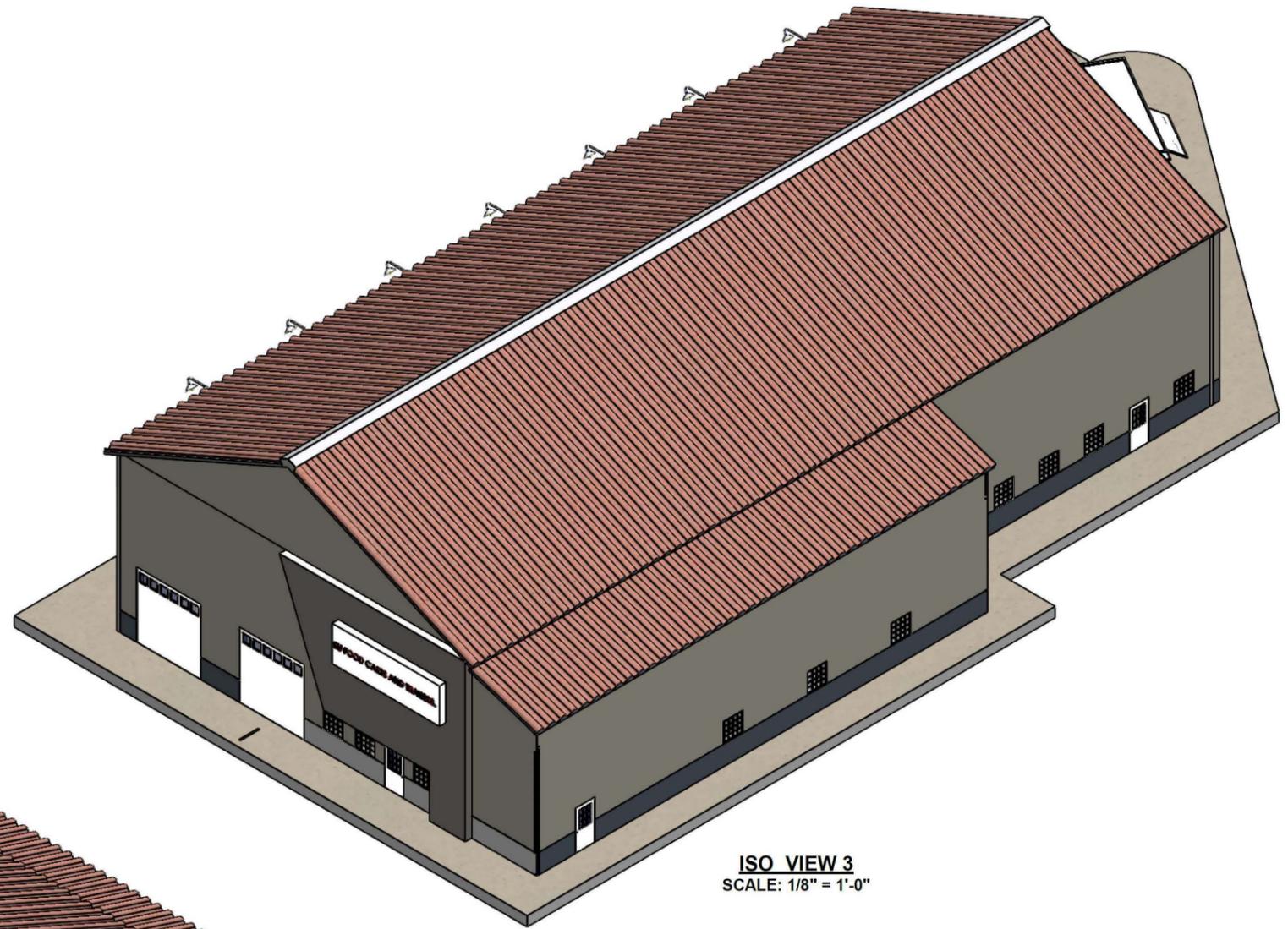
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CHECKED BY:  
H. SHAMONY

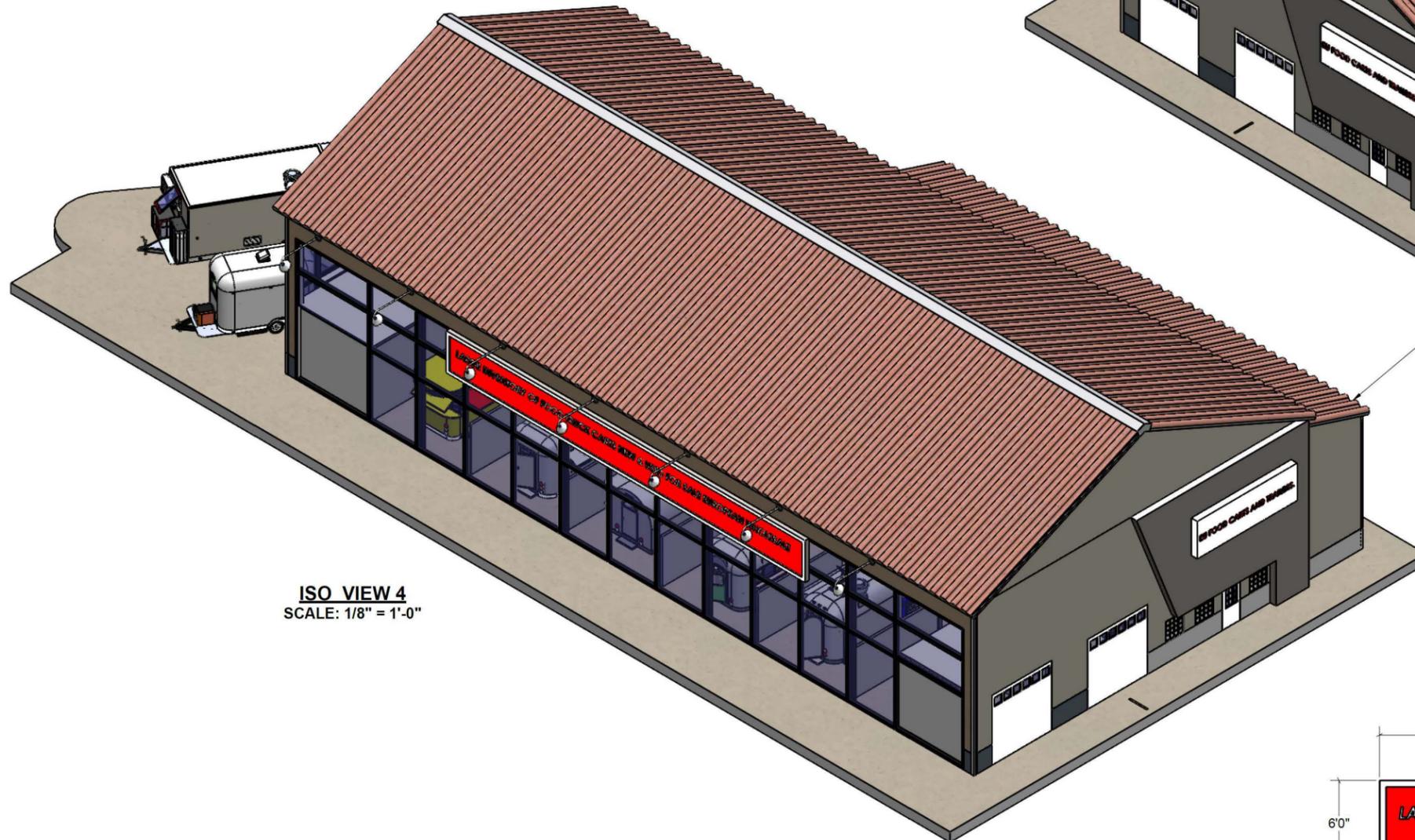
SCALE:  
SEE THE SHEET



**FRONT ENTRY OFFICE VIEW**  
SCALE: 1/8" = 1'-0"

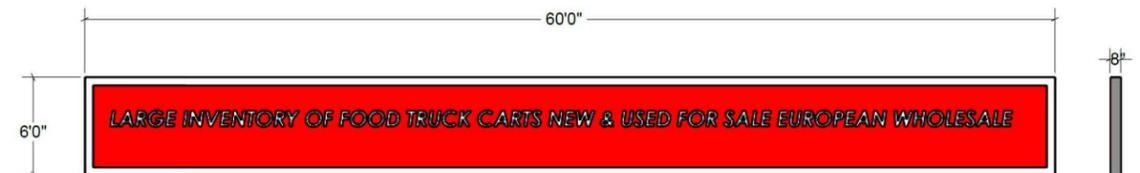


**ISO VIEW 3**  
SCALE: 1/8" = 1'-0"



**ISO VIEW 4**  
SCALE: 1/8" = 1'-0"

SEMI-FLAT ROOF WITH SLOPE DOWN 1/2:12 RECOMMENDED SLOPE THE TORCH DOWN MATERIAL.



**COMMERCIAL SIGN**  
SCALE: 3/16" = 1'-0"



**TURLOCK, CA**  
HORMOZ SHAMONY  
shamonyhormoz@gmail.com  
(209) 634-1464

DIXON LAND, OFFICE SHOWROOM, EUROPEAN  
WHOLESALE MACHINES, 5199 FULTON DRIVE,  
UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR  
CONSTRUCTION

DATE	REV. #
2/23/2023	1
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	4

**COVER SHEET**

GVCD JOB:

DATE:

PLANNING SUBMITTAL#

PLANNING CHECK SUBMIT#

DRAWING BY:

CHECKED BY:

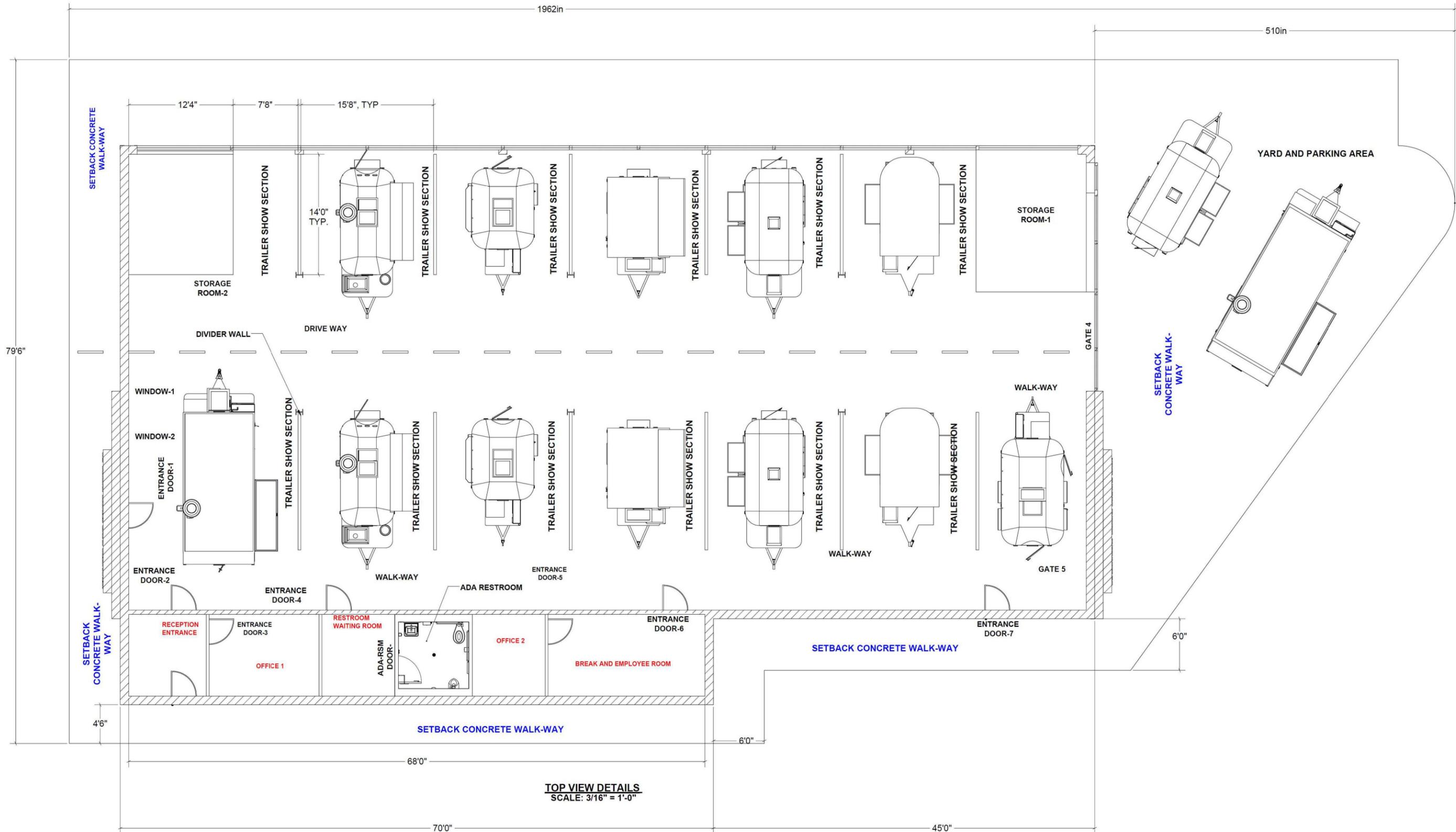
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SEE THE SHEET

