

# 2025 PUBLIC NOTICES CITY COUNCIL

**Meeting Date**

**Notice**

---

[1/7/2025](#)

**PROJECT: AMENDMENTS TO NORTHEAST QUADRANT SPECIFIC PLAN RELATED TO A VACANT 37.5 ACRE SITE ALONG PEDRICK RD [DIXON INNOVATION CENTER PROJECT]**

Request for a series of amendments to the Northeast Quadrant Specific Plan (NEQSP) focused on a 37.5 acre vacant lot zoned General Industrial (IG)– NESP Overlay, which is planned for future industrial development. The applicant has proposed amendments to the NEQSP which include:

- 1) Amendment to Figure 2-2, Land Use Element, to change the designation from CH (\*Highway Commercial), to ML, Light Industrial to be in conformance with the existing Industrial General Plan land use designation and General Industrial – Northeast Quadrant Specific Plan (IG-NESP) zoning, and
- 2) Addition of comprehensive Industrial land use regulations and development standards to Specific Plan for the applicant’s 37.5 acre site.

The project site is located generally southeast of I-80, along the west of Pedrick Road. The site is bounded by Pedrick Road and Solano County unincorporated agricultural lands to the east, agricultural lands to the south (the site of the proposed Dixon 257/The Campus project), and Interstate 80 to the west, and the TEC Equipment warehouse to the north. No development is proposed or included in this action and would be subject to separate consideration and action at a future date. APN: 0111-010-080; Zoning District: General Industrial – Northeast Quadrant Specific Plan (IG-NESP); PW Fund B Development, LLC, owner, Bret Hogge, Buzz Oates Construction, applicant; File No: PA22-028, SPA22-01

1/21/2025

## **HARVEST AT DIXON**

Study Session of an application that includes application for a General Plan update, Pre-Zoning, Annexation, Design Review, and Development Agreement for the proposed project area, located southeast of Dixon. The land is currently outside the City limits and City sphere of influence and would require Solano County Local Agency Formation Commission (LAFCo) approval to be annexed into the City.

The project proposes a new, approximately 836.62-acre Master Planned Community consisting of 239.6 acres of low density residential development, approximately 291.9 acres of medium density residential development, approximately 47.7 acres of mixed use development, approximately 15.6 acres of public facilities (i.e., potential elementary school/ church/ daycare/ community center), approximately 140.8 acres of parks and open space, and approximately 10102 acres of roadways; APN's: 0112-040-030, 0112-040-040, 0112-040-060, 0112-040-140, 0112-040-160, 0112-040-170, 0112-080-030, 0116-020-050; Zoning District: Not Applicable; Karlshoej and LJP Dixon Development (LJP), owners, LJP Dixon, applicant; File No's: PLAPP24-0117, GPA24-0122, PDZR24-0119, ANNX24-0118, DR24-0123, DA24-0120

The Harvest project master plan area also includes City-owned and operated Drainage Basin C (approximately 40.0 acres). Development activity is proposed to begin near Parkway Boulevard and proceed southerly as buildout occurs. These developments include building parks, a retail center, and a majority of the backbone infrastructure required by the project in the initial phases of development. It is expected that project buildout will be completed in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 6,000 homes, developed at a projected rate of 300 homes per year over approximately 20 to 25 years.

3/4/2025

## **CITY OF DIXON CAPITAL FACILITY FEES (DEVELOPMENT IMPACT FEES) INCREASE**

Government Code section 66000 et seq. (Mitigation Fee Act also known as AB 1600) and Chapter 4.07 of the Dixon Municipal Code, Capital Facility Fees ("CFF") have been adopted to fund the necessary infrastructure and public facilities to mitigate the impact of new development. Dixon's Municipal Code outlines a process to adjust the CFFs annually to reflect changes in construction costs to ensure that adequate funds are available at the time a project is built. The adjustment is based on the process of outlined in chapter 4.07.150 Annual Review. The annual update of the CFFs was most recently completed on January 16, 2024 (Resolution No. 24-012) which included an update of the various Development Impact Fees.

Staff recommends updating the CFFs based on the 1.1% Construction Cost Index Increase. This fee increase will result in the City collecting fees more closely reflecting current construction costs. Staff also recommends updating the In-Lieu Fee based on the 2.5% Consumer Price Index increase between October 2023 and October 2024. This increase will allow the City to collect fees that more closely reflect the reasonable cost of mitigation measures in the area, as well as the City's associated administrative costs. The report is available to view at City Hall or on the City's webpage at [www.cityofdixonca.gov/FormsFeesandPermits](http://www.cityofdixonca.gov/FormsFeesandPermits) under City of Dixon Impact Fees.

