



## Grab-n-go Breakfast with the Bunny

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# Dixon Independent Voice

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MARCH 22, 2024

**SEE INSIDE**

## AMBASSADORS LAUD LARA



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## ROTARY FIRST HONORED



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# Little League Hosts Opening Day



Listening to the national anthem, the 30 Little League teams formed a semi-circle of colors with their jerseys and baseball caps at Hall Park.

Story and photos by Debra Dingman

**DIXON, CA (MPG)** - The sun may not have been out, but the air was crisp with excitement at Dixon's Little League Opening Day this past Saturday at Hall Park. Hundreds of little people from pint-sized to near adolescent created a diamond full half circle of bright colored shirts and baseball caps listening to the League President Casey Willard who welcomed them, their parents, and their grandparents.

After the flag was run across the field and the National Anthem caused all



The Little League All Star Team watches as the first ball of the season is pitched by one of the Challengers Team.

to pause, the Challengers, a team created for children of all abilities to come together and learn compassion, friendship, and perseverance, were given the privilege of throwing out the first ball. Willard reminded the audience that they were

honoring the Challengers who were marking their 10th anniversary and have strong support as TEAM (Together Everyone Achieves More) Dixon which couples a "buddy," a Dixon High School student, with each child.

On the diamond, and surrounded by all the teams, the Challenger pitcher was pushed into place in his wheelchair and threw the ball to a catcher from the 9-10-11 All Star Team, the team that won District 64 last year. There was loud applause.

"As a kid, I still remember being on this field  
*Continued on page 3*

## New Superintendent Hire Announced to be Soon

By Angela Underwood

**DIXON, CA (MPG)** - Dixon Unified School District (DUSD) leadership is soon changing guards with a new superintendent hire.

Shawntel McCammon, Dixon Unified School District spokesperson, told the Independent Voice after the March 14 school board meeting that officials "are working on finalizing contract negotiations and hope to have an announcement within/at the next few board meetings."

Superintendent Brian Dolan is stepping down since taking up the post in 2012 and serving decades with the district after starting as a Vacaville High School history teacher in 1988. The process to find the future leader began in October 2023, when school board members approved a contract with Education Support Services to hold a national superintendent search.

With the announcement of Superintendent Doyle's retirement at the beginning of the school year, school board President Julian Cuevas said, the transition of the incoming superintendent has been critical.

"The board needs to ensure that our new superintendent has what they need to be successful. That includes having a strong and supportive team in place," Cuevas said.

School board Vice-President David Bowen said when any leadership role is being filled, board members work closely together to offer a diverse collaboration for the final decision.

"Every board member was elected by the public and we each represent a different perspective on public education and a subset of the electorate," Bowen said. "It is important that both the community's voice, and by proxy, each board member's voice, be represented when hiring our only direct employee, the superintendent."

The new hire process is intense, involving a specific candidate profile, which was collaboratively compiled, listing the characteristics of the new Dixon superintendent. Qualities include being an effective, proactive and respectful communicator, brings vision and fresh ideas and energy, is fiscally minded, remains visible, builds trusting relationships and is thick skinned.

The engagement phase for finding noted ideal traits included dozens of employee meetings and community forums to ensure that the public's voice was heard, according  
*Continued on page 8*

# Dawson's Chef Sanchez Featured

Story and photo by Debra Dingman

**DIXON, CA (MPG)** - Lights! Camera! Action! Dawson's Bar and Grill took center stage last Wednesday when film crews arrived to feature the restaurant as one of America's Best Restaurants on the Food Network. The company produces the ultimate guide for folks to discover and enjoy local dining experiences across the United States.

They were on site at Jill and Greg Orr's place capturing content with interviews and videos that will highlight what makes the long-time, independently owned eatery "an unforgettable dining experience." In this case, it is Victor Sanchez, the chef for Dawson's who has been cooking for at least 25 years.

"My specialty is everything," he said, wearing a broad smile. He prepared



Victor Sanchez stands outside his kitchen with restaurant owner Jill Orr.

three dishes for the crew to sample including Chili Salmon with risotto, a pastrami sandwich on a pretzel bun and the ever-so-popular: chicken and waffles. "I really enjoy my job," he added.

Nick Mammone, Videographer was the videographer who captured close ups of the food, the chef, and both the inside and outside of the restaurant. "They called me because they liked my history of why we bought it, which was on our Facebook page. They also read about our community involvement, checked out our website

and reviews," said Jill.

"We're all about helping independent restaurants," said host Theo Williams who reported he's been behind a mic since 2008 and was obviously comfortable interviewing people. "I like that Dawson's is an older restaurant but has a unique, new flavor. We travel and do lots of restaurants."

Matt Plapp, CEO of America's Best Restaurants, started a digital marketing journey more than 15 years ago helping locally owned and operated restaurant owners increase their profits by attracting the attention of their customers every week.

The Orrs' will be posting the feature for all to see as soon as it is completed.

"I'll actually own it when they are done," Jill said with enthusiasm. She plans to use it on the Dawson website and share it on other social media platforms. ★



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# Life's too SHORT



## Happy 31st Anniversary!

By Debra Dingman

Opening a business is hard. No matter what kind of business. And there are no short cuts. Starting the Dixon Newspaper in 1993, I had a lot of experience in a lot of areas—and even had opened a non-profit. But I never had owned a private business and remember researching in the library Nolo books, America's Number DIY Legal Forms, Books and Software, to figure out what type of business I should consider to protect me and my family. There was no magic, just determination.

I talked to numerous other business owners and asked why they chose a sole proprietor, a partnership, a corporation, or a Limited Liability Corporation. You learn best when you talk to people who have been there, done that. There were many older, wiser people who gave me great advice and armed with what I hoped would be a fail-proof business plan, I took the leap.

The bottom line is, though, when you jump, you really jump into a black hole of raw hope. I admit, there were times I was really scared of not being able to pay all the bills, but I was young back then, and constantly on the watch to make the business more profitable.



Originally named The Dixon Newspaper, it was fun to market the weekly Dixon publication with essay contests like Mother/Father of the Year, a Cook-off Contest, a Christmas Songbook, plus coffee mugs and T-shirts sold at Lambtown and the May Fair. Photo by Debra Dingman

It was helpful to be surrounded by people who also opened their businesses and set great examples of proprietorship through the Chamber and the Downtown Dixon Business Association. The Small Business Development Center advisors received my calls almost weekly. Almost assuredly, though, having the business plan—which is your blueprint to grow your business—was my saving grace.

We gathered good columnists that would help reach out to the wide spectrum of readers such as farmers; a 'chatty-Cathy' for births, anniversaries, graduations, etc.; an outdoorsman; a community calendar; a city meeting reporter; and a feature writer. We also had at least two people selling advertisements on

commission. It was, in my humble opinion, a really great small-town newspaper and all that I had envisioned but only because our (hilarious) production manager was highly skilled with computers and our staff was equally dedicated to the cause. We had a lot of fun.

Business was/is never boring and every week, we make people happy (except for those in the Police Log, of course.)

Just short of four years my last child came along, something had to give, and it was almost my health. Dave Scholl took over and ran this paper for 23 years. I think things were a lot tougher for him because of his columnists but he persevered until a new visionary, Paul Scholl, took over and turned the newspaper around. Okay, I might have helped a little because I love sharing the good news of Dixon...

But it's time for succession planning. We're on the lookout for a perfect replacement and I'm certainly thrilled Messenger Publishing Group continues to offer Dixon a great local newspaper. We also continue to truly appreciate all our readers and especially our advertisers.

Opening back then and projecting forward now is similar: One is filled with hope! ★

# Dixon News Briefs



Mark your calendars for the next Silveyville Cemetery Tour on Saturday, April 13, guided by local history expert, Denise McBride. The last one was well-attended by about 30 people who learned many interesting facts and accounts of Dixon's history including Dixon's past residents. Wear comfortable walking shoes (Sandals are not recommended.) It will happen, rain or shine. Meet at the cemetery office. For more information, call McBride at (707) 483-2211. Photo by Debra Dingman

### MPG Staff

The Solano County Home & Garden Show is this weekend and will be filled with inspiration, expert advice, and entertainment for all ages. It's at the Dixon fairgrounds from 10 a.m. to 4 p.m. on both Saturday and Sunday and is a great way to explore home improvement, landscaping, and gardening ideas. (See coupon in this edition!)

### Friday Chicken Dinner

Friday, March 22, at the Veterans Memorial Hall will be chicken leg quarters, barbecue baked beans, romaine salad, fruit cup and a roll for only \$12. Visiting with old and new friends is free of charge. The hall is at 1305 North First Street.

### Shredding Event

Now that your taxes will be done, you are probably safe to shred some of those old documents you were told to hang onto and the perfect place to do that is at Atkinson Self Storage on Saturday, June 1 from 10 a.m. to 2 p.m.