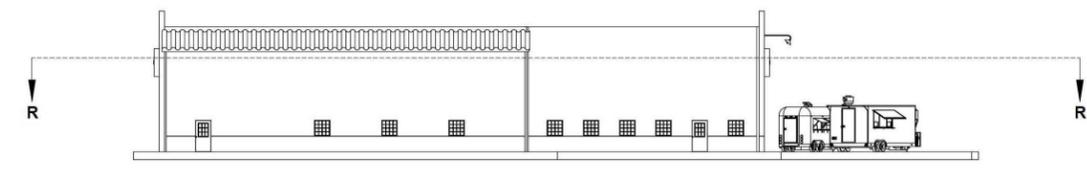
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**SHEET 7 OF 8**  
SHEET SIZE:  
36" X 24"

# PROPOSED FLOOR PLAN AND OCCUPANT LOAD CALCULATIONS



**TOP VIEW DETAILS**  
SCALE: 3/16" = 1'-0"



**TURLOCK, CA**  
HORMOZ SHAMONY  
shamonyhormoz@gmail.com  
(209) 634-1464

DIXON LAND, OFFICE SHOWROOM, EUROPEAN  
WHOLESALE MACHINES, 5199 FULTON DRIVE,  
UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR  
CONSTRUCTION

DATE	REV. #
2/23/2023	1
10/31/2024	2
	3
	4
	5

**COVER SHEET**

GVCD JOB: \_\_\_\_\_

DATE: \_\_\_\_\_

PLANNING SUBMITTAL# \_\_\_\_\_

PLANNING CHECK SUBMIT# \_\_\_\_\_

DRAWING BY: \_\_\_\_\_

CHECKED BY: H. SHAMONY

SCALE: SEE THE SHEET

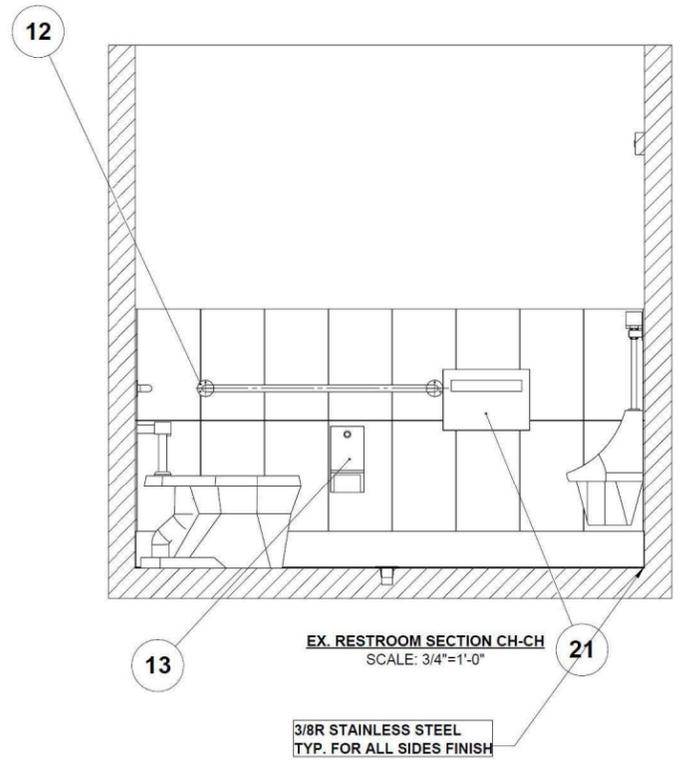
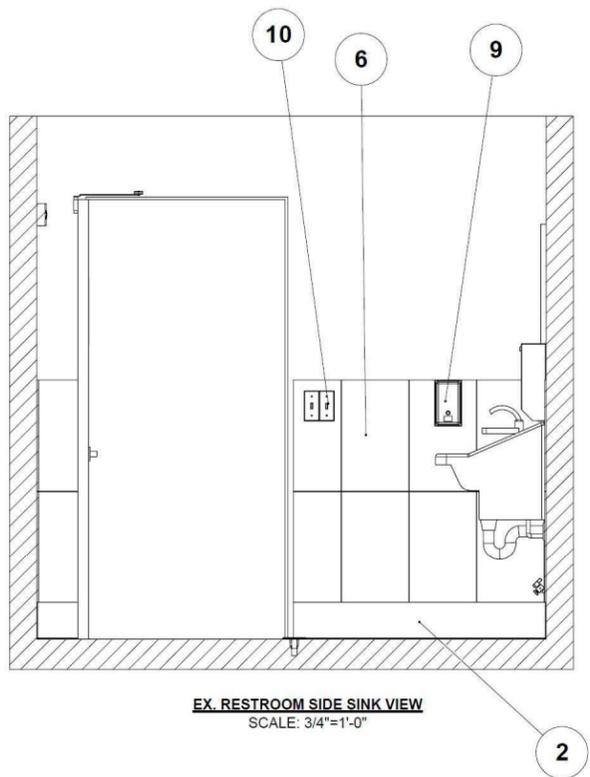
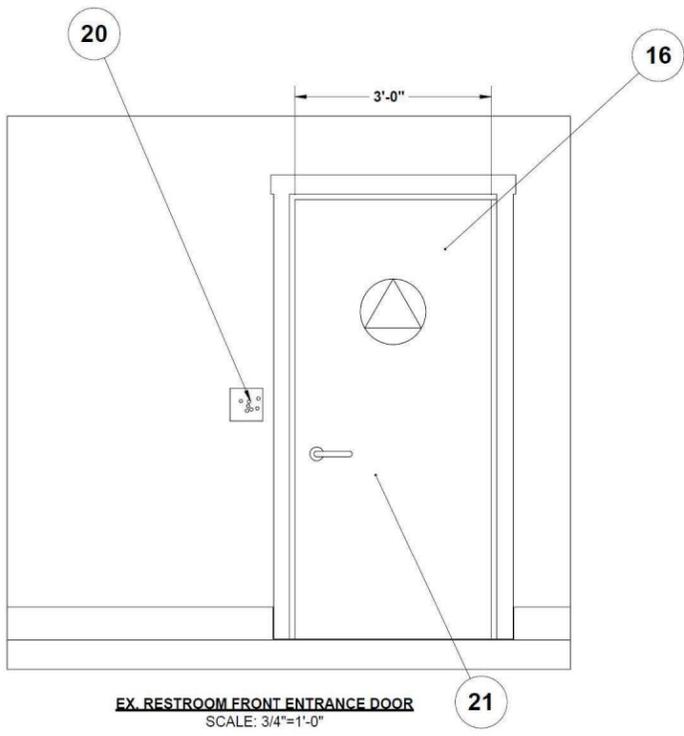
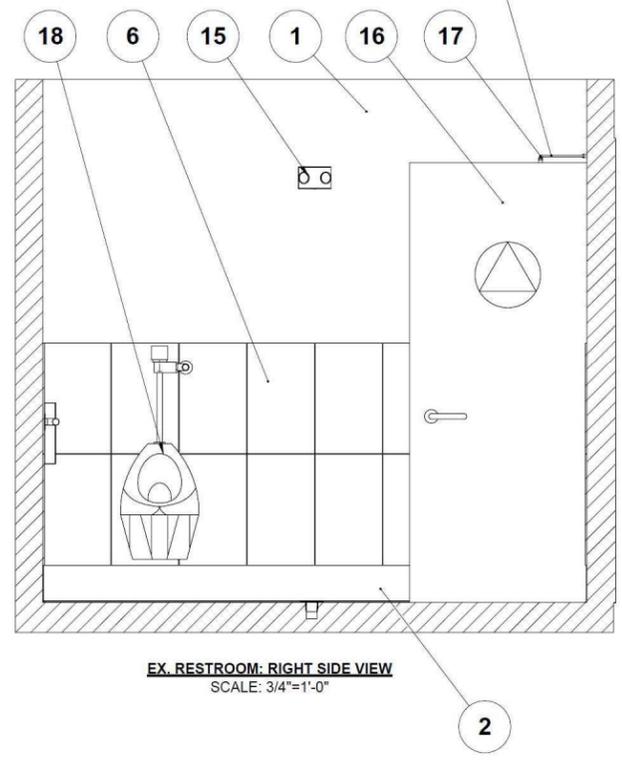
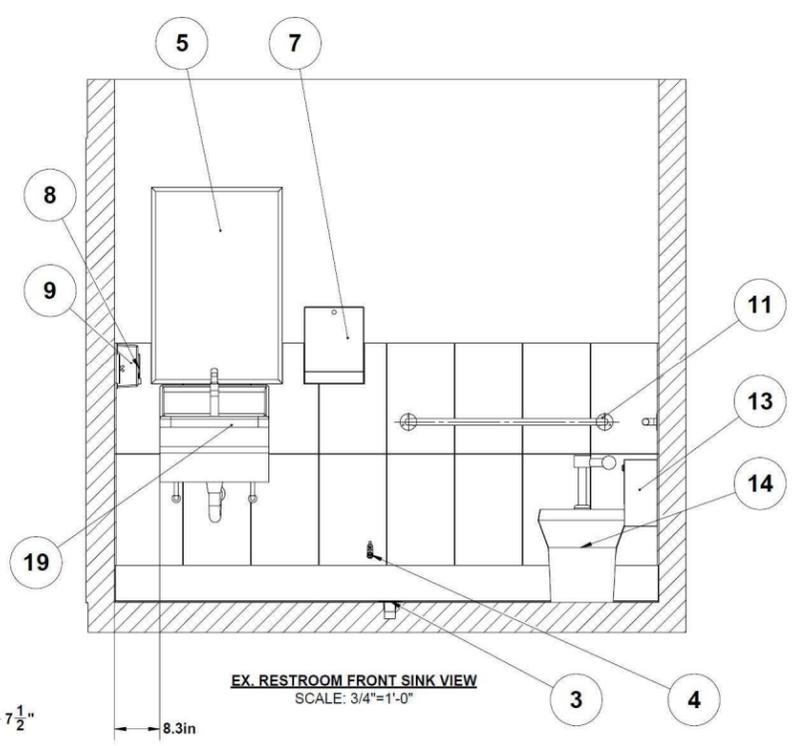
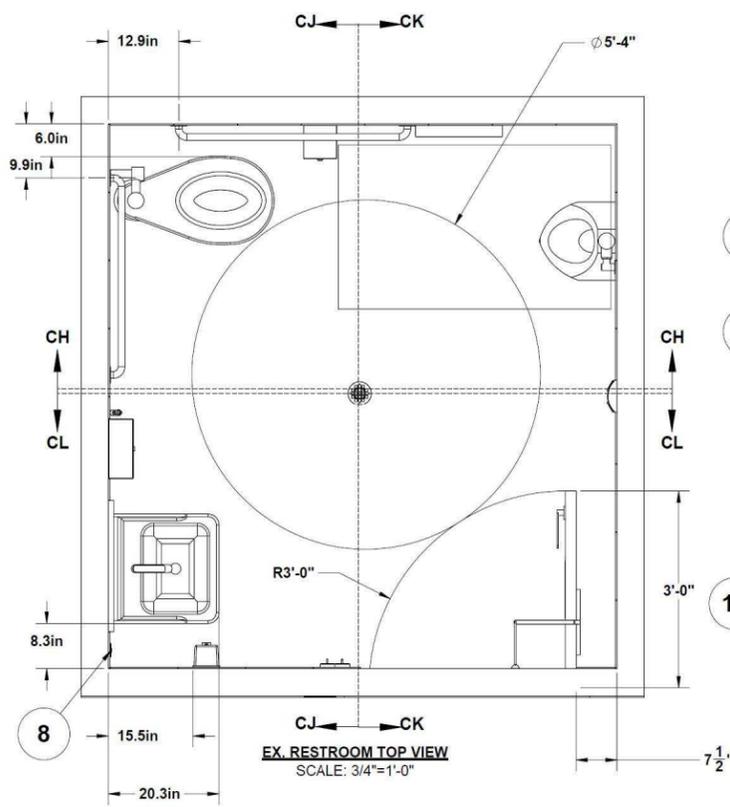
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**SHEET 8 OF 8**

**SHEET SIZE:**  
36" X 24"

DOOR CLOSURE SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.



