

SUMMARY REPORT

CITY COUNCIL

ITEM INITIATED BY:

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SUBJECT: [HARVEST AT DIXON] STUDY SESSION FOR A NEW RESIDENTIAL MASTER PLANNED COMMUNITY TO THE SOUTHEAST OF DIXON, OUTSIDE CURRENT CITY LIMITS AND SPHERE OF INFLUENCE

RECOMMENDATION:

Staff recommends the City Council conduct the Study Session, for the Harvest at Dixon Project, accept public comments, and provide any preliminary questions, and/or non-binding feedback on the project.

PURPOSE OF THE STUDY SESSION

The purpose of this Study Session is to provide the City Council (Council) and the public an opportunity, early in the application process, to gain an understanding of the pending applications, ask questions and provide preliminary, non-binding comments on the direction of the Harvest at Dixon Project (project).

As this is only a Study Session, there will be no action taken on the project. Input received from the Council can help guide staff and the applicant in addressing key issues, concerns or questions as project processing continues.

As the project progresses through the application process, there will be many more noticed public hearings before the Planning Commission and Council, first on the Draft Environmental Impact Report (EIR), then while considering the project applications and Final EIR. At that point, the Planning Commission will serve in an advisory role and make a recommendation on the project entitlements and EIR to the City Council. The City Council will then consider the proposal and take final action.

The Planning Commission conducted a study session in this same format at a special meeting on January 14, 2025, prior to their regular meeting that night.

SEQUENCE OF PROJECT CONSIDERATION

The project was recently submitted; thus, it is currently at the very early stages of the application review process. There will be numerous public meetings and public hearings before the Commission and Council, as the project moves through the review process. It is anticipated that this project will be before Planning Commission and City Council for final consideration and action in late 2026/early 2027.

The project includes entitlement applications, a proposed General Plan Amendment/Update, Pre Zoning and Planned Development, Subdivision maps, and an Annexation request. The review process will require the preparation of an Environmental Impact Report (EIR) and a variety of supporting engineering and planning studies. The city currently expects that these studies will take 12-18 months to prepare. In the fourth quarter of 2026, the city will consider certification of the EIR and approval of the project and its proposed annexation.

If approved, the city will then prepare an updated Municipal Services Review (MSR), based upon the proposed annexation, and then submit an application for annexation of the proposed project area to the Solano County Local Agency Formation Commission (LAFCO). In 2027, LAFCO would review the MSR and updated annexation application, EIR, and vote to approve or disapprove the proposed annexation required for project development.

If the City Council and LAFCo approve the project, then the developer can begin to seek final implementation permits, such as a final map, improvement plans, and installation of infrastructure. These permits are required before building any structures.

STUDY SESSION FORMAT

As noted above, the purpose of this study session is to allow for preliminary review and comments from the City Council and the public on the current proposal. The study session will be facilitated by city staff and consultants, focusing on Council members thoughts, ideas, and potential concerns about the project, as well as resulting changes in the city's land use and management strategies. This facilitation process will include introducing individual topics for discussion, leading Council discussion of these topics, and summarizing the feedback received during this session. Below are the goals for the session and the major topics that staff will seek input from the Council.

Goals of Study Session:

- Introduction of the Harvest at Dixon Project proposal to the City Council
- Discussion of city staff's proposed process for project consideration
- Review of city staff's proposed timeline for processing the project application
- Receive Council comments on the project
- Identification of future steps for project review

Suggested Topics for Discussion:

City staff proposes to facilitate Council discussion on the following topics:

- a. Relationship between the proposed project and existing community
- b. General Plan Amendment/Update Process
- c. Project's Potential Impacts on Community Cohesion

- d. Agricultural Impacts and Potential Agricultural Protection Zoning
- e. Potential School Site
- f. Project Phasing
- g. Infrastructure (water/wells, sewer, transportation, and circulation)
- h. Parks and Recreation
- i. Public Safety
- j. Municipal Services Review
- k. LAFCo Activities (Annexation + Sphere of Influence/Area of Interest)
- l. Community Benefits and Amenities

Public Comment:

After the completion of Council discussion of the proposed project, Mayor Bird will facilitate public comment. Public Comment can also be emailed to citycouncil@cityofdixonca.gov prior to 4:30pm on the day of the meeting.

PLANNING COMMISSION STUDY SESSION

The Planning Commission conducted the exact same study session prior to their regular meeting of January 14, 2025. The staff report to the Commission was basically the same as this report. Video from the meeting can be viewed at <https://www.cityofdixonca.gov/MeetingAgendasMinutesVideos> and navigating to the “archived meetings” section, clicking open Planning Commission and then clicking “video” from the 1/14/25 Planning Commission special meeting date.

A presentation was provided by Staff to the Commission, including structure of the meeting, role of Commission and Council for study session, goals of the study session, project overview and then staff facilitated commission discussion/questions. The commission raised a variety of comments and questions during their comments:

- Need for fire and police facilities planning,
- Timing of Parkway overcrossing and this project if approved,
- Proposed pace of construction,
- Status of other potential developments,
- Why the maximum housing units were a range and not a finite number
- Impacts on schools,
- Comments on types and amount of parks to be provided and layout of park acres,
- Impacts (both loss of ag land and impact on surrounding ag uses)
- Amount of water well proposed, Appropriateness of mixed-use designation in bugger around Superior Farm
- What are micro estates
- Concern with gates communities, and limiting use of facilities in gated areas
- Need for a multi use rec center or sports complex
- Appreciation of the variety of uses in the master plan and note that service will be key to serve project and surrounding
- Concerns with traffic impacts

The City allowed submission of written public comments by 4:30 PM on the day of the Planning Commission Hearing. The City of Dixon received a total of 11 written public comments. In summary, main concerns included general plan and sphere of influence designation, agricultural resources, infrastructure capacity (e.g. sewer capacity, transportation and traffic, drainage), annexation and incorporation, availability of technical studies, water supply, public services (e.g.

emergency services and Postal Office), school infrastructure and capacity, housing densities, project funding, housing affordability, housing growth and demand, application and approval process, aesthetic/visual resources, lack of adequate buffer areas, and public safety. Overall, public comments received show concerns over adequate public services and infrastructure to meet proposed population growth with the proposed development. Public comments highlight the need to ensure adequate resources are available for build-out of the proposed development.

In addition, 11 persons spoke during the public comment period, and there were

- Comments from union representatives supporting project and need for more housing,
- Concerns with too many wells and depletion of water supply,
- Potential increase in price of housing that this project may have on existing housing in Dixon
- Need to protect 1st time homebuyers and middle class
- Questions why project is changing and were previously told it would only be high density,
- Comparison of this project being around 6,000 homes on 850 acres while Homestead is roughly 1,500 units on 4000 acres
- Appreciation that plan calls for infrastructure to be built first
- Need to require public benefit items to be built first,
- Comment that gated communities do not represent small town feel ,and
- Question about who will decide on this project
- Comment that is nothing for youth to do in Dixon
- Concern why this project is moving forward rather than other properties that are current in the sphere of influence, owned by long term Dixon residents

Copies of all written communication received prior to the meeting are included as Attachment 7.

PROJECT DESCRIPTION

On December 23, 2024, LJP Dixon Development, LLC (“LJP”) submitted the Harvest at Dixon Project (Planning Application (PLAPP24-0117) which proposes a Master Planned Community (MPC) within an area of about 836.62 acres, all of which are outside of the city boundary.

The project proposes approximately 6,000 residential single-family and multi-family residential units, commercial mixed-use development, open space and parks. The properties that are addressed by these applications APNs are as follows: 0112-040-030, 0112-040-040, 0112-040-060, 0112-040-140, 0112-040-160, 0112-040-170, 0112-080-030, 0116-020-050.

The project requires the following entitlements:

- General Plan Amendment/Update (GPA24-0122). The project contemplates an approximately 836.62-acre expansion of the current city boundary. Text and map updates to the General Plan 2040 are required.
- Planned Development and Prezoning (PDRZ24-0119). No properties in the project area have a zoning designation by the city. All properties are designated as Exclusive Agricultural (A-40) by Solano County. The applicant has requested a Pre-Zone action prior to annexation from Solano County to the city. The applicant will seek a proposed Planned Development zoning of the residential, commercial mixed-use, and park development plans, respectively.
- Annexation (ANNX24-0118). The project proposes an approximately 836.62-acre expansion of the current city boundary. The project will require the annexation of APNs 0112-040-030, 0112-040-040, 0112-040-060, 0112-040-140, 0112-040-160, 0112-

040-170, 0112-080-030, and 0116-020-050 from Solano County to the City of Dixon. There may be additional properties outside the proposed boundary that may be required to be annexed to eliminate any doughnuts and create straight, defined jurisdictional lines. IF the project is approved by the city, the resulting application for annexation will be processed by Solano County LAFCo.

- Design Review (DR24-0123). Design Review is required for the architectural design of new buildings, site improvements, signage, site landscaping, and the projection of a building tower over the height limit as allowed by the Dixon Municipal Code (DMC).
- Development Agreement (DA24-0120). The applicant intends to enter into a Development Agreement (DA) for this project. A DA is anticipated as part of the project. A DA is intended to further address how a project may be developed over time and includes specific details outlining responsibilities of both the developer and the city, particularly related to phasing, timing, and obligations under the public financing requirements. A DA also typically includes information on financial responsibilities, can address provision of public benefit (i.e., creation of jobs, payment above and beyond standard impact fees), and related obligations.
- Tentative Subdivision Map (SUBD24-0156). Large-lot Tentative Subdivision Map for creation of larger lots for the Residential, Commercial, Parks, and Drainage Basins. The lower-density Residential master lots would likely be subsequently subdivided.

Overview:

The project proposes a Master Planned Community within an area of about 836.62 acres, which is primarily comprised of agricultural land owned by either the Karlshoej family or the LJP joint venture. Additionally, LJP has requested that the city consider the following drainage facilities as part of the master plan approach of the project:

- Drainage Basin C (City-owned and operated) – about 40.0 acres and other Drainage Basins within the city's Base B/C drainage area.

The project area is located immediately outside of the city limits, bounded by SR-113, Parkway Boulevard (approximately 700.32 acres) and immediately northeast of the Pedrick Road/Parkway Boulevard intersection (approximately 136.3 acres). This area is outside of the City's Sphere of Influence and is not currently rezoned; the applicant has submitted a rezoning application to define the proposed zoning for the proposed annexation area.

The project would require a General Plan Amendment/Update to address the proposed land use designations and uses envisioned for the area to be annexed into the City of Dixon. Text and map updates to the General Plan 2040 will be required.

The city has developed a project specific website, www.cityofdixonca.gov/harvestatdixon, to host application materials, provide a project overview, identify upcoming meeting and serve as a repository for project related documents, reports and videos.

Residential Component:

The residential planning areas within the project would encompass a range of housing types that include single-family detached and attached housing products, as well as attached multifamily product types. The mixed-use planning areas will likely also include housing. The Harvest Land Use Plan includes residential units of varying size, layout, and price range. The number of units ultimately built will depend on market conditions and current economics, but LJP is proposing to include about 6,500 residential units of varying sizes, types, and configurations.

LJP is currently evaluating the potential for gated communities, age-qualified residential neighborhoods, larger lot micro-estates, and economic-advantaged development (such as affordable by design small lot homes). If proposed, these residential uses will be in the areas of the southern and eastern most portions of the Land Use Plan.

Residential land use designations adopted in the current 2040 Dixon General Plan and City Zoning Code are utilized by the proposed Land Use Plan and include (but are not limited to):

Low Density Residential (LDR)

As described in the 2040 Dixon General Plan, the LDR designation is typically 5 to 9 dwelling units per acre (du/ac). For the project, these residential typologies include the following:

- Medium-lot Detached
- Cluster Detached
- Paseo Detached
- Age-qualified
- Gated Community (centered around an amenity)
- Micro Estates

Medium Density Residential (MDR)

As described in the 2040 Dixon General Plan, the MDR designation is typically 10 to 22 du/ac. This density range is most appropriate for small lot housing typologies (detached and attached) and multifamily (primarily attached). For the project, these residential typologies include the following:

- Cluster Attached
- Alley-loaded Attached
- Attached Row Townhouses
- Stacked Flats
- Paseo Attached
- Duplexes – rental and ownership
- Apartments
- Small lot Detached

In the case of age-restricted or gated community neighborhoods, LJP may propose to bring neighborhood level amenities to the project, such as small club houses and/or facilities like pools and play courts. These amenities are typically paid for by a neighborhood homeowners association (HOA) or similar financial mechanism so that only the specific users pay for the ongoing maintenance and management. LJP has noted that such options will be case-based and dependent on the economic drivers at the time of development.

Commercial/Mixed Use Component:

Three proposed commercial/mixed areas are proposed within the plan area:

Corridor Mixed Use (CMU)

LJP proposes to include the mixed-use retail/commercial/residential designation for a neighborhood serving center on approximately 18 acres at the southeast corner of CA State Route (Highway) 113 and Parkway Boulevard. The CMU development is intended to complement, not compete with, the existing retail areas in Downtown Dixon. The center is proposed to have amenities that will complement the retail and potential commercial office uses, with possible offering like a small dog park, gathering and sitting areas for center visitors, and possible recreation elements like a splash pad. The mixed-use center will also be designed to encourage

residents to walk or bike to the location by including paseos and pathway connectivity to surrounding residential uses.

Potential uses at the center include an additional grocery retailer, counter service and sit-down restaurants, coffee shops, drycleaning, beauty services, small office space for sole-proprietor or commercial services, and pet services.

LJP has noted that some options for housing over retail or coordinated rental housing integrated horizontally with the retail development. These uses are heavily dependent on the economic conditions at the time of execution.

Campus Mixed Use (CAMU)

Office and non-residential uses are proposed for the approximately 30 acres of the CAMU designation with potential residential as a secondary use option. This area is located adjacent to the existing Superior Farms facility and the Happy Paws Dog Kennel and is intended to serve as a buffer or transitional area between proposed residential development and these existing businesses.

Examples of potential development opportunities in the CAMU designation include urban farms, farmer's markets, indoor/outdoor entertainment, restaurants, small office buildings or flex space, storage facilities, community-serving amenities (like a clubhouse and small pool), utility substations (like battery storage or electrical substation), and potentially vertically integrated residential.

The CAMU uses are meant to act as a buffer to existing uses but will also take advantage of the separation from proposed residential areas by use of streets and landscaping.

Community-Serving Land Uses:

The project would include approximately 15.6 acres of area designated for passive and active recreation as well as public facilities such as schools, day cares, or religious institutions. These areas would also include areas of public open space, possible community serving uses like a community center or daycare center, and educational uses.

These locations provide opportunities for pedestrian access or alternative modes of transportation such as bikes, wagons, strollers, and golf carts. Due to their locations, community, religious, and/or education-based programs can utilize the open space areas adjacent to these parcels.

Approximately 12.1 acres of this land use designation is noted as an opportunity for an elementary/middle school location, the Dixon Unified School District (DUSD) will continue to be consulted as to the best approach to provide excellent educational opportunities. It has not yet been determined, by DUSD and the City, that an additional school location within the project area is appropriate. If DUSD and City determine that development funded facilities are better sited at existing or alternate locations, LJP has advised that the land plan would be revised accordingly.

Parks/Open Space (P)

Approximately 125 acres of the project has been designated as open space and parks. These areas are connected to each other and are intended to connect the project neighborhoods to the greater Dixon community. Running north-south throughout the project area, activities such as playgrounds, walking paths, community gardens, and other recreational features.