Cash or credit cards are accepted, and the cost is \$10 per banker-sized box. The address is 1800 North First Street (Highway 113.)

### City Meeting

The next City Meeting will be the Parks and Recreation Commission on Tuesday, March 26, at 7 p.m. in the Council Chambers at City Hall, 600 East A Street. Two City meetings just passed but can be watched on video at cityofdixon.us, then click on the government tab, then click on council, then on agendas. Finally, you should be able to access back meeting videos.

### Good Friday

There will be a community Good Friday Service held at Pardi Plaza on Friday, March 29, at 7 p.m. The Plaza is on the corner of First and A Streets. In the event of rain, it will be moved inside to Calvary Chapel Church also in downtown Dixon.

### Spring Break for Schools

Dixon schools will be on spring break April 1 through 8 so now is the time to plan an alternative daycare situation or make reservations to take your kiddos somewhere special. Neighborhood Christian

School students will be out only April 1-5. Students at St. Peter's Catholic Church Valley of the Sacred Heart will be out from Thursday, April 28 through April 5.

### May Fair Parade Packets

The Dixon Chamber of Commerce announced it is now taking reservations for the 147th Annual Dixon May Fair Parade set for Saturday, May 11, starting at 10 a.m., in downtown Dixon. Parade packets and applications are now available at [www.dixonchamber.org](http://www.dixonchamber.org) or send an email to [info@dixonchamber.org](mailto:info@dixonchamber.org) or call 707-678-2650. For those interested in being Banner Carriers or EP Patrollers, please send an email to [infor@dixonchamber.org](mailto:infor@dixonchamber.org) or call 707-678-2650.

Join the crowd for the Quick Quack Car Wash Ribbon Cutting on April 2 at 4:30 p.m. at 220 Dorset Court near Cattleman's. They will be giving away 12 days of free car washes from April 3 through April 14!! For more information, go to [DontDriveDirty.com](http://DontDriveDirty.com).

### Blood Drive

The Dixon community is encouraged to participate in the blood drive on Monday, March 25 from 3 to 6 p.m. at the Veterans Memorial Hall, 1305 North First Street. All donors will receive a \$20 Gift Card. To make an appointment, visit [donors.vitalant.org](http://donors.vitalant.org), and use your unique blood drive code: SMFM014. Donate March 3-31 for a chance to win one of four \$5,000 gift cards.

### Video Contest for Kindness

Calling all Solano County Junior High and High School students to participate in the 6th annual countywide video contest showcasing the power of kindness on campus. It is sponsored by Solano County District Attorney's Office and invites students to submit a video between 30 seconds and two minutes in length that expresses what the power of kindness can accomplish in their school community. It asks the question, "How can the power of kindness be used in our schools, homes, and communities to make a positive difference?" The deadline for submissions is April 24. Contest rules and submission information can be found online at [https://www.solanocounty.com/depts/da/kindness\\_campaign.asp](https://www.solanocounty.com/depts/da/kindness_campaign.asp). Questions regarding the contest should be directed to [scdakindness@solanocounty.com](mailto:scdakindness@solanocounty.com). ★



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# Ambassadors Laud Lara

# Little League Hosts Opening Day



Dixon Chamber Ambassador of the Year Rafael Lara with last year's recipient Brandi Proffitt. Photo by Nicolas Brown

By Debra Dingman

**DIXON, CA (MPG)** - The winner of the Chamber Ambassador of the year was awarded by last year's winner, Brandi Proffitt of Dixon Wellness Collective.

"Let me set the stage," she began, "Picture this: a gravedigger with a twist. Not your typical shovel-wielding, solemn-faced figure, oh noooo... We're talking about a guy who's got a knack for making even the gloomiest of days a little brighter."

She introduced Rafael Lara, reporting that he was Silveyville Cemetery's resident cat-loving, cartoon-adoring groundskeeper extraordinaire.

"You see, Rafael approaches every task with

a mild temper and a quirky sense of humor that never fails to lighten the mood. Rafael has been a rock for the Chamber Ambassadors for the past two years. He is someone you can always count on to be at any event, grabbing up all the raffle prizes with the warmest smile on his face."

"He is a pleasure to be around, will happily strike up a conversation with anyone, and is a wonderful representation of the Ambassador team being the Goodwill Arm of the Chamber," she added. "Reliable and fun, Rafael brings his outgoing personality, great sense of humor, and determination to the group. He is typically the first one to arrive as he enjoys setting up for

Chamber events and sometimes is the last one to leave. He takes great pride in making sure each event goes smoothly."

He was awarded Ambassador of the Year, which is decided upon by the Chamber Ambassadors themselves. Here's to you Rafael, our not-so-ordinary gravedigger, who proves that even in life's most solemn moments, a little humor and a lot of love can go a long way.

"Congrats to you Raf, you deserve it!" Proffitt concluded.

Ambassadors are a 16-member group of fun, energetic people who serve as the goodwill arm of the Chamber and are the backbone of the Chamber's volunteer force. The Ambassadors attend and assist at Chamber events including Grand Openings, Ribbon-Cuttings, Mixers, Mingles, and any other events. It is the goal of the Ambassadors to function as liaisons and mentors to new and existing members by providing information about Chamber resources and helping to educate members on ways to maximize their membership. They meet on the first Wednesday of the month at 5 p.m. at the Chamber office, 220 North Jefferson. ★



Let the games begin. Little boys from pint-size to youth took to the diamonds after opening ceremonies.

*Continued from page 1*

with fresh uniforms," said Williard who was born and raised in Dixon. "It's a full-circle moment for me." It is his first year serving as Little League President and said that this was the first full return to the traditional Opening Day in three years and since COVID.

There are 90 children participating this year and they have 30 teams.

"All the parents came out and that shows positivity," he said. "We're focusing on our coaching and our kids and making Dixon Little League great." The father of two is splitting his President's duties with coaching his 8-year-old son on the AA Braves Team and watching his 6-year-old daughter who plays on A River Cats Team.

As the children were dispersing to the various diamonds afterward, Alicia Riddick was following little Gary Ruiz who was sporting a Space Cowboy team jersey.

"I have one in Kindergarten and one in college," she said with pride. "I love sports. It gets them out of the house and out of your hair. It's the best of both worlds." She has served as a Team Mom and particularly liked seeing out at the opening the "rainbow of every team."

Ryan Overg in his third year of team play, and his brother, Alex, in his second season, were warming up outside the field and were



Little League President Casey Willard thanks parents for their attendance and support on the League's Opening Day which turned out clear and sunny.

asked what they liked about playing. He added that he said. He added that he "I like going out there and getting physical," Alex said. "I'll play as long as I can," said Ryan. ★

# Former President and CEO Honored as Distinguished Banker of the Year

First Northern Bank News Release

**DIXON, CA (MPG)** - First Northern Bank, the region's #1 local small business lender, is pleased to announce that its former President & CEO, Louise Walker, has been honored with the Distinguished Banker of the Year Award by the prestigious California Bankers Association (CBA).

This esteemed recognition honors a banker who personifies what it is to be a distinguished California banker – a banker who is dedicated to the industry, a role model for future leaders, engaged in their community, and serves as a leader within the association.

"We are proud of Louise and all the contributions she makes in the banking industry. She is a valuable resource and business advocate, who continues to make an impact in all the communities that surround her," said Jeremiah Smith, President & CEO of First Northern Bank.

The CBA's Bank Presidents Seminar, held in January, was attended by industry leaders and peers, celebrating Louise Walker's outstanding achievements.

After a successful 43-year career at First Northern Bank, headquartered in Dixon, California, Louise retired at the end of 2022. She began working at the Bank at the age of 18 as a file clerk and held a variety of positions in Operations, Human Resources, Risk Management, Compliance, Accounting, and Finance, before retiring as President and CEO.

Louise has exemplified her passion for

community banking, supporting local communities, and inspiring others to do the same. Her contributions to community banking are complemented by her abilities as a strong, charismatic, and approachable leader who has always been personally committed to and invested in the success of her team members, the Bank's customers, and her peers in the community.

"It is humbling to be selected as the California Bankers Association's Distinguished Banker of the Year," Walker said. "Banking has been my passion for more than 40 years, and what a fulfilling career it has been on so many levels. I am grateful to have had the opportunity to serve the communities within the Greater Sacramento and Solano County regions at the local level, as well as the overall banking community at the industry level. My journey in banking has always been about championing for the people side of our business, and the important role banks and their employees play not only as trusted advisors who provide financial products and services, but how critical they are for the vitality of the communities they serve through sponsorships, donations, grants, and volunteerism."

