



Public Workshop Summary March 27, 2025

Harvest at Dixon Public Workshop Overview

The City of Dixon hosted a Public Workshop at the Dixon Senior Multi-Use Center (SMUC) from 5:30 pm - 7:30 pm on Thursday, March 27, 2025, to discuss the proposed Harvest at Dixon Project (project). This is the second public workshop hosted by the City of Dixon to discuss the Harvest at Dixon Project, in addition to a Planning Commission and City Council meetings to discuss the proposed project. The applicant has also held seven community meetings to discuss the proposed project. The purpose of the Public Workshop was to gather and compile key community values in order to refine Guiding Principles that will inform the Harvest at Dixon Master Plan. This Public Workshop was conducted as an interactive public discussion, instead of a presentation format, to encourage conversation and to solicit opinions key community values.

The City Team presented a set of draft Guiding Principles that were developed in response to the results of prior City-led and Applicant-led workshops. The participants' comments and concerns were captured via live graphic notetaking and City team members' notes. See **Attachment A**.



Harvest at Dixon project materials were reviewed, including, maps locating the proposed project site, the proposed Harvest at Dixon Land Use Plan/General Plan Designation and the proposed Harvest at Dixon Zoning Land Use Plan, submitted by the Applicant, LJP Dixon Development, LLC. Approximately 60 members of the public participated in this event.



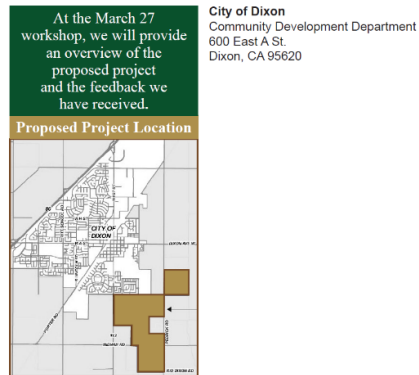
Workshop Notification

Property owners and residents within 1,000 feet of the proposed project were mailed a postcard notification of the community meeting as shown below in **Exhibit 1: Postcard Notification**. Public notification of the meeting was circulated on City of Dixon social media platforms. See **Exhibit 2: Social Media Post**. Individuals that have signed up for the Harvest at Dixon email chain updates also received an email with meeting information. See **Exhibit 3: Email Notification**. Members of the public were given the opportunity to rsvp to the March 27, 2025, workshop on the City webpage for the project at <https://www.cityofdixonca.gov/harvestatdixon>. See **Exhibit 4: Harvest at Dixon RSVP Form on the City Harvest at Dixon Webpage**.

Exhibit 1: Postcard Notification



Front



Back



Exhibit 2: Social Media Post



Exhibit 3: Email Notification



Good morning:

Thank you for subscribing to project updates for the proposed Harvest at Dixon project.

The City of Dixon is hosting a community workshop to discuss the guiding principles that have been identified in prior public workshops for the Harvest at Dixon proposed project.

Workshop Details:

Thursday, March 27
5:30-7:30pm
Dixon Senior-Multi-Use Center
201 S 5th St, Dixon CA 95620
RSVP to the meeting by clicking [here](#).

Workshop Agenda:

- Welcome
- Review of the Proposed Project
- Review of Prior Project Workshops
- Discussion of Key Public Comments/Guiding Principles
 - Community Planning Concepts
 - Fiscal Impacts
 - Infrastructure
 - Housing
- Next Steps
- Workshop Conclusion

Please visit our [project website](#) for more information on the proposed project.

Thank you,
City of Dixon

Steve Peterson, AICP, LEED AP
Contract Project Manager for the City of Dixon from Kimley Horn
916.531.5513



Exhibit 4: Harvest at Dixon RSVP Form on the City Harvest at Dixon Webpage

Harvest Community Workshop March 27

Harvest at Dixon is a proposed residential mixed-use development proposed by LJP Dixon Development, LLC, in unincorporated Solano County located directly southeast of the City of Dixon.

Property owners and occupants within 1000 feet of the Harvest at Dixon's proposed project site are invited to attend a public workshop by the City of Dixon to provide you with:

- information on this proposed project
- information on how to stay involved with the City's processing of this application
- opportunities to give feedback to the City and the project developers.

For more information on the project and past meetings click [here](#).