Item #	PartNo	Description	QTY.
1	KTCH-14-2022-01	ADA RESTROOM	1
2	KTCH-14-2022-02	SIDE STAINLESS STEEL SHEET METAL, 7" HIGH WITH 3/8"R FLOOR CONNECTION	1
3	2160K8	Brass Shower Drain	1
4	4792K68	Brass Body Flow-Adjustment Valve	1
5	KTCH-14-2022-03	RESTROOM MIRROR	1
6	KTCH-14-2022-04	SIDE WALL TILE COVER, 41 3/4" HIGH	1
7	KTCH-14-2022-05	NAPKIN DISPENSER FOR THE HANDWASH SINK	1
8	M42-GFNT2-04W	20 Amp 125-Volt Duplex Self-Test Slim GFCI Outlet, White	1
9	2777K1	ForwardPrintIs this page helpful? Wall Mount Liquid and Lotion Soap Dispenser, 40 FL oz Capacity, 8-1/4" High x 4-3/4" Wide x 4" Deep	1
10	42160	GE, White, Ultra Pro Heavy-Duty, Single Pole, Wall, Light, Fan, One Switch Circuits, Self-grounding Clip, Easy to Install, 20A/120V AC, UL Listed,	2
11	2823K47	Smooth Straight Grab Bar, 1-1/4" Diameter, 36" Long	1
12	2823K48	Smooth Straight Grab Bar, 1-1/4" Diameter, 42" Long	1
13	KTCH-14-2022-07	ROLL TOILET PAPER DISPENSER	1
14	2919K72	ForwardPrintIs this page helpful? Tankless Floor Mount Toilet, 17" High x 15-3/4" Wide x 28-3/4" Deep Overall	1
15	SUNLITE-05268-SU	Photos on grid: large square = 1in, small square = 1cm. Sunlite LED Exit Fixture Dual Head Emergency Light 2.4W 180Lm 6500K 120/277V 70 CRI Wall Mount (05268-SU)	1
16	KTCH-14-2022-08	ADA RESTROOM ACCESS DOOR, DIM: 80 1/2" X 36"	2
17	R216837	DOOR CLOSER, WITH HYDRAULIC AUTOMATIC CLOSING, ADJUSTING CLOSING SPEEDS, COMMERCIAL GRADE 1 ADA DOOR CLOSURE	1
18	6550001.020	Finish: White Alternate View American Standard Wall Hung FloWise Washout Top Spud Urinal from the Allbrook Collection	1
19	KTCH-14-2022-09	ADA HAND WASH SINK	1
20	KTCH-14-2022-10	GRADE 2 BRAILE SOGNAGE	1
21	KTCH-14-2022-06	TOILET COVER SEAT PAPER DISPENSER	1

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DIXON LAND, OFFICE SHOWROOM, EUROPEAN WHOLESALE MACHINES, 5199 FULTON DRIVE, UNIT B, FAIRFIELD, CA 94534

REVISION PROCESS  
NOTE FOR CONSTRUCTION  
03/01/2023

DATE	REV. #
3/1/2023	1
	2
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	5

COVER SHEET

GVCD JOB:  
DIXON LAND

DATE:  
03/01/2023

PLANNING SUBMITTAL#

PLANNING CHECK SUBMIT#

DRAWING BY:  
H. SHAMONY

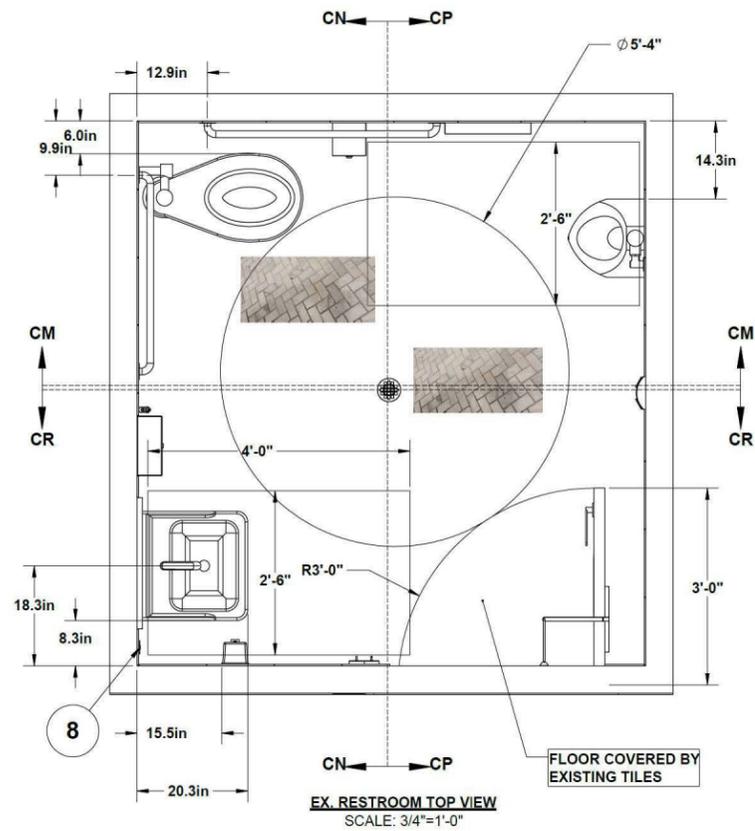
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H. SHAMONY

SCALE:  
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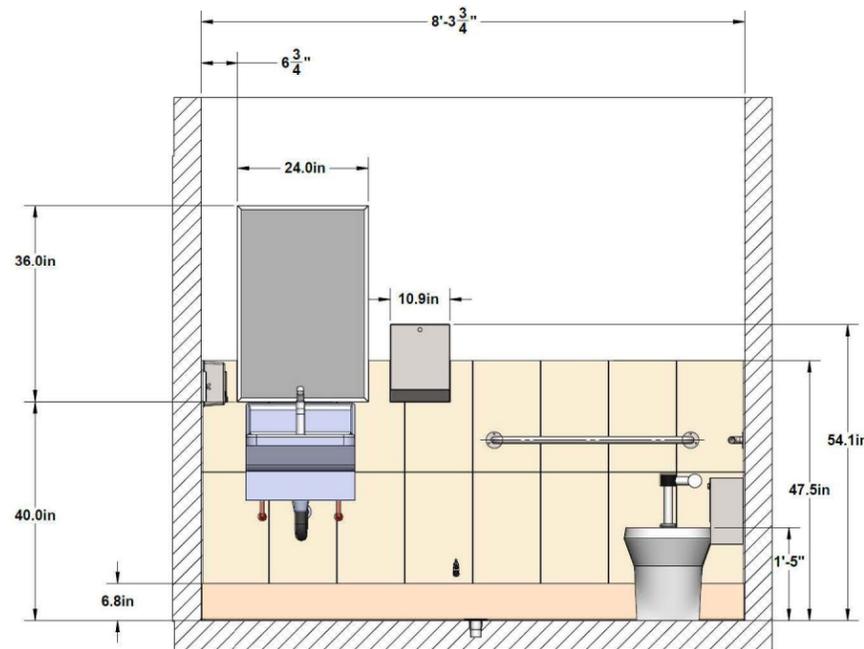
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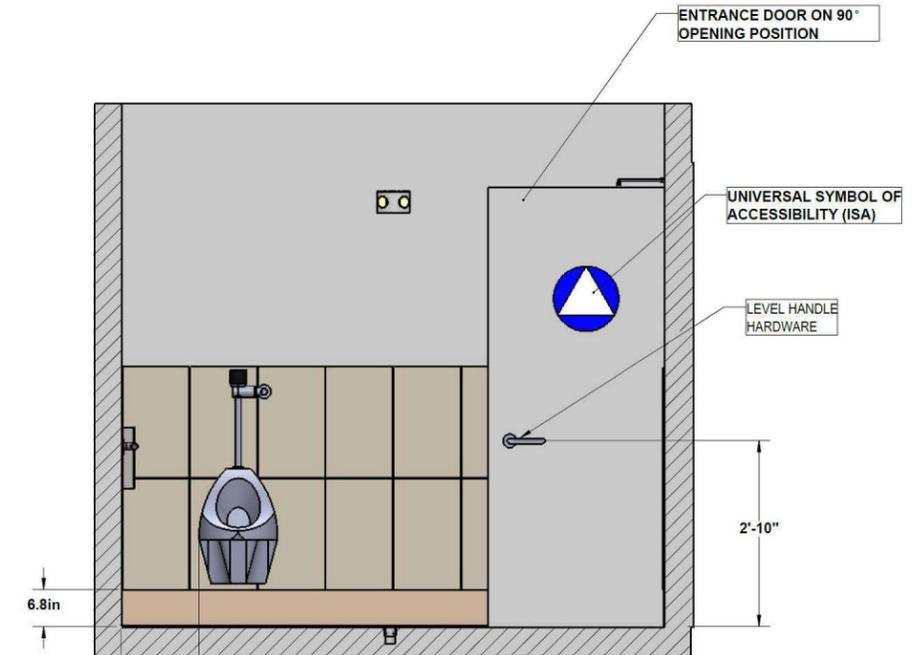
**PROPOSED ADA RESTROOM PLAN W/ BOM**



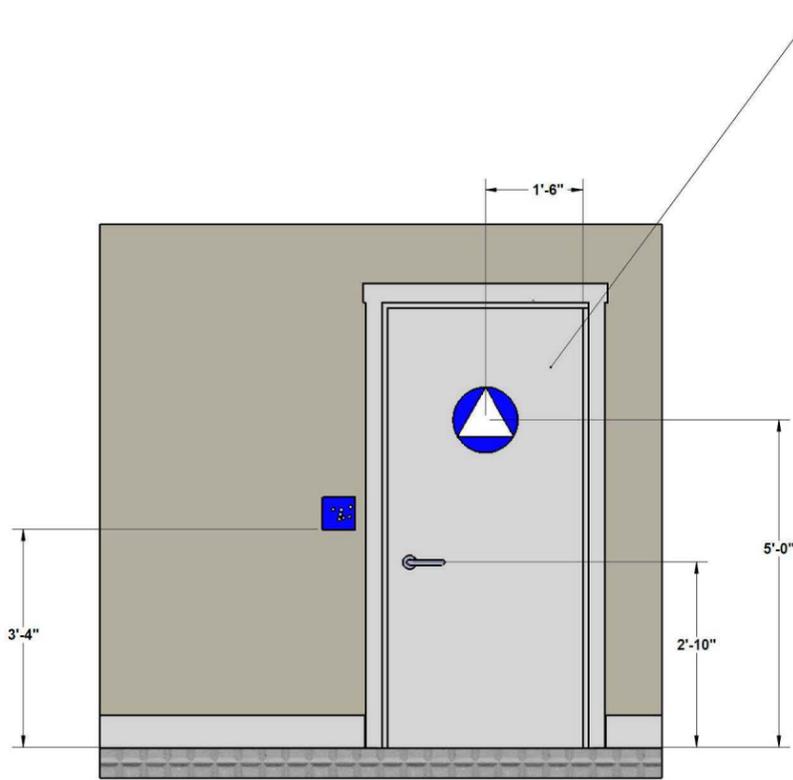
EX. RESTROOM TOP VIEW  
SCALE: 3/4"=1'-0"



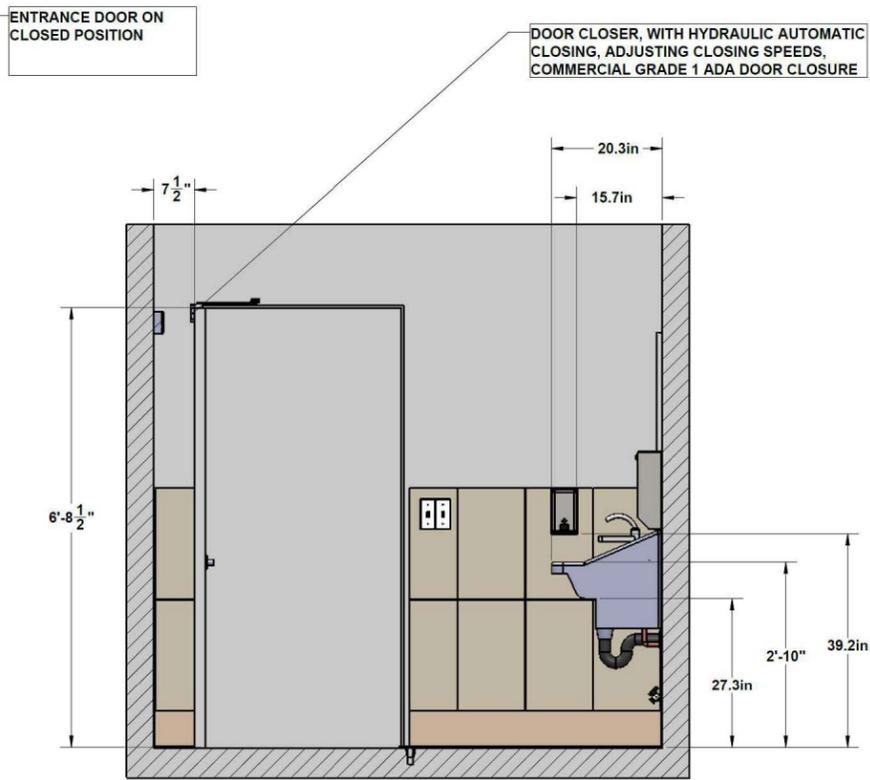
EX. RESTROOM FRONT SINK VIEW  
SCALE: 3/4"=1'-0"



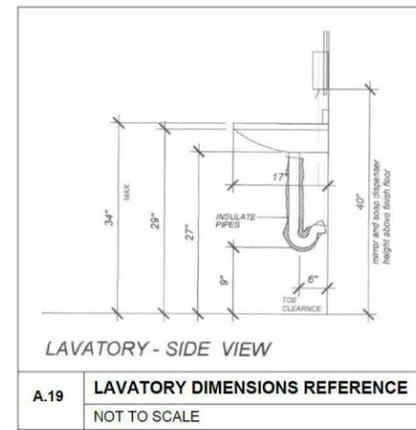
EX. RESTROOM: RIGHT SIDE VIEW  
SCALE: 3/4"=1'-0"