Throughout her career, Louise's leadership has served her well as a board member for many private and public organizations including CBA, American Bankers Association, the Pacific Coast Bankers Bank, a member of the Executive Committee of the Valley Vision Board of Directors, and First Northern Bank's Board of Directors, to name a few. ★

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# Kings Korner

By V.G. Harris



Overall, it was an auspicious week for our Sacramento Kings, in spite of a frustrating loss to the New York Knicks.

The difference was defense, and it was a noticeable change in the way the team collectively played defense. Davion Mitchell brought his usual tenacity to the hardwood, but Keon Ellis joined him in bringing a ferocity that was contagious, and resulted in a three-game stretch that was undoubtedly the best defense by the team this year.

Back-to-back wins over the Milwaukee Bucks and Los Angeles Lakers had pundits gaping, and wondering who are these guys?

I have to repeat what has been expressed over and over again, and that is this team can beat any team in the NBA on any given night.

The playoffs are still a new phenomena for this team, and whether they can bring that same intensity to the court over a seven-game stretch remains to be seen, but for the naysayers out there I say, do not count this team out!

Our 2022 acquisition Domantas Sabonis not only is leading the league in double-doubles and triple-doubles, he is currently 5th overall in assists.

If you're a fan that watches from home and you haven't been to Golden 1 to see Domantas in action, you're missing a real treat. Grab a ticket while you can and get out to see this gladiator of the hardwood work his magic.

Currently the Kings are in a tenuous 6th place position in the Western Conference, with the Memphis Grizzlies coming in Monday night, followed by a road trip with stops in Toronto, Washington, and Orlando. As always, this road trip will loom large, but if the Kings can somehow manage a winning record in the three-game trip, 6th or even 5th place is not out of the question.

I have been critical, and rightfully so, of coach Brown's inability to win challenges this season, but whether skill or luck, recently the Kings have

been coming out on top. Keep up the good work Coach Brown. And, what is going on with the free-throw shooting? All of a sudden, the Kings are outperforming opponents, and actually looking like professionals from the charity stripe. With less than 20 games remaining in the regular season, finding a rhythm going into the playoffs couldn't come at a better time, and will be critical if the Kings want to advance to the second round.

So, the question many are asking: Can the Kings match or surpass last year's 48-win total? Surprisingly, I have talked to a lot of fans that don't believe they can do it, but I am firmly in the other camp. I think this team has a higher level to their game, just as they've shown in the recent improvement on defense.

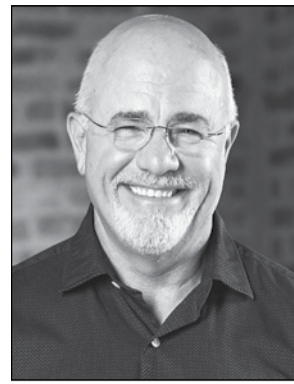
Although I have not been a big Keon Ellis fan, I am all about giving out credit where credit is due, and this young man has been bringing a real NBA game to the court. His defense at times is smothering, and it was never so evident than last week, when he threw a blanket over perennial all-star Damian Lillard in last week's blowout win against the Bucks.

If 2nd-year forward Keegan Murray and veteran Harrison Barnes can harness some of the scoring they're capable of, the next 16 games could be a rocket launch into the playoffs.

Both Keegan and Harrison have shown signs of the players we know them to be, so keep your fingers crossed.

Coach Brown remains committed to Kevin Huerter for reasons that remain a mystery to me. He has obvious other options, and I remain puzzled as to why he's not employing the principle of playing the best player, or even who is hot at the moment.

Fans are all over the board as it relates to Huerter, and I would love to see him find some of the magic he displayed last season. ★



## Well-Meaning, But Misguided

Dear Dave,

Our son will be graduating from high school in May, and then heading off to college in August. He will also be working during the summer to save up money for school. When classes begin, do you think he should continue working a part-time job, or would it be better for him to focus solely on his studies?

— Brenda

Dear Brenda,

There's really nothing wrong with either approach, especially during a kid's first semester in college. As a parent, though, I'd urge you not to fall into the trap of thinking his

## Dave Ramsey Says

grades will go down if he holds a job while in school. Research actually shows that, on average, kids who work while in college carry higher grade point averages than those who don't.

The reasons for this differ, depending on who you ask, but I think a lot of it has to do with them having to learn to manage their time—and their lives—more effectively. Lots of kids could pay their way through school, and not have to worry about student loans, if they just used some of the time they spend watching television and on social activities at a job.

We never required our kids to work during the school year, but they were self-starters. And when they came home for the summer, there was no such thing as just lying around the house all day. They had jobs, and they made money. Of course, some of it went toward having a little fun during their time

off. But we made sure they set some aside for the next school year, too.

Long story short, the philosophy of not wanting kids at college to work so they can spend all their time studying is well-meaning, but misguided. For the most part, kids who work while they're in school will make better grades and develop into more mature and well-rounded individuals.

I hope this helps, Brenda!

— Dave

*Dave Ramsey is an eight-time national bestselling author; personal finance expert and host of The Ramsey Show. He has appeared on Good Morning America, CBS This Morning, Today, Fox News, CNN, Fox Business and many more. Since 1992, Dave has helped people take control of their money, build wealth and enhance their lives. He also serves as CEO for Ramsey Solutions* ★

## Education is Failing America's Future by Forgetting its Past

By Jamie Gass and Chris Sinacola

In 2022, eighth grade test scores in civics and U.S. history hit record lows. The decline didn't start with pandemic school closings. But they made it worse and revealed its extent.

Less than half of adults can name the three branches of the U.S. government. Another 25% can't name even one. And just over one-third of Americans can pass the U.S. citizenship test.

These sad facts are a reminder that the future success of our nation is far from guaranteed. We must acknowledge the imperfections of our current system and work to reform them -- a challenging but hardly impossible task.

For starters, history curricula should be based on the United States' founding documents: the Declaration of Independence, the Constitution, and the Federalist Papers.

Some states have prioritized reading primary sources and writing assignments so that students develop background knowledge, vocabulary, and the ability to advance evidence-based arguments. The 1993 Massachusetts Education Reform Act, for example, prioritized the study of U.S. history through primary documents in each grade and required passing a U.S. history exam for high school graduation.

South Carolina, California, Alabama, Indiana, and New York have also previously adopted rigorous state standards for history and social science.

In some cases, these reforms were repealed in favor of trendier classes in "social studies." But the principles

underlying the 1993 Massachusetts law and others like it got the fundamental questions right. They are worthy of revival.

All states should also require a passing mark on a civics test or the U.S. citizenship exam for a high-school diploma. Today, only eight states do so.

If we're to truly become the educated society the Founders envisioned, we'll have to invest in better training for teachers as well. Most states have dropped even basic requirements for people entering the teaching profession, blaming a shortage of qualified labor.

Finally, the institutes of higher learning that train teachers must convey the centrality of civics and history in a curriculum geared toward producing good citizens.

Education is the responsibility of state and local actors. Rather than retaining the top-down approach that has led to our current failures, school systems should engage with parents to understand their educational priorities for their children. Expanded school-choice programs can provide the means for parents to go elsewhere when they are dissatisfied with available public education options.

The importance of a nonpartisan, fact-based U.S. history and civics education cannot be overstated. Without one, students will not be able to take their place as informed and engaged citizens dedicated to preserving the legacy of America's Founders.

We know how to provide that sort of education. We just need the will to make it happen. The future of our great country depends on it. ★

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T.S. No. 23-66927 APN: 0113-071-040 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/27/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **RAMON PEREZ AND DEBRA PEREZ, HUSBAND AND WIFE AS JOINT Tenants** duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 10/28/2016, as Instrument No. 201600096337, The subject Deed of Trust was modified by Loan Modification Agreement recorded as Instrument 201900056447 and recorded on 08/21/2019 and recorded as Instrument 202300013157 and recorded on 03/31/2023., of Official Records in the office of the Recorder of Solano County, California, Date of Sale: **4/17/2024** at 9:00 AM Place of Sale: Vallejo City Hall, 555 Santa Clara Street, Vallejo, CA 94590 Estimated amount of unpaid balance and other charges: **\$277,778.88**Note: Because the Beneficiary reserves the

right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: **422 WEST F STREET DIXON, CALIFORNIA 95620** Described as follows: As more fully described in said Deed of Trust A.P.N #: **0113-071-040** The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this internet website [www.auction.com](http://www.auction.com), using the file number as-

signed to this case 23-66927. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website [tracker.auction.com/sb1079](http://tracker.auction.com/sb1079), using the file number assigned to this case 23-66927 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: **3/15/2024** **ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916** [www.auction.com](http://www.auction.com) **Michael Busby, Trustee Sale Officer** This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 39684 Pub Dates 03/22, 03/29, 04/05/2024 DIXON INDEPENDENT VOICE 4-5-24