[3/18/2025](#)

### **THE CAMPUS/DIXON 257 PROJECT- VACANT 260-ACRE SITE IN NORTHEAST QUADRANT SPECIFIC PLAN AREA**

Public hearing to consider a Final EIR and request for Certification of an Environmental Impact Report (EIR) and approval of The Campus mixed-use project (PA23-16). The project is located on an approximately 260 acres vacant site west of Pedrick Road and north of Vaughn Road. The project consists of: 1) a 48-acre Dixon Opportunity Center for up to 660,000 square feet of warehousing, office and related uses, 2) 2.49 acre site for commercial uses, 3) up to 1,041 residential units, consisting of low, medium and high density housing, 4) a 23.03-acre retention drainage basin, 5) roadway improvements on and off site, to create a new Professional Drive, roadways through the project, and widening of Pedrick Rd; and 6) parks, paseos and related infrastructure improvements both on and off site.

Actions to be considered by the City Council include: 1) Review of Final EIR and certification of EIR, including statement of overriding considerations, 2) Amendments to the Northeast Quadrant Specific Plan (SP23-01), 3) Development Agreement (DA23-01), 4) Planned Development (RZ23-01) Rezoning to establish the land use plan and development standards, 5) Large-Lot Vesting Tentative Map (TM23-01) and Small-Lot Tentative Map (TM24-01) and 6) Design Review to establish design guidelines and review associated site improvements. General Plan Designation: Campus Mixed Use (CAMU); Zoning District: Campus Mixed Use – Northeast Quadrant Specific Plan Overlay (CAMX-NESP); Owner(s) and Applicant: Dixon Venture, LLC; Assessor's Parcel Numbers (APN's): 0111-040-010, -020, -030, -040, and 0111-080-050.

[4/1/2025](#)

### **NORTHEAST CORNER OF HOMESTEAD WAY AND EVANS ROAD (VILLAGE 13 AT HOMESTEAD)**

Request for an amendment to Tentative Map TM21-01 and Planned Development Plan PD21-01. The Tentative Map and Planned Development Plan was approved as part of City Council Resolution 22-019, which is part of the Weyand Ranch subdivision that was approved in 2008 with City Council Resolution 08-145. The proposed Tentative Map Amendment is intended to change Village 13 from 58 alley loaded single family lots to 58, conventional, front loaded, single family residential lots. The proposed Tentative Map Amendment would eliminate the proposed alleys and increase the proposed lots from a smallest lot of 4,320 sq. ft. to 5,165 sq. ft. and the largest lot would increase from 7,839 sq. ft. to 11,210 sq. ft. There would be a small decrease in common open space, with what is presently approved of 0.93 acres (~40,511 sq. ft.) to 0.89 acres (~38,768 sq. ft.), which represents a total reduction of 0.04 acres (~1,743 sq. ft.). The proposed amendment to the Planned Development Plan would modify the PD to reflect the new tentative map with increases in lot sizes, changes to setbacks to better reflect those found in other surrounding villages of Homestead, and reductions to the maximum allowed lot coverage. APN: 0114-012-120; Zoning District: Multi-family Residential – Southwest Dixon Specific Plan (RM-SWSP); Anton Garcia, applicant and Clifton Taylor, owner; File No: PA25-04, TMA25-01/PDA25-01.

[4/15/2025](#)

**CITYWIDE MASTER FEE SCHEDULE UPDATE**

NOTICE IS HEREBY GIVEN that the City of Dixon ("City") City Council will conduct a public hearing at a regularly scheduled meeting on Tuesday, April 15, 2025, at 7:00 p.m., at Council Chambers located at 600 East A Street, Dixon, California 95620, to receive public comment and consider updates to the Citywide Master Fee Schedule based on the December 2024 All Urban Consumers Price Index (CPI).

[5/6/2025](#)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIXON AMENDING CHAPTER 12.11, BICYCLES, AND ADDING CHAPTER 12.12, ELECTRIC SCOOTERS, TO TITLE 12, VEHICLES AND TRAFFIC, OF THE DIXON MUNICIPAL CODE TO REGULATE ELECTRIC BICYCLES AND ELECTRIC SCOOTERS**

NOTICE IS HEREBY GIVEN that the City of Dixon ("City") City Council will conduct a public hearing at a regularly scheduled meeting on Tuesday, May 6, 2025, at 7:00 p.m., to consider the adoption of an ordinance amending Chapter 12.11 Bicycles, and adding Chapter 12.12 Electric Scooters, to Title 12 of the Dixon Municipal Code.

The proposed ordinance would establish regulations governing electric bicycle and electric scooter use in the City of Dixon. The proposed regulations include, but are not limited to, helmet requirements, speed limits, and enforcement mechanisms for operating violations.

