



City Council Summary on New Business Item 12.2 May 6, 2025

City Council Item 12.2 Overview

The City of Dixon held its Regular Meeting of the Dixon City Council on May 6, 2025, at 7:00 p.m. New Business Item 12.2 (Item 12.2), *Receive an update on outreach for the proposed project Harvest at Dixon and provide direction on the Draft Harvest at Dixon Vision and Guiding Principles*, addressed the Harvest at Dixon Project/Harvest at Dixon Master Plan (project). This item was:

- Initiated by Community Development Director Raffi Boloyan;
- Authorized by City Manager Jim Lindley;
- Prepared by Raffi Boloyan, Economic Development Manager/Public Information Officer Madeline Graf, and Contract Planner Steve Peterson from Kimley-Horn; and,
- Presented by Raffi Boloyan, Steve Peterson, and Madeline Graf.

This agenda item provided background information on the Harvest at Dixon Project, provided an overview of Public Engagement & Outreach that has occurred to date, and presented Harvest at Dixon Draft Vision & Guiding Principles. The purpose of Item 12.2 was to review staff's findings and receive direction from the City Council on the Draft Vision & Guiding Principles to be used by staff in processing the project application and to guide decision makers when reviewing the project.

The staff presentation provided a summary of public comment conducted during outreach, including both Developer-Led and City-Led Outreach summaries. This agenda item did not solicit a decision on the project's merits or serve as a form of staff recommendation for the consideration of the project. See **Attachment A: Agenda No. 12.2**.

The presentation included a Background Section, Public Engagement & Outreach Section, Vision Statement Discussion, Guiding Principles Discussion, City Council Additional Comments Discussion, and Public Comment Period. See **Attachment B: PowerPoint Presentation**.

Background Section

The Background section, presented by Raffi Boloyan, outlined the Project Location and Project Overview of the proposed Harvest at Dixon Master Plan.



Public Engagement & Outreach

The Public Engagement & Outreach section, presented by Madeline Graf, provided a timeline of outreach conducted by the Developer (LJP Dixon Development, LLC) from August 14, 2024, through February 1, 2025 and by the City on January 6, 2025, and on March 27, 2025. Madeline Graf outlined where to find project information and project materials on the City webpage or Developer website and ways to be notified to stay informed with email updates on the project. Madeline Graf also outlined project notification conducted on social media for City-led workshops and meetings.

Vision Statement

The Harvest at Dixon Draft Vision section, presented by Steve Peterson, provided an overview of the vision distilled from public comment collected during outreach. The Vision Statements and the feedback and responses on each Vision Statement (VS) are summarized below

Vision Statement 1

VS-1: The City of Dixon community desires sustainable improvements for the needs of residents while maintaining the small-town feel and character.

- "Small-Town Feel" is very difficult to define.
- Rapid increases in housing units and population have often been mentioned as factors in this discussion.
- The actual number of housing units to be added each year is driven by economic cycles and the time needed to create infrastructure.
- Residents would like to:
 - Retain the sense of community,
 - Improve connections to community resources,
 - Maintain a slower pace of life,
 - Preserve familiarity, and trust, and
 - Improve neighborhood retail and local businesses.

Responses to VS-1

City Councilmembers provided personal definitions of small-town feel, and they concluded that small-town feel can be defined in many ways, but highlighted the primary point that small town is a feeling of community, and not necessarily a number.



Vision Statement 2

VS-2: New development shall be thoughtfully designed and support and strengthen the City of Dixon's historic development pattern.

Residents would like to have a variety of housing types and opportunities, both rental vs ownership, as well as housing types to fit segments not currently served and provide affordable housing by design.

Responses to VS-2

City Councilmembers provided input on vision for thoughtfully designed new development that also strengthens the City of Dixon's historic development pattern. Input emphasized the importance of variety and options in housing types, noting inclusion of entry-level housing (e.g., townhomes and condominiums).

Vision Statement 3

VS-3: The community celebrates its agricultural heritage and continues to encourage farmland preservation, growth in the agriculture industry, and preservation of open space.

Responses to VS-3

City Councilmembers provided input on the vision of a community that celebrates its agricultural heritage and continues to encourage farmland preservation, growth in the agriculture industry, and preservation of open space. Responses noted generational shifts away from agricultural industries resulting in agricultural landowners either selling their lands to developers or other agricultural buyers. Other responses on the direction of development noted that it is unavoidable to grow out and there is little desire to build up. Another response noted a disfavor for prime agricultural land from being developed, highlighting that building development should be directed upwards and not outwards. This response noted the importance of maintaining open space to honor existing agricultural lands.

Vision Statement 4

VS-4: The community emphasizes the need for safe and convenient connections to community resources, such as parks and other community facilities.

Responses to VS-4

A City Councilmember noted the importance of bike facilities that provide more protection, noting wider bike lanes as an example.



Vision Statement 5

VS-5: The project should evolve in a balanced way and integrate with the existing city border. The project is expected to have a 20-year build-out with an average between 275 to 325 homes constructed each year.

Responses to VS-5

No additional responses provided here. Responses pertaining to buildout were previously responded to in VS-1.