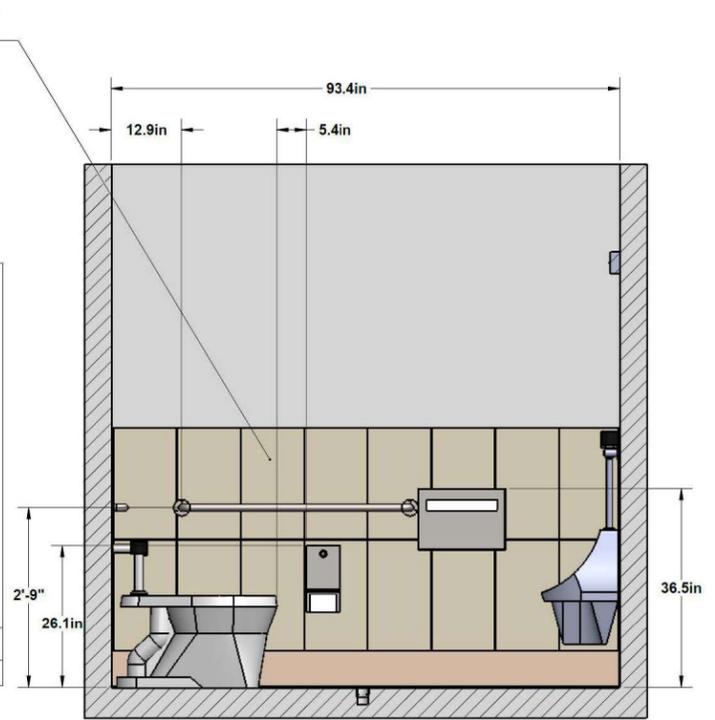
EX. RESTROOM FRONT ENTRANCE DOOR  
SCALE: 3/4"=1'-0"



EX. RESTROOM SIDE SINK VIEW  
SCALE: 3/4"=1'-0"

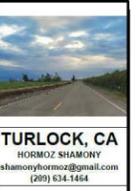


LAVATORY DIMENSIONS REFERENCE  
A.19 NOT TO SCALE



EX. RESTROOM SECTION CH-CH  
SCALE: 3/4"=1'-0"

**PROPOSED ADA RESTROOM W/ DIMENSIONS**



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DATE:  
03/01/2023

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H. SHAMONY

CHECKED BY:  
H. SHAMONY

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**SHEET 3 OF 3**  
SHEET SIZE:  
36" X 24"

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = (ET<sub>o</sub>) (C.A.S) (L.A) (0.62)

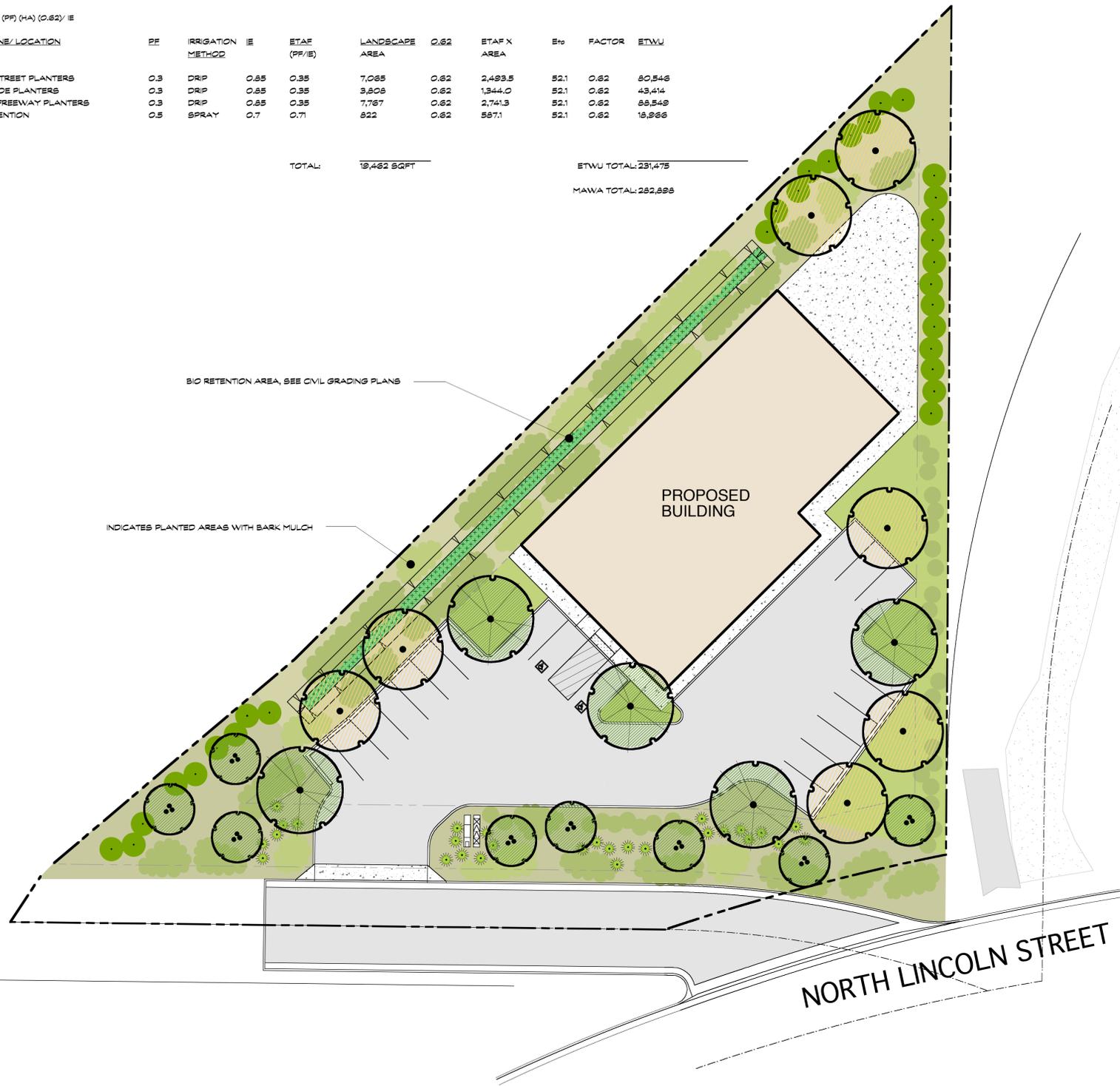
ET <sub>o</sub>	ETAF	LA	FACTOR
282,898 GAL/YEAR	52.1	0.45	19,462
			0.62

ESTIMATED APPLIED WATER USAGE

EWU = (ET<sub>o</sub>) (PF) (HA) (0.62) / IE

HYDROZONE/LOCATION	PF	IRRIGATION METHOD	IE	ETAF (PF/IE)	LANDSCAPE AREA	0.62	ETAF X AREA	ET <sub>o</sub>	FACTOR	ETWU
1. FRONT STREET PLANTERS	0.3	DRIP	0.85	0.35	7,085	0.62	2,493.5	52.1	0.62	80,546
2. EAST SIDE PLANTERS	0.3	DRIP	0.85	0.35	3,808	0.62	1,344.0	52.1	0.62	43,414
3. NORTH FREEWAY PLANTERS	0.3	DRIP	0.85	0.35	7,767	0.62	2,741.3	52.1	0.62	88,548
4. B/O RETENTION	0.5	SPRAY	0.7	0.71	822	0.62	587.1	52.1	0.62	18,966

TOTAL: 19,462 SQFT      ETWU TOTAL: 231,475  
 MAWA TOTAL: 282,898



TREES:

TREES:	SIZE	QUANTITY
PISTACHIA CHINENSIS CHINESE PISTACHE	15 GAL.	7
ULMUS PARVIFOLIA 'DRAKE' CHINESE EVERGREEN ELM	15 GAL.	5
OLEA EUROPAEA 'WILSON' FRUITLESS OLIVE	24" BOX	8

SUGGESTED SHRUBS AND PERENNIALS:

- HETEROMELES ARBUTIFOLIA  
TOYON
- TEUCRIUM FRUTICOSUM 'AZUREUM'  
BUSH GERMANDER
- PRUNUS CAROLINIANA 'BRIGHT N TIGHT'  
COMPACT CAROLINA LAUREL
- SALVIA CLEVELANDII 'WINNIFRED GILMAN'  
CLEVELAND SAGE
- SALVIA GREGGII 'RED'  
AUTUMN SAGE
- CISTUS SKANBERGII  
PINK ROCKROSE
- MUHLENBERGIA RIGENS  
DEER GRASS
- BULBINE FRUTESCENS 'HALLMARK'  
BULBINE

GROUND COVERS:

- ROSMARINUS OFFICINALIS 'PROSTRATUS'  
ROSEMARY
- TEUCRIUM CHAMAEDRY'S 'PROSTRATA'  
PROSTRATE GERMANDER
- MYOPORUM PARVIFOLIUM 'PINK'  
PROSTRATE MYOPORUM

BIOSWALES

- FESTUCA RUBRA  
RED FESCUE
- JUNCUS PATENS 'ELK BLUE'  
CALIFORNIA GREY RUSH

NOTE THAT ALL PLANTERS ARE TO BE IRRIGATED BY AN AUTOMATIC, LOW VOLUME, INLINE DRIP SYSTEM BURIED BELOW GRADE.

ALL PLANTERS WILL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED ORGANIC MULCH PRODUCT.

THE LANDSCAPE AND IRRIGATION PLANS WILL COMPLY WITH THE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

JAMES FERGUSON CLABAUGH

LANDSCAPE ARCHITECT

4556 SHAWN LANE  
VACAVILLE, CA 95688  
PHONE: 707-974-8997  
jimfergie@sbcglobal.net

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DIXON HWY. COMMERCIAL

DIXON, CA

Scale	1" = 20'-0"	REVISIONS	
Date	2/6/23	No.	Date
Job No.			
Designed by	J.C.		
Drawn by	J.C.		

PRELIMINARY LANDSCAPE PLAN

Sheet No.

L1

of 1



SITE PLAN

SCALE: 1" = 20' - 0"



July 11, 2022

Attn: Sean Goya (sent by email)

**RE: North Lincoln Street (APN 0108-281-020) Pre-application**

Mr. Goya,

The letter is in response to the submitted pre-application material that you submitted on May 10, 2022. The following reflects comments provided from city departments, divisions, and commenting agencies, including Engineering, Fire, Planning, and Recology.

**PROJECT LOCATION AND ENTITLEMENT HISTORY:**

*Location:* North Lincoln Street (vacant lot), abutting Interstate 80. APN 0108-281-020.

*Lot Area:* 0.77-acres (33,560 square feet)

*General Plan Land Use Designation:* Corridor Mixed Use (CMU)

*Zoning:* Highway Commercial – Professional & Administrative Office – Planned Development (CH-PAO-PD)

*History:* Annexed into City of Dixon in 1988, as part of the Gill/Weigand/Macedo/Nishikawa Annexation (Resolution 8829)

**PROPOSED PROJECT:**

A single commercial business operation that would sell food service trailers. The property would initially include a temporary sales trailer as part of phase 1, but phase 2 would include a permanent 6,000-12,000 square foot building that would include a show room and faux food court setup. Phase 1 would include 54 parking spaces, but upon completion of phase 2, would be reduced to 25 parking space.

**ANTICIPATED ENTITLEMENTS NEEDED:**

A Design Review is required for site improvements (DMC 18.11.120 and 18.23.100A). This is considered and acted upon by the Planning Commission (PC) at a public hearing

**City of Dixon**

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## **PRELIMINARY COMMENTS**

**Planning Division – Scott Greeley, [sgreeley@cityofdixon.us](mailto:sgreeley@cityofdixon.us) (707) 678-7000 x1115**

### General Comments

- 1) While food service trailers are not explicitly identified as a permitted use in the CH zoning district, Automobile sales and services, as well as Recreational Vehicle sales and services, and Trailer sales and services are. Staff is therefore willing to support this as an acceptable permitted use in the CH zoning district.
- 2) You provide two different elevation examples. You will need to settle on a design. The design should reflect the style and general scale of nearby commercial buildings along North Lincoln Street that abut I-80.
- 3) Temporary buildings such as trailers are not encouraged. There is concern that the future phase will never occur and a temporary trailer building will remain. You state your anticipated timeframe is for moving from Phase 1 construction to Phase 2 is two years. As noted below, the Planning Commission may not approve of a two phase development such as this without having a guarantee that Phase 2 would be built within a reasonable timeframe. This would likely necessitate you entering into a Development Agreement (DA) with the city in order for city staff to support this. This may also entail you putting down a bond to begin with, as well as penalty fees if certain milestones are not achieved within a specific timeframe.
- 4) Given the visibility of the site from the freeway, appearance of the site is critical. We will need more information on the service component of the use and if trailers are to be repaired, how will any damaged, old or unsightly trailers be screened from public view

### Mixture of uses

- 5) The General Plan land use classification identifies that housing is required for Corridor Mixed Use (CMU) and needs to be considered, particularly with regards to larger lots. The CMU designation requires a mix of residential and non-residential uses.
  - a. However, the CMU definition in the General Plan provides for an exception to the requirement for mixed use for small lots. Small lots are not defined, but a case could be made that under 2 acres is a small lot. This is a determination that staff has made, but is ultimately subject to Planning Commission and consideration. As your lot is less than 2-acres in size however, staff is willing to accept a single use for this site and recommend the Planning Commission allow for this.

