



HARVEST

– AT DIXON –

Part of the Southeast Dixon Specific Plan
Project proposal by: LJP Dixon Development, LLC

Community Meeting #4
City of Dixon / Multi-Use Center
September 12, 2024

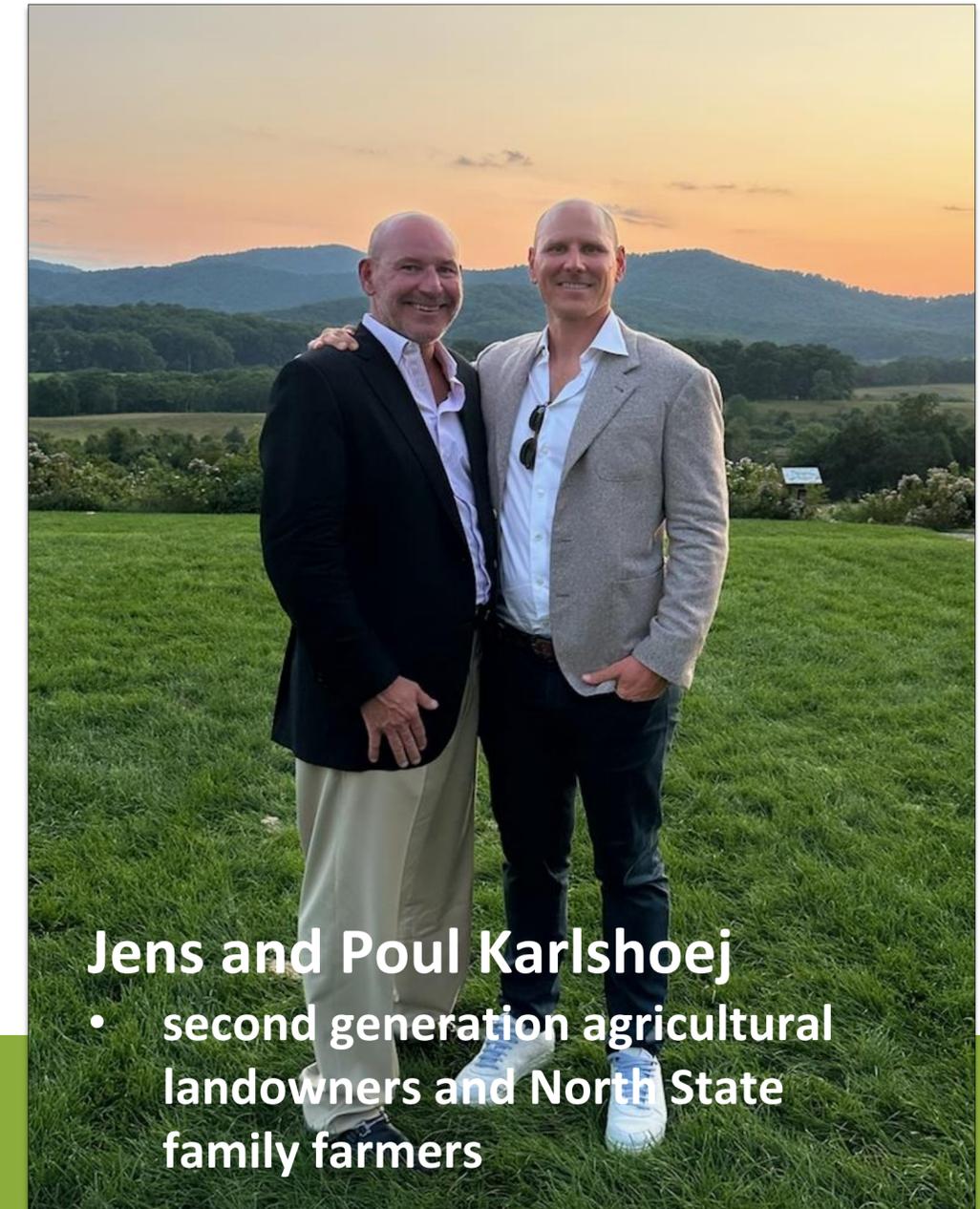
about us

LJP Dixon Development, LLC is a partnership between:



The Lewis Group of Companies

- established by the Lewis family in 1955
- one of the largest private and family-owned real estate developers in the US.
- developed master-planned communities throughout California and Nevada
- currently owns and manages multifamily, retail, commercial, and industrial projects



