RESOLUTION NO. 2025-008

A RESOLUTION OF THE DIXON PLANNING COMMISSION RECOMMENDING TO THE DIXON CITY COUNCIL APPROVAL OF LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP (TM 23-01), SMALL LOT TENTATIVE SUBDIVISION MAP (TM 24-01), AND DESIGN REVIEW FOR DESIGN GUIDELINES AND SITE IMPROVEMENTS FOR THE CAMPUS PROJECT (PLANNING APPLICATION – PA 23-16)

WHEREAS, on May 9, 1995, the City Council adopted the Northeast Quadrant Specific Plan ("NESP") pursuant to Resolution 95-63, with multiple amendments made to the NESP since its original adoption, with the last amendment being approved by the City Council on January 7, 2025 by City Council Resolution No. 25-006; and

WHEREAS, on May 18, 2021, the City of Dixon adopted Dixon General Plan 2040, a comprehensive update to the City's General Plan. The General Plan land use designation for the 268 acres in the NESP which are part of the project is Industrial. Most recently, in May 2024, the City also completed rezoning of lands in the NESP, through a comprehensive update to the Zoning Ordinance, to bring zoning of this site into conformance with the General Plan land use designation of Campus Mixed Use. This included rezoning of the 260-acre Project site to Campus Mixed Use– Northeast Quadrant Specific Plan Overlay (CAMX – NESP); and

WHEREAS, on May 23, 2023, the applicant, Dixon Venture, LLC, submitted a planning application (PA23-16) requesting a Large Lot Vesting Tentative Subdivision Map (TM23-01), Small Lot Tentative Subdivision Map (TM24-01) and Design Review, along with applications for a Development Agreement (DA23-01), Specific Plan amendment (SP23-01) and Planned Development Rezoning (RX23-01) for the Campus project to allow the creation of a 48-acre Dixon Opportunity Center for up to 660,000 square feet of warehousing, office and related uses, 2 acres of commercial uses, up to 1,041 residential units, along with parks, paseos, and related infrastructure improvements (the "Project") on an approximately 260 acre site zoned Campus Mixed Use– NESP Overlay, located west of Pedrick Road and north of Vaughn Road (Assessor's Parcel Numbers 0111-040-010, -020, -030, -040, and 0111-080-050); and

WHEREAS, the vesting large-lot Tentative Map proposes creation of 23 larger lots for the Dixon Opportunity Center, Commercial area, Residential villages, Parks and Retention Basin, and the lower-density Residential master lots would be subsequently further subdivided into individual lots through the submitted Small-Lot Tentative Map which would reflect the actual parcelization proposed based on the density and land plan for each of the residential villages; and

WHEREAS, the City has prepared an Environmental Impact Report for the Project pursuant to the requirements of the California Environmental Quality Act. The EIR determined that the Project's environmental impacts were found to be insignificant or could be reduced with adoption of a Project Mitigation and Monitoring Plan, while potentially significant environmental impacts identified in the areas of Agricultural Resources, Air Quality, and Traffic, for which a Statement of Overriding Considerations has been prepared; and

WHEREAS, on March 5, 2025, the Dixon Planning Commission, following notification in the prescribed manner, conducted a public hearing at which the Planning Commission considered the Project, including the proposed Tentative Maps and Design Review and other necessary entitlements, received public testimony and evidence, and received a staff report and presentation on the Project; and

WHEREAS, the Planning Commission has considered all written and oral testimony presented at the hearing and all evidence previously submitted to the Planning Commission, including staff reports and correspondence.

WHEREAS, on March 5, 2025, by adoption of separate Resolutions, the Planning Commission has reviewed the Final EIR and accepted public comment and recommended Certification of the EIR, including adopting CEQA findings and approval of Mitigation Monitoring and Reporting program and adopted Statement of Overriding Considerations.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Dixon hereby makes the following findings related to the Large Lot and Small Lot Tentative Subdivision Maps:

Findings of Fact
Large Lot Vesting Tentative Map (TM23-01 and Small Tentative Maps (TM24-01)

1. The proposed Tentative Maps are consistent with the Dixon General Plan 2040 and the Northeast Quadrant Specific Plan, as amended, specifically follows:

   a) The maximum intensity and density proposed by the Project and these maps are within those allowed by the General Plan land use designation of CAMU, which allows up to 30 units to the acre for residential density and between 30%-60% FAR on the site, combined for residential and non-residential development.

   b) The proposed land use uses of residential, industrial and commercial, with associated parks and other improvements are consistent with the types of uses allowed in the Campus Mixed use General Plan land use designation.

   c) The Project and the maps are consistent with the applicable General Plan 2040 goals and policies as documented in the Land Use chapter of the EIR.

2. That the site is physically suitable for the type of development given that:

   a) The intensity of development is within the maximum allowable residential density and FAR established by the General Plan Campus Mixed Use land use designation.

   b) The proposed land use uses of residential, industrial and commercial, with associated parks and other improvements are consistent with the types of uses allowed in the Campus Mixed use General Plan land use designation.

3. The potential environmental impacts were evaluated through an EIR, consistent with CEQA, and most impacts were found to be no impact, less than significant, or less than significant with mitigation. Those remaining impacts that were not able to mitigated to less than significant level, including Air Quality, Agriculture and Transportation impacts, remain as significant and unavoidable, and a Statement of Overriding Considerations has been adopted, by separate Resolution, finding that on balance, the project benefits outweigh the impacts.

   a) The 260 acre site is physically suitable for the proposed density of development given that:

   b) The maximum intensity and density proposed by the Project and these maps are within those allowed by the General Plan land use designation of CAMU, which allows up to 30 units to the

acre for maximum residential density and between 30%-60% FAR, combined for residential and non-residential development.

c) The type and amount of density and uses was evaluated and considered as part of the Dixon General Plan 2040 EIR that was adopted when the land use designation was changed for this site to Campus Mixed Use.

d) Consistent with the requirement of CEQA, a project level EIR has been prepared and considered for this Project and the type and intensity of development was not identified as a significant impact or cumulative impact.

e) Furthermore, the potential environmental impacts of this proposed Project, including the Large Lot and Small Lot Tentative Subdivision maps were evaluated through a project level EIR, consistent with CEQA, and most impacts were deemed no impact, less than significant, or less than significant with mitigation. Those remaining impacts that were not able to mitigated to less than significant, including Air Quality, Agriculture and Transportation, remain as significant and unavoidable, and a Statement of Overriding Considerations has been adopted by separate Resolution, finding that on balance, the Project benefits outweigh the impacts.

4. The Project provides the residential lot, private, open space amenities and the necessary infrastructure and access to City services needed to serve the future growth of Dixon. The amount of parkland provided is consistent with the requirement under the Quimby Act, and land would be dedicated, and all improvements to the parks would be built by the Applicant and then dedicated to the City.

5. The proposed Project would provide the infrastructure required by city development standards and adequacy of infrastructure has been evaluated through the EIR and found to be adequate and meeting standards. In addition, the Project would oversize certain infrastructure to the benefit of other properties, and would receive reimbursement from existing fees collected and/or other sites as they develop.

6. The design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat given that:

   a) The property is adjacent to land already planned and designated for urban development pursuant to the General Plan and NEQSP.

   b) As noted above, an EIR was prepared for this Project. The EIR was considered in evaluating the applications for the Project, including the Tentative Maps. Most impacts were deemed no impact, less than significant, or less than significant with mitigation. Those remaining impacts that were not able to mitigated to less than significant, including Air Quality, Agriculture and Transportation, remain as significant and unavoidable, and a Statement of Overriding Considerations has been adopted by separate Resolution, finding that on balance, the Project benefits outweigh the impacts

7. The design of the subdivision or the type of improvements is not likely to cause serious public health problems given that:

   a) As noted in prior findings that an EIR was prepared and considered prior to approval of this Project and no significant unavoidable impacts are of a level to cause serious public health problems.

   b) The proposed lots that would be created from the Tentative Maps would be consistent with the General Plan land use designation and will meet all required infrastructure that is tied to city

development standards. Further, future development, including residential, commercial and light industrial development, will require further review by the City to ensure all city standards are met as part of the Design Review and building permit processes.

8. The design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision given that the Tentative Maps have been reviewed by City Department staff and outside agencies, including the Department of Public Works/Engineering Department and other local government and utility agencies.

   The subdivision does not conflict with any easements for access through or use of the property within the subdivisions. In addition, the Project will be made consistent with all city infrastructure requirements.

9. The Project site is not subject to Section 66474.4 of the Subdivision Map Act, that the subject land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Cal. Gov't Code § 51200) and that the resulting parcels following a subdivision of the land would not create lots too small to sustain their agricultural use given that:

   a) The property is not subject to any contract pursuant to the California Land Conservation Act.

   b) Although the site is currently used for agricultural purposes, the site has been designated for urban development and the current and past General Plans for over 30 years have identified this site for Industrial or Mixed use development Therefore, agricultural uses are not currently allowed by General Plan or zoning on the site, and they are considered legal, non-conforming and this Project would develop a project that is consistent with the City's General Plan, Zoning and Specific Plan.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Dixon makes the following findings related to the Design Review:

Findings
Design Review

1. 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 given that:

   a) The standards prescribe that the development of the site would follow the overall height limits established by the General Plan and Zoning Ordinance.

   b) Adequate buffers and walls are provided around the site to set the development back from the edge of new and expanded roadways, particularly from Pedrick Road, through a significant landscape buffer and retention basin, that would reduce perceived mass and bulk.

   c) The Design Guidelines provide for quality residential development through use of The Design Guidelines (in concert with the Specific Plan amendments) and identify a range of design objectives that address residential building massing, scale, lot coverages, setbacks and architectural styles. The latter includes design provisions addressing use of variation in building styles and sizes, roof forms, entry statements, and general architectural detailing; and

   d) The proposed Design Guidelines provide high quality architectural standards for the residential development and design of the model homes for the various villages will be reviewed through a

Design Review process to ensure conformance to the design standards.

2. 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 given that:

   a) The proposed Project implements the vision for the Campus Mixed Use area by providing a variety of residential and non-residential uses on this 260 acre site, with multiple amenities and close proximity to employment, services and the transportation.

   b) Adequate landscaping, buffers are provided both within and around the site to soften the edges of the development and provide an attractive viewscape of the Project from public streets, external to the Project site, and within the Project site.

   c) The Design Guidelines provide for quality residential development through use of The Design Guidelines (in concert with the Specific Plan amendments) and identify a range of design objectives that address residential building massing, scale, lot coverages, setbacks and architectural styles. The latter includes design provisions addressing use of variation in building styles and sizes, roof forms, entry statements, and general architectural detailing.

3. 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 in that the Design Guidelines provide for quality residential development through use of The Design Guidelines (in concert with the Specific Plan amendments), and identify a range of design objectives that address residential building massing, scale, lot coverages, setbacks and architectural styles. The project would have common components of design to tie it together while allowing creativity in various villages to provide some interest and reduce monotony of design. The latter includes design provisions incorporating variation in building styles and sizes, roof forms, entry statements, and general architectural detailing.

4. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the intended character of the area given that the project provides a key central greenspace that serves as a major spine through the site, from north to south. Roadways are heavily landscaped and all site amenities such as fencing, walls, landscaping and pedestrian future would be consistent in design and provide high quality materials.

5. Parking areas and other hardscape areas are designed and developed to buffer surrounding land uses; complement pedestrian-oriented development; minimize stormwater run-off; and achieve a safe, efficient, and harmonious development given that:

   a) High quality materials are used for hardscape.

   b) Adequate storm water runoff would be addressed through best management practices and minimize additional storm drain basins in the rest of Northeast Quadrant area, but creating a large capacity storm drain basin to serve not only this site, but others upstream.

   c) The proposed central paseo promotes and focuses the development pedestrian orientation, with ample walking and biking facilities within and around the site.

6. 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.

a) Common subdivision lighting would be low level to provide security, but not create glare off site.

b) Specific home lighting is addressed as part of the design guidelines and would be reviewed as part of design review that is required for model homes in each village.

7. Landscaping is designed to be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the landscape that is appropriate to the Dixon context given that the landscape plan provides ample planting area to buffer the site and areas within the site, the central paseo connects the north park to the south park and would result in a wide, tree lined paseo, to be visually appealing to both pedestrians and vehicles as well as serve as a sense of identity.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Dixon hereby recommends approval of the Large Lot Vesting Tentative Subdivision Map (TM23-01), Small Lot Tentative Subdivision Map (TM24-01) and Design Review subject to the conditions of approval provided in **Exhibit A**.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Dixon hereby recommends approval of the Street Names as provided in **Exhibit B**, as modified by the conditions of approval.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Dixon hereby recommends approval of the Campus Design Guidelines as provided in **Exhibit C**

ADOPTED AT A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF DIXON, STATE OF CALIFORNIA, ON THE 5TH DAY OF MARCH, 2025:

AYES: Allard, Cooley, Drayton, Chair Caldwell
NOES: Davis, Hernandez-Covello
ABSENT: Diaz
ABSTAIN: None

JACK CALDWELL, CHAIR
DIXON PLANNING COMMISSION

Attest:

BRANDI ALEXANDER
DEPUTY CLERK/SECRETARY

Exhibit A: Conditions of Approval

Exhibit B: Approved Street Names

Exhibit C: Campus Design Guidelines

Exhibit A
CONDITIONS OF APPROVAL
Large Lot Vesting Tentative Map, Small Lot Tentative Subdivision Map and Design Review

Community Development Dept - Planning Division

1. Unless otherwise extended as specified in a Development Agreement between the City and the Applicant, the Large Lot and Small Lot Vesting Tentative Maps shall be valid for 2 years from the decision approving the tentative maps, subject to any extension as may be applicable. If the maps are not recorded in this timeframe and no extension is pursued, then the approval of the tentative maps shall lapse, and new tentative maps will be required.

2. These approvals are contingent upon the approval or adoption of the associated applications, including amendment to Northeast Quadrant Specific Plan, Planned Development Rezoning, and Development Agreement and certification of the EIR and adoption of the Statement of Overriding Considerations for this Project.

3. This Project shall be subject to all requirements and obligations as identified in the adopted Development Agreement for the Campus Project. Compliance and conformance with all terms and obligations are hereby incorporated as conditions of approval.

4. The Applicant and any subsequent Applicants or homebuilders shall be responsible to monitor, track, and document compliance in detail steps and methods of compliance with these conditions of approval during all phases of this Project. PRIOR TO ANY SUBSEQUENT APPLICATION FOR PERMITS (i.e., grading permit, encroachment permit, Final Maps, building permit, etc), documentation of compliance with the conditions of approval shall be provided by the Applicant to the City in a form acceptable to the Community Development Director.

5. Prior to Approval of plans for any future city permits, the City shall ensure substantially conformity to the materials and plans for the Campus development approved by the City Council on ____TBD____ through adopted Resolutions and Ordinance, including:

    a) Project Description by applicant, January 4, 2025
    b) Northeast Quadrant Specific Plan (as amended as part of City approval actions for The Campus development)
    c) Development Agreement, as adopted by Ordinance
    d) Planned Development Overlay and Standards, as adopted by Ordinance
    e) Campus Design Guideline, February 20, 2025
    f) Land Use Plan, January 4, 2025
    g) Illustrative Land Use Plan, February 20, 2025
    h) Illustrative Land Use Plan (with Tech Park), February 20, 2025
    i) Phasing Plan, February 21, 2025
    j) Large Lot Vesting Tentative Map, February 20, 2025
    k) Small Lot Tentative Map, February 20, 2025
    l) Preliminary Grading Plan, February 20, 2025
    m) Preliminary Utilities Plan, February 20, 2025
    n) Illustrative Master Landscape Plans, February 20, 2025
    o) I-Courts Details (For Villages 3+4), February 20, 2025

6. The Applicant shall conform to the Project Phasing Plan provided in their Project Description dated January 4, 2025, as approved by the City Council on _____TBD___ and on-file in the Community Development Department.

7. All exterior lighting shall be located and/or shielded so as not to cast glare on nearby properties. All

lighting fixtures shall have concealed or recessed lighting elements. Walkway lighting should utilize bollard style lighting. The lighting be designed to architecturally enhance the proposed building architecture. The proposed lighting will be subject to Planning Department review and approval.

8. All exterior lighting shall have concealed or recessed lighting elements and be found by Planning to be generally consistent and complement the architectural style of the building. The walkways and parking lot lighting shall utilize bollard style lighting.

9. PRIOR TO FINAL INSPECTION OF ANY BUILDING, the applicant shall contact the Planning Department for review and final approval of the design and verify the installed landscaping.

10. PRIOR TO FINAL INSPECTION OF ANY BUILDING, including individual lots within each village, the applicant/builder shall provide a letter from their licensed landscape architect certifying the installed landscaping is consistent with the approved plans and complies with WELO.

11. The applicant shall meet the standards and comply with city agreements with the contracted waste, recycling, and organics hauler.

12. Refuse and recycling shall be implemented in accordance with City standards. All trash enclosures shall be large enough to accommodate both refuse and recycling dumpsters, as well as grease containers (if applicable). The Applicant shall coordinate with the Recology Dixon. The materials used on the exterior of the trash enclosure shall match those used on the building. The location of all trash enclosures shall be designed and located to the satisfaction of the Community Development Department and Recology Dixon.

13. PRIOR TO THE SUBMITTAL OF ANY GRADING PERMIT, IMPROVEMENT PLAN, OR BUILDING PERMIT, including master plans for model homes, the following shall be included on the plan sets
    a). These Conditions of Approval, including the mitigation measures, shall be printed on a note sheet
    b). Dust control measures.

14. Issuance of a sign permit by staff is required for any on-site or approved off-site subdivision directional signage prior to sign installation.

15. The Applicant shall provide will-serve letters from the following utility providers: City of Dixon water and sewer, gas, electric, and communications as part of its first building permit package submitted to the City.

16. 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.

17. EXCEPT AS MODIFIED BY THE DEVELOPMENT AGREEMENT, Development Impact Fees, as applicable, shall be paid for the necessary public facilities to serve this Project must be paid for each building permit using the low and medium density (noted as single family) and high density (noted as

multi family residential) rates established by the City's current AB 1600 fee schedule. The fees are based on the specifics of the plans as submitted. The fees include:

a). Administrative Facilities Impact Fee
b). Police Facilities Fee
c). Fire Facilities Impact Fee
d). Parks Impact Fee
e). Transportation Impact Fee
f). Drainage Improvement Impact Fee
g). Wastewater Impact Fee
h). Water Connection Impact Fee
i). Solano County Capital Facilities Fee, including Dixon Library Fee (Collected by City as part of building permit and transmitted to County)
j). School Impact Fee (charged and paid directly to Dixon Unified School District)

18. WITHIN FIVE (5) DAYS OF THE CITY COUNCIL APPROVAL, the applicant shall be responsible for all other fees associated with the recordation of the Notice of Determination, including those fees related to CA Dept of Fish and Wildlife EIR Review fee and Solano County recordation fees.

19. The applicant/master Applicant shall disclose to any merchant builder of single-family homes (low and medium density residential) within the Project and any Applicant of the multi-family portion (high density residential) of the Project the obligation to disclose the existence and operation of the Campbell Soup Company's tomato processing facility (Campbell Facility) located opposite the Project on the east side of Pedrick Road.

a). Any builder of single-family homes and the Applicant of the multi-family units within the Project shall include a disclosure of the Campbell Facility which includes the following:

i. Identifies the presence, location and ongoing operations of the Campbell Facility.

ii. Describe the typical range of operations conducted at the Campbell Facility, including the seasonality of the operation and its operating hours.

iii. Disclose the potential for noise, odors and truck traffic related to Campbell Facility and related agricultural operations.

b). For the single-family home construction, any homebuilder, PRIOR TO RECORDATION OF THE FINAL MAP, shall prepare and include the above-required disclosure in the Covenant's, Codes and Restriction (CC&R's) for all of its lots in the Project. The disclosure language shall be submitted to the City Attorney and Community Development Director for their review and approval. Once approved, the homebuilder shall record the CC&Rs on title of every lot in that village. If CC&R's are no longer proposed, City and Applicant shall discuss and agree upon an equally effective method to provide disclosure to future owners of residential property within The Campus.

c). For the multi family portion of the Project, PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY for the multi-family project, the Applicant shall include the required disclosure in the standard lease agreement and submit such language to the City Attorney and Community Development Director for their review and approval. Following

such approval all future lease agreements with tenants of the multi-family project shall include the city-approved disclosure language.

d). A final copy of the city-approved disclosure language, CC&R's and standard lease agreement shall be provided to and retained by the Community Development Department.