### Landscaping and Fencing

- 6) Landscape plans need to demonstrate that you meet the minimum 40% shade rule for parking lots (lots appear underserved), as well as the 2 trees for every 50 linear feet of street frontage (DMC 18.33.070C and 18.33.090F). A detailed, 10 foot, landscape buffer

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will be required along the southerly and easterly property lines which should include a mix of 15-gallon and 24-inch box trees. You are encouraged to select drought tolerant, native trees and landscaping in these areas. An updated street tree list will likely be available shortly that will provide you with recommendations on suitable trees. You are not obligated to use the trees on the list, but they will be trees that will be considered appropriate for the area.

- 7) Please also know that you will be expected to erect an appropriate fence and install landscaping along I-80. You would be advised to look at what others have done with regards to this.

#### Parking

- 8) Section 18.27.070C(7) applies, "Automobile, boat, mobile home, trailer sales or rental: one (1) space for each four hundred (400) square feet of gross floor area plus one (1) reserved space for each two (2) employees but in no case less than six (6) spaces.
  - a. Should multiple phases be permitted, Phase 1 parking will likely not be a problem, so long as product is not occupying proposed parking. The trailer size is not identified however and therefore must be accounted for in the anticipated parking demand.
  - b. The proposed building size will otherwise be limited by the amount of available parking. With consideration to the above code section, and an assumed maximum number of on-site employees of 4, this would limit the building size to a maximum of 9,200 square feet.

#### Design

- 9) Whether the Planning Commission would be willing to accept a two phase development is unknown. As noted above, it is improbable that the PC and staff would be willing to accept a project that included a temporary trailer in such a visually prominent location from I-80 without some enforceable agreement that required Phase 2 to be enacted within a certain timeframe. Again, this would likely be in the form of a DA.
- 10) The conceptual drawings from Phase 2 of the proposed building options are modern and attractive. Staff would likely support a design similar to either the first or third that you show as an inspiration. The PC would need to consider a formal second phase submittal before agreeing to Phase 1 which would need to be fully fleshed out. Please review the attached Design Review submittal checklist for what will be required before your project can go before the Planning Commission.
- 11) A lighting detail and photometric study would be expected as part of an application. Please note that with the Suffolk Downs community to the east, careful consideration should be taken in order to minimize off-site light spillover.

#### Signage

- 12) A Sign Program should be provided that details the standards for new signage. This includes the size and type of signage proposed (e.g. wall signs, monument signs, etc.), as well as design of signage (e.g. up-lit, channel lettered signs, etc).

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*“Enhance the visual character of commercial properties at freeway interchanges by encouraging facade improvements, distinctive signage, and other elements”. [GP, Economic Development Element (ED), E-5.3, pg. 4-16].*

#### Development Intensity

- 13) The total building square footage proposed, for phase 2 is 6,000 - 12,000 square feet. Based on the Parking comment above, it can be assumed that the final proposed building will need to be no larger than 9,200 square feet. The total lot area is approximately 0.77 acres (~33,560 square feet). This creates a maximum floor area ratio of 27%.

*“Corridor Mixed Use - The Corridor Mixed Use (CMU) designation is intended to foster a mix of retail and commercial uses, supported by housing. Mixed use can be vertical and/ or horizontal, and the allowable range of uses includes large format retail, shopping centers, offices, hotels and housing. On larger sites, more than one use is required. On smaller sites, a single use may be permitted. . Allowable FAR is 50% to 200% for single-use developments and 80% to 240% for mixed-use developments (combined residential and non-residential uses). Allowable residential density is 12 to 28 dwelling units per acre, with densities on the lower end of that range where proposed development abuts low density residential development. Corresponding zoning will be performance-based in order to promote flexibility and minimize non-conformance issues of existing uses”. [GP, LUCC, pg. 3-15]*

Also,

*Generally require a minimum floorplate of 15,000 square feet for regional commercial uses to ensure that these uses do not compete directly with specialty retail and entertainment uses desired in Downtown Dixon. Exceptions may be made for smaller supportive uses, such as coffee shops, banks, or food establishments. [GP, LUCC, LCC-5.3, pg. 3-27]*

As the General Plan, adopted May 2021, is still relatively new, creating consistent projects in the CMU land use designation has proven more challenging than was originally envisioned. While a project still needs to be found generally consistent with the General Plan, the realities and limitations of the site will also influence whether staff can support a given project.

Under the circumstances, the site is not a large site and is subject to unique access issues as it pertains to meeting minimum Engineering and Fire safe standards. This further limits the potential building envelope of the site. Due to this, staff expects that it can justify deviating from these for a project on this site, so long as it is of a high quality design that is generally consistent with the quality and scale of neighboring businesses.

#### CEQA

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- 14) Please be aware that an environmental determination cannot be made until the final scope of your project is known, but it is probable that the project would be found exempt unless unusual circumstances are otherwise found to exist. Additional studies could be deemed necessary depending on the project's final design.

**Engineering Comments - William Garcia, Staff Augmentation Engineer,**  
**wgarcia@cityofdixon.us.**

General:

- 15) The driveway for the proposed project area shall not be located directly off of North Lincoln. The Applicant shall construct the roadway extension "West Vaughn Road" as indicated on the attached parcel map. The driveway shall be constructed to connect to this West Vaughn Road extension. The West Vaughn Road extension shall be constructed to City Engineering Standards. The Applicant may request that the City reimburse the Applicant for a portion of the cost of the West Vaughn Road extension. Any such reimbursement shall be established by written agreement, in a form approved by the City Attorney.
- 16) Applicant shall provide a preliminary utilities plan per item #4 in the City of Dixon Design Review Checklist, as part of the Design Review package. Utility plan must show the location of all public and private utility connections and methods of extension. The size of all major utilities must be shown.
- 17) Applicant shall be responsible for financing and constructing public improvements along frontage of property including installing/replacing curbs, gutters, driveway approaches and sidewalk where the improvements are either missing or are currently damaged. Determination of damage shall be at the sole discretion of the DPW/CE or their designee. Any existing pedestrian improvements that do not meet current ADA standards and requirements shall be removed and replaced to most current standards. ADA ramps shall meet the most current Caltrans ramp standard details and requirements. All curb, gutter, sidewalk or other existing City facility damaged prior to or during construction shall be removed and replaced to City standards. If required, any work in the public right-of-way shall:
- Be in accordance with the latest edition of the City of Dixon's Engineering Design Standards & Construction Specifications (City of Dixon Standards).
  - Be in accordance with the federal Americans with Disabilities Act and the State of California Title 24 Accessibility Standards.
  - Require the issuance of an encroachment permit from the Engineering Division prior to the issuance of a building permit and prior to commencing work within the public right-of-way. The encroachment permit shall be signed off as complete, including submittal of record drawings, by the Engineering Division prior to occupancy of any building on the subject property.
  - Require the submittal of a guarantee and warranty security at the discretion of the City Engineer in the amount of ten percent of the total cost of the public improvements. Such security shall guarantee and warrant the improvements for a period of one year following their completion and acceptance against any defective work or defective materials. Security shall be submitted prior to acceptance of the improvements to the satisfaction of the City Engineer.

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- 18) Applicant must obtain a grading permit prior to beginning earthwork operations. A grading permit requires plans and plancheck, and will allow rough grade to be established prior to the issuance of a building permit.
- 19) Applicant shall provide soils report including subgrade "R" value and street section design recommendations, signed by a California-licensed Geotechnical Engineer. Soils report to be submitted for review and approval by the Engineering Division with a grading permit application or with the first submittal of improvement plans, whichever comes first.
- 20) Provide completed checklists for the 2019 California Green Building Standards Code with the first submittal of the building permit drawings. The City recommends submitting a draft version of the checklist along with the formal Design Review application to determine potential impacts to site design required to comply with all applicable Green Building Code requirements.
- 21) Applicant to submit a copy of the preliminary title report for subject parcels, as part of Design Review application.

---

**Stormwater:**

- 22) Applicant shall provide evidence and documentation as to how the requirements of the City's Phase II Small MS4 General Permit 2013-0001-DWQ, Section E.12. POST CONSTRUCTION STORM WATER MANAGEMENT PROGRAM, are being met. The requirements of this section of the Phase II Small MS4 General Permit designate this project as a regulated project under Section E.12.c Regulated Projects. Evidence of how all requirements of the section(s) of this permit are being complied with shall be included within the Design Review application to ensure that adequate area(s) (space) are provided to comply with the permit requirements. ). Items to address include site design measures, source control measures for potential pollutant sources, low impact development (LID) and stormwater treatment standards and Hydromodification requirements. Report must be submitted and approved by the Engineering Department prior to Building Permit approval.
- 23) Per City of Dixon Engineering Design Standard DS4-10, as part of the building permit submittal the Design Engineer must submit a report verifying that the hydraulic grade line (HGL) for the on-site storm drainage system does not exceed allowable levels.
- 24) A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Engineering Division with a grading permit application or with the first submittal of improvement plans, whichever comes first. If less than one acre is disturbed, an Erosion Control Plan conforming to said standards shall be submitted for review/approval with the improvement plans.
- 25) Site design shall comply with Attachment 4 of the State of California's NPDES General Permit including certification by a registered Civil Engineer or licensed Architect that the site plan complies with Attachment 4 requirements. Design elements shall be identified on site plan at the time of submittal to Planning Commission for approval.
- 26) Applicant shall provide evidence of Operation and Maintenance of Post Construction Storm Water Management Measures as required by Section E.12.h of the City's Phase II Small MS4 General Permit 2013-0001-DWQ.

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- 27) The developer shall comply with Title 16 of the Dixon Municipal Code regarding grading and storm water control.
- 28) Sanitary Sewer:
- 29) The applicant shall apply for a Wastewater Discharge Permit from the Wastewater Division of the Engineering Division prior to the issuance of a building permit.
- 30) The Applicant shall provide an on-site grease trap/separator for applicable on-site activities to protect downstream sanitary sewer collection lines and treatment plant from FOG pollution of the sanitary sewer system. An on-site grease trap/separator is required for activities specified in the City of Dixon's Sewer System Management Plan (SSMP). Details and sizing for the grease trap shall be submitted as part of the building permit package.
- 31) The proposed trash enclosures shall be graded to drain to a sanitary sewer connection and have a cover and perimeter berm/wall on all sides to prevent liquid from getting out or getting in.

Transportation/Access:

- 32) Applicant shall indicate on the site plan the preliminary accessible path of travel between the proposed buildings and the public Right-of-Way. Path of travel shall show appropriate ramping at grade differentials (Curbs and/or elevation differences between AC and Finish Floor elevation). The accessible path of travel shall be delineated with ADA conforming striping.
- 33) The project shall be designed in conformance with City of Dixon Standards for sight distance, particularly related to any proposed landscaping near the existing driveway off of North Lincoln Street.
- 34) Applicant shall indicate the proposed trash enclosure location on the site plan, as part of the Design Review application.
- 35) Applicant shall indicate the distance to the nearest adjacent driveways both on the north and south side of North Lincoln, as part of the Design Review application.

Other Utilities

- 36) Telephone, gas and electric service shall be made available to the proposed lots. Coordinate with AT&T and Pacific Gas & Electric for size and location of conduit and connections.
- 37) All existing and proposed utilities shall be underground.

**Fire Department – John Malone, Asst. Fire Chief, (707) 678-7080 [jmalone@cityofdixon.us](mailto:jmalone@cityofdixon.us)**

38) No comments

**Recology - Scott Pardini (707) 678-4026 [spardini@recology.com](mailto:spardini@recology.com)**

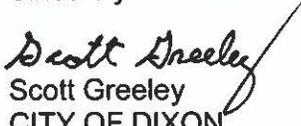
- 39) Recology does not have any issues at the moment. Seems we can access this parcel for any services subscribed to by the customer.

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We appreciate your desire to develop within the City of Dixon. We hope that this information is useful in your preparation of a formal application for submittal and review by the City. We have also included a submittal checklist to the information, studies that would be needed for initial submittal.