Jens and Poul Karlshoej

- second generation agricultural landowners and North State family farmers



Development Lead

Lewis Group of Companies - development/landowners

- ❖ Rob White, VP – Overall project lead
- ❖ Ricki Blevis, Asst PM - Project coordinator
- ❖ Doug Mull, Regional VP - NorCal lead for partnership
- ❖ John Goodman, CEO - Exec Committee for partnership

Karlshoejs - farmers/landowners

- ❖ Jens Karlshoej – Executive Committee for partnership
- ❖ Poul Karlshoej - Executive Committee for partnership

City Team

- ❖ Mayor Steve Bird and City Council
- ❖ Jim Lindley, City manager - City lead
- ❖ Doug White, City Attorney - City legal lead
- ❖ Raffi Boloyan, Community Development Director - City planning lead
- ❖ Chris Fong, City Engineer - City engineering lead
- ❖ Madeline Graf, Economic Development Manager / Public Information Officer - City economic development and outreach lead

Project Planning

WHA - land planning/architect

- ❖ Bill Hezmalhalch, CEO - WHA overall lead
- ❖ Robert Lee, Senior Principal - WHA project lead

Wood Rodgers - engineering/land planning/natural resources

- ❖ Karrie Mosca, VP - Engineering project lead
- ❖ Paul Meuser, Principal Planner - Land planning advisor
- ❖ Tim Chamberlain, Principal planner - Natural resources lead

Monchamp Meldrum, LLP - CEQA advisor

- ❖ Amanda Monchamp, Partner - CEQA and natural resources

Community Advisor

- ❖ Scott Pederson, former City Council member

City Consultants

- ❖ Kimley-Horn - Overall project management on behalf of the City
- ❖ Stantec - CEQA lead for the City
- ❖ Placeworks - planning lead for the City
- ❖ West Yost - engineering lead for the City

Engagement Timeline

July

Rotary Club of Dixon
July 24

Aug

Dixon Downtown
Business Association
August 13

Community Workshop #1
August 14

Pop-Up Event at Chamber
Concerts in the Plaza
August 15

Sept

Community Workshop #3
September 4

Pop-Up Event at the Dixon
Montessori Charter
School
August 22

Pop-Up Event at DDBA
Wine Stroll
August 22

Community Workshop #2
August 17

→

Pop-Up Event at the
Chamber Concerts in the
Plaza
September 5

TODAY
Community Workshop #4
September 12

Oct

Pop-Up Event at the DDBA
Downtown Halloween
Trick or Treat and
Chamber Trunk or Treat
October 31