Vision Statement 6

VS-6: The City of Dixon will be proactive in its planning of land uses to ensure local control over decisions that define the form of our future City.

Responses to VS-6

Responses noted the importance of maintaining as much local control as possible.

Guiding Principles Discussion

The Harvest at Dixon Draft Guiding Principles section, presented by Steve Peterson, provided an overview of the proposed guiding principles collected during outreach. The Guiding Principles and the feedback and responses on the Guiding Principles (GP) is provided as follows:

Guiding Principle 1

GP-1.0 Community Planning Concepts

- **Retain Dixon's Unique Small-Town Feel**
- **Urban/Rural Interface**
- **Development of a School Site**
- **Open Space/Recreation and Connectivity**
- **Housing Variety and Mixed-Income/Affordability**
- **Distinct and Complete Neighborhoods**
- **Walkable and Bikeable Neighborhoods**

Responses to GP-1.0

City Councilmembers selected community planning concepts that they had responses to based on the list presented for GP-1.0. One response noted the importance of considering the long-term impacts of the project on school facilities, highlighting that a school will likely be needed at



full build-out of the Harvest at Dixon Project. One response noted that open space with water features, such as a pond, with walkways around it would improve the community environment.

Guiding Principle 2

GP-2.0 Fiscal Impacts

- **Need for Fiscal Impact Analysis**
- **Public/Community Benefits**
- **Cost of Public Services**
- **Cost of Public Safety Improvements**

Responses to GP-2.0

A City Councilmember highlighted the importance of an additional fire station as a key public service necessary for public safety.

Guiding Principle 3

GP-3.0 Infrastructure Needs

- **Utility Connections for Future Growth Areas**
- **Local and Regional Transportation**

Responses to GP-3.0

No responses were provided due to time constraints.

City Council Additional Comments Discussion

One additional comment noted the importance of a community center within the plan area and potentially having a water feature/body located adjacent to that community center. One comment noted that the fiscal analysis is a key component in determining adequacy of the proposed development to support the necessary public services. This comment also supported the importance of public safety analysis to ensure that adequate public services are met for the existing and future residents. One comment emphasized that a park or open space should be located next to the proposed school site. One comment expressed the importance of public engagement and outreach in guiding planning for the development. Another comment reiterated the need to expand on public services to address public safety for Southeast Dixon.



Public Comment Period

Members of the public provided speaker and comment cards. Other members of the public were given an opportunity to speak when the speaker and comment cards portion was completed. Each member of the public was given a maximum of 3 minutes to speak. The public's comments are outlined as follows:

- One comment card from a long-time resident stated that infrastructure should be fixed first and made up to date.
- One speaker asked where they could get a copy of the Greenbelt rule.
- One speaker stated that there should be a vision or guiding principle supporting working Dixon families. This speaker also discussed the importance of a living wage and healthcare benefits. This speaker asked for the control of housing development growth. This speaker also had concerns over the application processing.
- One speaker expressed concerns that housing unit growth would be beyond the 3% level that was defined by Measure B. This speaker also had concerns over annexation of the project parcels. This speaker also discussed the Greenbelt rule and believes that the project parcels should be reallocated as a greenbelt area.
- One speaker said that they would like the potential benefits the project would bring but also emphasized whether this project will genuinely support the interests of the local community. This speaker also noted the importance of fair wages in supporting the high costs of living in the area, healthcare, local hiring to reduce commuting times for Dixon residents, and hiring of general contractors from state-accredited apprenticeship programs.
- One speaker commented that Dixon is a valuable location for developers based on its proximity to Interstate 80 (I-80). This speaker emphasized that the City should leverage the value of Dixon to attain benefits for the community. The speaker noted that housing development projects should be molded to benefit the community.
- One speaker expressed concern about the potential traffic impacts associated with the proposed housing development and the loss of farmland. The speaker commented that losing farmland would hurt the local economy. This speaker noted that they like Dixon the way it is now and requested that development be slowed down.
- One speaker noted that the City Council's prior comment, stating that the proposed development combined with other planned developments would be within the growth rate associated with Measure B. Nonetheless, the speaker stated that maintaining a small-town feel means no urban sprawl. The speaker requested to see the data summarizing the



previously approved/planned developments in addition to the proposed project would be below the parameters of Measure B. The speaker believes that the City should only be obligated to meet the state requirements for housing and place a moratorium on all new construction for five years. This speaker emphasized that these actions would keep Dixon green.

- One speaker noted that they moved to Dixon for the small town feel and thinks that Dixon should be kept small.
- One speaker noted the importance of lowering the cost of housing. This speaker emphasized that an increase in supply of housing would help lower the cost of housing while still growing wisely and thoughtfully.
- One speaker emphasized the importance of growing wisely with the input of the community and mentions slowing the pace of growth.
- One speaker requested that the council members listen to the voices of their constituents.
- One speaker asked if the vision statement for the proposed Harvest at Dixon development contrasts with the vision statement for the City of Dixon. This speaker also suggested that the developer includes business development areas for the anticipated population. This speaker expressed concern that the proposed housing would only be affordable for upper middle-class residents. This speaker requested that agricultural land owners be given incentives or tax breaks to maintain agricultural uses in order to preserve these agricultural lands. The speaker requested the developer include community gardens. The speaker requested that there be a website where members of the public can submit questions to council, planning commission, and developer, requesting that the responses be made public.
- One speaker stated that they would like to hear more on the pros and cons of the proposed project.