This open space design would connect the north-south open space element in Harvest development with the City's existing walking trail/pathway network that leads from Parkway

Boulevard northward past Dixon High School, through Hall Park and adjacent Dixon May Fair grounds, past the City Hall/Senior Multi-use Center, and into Downtown Dixon. Smaller neighborhood/pocket parks have been proposed to be developed throughout the project area, providing open space/park within close proximity to residents. Greenways would also be used to buffer residential areas from major roadways or existing industrial and agricultural uses, helping to soften the transition from roadways and non-residential uses to neighborhoods.

LJP also intends to provide substantial stormwater detention capacity by using some open space areas for seasonal uses, open for drainage during the winter and then open space with walking trails and open fields during the summer. LJP's stated goal is the provision of surface flow detention for the project, in addition to the rest of the Southeast Dixon Specific Plan and much of the Drainage Area B/C in the central city, LJP has stated a commitment to help address current flood detention basins that are not in productive use now and could be incorporated back into the urban fabric of Dixon.

Project-Specific Infrastructure:

LJP proposes to develop project-specific infrastructure to address Water Resources, Sewer/Wastewater, Drainage/Stormwater Control, and Transportation infrastructure requirements needed to develop the project.

Water Resources/Municipal Water

The project application package shows and tentatively identifies two well sites to serve the proposed development.

Sewer/Wastewater

The LJP development team acknowledges that the project will require additional assessment of future collection and treatment plant capacity and has provided initial input on where additional collection capacity (sewer lines) might be sited in the project.

Drainage/Stormwater Control

LJP notes, within the project application package, that the project's proposed expansion of surface water detention capacity might become a new resource for the agricultural community to the south of the project or possibly as a groundwater recharge opportunity, whether through infiltration or injection.

Transportation-Circulation Network

The proposed project street network is designed as a hierarchy, with the larger streets (Arterials) along development area boundaries, then into Major and Minor Collectors, and lastly into Local Streets that serve neighborhoods. The variation in street sizes provides context as the local streets are the narrowest and occur within the community whereas the Arterials and Major Collectors are more heavily traveled, bounding the project area, or traversing through it.

Arterials

This street type includes the improvement of Pedrick Road, Midway Road, CA State Route 113, and Parkway Boulevard. The detailed design and ultimate right of way requirements have not been determined by LJP, but they advise that it is likely these streets will include two lanes of travel in each direction, a landscaped median, turn pockets, bike lanes, sidewalks, and appropriate landscaping along the edges.

Major Collector

The project is proposed to include several north-south and east-west collector streets that bisect the project. These will be one- and two-lane facilities that include bike lanes and walkways to encourage alternate modes of transportation.

Minor Collector

These primarily one lane streets would typically include a single lane of travel in each direction with an adjacent bike lane and walkway.

Local Street

Local streets provide local neighborhoods with access to the larger street network and are proposed to include traffic calming measures (like tree wells or enhanced pedestrian bulb-outs) where appropriate.

Roundabouts

The proposed Land Use Plan includes several locations where roundabouts may be appropriate to maintain effective circulation while creating interest and opportunities for placemaking. Additionally, LJP suggests that roundabouts may be an appropriate solution at major intersections at locations like Pedrick Road and Parkway Boulevard to allow for the measured but continuous flow of transportation while maintaining traffic calming and pedestrian safety.

Phasing/Build-out

It is expected that buildout will be done in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 300 homes per year, similar to current buildout of the Homestead development, and would result in approximately 20 to 25 years of housing construction to complete the project.

ANALYSIS

As noted earlier, a pre application was submitted in summer 2024 and later in October 2024. The formal applications for this project were received by the City on December 23, 2024. City staff are currently reviewing and processing the applications and supporting technical studies provided by the applicant, as well as coordinating with property owners and residents that own or reside within adjacent properties.

The scope of the proposed project would significantly change the size and function of the city, including significant changes to city infrastructure and services provisions.

The annexation of the project area into the city would also require close coordination with the County of Solano (County) and the Solano Local Agency Formation Commission (LAFCo). The actions required to complete this proposed annexation would, given the County's recent recension of the 2000 Master Property Tax Transfer Agreement with the City, include negotiation of a new property tax transfer agreement. Other annexation-related activities would include working with the Solano County LAFCo to revise the city's current sphere of influence and the development of an updated Municipal Service Review (MSR).

The whole of the project, including the offsite actions described above, will require the preparation of a California Environmental Quality Act (CEQA) EIR. The scope of this report will include the analysis of both project-specific impacts and potential mitigation measures, as well as support the analysis of proposed annexation, the General Plan Amendment/Update, and the MSR.

Given the scope and complexity of this proposed project and related actions, staff will provide the Commission with a summary of the applications received, the proposed process for the City's consideration of these proposals, and recommendations regarding coordination with responsible and interested agencies and other parties.

CORRESPONDENCE

The city provided public notice of the Planning Commission study session, along with this City Council study session, to all owners and occupants within 1,000 feet of the project area. In addition, the notice was published in the Dixon Independent Voice and sent to all parties that had previously signed up for the email notification list. Notices were mailed, published and emailed on Friday, January 3, 2025

Prior to the Planning Commission study session, the City received 11 written letters that were submitted. Copies of these are included as Attachment 7. As noted above in the Planning Commission recap, there were also 11 member of the public that spoke at the Planning Commission session

Additional correspondence received from 5pm on the night of the Planning Commission meeting up until the Council study session, will be forwarded to the Council under separate cover.

Anyone who did not receive notice and is interested in signing up for the email list regarding this project can do so at www.cityofdixonca.gov/harvestatdixon

CONCLUSION

It should be noted that the above is not intended to be a full policy analysis of the issues that need to be considered by the Council on this project, but rather provides an introduction to the newly filed application, background on the project and some of the issues that will need to be considered at the this study session and in the future. This study session will allow the Council and applicant to see if the project consistent with the City's policies, goals, and vision.

Staff and the applicant are looking for preliminary feedback on the items notes in this staff report, as well as another rother comments the Council may have.

ATTACHMENTS:

1. Harvest at Dixon Project Description
2. Figure 1. Proposed Project Site
3. Figure 2. Proposed Land Use Plan – General Plan Designation
4. Figure 3. Proposed Zoning Land Use Plan
5. Table 1, Land Use Summary (Density)
6. Table 2, Land Use Summary (Acreages of Non-Residential Land Uses)
7. Public Comments received, thru 4:30 pm on January 14, 2025

HARVEST AT DIXON

Master Planned Community

Project Description



VISION

LJP Dixon Development, LLC (“**LJP**”) is proposing the Harvest at Dixon Master Plan project (“**Project**”), a primarily residential community that will enhance and expand the City of Dixon’s (“**City**”) existing infrastructure needs while providing placemaking opportunities and open space for the City. As a project that demonstrates independent utility and can serve the proposed master plan area by providing much need infrastructure improvements and upgrades, Harvest at Dixon will help advance the City’s stated land use and community policy goals while providing a unique approach to housing.

The project is envisioned to provide existing and future residents of Dixon a fresh and engaging place to live and play. With numerous open spaces and parks, a focus on pedestrian connectivity, a diverse range of housing, and a mix of uses, this new community takes a holistic approach to development with consideration for quality of life. Harvest at Dixon will also provide community amenities and planning considerations that embrace the City’s agricultural heritage while creating a unique approach to provide housing in context with existing neighborhoods and City policies.

The Harvest at Dixon project is located southeast of Dixon (see Figure 1) and proposes a Master Planned community with individual development outcomes for an additional community in the City of Dixon. The Project covers an area of about 836.62 acres (see Figure 2), which is primarily comprised of agricultural land owned by either the Karlshoej family or the LJP joint venture. Additionally, LJP requests that the City consider the following drainage facilities as part of the master plan approach of the Harvest at Dixon Project:

- **Drainage Basin C** (City-owned and operated) – about 40.0 acres
- Drainage Basins within the B/C drainage, scattered throughout the central City, and which could be utilized for future development on behalf of the City – total acreage unknown.

The Harvest at Dixon Master Plan (Figure 3) Project area has been designed as a people-centric addition to the existing community, one that focuses on providing a wide-variety of housing options to address the needs of a range of household compositions and price ranges. Harvest at Dixon also focuses on health and wellness by offering recreational opportunities throughout the project and building at a contextual scale that brings focus and context to people as part of the built environment.

In accordance with the small-town character as stated in the 2040 Dixon General Plan, “*Dixon is a quiet, safe, family-friendly city. Small town character is one of Dixon’s most cherished qualities and is what draws people to the area and gets them to stay for generations. The type and scale of buildings are critical elements in defining the small town-feel. Downtown, buildings are between one and three stories tall with architectural details dating back to different eras, creating harmonized, eclectic blocks.*

Dixon's neighborhoods have a similarly eclectic collection of pedestrian-oriented homes and businesses, between one and two stories, built over the past century and a half."

Drawing from the significant and long-term experience of the LJP development team, and their demonstrated ability to deliver long-term projects to communities just like Dixon, Harvest at Dixon will honor the City's historic character and enhance it with timeless development for the enjoyment of the existing community and new neighborhoods alike.

The Harvest at Dixon Master Plan will offer a variety of housing choices (including attached and detached single-family homes and multifamily housing types), potential educational use(s), a variety of open spaces and parks, and commercial-retail opportunities. Circulation will be designed in an organized fashion that promotes clear wayfinding and movement both within a car and for alternative modes of transportation, like walking and biking.

BACKGROUND

The Harvest at Dixon project proposed by LJP is a joint venture of the Lewis Group of Companies and the Karlshoej family. As the Project proponents, the Lewis/Karlshoej team are proposing consideration of a master plan approach to the Project and have provided associated studies and reports that will ultimately accomplish the following objectives:

1. Demonstrate conformance and applicability of the 2040 General Plan policies
2. Assess and provide infrastructure solutions for identified needs and enhancements to address gaps in the City of Dixon's ability to continue measured and desired growth on the east side of the City, including transportation, sewer, water resources, drainage (stormwater), and utilities.

Additionally, LJP owns and controls all of the 836.62 acres for the proposed Harvest at Dixon project. The parcels are primarily agricultural uses and are generally adjacent to roadways or other existing agricultural uses. In the few cases of adjacent uses, the Harvest at Dixon project includes compatible land uses and other physical barriers to buffer those existing uses.

Community Outreach

As part of LJP's 18-month assessment leading up to the submittal of this updated Harvest at Dixon Master Plan project application, there has been considerable outreach by the development team to the Dixon community, including:

- Six separate community outreach meetings held a different times and days, coordinated by the development team (not official City meetings).
- Informational booth at numerous community events, including concerts in Pardi Plaza, back to school night, and chamber and downtown association events.
- Presentations at various community service organizations' regular meetings (ongoing).
- Individual meetings with over 50 community leaders (requested by the individuals).
- Presentations at local agencies' regular board meetings (ongoing).



- Joining the Dixon Chamber of Commerce and Downtown Dixon Business Association.
- Establishing the HarvestAtDixon.com website to provide a source of timely updates and information, as well as associated email and phone contact options.
- Inclusion in two TV media news broadcasts after the 2nd community meeting, providing viewers with information on the project and subsequent outreach meeting times.

As a result, the updated application packet for the Harvest at Dixon Master Plan project reflects this ongoing input and is expected to continue to evolve as additional input and feedback is received, both through official public processes and direct outreach by the development team.

DESCRIPTION OF LAND USES

The proposed Harvest at Dixon project consists of a phased, comprehensive master-planned community (see Figure 3 and Tables 1 and 2) consisting of approximately 240 acres of low density residential (LDR), 295 acres of medium density residential (MDR), 50 acres of mixed-use development, 16 acres for public facilities (including a proposed elementary school site and a separate site for a community serving use like a preschool, day care, or church site that could serve similar purposes), and 140 acres of common parks, drainage basins, and open space.

Should the Project be approved and ultimately annexed into the City, development activity is expected to begin near Parkway Boulevard and proceed southerly as buildout occurs. This includes building parks, an associated retail center, and a majority of the backbone infrastructure required by the project in the initial phases of development. Development would ideally start about 24-36 months after final approval of annexation, after LJP and the City complete their respective improvement plans, regulatory permits, and initiate any associated fee or facilities district programs.

It is expected that buildout will be done in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 300 homes per year, similar to current buildout of the Homestead development, and would result in approximately 20 to 25 years of housing construction to complete the Project.

The identified land use mixes are preliminary, and it is expected that further review by the City and discussion with the community will result in additional refinements of the location of land uses and associated acreages.

Residential

The residential planning areas within the Harvest at Dixon project will encompass a range of housing types that include single-family detached and attached product (Exhibits 1 and 2) as well as attached multifamily product types (Exhibit 3). The mixed-use planning areas will likely also include innovative housing to provide a different neighborhood feel. The Harvest at Dixon Land Use Plan (Figure 3) envisions residential units of varying size, layout, and price range. The number of units ultimately built will depend on market conditions and current economics, but Harvest at Dixon is proposing to include about 6,000 residential units of varying sizes, types, and configurations. Tables 1 and 2 illustrate the



minimum and maximum dwelling unit totals by land use designation, demonstrating the possibility of different housing types and mixes to affect the total unit count as the project progresses.

Harvest at Dixon will also assess the potential for gated communities, age-qualified residential neighborhoods, larger lot micro-estates, and economic-advantaged development (such as affordable by design small lot homes). Preference for locating these residential uses will be in the areas of the southern and eastern most portions of the Land Use Plan (Figure 3), ensuring that land uses and unit types are mixed throughout the project. These could also include possible residences that focus on a specific recreation use (such as an executive golf course) or are geared towards first-time homebuyers.

Residential land use designations adopted in the current 2040 Dixon General Plan and City zoning are utilized by the Harvest at Dixon proposed Land Use Plan and include (but are not limited to):

Low Density Residential (LDR)

As described in the 2040 Dixon General Plan, the LDR designation is typically 5 to 9 dwelling units per acre (**du/ac**). For the Harvest at Dixon project, these residential typologies include the following:

- Medium-lot Detached
- Cluster Detached
- Paseo Detached
- Age-qualified
- Gated Community (centered around an amenity)
- Micro Estates

Exhibits 1 and 2 depict example elevations of the single-family housing types.

Medium Density Residential (MDR)

As described in the 2040 Dixon General Plan, the MDR designation is typically 10 to 22 du/ac. This density range is most appropriate for small lot housing typologies (detached and attached) and multifamily (primarily attached). For the Harvest at Dixon project, these residential typologies include the following:

- Cluster Attached
- Alley-loaded Attached
- Attached Row Townhouses
- Stacked Flats
- Paseo Attached
- Duplexes – rental and ownership
- Apartments
- Small lot Detached

Exhibit 3 depicts example elevations of the multifamily housing types.



In the case of age-restricted or gated community neighborhoods, LJP will assess the opportunity to bring neighborhood level amenities to the project, such as small club houses and/or facilities like pools and play courts. The development team has successfully implemented these types of localized amenities at other projects in California and looks forward to working with the City on assessing opportunities for possible neighborhood distinction, as warranted. These amenities are typically paid for by a neighborhood homeowners association (**HOA**) or similar financial mechanism so that only the specific users pay for the ongoing maintenance and management. Such options will be case based and dependent on the economic drivers at the time of development.

Commercial/Mixed Use

The 2040 Dixon General Plan uses several land use designations for commercial and mixed use. Harvest at Dixon has adopted the following use designations for the areas of commercial, retail, and/or mixed-use within the project area. Exhibit 4 depicts examples of retail, commercial, and mixed-use development.