Dec

Pop-Up Event at the DDBA
Christmas Tree Lighting
December 5

Grey = Past Events
Green = Upcoming Events

Design Principles



The Harvest Ethos



agrarian roots

hub for learning & exploring

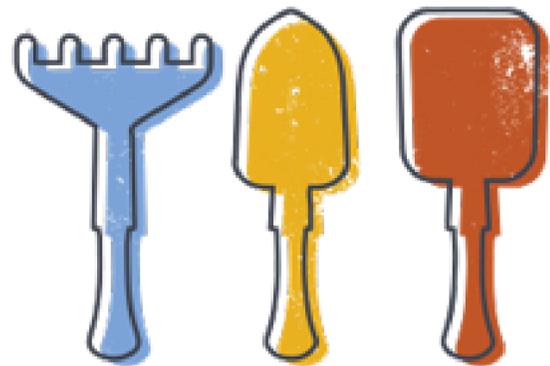


kindred spirits

Wise Water Use



picturesque groves & gardens



COMMUNITY GARDENING



Walkable Village Design

SUSTAINABLE BUILDING PRACTICES



Project Overview



Harvest at Dixon

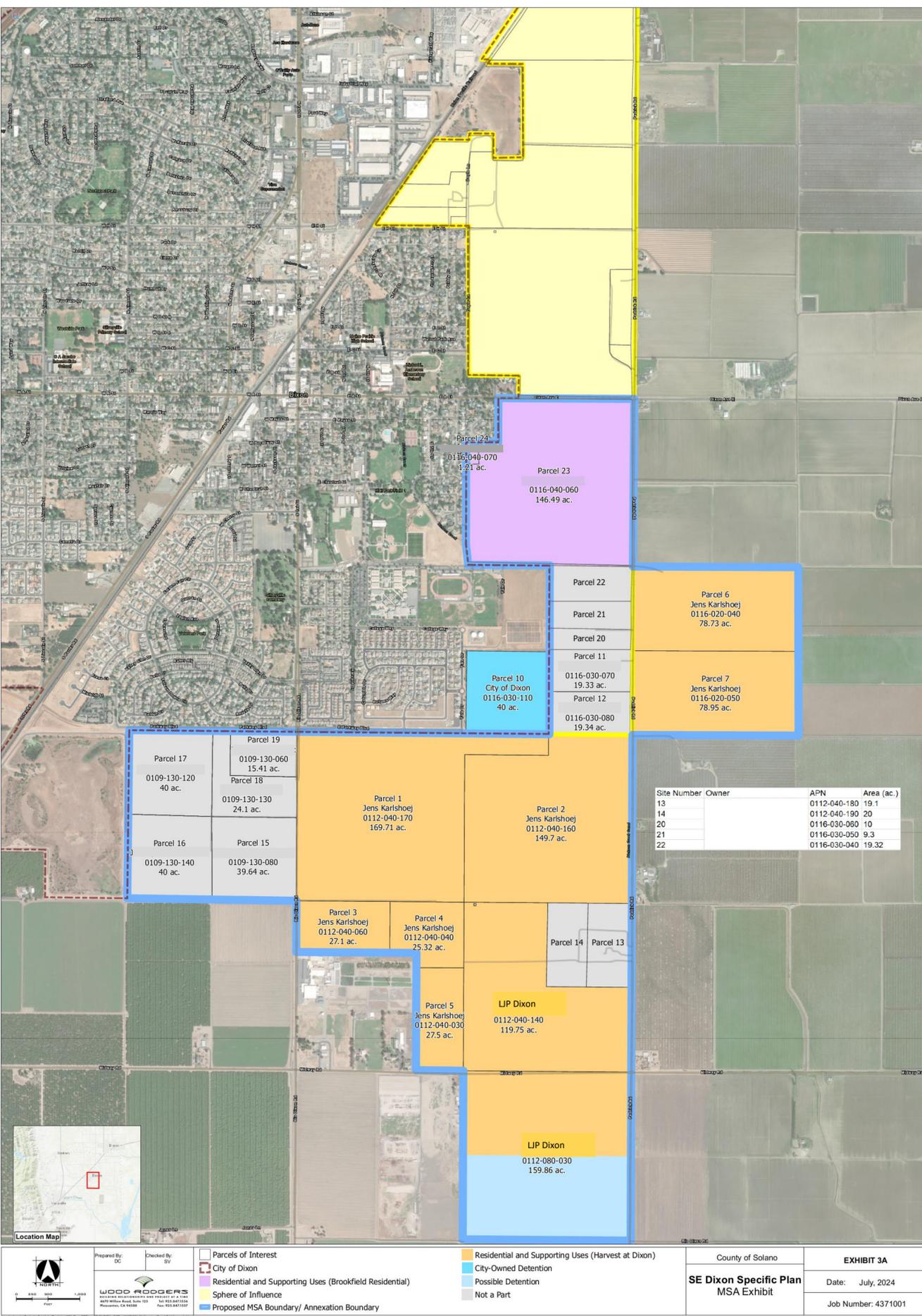
An 825-acre project (*orange*) that includes:

- 🍷 About 6,000 homes (300 units/year x 20 years) starting construction in 2029/2030.
- 🍷 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 many of the existing drainage basins throughout the central city.

Southeast Dixon Specific Plan

The SEDSP is 1,246 acres (*outlined in blue*) that includes:

- 🍷 Harvest at Dixon.
- 🍷 Brookfield project of about 850 home, plus parks, streets, etc (*purple*).
- 🍷 Annexation areas due to LAFCO policy (*gray*).
- 🌿 Agency has said that existing uses can remain ‘as is’ with County Services unless the land use is changed.