Conclusion

City Council received an update on outreach for the proposed Harvest at Dixon project and accepted public comments, concerns and criticisms about the project. The Council provided direction to staff on the use of the Harvest at Dixon Vision and Guiding Principles. No action was taken pertaining to the Harvest at Dixon project.



Attachment A: Agenda Item No. 12.2

Agenda No: _____
Key Words: Harvest at Dixon Guiding Principles
Meeting Date: May 6, 2025

SUMMARY REPORT

CITY COUNCIL

ITEM INITIATED BY:

Raffi Boloyan, Community Development Director

AUTHORIZED BY:

Jim Lindley, City Manager

PREPARED BY:

Madeline Graf, Economic Development Manager/Public Information Officer
Raffi Boloyan, Community Development Director
Steve Peterson, Contract Planner

SUBJECT: Harvest at Dixon Draft Vision and Guiding Principles

RECOMMENDATION:

Receive an update on outreach for the proposed project Harvest at Dixon and provide direction on the Draft Harvest at Dixon Vision and Guiding Principles.

BACKGROUND:

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) with approximately 6,000 residential single-family and multi-family units, within an area of about 836.62 acres, all of which are outside of the city boundary.

The proposed project 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. In January 2025, City Council and Planning Commission held a study session to introduce the proposed project.

Public Engagement & Outreach

Over the past nine months, the developer, LJP, and the city have hosted eight public meetings to collect input on the proposed project. These meetings were advertised on the City's social

media pages and website. The city has developed a project specific webpage that includes materials and an email notification sign-up: www.cityofdixonca.gov/harvestatdixon. Summaries of the meetings listed below are available online.

Date	Meeting
August 14, 2024	Developer Hosted Community Meeting
August 17, 2024	Developer Hosted Community Meeting
September 4, 2024	Developer Hosted Community Meeting
September 12, 2024	Developer Hosted Community Meeting
December 4, 2024	Developer Hosted Community Meeting
December 12, 2024	Developer Hosted Community Meeting
January 6, 2025	City Hosted Neighborhood Meeting (Residents w/in 1,000 feet)
February 1, 2025	Developer Hosted Community Meeting
March 27, 2025	City Hosted Community Workshop

Staff have reviewed comments from the City Council Study Session, Planning Commission Study Session, and all public workshops. These comments are summarized in the attached Draft Harvest at Dixon Vision and Guiding Principles. During the meeting on May 6, 2025 Councilmembers will provide their input on the draft document.

Next Steps

The project is currently at the 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.

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 submit an application for annexation of the proposed project area to the Solano County Local Agency Formation Commission (LAFCO). In 2027, LAFCO

If 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. If approved, it is expected that the project will be built over 20-25 years.

ALTERNATIVE OPTIONS:

None.

FINANCIAL IMPACT:

This item is a part of the larger review process for the proposed project Harvest at Dixon. It does not have a direct financial impact.

ATTACHMENTS:

1. Harvest at Dixon Draft Vision & Guiding Principles

APPROVALS:

Finance:  City Manager  City Attorney: _____

HARVEST AT DIXON

VISION AND GUIDING PRINCIPLES

The following Draft Vision and Guiding Principles are intended to guide the development of the proposed Harvest at Dixon Master Plan and the proposed General Plan Amendment required for the proposed annexation of Harvest project areas. These materials have been developed by the City team in response to a series of applicant-led community workshops and pop-up outreach events, stakeholder interviews, a City Council Study Session, a Planning Commission Study Session, a City led Neighborhood Outreach Meeting, and a City led Public Workshop Meeting on Guiding Principles.

This Vision Statement outlines the community of Dixon's values, expectations, and aspirations for the growth of the City of Dixon. The Guiding Principles present common concerns and desires for the City of Dixon.

VISION STATEMENTS

- *The City of Dixon community desires sustainable improvements for the needs of residents while maintaining the small-town feel and character.*
- *Residents would like to retain the community and improve connections to community resources, maintain a slower pace of life, preserve familiarity, and trust, and improve neighborhood retail and local businesses.*
- *New development shall be thoughtfully designed and support and strengthen the City of Dixon's historic development pattern.*
- *Residents would like to have a variety of housing types and opportunities, both rental vs ownership, as well as housing types to fit segments not currently served and provide affordable housing by design*
- *The community celebrates its agricultural heritage and continues to encourage farmland preservation, growth in the agriculture industry, and preservation of open space.*
- *The community emphasizes the need for safe and convenient connections to community resources, such as parks and other community facilities.*
- *The project should evolve in a balanced way and integrate with the existing city border. The project is expected to have a 20 year build-out with an average between 275 to 325 homes constructed each year.*
- *The City of Dixon will be proactive in its planning of land uses to ensure local control over decisions that the define the form of our future City.*

*These visions and guiding principles would be consistent with the vision statement and guiding principles outlined in the **Dixon General Plan Vision Statement and Guiding Principles from the 2040 Dixon General Plan Update.***

GUIDING PRINCIPLES

1.0 Community Planning Concepts

Retain Dixon's Unique Small-Town Feel.