Where: Dixon Senior Multi Use Center
201 S 5th St, Dixon, CA 95620

When: Thursday, March 27, 2025 at 5:30pm

Please RSVP below. You are not required to RSVP but it will help us prepare and ensure there is enough seating for all meeting participants.

If you'd like to sign up for our email notification list please check the box below.

• First Name	<input type="text"/>
• Last Name	<input type="text"/>
• Address	<input type="text"/>
• Email	<input type="text"/>
• State/Province	<input type="text"/>
• Would you like to sign up for our email notification list?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Country	<input type="text"/>
• Will you be attending the meeting on March 27?	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Postal Code	<input type="text"/>
• If yes, how many people will be attending in your group?	<input type="text"/>

Workshop Topics

The City project team identified a set of draft Guiding Principles that were distilled from prior project meeting discussions. The source of this information included the topics, themes, issues, and concerns that have been discussed in previous project meetings and outreach events. These events included the Planning Commission Study Session conducted on January 14, 2025, the City Council Study Session conducted on January 21, 2025, and the City-led neighborhood meeting on January 6, 2025.

The City project team presented the summary of the following Draft Guiding Principles at the Public Workshop to verify our observations and correct any misconceptions:

- **Community Planning Principles**
 - 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



- **Fiscal Impact Concerns and Principles**
 - Public Community Benefits
 - Need for Fiscal Impact Analysis
 - Cost of Public Services
 - Cost of Public Safety Improvements
- **Infrastructure Concerns and Principles**
 - Utility Connections for Future Growth Areas
 - Local and Regional Transportation

Guiding Principles Discussion

The following section provides summaries of community feedback during the guiding principles discussion broken down by topics within each subject: Community Planning Concepts, Fiscal Impacts, and Infrastructure.

Community Planning Concepts

Small-Town Feel

Community members discussed and raised questions on how such a large project would impact Dixon's small, farming town culture. Community members expressed concerns about how the development would impact current infrastructure such as water supply, transportation, and schools. Other concerns about the loss of farmland, due to the development of the proposed project, focused the importance of agriculture as a defining element of the community. Questions around the design of the proposed development were discussed in terms of housing and infrastructure. Individuals expressed the need for community input with the development in order to preserve the City's identity.

Urban and Rural Interface

The community values Dixon's identity as an agriculture community. Many citizens stated that farmland odor and noises, are not deemed nuisances, but integral parts of Dixon's farm town identity. Community members brought up these elements to keep in mind for this new development. Members of the community fear the impacts that an urban setting could have on surrounding farmland.

Residents expressed concerns about impacts to the existing roadway with potential increase in traffic, specifically noting the rural county roads as a commuter cutting route when traffic occurs on Interstate 80. Residents expressed concerns on potential changes associated with Highway 113. An individual noted that the loss of agriculture land could impact migratory birds and



habitats during this discussion. One resident would like to understand why a majority of low density housing proposed is located towards the center of the development rather than the edges of the development, raising the perspective that higher density housing located closer to existing development and lower density housing closer to the project boundary you get would result in less drastic changes from rural to urban development. There was curiosity as to why the City would not want to build within the current City limits instead of annexation land into the City.

The community clearly stated that ensuring Superior Farms' success and viability is a topic of great concern. Multiple members of the public stated the importance of this facility in supporting the needs of surrounding agricultural businesses.

Potential Development of a School Site

Population increases impacting schools is a major concern of the community. While the development would cause an increase in population, community members suggested this could be an opportunity to benefit City of Dixon's schools if planned correctly. Main problems that must be addressed in the current Dixon Unified School District schools, as suggested by residents, include maintaining teachers and upgrading out of portable classrooms. According to a resident previously on the Dixon Unified School District Governing Board, enrollment in Dixon schools is declining. The community suggests that additional population could lead to a larger assortment of classes to choose from and additional demand to improve school conditions. Clarification as to the cost that the developer would pay for such improvements was discussed and the purpose of SB 50. Residents requested clarification of the build out time of the proposed development and were given an estimated approximately 20-year build out period. The need for infrastructure to be in place prior to build out was mentioned as a priority.