Corridor Mixed Use (CMU)

Harvest at Dixon proposes to include the mixed-use retail/commercial/residential designation for a neighborhood serving center. Situated on the southeast corner of CA State Route (Highway) 113 and Parkway Boulevard, the center is proposed to have amenities that will complement the retail and potential commercial office uses, with possible offering like a small dog park, gathering and sitting areas for center visitors, and possible recreation elements like a splash pad. The mixed-use center will also be designed to encourage residents to walk or bike to the location by including paseos and pathway connectivity to surrounding residential uses.

As a focal point for the community, the CMU designation is planned as about 18 acres so that it will complement the existing retail areas in Downtown Dixon and throughout the City without detracting from those existing uses. The center will also be reachable by the newer portions of the Dixon Community (like Homestead) through direct access along the planned Parkway Boulevard Overcrossing to the west of the center.

Depending on retail demand at the time of development, uses at the center might include an additional grocery retailer, counter service and sit-down restaurants, coffee shops, drycleaning, beauty services, small office space for sole-proprietor or commercial services, and pet services. Though no specific retail use can be guaranteed, the LJP development team has considerable experience owning, operating, and managing retail and commercial centers throughout California and Nevada and will work with the City of Dixon to identify appropriate uses that complement the City's existing retail and commercial operators.

Additionally, if appropriate at the time of development, some options for housing over retail or coordinated rental housing integrated horizontally with the retail center will be explored and implemented. These uses are heavily dependent on the economic conditions at the time of execution.



Campus Mixed Use (CAMU)

Office and non-residential uses will be the primary use in the approximately 30 acres of the CAMU designation with potential residential as a secondary use option. Strategically located adjacent to the existing Superior Farms and dog kennel operations, this use serves as a pragmatic transition from the existing uses to the residential neighborhoods north and east of the CAMU planning areas.

Examples of potential development opportunities in the CAMU designation include urban farms, farmer's markets, indoor/outdoor entertainment, restaurants, small office buildings or flex space, storage facilities, community-serving amenities (like a clubhouse and small pool), utility substations (like battery storage or electrical substation), and potentially vertically integrated residential.

The CAMU uses are meant to act as a buffer to existing uses but will also take advantage of the separation from proposed residential areas by use of streets and landscaping.

Community-Serving Land Uses

A significant feature of the Harvest at Dixon project is the commitment to placemaking and amenities. These include areas of public open space, possible community serving uses like a community center or daycare center, and educational uses. Examples of community serving amenities and uses are depicted on Exhibits 5, 6, and 7.

Public Facilities (PF)

The Harvest at Dixon project proposes space for passive and active recreation as well as public facilities such as schools, day cares, or religious institutions. PF-1 is proposed as approximately 12.1 acres and PF-2 is approximately 3.5 acres. Adjacent and/or nestled within the open space corridor, these uses are meant to be part of the community fabric, purposefully woven into the open spaces and toward the heart of the Harvest community.

These locations provide opportunity for pedestrian access or alternative modes of transportation such as bikes, wagons, strollers, and golf carts. Due to their locations, community, religious, and/or education-based programs can utilize the open space areas adjacent to these parcels.

Though PF-1 is noted as an opportunity for an elementary/middle school location, the Dixon Unified School District (DUSD) will continue to be consulted as to the best approach to provide excellent educational opportunities. It may be determined by DUSD and the City that an additional school location within Harvest is not appropriate and that development funded facilities are better sited at existing or alternate locations.

Parks/Open Space (P)

Approximately 125 acres has been designated as open space and parks. These areas are connected to each other and are vital to connect the Harvest at Dixon neighborhoods to the greater Dixon community. Running north-south throughout the Harvest at Dixon project area, activities such as



playgrounds, walking paths, community gardens, and other recreational features will be included. Examples of these uses are depicted in Exhibits 5, 6, and 7.

These public amenities will be available to all of the Dixon community and will help bring existing residents together with the new neighbors. This includes a purposeful open space design connecting the north-south open space element in Harvest at Dixon with the City's existing walking trail/pathway network that leads from Parkway Boulevard northward past Dixon High School, through the City's ballfields and adjacent Dixon May Fair grounds, past the City Hall/municipal center, and into Downtown Dixon.

Smaller neighborhood/pocket parks have been strategically placed throughout the project area, providing open space/park within close proximity to residents. Greenways will also be used to buffer residential areas from major roadways or existing industrial and agricultural uses, helping to soften the transition from roadways and non-residential uses to neighborhoods.

Harvest at Dixon also intends to provide substantial stormwater detention capacity by using some open space areas for seasonal uses, open for drainage during the winter and then open space with walking trails and open fields during the summer. With a goal of providing capacity to incorporate the new drainage requirements for Harvest at Dixon, in addition to the rest of the Southeast Dixon Specific Plan and much of the Drainage Area B/C in the central city, Harvest at Dixon will help address areas that are not in productive use now and can be incorporated back into the urban fabric of Dixon.

One example would be repurposing of the current City-owned Drainage Basin C, north of Parkway Boulevard (and the proposed Harvest at Dixon project area). This basin has the potential to be repurposed into a City amenity, such as a community center and gathering space with a great lawn. Though these concepts will require additional input from the City, there are opportunities to take drainage basins of various sizes that are throughout the Drainage Area B/C and repurpose them into benefits to the community.

TECHNICAL STUDIES

Review of previous City of Dixon technical studies and memorandum was conducted for applicability to the Harvest at Dixon project.

Electronic copies of relevant City studies and information have previously been provided to the City by e-file and will be provided again at the City's request, including the following reference materials:

- 2040 General Plan and associated information
- The SouthWest Dixon Specific Plan (now primarily referred to as Homestead)
- The City's 2006 Annexation Map
- Water System and Water Resources
- Groundwater Resources
- Wastewater/Sewer System
- Drainage and Stormwater



- City-wide Facilities Map, including the Parks Master Plan
- 2014 Municipal Services Review

The above referenced materials vary in period of completion and applicability to the Project, but they are noted as the received information that has been reviewed to inform the technical studies prepared for Harvest at Dixon.

Included in this submittal are preliminary technical studies specific to the Harvest at Dixon project as well as the larger area around the Project. These assessments, reports, exhibits, and figures are in draft form and should be considered preliminary and confidential and this time, as they are mainly for review and use only by City staff and their consultants and the appropriate Solano County staff in this initial application period.

Therefore, these studies *should not be released to the public* as they have not been peer-reviewed and fully assessed by the City or any other municipal agency. Once finalized and agreed to by both the development team and the City, this information can be released as part of the public process.

- Preliminary Harvest at Dixon Southeast MSA Engineering Feasibility Report.
- Preliminary Harvest at Dixon Water, Sewer, and Traffic Infrastructure Assessment (this information overlaps with the larger southeast area and will become more project specific in consultation with the City and other agencies), including the following exhibits:
 - Exhibit A – City’s current proposed water system buildout
 - Exhibit B – Preliminary Potable Water Alignments
 - Exhibit C – City’s current Wastewater Collection System
 - Exhibit D – City’s Future Wastewater Collection System Improvements and Areas of Concern
 - Exhibit E – Preliminary Sanitary Sewer Alignment
 - Exhibit F – Preliminary Transportation (Access & Circulation)
- Preliminary Regional Stormwater Basin Technical Memo.
- Preliminary Hydrogeologic Technical Memo (Water Resources), including potential Well Siting Study (applicable to both the Project at the larger southeast area).
- Preliminary Harvest at Dixon Title Reports.
- Preliminary Harvest at Dixon Groundwater Well Inventory.
- Preliminary Harvest at Dixon Phase 1 and Limited Phase 2 Environmental Site Assessments (**ESA**).
- Preliminary Harvest at Dixon Geotechnical Analysis.
- Preliminary Harvest at Dixon Biological Assessment.
- Preliminary Harvest at Dixon Cultural Resources Assessment (**required by law to remain confidential – for City use only**).

Additional studies and reports that will be provided as part of the application process and submitted to the City within the coming months include:

- Expanded Water Resources study, based on direction.



- Expanded Wastewater Collection and Processing study, based on input from the City regarding area of study and updated plant design.
- Expanded Drainage/Stormwater Control study, based on City concurrence of area served and location of possible regional basin.
- Expanded Transportation study, based on City direction of area to assess and possible CA State Route 113 assessment (including possible bypass).
- Agricultural Land Use and Resources Assessment.
- Dry Utility Assessment, including electrical power and broadband.
- Economic Analysis for City-County revenue sharing and potential development fee program.

HARVEST AT DIXON - PROJECT SPECIFIC INFRASTRUCTURE

To address a number of Dixon infrastructure items, the Harvest at Dixon project proposes an approach to the areas of Water Resources, Sewer/Wastewater, Drainage/Stormwater Control, and Transportation, as described below.

Water Resources/Municipal Water

As outlined in the associated technical memorandums for Harvest at Dixon, there is tentatively a number of approaches to providing appropriate water resources to the City. Whether this be in coordination with the City's existing water service, or if determined by the City to be coordinated through other intermediaries, the LJP development team has provided the City with significant early input to help in the discussion of how and where resources should be developed.

Specific to the Harvest at Dixon application, there have been two well sites tentatively identified and presented on Exhibit B of the Infrastructure Memo as part of this application packet. Noted in the Preliminary Dixon Well Siting Study is the potential of an underutilized aquifer to be assessed and studied. As the City contemplates the future of water resources for the Dixon community, the potential to tap into an underutilized water resource that can serve the community as whole is yet another positive outcome from the Harvest at Dixon project proposal.

Sewer/Wastewater

The City is currently assessing much needed upgrades and enhancements to the existing sewer collection and wastewater treatment systems. The LJP development team recognizes that the Harvest at Dixon project will require additional assessment of future collection and treatment plant capacity and has provided initial input on where additional collection capacity (sewer lines) might be sited in the project. Additionally, after further consultation with the City, collection and treatment capacity will be further addressed and an approach refined based on the City's direction.

Drainage/Stormwater Control

One of the most significant infrastructure opportunities that is a result of the Harvest at Dixon project proposal is the option to take many of the small or underutilized basins within Drainage Area B/C,



including existing Basin C, and move this water to a place further south of the City. The resultant detention capacity might become a new resource for the agricultural community to the south of the project or possibly as a recharge opportunity, whether through infiltration or injection.

There is more to contemplate and study, but the Harvest at Dixon project provides the space, capacity, and possible land use associated with a robust drainage and stormwater control approach that address the City's long standing policy directive of addressing drainage as a regional solution.

Transportation-Circulation Network

Part of any robust community framework is an effective street and transportation network. The Harvest at Dixon street network is designed as a hierarchy, with the larger streets (Arterials) along the boundaries, then into Major and Minor Collectors, and lastly into Local Streets that serve neighborhoods. The variation in street sizes provides context as the local streets are the narrowest and occur within the community whereas the Arterials and Major Collectors are more heavily traveled, bounding the project area or traversing through it.

As the Harvest at Dixon project is reviewed and evolves, the project team will identify through additional studies and community input what the appropriate street typologies are, where they are located, and where the improvements will best serve the community as a whole. Preference will be given to the current City street standards where appropriate, but additional enhancements may be proposed as applicable. These could include small turn outs/parklets for bikes and pedestrians in order to enhance the alternate transportation experience along major roadways. Exhibit G in the Preliminary Infrastructure Memo outlines the typical street sections and associated required right of way.

Arterials

This street type includes the improvement of Pedrick Road, Midway Road, CA State Route 113, and Parkway Boulevard. Though the ultimate right of way has not been determined, it is likely these streets will include two lanes of travel in each direction, a landscaped median, turn pockets, bike lanes, sidewalks, and appropriate landscaping along the edges. LJP has begun a comprehensive assessment of the existing City right of way and possible alternatives to create the most comprehensive improvements with the least impact to existing adjacent land uses.

Major Collector

The Harvest at Dixon project will include several north-south and east-west collector streets that bisect the project. These will be one- and two-lane facilities that include bike lanes and walkways to encourage alternate modes of transportation.

Minor Collector

These primarily one lane streets will typically include a single lane of travel in each direction with an adjacent bike lane and walkway.



Local Street

Meant to provide local neighborhoods with access to the larger street network, the street scene will be purposeful and include traffic calming measures (like tree wells or enhanced pedestrian bulb-outs) where appropriate.

Roundabouts

Taking the cue from the recently developed neighborhood to the north of Harvest at Dixon, the proposed Land Use Plan includes several locations where roundabouts may be appropriate to maintain effective circulation while creating interest and opportunities for placemaking.

Additionally, roundabouts may be an appropriate solution at major intersections at location like Pedrick Road and Parkway Boulevard to allow for the measured but continuous flow of transportation while maintaining traffic calming and pedestrian safety.

PROJECT INDEPENDENT UTILITY

The above land use and infrastructure studies, analysis, and assessments effectively demonstrate that the Harvest at Dixon Master Plan project does not rely on other planned or prospective development and can be considered individually as a complete project. This is important to note as it demonstrates that the Harvest at Dixon project is a community that can stand on its own without reliance on build out of unrelated City infrastructure or timing of other development.

PROPOSED HARVEST AT DIXON MASTER PLAN PROJECT TIMELINES

It is the LJP's understanding from continued discussions with the City and other government agencies that the project application process and subsequent agencies' review, assessment, and consideration of LJP's Harvest at Dixon began in earnest on October 7, 2024, and will continue as outlined below:

1. October 7, 2024 - Submittal of the initial Harvest at Dixon project materials and associated studies and exhibits. *NOTE: Some of the submittals were previously labelled and submitted under the Southeast Dixon Specific Plan (SEDSP) application but are equally applicable to only the Harvest at Dixon Master plan project proposal. These studies are being revised to reflect the Harvest at Dixon proposal and will be resubmitted with corrected titles.*
2. October/November 2024 - City review and initial feedback on project submittals.
3. December 4 and 12, 2024 – Two additional Public Workshops held by LJP to further gather public input on the Harvest at Dixon project.
4. December 23, 2024 - Updated Harvest at Dixon project submittals to address City feedback and the change to the Project designation as a master plan.
5. January 14, 2025 – City-led Planning Commission workshop.
6. January 21, 2025 – City-led City Council workshop.



7. Late January/early February 2025 - Revisions to the Harvest at Dixon project submittals based on City feedback.
8. Quarter 1 2025 – City initiates process for Harvest at Dixon project, including:
 - a. California Environmental Quality Act (CEQA) Environmental Impact Report (EIR)
 - b. Associated local, state, and federal agency input and review.
 - c. Update to the City’s Municipal Service Review (MSR).
 - d. Update to the City’s General Plan (GP).
 - e. Possible update to the City’s GP EIR.
 - f. Review and input by the City on preliminary studies provided as part of the Harvest at Dixon Master Plan project submittals.
9. Quarter 1 to Quarter 4 of 2025 – City review and updating of technical studies, assessments, and additional applicant information for associated projects. It is anticipated that this time period will also include negotiation with the City of a Master Development Agreement (DA).
10. Quarter 1 of 2026 – LJP will submit draft Harvest at Dixon Design Guidelines.
11. Quarter 1 to Quarter 2 of 2026 – City review and public meetings associated with the processing of the Harvest at Dixon Master Plan project.
12. Quarter 3 of 2026 – Possible City adoption of the associated CEQA, GP, MSR, and other required City assessments, agreements, and approvals. Possible city approval of the Harvest at Dixon project.
13. End of Quarter 3 of 2026 to Quarter 1 of 2027 – Solano County LAFCO review and possible adoption of annexation findings the Harvest at Dixon project.