[6/3/2025](#)

**CITY OF DIXON APPROPRIATION LIMIT FY 2025-26**

Notice is hereby given that the City of Dixon has calculated Appropriation Limit for Fiscal Year 2025-26 at \$50,218,896. A Resolution adopting the appropriation limit will be considered at the City Council Meeting of June 3, 2025. A copy of the calculation is available for public viewing at the office of the City Clerk located at:

City of Dixon ☐  
600 East A Street ☐  
Dixon, CA 95620 ☐

This information is also available on the website of the City of Dixon at [www.cityofdixon.us](http://www.cityofdixon.us)  
Contact Finance Director, Kate Zawadzki at 707-678-7000 for further information.

[7/1/2025](#)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON CONFIRMING THE ASSESSMENT FOR DELINQUENT WASTEWATER COLLECTION ACCOUNTS AND DIRECTING ASSESSMENTS TO BE PLACED ON THE NEXT PROPERTY TAX BILL**

NOTICE IS HEREBY GIVEN that the City of Dixon ("City") City Council will conduct a public hearing at a regularly scheduled meeting on Tuesday, July 1, at 7:00 p.m., at Council Chambers located at 600 East A Street, Dixon, California 95620, to receive public comment and consider placing past due City of Dixon accounts on property tax bills. California Health and Safety Code Section 5473 provides the City the authority to collect past due wastewater collection accounts by placing an assessment/lien in the amount of the past due balance on the annual property tax rolls. This process makes the past due amount subject to the County's property tax collection methods and late property tax fees. The resolution to be considered will authorize the Finance Director, or her designee, to request that the Solano County Auditor enter each assessment on the tax roll against the respective property and to collect the assessment at the same time and in the same manner as ordinary municipal and county ad valorem taxes and to further subject the property to the same penalties and the same procedure of sale in case of delinquency as provided for such taxes. Upon receipt of said funds from Solano County, funds will be applied against the delinquent balances.

Notices regarding this process were mailed to all delinquent accounts prior to this hearing.

[7/1/2025](#)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON CONFIRMING THE ASSESSMENT FOR A DELINQUENT WEED ABATEMENT ACCOUNT AND DIRECTING THE ASSESSMENT TO BE PLACED ON THE NEXT PROPERTY TAX BILL**

NOTICE IS HEREBY GIVEN that the City of Dixon ("City") City Council will conduct a public hearing at a regularly scheduled meeting on Tuesday, July 1, at 7:00 p.m., at Council Chambers located at 600 East A Street, Dixon, California 95620, to receive public comment and consider placing a past due City of Dixon account on the property tax bill. California Health and Safety Code Section 14915-14917 provides the City the authority to collect past due weed abatement accounts by placing an assessment/lien in the amount of the past due balance on the annual property tax rolls. This process makes the past due amount subject to the County's property tax collection methods and late property tax fees. The resolution to be considered will authorize the Finance Director, or her designee, to request that the Solano County Auditor enter each assessment on the tax roll against the respective property and to collect the assessment at the same time and in the same manner as ordinary municipal and county ad valorem taxes and to further subject the property to the same penalties and the same procedure of sale in case of delinquency as provided for such taxes. Upon receipt of said funds from Solano County, funds will be applied against the delinquent balances.

Notices regarding this process were mailed to the delinquent property owner prior to this hearing.

[7/1/2025](#)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON CONFIRMING THE ASSESSMENT FOR DELINQUENT REFUSE COLLECTION ACCOUNTS AND DIRECTING ASSESSMENTS TO BE PLACED ON THE NEXT PROPERTY TAX BILL**

NOTICE IS HEREBY GIVEN the City of Dixon ("City") City Council will conduct a public hearing at a regular meeting on July 1, 2025, at 7:00 p.m. at Council Chambers located at 600 East A Street, Dixon, California 95620 to discuss placing past due Recology Dixon accounts on property tax bills. Government Code Sections 38790.1 and 25831 and Dixon Municipal Code Section 9.06.110 give the City the authority to collect past due refuse collection accounts by placing an assessment/lien in the amount of the past due balance on the annual property tax rolls. This process makes the past due amount subject to the County's property tax collection methods and late property tax fees.

The resolution to be considered will authorize the Finance Director, or her designee, to request that the Solano County Auditor enter each assessment on the tax roll against the respective property and to collect the assessment at the same time and in the same manner as ordinary municipal and county ad valorem taxes and to further subject the property to the same penalties and the same procedure of sale in case of delinquency as provided for such taxes. Upon receipt of said funds from Solano County, funds will be remitted to Recology Dixon.

Notices regarding this process were mailed to all delinquent accounts prior to this hearing.