- Promote and preserve Dixon's unique attributes by retaining the community character and improving connections to community resources, maintaining a slower pace of life, preserving familiarity and trust, and improving neighborhood retail and local businesses.
- Encourage a strong sense of community where residents know each other, often by name, and feel a sense of shared identity and belonging.
- Maintain a slower pace of life that is less hectic characterized by a more relaxed lifestyle with less traffic, less noise, and a greater emphasis on personal relationships and local events.
- Build environments that would foster a community with familiarity and trust and encourage community gatherings.
- Improve neighborhood retail and local businesses by creating or maintaining key connections to downtown.

Urban/Rural Interface.

- Development proposed on the edge of the existing City shall provide a transition between those uses and existing agricultural and agricultural-serving activities.
- The City will ensure that adequate buffers and land uses are utilized to ensure long term viability of Superior Farms and other agricultural uses that are adjacent to the City.
- The shared perimeter areas shall feature buffer areas, located with the developed areas, to create physical and visual buffers between the City and County.
- The intent of these design features is to ensure that the identity and uniqueness of the City will be maintained.
- Roadways shall be designed and maintained in a manner that ensures safe movement and travel for City residents and visitors, as well as agricultural areas' residents, workers, and contractors.
- Developed areas shall include landscaping and adequate buffering to provide traffic calming and reduce harsh conditions, such as traffic noise, along the urban/rural interface.
- Agricultural mitigation shall be implemented by the City where the loss of agricultural land occurs as a result of proposed development.

Development of a School Site.

- The Harvest development proposal shall incorporate mechanisms to ensure any planned schools are available to serve residents in a timely manner, and that new development does not adversely affect existing schools.
- An enrollment and demographic study shall be conducted to confirm appropriate selection of school facilities for proposed school sites.

Development of a School Site (continued).

- The Dixon Unified School District will ultimately determine the most appropriate combination of DUSD facility improvements and/or construction of new school facilities.
- The City will facilitate dialog between the Dixon Unified School District and the developer.
- The City will assist the Dixon Unified School District's determination of the optimal mix of facilities that will be funded by the Harvest project in accordance with current California State law.

Open Space/Recreation and Connectivity.

- Growth areas shall include interconnected public open space components and/or conservation plans and adequate parks and family-friendly recreation facilities.
- Additional master plan recreational uses, features, and/or amenities, such as community gardens to promote healthy lifestyles/communities, should be considered and located on private property and maintained by a master HOA, if one is formed.
- New recreational facilities should be predominantly accessible to all City residents and visitors.
- Open space and recreational facilities will be designed to create connections to Downtown Dixon, schools, and other open spaces and parks.

Housing Variety and Mixed-Income/Affordability.

- Require at least 50% of new residential units to be designed with a density targeted between within the 8 – 20 dwelling units per acre range, in order to provide housing variety and address the City's existing shortage of "missing middle" housing.
- Provide mixed-income housing opportunities to encourage a choice of residential unit sizes and pricing levels to serve a diversity of residents at all stages of their lives.
- An inclusionary housing goal shall be established for the project that will ensure mixed-income neighborhoods.
- The City desires that a small percentage of the dwellings be deed-restricted, affordable housing integrated within the mix of development types.
- A variety of housing types, ranging from estate, single-family detached residences, single family attached residences, townhomes, and possibly condominiums will be encouraged by the City.

Distinct and Complete Neighborhoods.

- New development shall enhance existing neighborhoods by creating a distinct sense of place, which will benefit the community as a whole.
- Break large neighborhoods into smaller components.
- Neighborhoods should be connected, where feasible.
- Development areas should have a general theme, connections to other portions of the development, and contain focus areas
- Encourage variety but utilize consistent components.

Distinct and Complete Neighborhoods (continued).

- Complementary neighborhood-serving services and shopping opportunities should be planned for future growth area residents and existing adjacent neighborhoods to promote community gathering.
- Cookie-cutter subdivision designs are not supported by the City.

- Create a destination that is memorable and known for its excellence throughout Northern California.

Walkable and Bikeable Neighborhoods.

- New development should create walkable and bikeable spaces, such as a greenbelt, by mixing land uses and taking advantage of compact design, activated by smart street design, that makes walking practical, safe and convenient for all users.
- On-street and off-street bicycle and pedestrian connections should be designed to ensure easy and enjoyable pedestrian movement throughout all of the growth areas.
- Neighborhoods should be “walkable” in size and include a mix of uses designed with interconnected and diverse street patterns, short block lengths, front porches, narrow intersections, street furniture, lighting, and other measures.
- Bike and pedestrian access shall be accessible for all ages and abilities and connected to key community resources.
- Project commercial developments should focus on neighborhood needs and not impact the Dixon Central Business District.
- New neighborhoods should collectively provide a network of walkable and bikeable connections to the Dixon Central Business District.

2.0 Fiscal Impacts

Need for Fiscal Impact Analysis.

- A comprehensive Fiscal Impact Analysis shall be required to ensure that each project developed within the Harvest at Dixon Master Plan and the Proposed Annexation Boundaries will result in either a net neutral or net positive fiscal impact on the City’s General Fund.
- Retain local businesses to improve the economic development and resources within the City of Dixon.