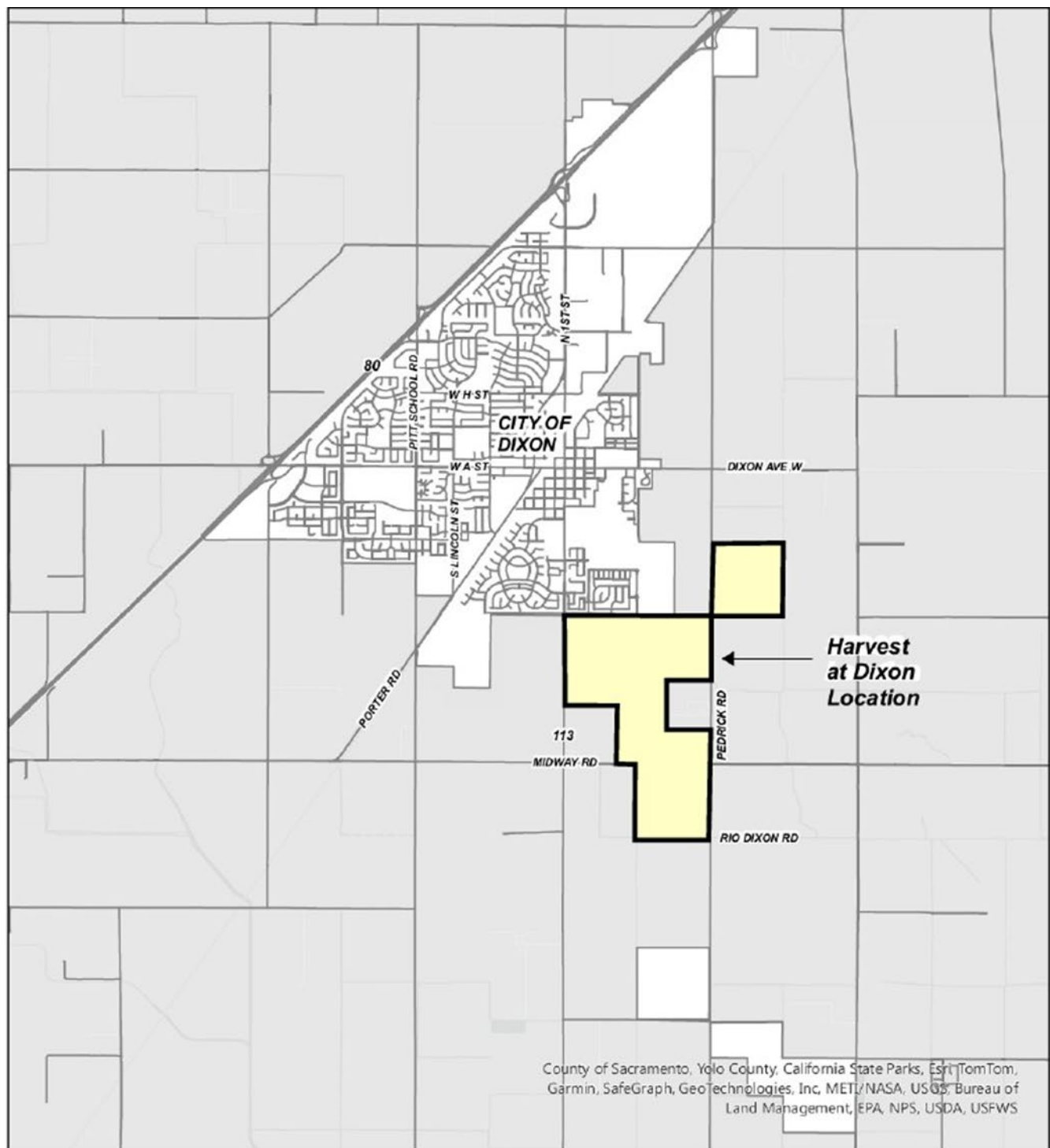
SUMMARY

The LJP team have spent considerable amounts of time working with our agency partners to understand and propose solutions to the City’s ongoing infrastructure needs, while creating a project that enhances and embraces the current community framework. LJP’s considerable experience and demonstrated ability to propose, develop, and deliver a regional placemaking opportunity will support the City in its desire to grow responsibly while addressing long-term community needs.

The LJP applicant team thanks the City for its support in the early development of the Harvest at Dixon project application. It is through the continued partnership with the City leadership and staff, local community, agencies at all levels, and the business community that LJP has been able to propose a unique project opportunity that will add to and enhance the Dixon community for generations to come.

We look forward to working with the City on refining this submittal and moving through the official public process.

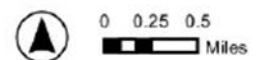


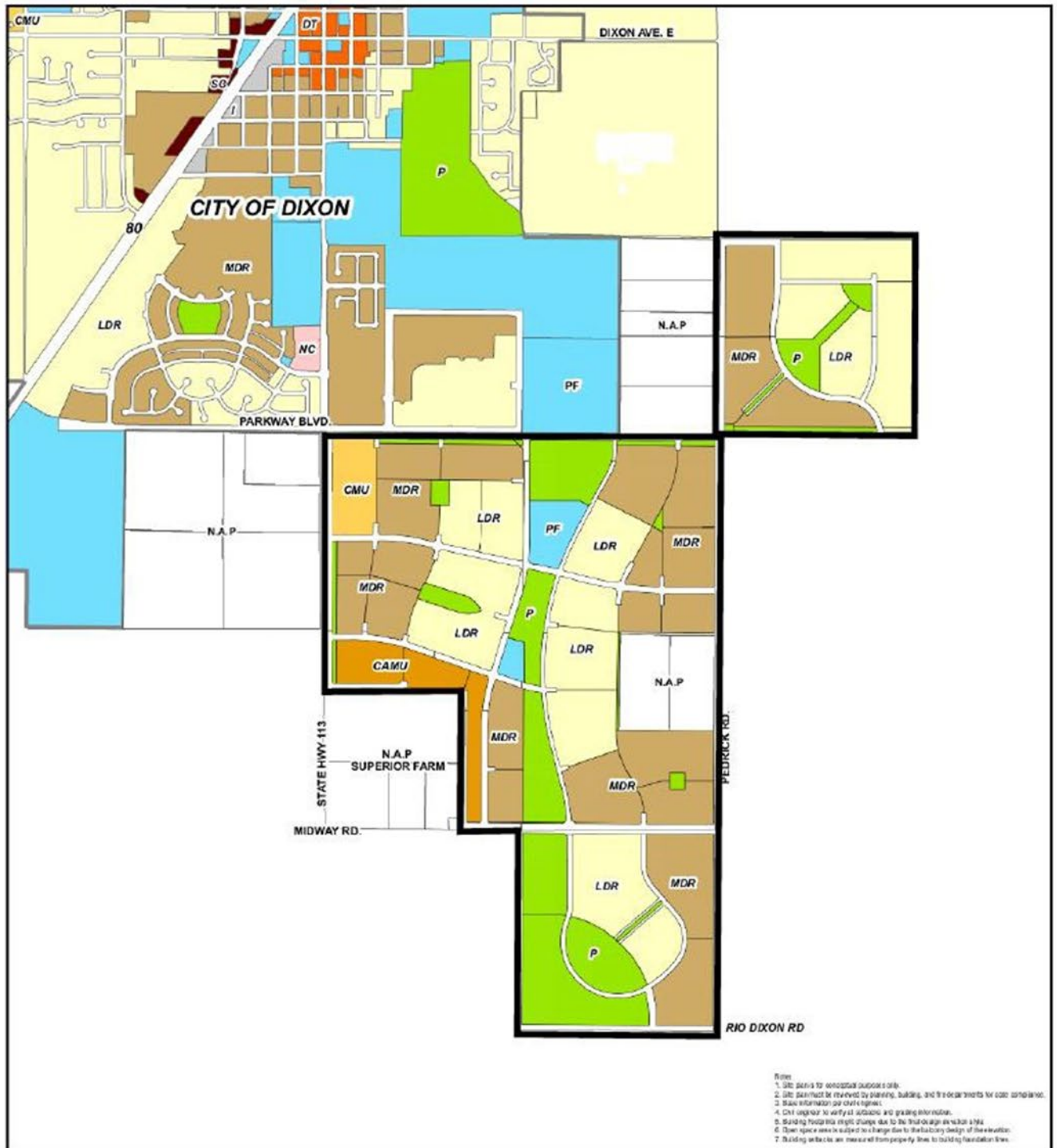


Legend

- Proposed Harvest Project Boundary
- Roads
- City of Dixon

Figure 1. Proposed Project Site





Legend

Proposed Harvest Project Boundary
 City of Dixon

Residential

Low Density Residential (LDR) (5-9 du/ac)
 Medium Density Residential (MDR) (10-22 du/ac)

Mixed Use

Corridor Mixed Use (CMU) (Retail/Comm./Residential)
 Campus Mixed Use (CAMU) (Employment District & Res. supporting use)

Other

Public Facilities (PF)
 Parks/Open Space (P)



0 1,000 2,000 Feet

**Figure 2. Proposed Harvest at Dixon
Land Use Plan - General Plan Designation**

LJP Dixon Development, LLC

A Partnership between the
Lewis Group of Companies &
Karlschoej Family

WHA
WATER, LAND, AND AIR



Figure 3. Harvest at Dixon Zoning Land Use Plan

TABLE 1								
HARVEST AT DIXON LAND USE SUMMARY								
(for use with Figure 3)								
RESIDENTIAL								
LOW DENSITY RESIDENTIAL (LDR) DENSITY RANGE								
		GROSS ACRE	Low		AVG		Max.	
			5	DU	8	DU	9	DU
PA5		10.6		53		85		95
PA6		13.2		66		106		119
PA9		6.7		34		54		60
PA10		9.0		45		72		81
PA13		8.5		43		68		77
PA14		10.2		51		82		92
PA22		18.3		92		146		165
PA28		12.2		61		98		110
PA29		18.5		93		148		167
PA30		19.2		96		154		173
PA36		11.5		58		92		104
PA37		28.0		140		224		252
PA38		22.0		110		176		198
PA39		23.2		116		186		209
PA40		15.5		78		124		140
PA41		13.0		65		104		117
Sub-Total		239.6		1198		1917		2156
MEDIUM DENSITY RESIDENTIAL (MDR) DENSITY RANGE								
		GROSS ACRE	Low		AVG		Max.	
			10	DU	13.5	DU	22	DU
PA2		9.5		95		128		209
PA3		12.4		124		167		273
PA4		13.8		138		186		304
PA7		5.1		51		69		112
PA8		9.7		97		131		213
PA11		7.2		72		97		158
PA12		10.4		104		140		229
PA19		12.2		122		165		268
PA20		7.8		78		105		172
PA21		18.2		182		246		400
PA23		6.0		60		81		132
PA24		14.9		149		201		328
PA25		12.7		127		171		279
PA26		8.4		84		113		185
PA27		6.8		68		92		150
PA31		18.4		184		248		405
PA32		19.4		194		262		427
PA33		11.9		119		161		262
PA34		22.9		229		309		504
PA35		16.6		166		224		365
PA42		18.2		182		246		400
PA43		13.9		139		188		306
PA44		15.5		155		209		341
Sub-Total		291.9		2919		3941		6422
MIXED USE (MDR Density Range)								
		GROSS ACRE	Low		AVG		Max	
			10	DU	12	DU	22	DU
PA1-CMU				0		0		0
	COMMERCIAL	10.0						
	MULTI-FAMILY	7.9				174		174
PA16-CAMU		11.7		117		140		
PA17-CAMU		8.3		83		100		
PA18-CAMU		9.8		98		118		
Sub-Total		47.7		298		531		173.8
RESIDENTIAL TOTAL RANGE				4415		6389		8752

TABLE 2							
HARVEST AT DIXON LAND USE SUMMARY							
(for use with Figure 3)							
NON RESIDENTIAL							
PUBLIC FACILITIES (PF)							
PF1 /SCHOOL	12.1				Elementary School K-6 / K-8		
PF2/PA15	3.5				Church/DayCare, Comm. Center		
Sub-Total	15.6						
PARKS/OPEN SPACE							
P1	2.0						
P2	4.1						
P3	19.8						
P4	11.9						
P5	16.8						
P6	1.0						
P7	15.5				Storm Basin		
P8	30.9				Storm Basin		
P9	16.1						
P10	9.0						
P11	2.5						
Linear OS	11.2				Primary Road Edge		
Sub-Total	140.8						
ROADWAYS							
Primary R/W	tbd				Internal Collector Roads		
External Road R/W	tbd				E. Parkway, Midway, Hwy 113, Pedrick Rd		
Sub-Total	101.02				Approximate. TBD		
GRAND TOTAL ACRE	836.6						

January 13, 2025

VIA EMAIL [planningcommission@cityofdixonca.gov]

Honorable Jack Caldwell, Chair
and Members of the Planning Commission
City of Dixon
600 East A. St.
Dixon, CA 95620

Re: Harvest at Dixon Study Session

Dear Chairman Caldwell and Members of the Planning Commission:

On behalf of the Gill and Timm families (the “Families”), long-standing members and community leaders in Dixon, we write in regard to the Harvest at Dixon development proposal submitted by LJP Dixon Development, LLC. For over 30 years, the Families’ land has been planned by the City for residential development and identified for future annexation. The City also entered into agreements with us committing to providing utility services to our developments. In contrast, the Harvest project site is not planned or zoned by the City at all (it is planned and zoned for Agriculture by Solano County) and not located in the City’s sphere of influence for future annexation or extension of services.

In response to the November 18, 2024 application filed by Haven Development on the Families’ land, the City filed a lawsuit on December 19, 2024 claiming it does not need to process it or respect the Families’ rights.¹ In contrast, in response to the Harvest project application submitted on December 23, 2024, the City has seemingly fast-tracked the matter for consideration by holding a study session before the Planning Commission on January 14, followed by a study session before the City Council on January 21.

The City is not following the long-standing plans it adopted for the orderly and logical development of Dixon. There is no substantive discussion in the Staff Report as to any of these important policy issues or how the City plans to accommodate the Harvest project’s proposed 6,000 units—a number that along with units already in the pipeline would more than double the size of the City.² We urge the Planning Commission to

¹ (See *City of Dixon v. HD Dixon Land, LLC, et al.*, Solano County Superior Court Case No. CU24-09938.)

² As a point of comparison, the City’s Housing Element was required to plan for 416 new

Members of the Dixon Planning Commission
January 10, 2025
Page 2

critically examine the Harvest project and ask why the City is promoting and favoring a massive development project on Williamson Act contracted Prime Farmland not planned for residential development and not within the City's Sphere of Influence ("SOI") over our project that has long been planned for residential development and included within the City's SOI.

1. Background Regarding the Gill & Timm Families

The history of Dixon is inextricably linked with that of the Gill & Timm families.

Peter Timm and his family emigrated from Germany to the Dixon area in 1864. Mr. Timm, a skilled cabinet maker, and his wife Cecilia were instrumental in moving the then-town of Silveyville east to the Union Pacific Railroad line, thus literally putting the City of Dixon on the map. On their homestead in east Dixon, the Timm Family operated one of the largest dairies in the United States. After World War II, the dairy was transitioned into a feed lot, which operated until the late 1970s.