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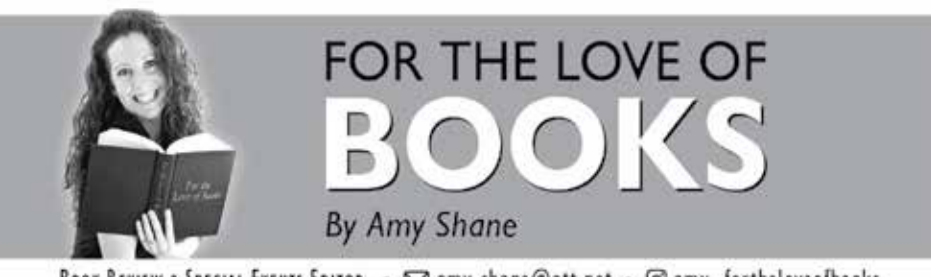
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# The Mystery of Locked Rooms

by Lindsay Currie

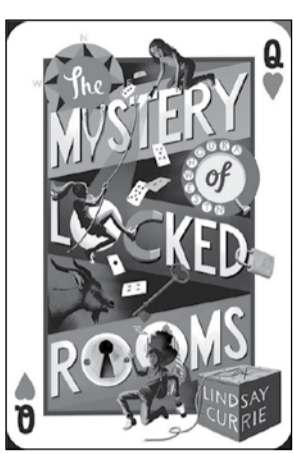
Fortune favors the bold in this high-stakes, middle-grade adventure where turning back is not an option.

The "Delta's," Sarah, West, and Hannah, were masters of escape rooms, landing on many leaderboards above adult teams. But they are about to face their toughest challenge yet.

When Sarah discovers a yellow slip of paper taped to her front door, her life quickly changes. Now, with her family's impending move, Sarah knows she will have to come up with something big to save her house. As big as the legend of "The Triplet Treasure." A fun house created decades before with an unknown famous prize for anyone who solves it. But tragedy struck before the completion, and all that is left is an abandoned house and a decades old legend.

However, no job is too big for the Deltas, and if Sarah was going to save her family, they would have to act fast. The Deltas had been through every type of escape room, but nothing prepared them for what lay ahead.

The moment they found the secret passage that led inside, they realized this



◆ Publisher: Sourcebooks Young Readers  
 ◆ Intended Audience: Middle Grade (Ages 8-12)  
 ◆ Release Date: April 2, 2024

wasn't a typical escape room. This was a circus-themed house, where they weren't just looking for clues but would have to attempt dangerous acts while facing their greatest fears in order to move forward.

The 16 locked rooms, were not for the faint of heart. They would have to face swinging ropes, hanging boxes, grand illusions, giant statues, and even one lipstick wearing goat. The deeper they went, the crazier it became, and the more they realized there was no turning back; in fact, they would have to solve it in order to get out.

Goonies meets Escape

from Mr. Lemoncello's Library meets Willy Wonka, in a middle-grade mystery adventure that combines the most brilliant and unique challenges with a bit of wit and lots of excitement. The Mystery of Locked Rooms is the perfect mystery adventure for today's reader that combines real-life events and problems with high-caliber riddles and clues that will stump even the most experienced escape room player.

Thoroughly thought out, with no detail left unturned, Lindsay Currie delivers a fast-paced, high-tempo book that will keep readers up way past their bedtime, trying to uncover the mystery for themselves. Every item is a clue, and every clue is its own riddle, proving that the impossible is not truly impossible if you work together as a team.

This book is sure to be a top read of the season, proving that adventure, friendship, and solving mysteries is still the winning combination. Find this wherever books are sold, and for more information, quizzes, and the chance to win an exciting adventure pack, head to <https://www.lindsaycurrie.com> ★



# Riley Reviews

"DANTE: INFERNO TO PARADISE"  
 A TASTE OF CULTURE ON PBS

## A Film and TV Review by Tim Riley

"DANTE: INFERNO TO PARADISE" ON PBS  
 Ric Burns, the younger brother of noted documentary filmmaker Ken Burns ("The Civil War"), toils in the same genre with historical documentaries that have featured Andy Warhol and Ansel Adams.

To date, his masterpiece is likely the eight-part series "New York: A Documentary Film," a chronicle of the city's history from the time that it was first settled by the Dutch in the early 17th century.

While the first episodes were broadcast in November 1999, and the eighth episode in September 2003, there was apparently a plan for a ninth episode which has not yet come to fruition, and the PBS website yields no information.

Beginning this month, Ric Burns' "DANTE: Inferno to Paradise" is a two-part, four-hour documentary chronicling the life, work and legacy of the great 14th century Florentine poet, Dante Alighieri, and his epic masterpiece, "The Divine Comedy."

"Dante knew he was writing something very different and very special. And 'The Divine Comedy' is one of these books that are made every once-in-a-while in human history," says Oxford scholar Elena Lombardi, in an interview for the film.

This two-part film makes Dante's incomparable achievement come alive for a worldwide English-speaking audience, exploring his hypnotically beautiful 14,233-line poem, in which crucial issues of politics, power, corruption, sin, violence, virtue, beauty, humility and compassion mingle and converge.

PBS would have you know that this film addresses universal human questions at once "timeless and urgently relevant to our own time: questions of morality and truth, life and death, the love of family and children, the love of country, the belief in something larger than oneself, the love of God."

The sweep of this epic, unprecedented film has been seven years in the making, utilizing an extraordinary group of scholars and actors from the United States, Italy, France, and Britain.

The actors likely unknown to us include Antonio Fazzini in the role of Dante, Fattori Fraser as Dante's wife Beatrice, Dikran Tulaine as Virgil, and Alan Cox as Boccaccio. What is important is that this project was conceived by Italian scholar Riccardo Brusciagli along with Ric Burns.

The film undertakes a gripping odyssey into the depths of Dante's turbulent life, the faction-torn times he lived in, and the great poem he left behind. Along the way, the film juxtaposes stunning cinematography from across Italy.

Most dazzling is the array of paintings,

drawings, manuscripts, maps, and frescos, many filmed on location and in the original spots in Florence, the Vatican and elsewhere. This really whets the appetite for a vacation in the nation that is shaped like a boot.

Woven throughout, forming the film's narrative and emotional core, are dramatic re-enactments filmed for the production in locations from Florence to Carrara and Ravenna and beyond, in scenes drawn from "The Divine Comedy" and the "Vita Nova," the masterwork of Dante's early career.

Part One of the film, "Inferno," chronicles the historical background of medieval Florence from 1216 to Dante's birth in 1265, and recounts the dramatic details of Dante's childhood, education, and early political career, culminating in his exile in 1302.

Dante's decision to begin "The Divine Comedy" in 1306, plunging thereafter, with Dante and his readers, into the underworld of the poem itself where, guided by the Roman poet, Virgil, Dante will meet a vast cohort of historical and mythological figures.

Guided through the Nine Circles of Hell, Dante eventually arrives at the center where Lucifer resides. After escaping Hell, Dante and Virgil will go to Purgatory and then Dante makes his way to Heaven.

You could skip the film and go straight to the 2010 video game, "Dante's Inferno," where Dante is imagined as a Templar knight from The Crusades and guided by the spirit of Virgil to fight through the nine circles to rescue his wife Beatrice from the clutches of Satan.

Part Two, "Resurrection," explores Dante's experience in exile, and his completion of the last two parts of "The Divine Comedy," shortly before his death in Ravenna in 1321.

Interweaving scenes are drawn from Dante's life in exile with passages pulled from Dante's journey up the mountain of Purgatory and then up through the incandescent celestial spheres of paradise.

Part Two finishes with an account of the final years of Dante's life, ending with his death in exile, and goes on to explore the literary and cultural afterlife and impact of Dante's masterpiece from the time of his death down to the present.

A fair question is posed by Riccardo Brusciagli in the film, when he asks "Why should we care about Dante Alighieri?" Well, because "Dante addresses the core of our humanity. Dante had the ambition of embracing everything - of embracing the sense of us being humans on this planet."