Public/Community Benefits.

- Ensure community benefits are provided to the City and its residents in conjunction with new development.
- Community benefits should be rooted with “placemaking” principles to ensure the creation of impactful public spaces that create beauty, provide interactions with nature, encourage civic pride, connect neighbors and neighborhoods, and promote sustainability.
- New development proposals shall provide substantial community benefits to the City and its residents.

Public/Community Benefits (continued).

- Gated communities shall not be encouraged, and recreational facilities should be accessible to all City residents and visitors.
- Community benefits analyses and negotiations shall include the potential rehabilitation and potential expansion of existing City facilities.
- Include financial support for a major public community facility, such as a community center, amphitheater, or possibly an expanded and updated or new City Hall.

Cost of Public Services.

- New development proposals shall include a plan to ensure full funding and maintenance of all improvements and services.
- New development proposals shall also account for extensions or expansion of new and existing utilities as may be needed through the area to serve other future growth areas (i.e., extension of roads, water, and sewer to the Northeast Quadrant Specific Plan Area).
- Maintenance of new parks and recreational facilities shall be supported by the formation of new Community Facility Districts to finance infrastructure improvements for new developments.
- The City shall conduct an assessment of adequate police and fire facilities, staffing, and operational costs to ensure continued public safety.

Cost of Public Safety Improvements.

- Require an assessment of adequate police and fire facilities for public safety considerations.
- New development proposals shall include a Safety Plan to ensure that first responder needs are met through the area to serve other future growth.

3.0 Infrastructure Needs

Utility Connections for Future Growth Areas.

- Ensure utility infrastructure planning efforts consider future connection needs for future growth areas. In terms of water supply and aquifer protection, new development shall maintain local water supply reliability by diversifying supply portfolio and using water efficiently.

Local and Regional Transportation.

- Any new development proposal shall aid in right-of-way preservation, as well as regional transportation and transit solutions. Road expansion shall follow a cohesive design and provide safe and convenient access for bikes and pedestrians, consistent with “Complete Street” guidelines.
- Safe routes to school shall be implemented in transportation improvements.
- Transportation corridors shall be built to provide safe access to public transportation connecting to downtown Dixon and other community resources.

Local and Regional Transportation (continued).

- Perimeter areas shall be designed and constructed in a manner that ensures continued safe operations of adjacent agricultural operations.
- The Parkway Boulevard Overcrossing must be completed to construct the proposed project.
- The developer will work with the City to develop plans, schedules for improvement, and a funding strategy to improve Pedrick Road, State Highway 113, Parkway Boulevard, and other road sections in the vicinity of the City.

- o The development of major utility infrastructure may be phased, commensurate with development, but major backbone infrastructure shall be constructed as soon as possible.
- o The development of parks, landscaping, and amenities shall be constructed as soon as possible.