After closure of the feed lot, the Timm Family, worked collaboratively with the City to plan for future residential development of the property. In 1993, the land owned by the Gill and Timm families was designated as Low Density Residential in the City's General Plan and included in the City's SOI, indicating it as land suitable for future annexation. In 1995, a portion of the Timm property was sold to the City for a storm drain detention basin. The City also acquired an easement across the Timm property for a sewer trunk line. In exchange for conveying this property to the City, the City agreed to provide sewer and storm drain capacity to future development on the remaining Timm property.

John LeRoy Gill and his family arrived to the Dixon area in 1921. The Gill family were also dairy farmers, and delivered their products directly to homes and businesses in the Bay Area. Mr. Gill's grandson Roy and his wife Cindy successfully transitioned the dairy operations into a modern farming operation. The Gill family now farms approximately 6,500 acres in Solano County (including Dixon), consisting of tomatoes, walnuts, almonds, olives, barley, wheat, beans, and hay.

Roy Gill was on the Board of Directors of the Dixon May Fair for more than 30 years. Among many other accolades and achievements, he was served on the Dixon Planning Commission, the Dixon Resource Conservation District, and the Solano Grand Jury. Roy's son, Choep, runs the Gill family farming operations and serves as Director at

housing units for the 8-year period from 2023-2031.

Members of the Dixon Planning Commission
January 10, 2025
Page 3

Large for the California Tomato Research Institute. Roy's daughter, Paige, is a member of Dixon Soroptimist and an Honorary Commander at Travis Air Force Base.

We are proud of our legacy in Dixon and are eager to partner with the City on planning for the future growth and development of Dixon.

2. General Plan and Sphere of Influence Designations

The Families' property has long been planned by the City for residential uses and is within the City's SOI. The Harvest project is not within the City's SOI and is planned by the County for Agriculture and related uses.

A. Proposed housing project on Families' Property

The Families' property, consists of approximately 359 acres of land located immediately northwest of the intersection of Pedrick Road and East "A" Street, contiguous to the City limits. The land has long been within the City's SOI and thus identified as within the probable future growth and service area of the City.³ (City General Plan, Figure 1-2 and page 1-6.) Pursuant to Policy 3.2 of the City's Housing Element, this land is to be annexed for residential development purposes when necessary and appropriate.

As with the prior 1993 General Plan, the City's current 2021 General Plan designates the Families' property as Low Density Residential. (City General Plan, Figure LCC-4.) The Low Density Residential designation "applies to residential neighborhoods characterized primarily by single-family homes, including single-family attached, semi-detached, and duet homes." (City General Plan, p. 3-14.) The designation allows for a range of lot sizes at densities of up to 9 dwelling units per acre. (*Id.*) Permitted land uses include single-family residences and public facilities (e.g., schools, parks, community facilities, etc.). (*Id.*)

The Families' land is currently located in Solano County. The County's General Plan designates the land as mostly Urban Residential. The County General Plan describes this land use designation as follows: "Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development of urban densities." (Solano County General Plan, p. LU-20.)

³ Consisting of approximately 359 acres, the Families' property comprises over 40 percent of the land within the City's SOI.

Members of the Dixon Planning Commission
 January 10, 2025
 Page 4

Consistent with our properties' Low Density Residential land use designation and inclusion in the City's SOI, applicant Haven Development submitted a Senate Bill ("SB") 330 Preliminary Application to the City on November 18, 2024. The proposed development consists of a mix of 1,697 detached single-family homes on approximately 359 acres of land, along with parks, open space, and associated infrastructure. City Staff referred to the submittal of the SB 330 Preliminary Application, explicitly authorized by State law to promote housing development through granting an early form of vested rights, as an "aggressive" action. In response to the Preliminary Application, the City filed a lawsuit in Solano County Superior Court challenging Haven's ability to proceed under SB 330. (*City of Dixon v. HD Dixon Land LLC et al.*, Solano County Superior Court Case No. CU24-09938, filed December 19, 2024.) In the lawsuit, the City claims that the Preliminary Application has no legal effect, creates no vested rights, and creates no duty on the City to process or accept it.

B. Proposed Harvest housing project

The Harvest project proposes 6,000 to 6,500 homes (300 homes per year over the next 20 to 25 years) on approximately 837 acres of land located outside of the City limits and its SOI. The Harvest project application includes a General Plan Amendment/Update, Rezoning, Annexation, Design Review, and Development Agreement.

The Harvest project is not within the planning area for the City and thus contains no land use designation under the City's General Plan. The land is designated Agriculture by the Solano County General Plan. (Solano County General Plan, Figure LU-1.) The Agriculture designation provides areas "for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture." (Solano County General Plan, p. LU-19.) Agricultural land use designations "protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture." (*Id.*) The only types of residential uses allowed under this designation are agriculture-related housing, e.g., farm residences and farm labor housing.

Nowhere in the Staff Report is the site's current General Plan land use designation described or addressed. Further, in accordance with its Agriculture land use designation most of the site appears to be Prime Farmland, subject to agricultural preservation contracts pursuant to the State Williamson Act. (City General Plan, Figure NE-1; Solano County Local Agency Formation Commission ["LAFCO"] Standard and Procedures, p. 22 [subject to limited exceptions not relevant here, "[l]ands included within agricultural preserves under the Williamson Act are to be protected . . ."].)

Members of the Dixon Planning Commission
January 10, 2025
Page 5

The Harvest project site is not included within the City's SOI. (City General Plan, Figure 1-2.) As such, it is not located in an area identified for future City growth or services. (City General Plan, Goal LCC-1 and Policies LCC-1.1 through LCC-1.10.) Per LAFCO policies, the SOI is to be used as a "primary guide" for making annexation determinations and such applications are to be denied if the land use is not consistent with the County General Plan and Zoning Ordinance. (Guidelines for Establishing Spheres of Influence in Solano County [the "Guidelines"], Sections I and III.A; LAFCO Standards and Procedures, Standard No. 4.) The Harvest project is not consistent with the County General Plan and Zoning Ordinance.

A proposal to add approximately 837 acres of land to the City's SOI would require a major update to the SOI, not just a mere amendment. To justify such a change, the burden is on the applicant to "indicate expected absorption and development rates for land already in the SOI, as well as land proposed to be added." (Guidelines, Section III.E.) No such justification is indicated or expressed in the Staff Report, and directly contrary to LAFCO policy, City Staff asked Haven to produce an absorption study for our land that is already in the SOI.

3. Infrastructure Capacity

We have entered into binding agreements with the City guaranteeing our rights to sewer, water, and storm drain capacity. The Harvest project has no such rights. (*See, e.g.*, Staff Report, p. 7 [only referring to project-specific infrastructure and providing no details about sewer and water treatment capacity in light of prior City commitments].)⁴

In May 1995, the City entered into an agreement with the Timm Family to enlarge a sewer trunk line to serve the Timm and Gill properties and to reserve such capacity until "until such time as the property annexes to the City." In July 1995, the Timm Family granted the City an easement for the purpose of installing the sewer trunk line as well as a storm drain line. In September 1995, the City purchased land from the Timm Family for a storm drain detention basin. In that agreement, the City promised to "not adversely affect" the Timm Family's remaining land through the connection of the storm drain basin. The City also agreed to provide sewer and storm drain capacity for development of the Timm Family's remaining land "at no additional cost."⁵

⁴ The project applicant indicates that it has done preliminary studies in this regard and provided them to the City, but claims that they should not be released to the public because they are "preliminary and confidential."

⁵ Copies of these agreements are attached hereto as Exhibit A.

Members of the Dixon Planning Commission
January 10, 2025
Page 6

The City's 1999 South Sanitary Sewer Trunk Report refers to a sewer trunk main installed as part of the North First Street Assessment District ("NFSAD") to convey sewer flows from the northeast Dixon area to a lift station at Hall Park. According to the City's report:

This sewer trunk is designed to provide sewer capacity to the North First Street Assessment District, Northeast Quadrant Specific Plan, the Timm Property and the Lombardo Property. The Northeast Quadrant Specific Plan area, the Timm Property and the Lombardo Property paid the cost to oversize the sewer trunk to provide future capacity. The Gill Property did not participate in the cost to oversize the sewer trunk, however, there is capacity in the trunk for the addition of the Gill Property.

The City report also noted that the NFSAD constructed a lift station near the southeast corner of Hall Park and that this lift station has the capability of being upgraded to connect to a southerly sewer trunk extension.

As to water, the Families' land is in the City's Water System Master Plan. Proposed development on the Families' land will rely on groundwater and include installation of wells and related facilities to tie into the City's existing water infrastructure. The City has committed to expanding its water system to meet future needs as development occurs. (City General Plan, Policy PSF-2.3; Housing Element, p. 64 [City "actively works with new developments to ensure adequate facilities are constructed to meet minimum system requirements" and "will continue to monitor the pace of development to ensure adequate facilities are available to meet the existing and future demands in the system."].) And Solano Irrigation District, which has surface water rights to approximately 114,000 acre feet per year, has future plans to establish treatment plants in the Dixon area to accommodate growth with treated surface water. (Housing Element, p. 63.)

The General Plan (including the Housing Element) contains policies allowing for future growth only if there is adequate infrastructure and public services to serve it. (General Plan, Policies PSF-2.9, PSF 2-10; Housing Element, Policy 3.1.) There is no analysis in the Staff Report about the City's ability to serve this massive development project in light its prior commitments to the Timm and Gill families as well as other development projects in the pipeline. Per the City's Housing Element, it has approximately 1,500 units in the pipeline. (Housing Element, pp. 49-50.) The Haven project would add another 1,697 units to the mix. LAFCO policy requires the applicant proposing a major update to the SOI to demonstrate sufficient capacity for the proposed development. The applicant claims it has studies demonstrating sufficient capacity that it provided to the City,

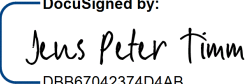
Members of the Dixon Planning Commission
January 10, 2025
Page 7

but that those reports are confidential. How can the Planning Commission opine on this critical issue without having access to these infrastructure studies?

Thank you for very much for your consideration of the Families' views on this important matter. Our families have a long history in Dixon and we look forward to writing the next chapter of that history collaboratively with the City. We urge the Planning Commission to ask Staff the fundamental question as to why the City is promoting and favoring a massive development project on Williamson Act contracted Prime Farmland not planned for residential development and not within the City's SOI over our project that has long been planned for residential development and included within the City's SOI.

Representatives of the Families will be in attendance at your January 14th meeting on the Harvest project. In the meantime, please do not hesitate to contact us with any questions regarding this letter.

Sincerely yours,

DocuSigned by:

DBB67042374D4AB...
JP Timm

Sincerely yours,

DocuSigned by:

8588A93CCD834AE...
Kim Gill-Favier

cc: Ciya Moazzami, Haven Development, VP of Acquisitions and Planning
Honorable Steve Bird, and Members of the City Council
Jim Lindley, City Manager
Raffi Boloyan, Community Development Director
Doug White, City Attorney
Steve Peterson, Contract Planner

EXHIBIT A

AGREEMENT FOR ENLARGEMENT OF SEWER TRUNK LINE

This Agreement is entered into this 9th day of May, 1995, between the City of Dixon, a Municipal Corporation, (hereinafter "City"), and the Timm Family Trust, (hereinafter "Timm"), with reference to the following facts:

A. Timms own parcels of land lying adjacent to and east of the Dixon City limits, north of Dixon Avenue, west of Pedrick Road and south of the extension of H Street with the major parcel being APN #115-030-08.

B. Timms desire future sewer capacity in the proposed sewer trunk line to be installed from East A Street, south to a proposed new sewer lift station; and

C. The new sewer trunk line will be constructed by City as part of the North First Street Assessment District and can be enlarged in size south of East A Street to provide sufficient capacity to serve the Timm property; and

D. City agrees, in conjunction with the North First Street Assessment District, to provide such sewer trunk line capacity.

THEREFORE, it is agreed between the parties:

1. City agrees, in conjunction with the North First Street Assessment District, to enlarge the sewer line from 27 inches to 30 inches to provide capacity to serve the Timm property and to reserve such capacity for the Timm property until such time as the property annexes to the City.

2. Timms agree to reimburse the North First Street Assessment District for the cost of such enlargement in the amount of \$63,250 for sewer capacity to serve approximately 150 acres of future development, and to pay this amount within 120 days from the date the North First Street Assessment District is formed.

3. The parties mutually agree the point of connection to serve the Timm property is to be at the point the sewer trunk heads south of East A Street.

4. The parties further agree that if the North First Street Assessment District is not formed this agreement shall be without force and effect.

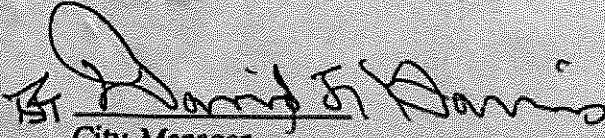
5. City agrees that if the Gill acreage, more particularly described as the area lying north of and adjacent to the Timm properties and bounded by the railroad tracks and Pedrick road, are included for capacity in the same sewer trunk line, that any reduction in costs will be refunded to Timm.



pg 3 of 3


Executed this 9th day of May, 1995.

CITY OF DIXON

TIMM FAMILY TRUST


City Manager


Olin Timm 
4/28/95


Peter Timm 4/27/95

1995-00042396
 Recorded By:
 CITY OF DIXON
 Official Records
 County of Solano
 Robert Blechschmidt
 Assessor/Recorder
 51 RecFee
 SurMon
 NoPCOR
 DTTax
 Free \$. 0
 OvrSht
 12:41 19-JUL-95 AR21 6 Pgs
 RECORDING REQUESTED BY:
 City of Dixon
 WHEN RECORDED MAIL TO:
 City of Dixon
 600 East A Street
 Dixon, CA 95620

CITY OF DIXON

DEPARTMENT OF PUBLIC WORKS
 REAL ESTATE SECTION

PUBLIC SERVICE EASEMENT

ARLEY TIMM DANN, PETER HENRY TIMM and SUSAN TIMM

Grant to the City of Dixon, a political subdivision of the State of California, a public service easement and rights-of-way for drainage and sewer pipes, together with any and all appurtenances in each case, in, under, over and across that certain real property in the City of Dixon, State of California, described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO

Dated this 14 day of July, 1995

Arley Timm Dann
 Arley Timm Dann

Peter Henry Timm
 Peter Henry Timm

Susan Timm
 Susan Timm

Olin Timm, Trustee
 Olin Timm, Trustee

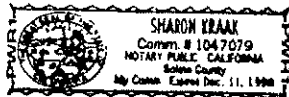
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 1507

State of CALIFORNIA
County of SOLANO

On July 14, 1995 before me, SHARON KRAAK, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER, E.G. "JANE DOE, NOTARY PUBLIC"
personally appeared ARLEY TIMM DANN, PETER HENRY TIMM, SUSAN TIMM, OLIN TIMM, TRUSTEE
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~to~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity(ies), and that by ~~his~~ ~~her~~ ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sharon Kraak
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☐ INDIVIDUAL
☐ CORPORATE OFFICER

☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

All that portion of Parcel 2 as shown on that certain Parcel Map filed in Book 5 of Parcel Maps, Page 85, Official Records of Solano County, described as follows:

A strip of land the uniform width of twenty-five (25.00) feet, the centerline of which is described as follows:

BEGINNING at a point in the Northerly line of said Parcel 2 from which point the Northwest corner of said Parcel 2 bears along said Northerly line, North 89°23'58" West 33.20 feet distant; thence from said point of beginning, leaving said Northerly line, South 07°59'55" East 145.58 feet; thence, South 00°24'52" West 2156.57 feet; thence, South 89°18'57" East 346.18 feet; thence, South 00°06'03" West 308.15 feet to a point in the Northerly line of Dixon Avenue, a public street having a width of sixty (60.00) feet as shown on said Parcel Map, and the terminus of said easement.

