

# 2025 PUBLIC NOTICES PLANNING COMMISSION

## ***Meeting Date***

## ***Notice***

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[1/14/2025](#)

### **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.

[1/14/2025](#)

### **1320 BUSINESS PARK DRIVE (CARDINAL GLASS)**

Request for Design Review (DR) approval to erect solar carports within the existing front parking lot, rooftop solar, and a battery energy storage system to be located on the Cardinal Glass (formerly Milgard) property. Other site improvements include new landscaping primarily along the northern and southern sides of the property; APN: 0115-130-380; Zoning District: General Industrial (IG); Jay Kaminski, applicant; Cardinal CT Company, owner. File No: PA24-34, DR 24-04.

[1/14/2025](#)

### **2600 PLAZA COURT (GOLDEN MARKET)**

Request for a Conditional Use Permit (CUP) to establish a liquor store. In addition, a CUP is also required to consider a Public Convenience or Necessity (PCN) determination to allow a proposed liquor store to have a Type 21 alcohol license which would permit the sale of beer, wine, and distilled spirits for off-site consumption; APN: 0113-490-140; Zoning District: Regional Commercial (CR); Kamalpreet Kaur, applicant; Gratlen and Marie Etchebehere, owner. File No: PA24-33, UP 24-08

[3/5/2025](#)

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

Public hearing to consider a Final EIR and planning applications for 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 Planning Commission for recommendation

to 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.

[3/11/2025](#)

**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 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.

[4/8/2025](#)

**325 WEST F STREET (SHAFER MANUFACTURING)**

Revocation of Conditional Use Permit. The City of Dixon Planning Commission is holding a public hearing to consider the revocation of Conditional Use Permit 18-18. The Conditional Use Permit allows Shafer Manufacturing to operate a cannabis cultivation, manufacturing, and distribution business operations on real property located at 325 W. F Street, Dixon, California. This Conditional Use Permit was granted conditionally on the business operator's compliance with the Conditions of Approval of the permit. Revocation of the Conditional Use Permit is subject to review by the Planning Commission. The Planning Commission will hold a public hearing to determine if the Developer has failed to comply with the Conditional Use Permit's Conditions of Approval. APN: 0113-074-040; Zoning District: Service Commercial (CS); Dretzka Kenneth B Jr & J G JT, owner; Ronnie Shafer, applicant; File No: Planning Application PA18-18 (Use Permit)

[6/10/2025](#)

**1460 ARY LANE (BUCKHORN BBQ & GRILL COMPREHENSIVE SIGN PROGRAM)**

Request for a Design Review Application (DRS25-0193) for the "Buckhorn BBQ & Grill" Comprehensive Sign Program. The program consists of four new wall signs and a new sign face for an existing monument sign and proposes an aggregate sign area of 138.62 sq. ft.; APN: 0113-380-160; Zoning District: Corridor Mixed Use (CMX); Robert Robben, owner, United Sign Systems – Marco Ospina, applicant; File No: PA25-11, DRS25-0193. The California Environmental Quality Act ("CEQA") requires that this project be reviewed to determine if a study of potential environmental effects is required. It has been determined that this project will not have a significant effect on the environment and no environmental review will be completed. This project qualifies for a Categorical Exemption from the provisions of the CEQA Guidelines under 14 CCR Section 15311 [Accessory Structures]. If the Planning Commission determines that this project is in an environmentally sensitive area, further study may be required.

[6/10/2025](#)

**NORTH LINCOLN STREET AND WEST VAUGHN ROAD (EUROPEAN WHOLESALE MACHINES)**

Request for a Design Review (DR23-02), Conditional Use Permit (UP23-02), and Modification (MOD25-02) for construction of a new 7,025 sq. ft. showroom building for sales of food truck on a 0.77-acre lot (33,560 sq. ft.), resulting in a Floor Area Ratio of 21%. Additional site improvements include driveway access and parking, landscaping, signage, and a trash enclosure. Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for new construction and site improvements on the lot. Per the General Plan Land Use and Community Character Element Action LCC-5.F, a Conditional Use Permit is needed for consideration in the Corridor Mixed Use zoning district of FARs that fail to meet the minimum specified FAR of 50%. A Modification is required for a reduction in the parking space standards for 5 of the 23 proposed parking spaces to reflect compact parking spaces, which is a 20% reduction in the parking space dimension requirements for a full-sized parking space. Compact parking is only otherwise allowed for in parking lots of 30 or more parking spaces. APN: 0108-281-020; Zoning District: Corridor Mixed Use (CMX); Goya Sheen, owner and applicant; File No: PA23-06, DR23-02/UP23-02, PLAPP25-0194/MOD25-02.

The California Environmental Quality Act ("CEQA") requires that this project be reviewed to determine if a study of potential environmental effects is required. It has been determined that this project will not have a significant effect on the environment and no environmental review will be completed. This project qualifies for a Categorical Exemption from the provisions of the CEQA Guidelines under 14 CRR Section 15303, [Class 3; New Structures]. If the Planning Commission determines that this project is in an environmentally-sensitive area, further study may be required.