To satisfy your intellectual curiosity and thirst for culture while waiting for more pedestrian fare in the next action or comedy film, watching "Dante: Inferno to Paradise" on PBS just might be the ticket. ★

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- ACROSS**
- Swell up
  - Pendulum's path
  - Type of salmon
  - \*Steve Miller Band: "I want to fly like an \_\_\_\_\_"
  - Simon & Garfunkel, e.g.
  - Popular winter boot brand
  - Ohio city
  - Lodge
  - Squirrel away
  - \*Glenn Frey: "The pressure's high just to stay alive 'cause \_\_\_\_\_ is on"
  - \*John Travolta in "Grease": "I got \_\_\_\_\_, they're multiplyin'"
  - Automated teller
  - Clarified butter
  - Bad-mouth, slangily
  - Stag
  - Tartans
  - "I'm \_\_\_\_\_ you!"
  - Commies
  - Monocot's alternative
  - Road's edge
  - Living room centerpiece?
  - Prefix meaning "left"
  - Deadly snake
  - Sasquatch's cousin
  - Court petitioner
  - Blood infection
  - Indian flatbread
  - Opposite of post-
  - Sound of impact
  - \*Duran Duran: "Her name is \_\_\_\_\_, and she dances on the sand"
  - \*The Beatles: "Take a sad song and make it \_\_\_\_\_"
  - \*Elvis: "We're caught in a trap, I can't \_\_\_\_\_"
  - Relating to a mode
  - Scrooge's exclamation
  - Memory failure
  - Bouquet thrower
  - Number of candles on a cake
  - Musketeers' weapons
  - Picnic invaders
  - "Just kidding!"
  - Did, archaic
- DOWN**
- \*The Go-Go's: "They got the \_\_\_\_\_"
  - 100,000, in India
  - Cameron Diaz' Fiona, e.g.
  - Hula dancer's hello
  - These are held to be true
  - Miners' passage
  - \*Tainted Love: "Once I ran to you, now I \_\_\_\_\_"
  - "Lord of the Flies" shell
  - Like the other side of the pillow?
  - Certain kind of exam
  - Not his
  - Antiquated
  - Protection from a sword
  - To death, in French (2 words)
  - \_\_\_\_\_ B vaccine
  - Manna from heaven
  - \*Bon Jovi: "Tommy used to work on the \_\_\_\_\_"
  - Habituate
  - Spaghetti \_\_\_\_\_
  - \*Don McLean: "Drove \_\_\_\_\_"

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## FICTITIOUS BUSINESS NAME STATEMENTS

FICTITIOUS BUSINESS NAME STATEMENT FILE NO. 2024000346

The following persons are doing business as: Tasty Every Hour Chinese Restaurant, 630 Orange Drive Suite F, Vacaville, CA 95687.  
YLS Trio LLC, 830 Orange Drive Suite F, Vacaville, CA 95687.  
Date filed in Solano County: February 28, 2024. The Registrant commenced to transact business under the above business name on: N/A

This Business is conducted by: A Limited Liability Company. NOTICE: In Accordance with subdivision (a) of section 17920 A Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the county clerk, except as provided in subdivision (b) of section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of registered owner. A new fictitious Business name statement must be filed before the expiration February 27, 2029. The filing of this statement does not itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (see section 14411 ET SEQ., business, and professions code.)  
Publish: March 8, 15, 22, 29, 2024  
TASTY 3-29-24

## ORDER TO SHOW CAUSE CHANGE OF NAME

SUPERIOR COURT OF CALIFORNIA COUNTY OF SOLANO ORDER TO SHOW CAUSE CHANGE OF NAME CASE #CU24-00651

Hilberto Delgado filed a petition with this court for a decree changing names as follows: Hilberto Delgado to Gilbert Delgado  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. May 6, 2024, 10:00 a.m. Department 7, Room 2, Superior Court of California, County of Solano, Old Solano Court House, 580 Texas Street Fairfield, CA 94533  
Judge of the Superior Court: Christine A. Carringer  
Date: February 21, 2024  
Publish: March 1, 8, 15 and 22, 2024  
DELGADO 3-22-24

## NOTICE OF PETITION TO ADMINISTER ESTATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF DOLORES HARRIET DERMAKE CASE NO. PR24-00134

To all heirs, beneficiaries, creditors, and contingent creditors of and persons who may be otherwise interested in the will or estate, or both, of Dolores Harriet Dermake.

A Petition for Probate has been filed by Hollie F. Ben-Yosef, in the Superior Court of California, County of Solano, requesting John DePiazza be appointed as personal representative(s) to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the executor to take many actions without obtaining court approval. Before taking certain very important actions, however, the executor will be required to give notice to interested persons unless they have waived notice or have consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows: April 11, 2024, 9:00 a.m. in Dept 10 Room 305; Superior Court of California, County of Solano, 600 Union Street, Fairfield, CA 94533.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the deceased, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

The name, address and telephone number of the Attorney for Petitioner is: Michael G. Abrate, 655 University Avenue, Suite 230, Sacramento, CA 95825; 916-550-2688  
Publish: March 22, 29, April 5, 2024  
DERMAKE 4-5-24

SUPERIOR COURT OF CALIFORNIA COUNTY OF SOLANO ORDER TO SHOW CAUSE CHANGE OF NAME CASE #CU24-01144

Gogis Diaz-Valdez filed a petition with this court for a decree changing names as follows: Gogis Diaz-Valdez to Gogis Valdez.  
THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. April 17, 2024, 9:00 a.m. Department 3, Room 3, Superior Court of California, County of Solano, Old Solano Court House, 580 Texas Street Fairfield, CA 94533  
Judge of the Superior Court: Christine A. Carringer  
Date: March 1, 2024  
Publish: March 22, 29, April 5, 12, 2024  
VALDEZ 4-12-24

## TRUSTEE

T.S. No. 0125002227

Notice of Trustee's Sale  
APN: 0111-160-130; 0111-160-140; 0111-160-160 You Are In Default Under A Deed Of Trust Dated 3/17/2020. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. On 4/3/2024 at 9:30 AM Santa Clara Street entrance to City Hall 555 Santa Clara Street, Vallejo, CA , Old Republic Title Company, a California corporation, as the duly appointed Trustee under the Deed of Trust recorded on 3/18/2020, as Instrument No. 202000022222, of Official Records in the office of the Recorder of Solano County, California, executed by: 8077 Hyde Road Agricultural Holdings LLC, a Delaware limited liability company, as Trustor, BFSP LLC, a Delaware limited liability company, as Lender/Beneficiary, Will Sell At Public Auction To The Highest Bidder For (payable at time of sale in lawful money of the United States by cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in the state) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein: See Exhibit "A" attached hereto and made a part hereof. The street address or other common designation, if any, of the real property described above is purported to be: 8077 Hyde Rd. 8037 Hyde Rd. Dixon, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by the Deed of Trust, to wit: \$20,226,097.10 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and

date for the sale of this property, you may call or visit this internet website <https://mkconsultantsinc.com/trustee-sales/>, using the file number assigned to this case 0125002227. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call , or visit this internet website <https://mkconsultantsinc.com/trustee-sales/>, using the file number assigned to this case 0125002227 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. This property which is subject to this Notice of Sale does not fall within the purview of California Civil Code Section 2923.5. Date: 2/28/2024 Old Republic Title Company, as Trustee1000 Burnett Avenue, Suite #400 Concord, California 94520 (866)248-9598 by: /s/ Debbie Jackson, Vice President Exhibit "A" Legal Description Parcel I: Parcel 1 as shown on that certain Parcel Map recorded September 13, 1991, in Book 36 of Parcel Maps, at Page 64, Solano County Records. Excepting Therefrom the interest of the County of Solano in and to the Easterly 30 feet thereof, as conveyed in the Deed recorded April 8, 1991, as Instrument No. 910022490, Official Records. Excepting Therefrom 1/2 of all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas, now or hereafter found, situated or located in all or any part or portion of the lands herein described lying more than five hundred feet (500') below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet (500') below the surface of, but without any right whatsoever to enter upon the surface of said land or upon any part of said lands within five hundred feet (500') vertical distance below the surface thereof. APN: 0111-160-130 Parcel II: Parcel 2 as shown on that certain Parcel Map recorded September 13, 1991, in Book 36 of Parcel Maps, at Page 64, Solano County Records. Excepting Therefrom the interest of the County of Solano in and to the Easterly 30 feet thereof, as conveyed in the Deed recorded April 8, 1991, as Instrument No. 910022490, Official Records. APN: 0111-160-140 Parcel III: A portion of the Northeast 1/4 of Section 13, Township 13, Township 7 North, Range 2 East, Mt. Diablo Base and Meridian, as described in the Conditional Certificate of Compliance recorded July 24, 2007 as Instrument No. 2007-81349, Official Records, as follows: "Being a portion of the lands of Antoinette Hall, Trustee of the Antoinette Hall Living Trust, dated January 27, 1992, as described in the Document filed in Book 1992, Series 29521, Solano County Records, being more particularly described as follows: Commencing at a point on the East line of Section 13, Township 7 North, Range 2 East, M.D.M., said point being on the centerline of Hyde Road, said point also being the Northeast corner of said lands of Hall; thence Westerly along said Northerly line of Hall, S 89° 59' 46" W 30.00 feet to the point of beginning of the herein described Parcel "A"; thence leaving said Northerly line of Hall Southerly and parallel with the center of Hyde Road, 30.00 feet, measured at right angles, Easterly from the center of Hyde Road, S 0° 03' 43" W 1,259.97 feet to the beginning of a curve concave to the Northwest having a radius of 30.00 feet; thence Southwesterly 47.06 feet along said curve through a central angle of 89° 52' 57" to a point on the Northerly line of Hackman Road, said point being 30.00 feet, measured at right angles, Northerly to the center of Hackman Road; thence Westerly along the Northerly line of Hackman Road S 89° 56' 40" W 2,571.11 feet; thence leaving said Northerly line of Hackman Road, N 0° 33' 23" W 1,292.32 feet; thence N 89° 59' 46" E, 2,614.99 feet to the point of beginning." APN: 0111-160-160 DIXON INDEPENDENT VOICE 3/8/2024, 3/22/2024, 3/15/2024, DIXON INDEPENDENT VOICE 3-22-24