[7/1/2025](#)

**A RESOLUTION OF THE CITY OF DIXON CITY COUNCIL APPROVING ENGINEER'S REPORT FOR THE DIXON LANDSCAPING AND LIGHTING MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2025-26 INCLUDING CONFIRMING DIAGRAM AND ASSESSMENTS AND ORDERING LEVY OF ASSESSMENT**

NOTICE IS HEREBY GIVEN the City of Dixon ("City") City Council will conduct a public hearing at a regular meeting on July 1, 2025, at 7:00 p.m. at Council Chambers located at 600 East A Street, Dixon, California 95620 to consider the adoption of a resolution approving the Engineer's Report for the Dixon Landscaping and Lighting Maintenance Assessment District for Fiscal Year 2025-26, including confirming diagram and assessments and ordering levy assessment.

The resolution to be considered by the City Council approves the City Engineer's Report which recommends levying an assessment on each of several lots and parcels of land within the Dixon Landscaping and Lighting Maintenance Assessment District, each of which will be specially benefited by the maintenance of the improvements at least in the amount of the assessment apportioned against the lots and parcels of land, respectively.

[7/15/2025](#)

**CONTRACT AMENDMENT BETWEEN CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CaIPERS) AND THE CITY COUNCIL OF THE CITY OF DIXON**

NOTICE IS HEREBY GIVEN that the City of Dixon ("City") City Council will conduct a public hearing at a regularly scheduled meeting on Tuesday, July 15, 2025, at 7:00 p.m., to consider the adoption of an ordinance amending the agreement between the California Public Employees' Retirement System and the City of Dixon.

The proposed ordinance would establish a change to implement the pension cost share provision in accordance with California Government Code section 20516, Compensation Plans and Memorandum of Understandings (MOU) between the City of Dixon and represented and unrepresented employee groups.

[7/15/2025](#)

**CITY OF DIXON 5-YEAR CAPITAL IMPROVEMENT PROJECT (CIP) PLAN UPDATE FOR FISCAL YEAR 2026 THROUGH FISCAL YEAR 2030**

The City of Dixon is updating it's CIP for the next five years. A CIP is a five-year forecast which identifies major (capital) projects requiring the use of public funds over and above routine annual operating expenses. A capital project creates, improves, replaces, repairs, or permanently adds to City assets including: land, site improvements, parks, buildings, streets, bike paths, bridges, utility improvements, major equipment, computer hardware, and communication systems purchases.

[8/5/2025](#)

**CITY OF DIXON 5-YEAR CAPITAL IMPROVEMENT PROJECT (CIP) PLAN UPDATE FOR FISCAL YEAR 2026 THROUGH FISCAL YEAR 2030**

The City of Dixon is updating it's CIP for the next five years. A CIP is a five-year forecast which identifies major (capital) projects requiring the use of public funds over and above routine annual operating expenses. A capital project creates, improves, replaces, repairs, or permanently adds to City assets including: land, site improvements, parks, buildings, streets, bike paths, bridges, utility improvements, major equipment, computer hardware, and communication systems purchases.

[11/18/2025](#)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DIXON AMENDING CHAPTER 6.12, CANNABIS BUSINESS PILOT PROGRAM, OF TITLE 6, BUSINESS LICENSE AND REGULATION, OF THE DIXON MUNICIPAL CODE**

The proposed ordinance revises the City's regulation of cannabis businesses by amending the Cannabis Business Pilot Program in Chapter 6.12. These amendments clarify entitlement requirements and strengthen the City's enforcement authority.

[12/2/2025](#)

**ADOPTION OF 2025 CALIFORNIA BUILDING STANDARDS CODE**

Notice is hereby given that the Dixon City Council will consider an Ordinance to incorporate the adoption By reference the 2025 California Building Standards Code with local amendments, Adding Chapter 16.20 (Wildland-Urban Interface Code) and Amending Chapter 16.13 (Dixon Emergency Hazard and Placard System), and applicable sections of Title 16 (Building And Construction), of the Dixon Municipal Code. The State of California adopts a set of new construction codes every three years, referred to as the California Building Standards Codes (Title 24). The purpose of this public hearing is to adopt the 2025 California Building Standards Code, which automatically becomes effective January 1, 2026.

[12/16/2025](#)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON CONFIRMING THE ASSESSMENT FOR DELINQUENT TRANSIENT OCCUPANCY TAX ACCOUNTS AND DIRECTING A PROPERTY LIEN TO BE PLACED ON THE PARCEL**

NOTICE IS HEREBY GIVEN that the City of Dixon ("City") City Council will conduct a public hearing at a regularly scheduled meeting on Tuesday, December 16, at 7:00 p.m., at Council Chambers located at 600 East A Street, Dixon, California 95620, to receive public comment and consider placing a lien on a parcel with delinquent transient occupancy taxes. City of Dixon Municipal Code Section 4.06.060 provides the City the authority to collect past due transient occupancy taxes by placing a lien in the amount of the past due balance on the delinquent property. This process makes the past due amount subject to collection upon the sale or seizure of the property.