20. The Design Guidelines are hereby approved for the low and medium density residential component of the Project. The approved land plan outlines nine (9) Villages (Villages 1, 2a, 2b, 3, 4, 5, 6, 7, and 8) and for each village, Design Review is required at staff level, as outlined in The Campus Design Guidelines.

    a). Prior to any building permit being issued, the applicant for each village shall

    b). Obtain property owner/Applicant approval that their design is consistent with The Campus Design Guidelines.

    c). File an application for Staff level design review with the City of Dixon. The purpose of the Design Review will be to confirm that each village and the various home designs proposed in each village are consistent with the Campus Design Guidelines, including architecture, colors, materials, site plan, fencing and landscaping and ensuring that the lotting plan is adequate. Submittal materials shall include:

        i. A complete set of architectural elevations, colors, materials, fencing and landscaping for each model and variation.

        ii. A lotting plan for the entire village shall be submitted, illustrating each lot within the village, the lot number, address if available, and the model type and any variation and color scheme shall be noted.

            1. Lotting shall consider incorporating a variety of models and variations, so there is variation on every part of the village.

            2. Minimize use of two story structures on corner lots to the extent feasible, but if a two story is proposed on a corner lot, incorporate additional architectural treatments to break up the large street facing façade, through means such as belly bands, additional glazing, variation in colors and materials, step backs or other such treatments.

    d). Once approved, the final lotting plan shall be submitted to the Community Development Department and that will be used to evaluate production lots as they are submitted for building permit to ensure they comply with the lotting plan.

21. The Design Guidelines do not address or approve any specific development or design of the high density residential area, or any of the non-residential uses. Therefore, these approvals do not entitle any specific design of development for the Dixon Opportunity Center (light industrial, technology, research and development uses), commercial or high density residential components of the Project. BEFORE BUILDING PERMITS CAN BE ISSUED FOR ANY STRUCTURE IDENTIFIED IN THIS CONDITION, each project shall require the application for Design Review, subject to the requirements and level of review outlined in the Design Review Chapter (DMC 18.23) in effect at the date of application for Design Review. The Northeast Quadrant Specific Plan, as amended, includes certain design parameters and guidelines for future development of these high density residential and non residential components of the plan and should referred to while developing any future proposal.

22. Except as modified by the Development Agreement, the non-residential components of the Project shall be subject to all impact fees charged and collected in accordance with the then current City's AB 1600 fees.

23. The Applicant shall maintain the minimum funding amounts on deposit, as required by the executed funding agreement, or new or separate funding agreements shall be established for the duration of the Project during construction to cover staff or third party consultant time associated in review and processing subsequent permits, Development Agreement administration, project administration or condition of approval and mitigation measures verification.

24. The street names as proposed on the Tentative Map are hereby approved with the following modifications
    a. Change "Coon Creek Place" to "Cache Creek Place"
    b. Change "Barn Owl Place" to "Black Kite Place"

27. PRIOR TO SUBMITTAL OF FINAL MAP(S), the applicant shall ensure that the approved street names, as modified by condition above, are shown on the Final Map
    a. For Large Lot Final Map, all major street names shall be included on the Final Map.
    b. For Small lot Final Maps, all street names within each village, in addition to the major street names bordering the village, shall be included on the Final Map.

28. Villages 3+4 are proposed to have common areas and private alleys, therefore will be required to establish a Homeowner's Association with Covenant's, Code and Restrictions (CC&R's) to take responsibility of the common landscaping, alley maintenance and other features. PRIOR TO APPROVAL OF FINAL MAP(S), the applicant shall submit a copy of Draft CC&R's for review and approval of the City. The City shall review AND ensure proper mechanisms are included in the CC&R's for maintenance and responsibility of those private amenities, ensure City has adequate rights to correct or remedy issues if not addressed by the HOA and that the CC&R's do not obligate the City to responsibility of financial burden.

29. The Applicant and any subsequent Applicants or homebuilders, shall be responsible to monitor, track, and document compliance in detail steps and methods of compliance with the adopted Mitigation Measures and the Mitigation Monitoring and Reporting Program. Documentation of compliance with the mitigation measures shall be provided by the Applicant to the City prior to any subsequent application for permits (ie grading permit, encroachment permit, Final Maps, building permit, etc), or may be requested at any point during construction, on a form acceptable to the Community Development Director.

30. All mitigation measures specified by the Project's Environmental Impact Report and its adopted Mitigation Monitoring and Reporting Program, approved and adopted by the City Council on TBD and on-file in the Community Development Department, shall be applicable, including but not limited to, the following:

    a. Mitigation Measure 3.1-3: The Project applicant shall develop and implement a signage and lighting plan, as approved in the City's Site Plan and Design Review process, to ensure that all outdoor lighting associated with the Project is designed to minimize lighting that is misdirected, excessive, or unnecessary by requiring lighting for development to be directed downward and minimize spill-over onto adjacent properties.

b. Mitigation Measure 3.2-1: The Project proponent shall provide conservation of agricultural land within the Dixon Planning Area or within a ten-mile radius of the City at a 1:1 ratio, or pay the appropriate fee to participate in the City's master agricultural conversion program.

c. Mitigation Measure 3.3-1(a): Prior to the issuance of each building permit, the Project applicant shall ensure that the Project buildings are designed to exceed the Title 24 Building Envelope Energy Efficiency Standards by 1% or greater.

d. Mitigation Measure 3.3-1(b): During Project construction, operators of heavy-duty trucks that travel to and from the Project site are required to use trucks that have 2010 model year or newer engines that meet the CARB's 2010 engine emission standards of 0.01 g/bhp-hr for particulate matter (PM) and 0.20 g/bhp-hr of NOx emissions, or newer, cleaner trucks and equipment.

e. Mitigation Measure 3.3-1(c): The Project applicant shall require the use of super compliant, low-VOC paints (less than 10 g/L) during the architectural coating construction phase of Project construction, and during Project maintenance.

f. Mitigation Measure 3.3-1(d): During Project construction, the Project applicant shall install Level 2 EV charging stations in 15% of all parking spaces for multi-family developments and pre-wiring to allow for a Level 2 EV charging stations in all single-family residential garages.

g. Mitigation Measure 3.3-2: The Project applicant shall implement the following dust control measures during all construction activities. These measures shall be incorporated as part of the building and grading plans.

   i. Water all active construction sites at least two times daily. Frequency should be based on the type of operation, soil, and wind exposure.

   ii. Apply water or dust palliatives on exposed earth surfaces as necessary to control dust emissions. Construction contracts shall include dust control treatment in late morning and at the end of the day, of all earth surfaces during clearing, grading, earth moving, and other site preparation activities. Non-potable water shall be used, where feasible. Existing wells shall be used for all construction purposes where feasible. Excessive watering will be avoided to minimize tracking of mud from the Project onto streets as determined by Public Works.

   iii. Grading operations on the site shall be suspended during periods of high winds (i.e. winds greater than 15 miles per hour).

   iv. Outdoor storage of fine particulate matter on construction sites shall be prohibited.

   v. Contractors shall cover any stockpiles of soil, sand and similar materials. There shall be no storage of uncovered construction debris for more than one week.

   vi. Re-vegetation or stabilization of exposed earth surfaces shall be required in all inactive areas in the Project.

   vii. Cover all trucks hauling dirt, sand, or loose materials, or maintain at least two feet of freeboard within haul trucks.

   viii. Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut and fill operations and hydroseed area (as applicable).

ix. Sweep streets if visible soil material is carried out from the construction site.

x. Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.

xi. Reduce speed on unpaved roads to less than 5 miles per hour.

h. Mitigation Measure 3.4-4(a): A qualified biologist shall conduct surveys following the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012) methodology (https://wildlife.ca.gov/Conservation/Survey-Protocols#377281284- birds) and prepare a report documenting the survey results. Surveys for nesting burrowing owl shall be conducted if Project construction starts during nesting season (February 1 to August 31), and surveys for wintering burrowing owl shall be conducted if the construction starts during the wintering season (September 1 to January 31). The surveys shall encompass the Project site and a sufficient buffer zone to detect owls nearby that may be impacted, which is up to 500 meters (1,640 feet), to the extent access to off-site properties is allowed, around the Project site pursuant to the above methodology. Surveys shall occur each year of Project construction, as conditions may change annually and suitable refugia for burrowing owl, such as small mammal burrows, can be created within a few hours or days, unless otherwise approved in writing by CDFW.

Time lapses between surveys or Project activities shall trigger subsequent surveys including, but not limited to, a final survey within 24 hours prior to ground disturbance. The qualified biologist shall have a minimum of two years of experience implementing the above methodology resulting in burrowing owl detections. The Project shall immediately notify CDFW if burrowing owl is detected and implement a construction avoidance buffer around any detected burrowing owl pursuant to the buffer distances outlined in the Department of Fish and Game Staff Report on Burrowing Owl Mitigation (2012), which may be up to 500 meters (1,640 feet) to the extent access to off-site properties is allowed. Any detected owl shall be monitored by the qualified biologist to ensure it is not disturbed during construction activities, unless otherwise approved in writing by CDFW. Impacts to nesting burrowing owl shall be fully avoided.

i. Mitigation Measure 3.4-4(b): If the Project would impact an unoccupied nesting burrowing owl burrow or burrow surrogate (i.e., a burrow known to have been used in the past three years for nesting), or an occupied burrow (where a non-nesting owl would be evicted as described below), the following habitat mitigation shall be implemented prior to Project construction. Impacts to each burrowing owl nesting site shall be mitigated by permanent preservation of two burrowing owl occupied nesting sites with appropriate foraging habitat within Solano County, unless otherwise approved by CDFW, through a conservation easement and implementing and funding a long-term management plan in perpetuity. The same requirements shall apply for impacts to non-nesting evicted owl sites except two burrowing owl occupied non-nesting (i.e., wintering) sites shall be preserved. The Project may implement alternative methods for preserving habitat with written acceptance from CDFW.

j. Mitigation Measure 3.4-4(c): The applicant has contracted to acquire conservation easements to mitigate for impacts to potential Swainson's hawk foraging habitat with in-kind habitat at a minimum 1:1 ratio which equally benefits burrowing owl foraging as establishing a conservation easement over irrigated pasture land will provide wintering and foraging habitat for burrowing owl. The Project site contains 261.19 acres of cropland habitats which provide suitable foraging habitat for Swainson's hawks. Impacts to suitable foraging habitat for Swainson's hawk will be mitigated at a minimum 1:1 ratio (one acre of foraging habitat preserved for each acre of development). Other species known to benefit from this habitat type include: tricolored blackbird,

white-tailed kite, northern harrier, yellow-billed magpie, burrowing owl, and migratory birds and raptors.

k. Mitigation Measure 3.4-4(d): To prevent burrowing owl from sheltering or nesting in exposed material; all construction pipes, culverts, hoses or similar materials greater than two inches in diameter stored at the Project site shall be capped or covered before the end of each work day and shall be inspected thoroughly for wildlife before the pipe or similar structure is buried, capped, used, or moved.

l. Mitigation Measure 3.4-4(e): The project proponent shall implement the following measures to avoid or minimize impacts on Swainson's hawk:

i. If construction activities will begin during the Swainson's hawk nesting season (March 20 to September 15), prior to beginning work on the Project, a qualified biologist shall conduct at least the minimum number of surveys called for within at least two survey periods prior to the initiation of construction in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000) or the current CDFW-approved protocol and prepare a report documenting the survey results. Current survey periods specified by the Guidelines are March 20 to April 5, April 5 to April 20, April 21 to June 10, and June 10 to July 30. All potential nest trees within 0.5-mile of the Project footprint shall be visually examined for potential Swainson's hawk nests, as accessible.

ii. If no active Swainson's hawk nests are identified on or within 0.5-mile of the Project, a letter report documenting the survey methodology and findings shall be submitted to the Project proponent and no additional mitigation measures are recommended.

iii. If active Swainson's hawk nests (a nest becomes active once the first egg is laid and remains active until the fledged young are no longer dependent on the nest [USFWS 2018]) are found within 0.5-mile of the Project footprint, a survey report shall be submitted to CDFW, and an avoidance and minimization plan shall be developed for approval by CDFW prior to the start of construction. The avoidance plan shall identify measures to minimize impacts to the active Swainson's hawk nest depending on the location of the nest relative to the project footprint. These measures may include:

1. Conduct a worker awareness training program prior to the start of construction;
2. Establish a buffer zone and work schedule to avoid impacting the nest during critical periods. No work will occur within 200 yards of the nest while it is in active use. If work will occur within 200 yards of the nest, then construction will be monitored by a qualified biologist to ensure that no work occurs within 50 yards of the nest during incubation or within 10 days after hatching (Swainson's Hawk Technical Advisory Committee 2000);
3. Have a biological monitor conduct regular monitoring of the nest during construction activities; and
4. Should the project biologist determine that the construction activities are disturbing the nest; the biologist shall halt construction activities until the CDFW is consulted.

iv. The Project site, including off-site improvement areas, contains 279.76 acres of suitable foraging habitat for Swainson's hawks. CDFW has provided guidelines for mitigating

impacts to Swainson's hawk foraging habitat as summarized below (CDFW 1994):

1. Projects within 1 mile of an active nest tree shall provide:
   a. One acre of foraging habitat for each acre of development at a ratio of 1:1. Mitigated lands shall consist of 10 percent of the land requirements met by fee title acquisition or a conservation easement allowing for the active management of the habitat, and the remaining 90 percent of the land protected by a conservation easement on agricultural lands or other suitable habitats which provide foraging habitat for Swainson's hawk (grasslands, rangeland, etc.) and no requirements for active management of the habitat; or

   b. One-half acre of foraging habitat for each acre of development authorized at a ratio of 0.5:1. All the land requirements shall be met by fee title acquisition or a conservation easement, which allows for the active management of the habitat for prey production on the land. Prey abundance and availability is determined by land and farming patterns including crop types, agricultural practices, and harvesting regimes. Actively managed land for prey production may result in the land becoming less valuable for crop production due to management limitations but increases the value for Swainson's hawk through functional lift.

2. Projects within 5 miles of an active nest tree but greater than 1 mile from the nest tree shall provide 0.75 acre of foraging habitat for each acre of urban development at a ratio of 0.75:1. All foraging habitat may be protected through fee title acquisition or conservation easement on agricultural lands or other suitable habitats.

3. Projects within 10 miles of an active nest tree but greater than 5 miles from an active nest tree shall provide 0.5 acre of Habitat Management land for each acre of urban development at a ratio of 0.5:1. All foraging habitat may be protected through fee title acquisition or a conservation easement on agricultural lands or other suitable habitat.

Mitigation bank credits may also be used to satisfy Swainson's hawk mitigation requirements as approved by the City and CDFW.

m. Mitigation Measure 3.4-7: The Project proponent shall implement the following measure to avoid or minimize impacts on potentially jurisdictional waters:
   i. Before any activities that would result in discharge, fill, removal, or hydrologic interruption of any of the water features occur within the Project site, the Project proponent shall obtain a preliminary jurisdictional delineation (PJD) from the USACE.

   ii. For any impacts on jurisdictional features, the Project proponent shall obtain the appropriate CWA Section 404 and or 401 permits. All permit conditions including required avoidance, minimization, and mitigation measures included as conditions of the permit shall be followed.

   iii. Section 404 authorization from the USACE and a Section 401 Water Quality Certification from the RWQCB shall be required prior to the start of construction that would impact any waters of the U.S. Any waters of the U.S. or jurisdictional wetlands that would be lost or disturbed shall be replaced or rehabilitated on a "no-net-loss" basis in accordance with the USACE mitigation guidelines and City of Dixon requirements. Habitat restoration,

rehabilitation, and/or replacement shall be at a location and by methods agreeable to the agencies.

If a 404 permit is required for the Project, then water quality concerns during construction shall be addressed in the Section 401 water quality certification from the Regional Water Quality Control Board. A Storm Water Pollution Prevention Plan (SWPPP) shall also be required during construction activities. SWPPPs are required in issuance of a National Pollutant Discharge Elimination System (NPDES) construction discharge permit by the U.S. Environmental Protection Agency. Implementation of Best Management Practices (BMPs) during construction is standard in most SWPPPs and water quality certifications. Examples of BMPs include stockpiling of debris away from regulated wetlands and waterways; immediate removal of debris piles from the site during the rainy season; use of silt fencing and construction fencing around regulated waterways; and use of drip pans under work vehicles and containment of fuel waste throughout the site during construction.

If the ditches are determined to not be subject to federal jurisdiction, then these features may still be subject to waste discharge requirements under the Porter-Cologne Water Quality Control Act. Section 13260(a) of the Porter-Cologne Water Quality Control Act (contained in the California Water Code) requires any person discharging waste or proposing to discharge waste, other than to a community sewer system, within any region that could affect the quality of the waters of the State (all surface and subsurface waters) to file a report of waste discharge. The discharge of dredged or fill material into the ditches may constitute a discharge of waste that could affect the quality of waters of the State. A report of waste discharge shall be filed for impacts to non-federal waters, if required.

n. Mitigation Measure 3.4-11: Should the Solano Multispecies Habitat Conservation Plan (Solano HCP) be adopted prior to initiation of any ground disturbing activities for any phase of development associated with the project, the Project shall be developed in accordance with the Solano HCP and the Programmatic Endangered Species Act Consultation issued by the U.S. Fish and Wildlife Service. The Solano HCP is to include avoidance and minimization measures as well as mitigation protocols for covered species and sensitive habitats. The City of Dixon is a voluntary participant in the Solano HCP.

   The Project applicant, the City of Dixon, and a representative from the Solano HCP shall ensure that all mitigation/conservation requirements of the Solano HCP are adhered to prior to and during construction. To the extent there is duplication in mitigation for a given species, the requirements of the Solano HCP shall supersede. If this measure is implemented after adoption of the Solano HCP, the project proponent shall comply with all requirements of the Solano HCP.

o. Mitigation Measure 3.5-1(a): The Project proponent shall develop and implement an Archaeological Monitoring Program, whereby the Project proponents shall retain the services of an experienced archaeologist who will be present on-site to observe ground-disturbing activities requiring grubbing, grading, trenching, or excavation within defined Project areas. The Archaeological Monitor will be given access to inspect all ground surface and subsurface modifications, excavations, installations, equipment parking, and any other construction-related activities in the vicinity of the defined Project areas. These defined Project areas consist of the two (now filled-in) historic drainage areas, located in the northern and southern portions of the APE, and the graveled-over area, located within the central-western portion of the APE.