## NOTICE OF PUBLIC HEARING OF THE DIXON CITY COUNCIL

The Dixon City Council will hold a hybrid PUBLIC HEARING to consider the following project:

**PROJECT:** **Comprehensive Update to Dixon Zoning Ordinance, Various Edits to the Dixon Municipal Code, Amendments to the General Plan 2040 Text and Land Use Map** - The project entails the following City-initiated amendments:

**Comprehensive Update to Zoning Ordinance** – Repeal the existing City of Dixon Zoning Ordinance as Title 18 of Dixon Municipal Code (DMC) and adopt a comprehensive update to the Zoning Ordinance. The Zoning Ordinance governs matters such as permitted and conditional uses of property, development standards, and administrative procedures for land use permits. Purposes of the comprehensive update to the Zoning Ordinance include conforming the Zoning Ordinance to the recently adopted *Dixon General Plan 2040*, complying with new State/Federal laws, and reorganizing, modernizing, and streamlining the Zoning Ordinance. The comprehensive update to the Zoning Ordinance will apply citywide to all parcels located within the City of Dixon. A public review draft of the new Zoning Ordinance was prepared and published on December 1, 2023.

**Comprehensive Update to Zoning Map** – A comprehensive update to the City of Dixon Zoning Map is proposed to 1) reclassify 5,400 parcels to new zoning districts and 2) rezone 731 parcels to conform to the *General Plan 2040* land use designations assigned to those parcels. The comprehensive update to the Zoning Map has the potential to affect all parcels located within the City of Dixon. A public review draft of the proposed Zoning Map was prepared and published on December 1, 2023.

**Various Municipal Code Amendments** – As a result of the comprehensive Zoning Ordinance update, various minor amendments to other sections of the DMC are also proposed to reorganize sections of the DMC and to ensure consistency with the new Zoning Ordinance. The associated DMC amendments will apply citywide to all parcels located within the City of Dixon. The associated edits to the DMC will amend the following sections:

- Cannabis Business Pilot Program (*DMC Sections 6.12.040.B.2 and 6.12.040.E*)
- Kennels and Catteries – Generally (*DMC Section 7.03.010*)
- Bees (*DMC Section 7.04.050*)
- Noise Control (*DMC Section 9.05.010*)
- Emergency Medical Service First Responder Fee (*DMC Section 11.14.070*)
- Shopping Car Regulation (*DMC Section 11.15.040*)
- Trucks and Truck Routes within the City Limits (*DMC Section 12.06.050*)
- Street Trees (*DMC Section 13.05.030*)
- Water (*DMC Section 14.02.275*)
- General Provisions of Subdivision Ordinance (*DMC Section 17.01.040*)

**General Plan Text Amendments** – The *General Plan 2040* text amendments consist of text revisions to the following land use designations: "Downtown Mixed Use" (DMU) and "Campus Mixed Use" (CAMU). The DMU and CAMU land use descriptions are contained in the Land Use and Community Character Chapter of the *General Plan 2040* (Page 3-15). The text amendments clarify the intent, rules, and standards of the DMU and CAMU land use designations. The General Plan text amendments will affect all parcels located in the CAMU and DMU land use designations within the City of Dixon.

**General Plan Land Use Map Amendments** – The General Plan Land Use Map is proposed for an amendment to correct mapping errors that occurred during the original development of the *General Plan 2040* Land Use Map, and also to better reflect current zoning, ownership, and use of existing parcels. The General Plan Land Use Map amendment will affect the following parcels, which are located in different areas of the City: APNs 108-110-190; 108-110-470; 108-110-500; 108-261-270; 108-300-090; 108-300-100; 0109-030-110; 113-063-020; 113-111-050; 113-111-060; 113-111-070; 113-111-080; 113-111-110; 113-111-120; 113-111-130; 113-111-140; 113-111-150; 113-111-160; 113-255-020; 113-286-360; 113-321-130; 113-334-090; 113-342-190; 113-361-110; 113-423-100; 114-055-030; 114-055-040; 114-055-050; 114-100-040; 114-171-370; 115-060-150; 115-090-080; 116-062-070; 116-062-080; 116-062-090; 116-063-070; 116-063-080 + 3 public right of way properties.

**CEQA:** *In accordance with the California Environmental Quality Act (CEQA), it has been determined no further environmental review is required for the project. The Environmental Impact Report that was certified for the original General Plan 2040 applies to this project and there are no additional significant impacts, pursuant to CEQA Guidelines section 15162 (Subsequent EIR). This project is also exempt from environmental review, pursuant to CEQA Guidelines section 15061(b)(3) (Commonsense Exemption).*

**HEARING DATE & LOCATION:** **Tuesday, April 2, 2024 at 7:00 pm** at Dixon City Hall, City Council Chambers, 600 East A St., Dixon, CA 95620. This meeting will be physically open to the public. All members of the public may participate in the meeting by attending the meeting or remotely participating via video conferencing at <http://www.zoom.us> or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.

**MORE INFORMATION:** You may view the City's project website at [www.cityofdixon.us/zoningupdate](http://www.cityofdixon.us/zoningupdate) to view the Public Review Draft of the Zoning Ordinance and Zoning Map, General Plan text amendments, General Plan Land Use Map amendment, and associated Municipal Code Amendments, as well as all videos, documents and staff reports from prior meetings related to this project.

For additional information, you may contact **Raffi Boloyan, Community Development Director**, at (707) 678-7000 x 1114, or [rboloyan@cityofdixon.us](mailto:rboloyan@cityofdixon.us). You may also come to City Hall, 600 East A St., Dixon, CA 95620 to look at the file for the proposed project. The office is open weekdays from 9:00 a.m. to 4:30 p.m. The staff report for this item will be issued at least 72 hours before the meeting at <https://www.cityofdixon.us/MeetingAgendasMinutesVideos> and will also be placed on the project website.

**WHAT WILL HAPPEN:** This project was reviewed by the Planning Commission on February 13, 2024 and recommended for approval to the City Council with recommendations. The City Council will now consider the project, the Commission's recommendation and public comment and make a decision on the project.

All interested parties are invited to attend the public hearing, in person or remotely, to express opinions or submit evidence for or against the proposed application. Testimony from interested persons will be heard and considered by the City Council prior to making any decision on the application.

The meeting will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.

**PUBLIC COMMENTS:** Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to [CityCouncil@cityofdixon.us](mailto:CityCouncil@cityofdixon.us) or 2) mailed/dropped off to: City of Dixon, City Council, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the City Council and will become part of the official record, but will not be read aloud at the meeting.

You may also attend the public hearing at the time and location listed above or participate remotely, to provide comments during the meeting. To speak or provide comments remotely during public comment period, you may: 1) via video conferencing click on "raise hand," or 2) via teleconference press \*9.

*At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).*

*Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) (TTY) at least 48 hours prior to the meeting.*

Dixon Independent Voice 3-22-2024



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# New Superintendent Hire Announced Soon



**Dixon Unified School District Superintendent Brian Dolan is resigning from his position he began in 2011.** Photo courtesy of Dixon Unified School District



**Dixon Unified School District Board President Julian Cuevas.** Photo courtesy of Dixon Unified School District



**Dixon Unified School District Board Vice-President David Bowen.** Photo courtesy of Dixon Unified School District

*Continued from page 1*

to Bowen. Dixon Unified School District received 25 applications from across the country, holding two rounds of interviews with many highly-qualified candidates, Bowen said.

From the 25 applications, Cuevas said, the district "narrowed our interview schedule to seven candidates and ultimately came to a unanimous decision on who we believed best aligned with the leadership profile and who would best lead the next era of our school district."

Dixon Vice-Mayor Kevin Johnson, the government liaison for the school district, said it is critical that the city and Dixon Unified School District have a solid working relationship and open communication to ensure the best environment and opportunities for city children.

"We are dedicated to working with DUSD to make sure we have a productive relationship during their leadership transition," Johnson said.

Bowen said the board will assist the prospective new leader in their role, offering informative community perspectives.