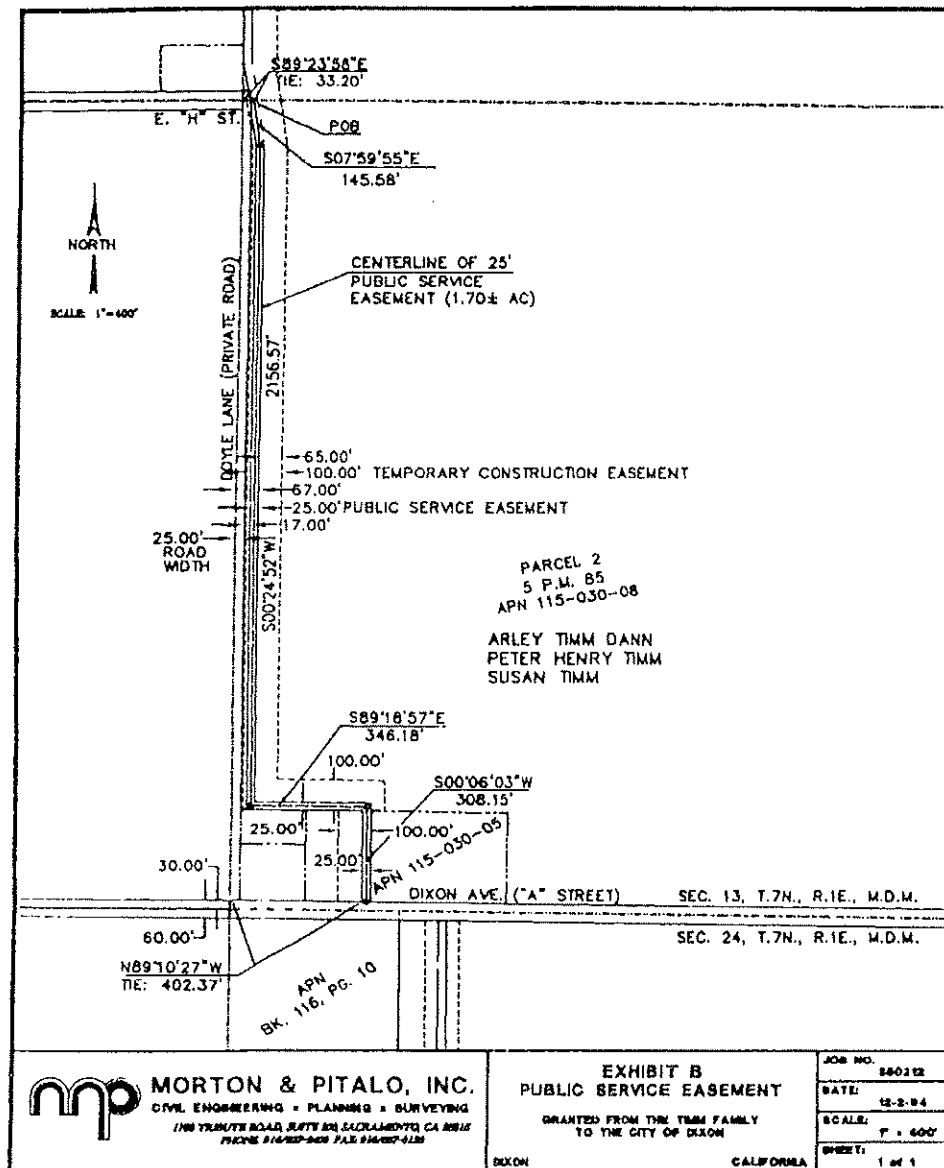
It is expressly understood that the sidelines of said strip of land shall terminate in the boundary of the grantor herein.

TOGETHER WITH a temporary working easement in, under, over and across that certain real property hereinafter described, relative to the construction of sanitary sewer and storm drainage facilities and accomplishing all necessary incidents thereto.

Said real property herein referred to is described as follows:

BEGINNING at a point in the Northerly line of said Parcel 2 from which point the Northwest corner of said Parcel 2 bears along said Northerly line, North 89°23'58" West 10.44 feet distant; thence, from said point of beginning, along said Northerly line, South 89°23'58" East 101.13 feet; thence, leaving said Northerly line, South 07°59'55" East 139.58 feet; thence, South 00°24'52" West 2075.83 feet; thence, South 89°18'57" East 317.70 feet; thence, South 00°06'03" West 100.00 feet to a point in the Southerly line of said Parcel 2; thence, along said Southerly line the following two (2) courses: (1) North 89°10'27" West 37.00 feet; and (2) South 00°06'03" West 295.06 feet to a point in the Northerly line of Dixon Avenue, a public street having a width of sixty (60.00) feet as shown on said Parcel Map; thence, along said Northerly line, North 89°10'27" West 100.00 feet; thence, leaving said Northerly line, North 00°06'03" East 295.43 feet; thence, North 89°18'57" West 281.25 feet; thence, North 00°24'52" East 2167.30 feet; thence, North 07°59'55" West 147.33 feet to the point of beginning.

This temporary working easement shall expire upon the date that the construction of said sanitary sewer and storm drainage facilities are accepted for maintenance by the City of Dixon.



RESOLUTION NO. 95-94

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON
APPROVING AGREEMENT FOR ACQUISITION OF EASEMENTS
FOR DRAINAGE AND SEWER PIPES**

WHEREAS, the City and Olin Timm and The Timm Family Trust have reached agreement regarding the granting of Public Service Easement, Construction Easement, and a Slope Easement for drainage and sewer pipes along Doyle Lane; and

WHEREAS, the City Council of the City of Dixon approves said agreements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DIXON, that the Agreements for the acquisition of public service, construction, and slope easements for the purpose of the installation of a sewer trunk line and a storm drain line, are hereby approved, and the City Manager is authorized to execute said agreements.


PASSED AND ADOPTED THIS 11TH DAY OF JULY, 1995, BY THE FOLLOWING VOTE:

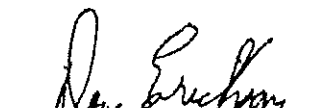
AYES: Erickson, Wistler, Ferrero, Salaber, Cross

NOES: None

ABSENT: None

ATTEST


CITY CLERK


MAYOR

CERTIFICATE OF CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SOLANO } ss.
CITY OF DIXON }

The undersigned, being the duly qualified and acting City Clerk of the
City of Dixon, does hereby certify as follows:

That the attached is a full, true, and correct copy of

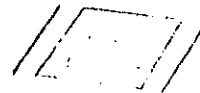
Resolution No 9594

as regularly passed and adopted by the City Council of the City of Dixon on
July 11, 1995, as appears of record in my office.

(Seal)

Witness my hand and the official seal of
the City of Dixon this date:

Jinda Crisman
City Clerk



AGREEMENT FOR PURCHASE OF REAL PROPERTY

This is an agreement between the City of Dixon, a Municipal Corporation, referred to here as "City," and Olin Henry Timm, individually and as Grantor and Trustee of the "Olin Henry Timm 1995 Revocable trust", referred to here as "Grantor".

It is agreed between the parties as follows:

1. DELIVERY OF DOCUMENT

Document No. One in the form of a Grant Deed regarding the property or interest conveyed, described in the above document, has been executed and delivered by Grantor to North American Title Company, for the purpose of conveying to City the property or interest described in the document.

2. PURCHASE PRICE AND TITLE

City shall pay Grantor the sum of One Hundred-Fifty Thousand Dollars (\$150,000) for property or interest conveyed by the above document when title to the property vests in City free and clear of all liens, encumbrances, taxes, assessments, and leases (recorded and/or unrecorded), except

(a) Covenants, conditions, restrictions, and reservations of record, if any; and

(b) Easements or rights-of-way over the land for public or quasi-public utility or public street purposes, if any.

City shall also pay all costs of escrow and recording fees incurred in this transaction, including documentary stamp tax, unless prohibited by law, and title insurance policy expenses. Escrow and recording costs shall not, however, include reconveyance fees, trustee's fees, forwarding fees, or penalty for any full reconveyance of deed of trust or full release of mortgage paid.

3. PRORATION OF TAXES

In the event City acquires fee title to the property under the terms of this agreement, taxes shall be prorated in accordance with Revenue and Taxation Code sections 5081-5091 as of the recordation date of the deed conveying title to City, except that, when City has taken possession under an order for possession or right of entry, taxes shall be prorated as of the date of possession.

Further, Grantor authorizes City to deduct and pay from the amount shown in Paragraph 2 any amount necessary to satisfy any delinquent taxes due, together with penalties and interest on them, and any delinquent or nondelinquent assessments or bonds, which are to be cleared from the title to the property or title to the interest conveyed.

4. PAYMENT OF MORTGAGE OR DEED OF TRUST

All money payable under this agreement, up to and including the total amount of unpaid principal and interest on any note secured by a mortgage or deed of trust, and all other amounts due and payable in accordance with the terms and conditions of the mortgage or trust deed shall on demand be made payable to the mortgagee or beneficiary. The mortgagee or beneficiary shall furnish Grantor with good and sufficient receipt showing the money credited against the indebtedness secured by the mortgage or deed of trust.

5. LEASE WARRANTY

Grantor warrants that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and Grantor further agrees to hold City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of the property held by any tenant of Grantor for a period exceeding one month.

6. PURCHASE IN LIEU OF EMINENT DOMAIN

Grantor is aware that City has the need to acquire this property for public use and has indicated that eminent domain proceedings would be commenced. This agreement is full consideration for all claims of damage that may have arisen by any such eminent domain action and/or the public project for which this property or interest conveyed is purchased.

7. POSSESSION

Grantor shall retain possession of the property or the property interest conveyed up to and including the date of recording of the deed conveying title to the property or the interest acquired in this agreement to County on compliance by Grantor with the conditions of this agreement.

8. CONDITION

City has examined the property and agrees the purchase of the property is in an "as is" condition.

9. DEMOLITION

City agrees to demolish that portion of the Feed Barn that is on Grantor's remainder parcel. City shall give 30 days written notice to Grantor prior to demolition. Demolition shall be at City's expense.

10. WATER DISTRIBUTION SYSTEM

City recognizes that there is a private water distribution system providing domestic water to private residences on Grantor's remainder property. City agrees that the construction to be performed by City will not interfere with or interrupt the quality or quantity of water in this system, and City agrees to reconnect the water system to insure that no interruption takes place. City shall conduct tests of the well and system prior to commencement of construction and shall take those steps necessary to assure that the quantity and quality of water produced by the system will remain the same as that existing prior to construction. Copies of the results of such tests shall be delivered to Grantor.

11. CONSTRUCTION

City agrees that the design and construction of a storm drain detention basin on the property being acquired shall include landscaping and security fencing so that said basin does not adversely affect Grantor's remainder parcel.

12. SEWER CAPACITY, REMAINDER PARCEL

City agrees that sewer capacity will be provided to Grantor's remainder parcel, at no additional cost for such capacity.

13. STORM DRAIN CAPACITY.

City agrees that if any detention pond or storm drain capacity is required for the development of Grantor's remainder parcel, the remainder parcel shall have the absolute right to donate land to the adjacent detention pond in order to satisfy such requirement.

14. ESCROW

This transaction will be handled through an escrow with North American Title Company, 1261 Travis Blvd., Farifield, CA 94533.

No obligations other than those set forth in this agreement will be recognized.

IN WITNESS WHEREOF, City has executed this agreement as of Sept.
11, 1995.

CITY OF DIXON

BY

David J. Harrison

Grantor has executed this agreement as of Sept. 8, 1995

GRANTOR

Olin Henry Timm
OLIN HENRY TIMM

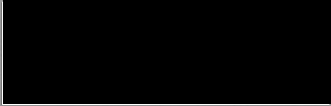
Olin Henry Timm Trustee



669 Merchant St.
Vacaville, CA 95688
(707)446-9575 Fax No. (707)446-0414

DATE: October 26, 1995

Olin Henry Timm, Trustee



ESCROW NO. 3413448
PROPERTY: APN #115-010-190

In connection with the above transaction, we enclose:

- (X) HUD-1 Settlement Statement/Closing Statement.
- () Our check in the amount of \$.
- 1099 reporting forms

Thank you for giving us the opportunity of serving you.

NORTH AMERICAN TITLE COMPANY, INC.

A handwritten signature in cursive script, appearing to read 'Becky Larson', with a long horizontal flourish extending to the right.

Becky Larson
Escrow Officer

TO: City of Dixon Council
City of Dixon Planning Commission
FROM: John F. Schrader [REDACTED]
RE: Harvest at Dixon Proposal
DATE: January 13, 2025

RE: Dixon at Harvest Questions/Concerns

There needs to be a means by which citizens can submit their questions and concerns in a public forum. The concept used by the Water Rate Study Commission was OK, but was too protracted to allow any meaningful exchange of ideas. Comments were submitted, reviewed by staff, responses prepared for approval, and finally made public only at the next meeting. A citizen making a suggestion and getting a response weeks later is not a dialogue.

- 1) Quoting the Harvest at Dixon Project description – page 11, “Harvest at Dixon project is a community that can stand on its own without reliance on build out of unrelated City infrastructure.” Does this mean that even if the City of Dixon says “No” to annexation and incorporation, Harvest at Dixon can build out their project anyway on its own?
- 2) Page 8 – A list of studies is shown with the note that they are all confidential, likely as business work product so other potential developers can’t use them for their own purposes. At what point do these studies become public – before or only after city approval to proceed?
- 3) Page 9 – The project identified the “potential of an underutilized aquifer to be assessed and studied” for additional water supply. Does this mean they are aware of a water source that no one else knows about? Will their one or two new wells meet the demand of a doubled population? Can our existing wells meet that demand when the proposed new well goes down? At what point in development will that new well come online – for example, the SW Development (Homestead) is substantially completed and using our existing water supply, but their promised new well apparently is not even begun.
- 4) Universally, we need tight restrictions that limit ongoing development (i.e. a moratorium on the issuing of additional building permits) until the necessary

infrastructure is in place, e.g. completion of the firehouse for Homestead long before now.