Attachment B: PowerPoint Presentation

Harvest at Dixon Draft Vision and Guiding Principles

City Council Review
May 6, 2025



Today's Agenda

1. Background
2. Public Engagement & Outreach
3. Harvest at Dixon Draft Vision & Guiding Principles
4. Closing



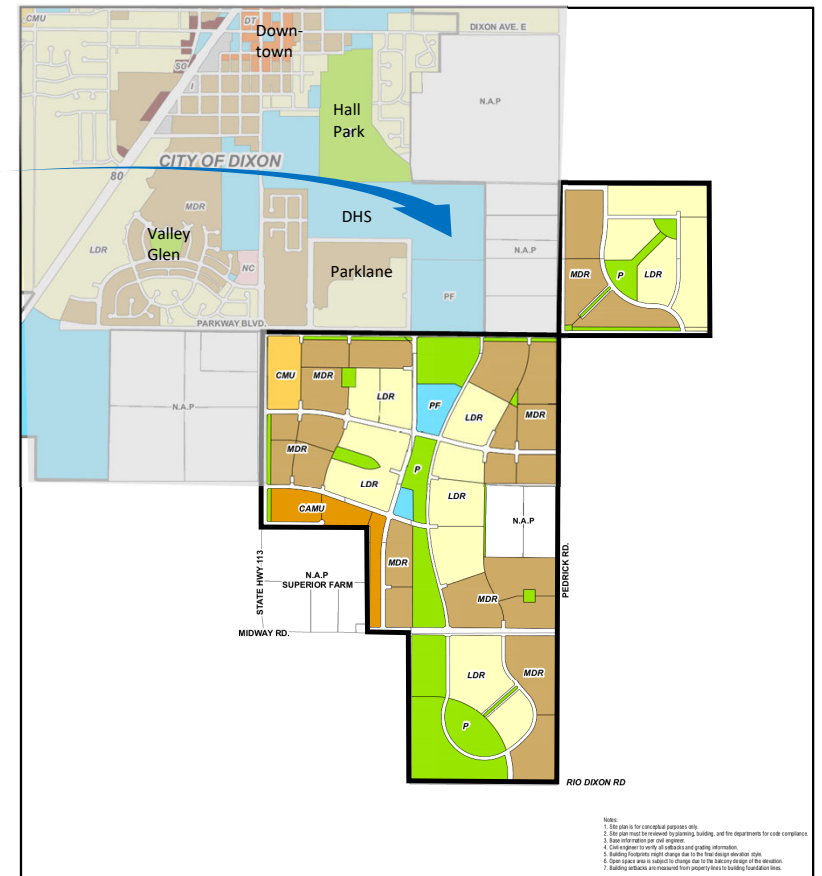
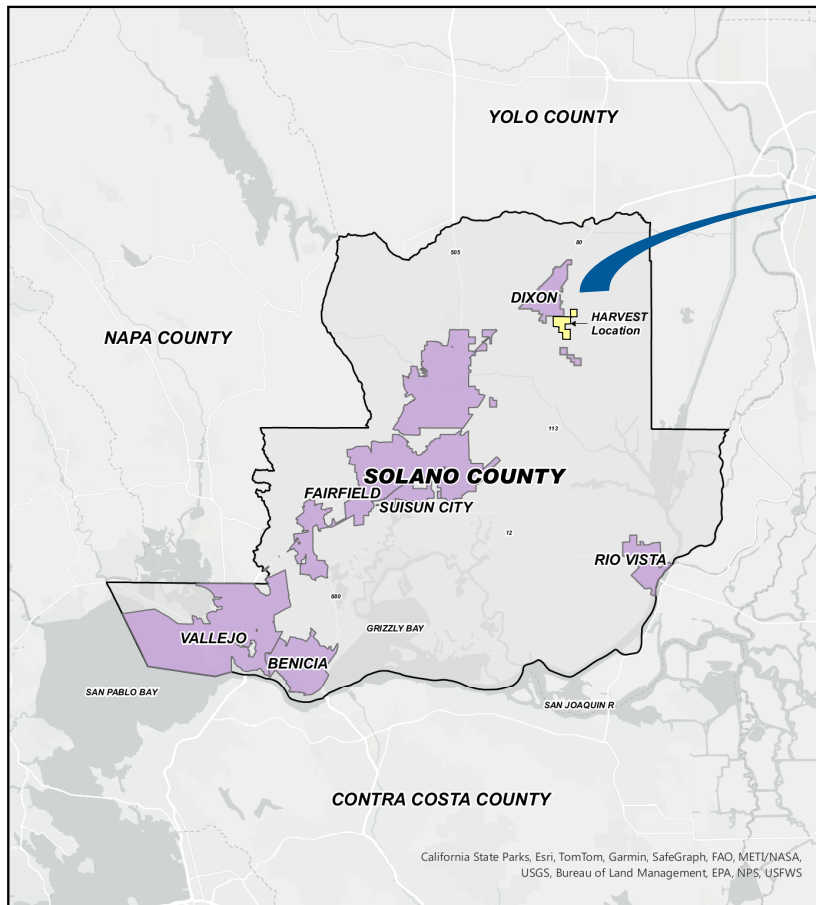
Purpose

- Review and provide input on Vision & Guiding Principles.
- These will guide staff and decision makers while reviewing the project. Tonight's agenda item is not a decision on the project's merits.
- These are summary of public comment during outreach and are not staff recommendations.