The archaeological monitoring will consist of on-the-ground and close observation by an experienced archaeologist for any kind of archaeological or cultural remains that might be exposed during ground-disturbing construction activities. Construction activities will be monitored by following the construction equipment as it removes or modifies soils and vegetation, and may involve walking cuts or excavations after the machinery has passed, or standing to the side and observing the soil removal activity. The archaeologist on-site will be given "stop work authority" so that in the event that they observe a change in soil conditions and/or artifacts or structural remains, they shall bring all construction activities within a 164 ft radius of the area to a stop so that they may further assess the find. Further ground disturbances in the vicinity of the find will remain stopped while an assessment is underway and until the archaeologist on-site can provide recommendations for treatment of the discovery. If a potentially significant find cannot be avoided by the project, the retained archaeologist, who meets the Secretary of the Interior's Professional Qualifications Standards, will develop an evaluation plan in consultation with the City that contains a research design to guide assessments of the resource's significance and scientific potential.

p. Mitigation Measure 3.5-1(b): The Project proponent shall develop and implement a Worker Awareness Training Program, where all construction personnel involved in ground-disturbing activities shall be trained in the recognition of possible cultural resources and the protection of such resources. The training program will inform all construction personnel of the procedures to be followed upon the discovery of archaeological materials, including Native American artifacts. Construction personnel will be instructed that cultural resources must be avoided and that all travel and construction activity must be confined to designated roads and areas. The training will include a review of the local, state, and federal laws and regulations related to cultural resources, as well as instructions on the procedures to be implemented should unanticipated resources be encountered during construction, including stopping work in the vicinity of the find and contacting the appropriate environmental compliance specialist.

q. Mitigation Measure 3.5-3: If an inadvertent discovery of human remains is made at any time during project-related construction activities or project planning, the following performance standards shall be met before implementing or continuing actions such as construction that may result in damage to or destruction of human remains. In accordance with the California Health and Safety Code (HSC), if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the remains and notify the Solano County Coroner and a qualified archaeologist (meeting the Secretary of the Interior's Professional Qualifications Standards for Archeology) to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (HSC Section 7050.5[b]).

   i. If the human remains are of historic age and are determined by the Solano County Coroner to be not of Native American origin, the City will follow the provisions of HSC Section 7000 et seq. regarding the disinterment and removal of non-Native American human remains.

   ii. If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (HSC Section 7050[c]). After the coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant, in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native

American human remains are identified in Public Resources Code Section 5097.9 et seq.

r. Mitigation Measure 3.5-4(b): A tribal cultural resources awareness brochure and training program for all personnel involved in the project's ground disturbing activities (site grading, utility infrastructure installation, construction, etc.) shall be developed in coordination with interested Native American Tribes. The brochure shall be distributed and the training will be conducted by Native American representatives, or tribal monitors from culturally affiliated Native American Tribes, before any stages of project implementation and construction activities begin on the Project site. The training may be done in coordination with the project archaeologist. The program will include relevant information regarding sensitive tribal cultural resources, applicable regulations and protocols for avoidance, and consequences of violating state laws and regulations. The program will describe appropriate avoidance and minimization measures for resources that have the potential to be located on the Project site and will outline what to do and whom to contact if any potential tribal cultural resources or archaeological resources are encountered. The program will underscore the requirement for confidentiality and culturally appropriate treatment of any find with cultural significance to Native Americans' tribal values. All operators of ground-disturbing equipment shall receive the training and sign a form that acknowledges receipt of the training.

s. Mitigation Measure 3.7-5: If fossils or fossil-bearing deposits are encountered during ground-disturbing activities, work within a 25-foot radius of the find shall halt, the Dixon Community Development Department shall be notified, and a professional vertebrate paleontologist (as defined by the Society for Vertebrate Paleontology) shall be contacted immediately to evaluate the find. The paleontologist shall have the authority to stop or divert construction, as necessary. Documentation and treatment of the discovery shall occur in accordance with Society of Vertebrate Paleontology standards. The significance of the find shall be evaluated pursuant to the CEQA Guidelines. If the discovery proves to be significant, before construction activities resume at the location of the find, additional work such as data recovery excavation may be warranted, as deemed necessary by the paleontologist.

t. Mitigation Measure 3.15-2: The effectiveness of various VMT mitigation strategies as documented in the literature is summarized in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Change Vulnerabilities, and Advancing Health Equity (CAPCOA Handbook). Table 3.15-6 [of this Draft EIR] summarizes the maximum potential effectiveness of various applicable strategies documented in the CAPCOA Handbook that were considered for potential incorporation into the project.

Community Development Department - Building Division

31. A building permit shall be obtained prior to constructing any new structure and all construction shall comply with the then current, applicable codes, as adopted by the City of Dixon in Title 16 of the Dixon Municipal Code. Applicable codes are those that are adopted and in effect at the time of submittal.

32. Permit application date is subject to the Building Code cycle in effect that that time of application. Should the master plans for the low or medium density residential village be submitted and approved under one building code cycle, but the code cycle changes before all production lot permit are issued, the master plan shall be revised to meet the new code in effect at the time of the permit application a production lot.

33. Building elements, such as common masonry walls, or other such features that are on private property, or shared property lines, shall require application for building permit, submitted to the Building Division for review and approval.

34. Prior to construction of any model home(s) or production home(s), the applicant shall:
    a. First obtain Design Review approval from the Planning Division for each model home in a village to review and approve home designs and elevation and options variations, establish a lotting plan and approve landscaping and fencing.

    b. Then, applicant shall submit to Building Division applications for master building permit plans for each model type in the specific village. Depending on the number of variations, a separate master plan shall be required to be reviewed and approved for conformance with applicable construction codes and regulations. The review of master plans shall be submit to plan check fees, but not any other building permit or impact fees.

    c. Once master plans are approved, then the applicant can apply for building permits for each individual lot as a production home permit and pay all applicable building permit, and impact fees.

35. Building permits shall be required for construction of all structures, site improvements and amenities, where required by the Building Code.

36. Low and medium density units need to be at least 6 feet from each other CRC T302. Min 3 feet to property line (with internal sprinkler system).

37. Overhangs are permitted 2 feet from PL if protected on underside OR fireblocked and no gable vent. Otherwise, 3 feet is required for overhangs (w/ internal sprinkler system).

38. Common spaces may be subject to CBC chapter 11A and/or 11B, as applicable (amenities, accessible routes, etc.)

39. Opening size (windows, etc.) unlimited in size minimum 3 feet from property line (with internal sprinkler system)

40. FOLLOWING DESIGN REVIEW AND PRIOR TO APPROVAL OF MASTER PLANS FOR EACH VILLAGE, the applicant shall submit to the Building Division a proposed street addressing map and associated table for each village(s) for review and approval
    a. The addressing shall use the street names as approved on this Tentative Map, except as modified by these conditions of approval.

    b. Street addressing shall comply with Dixon Municipal Code (DMC) Section 13.03.020.

    c. The proposed address map shall illustrate all lots within a village, identify the lot number and the proposed street number and street name. If a property is on a corner, the street address should be assigned to the frontage that is the primary frontage for access, and generally aligns with the front door.

    d. The proposed address table shall be in a spreadsheet form and identify the Village #,

Village name (if any), and for each lot, the subdivision lot number, APN #, proposed street number and street name.

41. Once addressing is approved, the Applicant shall submit the final addressing map and associated GIS files in a Geodatabase format.

42. Given the size of the residential development and the likely pace of construction, it is highly unlikely that the City will be able to provide timely inspection services within existing staffing levels. Applicant shall contact the Community Development Department as early as possible, once general pacing and phasing of the residential development is known to discuss alternatives for staff augmentation or third party contractor assistance to the City.

    a. Any staff augmentation or third-party contractor assistance would be paid for by the Applicant, through establishment of a funding agreement and submittal of a deposit.

    b. Please note, solicitation of third-party assistance will take the City some time to find available contractors, obtain proposals, review proposals with builder/Applicant and then enter into a contact with third party contractor. So, this process will need to be initiated by the Applicant/builder as soon as they have clear plans for their phasing an pacing of the residential components

Fire Department

43. A minimum of 2 approved emergency site accesses shall be provided. Access site locations shall be separated by a distance approved by the Fire Code Official.

44. All emergency site accesses, if gated, shall be equipped with an approved Applicant-provided emergency access system. (Knox Box Padlock)

45. Emergency access roads shall be of a surface capable of supporting 75,000 vehicles in all weather conditions. (first lift of blacktop)

46. Prior to any vertical construction or staging of combustible materials, emergency access roads shall be maintained to provide a 15' wide clear path of travel.

47. Fire water system shall be installed in accordance with the latest edition of the City of Dixon Engineering Design Standards.

48. Prior to any vertical construction or staging of combustible materials, an approved fire-water system shall be accessible and fully operational and signed off by Fire Department.

49. Fire hydrants shall be Clow Model 960.

50. Fire Hydrants shall be painted white and mounted with their large diameter port facing the roadway.

Public Works Department - Parks

51. Trees/streetscapes shall be designed to avoid use of mono-cultures (continued use of limited number of tree species), as specified in The Campus Design Guidelines. The use of tree species shall be broken up using groups of five (5) per tree cluster/grouping, with different species and Genus intermixed to avoid disease/pest progression.

52. All street trees and park/paseo 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. Residential front yard and common area landscaping shall also comply with the State of California Model Water Efficiency Ordinance.

53. Final landscape plans for common areas, parks/paseos and street trees shall be subject to review and approval of the Public Works Director prior to landscape installation, with maintenance of landscape areas required pursuant to be addressed through the creation of a Community Facilities District.

54. The 23-acre on-site retention basin shall include use of a perimeter 3- to 4-foot tall cable/post fence (masonry wall between the west side of the basin and adjoining residential lots in Villages 2a and 2b). This cable/post fence shall be placed on the outside edge of the retention basin's required public access trail/maintenance access road, except where adjacent to a public roadway. Additionally, between the edge of the public access trail/maintenance access road and the top of the retention basin slope, a 4-foot tall fence (use of chain link or other material as approved by the Public Works Director) shall be installed. Both a vehicular gate and a man gate shall be provided at the entry points at southwest and northwest edges of the retention basin, allowing for separate vehicular and pedestrian access. A vehicle access gate shall also be provided for inner gate to allow for vehicle access. The vehicle maintenance gates shall be constructed with materials ensuring the gate is visible for vehicle safety purposes.

General Conditions

55. PRIOR TO BUILDING PERMIT, the applicant shall be required to provide an ongoing funding mechanism to offset the impacts of the Project caused to city services, in a form and amount acceptable to City. Such mechanism may take the form of a Community Facilities District (CFD) to offset the fiscal impact of new development to City services and operations. All costs associated with the annexation/formation must be paid by the Applicant. The Unanimous Approvals/Waivers for all CFDs must be signed and recorded prior to permit issuance. In the event of any conflict between this condition and the Development Agreement, the Development Agreement shall govern.

56. PRIOR TO BUILDING PERMIT, the Applicant shall be required to provide an ongoing funding mechanism for City's costs to maintain the public improvements and facilities constructed for the Project. Such mechanism may take the form of a Community Facilities District (CFD) for costs related to City maintenance of earthwork, roads, stormwater drainage, sewer, water, roadway and common area landscaping, street lighting, parks and paseos, walls, and other public works facilities. All costs associated with the annexation/formation must be paid by the Applicant. The Unanimous Approvals/Waivers for all CFDs must be signed and recorded prior to permit issuance. In the event of any conflict between this condition and the Development Agreement, the Development Agreement shall govern.

57. For residential Villages 3 and 4; based on current alley and I-court designs, a Homeowner's Association (HOA) shall be formed for maintenance of private alleys on common area landscaping. The HOA shall be formed prior to recordation of the Final Maps for Villages 3 and 4. Noted is that in Villages 3 and 4, the City would, through the CFD, maintain the main loop roads through the Villages and any masonry walls built at the edges of private lots and common open areas.

Engineering/Utilities Department

58. Plan Area Fee Program for the Northeast Quad Specific Plan: PRIOR TO BUILDING PERMIT,

Applicant shall be subject to its pro rata share for public facilities needed to serve the Project and the Northeast Quadrant Specific Plan, as described and identified in the Northeast Quadrant Infrastructure and Public Improvement Plan (Northeast Quad Financing Plan), as may be amended. Applicant's pro rata share shall be subject to the annual construction cost increase implemented as part of the Northeast Quad Financing Plan. In the event Applicant plans to construct public facilities identified in the Northeast Quad Financing Plan, PRIOR TO CONSTRUCTION, the reimbursement that will be provided to Applicant shall be memorialized in a reimbursement agreement between City and Applicant. Any request for reimbursement from Applicant pursuant to the Northeast Quad Financing Plan shall include, at minimum: (a) a description of the public facilities and its reference in the Northeast Quad Financing Plan, (b) a cost estimate for the public facilities, subject to review by the City Engineer, and (c) the proposed method of reimbursement, by fee credits or other form of reimbursement.

59. The Project shall be designed in conformance with the latest edition of the City of Dixon's Engineering Design Standards & Construction Specifications (City of Dixon Standards) or as approved by the City Engineer, the mitigation measures outlined in the Final Environmental Impact Report (FEIR) and Master Development Agreement Relative to the Development known as Campus Specific Plan (DA) except as noted on the tentative map and within these conditions.

60. 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) or as approved by the City Engineer, the mitigation measures outlined in the Final Environmental Impact Report (FEIR) and Master Development Agreement Relative to the Development known as Campus Specific Plan (DA) except as noted on the tentative map and within these conditions.
    b. Be in accordance with the federal Americans with Disabilities Act (ADA) and the State of California Title 23 Accessibility Standards

61. The subdivision map shall:
    a. While multiple subdivision maps are allowed, an overall multiple subdivision map phasing plan shall be submitted for City acceptance. Each subdivision map as part of the phasing plan shall be recorded before issuance of any building permit for that particular phased map. Any infrastructure needed to support the development of each phase shall be determined by the City Engineer and installed by the Applicant as required by the City Engineer. The right-of-way associated with such infrastructure shall be irrevocably dedicated to the City prior to approval of any improvement plans.
    b. The Applicant shall enter into a Subdivision Improvement Agreement (SIA) for the construction, installation, and bonding of all public improvements and payment of any associated fees. If multiple maps are recorded, and SIA shall be entered info for each map.
    c. Any soundwalls abutting the public right-of-way shall be placed in the public right-of-way.
    d. All existing and proposed utilities shall be undergrounded at the Applicant's expense.
    e. Telephone and electric service shall be made available to each parcel at the Applicant's expense with each phase of development. The applicant shall coordinate with AT&T and

Pacific Gas & Electric for size and location of conduits and connections.

f. All curb, gutter, and sidewalk or other public improvements damaged prior to or during construction shall be removed and replaced to City standards by the Applicant.

g. All streets shall be constructed by the Applicant as shown on the Tentative Map.

h. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted for review and approval by the Engineering Department with a grading permit application or with the first submittal of improvement plans, whichever comes first. The Applicant shall also submit evidence of national Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board prior to issuance of a grading permit or approval of improvement plans. The Applicant shall comply with said plan the SWPPP and NPDES permit.

i. All offsite utility improvements required for the subdivision shall be completed by the Applicant at no expense to the City.

j. The Applicant shall comply with Title 16 of the Dixon Municipal Code regarding grading and storm water control.

k. Construction of improvements shall be at the discretion and to the satisfaction of the City Engineer.

62. Water (specific)

a. Water sampling station shall be located at all source points into the water system and at other locations as directed by the City Engineer.

b. Gate valves shall be used on pipes with 14-inch diameter or smaller.

c. Waterlines shall be looped at all locations possible without crossing private lots such as Parcels connecting subdivision streets to existing public streets and at all cul-de-sacs with parcels adjacent to the bulbs.

d. The City Engineer can, at anytime during construction, require that a proposed waterline be constructed to improve lot pressure to occupied lots. The City Engineer has the discretion to halt the issuance of building permits or certificates of occupancy until such lines are constructed or allow a specific number of building permits or certificates of occupancy that will be allowed prior to completion of the required waterline.

e. Per City of Dixon Municipal Code, landscape irrigation services are required to include an approved backflow prevention assembly, at the Applicant's expense. The desired location, service size, and flowrate for the backflow prevention assembly must be submitted for approval.

63. Sewer (specific)

a. The Applicant shall comply with Title 14 of the Dixon Municipal Code regarding sanitary sewer requirements.

b. Vitrified Clay Pipes (VCP) shall be used unless an alternative material is approved by the City Engineer

c. All sewer lines shall be a minimum of 8" diameter.

d. Any proposed trash enclosures shall be designed in accordance with California Stormwater BMP Handbook Development fact sheet SD-32 Trash Storage Areas.

64. Roadway and sidewalks (specific):
    a. All sidewalks greater than 6' in width will require a thicker section, thickened edges, and rebar as approved by the City Engineer. The extension of the driveway width to the flow line of the roadway shall not cross the extension of the lot line.
    b. Curb ramps shall be in accordance with the latest Caltrans standards.
    c. Public alleys shall be meet the City's new alley standard which is 23' in width unless approved by the City Engineer.

65. Mapping (specific)
    a. Abutters rights shall be relinquished along side yards and curb returns on corner lots.

66. Grading and Drainage (specific)
    a. Overland release shall be provided for the 100-year storm. The Applicant shall provide an overland release exhibit prior to approval of the grading
    b. The basin shall meet the design requirements found in Section DS4-08 and DS4-09 of the City Standards or as approved by the City Engineer.
    c. Irrigation (or drainage) water from parcels adjacent to the subdivision boundary shall not be allowed to flow into subdivision lots.
    d. An operations and maintenance manual shall be provided to the City for any proposed storm drainage facilities.

67. Landscaping (specific)
    a. The Applicant shall provide landscape maintenance until the CFD has been in place and has viable funds to maintain the landscaping as determined by the City Engineer.

68. City Engineering also provides the following comments on both the Large Lot and Small Lot Vesting Tentative Maps. These corrections/modifications will be reviewed by the City prior to action on the respective Final Maps:

    a. Campus Vesting Large Lot Tentative Map:
       Sheet 2
        i. Utility Providers: Cable TV provider is ASTOUND BROADBAND
        ii. Detail 1 & 2: Provide for a 10' wide sidewalk on both sides of the street.
        iii. Detail 3a: Residential is not located on the west side of the street, and the sidewalk on the west side should be 10' wide.
        iv. Detail 3b: Sidewalk on the west side should be at least 10' wide.
        v. Detail 5c: Masonry wall should be fully located in the City right-of-way.
        vi. Is south of Professional Drive actually identified (referred to) as Enterprise Drive? If it is, it should be noted that it is a private road.

    b. Campus Small Lot Tentative Map:
       Sheet 1
        i. Utility Providers: Water service in this area is The City of Dixon only (California Water Service does not provide water service at the Campus location).
        ii. Cable TV provider is Astound Broadband.

iii. The retention basin design shall meet the City's standards, including use of an all-weather access path / sidewalk around it for both pedestrians and maintenance vehicles.

Sheet 2:

i. Masonry walls should be fully on the public side of property boundaries and maintenance for funding by use of a Community Facilities District or similar mechanism as approved by the City.
ii. Detail 1: Provide a 10' wide sidewalk on both sides of the street.
iii. Detail 3a/b/c: Residential development is not located adjacent to Pedrick Road at these locations. Also, provide for a 10' wide sidewalk on the west side.
iv. Detail 6: Detail 6 is not shown on the vicinity map on this sheet. If the path adjacent to the linear basin is 12' wide, then it should also be 12' wide along Pedrick Road where the linear basin is located.

Sheet 4/5

i. Grading shown for the retention basin does not match City Standards for an all-weather path for pedestrians and maintenance vehicle around the inner perimeter of the basin site.

Sheet 7/8

i. The alleys shown shall be 23' wide per the City's New Alley Standard if the alleys are to be public; if applicant decides to retain 20' wide alleys, they alleys shall be private.

Solano Irrigation District ("SID")

69. The Developer has executed a SID development work order. The work order's required deposit is the funding source of all fees and charges associated with SID staff time for meetings, reviews, inspections, boundary adjustments, facility modifications and/or installation. As deposit funds are depleted, additional deposit must be provided to SID to continue work on the project. Word will stop until new funds are received.

70. SID owns and operates and existing 42" raw water pipeline that runs under I-80 near the southwest corner of Campus/257 and runs south along the alignment of Professional Drive to Vaughn Road. The pipe must be replaced in its' entirety beginning at the south side of I-80 and connecting to the existing pipe in Vaughn Road with the construction of Professional Drive and/or new utilities.

71. SID must have a minimum 20-foot permanent easement plus an additional 20-foot easement available for use as necessary for construction and repairs.

72. The Developer shall execute a Facilities Protection Agreement with SID prior to approval of plans and prior to any construction along Professional Drive.

73. All existing and proposed SID easements within proposed road right-of-way or in landscape easements will need to have a companion agreement for the surface improvements (paving, concrete, landscaping, detention basins, etc.) and traffic control with City as Successor.

74. The raw water pipe is full of water year-round and is active for irrigation season from approximately March 15 through October 15 although dates may vary based on weather conditions.

75. The existing pipeline is fragile as it consists of monolithic concrete pipe, monolithic concrete pipe with Techite liner, and direct bury Techite.

76. After new pipe is active the existing pipeline shall be removed or filled with sand or with controlled low strength materials.

77. Water service to agricultural customers outside the project boundary shall be maintained and protected as all times.

78. There is an existing well (DW-8) which, if SID determines it is still needed, will be relocated at Developer's expense.

79. SID must review and place its certificate on the improvement plans and maps for parcels that do not detach from SID prior to their approval.

80. All work within the SID PUE and on the SID pipelines will require a SID encroachment permit and applicable fees paid prior to permit issuance.