"We also bring a wealth of experience in the work force and perspectives to consider," Bowen said. "The board's primary role is to envision what Dixon wants and needs for our community's school and for the new superintendent to fulfill that vision."

Cuevas said the members are an important part of fulfilling that vision.

"The superintendent is the board's one employee that we directly manage," Cuevas said. "Who we choose next will have a multi-generational impact on our families and our community."

The board president said getting it right and ensuring the transition is thoughtful and intentional will be the difference on the success of the incoming administration.

"First and foremost, reliable and consistent communication is critical," Cuevas said. "It is not only one of the top priorities listed on the leadership profile, it is also certainly a top priority for the board."

As the "face of our schools," Bowen said, it is important that the new superintendent be attuned to what the community

wants," adding "any person doing any job has things that are strengths and areas for growth." Ideally, the new superintendent's areas of strength align with what both the community and board see as important attributes to lead the public schools in the right direction, Bowen added.

The new superintendent will also work with Vice-Mayor Johnson, who said "the city is committed to meeting with Dixon Unified School District quarterly, additional meetings are added as necessary for special projects."

In the end, Cuevas said, "parents and families play an integral part in our public education system and intentionally including them in the process is a must."

"It has been a privilege to see our board lean in and lead differently," Cuevas said. "Seeing our community reciprocate this shift is both energizing and motivating and we are just getting started."

The Independent Voice reached out to Superintendent Dolan for comment, but he did not respond to a request for comment. ★

# City of Dixon Mid-Year Budget Adjustments Report Net Increases

*By Angela Underwood*

**DIXON, CA (MPG)** - Dixon Mayor Steve Bird and the Dixon City Council approved a \$600,000 increase in the fiscal year 2023-24 budget.

The figure is \$605,266 to be exact, according to Dixon Finance Director Kate Zawadzki, who presented city officials with budget projections and adjustments at the March 5 City Council meeting. Before breaking down the budget, Zawadzki explained that the mid-year update was "slightly different than the quarterly update" due to more departmental input.

Zawadzki explained that the mid-year budget update included an additional \$2,332,387 in revenues. After the new expenditures of \$605,266, the city's mid-year budget will have a net increase of revenue totaling \$1,727,122.

"Obviously, we are very concerned about the finances as well, so we are monitoring the revenues and expenses, looking at this very closely, to see how we can get this budget more into balance," Zawadzki said.

Mid-year budget adjustments are presented after all city departments examine their expenses, projecting where they might save money or fall short by the year's end. The finance director said the request is "fairly close" to what she projected during the last quarterly update.

"I am projecting that at the end of this year, we would end with a fund balance of about 39%, which is about 11 and a half million dollars," Zawadzki said.

Although Zawadzki said she did "decrease property tax projections slightly this year," final figures are uncertain due to Solano County's backlog of property tax sales records.

"As you are aware, the county had some difficulty with a software implementation and they are very far behind on updating properties or any property splits that have occurred or any sales transactions that have taken place in the last nine months," Zawadzki said.

The finance director said Solano County officials informed her that it should be corrected by next year.

"We will have to see if they catch up by then," Zawadzki said. "Because in addition to the tax collector's office being behind, I had a conversation with the county assessor and audit controller, and it is definitely impacting them organizational-wise."

While property tax projections still need to be clarified, sales tax revenue does not, according to the finance director, who said the city of Dixon uses HdL Companies for accurate statewide comparison assessments.

"They are useful in providing this for most of the cities in the state, and so something that they can do because sales tax information is proprietary and you can't access other jurisdictions," Zawadzki said regarding HdL's

statewide comparison.

"If they see the hours drop suddenly or unexpectedly, they can look at the other cities and see if somebody misreported, if it ended up in the wrong jurisdiction, or if this is a decline we are seeing in the state," Zawadzki said.

The projections help the finance department know where sales tax revenues are going, according to Zawadzki, who told officials that there is some recovery money in the sales tax coffers for fiscal year 2023 and 2024. The increase in General Funds of \$317,000 is due to Public Works and Police Department overtime because of injuries or vacancies.

"Public Works have been doing more community events since the city is more involved in those," Zawadzki said. "It requires more city staff time, and that is where the increase in their overtime budget request comes from."

Law enforcement overtime is directly related to overtime staffing due to injury or vacancy; however, the finance director said Dixon's Police Department is "very creative in ways to cover those vacancies without overtime, so when they incur, it is just something they could not avoid."

Some of the funds needed will cover several employee separations, leaving the city of Dixon to pay out a contract leave balance.

"And when you have longtime employees separating, the numbers can be quite large," Zawadzki said.

The General Fund's mid-year capital outlay includes a cabling project for information technology, a new HVAC for the Police Department service room and a pool plaster project. The finance director said that any wastewater fund deficit is due to capital projects but the city's "reserves are strong enough to support."

While Zawadzki discussed water, sewer, and transit funds, she explained that those are enterprise funds, which come from a separate account. Before approving the increase, Councilmember Tom Bogue wanted to confirm that up to \$300K for a proposed shade structure was included within the budget.

"It was allocated in the budget," Zawadzki said. I think that the department is still investigating the shade structure and various operations, but as far as what is allocated, you have not approved a contract yet."

Zawadzki said that \$15,000 would be decreased from the final requested number since additional funds were no longer needed for the arena fortification project. Before the final vote, the finance director informed officials that the fiscal year 2024-25 budget process had begun, with departments letting her know what they anticipated needing in the future. Zawadzki will present those requests on May 6. ★

# DWIC Offers Scholarships, Grants

*By MPG Staff*

**DIXON, CA (MPG)** - For more than a century, the Dixon Women's Improvement Club (DWIC) has supported projects that are in the best interests of the Dixon community, beginning with the establishment of the DWIC Park, followed by securing funding for the Dixon Carnegie Library that continues to serve Dixon to this day.

DWIC has provided funds in the past for disaster relief, senior citizen projects, community literacy, and well-baby clinics in addition to the college/training school scholarship program that was initiated in the 1980s for graduates from Dixon and Maine Prairie High Schools through respective offices. This year and thanks to the success of the annual Valentine's Dinner at Bud's Pub & Grill, DWIC is pleased to offer four \$1,000 and four \$500 scholarships.

Also, a community grant program was piloted by DWIC in 2018 offering organizations the opportunity to apply for an award

up to \$1,000 in funding. If interested there is an application process to follow and a deadline to be met. Funds awarded must be used to support the Dixon community.

To apply, please complete and mail the DWIC 2023 Community Grant Application and a letter describing your organization, why you feel you should receive the award, and details for the project for which you are requesting funding. Deadline to submit is Friday, April 26, 2024 (postmark.) Questions? Contact Teri Brown at (916) 601-3371.

The founders of this club were women from families that had settled in the Dixon area following the Gold Rush of 1849 and were interested in beautifying and improving the town of Dixon. The club is open to anyone who is interested in joining and guests are welcome. From September through May, the club meets the third Wednesday of the month usually from 1 to 3 p.m. at the Fellowship Hall at the Dixon United Methodist Church. ★



## California Tomato Farmers Scale Down Acreage After Huge Crop

California farmers are scaling down their processing tomato acreage this year as processors enter the planting season with boosted inventory. The state's tomato processors planned to contract for 11.6 million tons this year, down about 10% from the 12.9 million tons they contracted for in 2023. In 2023, California growers harvested their largest tomato crop in several years after winter storms replenished water supplies. Processors looking to bolster inventory depleted during the drought paid a record-high price. Now acreage is declining as demand softens for processed tomato products.

## Famed Research Farm Seeks Financial Help As Income Declines

The commonplace practice in California of applying precise water to individual plants rather than broadcasting with sprinklers may not have taken off if not for the research trials conducted decades ago at the Nickels Soil Laboratory in Colusa County. The privately owned research farm in Arbuckle is often credited with helping to propel the state's tree nut industry to powerhouse it is today. Now, just as growers have faced tough times as the price of almonds and walnuts has plummeted, research funding for Nickels has depleted because of shrinking crop revenue.

## New federal climate-risk reporting rule imposes softer standard than in California

California is the first state in the U.S. to pass laws that eventually require large corporations to publicly disclose greenhouse gas emissions and their climate risks. The U.S. Securities and Exchange Commission followed suit last week. But it approved a weakened federal regulation that drops a proposed requirement for companies to report emissions from their supply chains and customer use of their products. Opponents argued that the reporting rule would burden farmers, who provide most raw products that go into the food supply chain.