[6/10/2025](#)

**PITT SCHOOL ROAD AND HOMESTEAD WAY (SUNRISE AND CELEBRATION AT HOMESTEAD)**

Request for a Design Review (DR25-0189) approval for 8 model homes for Homestead Phases 3 and 4/Village 12, 14, and 15 with three available styles to choose from (Cali Ranch, Cottage, and Wine Country). Each style would have three different color pallets for a total of 18 different color schemes. These phases/villages of Homestead include 215 residential lots; Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for model homes for residential subdivisions. APNs: 0114-012-060, -090, -100, and -120, ; Zoning Districts: Residential Medium Density –Southwest Dixon Specific Plan (RM-SWSP) and Residential Low Density –Southwest Dixon Specific Plan (RL-SWSP); Richmond American Homes, owner and applicant; File No: PLAPP25-0188, DR25-0189. The California Environmental Quality Act ("CEQA") requires that this project be reviewed to determine if a study of potential environmental effects is required. The City Council certified the Environmental Impact Report (EIR) for the Southwest Dixon Specific Plan. In accordance with Public Resources Code Section 21166, as implemented by CEQA Guidelines 15162, the project is consistent with the EIR and determined that no circumstances giving rise to a requirement for a subsequent or supplemental EIR are present requiring such subsequent or supplemental document. If the Planning Commission determines that this project is in an environmentally-sensitive area, further study may be required.

[7/8/2025](#)

**PITT SCHOOL ROAD AND HOMESTEAD WAY (SUNRISE AND CELEBRATION AT HOMESTEAD)**

Request for a Design Review (DR25-0189) approval for 8 model homes for Homestead Phases 3 and 4/Village 12, 14, and 15 with three available styles to choose from (Cali Ranch, Cottage, and Wine Country). Each style would have three different color pallets for a total of 18 different color schemes. These phases/villages of Homestead include 215 residential lots; Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for model homes for residential subdivisions. This item was continued from the Planning Commission's June 10, 2025 public hearing to allow the applicant and staff to better consider housing options for the southernmost lots of Village 12 that abut and close proximity to Pitt School Road where the grade is highest in relation to the neighboring Copperleaf subdivision (Homestead Village 3A). APNs: 0114-012-060, -090, -100, and -120, ; Zoning Districts: Residential Medium Density –Southwest Dixon Specific Plan (RM-SWSP) and Residential Low Density –Southwest Dixon Specific Plan (RL-SWSP); Richmond American Homes, owner and applicant; File No: PLAPP25-0188, DR25-0189.

[7/8/2025](#)

**VACANT 15.8 ACRE SITE ON NORTH SIDE OF VAUGHN ROAD (INDEPENDENCE EAST)**

A study session for Independence East to allow Commission to provide initial comments on the proposed change to General Plan, Specific Plan and Zoning designations for the site. The project involves Request for a General Plan Amendment (GPA25-0174), Specific Plan Amendment (GPA25-0176), Rezone (PDRZ25-0175), Tentative Map (SUBD25-0178), Design Review (DR25-0179), and Development Agreement (DA25-0177) to create 110 duplex residential buildings (totaling 220 residential units), along with community amenities that would also be part of a condominium map. The project site consists of two parcels, totaling 15.18 acres and is located in the Northeast Quadrant Specific Plan (NQSP). The sites are presently designated as Regional Commercial on the western portion and Industrial on the eastern portion, which do not allow for residential development. The applicant has requested amendments to change the General Plan, Specific Plan and Zoning Map to Medium Density Residential to accommodate the proposed project. APNs: 0111-080-190 and -290 (portion).; Zoning Districts: Regional Commercial –Northeast Quadrant Specific Plan (CR-NQSP) and General Industrial –Northeast Quadrant Specific Plan (IG-NQSP); General Plan land use designations: Regional Commercial (RC) and General Industrial (IG); Specific Plan land use designations: Regional Commercial (RC) and Industrial (I). Lewis Land Developers, LLC, applicant; Dixon Town Center, LLC, owner. File No: PLAPP25-0173, GPA25-0174/ GPA25-0176/ PDRZ25-0175/ SUBD25-0178/ DR25-0179/ DA25-0177.

[8/12/2025](#)

**PITT SCHOOL ROAD AND HOMESTEAD WAY (SUNRISE AND CELEBRATION AT HOMESTEAD)**

Request for a Design Review (DR25-0189) approval for 8 model homes for Homestead Phases 3 and 4/Village 12, 14 and 15 with three available styles to choose from (Cali Ranch, Cottage, and Wine Country). Each style would have three different color pallets for a total of 18 different color schemes. These phases/villages of Homestead include 215 residential lots; Per Chapter 18.23 of the Dixon Municipal Code, Design Review is required for model homes for residential subdivisions. This item was continued from the Planning Commission's July 8, 2025 public hearing APNs: 0114-012-060, -090, -100, and -120 ; Zoning Districts: Residential Medium Density –Southwest Dixon Specific Plan (RM-SWSP) and Residential Low Density –Southwest Dixon Specific Plan (RL-SWSP); Richmond American Homes, owner and applicant; File No: PLAPP25-0188, DR25-0189.

[11/12/2025](#)

**ZONING CODE TEXT AMENDMENTS**

This project represents City-initiated amendments to the City of Dixon's Zoning Ordinance in order to implement certain housing-related provisions and maintain consistency between the Dixon Municipal Code and California state law. These amendments will incorporate new provisions for affordable housing development on certain previously-identified sites and align a number of City chapters related to Affordable Housing Density Bonuses and Accessory Dwelling Unit development with recent changes to California state law (File No: PA25-21, PDRZ25-0228).

[12/9/2025](#)

**305 INDUSTRIAL WAY (ALTEC)**

Request for a Design Review (DR25-0214) approval for construction of 7,562 sq. ft. building space for the storage and prep of trucks and potential future assemblies for painting, along with an additional 485 sq. ft. of office space (8,047 sq. ft. total). Per Chapter 18.23 of the Dixon Municipal Code, Design Review before the Planning Commission is required for all new, non-residential construction that exceeds 5,000 sq. ft. APN: 0111-090-230; Zoning District: Corridor Mixed Use (CMX); Altec Industries, owner; Robert Granade, applicant; File No: PLAPP25-0213, DR25-0214.