81. Electronic AutoCAD files or PDFs (300 dpi) are required upon completion of the project showing "As-Builts" for SID electronic archiving.

Exhibit B
STEEET NAMES

Proposed Steet Names for The Campus

December 20, 2024

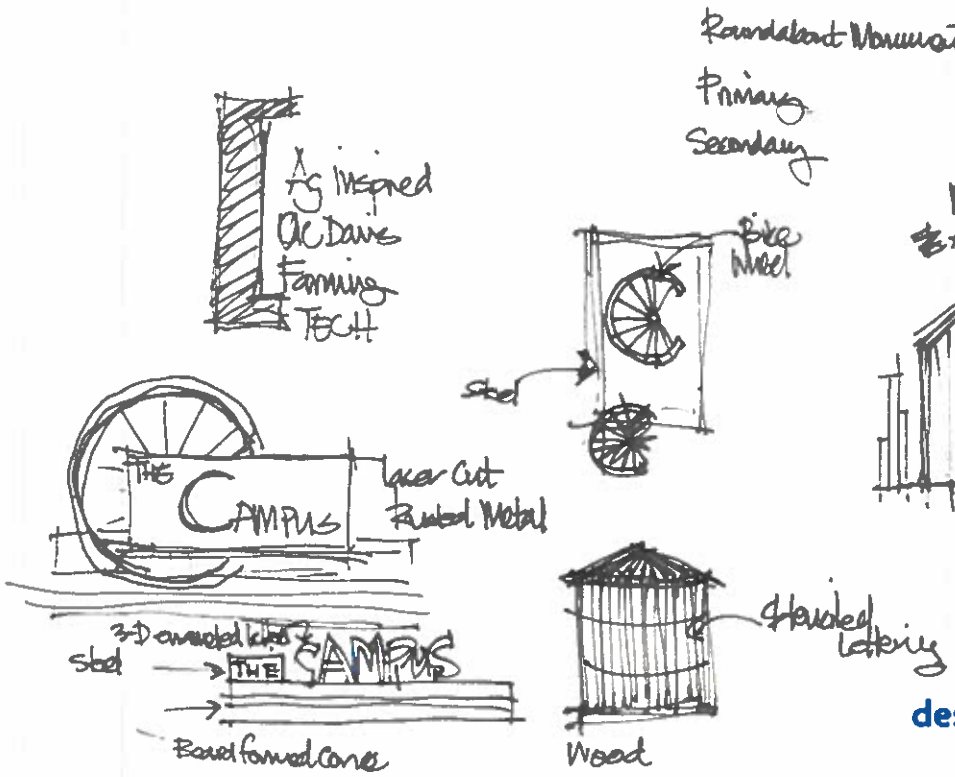
1	Ashley River	Way	
2	Alamo Creek	Place	
3	American Robin	Place	
4	~~Barn Owl~~	~~Place~~	Change to Black Kite Place
5	Berryessa Creek	Place	
6	Black River	Way	
7	Black Creek	Way	
8	Broad River	Loop	
9	Browns Creek	Drive	
10	Campus	Parkway	
11	Chapel Creek	Drive	
12	Chattahoochee River	Way	
13	Chattahoochee River	Court	
14	Colly Creek	Way	
15	~~Coon Creek~~	~~Place~~	Change to Cache Creek Place
16	Congaree River	Drive	
17	Commercial	Way	
18	Cooper River	Way	
19	Cypress Creek	Way	
20	Elmira Creek	Place	
21	Great Egret	Place	
22	Great Pee Dee	Way	
23	Gunnison Creek	Drive	
24	Hammonds Creek	Drive	
25	Harrier	Place	
26	Little Colly Creek	Drive	
27	Little Pee Dee	Way	
28	Mallard Duck	Place	
29	Middle River	Drive	
30	Mill Creek	Way	
31	Mobile River	Way	
32	North Santee	Drive	
33	Old Pearl	Way	
34	Opportunity	Parkway	
35	Pascagoula River	Way	

Exhibit B
STEEET NAMES

36	Pascagoula River	Court
37	Pedrick	Road
38	Phoebe	Place
39	Professional	Drive
40	Putah Creek	Place
41	Savannah River	Way
42	Socastee	Way
43	South Santee	Drive
44	Six Mile Creek	Drive
45	Steele Creek	Drive
46	Stono River	Drive
47	Tenshaw River	Way
48	Turkey Creek	Drive
49	Ulatis Creek	Place
50	Waccamaw River	Drive
51	Wando River	Way
52	Wateree River	Way
53	Wilson Snipe	Place
54	Yauhannah Creek	Way

THE CAMPUS DESIGN GUIDELINES

on the following pages



The Campus is new, yet grounded in context. It's creative, it's collaborative, and it's a community. The Campus is central to everything: close to shopping, jobs, and new opportunities. It's next door to UC Davis, and next to I-80. The Campus is connected by green space just outside everyone's front door, and connected to every destination just over the horizon.

The Campus
Design Guidelines
Residential Neighborhoods and Streetscapes
Dixon, California
February 20, 2025

Table of Contents

Section A – The Campus Overview

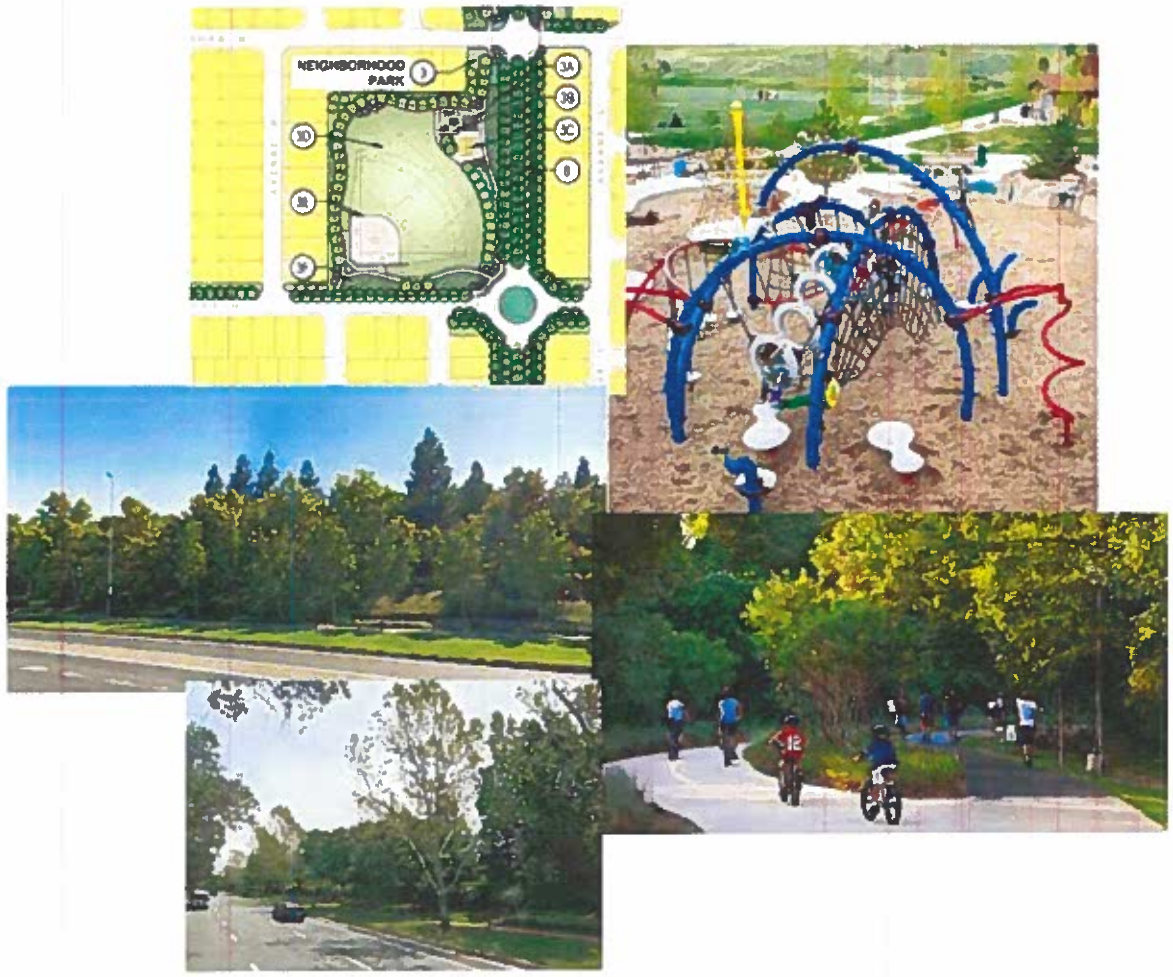
Section B – Architectural

Section C – Landscape

Section D – Submittal & Approval Procedure

Appendix

Section A – The Campus Overview



THE CAMPUS

A.1 Purpose and Applicability

These Design Guidelines specifically apply to the single-family residential portions and the overall community design of The Campus project. They are intended to serve as a guide to design professionals, property owners, builders, and staff to help ensure the ordered development of The Campus as envisioned. The guidelines are designed to provide for a cohesive community, while ensuring the appropriate level of architectural and village-based variability.

These Design Guidelines are intended to be used in conjunction with and in addition to the existing City of Dixon General Plan, Northeast Quadrant Specific Plan, and Zoning Code. In the event of a conflict between these documents, the more restrictive document shall apply. This document has been created only as a means for identifying special design considerations specific to The Campus. For all general design considerations, refer to the City of Dixon General Plan, the Northeast Quadrant Specific Plan, and the city's Zoning Code.

These design guidelines shall apply to all current and future phases of development within The Campus.

These Design Guidelines are intended to support design objectives of the above-mentioned general plan and specific plan.

The planning concept for The Campus is implemented in two ways:

(1) create a walkable pedestrian-oriented environment,
(2) create community spaces in the form of parks and open space corridors, which allow residents of The Campus to come together to use and enjoy their shared community.

These guidelines address the design criteria inherent to The Campus and cover the most critical features necessary to guide the overall development for the Campus as a community.

These guidelines are written to ensure variation in architectural design and inspire innovation and creativity. Unless otherwise specified herein, they are not intended to be a literal set of rules. The basic concepts found in these guidelines are flexible in their structure, but are intended to communicate the Developer's vision and design expectations, against which, all builder plans and architecture will be evaluated and approved by the Design Review Committee (DRC) prior to submittal to the City of Dixon for review.

Note: Refer to the Disclaimer in Appendix - 1 regarding the accuracy and or modifications to the sections, site plans, illustrations, etc. within this document.

The Design Guidelines are arranged with four (4) sections.

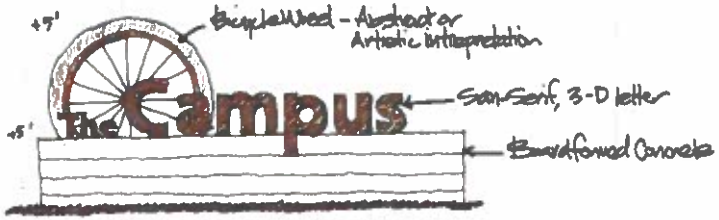
Section A – The Campus Overview section provides the local context for The Campus, and design objectives for the plan. This section also includes The Campus Illustrative Plan which illustrates the form and land uses of the project.

Section B – The Architectural / Residential Land Uses section discusses the single-family housing in The Campus

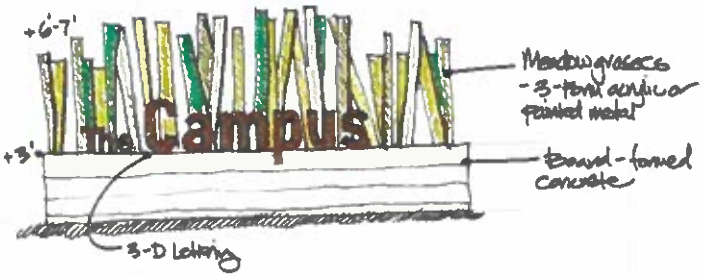
Section C – Landscape discusses the Community Identity, Theming, and Landscape design concept

Section D – Submittal and Approval Procedure discusses the proposed process for approval of development consistent with these guidelines.

THE CAMPUS



Primary Option A 'Bicycle Wheel'



Primary Option B 'Meadow'

A.1.1 The Community of The Campus

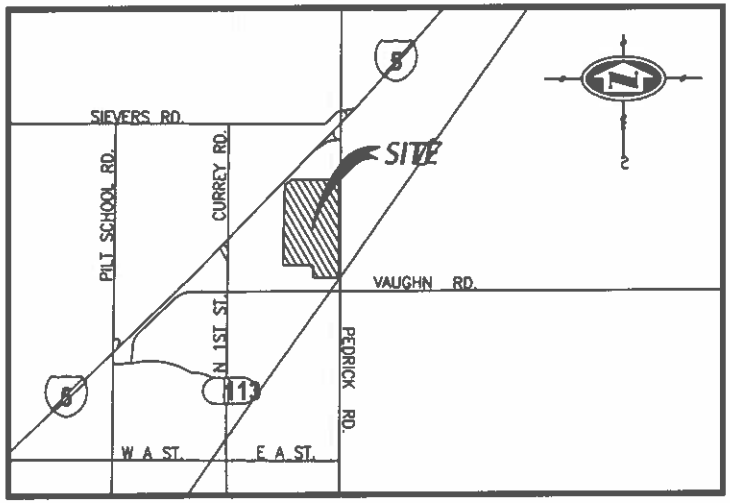
The Campus is new, yet grounded in context. It's creative, it's collaborative, and it's a community. The Campus is central to everything; close to shopping, jobs, and new opportunities. It's next door to UC Davis, and next to I-80. The Campus is connected by green space just outside everyone's front door, and connected to every destination just over the horizon.

In addition to evoking the development's proximity to I-80 and UC Davis campus, it conveys a place of community and refuge. The Campus is welcoming – with broad allees of trees, generous landscaped entries, and open space. The Campus is relaxing – including walkable tree-lined streets, recreation, and places to stop and catch up with neighbors. The Campus is safe – designed to create a shared sense of community ownership, and with sidewalks separated from traffic by parkway strips. With a mixture of uses on site, The Campus is a vibrant and cozy hub in Dixon.

A. 1.2 Supporting Documents

These Design Guidelines are intended to support and be in an addition to the California Building Code, City of Dixon Building Code & Zoning Code, Project Conditions of Approval, Development Agreement, Planned Development, EIR Mitigation Measures, Landscape Code, and all Health & Safety Codes. Applicable Standards, Codes, and Guidelines also include the City of Dixon – General Plan 2040 (Adopted May 2021), City of Dixon – Northeast Quadrant Specific Plan (Adopted April 1995, revised January 2025), and model Water Efficient Landscape Ordinance. The design patterns contained herein do not supersede any existing applicable codes or ordinances. The Builder is ultimately responsible for satisfying all applicable zoning and building code requirements, local ordinances and the specific Village land use entitlements.

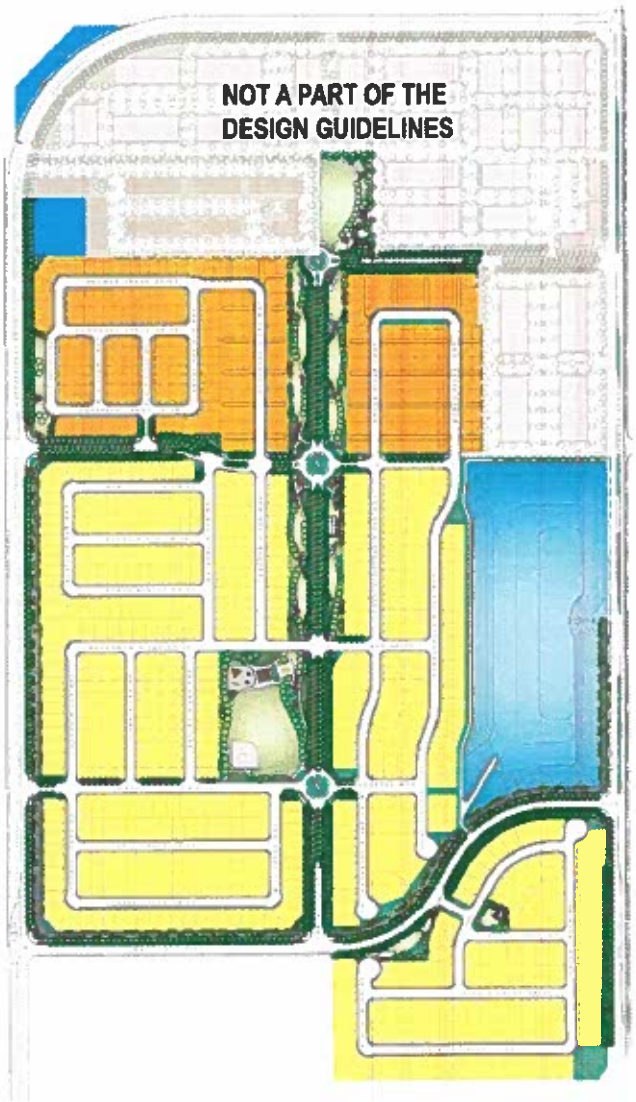
A. 1.3 Vicinity Map



THE CAMPUS

A. 1.4 Local Map Northeast Quadrant Specific Plan

A.2 Illustrative Master Plan for The Campus



THE CAMPUS

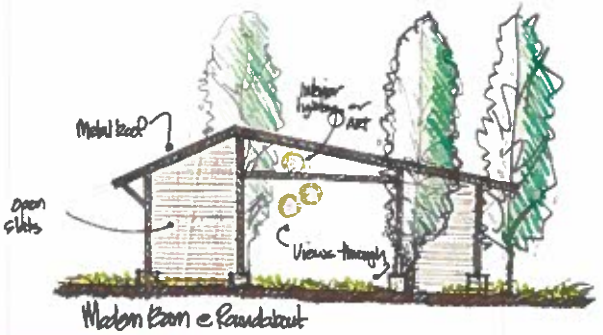
A.3 Community Design Patterns Concepts and Objectives

The Campus has its own unique combination of characteristics while remaining a part of the overall community fabric. The community is influenced by the surrounding area and is planned to blend seamlessly with the city of Dixon.

By respecting natural, spatial, and environmental qualities, as great traditional neighborhoods have in the past, The Campus residents can enjoy the feeling of a community deeply rooted to its past with all the conveniences of a new community.

These Community Design Concept Patterns for The Campus articulate the specific design concepts of sensitive community planning, which will set the tone for each neighborhood by addressing the following.

- Establishment of building setbacks within each neighborhood, thereby eliminating over-building of individual lots
- Varied massing, scale, and proportion of the homes within a neighborhood and community relationship, to create a visually appealing street scene
- Rear yard and building articulation that sensitively considers abutting perimeter conditions
- Maximization of view orientation of the home to natural and man-made amenities.
- Landscape features of:
  - Streets / parkways / intersections
  - View Parks
  - Entry walls, signage, and monuments



Section B – Architecture

B.1 Principals and Goals

The Campus provides a balanced mix of land uses, including entry-level and move-up housing. The plan includes single-family residential and parks/open space, as well as multi-family residential, neighborhood serving commercial, and the Dixon Opportunity Center. As clarified in Section A, these Design Guidelines specifically address the single-family residential uses and the community landscape plan, which is more specifically defined in Section C. These guidelines are intended to support the creation of distinctive identity for The Campus. The architectural principles and goals for the community are intended to facilitate the creation homes reflecting the character and personality of architectural styles and other styles befitting The Campus, utilizing cost effective construction techniques and the application of historically reminiscent details and finishes appropriate within The Campus. The Campus' residential housing is organized into eight (8) distinctive residential villages that will provide a diversity of housing types. The distinct villages will be well-connected to form a balanced community that promotes walking, socializing, learning and playing within The Campus.

The objective of this section is the key factor for the selection of the architectural styles and ultimate pattern concept. Consideration as to which styles or architectural theme is best suited to achieve these goals is based on simplicity of massing, proportions and scale with casual features or elements or detailing and finishes that set a higher degree of style, quality, and livability.