Open Space/Recreation and Connectivity

A community member discussed the protection of Pond C as a concern. Public amenities such as a community center, dog park, and splash pad were brought up by the community as desired recreational facilities. Residents noted that these recreational facilities should be built in the early stages for current and new residents to enjoy amenities while build out of development is ongoing. An individual expressed disfavor over gated communities, noting that amenities would be inaccessible for all City residents.

Residents expressed enthusiasm and support for a walkable and bikeable space, such as a greenbelt. Additionally, residents suggested the need to plan for parking needs for access to these recreational facilities, noting importance of accessible parking spaces that are ADA compliant for



seniors and individuals with disabilities and to account for the increase in parking demands with the increase in population.

Additional questions presented during this topic was the budget for funding of parks and recreation as well as if a Parkway cost sharing agreement would occur.

Housing Variety and Mixed-Income/Affordability

As a small-town farming community, the City of Dixon maintains a community with its own set of values and ideals. An individual suggested that diversifying the variety of housing would bring a change to community characteristics. Other individuals suggested that proposed housing should primarily be single story housing and recommended limiting all structures to one or two stories. Residents detailed that a presentation held by the developer would be helpful in order to see more visuals of the proposed project and walk through the types of housing proposed and additional project details. Some individuals also communicated the benefits of entry level homebuying options and the need for high density housing options to have for-sale units. Residents noted that high density housing should have larger streets to accommodate the housing and parking. Common values for community members throughout this discussion highlighted protecting agriculture when considering housing options.

Distinct and Complete Neighborhoods

Cohesion between developments is important to residents of Dixon as well as keeping Dixon's style within neighborhoods. Ideas of public art and spaces within neighborhoods dedicated to public engagement were discussed. Support for granny flats and alleys as well as duplexes and single-family housing was mentioned. Some community members would like to see diversity in housing options that make houses more unique. Some community members displayed a positive outlook on mixed use housing and requested close proximity to neighborhood retail and grocery stores while other community members contrasted this opinion and expressed that they would not want to live in mixed use areas. Community members requested that the neighborhoods include a central bus system, noting the importance of access for senior citizens, to allow for greater connectivity.



Walkable and Bikeable Neighborhoods

As mentioned during the Open Space/Recreation and Connectivity discussion, residents seek walkable and bikeable spaces, such as a greenbelt, to improve bike and pedestrian connectivity to community resources, such as neighborhood commercial and other community needs. In the following discussions on Transportation, residents highlighted the importance of bike access along Pedrick Road that would be cohesive in design.

Fiscal Impacts

Public/Community Benefit

Dialogue pertaining to public and community benefits came up throughout the Community Planning Concepts discussions. As mentioned in the open space/recreation and connectivity discussion, the argument against gated communities was discussed as amenities would be inaccessible for all City residents, expanding that gated communities do not support the small-town feel. Residents also expressed the importance of the developer providing their fair share cost to public services, requesting that the development enhance the community rather than take from it. Other public/community benefits discussed in prior workshop, but not discussed in the March 27th workshop, included developer support for the update and expansion of existing public-serving City facilities and central business district streetscapes.

Fiscal Impact Analysis

Questions pertaining to the use of local labor for this project as well as concerns on labor wages were directed to the developer. Community members expressed importance of local labor for the proposed project. Community members emphasized the importance of Superior Farms in supporting the success of other businesses within the community. Other community members expressed the importance of retaining local businesses in improving the economic development and resources within the City of Dixon accrediting the importance of development.

Cost of Public Services

Concerns over police and fire staff and facilities were discussed, highlighting issues that are not only within the new development but within the City of Dixon. Residents discussed the importance of allocating funds to build facilities for police and fire and the importance of maintaining or increasing public service staff.



Public Safety Improvements

Community members highlighted that development of the Parkway Boulevard Overpass would improve public safety by improving emergency response times while also relieving traffic congestion associated with the train track dividing southeast Dixon from the rest of the City.

Infrastructure

Utility Connections for Future Growth Areas

Community members raised questions on how current residents will benefit from the proposed development in terms of utilities and utility fees. Current residents have concerns over water supply and quality within the city and would like to understand how this can be solved by the development. Water supply concerns specifically for surrounding agriculture was also addressed. Community members also noted concerns that an increase in population would have on drinking water and drainage, raising questions on how these issues would be addressed within the proposed development.