Background

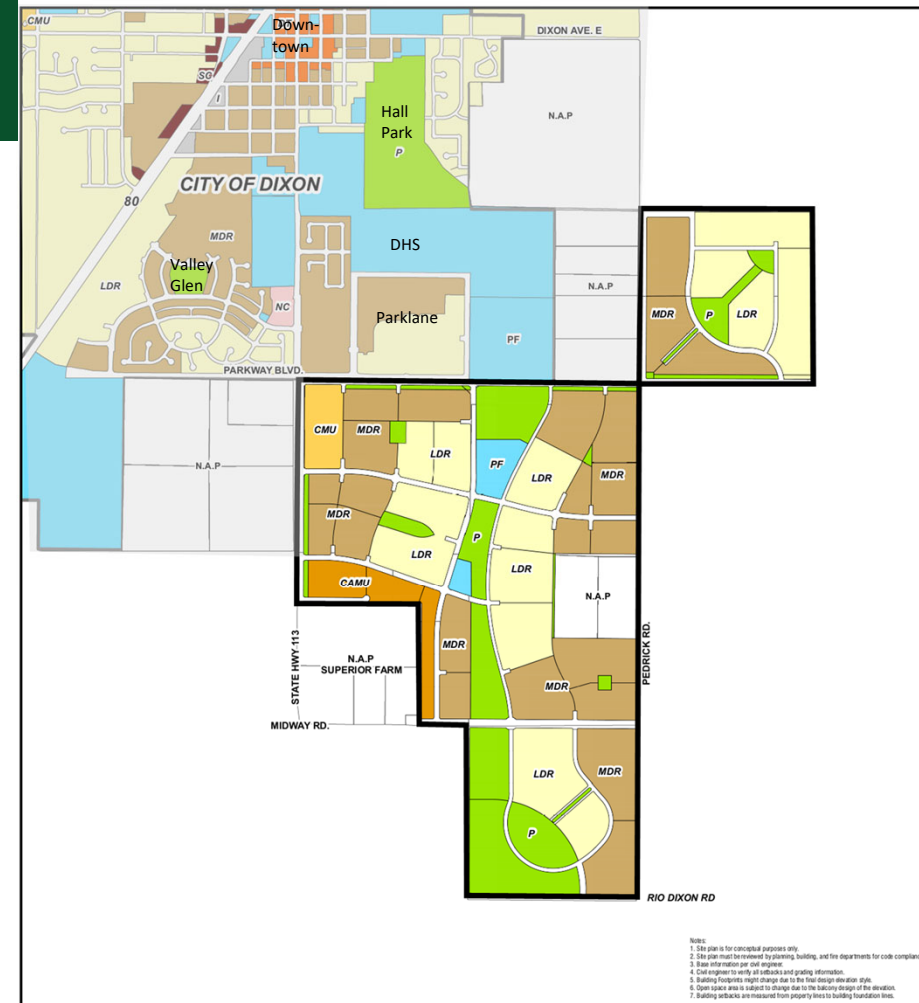
Project Located in Southeast Dixon



Project Overview

The proposed Harvest at Dixon master plan includes:

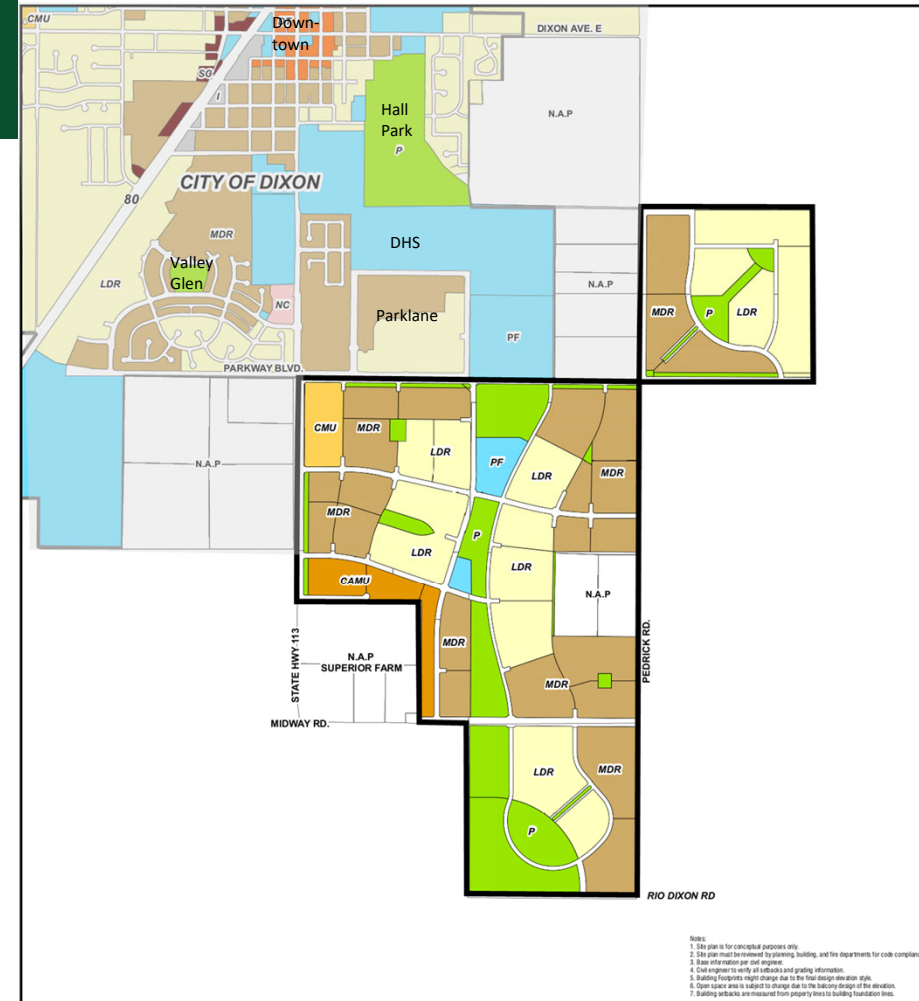
- About 6,350 residential units on 836+ acres
 - *build out lasting about 20 years = 275 to 325 homes per year.*
- 18+ acre neighborhood retail center (Hwy 113/Parkway Blvd)
- Proposed elementary school site (*blue*)
- Over 140+ acres of parks, open space, regional amenities, and recreation (*green*).
- Mixed use areas buffering Superior Farms and other Agricultural uses (*orange*).



Project Overview

The proposed Harvest at Dixon master plan includes:

- Proposed Improvements and the addition of new roadway, sewer, and drinking water infrastructure.
- Proposed regional drainage solution that collects runoff from existing B and C drainage basins and moves to south end of project.
- **If approved, detailed infrastructure planning and construction could start in 2027/2028 with first homes available in 2030. Build out would take approximately 20 years.**



Legend

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)

Harvest at Dixon - Proposed Land Use Plan



0 1,000 2,000 Feet

Public Engagement & Outreach

Public Engagement & Outreach

Date	Meeting
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January 6, 2025	City Hosted Neighborhood Meeting (Residents w/in 1,000 feet)
February 1, 2025	Developer Hosted Community Meeting
March 27, 2025	City Hosted Community Workshop

Public Engagement & Outreach

Harvest at Dixon

[Home](#) > [Groups](#) > [Community Development](#) > [Harvest at Dixon](#)

HARVEST AT DIXON

PROPOSED PROJECT INFORMATION

In December 2024, the City of Dixon received a preliminary application for a new master planned community, Harvest at Dixon, located southeast of Dixon. Harvest at Dixon is a proposed project by LJP Dixon Development LLC, a partnership by the Lewis Group of Companies & Jens and Poul Karlshoej. The applicant has been doing their own outreach by meeting with local organizations and hosting informational meetings and presentations. To visit the project website and view presentation materials and meeting recordings click [here](#).