- 5) Is Harvest at Dixon planning to contribute towards the ongoing Parkway Blvd overpass, or does that remain the sole responsibility of the City?
- 6) Page 12 – in Quarter 1 of 2025 (now), “City initiates process for Harvest of Dixon project, including...” updates of Master Plan, 2023-2031 Housing Element, professional review of confidential studies submitted, etc. Are we incurring expenses before the project is even reviewed or approved/denied? If we amend those standards and requirements to meet their requests, those amended (less restrictive) standards will apply to any and all current and future developers. (See item 9 below for implications.)
- 7) Open Google Earth and look at The Preserve at Chino which the developer has offered as a project most similar in size and scope to Harvest at Dixon. The visual density of housing is unlike any existing or proposed housing in Dixon or anywhere near our area. They propose Low Density Residential housing (LDR) at 5–9 dwellings per acre, and Medium Density Residential (MDR) at 10-22 dwelling per acre. Page 16 – Table 1 show the total dwellings proposed as 4415(low), 6389 (high) and 8752 (max). This is a huge and unacceptable disparity in the number of potential dwellings, and will lead to doubling our existing population in 20 years.
- 8) At the current proposed selling price per unit (\$650k - \$850+k), none will meet our existing need for Very Low, Low and likely even Moderate Income Categories. The 2023-2031 Housing Element Plan currently calls for 113, 62 and 62 such units. Those numbers will increase when our population doubles. Harvest at Dixon should be required to help meet those housing needs per program 3.3.1 (Page 28) of that document.
- 9) Much of the proposed development does not meet the Residential Development Standards set by the Dixon Zoning Ordinance of February 2022 as shown in the 2023-2031 Housing Element plan (Page 71 – Table 14). For example, minimum front, side and rear yard size setback requirements are 30’, 5’ - 15’ and 25’ or 20% of lot depth. Their comparative Preserve at Chino is nowhere near meeting those standards, with Medium Density Housing setbacks of zero space. The rear garage doors open directly onto the street.
- 10) Page 76 - Table 16 of the 2023 – 2031 Housing Element shows our Measure B 3% Growth Cap is 198 units per year. Using the average 6389 proposed new units of this project alone, Dixon will meet that cap for the

next 32 years in a 20 year buildout. Do we halt future building for 12 years after project completion to meet the intent of Measure B?

- 11) All our future development eggs seem to be in one huge basket. What are the advantages and disadvantages to having one immense development vs multiple smaller developments?
- 12) What are the advantages and disadvantages to this project being incorporated as part of Dixon vs standing alone as an independent entity with no City of Dixon responsibility?
- 13) In addition to this Harvest at Dixon proposal, the City is simultaneously processing the NE Campus Center Project for 1041 additional housing units or more than 3,000 additional residents, about 15% growth. Note that Campus Center's Low Density is 3.8 - 6.8 per acre vs Harvest's 5-9, and Medium Density is 8.1 - 9.8 per acre v 10 - 22.
- 14) The developer (Lewis Group) has experience in developing retail, office and industrial space. With 20,000 new residents, why does their plan include only a minimal amount of such development necessary to support that population they are creating?
- 15) What impact will this have on our schools? The school population will double yet there is provision for only one new school - maybe (It may be determined by DUSD and the City that an additional school location within Harvest is not appropriate...) per Page 6. The comparative Chino development has 2 public schools, plus at least four private schools. Private schools are not legally required to accept all students. They tend to take the best-performing, least costly students because that is more profitable for them. Our public school system legally must accept everyone, including all the lower-performing, more costly students rejected by the private schools. This results in a disproportionate fiscal burden in providing education, including more students testing at lower levels and having greater needs.

CALIFORNIA CIVIL CODE § 3482.5, "THE RIGHT TO FARM ACT"

**California Agricultural Protection Act
CALIFORNIA CODES
CIVIL CODE
DIVISION 4. GENERAL PROVISIONS
PART 3. NUISANCE
TITLE 1. GENERAL PRINCIPLES**

§ 3482.5. Agricultural activity not a nuisance; exceptions; construction with other laws

(a) (1) No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began.

(2) No activity of a district agricultural association that is operated in compliance with Division 3 (commencing with Section 3001) of the Food and Agricultural Code, shall be or become a private or public nuisance due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began. This paragraph shall not apply to any activities of the 52nd District Agricultural Association that are conducted on the grounds of the California Exposition and State Fair, nor to any public nuisance action brought by a city, county, or city and county alleging that the activities, operations, or conditions of a district agricultural association have substantially changed after more than three years from the time that the activities, operations, or conditions began.

(b) Paragraph (1) of subdivision (a) shall not apply if the agricultural activity, operation, or facility, or appurtenances thereof obstruct the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin, or any public park, square, street, or highway.

(c) Paragraph (1) of subdivision (a) shall not invalidate any provision contained in the Health and Safety Code, Fish and Game Code, Food and Agricultural Code, or Division 7 (commencing with Section 13000) of the Water Code, if the agricultural activity, operation, or facility, or appurtenances thereof constitute a nuisance, public or private, as specifically defined or described in any of those provisions.

(d) This section shall prevail over any contrary provision of any ordinance or regulation of any city, county, city and county, or other political subdivision of the state. However, nothing in this section shall preclude a city, county, city and county, or other political subdivision of this state, acting within its constitutional or statutory authority and not in conflict with other provisions of state law, from adopting an ordinance that allows notification to a prospective homeowner that the dwelling is in

Include
notice
To
sign

Orchards in direct proximity
Superior {

close proximity to an agricultural activity, operation, facility, or appurtenances thereof and is subject to the provisions of this section consistent with Section 1102.6a.

- (e) For purposes of this section, the term "agricultural activity, operation, or facility, or appurtenances thereof" shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market.

§ 3482.6. Agricultural processing activity not a nuisance; increase in activity; construction with other laws

- (a) No agricultural processing activity, operation, facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in continuous operation for more than three years if it was not a nuisance at the time it began.
- (b) If an agricultural processing activity, operation, facility, or appurtenances thereof substantially increases its activities or operations after January 1, 1993, then a public or private nuisance action may be brought with respect to those increases in activities or operations that have a significant effect on the environment. For increases in activities or operations that have been in effect more than three years, there is a rebuttable presumption affecting the burden of producing evidence that the increase was not substantial.
- (c) This section does not supersede any other provision of law, except other provisions of this part, if the agricultural processing activity, operation, facility, or appurtenances thereof, constitute a nuisance, public or private, as specifically defined or described in the provision.
- (d) This section prevails over any contrary provision of any ordinance or regulation of any city, county, city and county, or other political subdivision of the state, except regulations adopted pursuant to Section 41700 of the Health and Safety Code as applied to agricultural processing activities, operations, facilities, or appurtenances thereof that are surrounded by housing or commercial development on January 1, 1993. However, nothing in this section precludes a city, county, city and county, or other political subdivision of this state, acting within its constitutional or statutory authority and not in conflict with other provisions of state law, from adopting an ordinance that allows notification to a prospective homeowner that the dwelling is in close proximity to an agricultural processing activity, operation, facility, or

appurtenances thereof and is subject to provisions of this section consistent with Section 1102.6a.

(e) For the purposes of this section, the following definitions apply:

- (1) "Agricultural processing activity, operation, facility, or appurtenances thereof" includes, but is not limited to rendering plants licensed pursuant to Section 19300 of the Food and Agricultural Code and collection centers licensed pursuant to Section 19300.5 of the Food and Agricultural Code, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packing and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.
- (2) "Continuous operation" means at least 30 days of agricultural processing operations per year.
- (3) "Proper and accepted customs and standards" means the compliance with all applicable state and federal statutes and regulations governing the operation of the agricultural processing activity, operation, facility, or appurtenances thereof with respect to the condition or effect alleged to be a nuisance.

(f) This section does not apply to any litigation pending or cause of action accruing prior to January 1, 1993.

§ 3483. Continuing nuisance; liability of successive owners for failure to abate

SUCCESSIVE OWNERS. Every successive owner of property who neglects to abate a continuing nuisance upon, or in the use of, such property, created by a former owner, is liable therefor in the same manner as the one who first created it.

§ 3484. Damages recoverable notwithstanding abatement

ABATEMENT DOES NOT PRECLUDE ACTION. The abatement of a nuisance does not prejudice the right of any person to recover damages for its past existence.

Enacted in 1981, amended in 1993 and 1999.
Reviewed and updated by AAHS in June 2001.

< Dixon GP He...

Jan 14
S.S

applicable land use compatibility criteria defined in the most current Travis AFB Airport Land Use Compatibility Plan. Continue to refer major land use actions for ALUC review.

ACTIONS

- LCC-1.A** Maintain a greenbelt of open space and/or farmland around the city through the Vacaville-Dixon Greenbelt Authority and other agreements with the City of Davis and the University of California at Davis.
- LCC-1.B** Coordinate with Solano County to ensure that land use designations and development standards in unincorporated portions of the Planning Area are consistent with those set forth in the Dixon General Plan.
- LCC-1.C** Regularly update the City's Municipal Services Review to ensure that development does not outpace the provision of public facilities in the Planning Area.
- LCC-1.D** Annually update the five-year capital improvement program to outline the capital projects needed to meet the goals of the General Plan.
- LCC-1.E** Require fiscal impact analyses, as appropriate, for development proposals in order to evaluate public facility needs and costs, and the revenue likely to be generated by that development.
- LCC-1.F** Continue to use Community Facility Districts and other financing tools to fund and maintain public facility improvements.
- LCC-1.G** Revise the existing Dixon Zoning Ordinance, Subdivision Ordinance and all other applicable ordinances to achieve consistency with the Dixon General Plan, as adopted.
- LCC-1.H** Map all planning actions, such as rezonings and variances, on a large display map, keyed to the year action was taken. Use this map to pinpoint areas which require special studies and possible amendment on the General Plan map.

HITY CHARACTER | Dixon General Plan 2040

SEE IF HALF
AMT WOULD WORK
FOR NOW.

ID USE AND DEVELOPMENT FRAMEWORK

s, it can maintain the

Along the SR-113 corridor, the Corridor

NOTE
To

PLAN

Dept.

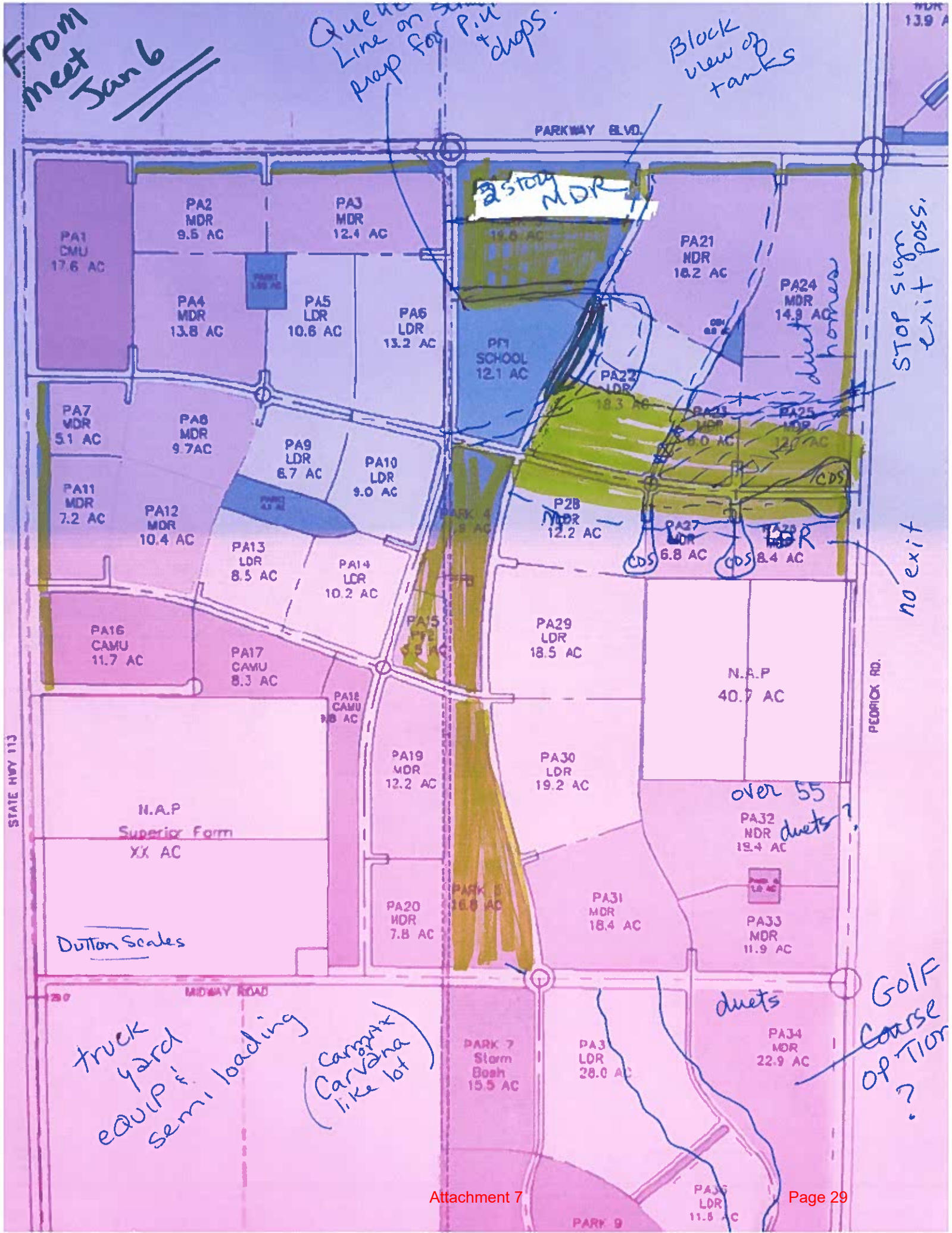
what is
purpose of
following plan
as adoptedthen amending
at will
should
be
voted
on.

68/168

From meet Jan 6

Queue Line on ramp prop for P.U. + drops.

Block view of tanks



**NOTICE OF STUDY SESSIONS
OF THE DIXON CITY COUNCIL AND PLANNING COMMISSION**

The Dixon Planning Commission and City Council will hold separate hybrid STUDY SESSIONS to receive an introduction to and provide feedback on the following project:

<p>PROJECT:</p> <p>NOT NEEDED IN OUR SMALL TOWN</p> <p>CITY NEEDS TO FIX WHAT THEY HAVE</p>	<p>Harvest at Dixon – Study Session of an application that includes application for a General Plan update, <u>Pre-Zoning, Annexation, Design Review</u>, and Development Agreement for the proposed project area, located southeast of Dixon. <u>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.</u> HOPE THIS DOESNT HAPPEN !</p> <p>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., <u>potential</u> 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</p> <p>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.</p>
<p>MEETING DATE</p>	<p>The Planning Commission and City Council will hold separate study sessions, prior to their regular meetings on the following dates/times:</p> <p style="text-align: center;"><u>Planning Commission</u> - Tuesday, January 14, 2025, from 5pm-7pm <u>City Council</u> - Tuesday, January 21, 2025, from 5pm-7pm</p>
<p>MEETING LOCATION:</p>	<p>Both meetings will be held at Dixon City Hall, City Council Chambers, 600 East A St, Dixon, CA 95620.</p> <p>These meetings <u>will</u> be physically open to the public. All members of the public may participate in the meetings 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.</p>
<p>MORE INFORMATION</p>	<p>Contact Steve Peterson, Contract Planner at (916) 306-5209 or speterson@cityofdixon.us. You can also view the project materials received to date on the City website at www.cityofdixonca.gov/harvestatdixon. You can also view the staff report that will be prepared for this item 72 hours before each meeting at https://www.cityofdixon.us/MeetingAgendasMinutesVideos.</p>

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NOTICE OF STUDY SESSIONS OF THE DIXON CITY COUNCIL AND PLANNING COMMISSION

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<p>PROJECT:</p> <p><i>per cycle of mkt flux should be downturn for next 7 yrs. Housing purch has slowed in Dixon</i></p>	<p>Harvest at Dixon – Study Session of an application that includes application for a General Plan update, <u>Pre-Zoning Annexation</u>, 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 <u>Solano County Local Agency Formation Commission (LAFCo)</u> approval to be annexed into the City. – NO!</p> <p>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. <u>potential elementary school/ church/ daycare/ community center</u>), 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, ANN24-0118, DR24-0123, DA24-0120</p> <p>The Harvest project master plan area also includes City-owned and operated Drainage Basin C (approximately 40.0 acres). Development activity is proposed to <u>begin near Parkway Boulevard and proceed southerly as buildout occurs</u>. These developments include building parks, a retail center, and a <u>majority of the backbone infrastructure</u> 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.</p>
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NO!