Prepared By: DC
Checked By: BV

WOOD ROGERS
PLANNING AND ENVIRONMENTAL CONSULTANTS
4475 Wilbur Road, Suite 105
Pleasanton, CA 94566
Tel: 925.462.1100
Fax: 925.462.1555

<ul style="list-style-type: none"> Parcels of Interest City of Dixon Residential and Supporting Uses (Brookfield Residential) Sphere of Influence Proposed MSA Boundary/ Annexation Boundary 	<ul style="list-style-type: none"> Residential and Supporting Uses (Harvest at Dixon) City-Owned Detention Possible Detention Not a Part
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County of Solano

SE Dixon Specific Plan
MSA Exhibit

EXHIBIT 3A

Date: July, 2024

Job Number: 4371001

Important Details



What it is not:

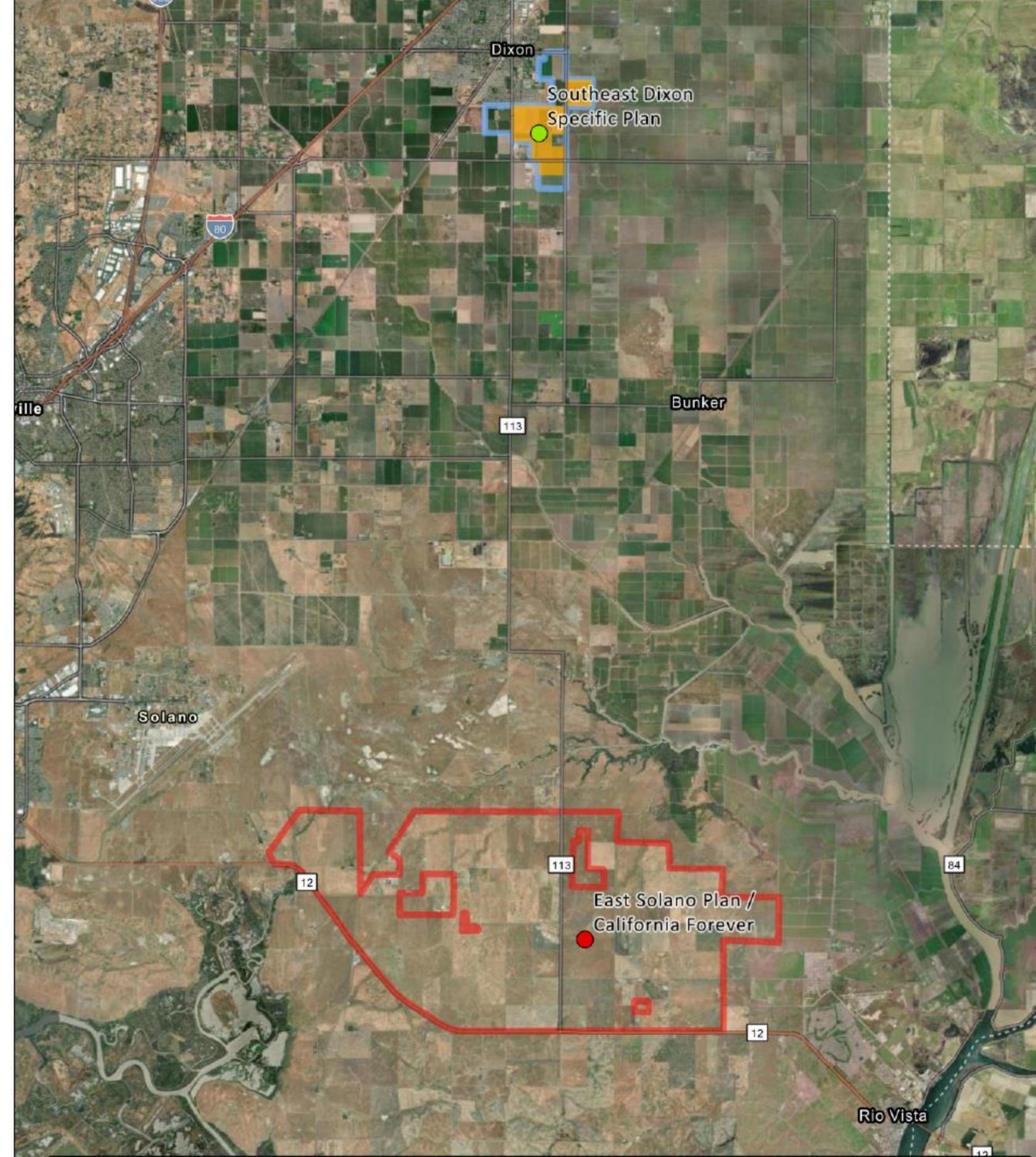
- 🍷 Is not part of the East Solano Plan, which is more than 11 miles south of the proposed project.