The primary goal is to create homes with a balance of form, massing, and scale. The following Builder criteria establish the essential characteristics that will promote and support these goals:

- Varied building massing at the street scene and from rear & side view conditions
- Rear building articulation/enhancements must be sensitively considered to create variety of massing (in a simple application) and the use of applied fenestration materials, details and projections when viewed from a distance
- Balanced massing, either symmetrical or asymmetrical
- Varied roof forms, either gabled, hipped or shed.
- Entry statements that are proportional with the overall structure
- Long horizontal masses broken and counter balanced by strong vertical elements
- De-emphasis of the garage from the street frontage and creativity in their location, configuration & detailing
- Use of eaves and overhangs providing shadow and texture to the home
- Use of various exterior finish materials and combinations
- Implementation of quality architectural detailing
- Integration of covered patios
- Detailing indicative of the appropriate historical styles
- Windows and doors positioned proportionately within the primary elevation where they are applied

Most importantly, the patterns will address issues relative to the near and distant edge conditions. How The Campus as a whole and its individual Villages create relief along these edges through the use of the required building setbacks, maximum building envelopes and maximum coverage ratios for each Village.

The following sections characterize and illustrate building materials and forms that are expressive of the intended architectural theme. It is the intent of these guidelines to create a consistent architectural theme for The Campus, offered as a visual expression of the intended character and appropriate design solutions.

The Campus is a master planned community, intended to be developed by a single or by multiple merchant builders over several years. As such, product lines (houses) will be designed to provide a stratification of home styles, sizes, and prices, in order to provide a variety of housing choices. Therefore, the following sections are intended to provide general guidelines for architecture, while allowing for some individually among the building community. Proper application of design details within the stated objectives of these guidelines will facilitate the approval of The Campus in the Design Review Committee Process (see Section D for additional information).

Covered porches

Porches are a dominant feature at streetscape

Strong roof forms

B.2 Architecture Theme

The architectural theme for The Campus is described as a collection of styles, that can be found throughout the central valley regions of California. Based on the existing character and building development history of the region, a variety of architectural styles are appropriate for The Campus and will be considered at the time of architectural design review.

The goals and theme respond to The Campus 'vision' of a premium quality community, Central California specific that reflects the casual imagery of ranch/country architecture.

Additionally, the historical styles can be adapted to a contemporized version or what can be considered a 'Transitional' translation of the historical reference. transitionalizing would simplify or contemporize the historical style's detailing and finishes, while maintaining the overall historical theme with regards to massing, form, and proportions.

The design characteristics of The Campus theme permit the opportunity to create neighborhood and individual home designs through:

- Simple cost-effective plan configurations
- Ease of construction
- Best utilization of the building envelope
- Opportunity to apply historically reminiscent detailing
- Quality exterior and interior finishes
- Strong forms accented with rich colors and materials appropriate to the specific architectural style
- Detailing indicative of the selected style applied appropriately with respect to the home size, lot size and massing (note: not all styles maybe appropriate with narrow lot products)
- Fenestration materials including; siding, stucco, brick, stone, shingles, board, and batten, flat tile roofs, wood columns and timbers, wrought iron and minimal use of barrel or "S" roof tile.
- Detailing that is simple and casual rather than overly ornate
- Use of covered porches as dominant features, however varied per each style

Consideration of varied architectural styles within each village of The Campus is encouraged within the framework of the Design Review process defined by these Design Guidelines

B.2.1 Theme Application

Application of the design theme characteristics is a critical component and challenge for the success of The Campus. The following architectural styles are intended to illustrate a possible palette of architectural imagery and features, to inspire the builder and their design professionals. The Builders and their design professionals will be called upon to define the appropriate architectural styles and balance of styles within each Village to support the vision of The Campus. Builders and their design professionals are encouraged to create unique home designs that utilize a mix of design features associated with the architectural styles chosen using the construction means available in our industry.

The following aesthetic and supporting technical information will provide the basis for application of the architectural theme in The Campus.

Modern Farmhouse

Craftsman

Prairie

B.3 Architectural Technical Requirements

The Architectural Technical Requirements include specific critical information in a technical format beyond those items previously described in these Design Guidelines. Additional requirements of the local governmental agencies are in addition to these requirements. It is the builder's and their design professionals' responsibility to research local agency requirements as necessary.

B.4 Residential Development Standards

The specific residential Development Standards for application within the builder villages of The Campus are fully defined within Section 7.0 "The Campus" of the City of Dixon – Northeast Quadrant Specific Plan (adopted April 1995, revised January 2025).

B.5 Architectural Guidelines

1. Authentic Architecture

a. Building massing, forms, material, colors, details, and roof design shall reflect the building's architectural style.

b. Develop floor plans and massing solutions that are consistent with the architectural style.

2. Elevation Style Requirements

a. A minimum of three (3) elevation styles shall be provided per floor plan.

b. No identical plans and elevations are permitted side by side except for reverse building footprints of identical plans, provided that each has a different elevation and material/color palette.

3. Building Siting and Orientation

a. Front entries, windows, porches and living areas shall be placed close to the street so that active, articulated architecture visually dominates the street scene.

b. Variable building and garage setbacks are encouraged along the streets to create visual diversity and interest in street scenes.

4. Landscaping

The front and street side yard landscaping for each lot shall be installed prior to final inspection of the structure to the satisfaction of the Community Development Director. Said landscaping shall include at minimum one 15- gallon tree, 5-gallon shrubs and may include turf or acceptable ground cover to the satisfaction of the Community Development Director.

5. Retaining Walls in Front and Street Side Yards

Individual retaining structures located in the front yard or street side yard shall not exceed thirty (30) inches in height. The aggregate height of multiple retaining structures in the front yard and street side yard shall not exceed five (5) feet and there shall be a minimum twenty-four (24) inch bench between retaining structures to the satisfaction of the Community Development Director.

B.6 Architectural Harmony, Variety & Quality

While the overall goal is one of architectural harmony, variety is an important objective, and is strongly encouraged. Quality is the primary objective in the goal of architectural harmony. By quality, we mean he quality of materials, the quality of design and the quality of construction.

The function of the architectural portion of this supplement is to provide detailed guidance to the builder regarding what level of design, variety and quality is required of the architecture for these villages. However, it is not the intent of these guidelines to require designs that do not respond to and respect the market segment and appropriate and reasonable construction costs and implementation

B.7 Articulated Architecture

Articulated architecture is one of the key ingredients for creating unique and varied homes relationship to the street scene, views, and the overall community. Building form and plan configuration should be developed to create variation of the front yard setbacks.

Building articulations and varied setbacks are encouraged to front, rear and side (where applicable) elevations/ yards as follows:

- Distinctive massing of a building. Building blocks of a house are arranged in a way that portrays a thoughtful design, not a box. There is "movement" on elevations that is artistic in nature
- Footprints to be designed beyond the basic rectangle or "L-shaped" garage forward house design
- Interesting roof lines. A series of hips, gables, projections (e.g. dormers), and roof form changes that create variation in planes in accordance with recognized architectural style
- The use of different roof pitches and materials for different designs and styles
- Varied roof form direction
- Window shapes and placement that break up large blank walls
- Variety in exterior finishes, colors and details
- Incorporation of porches, trellises, and outdoor living areas
- Building offsets in plan & in vertical form
- Combinations of one- & two-story building profiles
- Special attention to corner lots, providing yard & building breaks, offsets, one-story massing etc.
- Within a given street scene, no two elevations of the same style or plan type, side-by-side are permitted

B.8 Model Variations

In order to prevent the appearance of unrelated villages and promote the sense of a whole community, each builder should promote as much variety in design as possible within each residential village as well as between villages. A minimum of three (3) elevation styles shall be provided per model. For villages up to 75 homes, three (3) models shall be provided. For villages in excess of 75 homes, four (4) models shall be provided.

B.9 Massing, Scale and Proportion

The massing of the home should be organized as a whole, and should not appear as a mixture of unrelated forms. Massing of the forms should also be established by characteristics of the architectural style.

Dwellings shall be designed and plotted in a manner to provide variety in massing, scale, and proportion within a block. The following techniques are appropriate means to achieve proper massing, scale, and proportion.

- Different architectural styles that have variation in roof pitch and form.
- Roof design change of direction (front to back vs side to side)
- Mixture of one- and two-story components within a two-story home
- Varied setbacks for different components of the home such as: garage, second floors, etc. at the front porch
- An assemblage of multi-dimensional components
- Homes at one with the land, giving the sense of permanence
- Minimum of three (3) facade element breaks at the building front elevation
- Minimize corner homesite impact by selecting homes with reduced building heights at corners
- Cantilevered elements
- Variation in building height, bulk, shape, and footprint
- Special attention to corner homesites, providing yard & building breaks, offsets, etc.
- Varied locations of second floor massing on front
- Mixture of one- and two-story homes within a neighborhood (single-family detached only)
- Single-story elements incorporation into two-story buildings.
- Staggered off-set wall planes at front
- Mixture of non-repetitious use of the above patterns
- Variation in building massing

B.10 Edge Patterns

Edge Patterns respond to the edge conditions of each village contributing to the qualitative nature of the public spaces within The Campus community.

Critical Edge Conditions include any edges viewable from:

- Collector roads
- Internal streets
- Pedestrian paths & trails
- Parks
- Open space

Proper architectural patterning is required where homes are viewed from these conditions.

Of critical importance is articulation/enhancement as it applies to the near and distant view edge relationships. Enhancements to all effected building elevations shall include:

Near Edge Conditions - adjacent homes and micro neighborhoods require more attention to rear and side elevations, reflecting the front architectural character:

- Exterior finishes and color
- Additional detail
- Avoid repetition of patterns

Distant Edge Conditions - arterial streets, across open space home to home, etc.:

- Mixture of one- and two-story homes or massing within the neighborhood
- Roof articulation
- Plan articulation / offsets
- Varied setbacks
- Avoid repetition of patterns

B.11 Roof Form & Configuration

Roof form and their configurations significantly impact each home, village, and The Campus community overall. Roof variations must be carefully considered to provide varied heights, pitch, profile and texture. The following techniques should be considered:

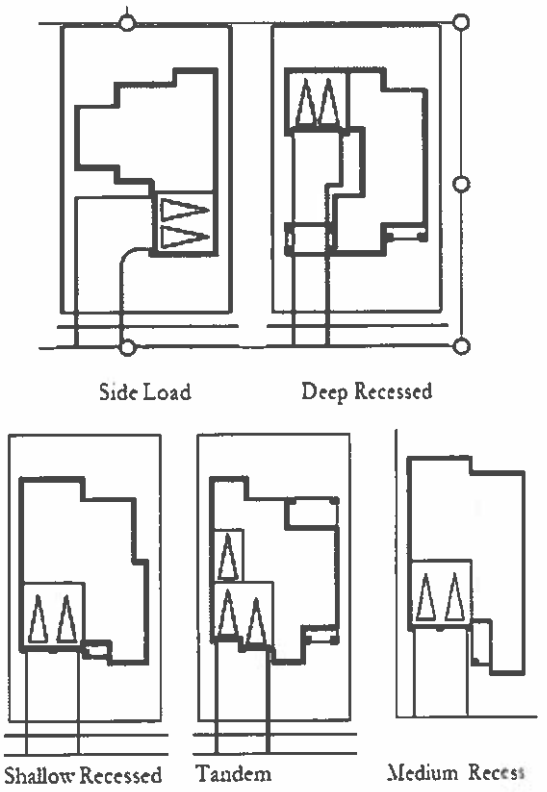
- Primary roof forms of gables, hips, and sheds with multiple combinations
- Shed roofs may be applied to main roof forms at porches, garages, entrances, bay windows, etc.
- Roof pitches ranging from 3:12 to 10:12 as applicable based on the architectural style
- A variety of eave details and overhang dimensions are applicable based on the architectural style
- Use of various roof materials and color appropriate to the architectural style
- Mixture of roof heights and pitch within the same home (architectural style dictated)
- Varied fascia, rake, and eave detailing
- Combinations of one- and two-story roof planes
- Mixture of main span roof directions within a neighborhood
- Permitted roof materials as appropriate to the architectural style
- Flat roofs are not permitted under any circumstance

B.12 Garages

Re-emphasis of the garage is of primary importance when developing homes for The Campus. Articulation of the garage facades important for all floor plans.

Several techniques can be used to reduce the garage's visual impact. These include:

- Side load
- Deep recessed
- Medium recessed
- Shallow recessed
- Tandem
- Detached (lot dependent)
- Semi-detached (lot dependent)
- Split garages with motor court configuration (lot dependent) Garages must be fully enclosed and may be integrated into the main structure, or connected to the home through the use of a breezeway, patio, garden room or other similar elements
- Integrated garages should be visually removed to reduce the impact onto the street scene
- Carports (for the purpose of permanent parking are prohibited), however motor courts and porte-cocheres are permitted
- Split and/or separate garage doors are encouraged
- Rear three-car tandem and split design garages
- Garage door design must reflect the selected architectural style (carriage style door designs are encouraged)
- No more than two doors may exist on the same plane
- Third garage doors must be offset by a minimum of three feet (2'-0")
- Each garage may have a separate bay or maximum double bay façade
- Corner siting provides the ability to orient the garage for side entry
- All garage doors shall have a minimum 6-inch (12 inch preferred) frame to create a shadow line



Typical Garage Conditions

B.13 Accessory Buildings

Accessory buildings or out-buildings are permitted within The Campus homesites, with the provision that all structures meet the required setback standards. Requirements for accessory buildings are:

- Structures must maintain a one-story profile
- Uses include detached garages, guest houses, pool houses, trellis, outdoor fireplace & permanent BBQ's, storage sheds, gazebos, etc.
- Stand alone or be connected to the main dwelling by a breeze-way or walled-in porch
- Structurally and visually compatible with the main dwelling
- ADU (Additional Dwelling Units) are allowed within The Campus consistent with rules and setback established by State Law

B.14 Windows & Doors

Window projections and window / door detailing patterns should be compatible in scale with the home and the architectural character.

- Arched, circular or square accent windows may be used sparingly subject to historical precedence and DRC approval
- Windows are encouraged to have divided lights, removable divided lights are permitted
- Windows may be grouped together provided a vertical trim or wall element separates them
- Transom windows are permitted based on the appropriate architectural style and wall massing they are applied to
- Recessed doors and windows are encouraged with the appropriate supporting architectural style
- Wood & wood clad windows are preferred, however, aluminum, vinyl or steel hinged windows are permitted
- Glass block is permitted provided it is not used in a dominant elevation location
- Mirrored glass is not permitted
- Door & window shutters are encouraged, operable with authentic hardware is encouraged
- Entry doors are encouraged to be constructed of solid wood panels, wood planks, carved wood, or combinations of the above. Other materials may be used such as steel, fiberglass, etc.
- Appropriately colored accented entry doors are permitted as historically related to the architectural style
- Contemporary sliding glass, French or pocket doors are permitted
- Primary entries including entry doors and surrounds, porticos and associated entry walls must be proportioned to a human scale

B.15 Building Exterior Treatment & Materials

Building materials are an important element in maintaining the character of the individual villages in The Campus. Building material and colors shall match the overall village design theme palette, and be consistent with the building's architectural style. The imaginative use of building materials can be combined to create unique designs, while providing individual identity to each home.

- Combinations of various finish materials as described within each architectural style
- Use of material change (vertical and/or horizontal) to break-up building form and create movement along the facade
- Homes with their back or side to streets and near conditions should have the trim material continue along the visible side of the home
- Exposed concrete footings are not permitted to exceed eight (8) inches at soil conditions, two (2) inches at concrete
- Finish material transitions are to terminate at inside corners, a minimum wrap back at the ground plan 1st floor outside corners is required to terminate at the side yard privacy fence/wall or a minimum of twenty-four (24) inches whichever is greater.
- Wrap-around porches and porches combined with entry elements
- Wide variety of column details and materials are encouraged
- Entry elements with varied heights and proportions
- Windows and doors that are detailed, sized, and positioned appropriately within the context of the architectural style
- All rear and side elevation detailing, finishes, etc. are to be enhanced when visible from streets, open space, and off-site views
- In lieu of wood details, trims, exposed rafter tails, etc., composite wood / Cementous materials, stucco wrapped foam, styrene faux materials, etc. may be used

B.16 Color

Color can act as a theme-conveying element that is reflective of a particular architectural style. Combinations of subdued and rich colors that are earthy in nature are encouraged to be used as predominant colors throughout the community. The use of bright, vibrant exterior colors must be evaluated on a case-by-case basis by the DRC.

- A wide range of trim and accent colors are permitted on houses to add variety and character to the community. They are to be consistent with the historic context of the architectural themes.
- Color transitions are to terminate at inside corners or none visible areas. Color changes at outside corners are not permitted.
- Color and material information is required to be submitted to the Design Review Committee (DRC) for initial approval, including building wrap-around elevations indicating their application.

B.17 Building / Site Equipment & Elements

A. Vents

1. All vent stacks and pipes must be colored to match the adjacent roof or wall material
2. Vent stacks should be grouped on the roof where least seen from view
3. Vents should not extend above the ridge line

B. Antennas & Satellite Dishes

1. Homeowners may not install, or cause to be installed, any television, radio, or citizen band (CB) antenna, large satellite dish or other large electronic receiving or broadcasting device on the exterior of any home or structure. Exceptions may be made on a case-by-case basis by the DRC
2. Small ground or structure mounted satellite dishes (18" in diameter or less) must be appropriately screened from view subject to the review and approval of the DRC
3. Any such installations must be in compliance with all applicable ordinances

C. Solar

1. Panels and frames must be bronze anodized, muted silver or to match the roofcolor
2. Natural aluminum frames are prohibited
3. Solar equipment (piping, conduit, electrical panels, etc.) is to be screened from the view of adjacent homesites and public streets
4. Conduits shall be painted to match adjacent wall color

D. Flashing and Sheet Metal

1. All flashing and sheet metal must be colored to match adjacent material

E. Gas and Electric Meters

1. Meters are to be located in enclosed cabinets, within recesses or behind screen walls as part of the architecture and must conform with utility company standards
2. Utility meters must be located in side yards of the home and hidden from street view
3. Landscape screens are acceptable
4. Gas meters shall not be located behind locked fences, walls, or gates

F. Homesite Address Numbers

1. Location will be determined by the Owner and governmental agency

G. Trash Containers

1. Each homesite must have a trash container area, designed to be screened from view of all neighbors and street or must be stored in the garage
2. Not permitted to be located in the front yard setback zone

H. Exterior Lighting

1. Exterior lighting is to be indirect and shielded to prevent spill-over onto adjacent homesites
2. All exterior lighting (including landscape and security lighting) will be reviewed and approved by the DRC

I. Mechanical Equipment

1. Air conditioning, heating equipment, soft water tanks and pool equipment must be screened from view
2. Required to be insulated for sound attenuation
3. Air conditioning units are prohibited to be mounted on roofs or in windows

B.18 Remodels & Additions

Requirements for future remodeling and additions to the exterior of the homes within The Campus are to abide by the architectural patterns and standards set forth in these Design Guidelines.

Section C – Landscape

C.1 Landscape Design Concept

The landscapes within The Campus recalls the area's history as farmland, reflecting agrarian forms and relying on massing to make a strong contribution to the visual character of the neighborhood. Typical of agrarian planting, the concepts of function and form predominate. Landscape plantings are intentional, purposeful, and carefully designed, as opposed to scattered and random. Throughout the community, landscape planting is arranged in a tiered hierarchy of turf, groundcover, accent plantings, mid-ground and background shrubs, transitioning from the horizontal pedestrian realm to vertical architectural forms.

At all primary roadways, planted parkway strips unify the community, separate pedestrian space from vehicular space, and interrupt the monotony of paving. At the ground plane within parkway strips, a consistent appearance that can take regular foot traffic is created by the uniform use of turf. Creating intuitive wayfinding, a singular species is planned along each street as the dominant tree, planted at a regular spacing in the parkway and forming a consistent shade canopy. At longer blocks (generally exceeding 1,000lf), such as along Campus Parkway, the tree species may vary by block, or, longer blocks may be broken into a series of "rooms" allowing for diversity within the tree canopy, while still providing a regular, intentional appearance. Subordinate trees, primarily evergreen and planted behind street trees where space allows, add variety and form a visual backdrop. Accent trees, planted near intersections, entries, monumentation, and other features, add interest and denote these unique elements.

Landscape is an important element in both the street and alley. At the alley, planting will occur on both sides of each driveway, while still accommodating side-yard access. Storage for garbage cans will be provided within a fenced side-yard area at each home.