Sincerely

  
Scott Greeley  
CITY OF DIXON  
Associate Planner

cc: Raffi Boloyan, Community Development Director  
William Garcia, City of Dixon Engineering  
Scott Pardini, Recology  
John Malone, Fire

Attachments: 1) Dixon Planning Application Submittal Checklist  
2) Recology comments  
3) Engineering comments  
4) Fire comments

## **City of Dixon**

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## **Dixon Planning Application Submittal Checklist**

**May 4, 2018**

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# Dixon Planning Application Checklist

(I) Plans													
Application Type	Legislation		Developments				Land Uses and Businesses			Property Modifications			
	PA /RZ	PD /PUD	DR	VR	AFP	SP (PH/A)	CUP	TFP (PH/A)	LF	TM /PM /FM	TW	LL/ MG	CC
<i># of full-size plan sets required</i>	8	8	5	5	3	3	5	5	5	8	5	5	1
<i># of reduced plan sets required</i>	12	12	12	12	1	1	12	12	12	12/3/2	0	0	0
<i>Pdf/electronic plan set and application materials required</i>	1	1	1	1	1	1	1	1	1	1	1	1	1
1. Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>										
2. Grading Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
3. Drainage Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
4. Utilities Plan			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Development Envelopes		<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
6. Site Boundary Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Topographic Survey		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Site Staking		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/> /NA		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Story poles		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> /NA					
10. Stormwater Control Plan			<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Constraints Map	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**(II) Project Information**

Application Type	Legislation		Developments				Land Uses and Businesses			Property Modifications			
	PA /RZ	PD /PUD	DR	VR	AFP	SP (PH/A)	CUP	TFP (PH/A)	LF	TM /PM /FM	TW	LL/MG	CC
12. Mailing Label Buffer (feet)	300	300	500	300	100	500/NA	300	500/NA	300	300/ 300/ NA	300		
13. Project information		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
14. Floor Plans			✓	☐			☐	☐	✓				
15. Building Demolition Plans			☐	☐	☐								
16. Building Elevations			✓	☐	☐	✓	☐	✓					
17. Materials, Colors, and Details			✓	☐	☐	✓	☐	✓					
18. Landscape Plan		☐	✓	☐	☐	☐	☐	✓			☐		
19. Master Plan Exhibit		✓	☐			☐		✓/NA		☐			

(III) Special Studies and Documents													
Application Type	Legislation		DR	Developments			Land Uses and Businesses			Property Modifications			
	PA/RZ	PD/PUD		VR	AFP	SP (PH/NA)	CUP	TFP (PH/A)	LF	TM/PM/FM	TW	LL/MG	CC
20. Preliminary Title Report	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
21. Telecommunications Facilities		<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>					
22. Operational Characteristics		<input type="checkbox"/>				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				
23. Property Deed Information	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
24. Property Status Information		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
25. Evidence of Water Supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26. Photo-Simulations		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" type="checkbox"/>					
27. Acoustical Study		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input checked="" type="checkbox"/>					
28. Arborist's Report		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
29. Photometric Study		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		
30. Preliminary Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Hydrological Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		
32. Biological Site Assessment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
33. Archaeology Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
34. Historical Study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		
35. Traffic/Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
36. Transportation Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
37. Affordable Housing Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		
38. Approved Master Plan			<input type="checkbox"/>					<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>		
39. Site Line Study						<input type="checkbox"/>	NA						
40. Federal and State Compliance						<input type="checkbox"/>	NA						
41. Exhibit Showing Nearest Sign						<input type="checkbox"/>	NA						

**Key:**

PA = Plan Amendment      RZ = Rezoning      PD/PUD = Planned (Unit) Development      DR = Design Review      VR = Variance  
 AFP = Administrative Fence Permit      SP = Sign Permit (Public Hearing/Administrative)      CUP = Conditional Use Permit  
 TFP = Telecommunications Facilities Permit (Public Hearing/Administrative)      LF = Large Family Day Care      TM = Tentative Map  
 TW = Tentative Map Waiver      LL/MG = Lot Line Adjustment/Merger      CC = Certificate of Compliance

Information required       Information may be required based on project-specific circumstances

# PREPARING APPLICATION MATERIALS

To assist you in preparing the application materials, the following information has been grouped into three categories: (I) Plans, (II) Project Information), and (III) Special Studies and Documentation.

(I) **PLANS** – The following items, on more complicated projects, are often best completed by a civil engineer or surveyor, but can be done without if you closely adhere to the following criteria.

**1. Site Plan**

A Site Plan must be submitted that contains the information listed below. Site plans shall be drawn to a conventional scale, preferably a 1:10 or 1:8. Where this is not possible, a focused site plan may be required. The name, address, and phone number of the plan preparer shall be included on the plans.

*A. Vicinity Map and Directions*

A vicinity map shall be shown on the site plan that clearly shows the subject property and surrounding roads. The vicinity map shall be accompanied by specific directions to the site from a main road

*B. Boundaries*

The site plan must show all existing and proposed lot (property) lines, labeled with property line distances, open space, and the boundaries of existing and proposed easements and rights of way. If the property is split zoned, the zoning boundary must be indicated.

*C. Structures*

The footprints of all existing and proposed structures and buildings on the subject property, including any structures proposed to be removed, must be indicated and drawn to scale. Existing, proposed, and structures and buildings to be removed or demolished shall be clearly identified. Their use, location, and setbacks to all property lines, as well as other structures, must be indicated. The minimum setbacks from the exterior walls of the buildings to property lines and access easements must be dimensioned on the plans.

Plans for retaining walls shall indicate the top and bottom of wall elevations.

For projects that involve additions, the additional building area shall be shaded, walls to be demolished shall be dashed, and setbacks shall be called out. Areas proposed for demolition shall be hatched.

D. *Roofs and Building Height*

Roof plans that indicate existing and proposed pitch, slope direction, hips, valleys, and size and location of any mechanical equipment, vents, ducts, skylights, and chimneys must be shown on the site plan. If possible, the roof plans must be overlaid on the topographic contours and include roof corners and ridgeline elevations.

E. *Lighting*

All exterior lighting (for structures and landscaping), including the location and type of lights, must be shown.

F. *Noise Generators*

The location of any proposed swimming pool equipment, air conditioners, generators, or other noise generators, must be indicated, and specifications including the size, height, and if deemed necessary, details.

G. *Natural Features*

All natural features, such as wetlands, creeks (flow line and top of bank), ponds, water bodies, and all existing significant vegetation, including significant vegetation to be removed as part of the project, must be shown. The approximate location of all areas subject to inundation or storm water overflow and the location, width, and direction of flow of all watercourses must be shown.

The trunk location, dripline, and common and scientific names of all existing trees on the subject property with a 6-inch or greater trunk diameter at breast height measured at a height of 4.5 feet above grade must be shown. Any trees proposed for removal must be indicated.

H. *Topography*

All natural features such as creeks, flood zones, and human-made improvements must be shown. For properties that contain a creek (perennial, intermittent or ephemeral), the plans must show the creek bank contours, approximate centerline of the creek, the low flow channel, and top and toe of both banks of the creek. In some cases, a topographic survey may be required.

## I. *Parking and Access*

Proposed off-street parking and loading areas, including access driveways and maneuvering areas, must be indicated and dimensioned. The necessary turning radius for backout maneuvers, dimensioned parking stalls, driveway profiles, cross-sections through the driveway, turnouts, turnarounds, and access driveway dimensions must be shown.

Unless deemed unnecessary by staff typical cross sections and proposed grades of all streets, and details of curbs, gutters, sidewalks, and other improvements must be included. The site plan must show the legal access from the property to a public right-of-way, the width of the right-of-way, and the edge of pavement and width of the street along the property's frontage. All easements and dedicated areas of the property must be identified. Loading and unloading areas, as well as parking spaces meeting State accessibility requirements and accessible paths of travel, must be shown for non-residential projects.

If a waiver or exception from the Engineering Department's standards is necessary, submit a written request and supporting documentation.

***The following types of applications have special requirements, as indicated below.***

**Sign** applications must include the following information:

- The location of all existing and proposed signs.
- Indication of the number, dimensions, cumulative area of all signs, height above grade, sign copy, size and color of lettering, and any proposed lighting. Please note any signs that will be altered or moved and, if available, reference to a specific adopted Sign Program.

**Lot Line Adjustment** applications must be prepared by a licensed surveyor and include the following information:

- Existing and proposed property lines, easements, and other boundary lines such as zoning and city limits, as well as Assessor's Parcel Numbers are required. At a minimum there shall be two separate sheets: one showing all existing boundary lines and another showing existing and proposed boundary lines. Other site information is also required.
- Area of lots before and after the adjustment.
- Names of property owner(s) for each lot.

**Tentative Map (Land Division or Subdivision)** applications must include the following information:

- The Tentative Map must be prepared by a registered civil engineer or licensed surveyor to clearly show the details of the map (preferably one inch equals 10 feet). Maps must be limited to a maximum size of 24 inches by 36 inches.

- The title of the tract must be shown on the Tentative Map.
- Existing and proposed property lines, easements, and other boundary lines such as zoning and city limits, as well as Assessor's Parcel Numbers are required. At a minimum there shall be two separate sheets: one showing all existing boundary lines and another showing existing and proposed boundary lines. Other site information is also required.
- The location of all areas subject to inundation or storm water overflow and the location, width, and direction of all watercourses must be shown on the Tentative Map.
- The net lot area calculation must be shown on the Tentative Map.
- If a Vesting Tentative Map is proposed, "Vesting Tentative Map" must be printed in bold letters across the top of the Tentative Map.
- Additional data to be included on the Tentative Map includes: (1) proposed drainage and/or flood control measures; (2) other public utilities; (3) existing and proposed uses of the property; (4) proposed public areas, if any; and (5) justifications and reasons for any exceptions requested.

**Certificate of Compliance** applications may be required to include a site plan that shows the parent legal lot of record and the boundaries of the subject unit of real property within the parent lot, with metes and bounds descriptions clearly labeled.

## 2. Grading Plan

A preliminary grading plan that indicates existing and proposed contours across the building site and the limits of grading must be submitted. Existing contours shall be shown with light lines and proposed contours shall be shown with darker lines.

The amount of proposed excavation and fill in cubic yards and the location of proposed deposition and borrow sites for each major element of the project must be indicated as well as the total area of disturbance proposed for the project and the limits of grading. The grading plan shall be drawn at the same scale as the site plan. The total amount of off-haul shall be identified in cubic yards.

## 3. Drainage Plan

A preliminary drainage plan, prepared by a qualified civil engineer, hydrologist, architect or landscape architect, showing existing and proposed drainage for the site, structures, driveway and other improvements must be submitted. The plan must indicate the direction, path, and method of water dispersal for existing and proposed drainage channels or facilities. The drainage plan must indicate existing and proposed areas of impervious surfaces.

Hydrologic calculations may be required to determine whether there would be any additional surface run-off resulting from the development. The drainage plan shall be drawn at the same scale as the site plan.

**4. A Utilities Plan**

The location of all public and private utility connections and methods of extension (overhead or underground) must be indicated. The size and capacity of utilities may also be required.

**5. Development Envelopes**

If desired, envelopes for existing and future structures, locations of road and utility alignments must be shown on the site plan. In some cases, only envelopes for buildings will be required.

**6. Site Boundary Survey**

A site survey must be prepared and signed by a licensed surveyor or a qualified civil engineer whose name, address and phone number are indicated. Surveys shall show all property lines, boundaries, rights-of-way, easements, locations of structures and other improvements.

**7. Site Topography Survey**

The topographic survey information must be prepared by a licensed surveyor or a qualified civil engineer whose name, seal, and signature appear on the plans.

All natural features such as creeks, flood zones and human-made improvements must be shown. For properties that contain a creek (perennial, intermittent or ephemeral), the plans must show the creek bank contours, centerline of the creek, the low flow channel, and top and toe of both banks of the creek.

The scale of the topographic survey must be sufficiently large to show the details of the plan clearly (preferably one inch equals 10 feet) and shall match the site plan. All elevations referred to shall be based on the National American Vertical Datum (NAVD).

**8. Site Staking**

When deemed appropriate by staff, a staking plan showing development features such as the edges of hardscape site improvements, building footprints, driveways, parking areas, swimming pools, water tanks, the edge of development

envelopes and the limits of grading and development envelopes shall be prepared by the project architect, designer, civil engineer or qualified professional and the stakes shall subsequently be installed.

The stakes shall be located at approximately 25-foot intervals, shall be approximately 1.5 feet high, shall be painted a bright color on the top, and shall be labeled to indicate the feature that they delineate. The schedule for installing the stakes must be coordinated with the Planning Division staff. The applicant shall submit written notification that the stakes have been installed. Planning staff has the discretion to require that the staking be placed by a licensed surveyor or a qualified civil engineer.

#### **9. Story Poles**

When deemed appropriate by staff, a story pole plan showing the locations and heights of all story poles that are necessary to clearly and accurately demonstrate the maximum heights of roof ridges and edges for all proposed structures shall be provided. The plan should be prepared by the project architect, designer, civil engineer or qualified professional, and the story poles shall subsequently be installed. The schedule for installing the story poles must be coordinated with the Planning Division staff and should generally not be done until all other necessary items of information for the project have been submitted.

The story poles must be connected by orange construction netting and shall clearly and accurately demonstrate the maximum roof height and perimeter of the structure. The construction netting must be at least 1.5 feet wide and must be installed at the perimeter of the building and at the ridgelines of the roof to represent the height, mass, and bulk of the structure to the maximum extent feasible. The story poles must be constructed in such a manner that they will be able to withstand the elements until the end of the planning permit process. If high winds make it unsafe to install construction netting showing the roof ridges, then the tops of the poles may be painted orange, and orange tape may be substituted for the netting. Please coordinate with staff before installing.

Planning staff has the discretion to require that the story poles be placed or certified by a licensed surveyor or a qualified civil engineer.

#### **10. Stormwater Control Plan**

A Stormwater Control Plan shall be prepared by a registered civil engineer, architect, or landscape architect. A preliminary Operations and Maintenance Plan for the Stormwater Control Plan may also be required.

#### **11. Constraints Map**

A composite constraints map that shows the proposed site boundaries and improvements overlain by environmental constraints and adequate buffers surrounding significant environmental features shall be prepared by the project architect or

civil engineer in consultation with other technical specialists working on the project. These buffers shall be based on County environmental protection polices, where appropriate, and on the environmental studies required for the application.

Buffers shall be accurately mapped and may include, Tree Protection Zones, wetlands and streams, flood zones, geologically unstable or otherwise hazardous areas, and adequate distances from special status species or hazardous areas. Appropriate Tree Protection Zones may be determined by an arborist, or an assumed distance of one foot diameter per each inch of trunk diameter at breast height may be used. The constraints map shall have the same scale as the site plan.

