

# Project Overview

## Harvest at Dixon (1)

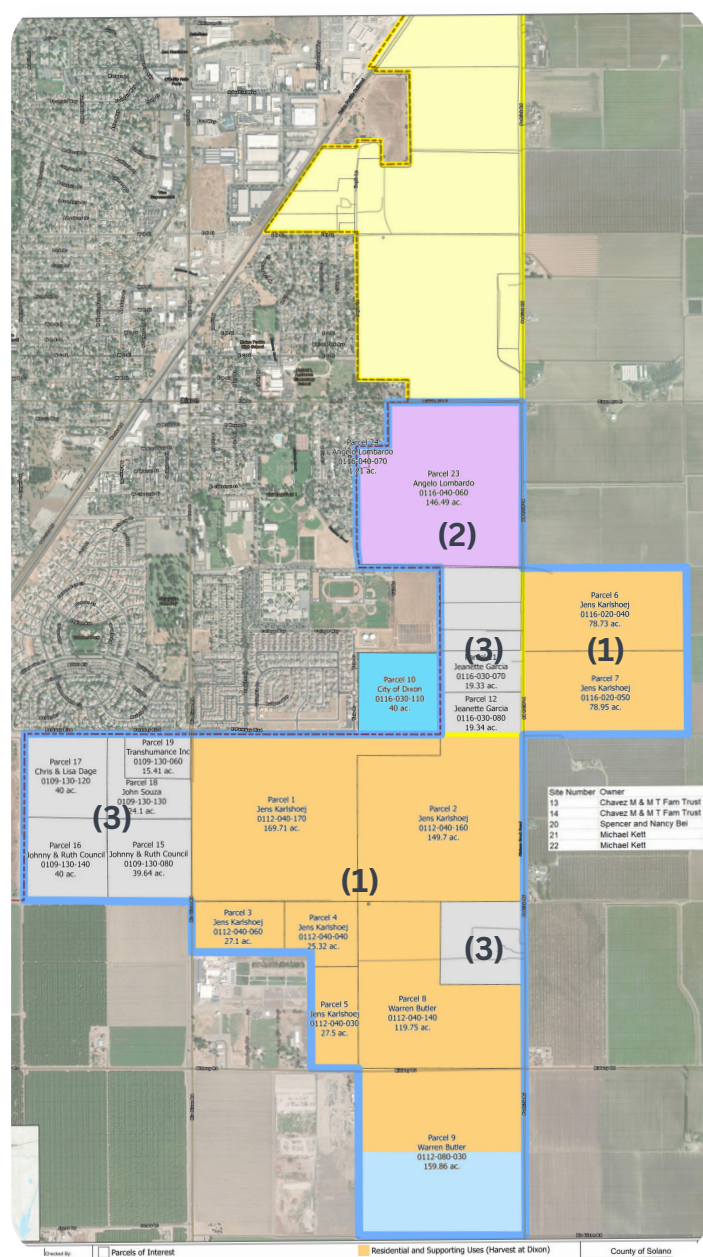
An 825-acre project within the Southeast Dixon Specific Plan that includes:

- About 6,000 homes (300 units/year x 20 years)
- 10 to 12-acre neighborhood commercial center
- Proposed elementary school site
- Over 75 acres of parks, open space, trails, and recreation
- Regional drainage solution that eliminates existing B/C drainage through the central city

## Southeast Dixon Specific Plan

The SEDSP is 1,246 acres that includes:

- Brookfield project of about 850 homes, plus parks, streets, etc. (2)
- Annexation proposed due to LAFCO policy. (3)
  - Agency has said that existing uses can remain 'as is' with County services unless the land use is changed.



Info Sessions

**All Community Members Welcome**  
 City of Dixon / Multi-Use Center  
 201 S. Fifth Street, Dixon, CA 95620

Wed. August 14th - 5:30 to 7:30 pm  
 Sat. August 17th - 10 am to noon  
 Wed. September 4th - 5:30 to 7:30 pm  
 Thur. September 12th - 5:30 to 7:30 pm



HarvestatDixon.com

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**The Harvest Ethos**

agrarian roots  
 hub for learning & exploring  
 kindred spirits

COMMUNITY GARDENING

Wise Water Use

Walkable Village Design

SUSTAINABLE BUILDING PRACTICES

picturesque groves & gardens



**Project Proposed by: LJP Dixon Development, LLC**  
 A partnership by the Lewis Group of Companies & Jens and Poul Karlshøj

Attached & Rental Homes



Detached Single-Family Homes



### Cornerstones for Planning

- Healthy and sustainable community
- Homes for a wide variety of households and income levels
- Design using regional influences
- Connectivity to downtown/ schools
- Retail that expands local options
- Open space, trails, & gathering spots



Amenities



Retail