Varied residential products within The Campus each have a unique identity, form, and character.

To the extent practical, edible landscape will be incorporated in community and open space areas designated for active or passive use (not just circulation), such as parks. This may include fruiting trees, plants with edible fruit or other parts, and any common areas designated as community gardens.

These guidelines are intended to define the visual and physical framework of public and private landscape within the Campus. Prior to construction, landscape plans (Construction Documents) prepared by a California Registered Landscape Architect (CRLA), are required to demonstrate compliance with the City's Water Efficient Landscape Ordinance (WELO), these design guidelines, the City's Municipal Code, and applicable State Codes.

C.2 Community Identity & Theming

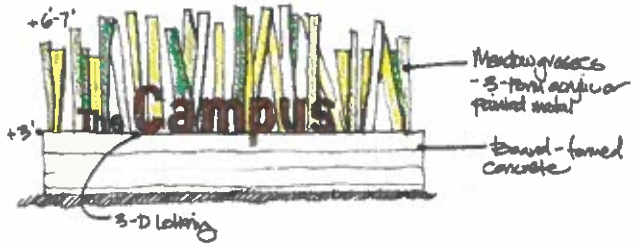
At key locations, monuments will announce and identify The Campus as a unique community. Monuments will recall agrarian and artisan-inspired forms inherent in the architectural design and reference other design elements, such as crop rows and authentic materials. Monuments will be constructed of durable materials, and respect sightlines and other requirements. Lettering and graphics (signage) on community monuments may be directly illuminated with halo-style backlighting, internally lighted, or indirectly illuminated. Concepts for monumentation below are intended to illustrate potential design avenues, and overall scale and form, and are not necessarily a final design.

THE CAMPUS

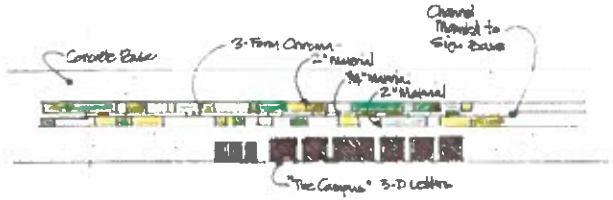
A. Primary Monument: Community Identity

Including the base, but not including low planter walls, the maximum overall dimensions for primary monumentation is approximately 7' high by 15' wide

Primary Option 'A' 'Tractor Tire'



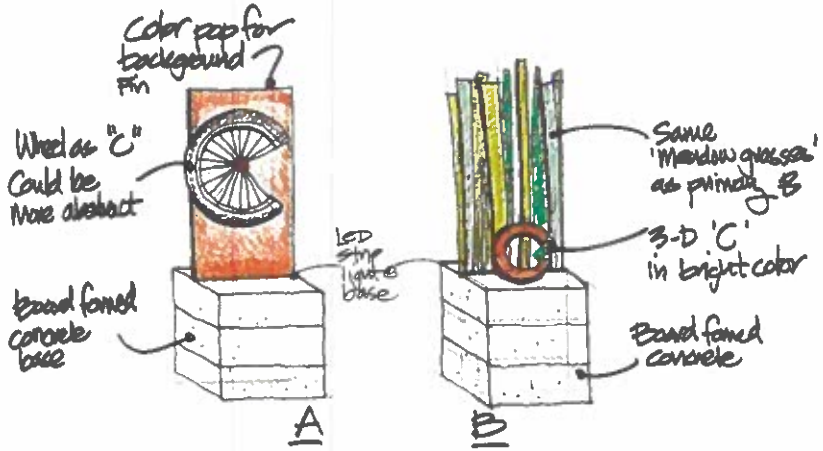
Primary Option B 'Meadow'



Meadow (Top Down) Primary Sign

B. Secondary Monument: Community Entry

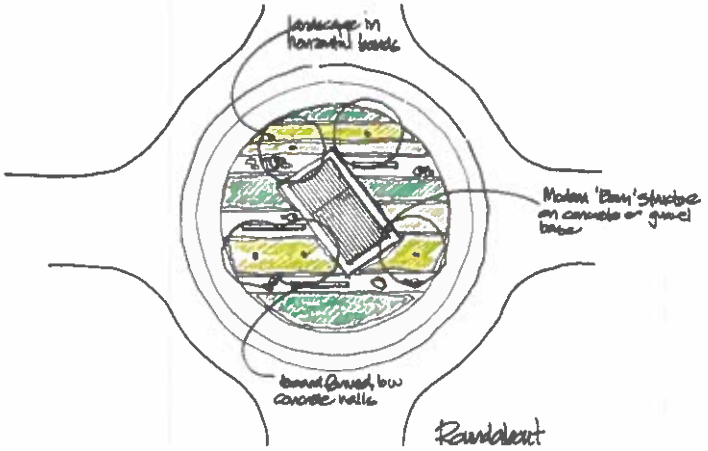
Secondary monumentation is located at additional project entries and intersections. This style of monumentation may also be adapted for use as a park name sign, or other similar uses. The base, but not including low planter walls, shall be a minimum of 36" in any dimension.



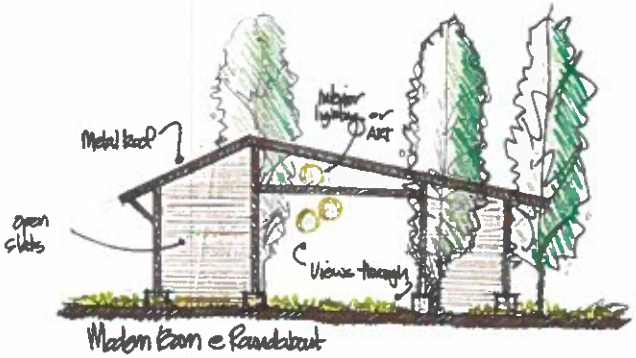
Secondary Monument Elevations

C. Tertiary Monument

Roundabouts afford distinct opportunities to reinforce the agrarian theme and may include unique built elements recalling water towers, barns, and similar structures.



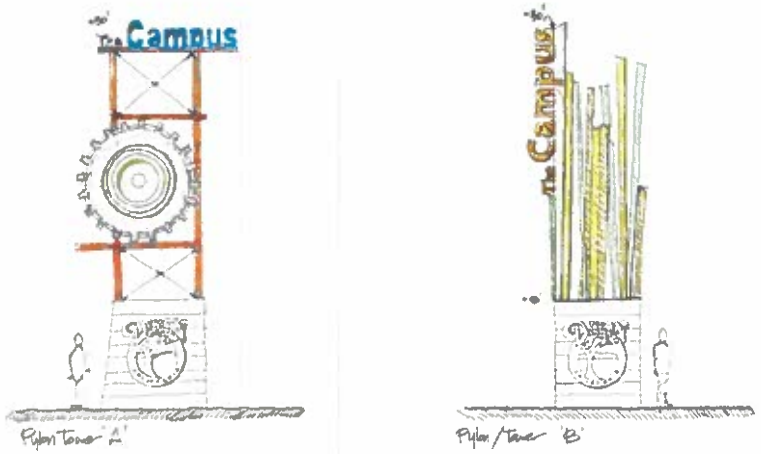
Tertiary Monument Plan



Tertiary Monument Elevation

D. Tower Monument

The Dixon Opportunity Center "D.O.C." offers an ideal location for locating a prominent placemaking monument, however, the exact location of such a monument shall be determined during final design. This monument type is a minimum of 30' tall and the base shall be minimum 6' in any dimension.



Tower Monument Elevation

E. Signage & Wayfinding

City-standard Street signage will be specified for all roadway signs. Along primary access and circulation routes, directional signage denoting places of interest, such as the D.O.C or parks, may be constructed to match the forms and materials of, and otherwise maintain consistency with, monument signage above.

F. Temporary Homebuilder Signage

All temporary signage (model homes, etc.) shall be consistent in materials and design, and shall be congruent with the overall community. These standards will be established and enforced by the master developer.

THE CAMPUS

C.3 Monumentation Plan for The Campus

C.4 Lighting

Decorative streetlights will be used at all interior dedicated roads. Alley and shared-driveway lighting at clustered lots will be provided via wall-mounted carriage lights on each residence. Residence-mounted fixtures illuminating alleys and shared driveways shall be maintained by the HOA to ensure consistent lighting levels are maintained. At minor paseos (including community, neighborhood, and townhome paseos), regularly spaced lighted bollards will provide additional lighting. Larger walkways and roads will be illuminated by decorative pole-top lighting. Primary Community monuments will be externally lighted (and may also be lighted internally). Secondary, tertiary, and other monuments may be internally or externally lighted and may include illuminated alley names and/or address numbers to aid in wayfinding.

Light poles will be round straight or tapered, and poles and fixtures shall be black. Fixtures will be a simple dome-style with angled shade, mounted on crossarms with a diagonal brace. Pedestrian lighting will be 10'-14' above finish grade (measured to the bottom of the light fixture); Parking lot lighting may vary between 14'-16' above finish grade, and street lighting may be up to 20' above finish grade.

Specialty lighting including uplights, "halo" effect lights, in-ground pucks or uplights, and other similarly styled effects will be used to create a sense of place and highlight community entries, monumentation, and other key features.

Primary outdoor lighting shall be shielded to minimize off-site light spillage.

THE CAMPUS

C.5 Site Furnishings

Benches trash receptacles, bicycle racks, clustered mail box units (CBU's) and other site furnishings in public spaces will be commercial-grade, readily available, durable, and low-maintenance. Unless otherwise approved, all furnishings shall be powder-coated black. The design of site furnishings and amenities shall be consistent throughout the public realm of The Campus.

Images shown are representative, and do not necessarily represent an exact item or product specification.

THE CAMPUS

C.6 Walls & Fences

A. Soundwalls

Soundwalls will be masonry block, post-tensioned or conventionally reinforced. Block shall be 6" thick with a 8" wide x 3" high cap, with chamfered edges. Block walls shall be "stepped" in 8" increments, not less than 32" apart, and not less than 12' from pilasters or 4' from property lines.

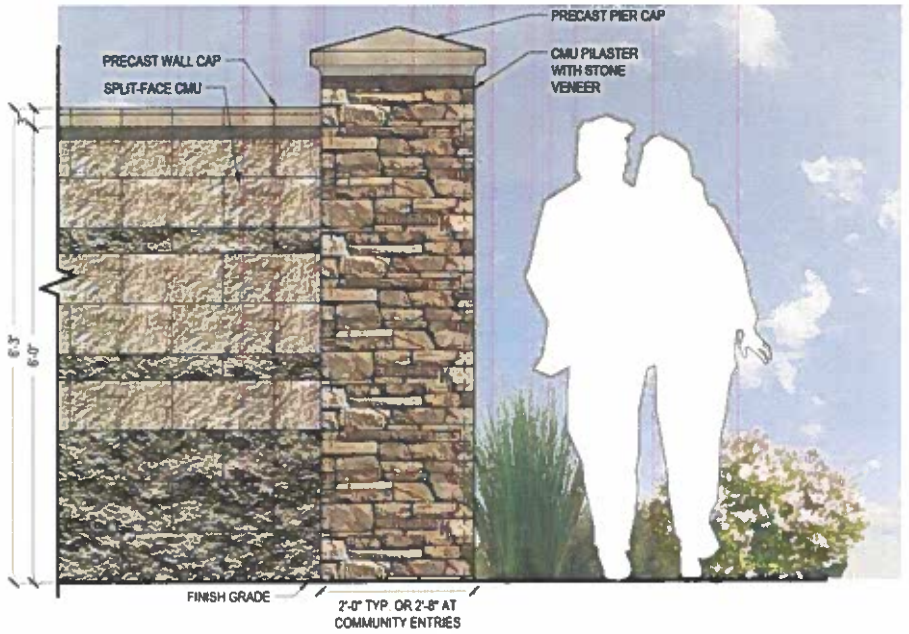
Wall pilasters shall be located at all wall changes in direction, and not less than 200' o.c., and shall be approximately equally spaced across each wall run, centered on property lines wherever applicable. Pilasters shall be "full" with minimum 24" square masonry cores generally, and 32" square masonry cores at community entries. Pilasters shall include precast caps with stepped cove detail, and shall be fully faced with stone veneer with grouted joints (dry stack shall not be acceptable). Stone veneer shall be "Craft Peak Ledge," in color: "Greypearl" as manufactured by Creative Mines.

Block walls shall include two-toned horizontal banding, utilizing a light gray and a medium gray. All block facing the public realm (including ends) shall be split-face; the reverse side facing interior private lots shall be combed or split-face.

Soundwalls are intended for use sparingly as required within The Campus. Soundwalls are proposed as a transition between residential homes and the Linear Parks. Villages that utilize product types (e.g. I-Courts) that allow plan architecture to engage with the Linear Park shall use soundwalls to separate the private yard spaces only. Soundwalls Preliminary locations of proposed soundwalls within The Campus are defined in the Fence & Wall Plan.

Soundwall heights within The Campus are determined by the project's approved mitigation measures where applicable, as well as, within the Design Review process defined by these guidelines.

Preliminary location of proposed soundwalls within The Campus are defined in the Fence & Wall Plan.



Soundwall & Pilaster

B. Fences

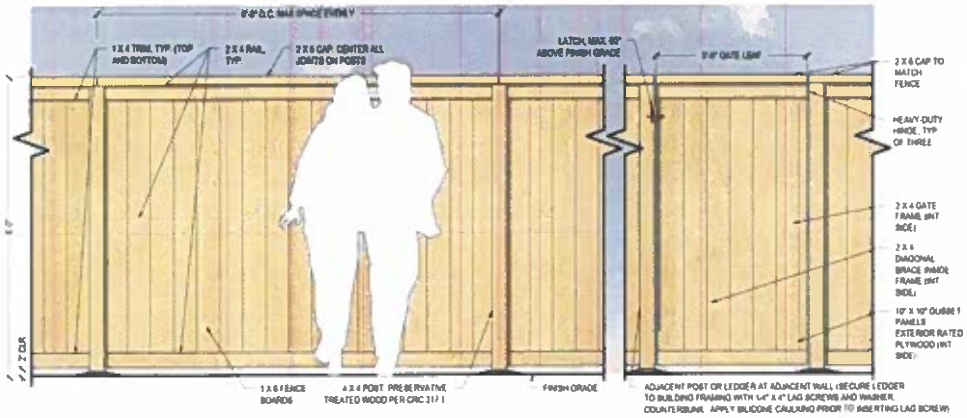
Fencing at open space, including at the edges of streetscapes and parks (to define boundaries and control access) shall be post-and-cable or concrete split-rail (two rail). If required, view fencing shall be tubular steel, black, with min. 5/8" square pickets and 1" sq. top and bottom rails. View fences may include masonry knee walls, similar to soundwalls.

All fencing at residential lots shall be redwood, western red cedar, or douglas fir. "Side-yard" fences and fence returns facing the public realm shall be butted-joint 1x6 boards, with a 2x6 cap. All "Good Neighbor" fencing shall be alternating panel butted-joint 1x6 boards, and may be dog-eared or capped.

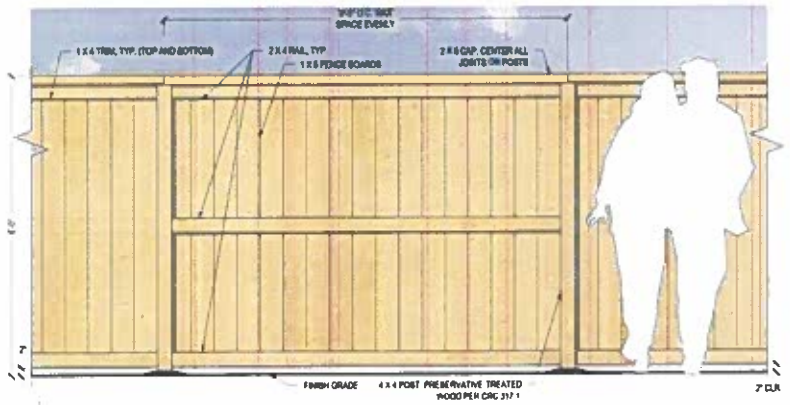
Good neighbor fences shall be stained or painted.

At side-yard fence returns to house walls, the setback from the front elevation of the structure will vary but shall be a minimum of 8' at the garage side (to allow for utility boxes etc. to be mounted within the "public" realm, and a minimum of 4' at the opposite side (congruent with enhanced material wrapping beyond the front elevation). Within the community, where alley-loaded homes are adjacent community open space, alleys, and other public areas, and the "closed" side of the home (without an internal porch) is facing these areas, no side-yard fencing shall be installed on the side of the home facing these areas. Where the "open" or "internal" side of the home is facing these public areas, fencing shall enclose a side-yard and utility area, and this area shall not be enlarged by the homeowner without the approval of the DRC. At all single-family detached front-loaded homes, side-yard fencing or walls will be installed regardless of the orientation of the home.

Fences are limited to 6' in height, with an optional 1' lattice extension (which shall also include a cap). Even on slopes, in no case shall fences exceed 8' in height as measured in an arc with a center at any point along the fence line.

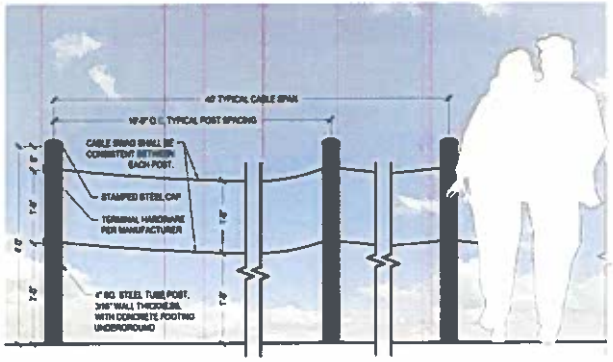


Side-yard Fence

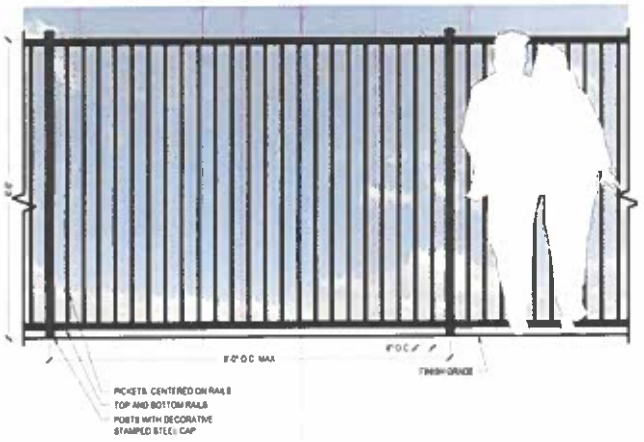


Good Neighbor Fence

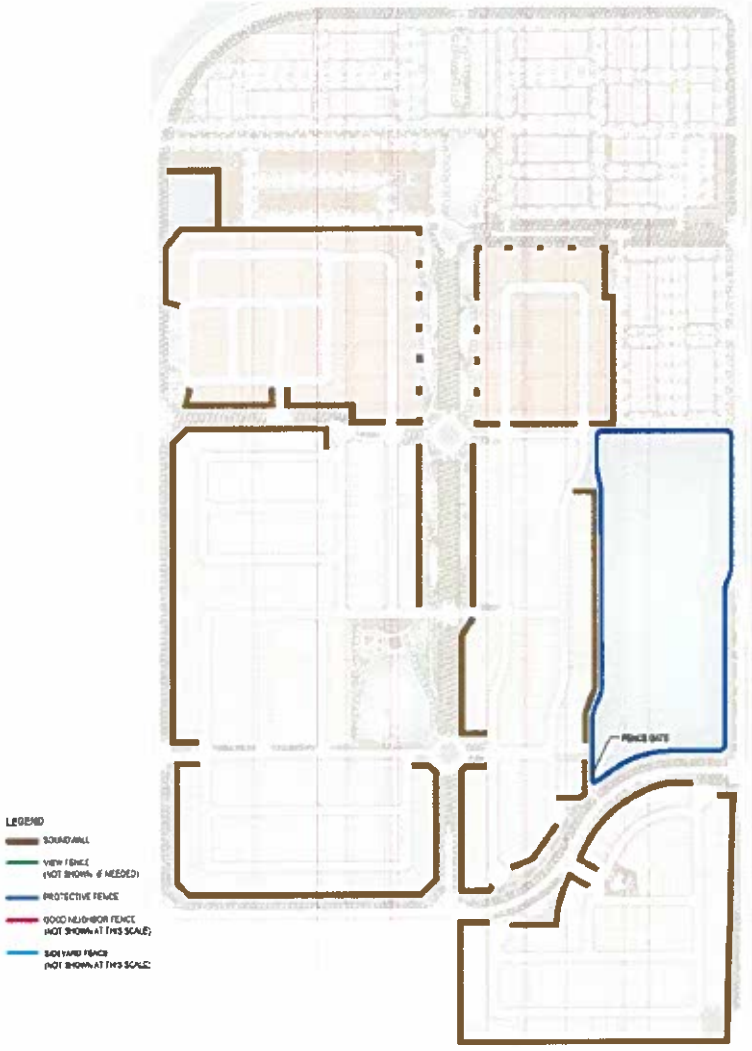
C.7 Fence & Wall Plan for The Campus



Post & Cable Metal Fencing: Two Cables



View Fence



THE CAMPUS

C.8 Public Landscape

A. Freeway Buffer

Buffering the freeway and extending across the northerly boundary of the project, lot 20 will be a bermed area & include visual landscaping. The buffer area may be utilized for drainage as defined in the City of Dixon's Northeast Quadrant Specific Plan.