Local and Regional Transportation

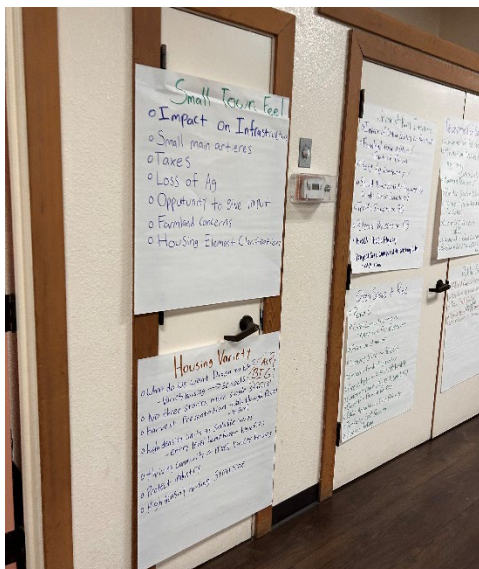
Residents suggest that Pedrick Road expansion must follow a cohesive design and include access to bicyclists and agricultural needs. Safe routes to school considerations were also mentioned as a key consideration when discussing local transportation. Residents also discussed the importance of improving bus routes connectivity and highlighted the importance of connecting senior citizens to downtown Dixon and other community resources.



City Contract Planner, Steve Peterson, facilitates a discussion with community members of the City of Dixon.



City Consultant, Makena Bohannon, takes live notes as community members discuss the proposed project.



Live notes were posted after completion of the discussion for community members to review.



Attachment A: Meeting Live Notes

Small Town Feel

- o Impact on Infrastructure
- o Small main arteries
- o Taxes
- o Loss of Ag
- o Opportunity to give input
- o Farmland concerns
- o Housing Element Clarification

Urban & Rural Interface

- o Impact of Urban Setting on Farmland
- o Farmland noise & Odor ✓
 - Part of Dixon
- o Keep Ag Community ✓
- o Should lower density housing be on the Outer boundary?
- o Traffic Impacts on 90
- o Potential Projects on 113
- Birds - Pacific Flyway
- Project Size compared to existing City
 - infill land

Development of School Site

- o Concerns of Pop. increase on schools ✓
- o Mitigation Measures for Prime Ag land
 - Contact Lafco
- o Maintain Teachers ✓
- o Plan for growth in Schools
- o increase in Pop. could lead to Opp. for Classes
- o Cost on City VS Lewis
 - SB50
- o Low demand in Schools currently
- o Build Out = 20-25 yr → Inf. in Place first

think Outside the box

Open Space + Rec.

- o Pond C
- o Gated Community Concerns
 - Amenities For Everyone
- o Focus on drainage
- o Grocery Store ~ 30,000
- o Concerns for drinking water
- o Green belt → Walkable / Bikeable
- o Community Center, Dog Parks, Splash Pad
- o Budget? - Parks + Rec fees
- o Public Amenities as first priority
- o Parkway Cost Sharing
- o Plan for Parking

Housing Variety

- o What do we want Dixon to be?
 - Variety housing → Schools
- o No three stories, more single stories
- o Harvest Presentation - Walk through Project
 - Visual
- o high density units as sellable units
 - entry level home buyer benefits
- o Thriving Community = Mixed Variety housing
- o Protect industry
- o High density housing Street Size

ASK
BIG

Distinct & Complete Neighborhood

- o Cohesion is important
- o Public Art
- o Public engagement of Space
- o Dixon is distinct → keep Dixon Style
- o Granny flats & Alleys
 - o Fire truck concerns
- o Mixed Use areas
- o Diversity in housing
- o M Neighborhood Connection to Dixon
- o Variety housing - Duplex / Single family

Fiscal Impact Analysis

- o Local labor
- o Labor wages
- o Superior Farms impact
 - impacts surrounding farms

Public Safety

- o Police & Fire Concerns - staff - facilities
- o Provisions to build Stations
- o Train Track blocking
- o Retail Next Amenities to existing farms
- o Splash pad/water for Summer

Utility Connection

- o benefits to Current Residents
- o Water Concerns w/in Current City
- o Consider impact on Superior Farms

Transportation

- o Pedrick Road expansion → Cohesive design
 - bike & Ag Access