WHAT WILL HAPPEN:	<p>These meetings are <u>study sessions</u> to allow the Planning Commission and City Council to receive an introduction to the project and discuss and explore the above new application. There will be no decisions or official action made at these meetings. The study sessions will allow the Planning Commission and City Council an opportunity to be introduced to the applications that have been filed, ask questions, and provide preliminary high-level comments. The study sessions are public meetings, and the public is invited to attend to observe and provide any preliminary input.</p> <p>All interested parties are invited to attend the public hearing, in person or remotely to learn about the application and express any opinions. The meetings 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.</p>
PUBLIC COMMENTS:	<p>Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixonca.gov or CityCouncil@cityofdixonca.gov or; 2) mailed/dropped off to: City of Dixon, 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</p> <p>You may also attend the public hearing at the time and location listed above <u>or</u> participate remotely, to provide comments during the meeting. To speak or provide comments <u>remotely</u> during public comment period, you may: 1) via video conferencing click on "raise hand," or 2) via teleconference press *9.</p>

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.

1. We Don't want a small town ^{feel} - - We WANT TO KEEP OUR SMALL TOWN
2. We already have NO PARKING DOWNTOWN
3. TOO MUCH TRAFFIC THRU TOWN ^{and} BYPASS on PEDRICK
4. Need Post office, more police & New Firehouse
5. Need Porter overcrossing To Be finished
6. DO NOT NEED ANY MORE HOUSES: (or people)
CAN'T MANAGE WHAT WE HAVE.
7. Where is ALL \$\$\$ from new development & taxes & fees
for SVCS already provided

Picture this:

Beautiful green fields. Fresh air and a mountain ~~view~~^{view} from our bedroom window upstairs. We picked our home for that reason. Extra large lot at an extra cost at edge of the Country.

We want to keep our small town - not just the "feel" of one.

There is already so much traffic in town already. Why do we want more cars and people? That could be at least 12K more (maybe 18-20K)

We need to get the over pass first! and make it safer and easier to get firetrucks to our houses in South. (or another firehouse) NOT

MORE PEOPLE AND CARS. We should wait

1 We ARE WORRIED THAT THIS DEVELOPMENT WILL HAMPER OUR BUSINESS OF A WORKING ALMOND ORCHARD. WE HAVE SERIOUS CONCERNS ABOUT

1. IF ANY HOMES ARE ALONG PEDRICK RD THAT ARE TWO STORY OR HIGHER THEY WILL HAMPER THE PLANE OR COPTER FROM PROPERLY SPRAYING THE ORCHARDS OF US AND OTHER ~~TREE~~ FARMS ALONG PEDRICK RD. (TOTAL OF 5 I THINK) THOSE HOMES MAY GET SPRAYED

2 WIDENING PEDRICK ROAD WILL CAUSE TRAFFIC TO GO EVEN FASTER THAN THE 65+ THEY GO NOW.

— ALSO ANY STOPS OR TURN LANES WILL MAKE IT VERY DANGEROUS FOR ALL THE LARGE FARM EQUIP THAT TRAVERSE THIS ROAD DAILY DURING SEASON. TOMATO TRUCKS USE PEDRICK RD FROM AUG - OCT TOO.

— ALSO INCOMPATIBLE WITH WEEKEND FWY "CUTTERS" WHO WANT TO AVOID THE BOTTLENECK & GRIDLOCK. THEY SPEED TO MAKE-UP THE DIFF OF THEIR "SHORTCUT" (which is much longer)

FARM EQUIP
WORKERS OF ORCHARDS
ALONG PEDRICK RD

January 14, 2025

Study Session with Dixon City Planning Department

After extensive review of Dixon General Plan of 2031 and 2040... I am confused;

I don't see any reference to or indications of ANY plan to develop South East Dixon

Why are we having this shoved down our throat with a 2 year timeline so LAFCO can have their year to review and approve or decline? I heard the landowners and developers want to jump on the bandwagon and make sure all the Bay Area buyers would beat out California Forever??

We are still in the working stages of our actual planned development. Why would we want 6,000 more homes and possibly 23,000 more people in our small town?

Having no prev. plan. for?

Questions:

How can we ensure that no street will exit onto Pedrick Rd at either of our family's 3 houses directly adjacent to the proposed development?

How can we make sure that there will also be a large buffer zone following Pedrick road through all of development from Midway Road to the proposed annexation exit at East Parkway onto Pedrick Rd.?

I heard at the City Study Session on Jan 6th there was talk of turnarounds and not traditional intersections. How do semi trucks and farm equipment get through a traditional size turnaround?? Are you planning the same size as hwy 12 to accommodate that?

FYI:

Our three homes are only 45 feet or so from edge of roadway...there is no room for a safe widening of the east side of Pedrick Rd. All of the widening would have to be on the development side of road.

Also numerous deep wells on many properties along Pedrick might make it very cost prohibitive as noted in the past.

We have talked about the overpass being done for so many years I wonder how all of a sudden we could expect this to happen so this development could go through? Harvest Dixon states it is contingent on overpass ~~and extension~~ and annexation from Solano County of Private Property to extend East Parkway. *to exit onto Pedrick Rd*

we are working on county roads now.

PEDRICK RD. is very unsafe now - we don't need

stops for motorists to run. we don't need widening -
we need 45 MPH LIMIT & NO PASSING.

ask the 2 mail trucks pushed into ditches! the 3 nearby 1.1.20. 1.1.20. 1.1.20. and last 10 yrs.

*

January 6, 2025

From Study
Session @
SR. CAR to
gave to
Contract
Planner

Good Evening. My name is Michelle Robben. My husband's family has been in Dixon over 165 years (71 years in current house at 7462 Pedrick Rd.) I am a native Solano County resident and am proud of the small-town life we live here in Dixon.

While the City of Dixon has had its share of political hits and misses and a less than stellar reputation with its residents. I would like to think that they all exist of sound mind and bodies; thoughtful, considerate and helpful. Most of all I hope they will be well informed.

The City of Dixon has the capability of extensive research, fact finding and the utmost ability to perform their due diligence in making sure they have exhausted every effort to keep the small town feel that its residents are so proud of.

With that said.....

Prime Agriculture land south- east of Dixon city limits (currently located south of East Parkway and Dixon High School from Hwy 113 to Pedrick Road south to Midway) and two other parcels one south of Midway and one east of Pedrick Rd. should not be re-zoned as Residential into the City of Dixon at this time. This Prime ground for farming should remain as such.

+2040 *

(Brookside
on Hold
@ NE)

The Dixon General Plan states that until 2031 we are maxed out on building and have infrastructure that is quite expensive to still fulfill. They should not further encumber the City of Dixon with more homes and residents that they do not have safety support for yet. Please no more "cart before the horse" scenarios.

FOR NOW, THE CITY OF DIXON IS NOT READY FOR RE-ZONING OF SOUTH -EAST AG LAND INTO THE CITY!!!

Gov. Newsom just announced exec. order — No fund in State of CA will be used for any infrastructure (bridge, concrete, housing & Spec. Funds) EXCEPT TO LA next 2 yrs
The City of Dixon must still remedy the Flood Control of water coming out of City and running south. City Pond C (OK AS IS IF NO MORE BLDG)

His
predecessor
will re-inst

The traffic on Pedrick Rd is already a complete nightmare and the deteriorating road cannot handle the additional traffic weight and volume. The current deep wells and homes close to the road edge have made it cost prohibitive from becoming the future Hwy113.

The City of Dixon already does not have enough emergency response personnel to cover the existing residents...not even counting the West Dixon developments. The Police and

Fire Departments are currently short of personnel and growing out of their current locations. Where is the new facility promised for West Dixon development?

SOUTH Dixon
access

The City of Dixon also needs a new Post Office as they have grown out of their current location many years ago. The powers that be have been "discussing" that situation for 10 years. When will that happen?

The City of Dixon has not yet finished the long overdue RR overcrossing that has been in the works for over 12 years. When will the road be completed so our residents don't have to wait for trains and emergency services to better serve the community?

The water supply in the rural South Dixon area has so many nitrates that most wells are not safe to drink without some remediation.

No State Funds for Processing
Appl. till 2029. Per Newsom

79
Votes

The rural farmers whose land would be directly adjacent to any future development will continue to perform aerial spraying for their trees or crops and whatever else is necessary. Residential neighborhoods and close farming have never been able to co-exist permanently. The future and livelihood of many Dixon farmers would be in jeopardy. Many home sales have added documents for residents to sign stating that they agree to allow the spraying or pesticide etc. but over the years they have always continued to complain and eventually the farmers are so encumbered that they eventually can't afford their way of life anymore.

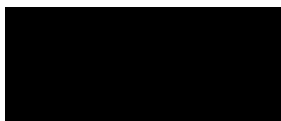
As I stated before.....

AT THIS TIME THE CITY OF DIXON IS NOT IN A PLACE TO BE ACCEPTING MORE LAND
ZONED TO THEM WITHOUT FIXING ALL THE ISSUES PROMISED WITH OTHER APPROVED
DEVELOPMENT.

Thank you for your inclusion in inviting a native Solano County resident to be heard in a matter that directly affects our family and the community of rural Dixon.

Sincerely,

The Robben Family



Cc: Solano County Supervisor John Vasquez

UC SANTA BARBARA

THE *Current*

April 8, 2024

[Keith Hamm](#)

F.Y.I.

nice
story
for a change...
still tied to
Ag Business
Keep up the
Good Work

Why do kids outperform their parents in this rural California town? A sociologist looks for answers.

The Union Pacific Railroad runs through the heart of Dixon, California, a small town among the agricultural plains between San Francisco and Sacramento. Like in many rural towns its size, some neighborhoods are better off than others. But surprisingly in Dixon, from a certain point of view, there is no wrong side of those tracks.

The teenagers of Dixon generally do better than their parents. This upward mobility, as it's called, doesn't grab the attention of sociologists and economists as often as the more depressing statistics associated with small towns plagued by poorer outcomes.

"Social scientists tend to study intensely unequal communities," said Trevor Auldrige-Reveles, a Ph.D. candidate in the Department of Sociology at UC Santa Barbara. "My goal was the opposite: Where are people getting ahead?"

After months of planning and permissions, Auldrige-Reveles moved to Dixon in August 2022 and for the next 13 months researched this question by earning trust and forging relationships with seniors at Dixon High School, spending more than 1,100 hours documenting their lives. His study group — a diversity of genders, ethnicities, family structure and household income — consists of 15 kids with whom he's in close contact, plus another 121 who've agreed to interviews about school, work, home life, dreams and aspirations and other details. While that year in the

field has produced key findings, Auldrige-Reveles's longterm goal for the study is to keep in touch with these young adults for a decade.

"These teenagers have some of the highest likelihoods in the whole country of climbing out of the social class into which they were raised," said Auldrige-Reveles, whose dissertation research is funded by the National Science Foundation, the Josephine De Karman Fellowship Trust, the Russell Sage Foundation and UCSB's Chicano Studies Institute. "If we can understand how and why upward social mobility happens there, we might be able to replicate these conditions across the country."

His project is also supported by the Sigma Xi Scientific Research Honor Society, the California State University Chancellor's Doctoral Incentive Program, the Phi Eta Sigma honor society and the Honor Society of Phi Kappa Phi.

Finding Dixon

A few years back, as he sought to understand where things are going well for young people in diverse small towns across the country, Auldrige-Reveles turned to the Opportunity Atlas, a collection of social mobility data compiled by researchers at the Census Bureau, Harvard University and Brown University.

He looked for populations where historic rates of upward mobility ranked in the top third across the country. The place also had to have high scores in the five factors — number of college graduates, household income, multiple-parent households, census-response rates and poverty — that strongly predict that the current generation of kids will fare better than their parents. Dixon, it turned out, is the only place in the country that is rural, multiracial and has high historical and predicted rates of upward mobility.

"I was ready to go anywhere," Auldrige-Reveles said. Instead, he landed about two hours away from his home town of Truckee.

As part of his deep dive, Auldrige-Reveles has recruited dozens of UCSB undergraduate students — mostly from the humanities and social sciences — to read and analyze the *Dixon Tribune*, dating back to the newspaper's inception in 1874.

"Essentially," Auldrige-Reveles said, "they are documenting basic information about the editions, copying the PDFs into our dataset, writing summaries" and taking note of topics or events that stand out, such as controversial viewpoints and editorial stances, technological discoveries and innovations, cultural trends and attitudes and coverage of events outside of Dixon, among other details.

During the 2024 winter quarter, Auldrige-Reveles's student team read 6,791 pages, roughly 15% of the paper's entire written record. He recruits new students to the project quarterly.

That massive undertaking has been hugely facilitated by Dixon Carnegie Library staff and volunteers, who have digitized the paper over the years, he noted. "Unfortunately, the *Dixon Tribune* just closed in January, about 10 months shy of its 150th anniversary.

"Part of the project is watching history unfold," he added. "The other part is looking back at history to see how a place like this came to be."

Reflecting on the research so far, Auldrige-Reveles has seen some patterns emerge as to why Dixon kids very often get ahead.

"What has stood out to me most of all have been the mentors or members of the students' extended families that provide sources of support," he said. That network could include, for example, a coach giving extra attention to a determined athlete or surrogate family looking after a kid whose parents are down on their luck.

"They have really dense family and mentor networks; it's just in the water they drink," he added. "But does that relationship with that person in high school remain intact five years down the road? We're looking to see how that pans out over time."

Auldrige-Reveles has also noticed that the Dixon kids keep fairly busy with school, sports and extracurricular activities, plus many of them work in the service industry or pick up seasonal jobs on the surrounding rice, tomato and tree farms. "This is a place where most kids can get a job." Also, he's noticed, many parents are active at the community level, showing up to city hall and school district meetings.

"It's been really beautiful watching them grow up," he added. "We're hearing about their homes, jobs, college, romantic interests, what the world is like after high school — these deeply emotional stories from these small-town kids who are used to people

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telling them that their stories aren't important. When people allow you to see into their lives, it's bearing witness to beauty."

A Photographer's Eye

For an aspect of the project known in academia as visual sociology, Auldridge-Reveles has taken more than 5,000 color and black-and-white digital photographs. An exhibit of 23 of these images, "[California Dreaming: Coming of Age in America's Other Heartland](#)," is located on the mountain-side of the UCSB library's first floor. The collection evokes the small-town anonymity and includes thoughtful, hopeful and sometimes poignant quotes from Dixon teens.

"Photography forces me to be present and to look at the place more closely," he said about the visual art component of the study. The exhibit will be up through June 28. He is also planning to show his photographs at UC Davis, about 10 miles from Dixon.

In April, Auldridge-Reveles returned to Dixon for a three-month stay to catch up with the students and to forge connections with more community leaders and town historians, among others. In 2025, pending post-doctoral funding, he's planning to be there full-time for a year.

"When you're trying to understand social mobility," he said, "that doesn't happen in one year. My goal is to stay in touch with these students for the next ten years."

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About UC Santa Barbara

The University of California, Santa Barbara is a leading research institution that also provides a comprehensive liberal arts learning experience. Our academic community of faculty, students, and staff is characterized by a culture of interdisciplinary collaboration that is responsive to the needs of our multicultural and global society. All of this takes place within a living and learning environment like no other, as we draw inspiration from the beauty and resources of our extraordinary location at the edge of the Pacific Ocean.