B. Roundabout & Intersection

Accent planting and shrubs in parkway strips and medians should have a growth habit low enough to avoid continuous maintenance or hedging (not more than 2'-6", typically). Roundabouts shall receive special design treatment to accentuate and articulate community themes. In addition to signage, accent trees and plantings will further define the physical form of the entries and roadways throughout the community. Accent trees shall be used to highlight entries and other key features, such as sightlines or view terminus points.

C. Project Entries & Primary Roadways

Landscape along all streetscapes will be installed in a layered form, with large evergreen screen shrubs adjacent soundwalls and private property lines, wide swaths of mid-ground shrubs, ornamental grasses and accent planting intermingled to create interest while maintaining continuity, and groundcover at the foreground. Trees should be selected for their architectural form, seasonal color, and/or flower habit, with large, broad canopy trees within parkway strips to shade all paving, but particularly sidewalks, bikeways, and other non-vehicular circulation. Secondary trees, primarily evergreen, will be planted behind the back-of-walk where space allows. Along Pedrick Road, screen trees (tall and/or broad evergreen trees) are required to mitigate views and buffer sound and dust from adjacent industrial and/or agricultural uses.

C.9 Common Area Landscape (Dedication to City)

A. North Park

North Park is a unique 2± acre urban park forming the visual focus of The Campus, and is a focal point within The Campus' Dixon Opportunity Center (D.O.C.). North Park includes a large multi-use recreational turf area, with axially oriented walkways, creating a view corridor extending from Campus Parkway to the south, through the park, and continuing through the D.O.C. paseo to the North. Multi-use turf surrounded by amenities such as restrooms, a shaded picnic area, and a pickleball court, creates an activated gathering space that can be a venue for community events. Large trees are located along the perimeter to provide shade and define the central community space. North Park is designated to provide passive recreation and as a gathering place for the community. Besides its passive recreation value and visual presence, the North Park is designed to accommodate a variety of community activities such as a farmer's market, arts and crafts shows, celebrations, and performance arts. Additionally, North Park will include a service area with garage, storage, driveway, and parking for City of Dixon staff and operations. This facility will be dedicated to and maintained by the City of Dixon.

B. Linear Park

Linear Park is a ±7 acre recreation facility that is the spine of the community, serving both as circulation, visual amenity, and limited recreation. This park also may include stormwater planters, and activities such as bocce or small lawn areas. This facility will be dedicated to and maintained by the City of Dixon.

C. Neighborhood Park

The Neighborhood Park is a ±5 acre active recreation facility, including softball, soccer, basketball, a playground, and picnic area. This Park serves as the active hub of the community, and is the place for after-school fun and weekend pick-up games. This facility will be dedicated to and maintained by the City of Dixon.

D. Drainage Basin

The Drainage Basin is centrally located and provides stormwater storage and treatment for the community. The basin also serves as a visual amenity and buffer between residential uses and the existing industrial/agricultural uses within the County. This facility will be dedicated to and maintained by the City of Dixon.

E. Other Areas

Throughout the community, other smaller areas provide additional green relief and opportunity for recreation. These include a dog park at the western perimeter of the community, enhanced landscape along various roads such as Dorset Drive, Socastee Way, Commercial Drive, a pocket park, and various paseos and walkways as may be included in individual developments.

C.10 Residential Landscape

A. General

As part of The Campus master-planned community, residential front yards shall reinforce the overall themes of the community, while still providing interest, variation, and personal expression. Planting shall avoid complete uniformity and monotony by varying plant species between individual lots, while maintaining consistency in plant types and forms, as well as overall design themes. At each neighborhood, a consistent palette of planting will unite the public-facing landscaped areas.

Within residential landscapes, plant selections may emphasize flowering species. Combined with striking seasonal and year-round leaf color, planting selections are envisioned to provide a diverse range of color and texture. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Natural turf, while not prohibited, will generally be replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of "walk-on" natural bark mulch (dyed bark is prohibited) in all non-turf planter areas.

Shrubs and groundcover shall be minimum 1-gallon size, except for the first row of planting adjacent buildings and fences, which shall be minimum 5-gallon size at installation. All plants shall be spaced for maturity, except that 1-gallon plants shall not be spaced greater than 36" on center.

Garden walls, steps, checkwalls, etc. shall be constructed with materials compatible with the overall theme of the community, and in colors matching the originally approved homes or common area landscape. Stuccoed walls (smooth, lace, or light texture only), walls with stone or brick veneer and precast caps, or walls constructed of natural materials (rock) are appropriate. Walls constructed of other materials, such as railroad ties, or rough timber are not appropriate.

B. Trees

Trees shall be a minimum of 15-gallon size. All traditional inline single-family detached lots shall include a minimum of (2) trees (1 street tree and 1 accent/secondary tree), except where clearance to utilities or other appurtenances prevent placement. Corner lots shall include additional street trees proportionate to the depth of the lot, to maintain a street tree spacing not greater than 35' o.c. (exclusive of driveways) across all residential lot frontage.

Street trees shall be selected from the City's Street tree list, available at:

https://www.cityofdixonca.gov/media/CommunityDevelopment/Planning/Street%20Tree%20List-Adopted%2006.12.22.pdf., as described in Appendix X, or as approved within landscape construction documents.

C. Turf

If desired, natural turf shall be builder-installed at larger lots (45' wide and above) only, to avoid "postage-stamp" patches of lawn. Where less than 10' wide, turf shall be irrigated by sub-surface inline drip tubing, or with multi-stream, multi-trajectory rotating (MSMTR) nozzles, which comply with standards for "low-volume" irrigation and may be located at the back of walk, provided that such systems do not create runoff or overspray more efficient than traditional spray nozzles.

Synthetic turf, if desired at front yards (within the "public" realm) shall be high quality and is required to have a minimum of:

1. 1.5" pile height
2. 80oz total weight
3. S-, U-, or C- shaped blades
4. Multiple colors of primary blades, and in addition, a "thatch" layer
5. Sand or natural (i.e. coir) infill (not rubber crumb)
6. Full perimeter nailer and adhered seams

C.11 Connectivity & Circulation

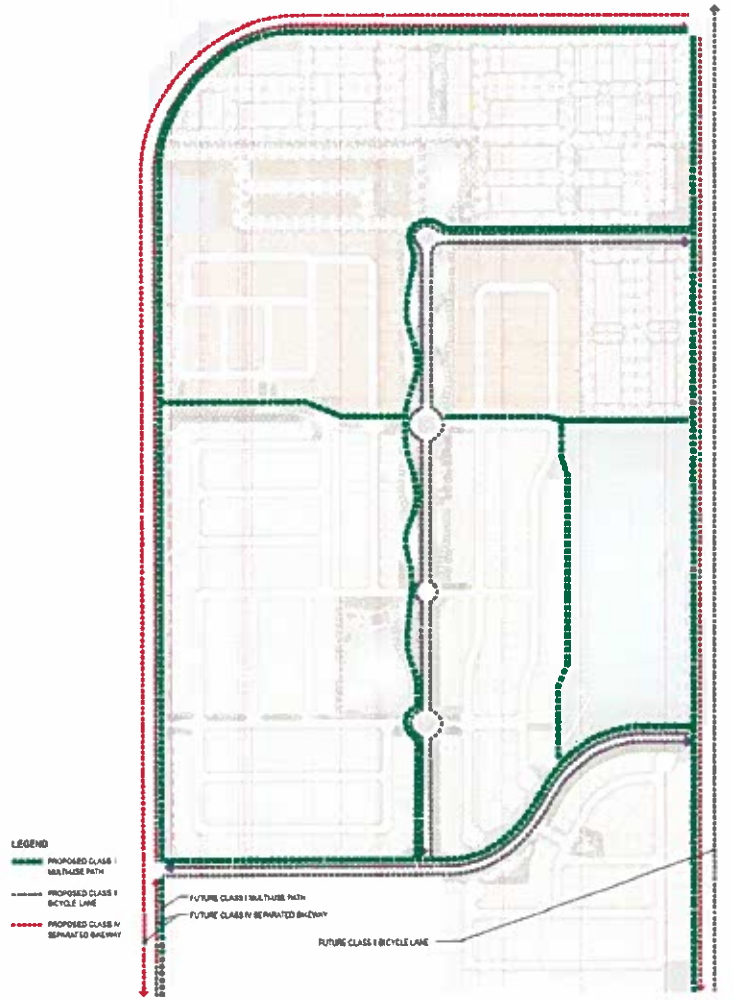
A. Pedestrian

Throughout the community, sidewalks are at least 5' wide, and separated from vehicular traffic by planted parkway strips along arterial and collector roads.

B. Bicycle

Major destinations, including the D.O.C., North Park, and the Neighborhood Park, are linked by enhanced pedestrian corridors. These feature wide sidewalks, broad canopy trees, and where space allows, wide parkway strip planters. These corridors also include Class I multi-use paths, as do all perimeter roadways. By integrating wide, safe corridors within and surrounding The Campus, access to the City's existing circulation system from every front door within the community is provided for bicyclists and pedestrians of all abilities.

C.12 Bicycle & Pedestrian Circulation Plan



C.13 Common Landscape Requirements

A. Water Conservation

The community plan provides ample opportunities for a variety of landscape, from formal to natural. To ensure these areas are designed to maximize function, be maintainable, be attractive, and minimize water use, a community-wide approach to water budgeting will be used. This approach provides flexibility and allows for appropriate allocation of planting and green space when developing new communities, campuses, and other planned areas. While somewhat higher water use turf is appropriate in areas such community amenities and parks, where it will receive foot traffic and will re-generate, higher water use planting will be off-set by low-water use planting in other areas on a community-wide basis, rather than "per-point-of-connection" basis.

B. Stormwater Mitigation

Throughout the community, stormwater features such as vegetated swales and rainwater gardens will be incorporated wherever possible. Paved areas will drain towards landscape wherever possible to allow infiltration and increase contact time, reducing peak flows. Larger, community-wide treatment is provided through a central detention basin, which will be attractively landscaped to include planted buffers and fencing. Seasonally inundated areas will be planted with hydrophilic native and adapted grasses and sedges.

C. Energy Conservation

Lighting illuminating public areas, including private streets, alleys, and shared driveways, will be controlled by a common photocell (not individual photocells on each fixture), and all applicable requirements, including title 24. Irrigation pumps shall be furnished with a variable frequency drive (VFD) to maximize efficiency while minimizing run-time and energy use.

D. Landscape Maintenance

All originally installed planting shall be maintained in an as installed or better condition. Any dead or failing plants shall be replaced with planting from The Campus plant legend, or as approved by the DRC. Additions and changed to developer-installed landscape are anticipated and encouraged, however, wholesale removal, replacement, or other modifications to landscape which change the fundamental character of the community or are not in keeping with the general design style are prohibited. Mulch shall be kept in place and replenished as required on at least an every-other-year basis to ensure that the originally installed depths are maintained.

Section D – Submittal and Approval Procedure

D.1 The Campus Design Review Committee (DRC)

The primary function of The Campus Design Review Committee (DRC) is to ensure compliance with design standards as defined by these Design Guidelines and consistent with industry standards for applications for new construction within The Campus. The DRC review is intended to ensure an aesthetically pleasing and architecturally compatible environment. The DRC's review and approval responsibilities embrace all aspects of the construction of the home and homesite improvements within The Campus including, but not limited to, the following:

- Architectural Design
- Landscape Design
- Model Complex and Signage Design

The DRC's review and approval process for new construction within The Campus is intended to verify compliance with these Design Guidelines in support the final review process by the City of Dixon's Planning Department. The intent of these Design Guidelines is to provide the framework by which the design of future construction will be measured, reviewed, and ultimately approved by the City of Dixon.

The intent is that final determination of compliance with these Design Guidelines and approval for construction will be made at the staff level in the City of Dixon by the Planning Director.

The DRC will be comprised of The Campus Ownership Group, design professional team members, and other stakeholders as defined by The Campus Ownership Group.

While individual creativity is encouraged on behalf of The Campus Ownership Group, The Campus Design Guidelines ("Design Guidelines") has been established to maintain a measure of quality and consistency throughout the community.

To ensure community and design continuity, The Campus DRC will remain in-place through build-out of the project.

To enable and encourage on-going creativity within The Campus, minor deviations to requirements defined by these guidelines are allowed by DRC and City Staff review for consistency with the overall intent of these guidelines.

D.1.1 Authority of the DRC

The DRC has been established by The Campus Ownership Group. The DRC has exclusive jurisdiction over all construction of homes and homesites within The Campus.

The DRC will (a) apply standards established in the Design Guidelines for construction of homes and homesites and (b) review and approve or disapprove all Design Review Applications and Design Documents in accordance with the Design Guidelines.

The DRC may disapprove any Design Review Application for non-compliance with the provisions contained in the Design Guidelines or on purely aesthetic grounds where, in its reasonable judgement, such action is required to maintain the desired character of the overall community, village, neighborhoods or individual homes.

The DRC will meet as required to review Design Review Applications. The DRC action response times for review will vary for each review submittal. However, it is the DRC's intent to review all applications expeditiously in accordance with the time frames established by The Campus Ownership Group.

D.2 The Campus Design Review Process

1. Initial Meeting – Architectural Concepts Review

Builder shall present their proposed conceptual design to The Campus Design Review Committee (DRC) for design review.

The recommended materials each Builder will be prepared to present should include the following minimum requirements:

- Village Design Program
- Buyer profiles and composition of each major grouping for the village
- Translation of program to architectural design
- Opportunities for one-story homes based on the buyer profile and lot envelope
- Proposed product mix
- Proposed bedroom and bath counts
- "Lifestyle" design choices
- Importance of interior space and/or single stories vs. depth of yards and total square footages
- Opportunities / appropriateness of varied garage orientations
- Conceptual floor plans - three (3) minimum
- Conceptual front and rear elevations of each plan (informal sketches are appropriate at minimum)
- Street section (rough sketch), showing at minimum four (4) homes, reacting to varied elevation articulation at the street scene
- Format - any size that adequately illustrates your design concept - minimum requirements five (5) sets 8-1/2" x 11" of the builder program, floor plans and elevations

2. Schematic Design Submittal

The Schematic Design Submittal shall include a site plan including the home footprints and the elevations shall illustrate second story massing for each plan. Schematic architectural material should include elevations and floor plans, and demonstrate how the Builder intends to incorporate the architectural styles identified in The Campus Design Guidelines. Schematic landscape plans should show basic plant palettes, open space concepts, and fencing types and locations.
Builder to Provide:

- Colored preliminary elevations. One for each plan type (1/8" scale minimum)
- Choice of architectural styles for construction
- One full size site plan at 40 or 50 scale and six 11x17 copies showing average lot dimensions, building footprints, garage orientations and validation of meeting the required building off-sets, setbacks, and articulation
- One full size schematic landscape plan at 40 or 50 scale and six 11x17 copies with street trees, walks, open space elements, special features, and planting areas
- Product segmentation summary to include base house sq. ft. and all optional room addition sq. ft. for each plan
- Maximum Project Coverage Ratio calculations
- Fencing plan to include design and materials
- Entry monumentation
- Floor plans and elevations including alternatives (1/8" scale minimum)
- Preliminary model complex location and design
- Three sets black and white of the architectural portion of this submittal package is required for review

3. Schematic Design Review

This meeting will be held to review the Builder's proposed site design incorporating the DRC's comments and the schematic architectural and landscape designs. The DRC will review all design materials to ensure consistency with The Campus Design Guidelines and provide comments for final design development.

4. Final Design Package Submittal

The Builder will submit the following documents implementing comments from the DRC Schematic Design Review.

Builder to Provide

- Final site plan as approved by DRC
- Six 11x17 and three 1/8" scale copies of floor plans
- Graphic showing average lot dimensions, building footprints, and garage orientations incorporating DRC comments
- Landscape palettes and landscape plan with street trees, walks, special features, and planting areas. Identifying tree species and shrub and turf massing
- List of hardscape materials and finishes for streets, walks, common areas, walls, fences, and other special features
- Preliminary list of exterior building materials to be used in the construction of the homes
- Project name and logo
- Elevations to include final street scene elevations in six sets 11x17 (minimum size) format and full wrap-around elevations of each floor plan and architectural style, enhanced rear elevations and 4-sided elevations at 1/8" scale minimum (three sets)
- Final entry monumentation
- Color Boards
- Final model site plan including preliminary model complex plan with sales office location parking and signage
- Final product segmentation summary to include base house sq. ft. and all optional room addition sq. ft. for each plan
- Three sets black and white of the architectural portion of this submittal package is required for review

5. DRC Final Package Review

DRC will review the Builder's marketing package to include colored architectural elevations, landscape concepts, and final site design. DRC will provide final review of all submitted material including site design, architecture, and landscape architecture. Provided that the package is complete and there are no further issues regarding the site design, the DRC will approve the final submittal, at which point Builder may proceed to step 6.

D.3 The City Review Design Process

6. City Revised Exhibit "A," Architectural Plan Check & Plot Plan Submittal

Builder submittal to the City of Dixon Planning Department for staff level review for compliance with these Design Guidelines and industry standards. Additionally, the Builder is to submit one set of the same submittal to the DRC to confirm conformance with the Final Package Review comments. Any changes arising from City of Dixon's staff review will also be addressed

7. Final Model Complex Submission

a. Site plan highlighting all improvements
b. Floor plans
c. Four-sided elevations
d. Landscape design
e. Identify all non-standard and temporary improvements to be removed

8. Construction Implementation

The DRC must be notified if conditions encountered during construction of the project change the previously approved design

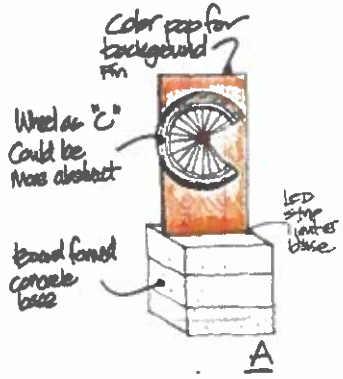
Appendix

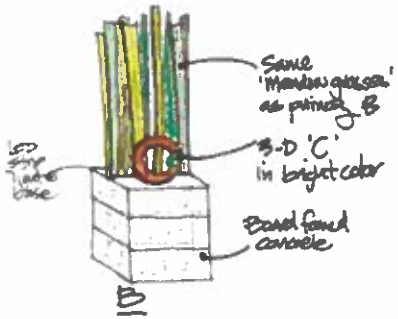
1. Disclaimer

These Design Guidelines were prepared for The Campus Ownership Group which reserves all ownership rights herein. The Campus reserves the right in its sole discretion from time to time and without notice to modify these Design Guidelines, to grant variances from the terms hereof, and/or to waive provisions hereof. Any variance or waiver must be in writing and shall be applicable only in the specific instance granted and shall not apply in any other instance. No oversight of any noncompliance or failure to enforce any provision hereof in any specific instance shall result in any waiver, and corrective changes may later be required to bring any nonconforming improvement into compliance with these Design Guidelines. No reference to any particular improvement herein constitutes a commitment that such improvement or any particular version or design thereof will be constructed or completed, and The Campus Ownership Group reserves the right to modify its plans for such improvements from time to time in its sole discretion and without notice.