The proposed Harvest at Dixon project consists of a phased, comprehensive master-planned community 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

Stay Informed

To receive updates on this project please sign up below.

* First Name

* Last Name

* Email Address

☐

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Public Engagement & Outreach



Ways to Stay Informed & Participate

HARVEST AT DIXON PROJECT

The City of Dixon recently received an application for a new master planned community located southeast of Dixon. See below for ways to stay informed.

- ☒ Visit the City's proposed project webpage
- ☒ Sign up for project notification emails
- ☒ Attend the City Council Study Session on January 21st at 5pm in Council Chambers
- ☒ Attend a developer hosted workshop February 1st at 10am at SMUC (205 S. 5th St.)
- ☒ Attend a city hosted workshop March 27th at 5:30pm at SMUC (205 S. 5th St.)

Stay Informed

CITY WEBSITE

www.cityofdixonca.gov/harvestatdixon



CITY SOCIAL MEDIA



CITY EMAIL LIST

Stay Informed

To receive updates on this project please sign up below.

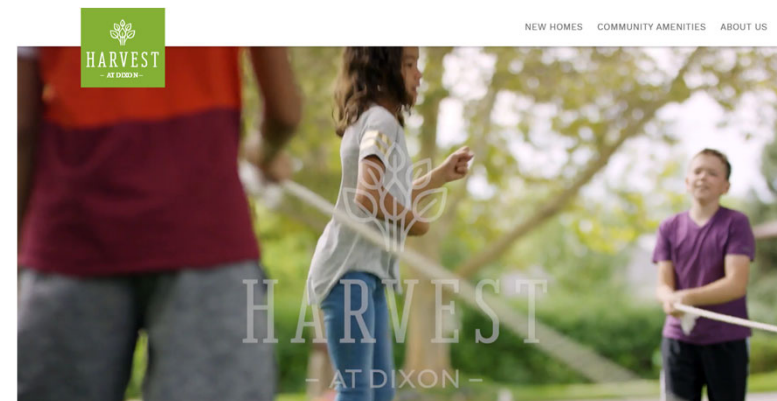
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HARVEST WEBSITE

Harvestatdixon.com



Harvest at Dixon

Draft Vision

Recommendation

Receive an update on outreach for the proposed Harvest at Dixon project.

Provide direction on the Draft Harvest at Dixon Vision and Guiding Principles.

Vision Statements

- The City of Dixon community desires sustainable improvements for the needs of residents while maintaining the small-town feel and character.

Small-Town Feel Vision Statement

- "Small-Town Feel" is very difficult to define
- Rapid increases in housing units and population have often been mentioned as factors in this discussion
- The actual number of housing units to be added each year is driven by economic cycles and the time needed to create infrastructure

Vision Statements

- Residents would like to:
 - retain the sense of community,
 - improve connections to community resources,
 - maintain a slower place of life,
 - preserve familiarity, and trust, and
 - improve neighborhood retail and local businesses.

Vision Statements

- New development shall be thoughtfully designed and support and strengthen the City of Dixon's historic development pattern.

Vision Statements

- Residents would like to have a variety of housing types and opportunities, both rental vs ownership, as well as housing types to fit segments not currently served and provide affordable housing by design

Vision Statements

- The community celebrates its agricultural heritage and continues to encourage farmland preservation, growth in the agriculture industry, and preservation of open space.

Vision Statements

- The community emphasizes the need for safe and convenient connections to community resources, such as parks and other community facilities.

Vision Statements

- The project should evolve in a balanced way and integrate with the existing city border.
- The project is expected to have a 20-year build-out with an average between 275 to 325 homes constructed each year.

Vision Statements

- The City of Dixon will be proactive in its planning of land uses to ensure local control over decisions that the define the form of our future City.

Harvest at Dixon Draft Guiding Principles

Guiding Principles

1.0 Community Planning Concepts

- Retain Dixon's Unique Small-Town Feel
- Urban/Rural Interface
- Development of a School Site
- Open Space/Recreation and Connectivity
- Housing Variety and Mixed-Income/Affordability
- Distinct and Complete Neighborhoods
- Walkable and Bikeable Neighborhoods

Guiding Principles

2.0 Fiscal Impacts

- Need for Fiscal Impact Analysis
- Public/Community Benefits
- Cost of Public Services
- Cost of Public Safety Improvements

Guiding Principles

3.0 Infrastructure Needs

- Utility Connections for Future Growth Areas
- Local and Regional Transportation

Questions and Answers

Thank you!

Questions or Comments?

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