## **(II) PROJECT INFORMATION**

In addition to a Planning application, the following items are commonly largely completed by architects and landscape architects. Per the referenced submittal checklist above, while required, the work does not need to be completed by these individuals.

### **12. Public Noticing**

Depending on the entitlement, include a list of the current owner of the subject property, as well as all owners within 300 or 500 feet of the project site. The list must include the property owners' names, addresses, and Assessor's Parcel Number. Preparation, verification, and submission of the property owners list is your responsibility as the applicant. The list must be certified by a title insurance company as being from the most recent County tax roll. Please submit base maps at the same scale used by the Assessor's Office and a copy of the Assessment Roll. On the base map, the subject property must be outlined in red and noted as the subject parcel(s). An additional red line must be drawn at the required noticing radius from the subject parcel(s). Please be aware that the public noticing requirements can differ based on the entitlement needed (e.g. Conditional Use Permit, Design Review, Variance, etc.). If more than one entitlement is required in the processing of an application, the most stringent noticing is what is required.

### **13. Project Information**

A written description must be included that describes the key components of the project, including a full description of the proposed use(s) and improvements for the site.

All sheets of all maps and plans should not exceed 24 inches by 36 inches and must include the following information:

- North arrow. North should be labeled at the top of every site plan, floor plan, grading plan, and landscape plan sheet. A plan north reference should be used in cases where the property or improvements are not easily aligned to a North-South-East-West axis.
- Scale reference. Scales used for floor plans and elevations should not be less than 1/8 inch to 1 foot, preferably it should be 3/4 inch to 1 foot. Scales used should be consistent between different drawings.
- Contact data. Name, address, and phone number of the property owner, applicant, architect, engineer, or surveyor must be provided on the plans.

Project data must be provided on the site plan, based on applicable definitions in the Dixon Code, including the following information:

1. Existing and proposed lot area
2. Existing and proposed Building Area
3. Existing and proposed Floor Area
4. Proposed Area of additional disturbance
5. Existing Lot Coverage –
  - Impervious coverage
  - Pervious coverage
6. Proposed Lot Coverage –
  - Impervious coverage
  - Pervious coverage
7. Grading calculations (cubic yards) –
  - Cut
  - Fill
  - Off-haul
8. Existing and proposed parking
9. Minimum setbacks for exterior walls of proposed building area
10. Maximum height of proposed building area

#### **14. Floor Plans**

Fully dimensioned floor plans for all levels of existing and proposed structures must be submitted. The garage and all food preparation facilities, windows, doors, and stairways must be indicated. Existing and proposed floor area calculations shall be provided. Floor area calculations must be based upon the dimensioned floor plans.

For projects that involve an addition, the existing floor area shall be outlined with a dashed line and the proposed addition shall be shaded. Areas proposed for demolition shall be hatched.

#### **15. Building Demolition Plans**

All building area proposed for demolition shall be shown as hatched with dashed lines indicating walls to be demolished, in conformance with the Development Code definition of demolition. Calculations of the linear distance of existing exterior walls and the linear distance of exterior walls to be demolished shall be provided.

#### **16. Building Elevations**

Fully dimensioned elevations of all existing and proposed structures and buildings, including roof ridgeline, finished floor, and foundation line elevations based upon the same datum as the topographic information, must be provided. Exterior building materials, including siding, roofing, and glazing, must be indicated. The elevation drawings should show the height of all sides of the structure in relation to the topography of the adjoining finished and/or natural grades. The preferred scale of ¼ inch per foot should be used for all architectural plans. All exterior lighting must be shown on the plans.

If an addition to an existing structure is proposed, elevations of the existing structure, as well as those of the addition, shall be provided. The elevations of the proposed development shall include dashed lines indicating the outline of the existing building facades and rooflines.

#### **17. Materials, Colors, and Details**

One sheet of the plans must include photos of color chips and exterior building material samples for the painting, roofing, siding, window casings, and trim. Colors and/or references to specific material types is expected (e.g. Benjamin Moore's Silver Lining 2119-60 or Silverado Building Materials and Nursery's Thompson Thin Brick). Alternatively, the plans may indicate elevations to match existing colors and materials and provide a photo of what exists. Cut sheets showing the exterior lighting fixtures and other site design elements must be shown on the plans.

**18. Landscape/Revegetation Plan**

A landscape or revegetation plan shall: 1) indicate existing and proposed trees and other plant materials by scientific and common names; 2) indicate whether each proposed tree or plant is native to California; 3) indicate the existing size or container size at the time of planting and the height at maturity; and 4) indicate the method and general location of irrigation. The landscape plan shall identify the trunk location, dripline, and common and scientific names of all existing trees on the subject property with a 6-inch or greater trunk diameter measured at a height of 4.5 feet above grade.

Plans must make existing versus proposed vegetation graphically distinguishable by connecting proposed plants and trees, on center, with a solid line leading to the label. Unless otherwise superseded by a governing ordinance (development agreement) or Specific plan, for a greater understanding of the specific landscape requirements expected, please refer to DMC Chapter 18.33, specifically Sections 18.33.070 and .090. The landscape plan shall be drawn at the same scale as the site plan.

**19. Master Plan Exhibit**

A Master Plan Exhibit must be submitted that provides parameters for future development. A diagram shall be prepared, based on the site plan, which indicates locations for all of the key elements of the Master Plan. An associated narrative that includes tables of development standards shall also be provided.

An exhibit for a new Master Plan shall set forth criteria for future development. Such criteria may be required to include the following:

- A. Density, lot areas and dimensions.
- B. Development areas, open space areas, and environmental buffers.
- C. Site planning, circulation and parking.
- D. Areas of grading, storm water management, and landscaping.
- E. Structure height, building and floor area, lot coverage, and setbacks.
- F. Architectural and site design.

In addition, an exhibit for a new Master Plan shall establish clear and unambiguous review procedures for future development, including:

- A. Development subject to ministerial review to ensure compliance with established Master Plan criteria.
- B. Development subject to discretionary review to ensure compliance with established Master Plan criteria.
- C. Procedures to deviate from established Master Plan criteria.

An exhibit for a Master Plan amendment shall clearly indicate the changes proposed to the existing Master Plan.

**(III) SPECIAL STUDIES AND DOCUMENTS – The following information can be compiled by the applicant in consultation with a qualified professional.**

**20. A current Preliminary Title Report (2 copies)**

The preliminary title report must reflect the current status of the property and include all recorded easements, provide proof of ownership, and be issued from a Title Company.

**21. Telecommunications Facilities**

A completed *Dixon Telecommunications Plan Application Requirements and Checklist* and all the information listed therein must be submitted.

**22. Operational Characteristics (for non-residential uses)**

Information regarding the proposed use of the project must be prepared by the applicant, including but not limited to the following items:

- A. The maximum number of staff on site at any one time.
- B. The hours of operation, including hours open to the public as well as hours closed to the public where operations are taking place that could affect exterior lighting, noise, odors, traffic or parking.
- C. Projected peak hours of operation, with the total number of staff, customers and other visitors on the site indicated.
- D. The schedule and projected peak hours of operation for special events, with maximum number of staff, customers and visitors that would be in attendance.

- E. The schedule, frequency and nature of expected deliveries to the site.
- F. Noise levels proposed for the operation of the project, which specify what is causing various noise levels.
- G. The path of travel for pedestrians and vehicles at the site.

**23. Property Deed Information**

The applicant shall submit the following information:

- A. A complete chain of title extending back to the "parent" legal lot of record from which the subject unit of real property was created in its current size and configuration, as well as all recorded subdivisions, recorded surveys and adjudicated settlements that affect the subject property. The chain of title shall be certified as complete by a qualified title officer, attorney, or surveyor.
- B. A signed statement from a title officer or qualified surveyor indicating the date as well as the deed or other instrument number, which created the subject unit of real property.

**24. Property Status Information**

The applicant shall submit the following information:

- A. Copies of the Assessor's Records for the subject property.
- B. Copies of records related to the history of the property, such as affidavits, previous utility bills, and historic maps and photographs.
- C. Copies of any permits issued by State or Federal agencies for the property.
- D. Property appraisals performed by a qualified appraiser.

**25. Evidence of Water Supply (2 copies of reports)**

Where water is to be supplied by the establishment of a mutual company, the applicant must submit sufficient evidence substantiated by adequate tests and/or engineering data regarding the quantity, quality and safety of the proposed water supply.

Where water is to be supplied by wells, springs or other sources of water, the applicant must submit sufficient evidence substantiated by adequate tests and/or engineering data to indicate whether adequate water can be obtained from wells, springs or other sources of water for each lot involved in the project and for fire protection.

**26. Photo-Simulations (2 copies)**

Photo-simulations of the proposed project shall be prepared by a qualified professional or firm that is acceptable to the City. The photo-simulations shall be based on a Digital Terrain Model that accurately show the mass of the proposed improvements. A "normal" camera lens (42 to 50 millimeter, corrected for any deviations resulting from digital sensor size) shall be used for the underlying images, and the representations of the proposed development shall be overlain to scale on the images.

Two photo-simulations shall be prepared for each vantage point required and approved by the Planning Department to show the impact of the development without any proposed landscaping and also to show the impact of the development with the proposed landscaping (assuming five years of average growth).

The applicant shall submit documentation providing information on the scope of work, the location of the proposed vantage points, the time that photographs would be taken, and the firm chosen for the project for Planning staff's review and approval prior to the analysis being initiated. The photo-simulations are subject to peer review at the Director's discretion.

**27. Acoustical Study**

An acoustical study shall be prepared by a qualified acoustical engineer. The study shall quantify the maximum noise levels that would affect the project or result from the proposed operation of the project or any noise generators. The noise shall be quantified using standard acoustical engineering methods and shall indicate the time of day, duration, and regularity of the noise for regular operations and special events resulting from a project.

**28. Arborist's Report**

An arborist's report that has been prepared by a qualified arborist must be submitted. The arborist's report shall provide an evaluation of the trees that could potentially be affected by the development

The arborist's report shall, at a minimum, indicate the health of the trees in this area, and evaluate any adverse effects to the trees that would occur due to the project. Specifically, the arborist's report shall recommend appropriate tree protection zones for trees that would remain on the property and appropriate locations for replacement trees to be planted.

If the report finds that the project could result in a significant impact, then a further evaluation of potential mitigation measures may be required. The report shall also indicate whether there are exotic trees on the site and whether any exotic trees are invasive. The arborist's report is subject to peer review at the Director's discretion.

**29. Photometric Study**

A photometric study showing existing and proposed ground-level lighting intensity in foot-candles for the subject property, and the surrounding properties that would be affected by on-site lighting shall be prepared by a lighting expert.

**30. Preliminary Geotechnical Report (2 copies)**

A geotechnical report can be prepared by a certified engineering geologist, a soil engineer, a geotechnical engineer or a civil engineer practicing within the area of his or her competence, which identifies geologic hazards, and recommends construction measures and other precautions to reduce the risk of these hazards to acceptable levels. The term geotechnical report may encompass documents referred to as soils report, soil investigation report, soils stability report, preliminary soils report, and other similar terms.

A preliminary geotechnical report may be divided into two parts:

- A. Soils reconnaissance. The soils reconnaissance shall include a complete description of the site based on a field investigation of soils matters. The soils matters reviewed shall include stability, erosion, settlement, feasibility of construction of the proposed improvements, description of soils related hazards and problems and proposed methods of eliminating or reducing these hazards and problems.
- B. Final soils investigation and report. This investigation and report shall include a field investigation and laboratory tests with detailed information and recommendations relative to all aspects of grading, filling and other earthwork, foundation design, pavement design and subsurface drainage.

The report shall also recommend any required corrective action for the purpose of preventing structural damages to the development. Further, the report shall recommend any special precautions required for erosion control, and the prevention of sedimentation or damage to off-site property.

**31. Hydrological Report (2 copies)**

A hydrological report shall be prepared by a qualified hydrologist, geomorphologist, or engineer. The hydrological report shall provide calculations of pre-project and post-project amounts of storm water runoff. Further, the report shall assess whether the proposed project would increase the likelihood of downstream erosion, channel instability or flooding in the area, or other potentially significant impacts to the environment. If the study finds that the project could result in a significant impact, then a further evaluation of potential mitigation measures may be required. The hydrology report may be subject to peer review at the Director's discretion.

### **32. Biological Site Assessment**

The biological site assessment must be prepared by a qualified biologist and provide evidence regarding the presence of sensitive biological resources, determine the property's habitat value relative to any special status species, and provide conclusions regarding how the project may affect those resources. Stream channels, tops of banks, and edges of riparian vegetation and any stream buffer areas must be clearly mapped.

In addition, the biological site assessment shall evaluate the habitat value of any watercourses adjacent to the proposed project, and whether the project would result in adverse effects to the riparian vegetation surrounding the watercourse or the water quality of the watercourse. If there are wetlands adjacent to the project, then a wetland delineation shall be submitted, and the boundary of any riparian vegetation shall be clearly identified in the report. The report shall also indicate whether there are any exotic species of plants on the site and whether any species are invasive.

If the report finds that the project could result in a significant impact, then a further evaluation of potential mitigation measures may be required. The biological assessment is subject to peer review at the Director's discretion.