Compliance with these Design Guidelines does not waive compliance with any Federal, State, or local law or regulation. Each builder in The Campus shall comply with all such laws and regulations in all respects, and obtain all necessary permits and approvals for their work. The approval by The DRC of any plans or specifications are approved only as to conformity of such items with these Design Guidelines and are not approval for architectural or engineering design nor representation or warranty as to the adequacy or sufficiency of such plans and specifications or the construction contemplated thereby.

All drawings, maps, plans, and illustrations herein are artist's rendering only and are not to scale. By accepting these Design Guidelines, the recipient agrees not to reproduce the information contained herein in whole or in part, or any other information which may subsequently be provided, without the written permission of The Campus Ownership Group. Neither The Campus Ownership Group nor its agents (which includes its advisors, related entities, officers, employees, attorneys, consultants, and other agents) make any representations or warranties of any nature with regard to these Design Guidelines. Statements made in these Design Guidelines as to the content of any contract or other document are not complete or definitive descriptions, but are summaries or portions thereof, and each such statement is qualified by the full text of such contracts or documents, copies of which will be made available by The Campus Ownership Group upon request. Only The Campus Ownership Group shall have the right to enforce these Design Guidelines, and no person or entity shall be deemed a third party beneficiary hereof for any purpose. Nothing contained in these Design Guidelines may be construed to constitute legal or tax advise concerning the Project or any part thereof or the development thereof.





Appendix A – Approved Plant Palette for The Campus

BOTANICAL NAME	SUGGESTED VARIETIES	COMMON NAME	WUCOLS	DECID/EVER
STREET/SHADE TREES				
This category includes large and medium sized canopy trees as street and shade trees. One tree per street shall be selected, except in case of long streets (more than 15 homes in a row), which shall be divided into "rooms" having one common tree per "room." Select trees of appropriate mature size for their placement. Max. street tree spacing 35' o.c. (exclusive of driveways)				
ACER RUBRUM	'RED POINTE', 'RED SPIRE'	RED MAPLE	M	D
ACER X FREEMANII	'ARMSTRONG'	FREEMAN MAPLE	M	D
AESCULUS X CARNEA		RED HORSECHESNUT	M	D
ARBUTUS X	'MARINA'	ARBUTUS (MULTI-TRUNK OR STANDARD)	L	E
CARPINUS BETULUS	'FASTIGATA'	EUROPEAN HORNBEAM	M	D
GINKGO BILOBA	'FAIRMOUNT' OR 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	D
KOELREUTERIA PANICULATA		GOLDEN RAIN TREE	M	D
LIRIODENDRON TULIPIFERA		TULIP TREE	M	D
NYSSA SYLVATICA		SOUR GUM	M	D
PARKINSONIA FLORIDA	'DESERT MUSEUM'	PALO VERDE	L	D
PISTACIA CHINENSIS	'KEITH DAVEY'	CHINESE PISTACHE	L	D
PLATANUS X ACERIFOLIA	'COLUMBIA'	LONDON PLANE TREE	M	D
PYRUS CALLERYANA	'HOLMFORD'	NEW BRADFORD FLOWERING PEAR	M	D
QUERCUS AGRIFOLIA		COAST LIVE OAK	VL	E
QUERCUS LOBATA		VALLEY OAK		D
QUERCUS RUGOSA		NETLEAF OAK	L	D
QUERCUS SHUMARDII		SHUMARD OAK	M	D
QUERCUS TROJANA		MACEDONIAN OAK	L	D
QUERCUS VIRGINIANA	CATHEDRAL'	SOUTHERN LIVE OAK	M	D
TILIA CORDATA	'GREENSPIRE'	LITTLELEAF LINDEN	M	D
ULMUS PARVIFOLIA	'DRAKE' 'ATHENA' OR 'TRUE GREEN'	EVERGREEN ELM (IMPROVED VARIETIES)	M	D
ULMUS PROPINQUA	'EMERALD SUNSHINE'	EMERALD SUNSHINE ELM	UN	D
ULMUS X	'ACCOLADE', 'PROSPECTOR'	ELM HYBRIDS	UN	D
ZELKOVA SERRATA	'GREEN VASE', 'VILLAGE GREEN'	SAWLEAF ZELKOVA	M	
SECONDARY/SCREEN TREES				
CEDRUS DEODARA		DEODAR CEDAR	L	E
MAGNOLIA GRANDIFLORA		SOUTHERN MAGNOLIA	M	E
PINUS CANARIENSIS		CANARY ISLAND PINE	L	E
PINUS PINEA		ITALIAN STONE PINE	L	E
QUERCUS AGRIFOLIA		COAST LIVE OAK	VL	E
QUERCUS VIRGINIANA	'CATHEDRAL'	SOUTHERN LIVE OAK	M	E
MEDIUM/SMALL TREES				
This category includes 'accent' trees which may be used for interest and color near residential front yards, and to denote special places of interest, entries, etc.				
ACER BUERGERIANUM	STREETWISE'	TRIDENT MAPLE	M	D
CERCIS CANADENSIS	'OKLAHOMA' OR 'FOREST PANSY'	EASTERN REDBUD	M	D

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CHIONANTHUS RETUSUS		CHINESE FRINGE TREE	M	D
CITRUS SPP.		CITRUS	M	E
CORNUS KOUSA		KOUSA DOGWOOD	M	D
ELAEOCARPUS DECIPIENS		JAPANESE BLUEBERRY TREE	M	E
ERIOBOTRYA DEFLEXA		BRONZE LOQUAT	M	E
ILEX X ALTACLARENSIS	'WILSONII'	HOLLY	M	E
LAURUS NOBILIS	SP. OR 'SARATOGA'	GRECIAN LAUREL	L	E
LAGERSTROEMIA VARIETIES	'MUSKOGEE' OR 'NATCHEZ'	CRAPE MYRTLE	L	D
MAGNOLIA GRANDIFLORA	'LITTLE GEM', KAY PARRIS'	SOUTHERN MAGNOLIA	M	E
MAGNOLIA STELLATA	'ROYAL STAR'	STAR MAGNOLIA	M	D
MAGNOLIA X SOULANGIANA		SAUCER MAGNOLIA	M	D
OLEA EUROPEA 'SWAN HILL'	'SWAN HILL', 'MAJESTIC BEAUTY'	FRUITLESS OLIVE	VL	E
PRUNUS SERRULATA	'KWANZAN'	FLOWERING CHERRY	M	D
PYRUS KAWAKAMII		EVERGREEN PEAR	M	E
VITEX AGNUS-CASTUS		CHASTE TREE	L	D
X CHITALPA TASHKENTENSIS	'MORNING CLOUD'	CHITALPA	L	D
LARGE EVERGREEN SHRUBS				
ARBUTUS UNEDO	'COMPACTA'	DWARF STRAWBERRY TREE	L	E
ARCTOSTAPHYLOS DENSIFLORA	'HOWARD MCMINN'	MANZANITA	L	E
CUPRESSUS EMPERVIRENS	*(TO BE USED SINGLELY AS AN ACCENT ONLY)*	ITALIAN CYPRESS	L	E
DODONAEA VISCOSA	'PURPUREA'	HOPSEED BUSH	L	E
ELAEOCARPUS DECIPIENS	'LITTLE EMPEROR'	JAPANESE BLUEBERRY TREE	M	E
FEIJOA SELLOWIANA		PINEAPPLE GUAVA	L	E
HETEROMELES ARBUTIFOLIA		TOYON	VL	E
LAURUS NOBILIS	SP. OR 'SARATOGA'	SWEET BAY	L	E
LIGUSTRUM JAPONICUM	'TEXANUM'	WAX LEAF PRIVET	M	E
OLEA EUROPAEA	'LITTLE OLLIE'	LITTLE OLLIE OLIVE	VL	E
OSMANTHUS FRAGRANS		SWEET OLIVE	M	E
PHOTINIA X FRASERI		PHOTINIA	M	E
PITTOSPORUM TOBIRA	'VARIEGATA'	MOCK ORANGE	M	E
PODOCARPUS MACROPHYLLUS MAKI		SHRUBBY YEW	M	E
PRUNUS CAROLINIANA	'BRIGHT 'N TIGHT' OR 'COMPACTA'	CAROLINA LAUREL	L	E
PRUNUS LAUROCERASUS	'COMPACTA'	ENGLISH LAUREL	M	E
RHAMNUS CALIFORNICA	'EVE CASE'	CALIFORNIA COFFEEBERRY	L	E
RHAPHIOLEPIS X	'MONTIC'	MAGESTIC BEAUTY INDIAN HAWTHORN	L	E
TEUCRIUM FRUTICANS	'AZUREUM'	BUSH GERMANDER	L	E
VIBURNUM TINUS	'COMPACTUM'	SPRING BOUQUET LAURUSTINUS	M	E
WESTRINGIA FRUTICOSA	'MORNING LIGHT'	COAST ROSEMARY	L	E
WESTRINGIA FRUTICOSA	BLUE GEM'	COAST ROSEMARY	L	E
XYLOSMA CONGESTUM	'COMPACTA'	XYLOSMA	L	E
MIDGROUND SHRUBS				
ABELIA X GRANDIFLORA	'CANYON CREEK', 'EDWARD GOUCHER'	ABELIA	M	E
ARCTOSTAPHYLOS DENSIFLORA	'HOWARD MCMINN'	MANZANITA	L	E
BUXUS MICROPHYLLA JAPONICA	'GREEN BEAUTY', 'WINTER GEM'	JAPANESE BOXWOOD	M	E
CALLISTEMON X	'BETTER JOHN'	BOTTLE BRUSH	L	E

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CAMELLIA SASANQUA		CAMELLIA	M	E
CEANOTHUS MARITIMUS	'VALLEY VIOLET', VAR.	CEANOTHUS	L	E
CISTUS HYBRIDUS		WHITE ROCKROSE	L	E
CISTUS PULVERULENTUS	'SUNSET'	ROCKROSE	L	E
CISTUS SALVIIFOLIUS	SP. OR 'PROSTRATUS'		L	E
DIETES X (OR VEGATA)	'NOLA ALBA'	KATRINA AFRICAN IRIS	L	E
ESCALLONIA X	'COMPACTA', 'NEWPORT DWARF'	ESCALLONIA	M	E
GARDENIA JASMINOIDES		GARDENIA	M	E
GREVILLEA X	'NOELLI'	GREVILLEA	L	E
ILEX CRENATA	'SKY PENCIL'	JAPANESE HOLLY	L	E
ILEX VOMITORIA	SP., 'NANA'	YAUPON HOLLY	L	E
LOROPETALUM CHINENSE RUBRUM	(VAR.) 'FIRE DANCE', 'RAZZLEBERRY', 'RUBRUM'	PURPLE LEAF FRINGE FLOWER	M	E
PITTOSPORUM TOBIRA	'WHEELERS DWARF'	DWARF MOCK ORANGE	M	E
PRUNUS LAUROCERASUS	'OTTO LUYKEN'	LAUREL	M	E
PUNICA GRANATUM	'NANA'	POMEGRANATE	L	D
RHAPHIOLEPIS INDICA	'JACK EVANS'	INDIAN HAWTHORN	M	E
RHAPHIOLEPIS INDICA	'PINK DANCER'	INDIAN HAWTHORN	M	E
RHAPHIOLEPIS UMBELLATA	'MINOR'	YEDDA HAWTHORN	L	E
ROSA FLORIBUNDA	(VAR.)	ROSE	M	E/D
ROSMARINUS OFFICINALIS	'COLLINGWOOD INGRAM', 'TUSCAN BLUE'	ROSEMARY	L	E
WESTRINGIA FRUTICOSA	'BLUE GEM' 'MORNING LIGHT'	COAST ROSEMARY	L	E
FLOWERING ACCENT AND PERENNIAL SHRUBS				
ACHILLEA MILLEFOLIUM	(VAR.)	COMMON YARROW	L	P
AGAPANTHUS AFRICANUS	'BLUE', WHITE'	LILY OF THE NILE	M	P
AGAVE BRACTEOSA		CANDELABRUM AGAVE	L	E
AGAVE DESMETTIANA	'VARIEGATA'	AGAVE	L	E
AGAVE X	BLUE GLOW' (similar 'GREEN GLOW')	BLUE GLOW AGAVE	L	E
ANIGOZANTHOS SP.		KANGAROO PAW	L	P
ASPARAGUS DENSIFLORUS	'MYERS'	ASPARAGUS FERN	M	E
ASPIDISTRA ELATIOR		CAST IRON PLANT	M	E
BULBINE FRUTESCENS		BULBINE	L	E
COLEONEMA PULCHRUM	'DWARF PINK'	PINK BREATH OF HEAVEN	M	P
DIANELLA REVOLUTA	'LITTLE REV', 'BIG REV'	FLAX LILY	L	E
DIANELLA TASMANICA	'SILVER STREAK'	FLAX LILY	L	E
ERIGERON GLAUCUS	'WAYNE RODERICK'	SEASIDE DAISY	M	P
HEMEROCALLIS X	'STELLA DE ORO' OR STELLA SUPREME'	DAYLILY	M	P
HESPERALOE PARVIFLORA	'BRAKELIGHTS' ('PERPA')	RED YUCCA	L	E
KNIPHOFIA UVARIA		REBLOOMING TORCHLILY	L	P
LAVANDULA DENTATA	'MUNSTEAD,' 'GOODWIN CREEK'	FRENCH LAVENDER	L	E
LEUCADENDRON	'SAFARI SUNSET,' 'WINTER RED'		M	P
LIRIOPE MUSCARI	'BIG BLUE' OR 'VARIEGATA'	LILY TURF	M	E
PHORMIUM SP.	(VAR.)	NEW ZEALAND FLAX	M	E
POLYSTICHUM MUNITUM		WESTERN SWORD FERN	M	E
SALVIA (VAR.)	FURMANS RED', 'POZO BLUE', 'DARA'S CHOICE'	SALVIA	L	P
SALVIA CHAMAEDRYOIDES		MEXICAN BLUE SAGE OR GERMANDER SAGE	L	
SALVIA LEUCANTHA		MEXICAN BUSH SAGE	L	E

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SALVIA MICROPHYLLA	'HOT LIPS'	LIPSTICK SAGE	L	
SALVIA NEMOROSA	'PINK FRIESLAND'	MEADOW SAGE	M	
SANTOLINA CHAMAECYPARISSUS		LAVENDER COTTON	L	E
SPIRAEA X BUMALDA	'ANTHONY WATERER'	SPIRAEA	M	D
TEUCRIUM CHAMAEDRYS	SP. OR 'PROSTRATUM'	GERMANDER	L	E
YUCCA FILAMENTOSA	'COLOR GUARD'	ADAMS NEEDLE	M	
ZAUSCHNERIA CALIFORNICA	'CATALINA'	CALIFORNIA FUCHSIA	L	P
ORNAMENTAL GRASSES AND SEDGES				
BOUTELOUA GRACILIS	'BLONDE AMBITION'	BLUE GRAMA	L	
CALAMAGROSTIS X ACUTIFLORA	'KARL FOERSTER'	FEATHER REED GRASS	L	
CAREX DIVULSA	(AND OTHERS)	BERKELEY SEDGE	L	
CHONDROPETALUM TECHTORUM	SP. OR 'EL CAMPO'	CAPE RUSH	L	
FESTUCA GLAUCA	'ELIJAH BLUE' OR 'SISKIYOU BLUE'	BLUE FESCUE	L, M	
FESTUCA MAIREI	'GREENLEE'S FORM' AS AVAIL.	ATLAS FESCUE	L	
HELICTOTRICHON SEMPERVIRENS		BLUE OAT GRASS	L	
JUNCUS PATENS		SPREADING RUSH		
LEYMUS CONDENSATUS	'CANYON PRINCE'	WILD RYE	L	
LEYMUS TRITICOIDES	'GREY DAWN'	CREEPING WILD RYE	L	
LOMANDRA LONGIFOLIA	'BREEZE'	MAT RUSH	UN	
MISCANTHUS SINENSIS	'MORNING LIGHT'	EULALIA GRASS	M	
MUHLENBERGIA CAPILLARIS		PINK MUHLY	L	
MUHLENBERGIA DUBIA		PINE MUHLY	L	
MUHLENBERGIA RIGENS		DEER GRASS	L	
PENNISETUM SPATHIOLATUM		SLENDER VELDT GRASS	UN	
PENNISETUM X	'FAIRY TAILS', 'HAMELN'	EVERGREEN FOUNTAIN GRASS	M	
VINES				
ACTINIDIA ARGUTA		KIWI VINE	H	
CLEMATIS LIGUSTICIFOLIA		WESTERN WHITE CLEMATIS	M	
CLYTOSTOMA CALLISTEGIOIDES		VIOLET TRUMPET VINE	M	
FICUS PUMILA		CREEPING FIG	M	
HARDENBERGIA VIOLACEA		LILAC VINE	M	
LONICERA JAPONICA	'HALLIANA'	HALL'S JAPANESE HONEYSUCKLE	M	
MACFADYENA UNGUIS-CATI		CATCLAW TRUMPET VINE	L	
PARTHENOCISSUS TRICUSPIDATA	'VEITCHII'	BOSTON IVY	M	
ROSA SP.	'CECILE BRUNNER'	ROSE	L	
TRACHELOSPERMUM JASMINOIDES		STAR JASMINE	M	
WISTERIA FLORIBUNDA	'DOMINO'	JAPANESE WISTERIA, AS AVAIL.	M	
GROUNDCOVERS				
ACACIA REDOLENS	'LOW BOY'	PROSTRATE ACACIA	VL	E
ARCTOSTAPHYLOS X	'EMERALD CARPET'	MANZANITA	M	E
COPROSMA PUMILA	'VERDE VISTA'	CREEPING COPROSMA	L	E
COTONEASTER DAMMERI	'LOWFAST'	BEARBERRY COTONEASTER	L	E
ERIGERON KARVINSKIANUS	'PROFUSION'	SANTA BARBARA DAISY	L	
EUONYMUS FORTUNEI	'COLORATA'	WINTER CREEPER	M	D/E

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GREVILLEA LANIGERA	'COASTAL GEM' OR 'MT. TAMBORITHA'	WOOLLY GREVILLEA	M	E
JUNIPERUS HORIZONTALIS	'BLUE RUG' OR 'BLUE CHIP'	JUNIPER	L	E
JUNIPERUS SABINA	'BUFFALO'	BUFFALO JUNIPER		E
LANTANA MONTEVIDENSIS	TRAILING PURPLE' 'TRAILING WHITE'			
MYOPORUM PARVIFOLIUM	'PROSTRATUM', 'PINK' OR 'PUTAH CREEK'	TRAILING MYOPORUM	L	E
OPHIOPOGON JAPONICUS		MONDO GRASS	M	E
ROSA X VARITIES	'FLOWER CARPET ROSE,' 'NOALA,' OR NOASHNEE'	GROUNDCOVER ROSE	M	D/E
ROSMARINUS OFFICINALIS	'HUNTINGTON CARPET'	ROSEMARY	L	E
SENECIO SERPENS	'BLUE CHALK FINGERS'	DWARF BLUE CHALK STICKS	L	E
SODDED NO-MOW		FESCUE BLEND	H	E
SODDED TURF		90% DWARF FESCUE, 10% PERENNIAL RYE GRASS	H	E
TEUCRIUM CHAMAEDRYS	'PROSTRATUM'	GERMANDER	L	E
THYMUS PRAECOX	'PURPLE CARPET'	MOTHER OF THYME	L	E
TRACHELOSPERMUM ASIATICUM		ASIAN JASMINE	M	E
TRACHELOSPERMUM JASMINOIDES		STAR JASMINE	M	E
VERBENA CANADENSIS	'HOMESTEAD PURPLE'	VERBENA	UN	P
VINCA MINOR		PERIWINKLE	M	E
WESTRINGIA FRUTICOSA	'MUNDI'	COAST ROSEMARY	L	E

This list is not intended to be exclusive or exhaustive. Alternate selections shall be reviewed and approved by the DRC, insofar as they are demonstrated to be in keeping with the overall character herein, and are suitable for use, including size and maintainability at maturity, for the locations in which they are proposed.