## State Completes Vast Groundwater Mapping Project

The California Department of Water Resources has completed a groundwater mapping project that the agency said provides critical information about California's underground water supply. DWR announced the completion of the statewide Airborne Electromagnetic, or AEM, survey project last week. Between December 2021 and November 2023, the agency collected nearly 16,000 miles of AEM data within 95 groundwater basins across California. DWR said the data "is invaluable for identifying the most suitable locations to implement groundwater recharge projects." ★

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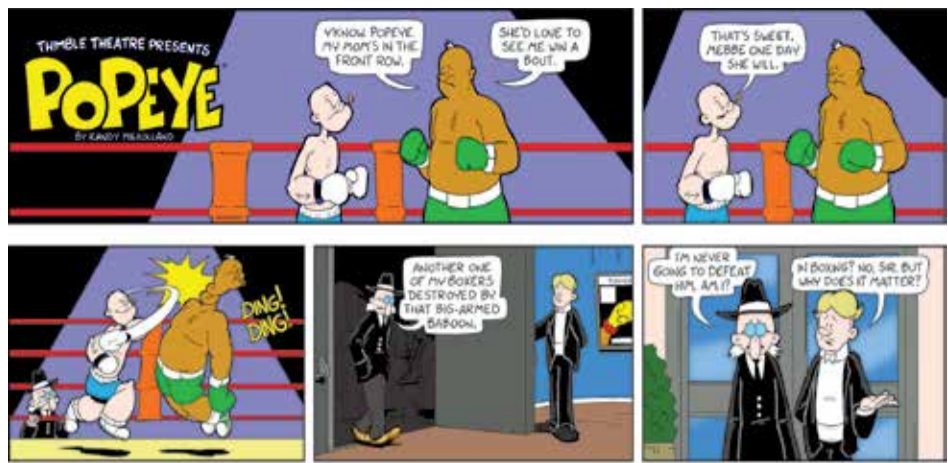


# COMICS & PUZZLES

The Spats



by Jeff Pickering



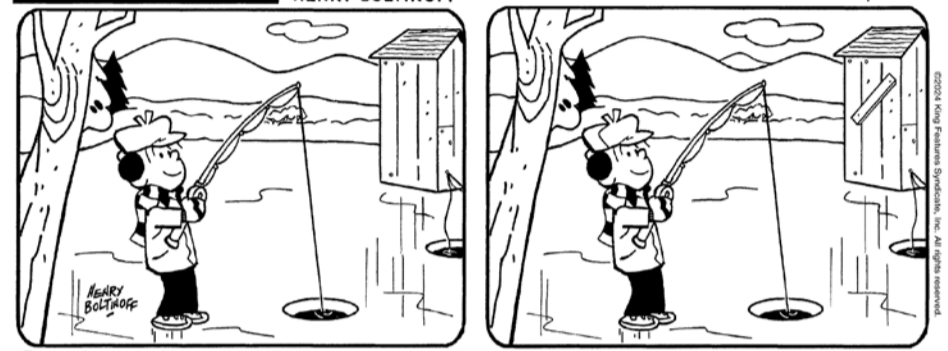
Amber Waves



by Dave T. Phipps



HOCUS-FOCUS BY HENRY BOLTINOFF Find at least six differences in details between panels.

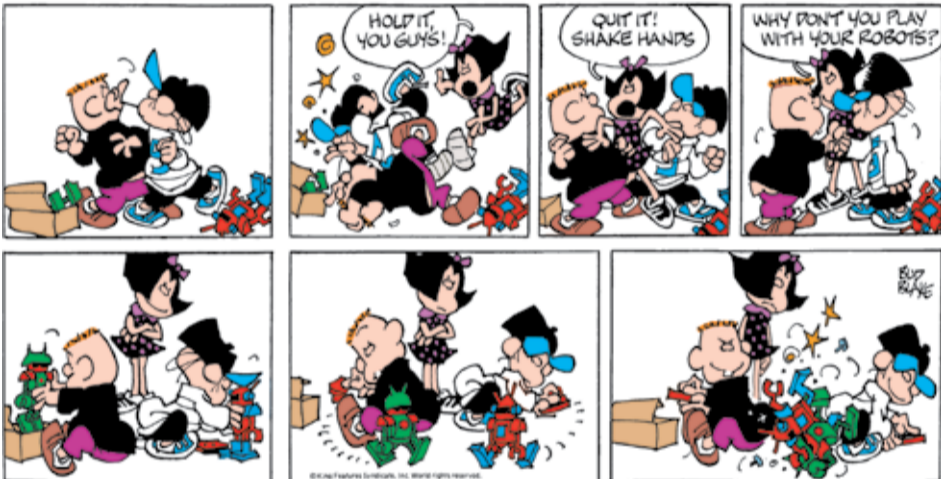


Out on a Limb



by Gary Kopervas

TIGER



by BUD BLAKE

CRIM THE BEAR IT



Just Like Cats & Dogs by Dave T. Phipps



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# Grab-n-go Breakfast with Bunny

# Rotary First Honored



Mr. Bunny high fives a little guy at last year's Kiwanis Breakfast with the Bunny. The bunny will be on hand for photos at this year's simpler event. DIV File Photo

By MPG Staff

DIXON, CA (MPG) - The annual Kiwanis Breakfast with the Bunny will be on the simple side this year but may pair perfectly with a busy spring day for children.

"We felt this aligns well with other family and community events and activities happening later that same day," said club president Kristin Janisch. "We hope to be the first stop for families getting out to enjoy the holiday fun being offered by multiple businesses and organizations in Dixon."

Foregoing the usual pancakes at the Moose Lodge, the club is exchanging plans for a 'Continental Breakfast' at the Chamber/REMAX office, 220 North Jefferson. It will be held on March 30 from 9 a.m. to 11 a.m.

"With the long-range forecast showing strong for a lovely spring day, we are planning to hold an outside event free for the community. We will be setting up on the plaza here at the Depot Building and

there will be grab-n-go breakfast items being provided," said Janisch.

The Bunny, of course, and other photo-spot tableaus will be set up plus there will be games, activities, book giveaways, and treats for the children. No reservations are necessary.

Kiwanis International was founded in 1915 in the United States and has grown to an international organization of volunteers. Members improve their communities, make lifelong friendships, and most importantly, help children thrive, prosper, and reach their full potential.

It has over 700,000 members and more than 16,000 clubs in more than 79 nations and geographic areas who devote more than 18.5 million hours to service. The local Kiwanis meets on the fourth Monday of each month for a no-host dinner to hear speakers and/or plan service projects and is looking to grow the club with like-minded volunteers.

They welcome new members. For more information, call the club president at (408) 489-6526. ★

By Debra Dingman

DIXON, CA (MPG) - There was little surprise that the Rotary Club of Dixon was the first to meet and exceed the criteria for the Dixon Chamber of Commerce's inaugural Nonprofit of the Year award at the annual Celebrate Dixon event. The club just celebrated its 20th anniversary of their annual crab feed and almost every area of need in this city has been assisted in some way by this club.

President Marianne MacDonald accepted the award and had everyone in the club that was present at the event to stand.

"It was over the top to be recognized," she said enthusiastically. The club has contributed over \$100,000 annually.

"Their long time works for our community has always gone above and beyond," read one nomination. "Find a cause and their name seems to pop up to fill it. We nominate not only for all of their financial contributions but for the countless number of hours each member gives of themselves."

Another nomination letter read, "Rotary International is the oldest and most prestigious service club in the world. No other nonprofit in Dixon can claim as many members nor as many service projects.

The mission of Rotary Club in Dixon is to provide community service



Chamber of Commerce Board Chair Joe Bruch listens to Rotary Club President Marianne MacDonald ask club members to stand after being named Non-profit of the Year. "Because we do go above and beyond," she said. Photo by Nicolas Brown

that will strengthen both local and international communities. Local members work together to support that mission through donations, volunteerism, club activities, and projects to feed, heal, shelter, educate, inspire, enlighten, and nurture those in need.

Club activities and projects give members a chance to do something for others and to sense this self-fulfillment that comes to them in the process. It is richly rewarding.

The Rotary Club of Dixon was chartered more than 90 years ago, and its members have worked diligently to live up to the standards of service required by Rotary International. Here are some of the many ways the community—in particular local students, teachers, senior citizens, and veterans-- have benefitted

through their work:

Scholarships to graduating seniors, new teacher's luncheon, Camp royal, Eagle Scout, Sober Grad Night, Teen Center, 5th grade camp, mentoring/tutoring Maine Prairie High School students, Providing backpacks to MPHS students, individual veterans in need, senior luncheons, Rotary Crab Feed, Pancake Breakfast with Santa, Golf Tournaments, May Fair, 4th of July Fireworks, Dixon Family Services, and the Dixon Dolphins. They also provided relief funds to the Hawaii Fire disaster, Alzheimer Association, and Polio Eradication Program."

MacDonald received an etched glass plaque from the Chamber of Commerce and numerous certificates from Senate and Assembly officials and local dignitaries. ★

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