NOTE: in those cases when a biological site assessment is required, Dixon reserves the right to directly hire a biologist of the Planning Department's choice. The cost of the contract and the Division's standard contract administration fee, or as otherwise required by City ordinance, shall be submitted by the applicant.

### **33. Archaeology Report**

An archaeology report shall be prepared by a qualified and State registered professional archaeologist. At a minimum, the archaeology report shall be based on a field survey and records search, and shall indicate whether there is evidence of archaeological resources on or in close proximity to the project site and evaluate the project's potential impacts to those resources. If the report finds that the project could result in a significant impact, then a further evaluation of potential mitigation measures may be required. The archaeology report is subject to peer review at the Director's discretion.

### **34. Historical Study**

A historical study prepared by a qualified architectural historian must be submitted. At a minimum, the historical study shall assess whether the location of the project site or the existing structures on the project site could be considered a significant historical resource. The report should evaluate the project based on Citywide plan policies regarding historical significance. If the study finds that a structure or location is a significant historical resource, a further evaluation of potential preservation measures may be required. The historical study is subject to peer review at the Director's discretion.

**35. Traffic/Parking Study (2 copies)**

A Traffic Study will evaluate existing levels of service at intersections around the project site, the proposed level of service including the project, calculate existing peak AM/PM trips and AM/PM peak trips added by the project, and determine cumulative traffic conditions.

A parking study may also be required, which analyzes existing parking demand and the parking demand created by the project.

**36. Transportation Management Plan (2 copies)**

A Transportation Management Plan (TMP) that addresses all modes of transportation as well as parking for the proposed project shall be prepared by a qualified traffic engineer or traffic planner. The TMP shall provide objectives and strategies for normal operations as well as special events, and show improvements that would be necessary to achieve these objectives and strategies. The TMP shall provide details for traffic management including methods such as using single-occupancy vehicles, bicycles, pedestrian travel, school buses, public transit, and car-pooling. Quantifiable rates of the different methods shall be provided for both regular activities and special events. Pick-up and drop-off locations and routes for all vehicular travel shall be identified. Pick-up and drop-off times shall also be identified and coordinated with regular and special event schedules. Staff activities regarding traffic and parking management shall be described. Detailed requests for any waivers of standard requirements necessary shall be requested with adequate material to support the request.

**37. Affordable Housing Plan**

The Affordable Housing Plan must include the following information:

- A. Number, affordability level, unit type, tenure, number of bedrooms, location, size, and design of all inclusionary units.
- B. Construction schedule and phasing of inclusionary units in relation to market-rate units.
- C. Provisions for income certification and screening of potential purchasers and/or renters of inclusionary units, resale control mechanisms, and ongoing monitoring and administration.

- D. Any incentive requested pursuant to Chapter 18.20A (DENSITY BONUSES) of the Dixon Municipal Code, including the additional information specified in that Chapter.
- E. Such additional information as may be required by the Director to ensure conformance of the project with Dixon's affordable housing requirements and the General Plan.

**38. Approved Master Plan**

An approved Master Plan for the property must be submitted, and information from the Master Plan that is relevant to the proposed project must be shown on the plans.

## Scott Greeley

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**From:** Scott Pardini <SPardini@recology.com>  
**Sent:** Thursday, May 12, 2022 11:48 AM  
**To:** Scott Greeley  
**Subject:** RE: Pre-application (22-01) for triangular lot on N. Lincoln

Recology does not have any issues at the moment. Seems we can access this parcel for any services subscribed to by the customer.

Thanks,

*Scott Pardini*  
General Manager

**Recology™ Dixon** | 1 Town Square Place, Suite 200 | Vacaville, CA 95688  
T: 707.678.4026 | M: 707.695.2735 | [spardini@recology.com](mailto:spardini@recology.com)

WASTE ZERO

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**From:** Scott Greeley <SGreeley@cityofdixon.us>  
**Sent:** Thursday, May 12, 2022 11:42 AM  
**To:** William Garcia <wgarcia@cityofdixon.us>; Raffi Boloyan <rboloyan@cityofdixon.us>; John Malone <JMalone@cityofdixon.us>; Scott Pardini <SPardini@recology.com>; Robert Thompson <rthompson@dixonpolice.org>; Joel Engrahm <JEngrahm@cityofdixon.us>; Todd McNeal <tmcneal@cityofdixon.us>  
**Subject:** Pre-application (22-01) for triangular lot on N. Lincoln

**CAUTION:**This email originated from outside of Recology. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please forward to the Security Team at [SecurityEmail@Recology.com](mailto:SecurityEmail@Recology.com) if you are unsure.

**\*\*Please remember to submit a digital copy of all new submittals, resubmittals and revisions to [planningdivison@cityofdixon.us](mailto:planningdivison@cityofdixon.us).\*\***



FIXINDIXON

**Scott Greeley**  
Associate Planner

**Phone:** (707) 678-7000 ext 1115

**E-Mail:** [sgreeley@cityofdixon.us](mailto:sgreeley@cityofdixon.us)





## Inter-Office Memorandum

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**To:** Scott Greeley  
Associate Planner

**From:** William Garcia, PE  
Staff Augmentation Consultant

**Date:** June 10, 2022

**RE:** Triangular Lot @ N Lincoln  
Pre-Application

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The Engineering Division has the following comments regarding the preliminary planning application for the "Trailer Sales and Services" project located on the triangular lot @ N Lincoln which is dated 5/3/2022. Additional comments will be forthcoming upon submission of formal planning application package:

### General:

1. The driveway for the proposed project area shall not be located directly off of North Lincoln. The Applicant shall construct the roadway extension "West Vaughn Road" as indicated on the attached parcel map. The driveway shall be constructed to connect to this West Vaughn Road extension. The West Vaughn Road extension shall be constructed to City Engineering Standards. The Applicant may request that the City reimburse the Applicant for a portion of the cost of the West Vaughn Road extension. Any such reimbursement shall be established by written agreement, in a form approved by the City Attorney.
2. Applicant shall provide a preliminary utilities plan per item #4 in the City of Dixon Design Review Checklist, as part of the Design Review package. Utility plan must show the location of all public and private utility connections and methods of extension. The size of all major utilities must be shown.
3. Applicant shall be responsible for financing and constructing public improvements along frontage of property including installing/replacing curbs, gutters, driveway approaches and sidewalk where the improvements are either missing or are currently damaged. Determination of damage shall be at the sole discretion of the DPW/CE or their designee. Any existing pedestrian improvements that do not meet current ADA standards and requirements shall be removed and replaced to most current standards. ADA ramps shall meet the most current Caltrans ramp standard details and requirements. All curb, gutter, sidewalk or other existing City facility damaged prior to or during construction shall be removed and replaced to City standards. If required, any work in the public right-of-way shall:
  - a. Be in accordance with the latest edition of the City of Dixon's Engineering Design Standards & Construction Specifications (City of Dixon Standards).
  - b. Be in accordance with the federal Americans with Disabilities Act and the State of California Title 24 Accessibility Standards.
  - c. Require the issuance of an encroachment permit from the Engineering Division prior to the issuance of a building permit and prior to commencing work within the public right-of-way. The encroachment permit shall be signed off as

complete, including submittal of record drawings, by the Engineering Division prior to occupancy of any building on the subject property.

- d. Require the submittal of a guarantee and warranty security at the discretion of the City Engineer in the amount of ten percent of the total cost of the public improvements. Such security shall guarantee and warrant the improvements for a period of one year following their completion and acceptance against any defective work or defective materials. Security shall be submitted prior to acceptance of the improvements to the satisfaction of the City Engineer.
4. Applicant must obtain a grading permit prior to beginning earthwork operations. A grading permit requires plans and plancheck, and will allow rough grade to be established prior to the issuance of a building permit.
5. Applicant shall provide soils report including subgrade "R" value and street section design recommendations, signed by a California-licensed Geotechnical Engineer. Soils report to be submitted for review and approval by the Engineering Division with a grading permit application or with the first submittal of improvement plans, whichever comes first.
6. Provide completed checklists for the 2019 California Green Building Standards Code with the first submittal of the building permit drawings. The City recommends submitting a draft version of the checklist along with the formal Design Review application to determine potential impacts to site design required to comply with all applicable Green Building Code requirements.
7. Applicant to submit a copy of the preliminary title report for subject parcels, as part of Design Review application.

**Stormwater:**

8. Applicant shall provide evidence and documentation as to how the requirements of the City's Phase II Small MS4 General Permit 2013-0001-DWQ, Section E.12. POST CONSTRUCTION STORM WATER MANAGENMENT PROGRAM, are being met. The requirements of this section of the Phase II Small MS4 General Permit designate this project as a regulated project under Section E.12.c Regulated Projects. Evidence of how all requirements of the section(s) of this permit are being complied with shall be included within the Design Review application to ensure that adequate area(s) (space) are provided to comply with the permit requirements. ). Items to address include site design measures, source control measures for potential pollutant sources, low impact development (LID) and stormwater treatment standards and Hydromodification requirements. Report must be submitted and approved by the Engineering Department prior to Building Permit approval.
9. Per City of Dixon Engineering Design Standard DS4-10, as part of the building permit submittal the Design Engineer must submit a report verifying that the hydraulic grade line (HGL) for the on-site storm drainage system does not exceed allowable levels.
10. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Engineering Division with a grading permit application or with the first submittal of improvement plans, whichever comes first. If less than one acre is disturbed, an Erosion Control Plan conforming to said standards shall be submitted for review/approval with the improvement plans.

11. Site design shall comply with Attachment 4 of the State of California's NPDES General Permit including certification by a registered Civil Engineer or licensed Architect that the site plan complies with Attachment 4 requirements. Design elements shall be identified on site plan at the time of submittal to Planning Commission for approval.
12. Applicant shall provide evidence of Operation and Maintenance of Post Construction Storm Water Management Measures as required by Section E.12.h of the City's Phase II Small MS4 General Permit 2013-0001-DWQ.
13. The developer shall comply with Title 16 of the Dixon Municipal Code regarding grading and storm water control.

**Sanitary Sewer:**

14. The applicant shall apply for a Wastewater Discharge Permit from the Wastewater Division of the Engineering Division prior to the issuance of a building permit.
15. The Applicant shall provide an on-site grease trap/separator for applicable on-site activities to protect downstream sanitary sewer collection lines and treatment plant from FOG pollution of the sanitary sewer system. An on-site grease trap/separator is required for activities specified in the City of Dixon's Sewer System Management Plan (SSMP). Details and sizing for the grease trap shall be submitted as part of the building permit package.
16. The proposed trash enclosures shall be graded to drain to a sanitary sewer connection and have a cover and perimeter berm/wall on all sides to prevent liquid from getting out or getting in.

**Transportation/Access:**

17. Applicant shall indicate on the site plan the preliminary accessible path of travel between the proposed buildings and the public Right-of-Way. Path of travel shall show appropriate ramping at grade differentials (Curbs and/or elevation differences between AC and Finish Floor elevation). The accessible path of travel shall be delineated with ADA conforming striping.
18. The project shall be designed in conformance with City of Dixon Standards for sight distance, particularly related to any proposed landscaping near the existing driveway off of North Lincoln Street.
19. Applicant shall indicate the proposed trash enclosure location on the site plan, as part of the Design Review application.
20. Applicant shall indicate the distance to the nearest adjacent driveways both on the north and south side of North Lincoln, as part of the Design Review application.

**Other Utilities**

21. Telephone, gas and electric service shall be made available to the proposed lots. Coordinate with AT&T and Pacific Gas & Electric for size and location of conduit and connections.
22. All existing and proposed utilities shall be underground.



**Project Routing**  
Date: 5/12/22

**PROJECT REVIEW COMMITTEE**

	City Manager		Economic Dev Director
	Building Division	X	Fire Marshal/Asst. Fire Chief
	Community Dev Director	X	Police Chief
x	City Engineer/Dir of Eng		CalTrans
	Calwater		Recreation Director
	Dixon Water		PG&E
X	Recology		DUSD

Cover sheet only to:

	City Clerk		Economic Dev. Director
	City Manager		Community Dev Director

**Project Description:**

The applicant has submitted a Pre-Application (22-01) requesting departmental comment on the feasibility of establishing a business that sells concession trailers and food carts. The zoning here is Highway Commercial-Professional and Administrative Office-Planned Development (CH-PAO-PD). The primary concerns raised focus on whether the use would be permitted, considering the General Plan has it identified as a Corridor Mixed Use land use designation and the Zoning does not explicitly identify this proposed use as permitted or conditionally permitted in either of these zoning districts, and whether safe access off and on the property can be achieved. The property is located on the triangular lot along North Lincoln Street that immediately abuts I-80 and has an Assessor's Parcel Number of 0108-281-020.

I am in the process of reviewing this application for completeness and wanted to pass on major issues that would be helpful to the applicant in the early stages. ***Please have comments back to me by May 27, 2022.***

	<b>Courtesy Review</b>	
X	<b>New/Resubmittal</b> (project not yet deemed complete) Review for completeness, technical issues, design issues	
	<b>Conditions of Approval</b> Conditions due: (If found complete) May 27, 2022 Planning Commission hearing: <b>TBD</b> X Plans attached or ___ Plans not attached	

My Department has:

X	No comments	<i>John Miller</i> 5/27/2022
	Comments attached	
	Comments to be provided at meeting	

From: Scott Greeley, (707) 678-7004 x 1115