What it is:

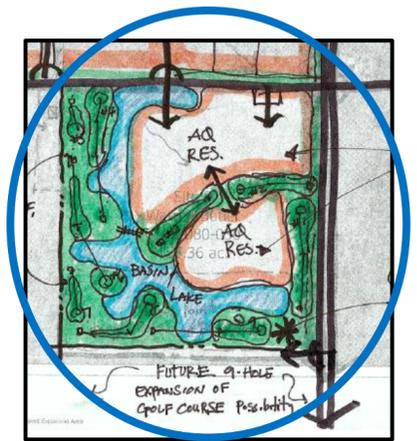
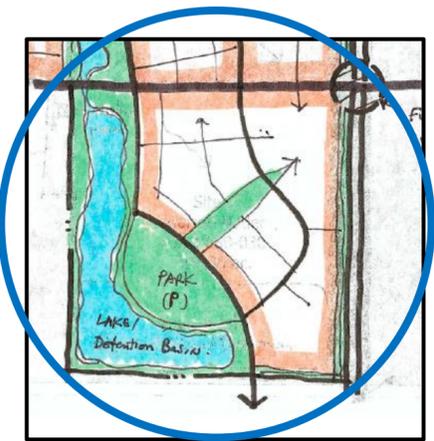
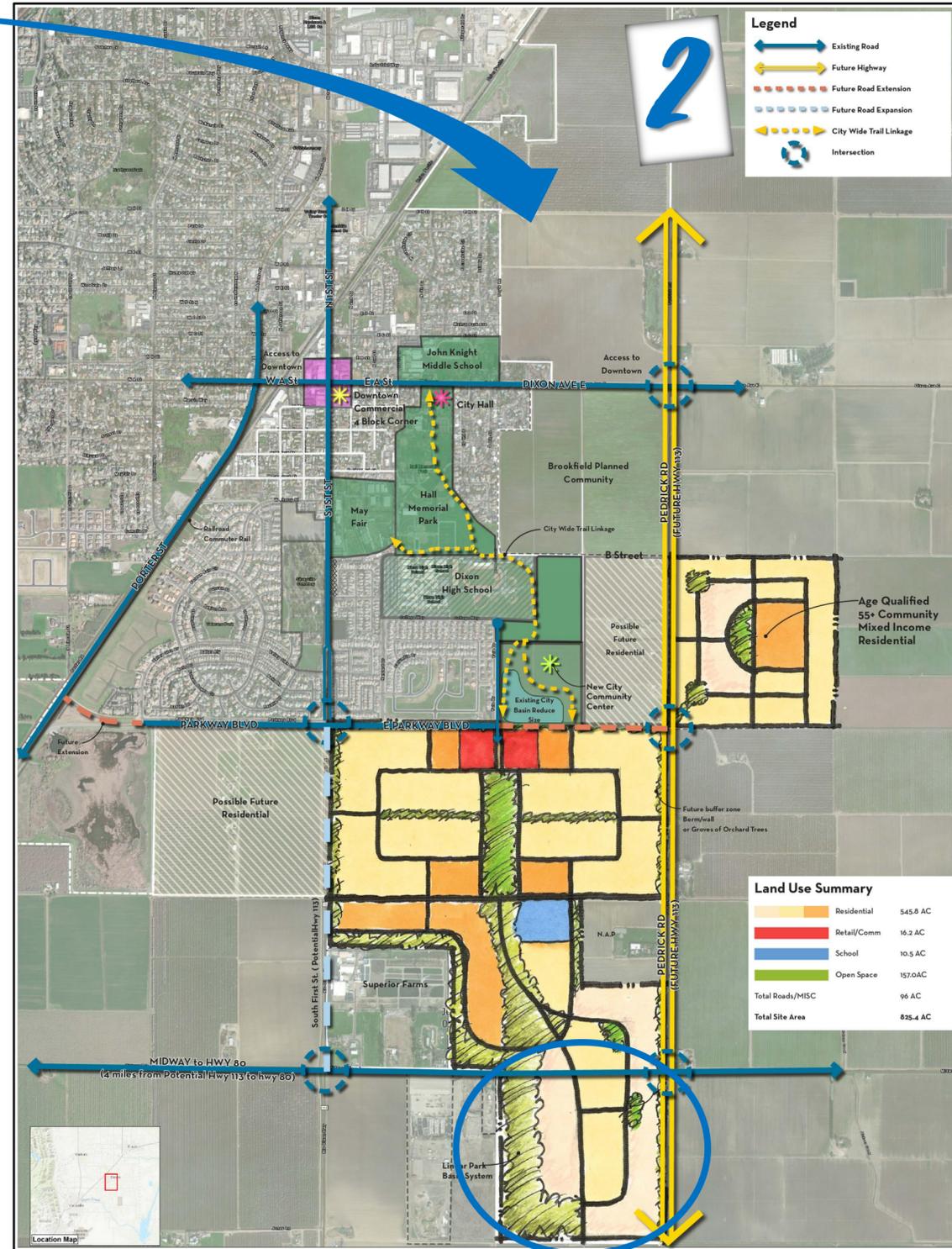
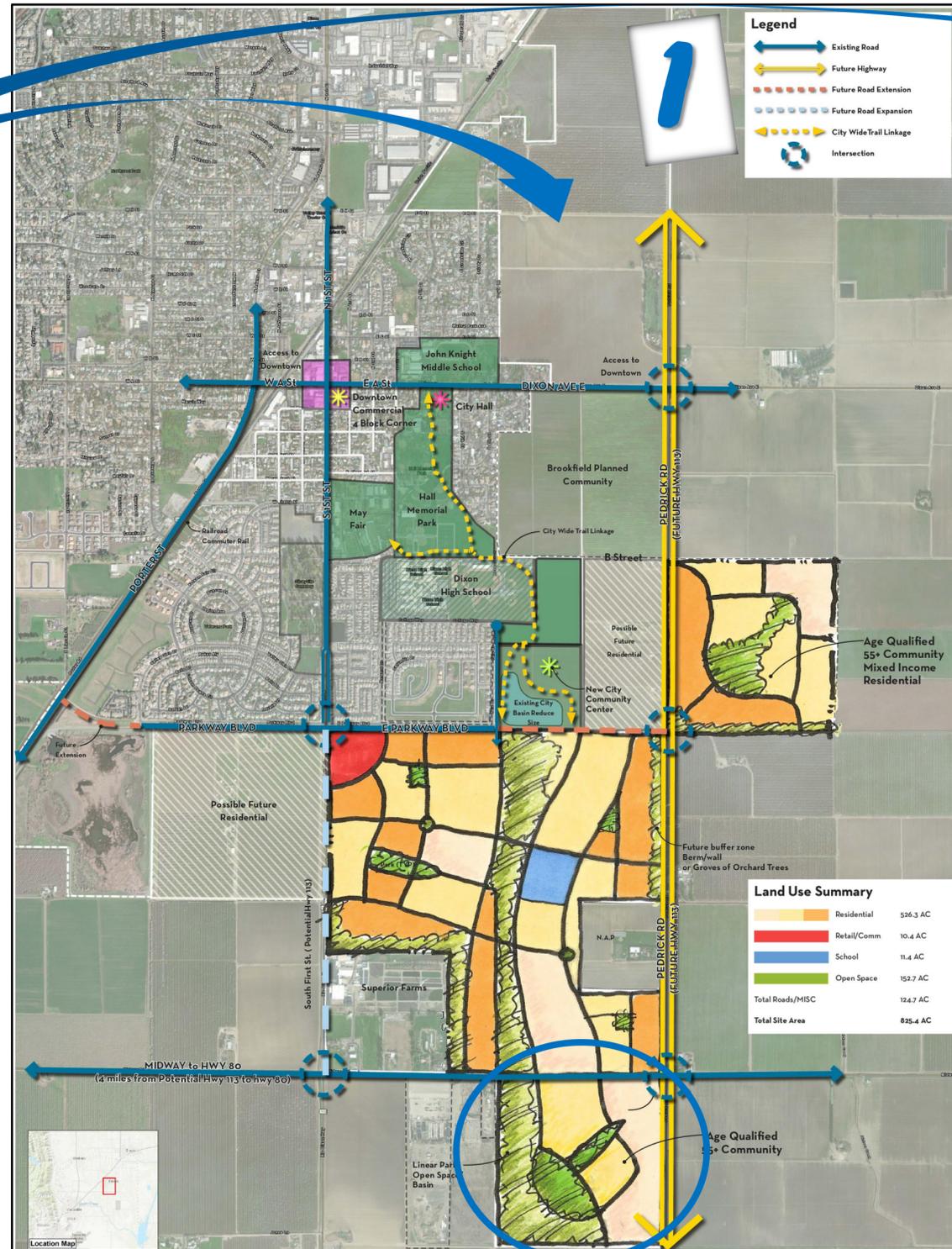
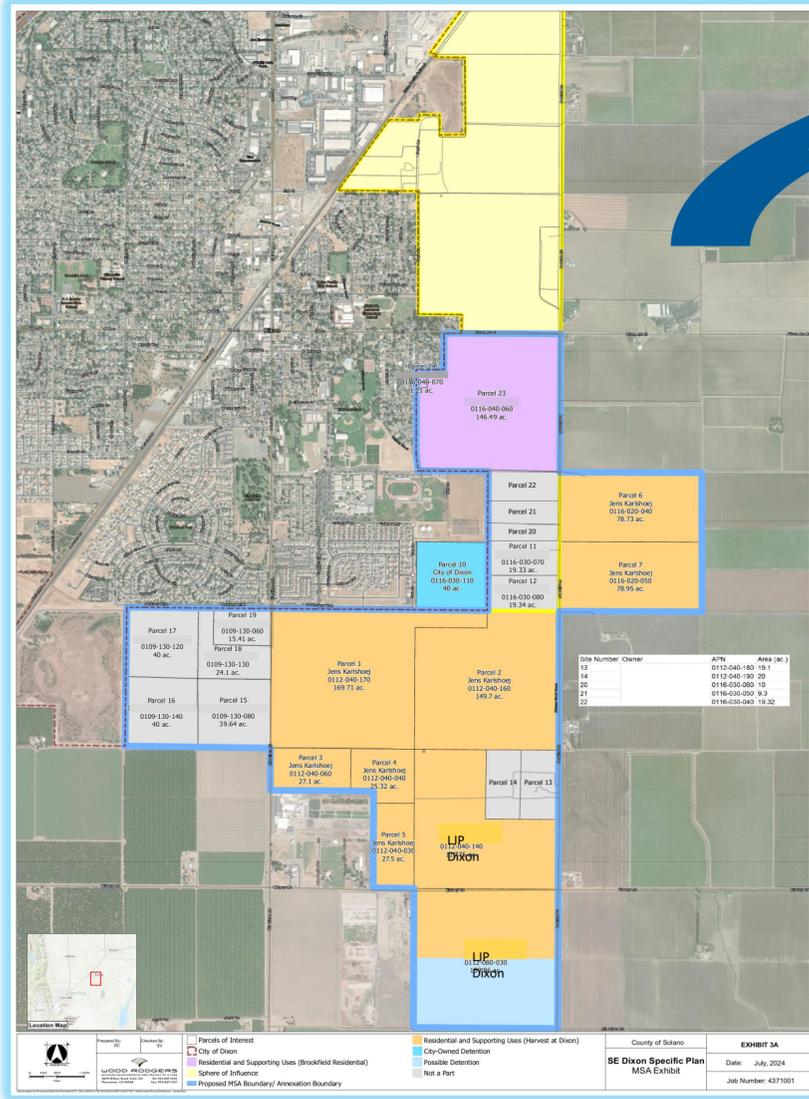
- 🍷 Proposed by the current landowners.
- 🍷 Informed by substantial community outreach and input.
- 🍷 The beginning of the process.
 - 🌿 City review expected to take 18-24 months.
 - 🌿 County/LAFCO review expected to take 12 months.

What it will do:

- 🍷 Provide well-planned neighborhoods.
- 🍷 Include a mix of for sale and rental homes for a wide range of income levels.
- 🍷 Help the City improve/upgrade vital infrastructure.
- 🍷 Add substantial new sources of revenue to the City.
- 🍷 Support the downtown/central city with improved trail links and connectivity.



Conceptual Land Plans



Amenities

HARVEST
- AT DIXON -





Community

HARVEST
- AT DIXON -

COMMUNITY
GARDENING



Retail

Single-Family Homes



Rental Homes



Expanded Infrastructure



The Harvest at Dixon plan will deliver much needed new and expanded infrastructure to Dixon.

Total of \$125+ Million in infrastructure includes:

Wastewater

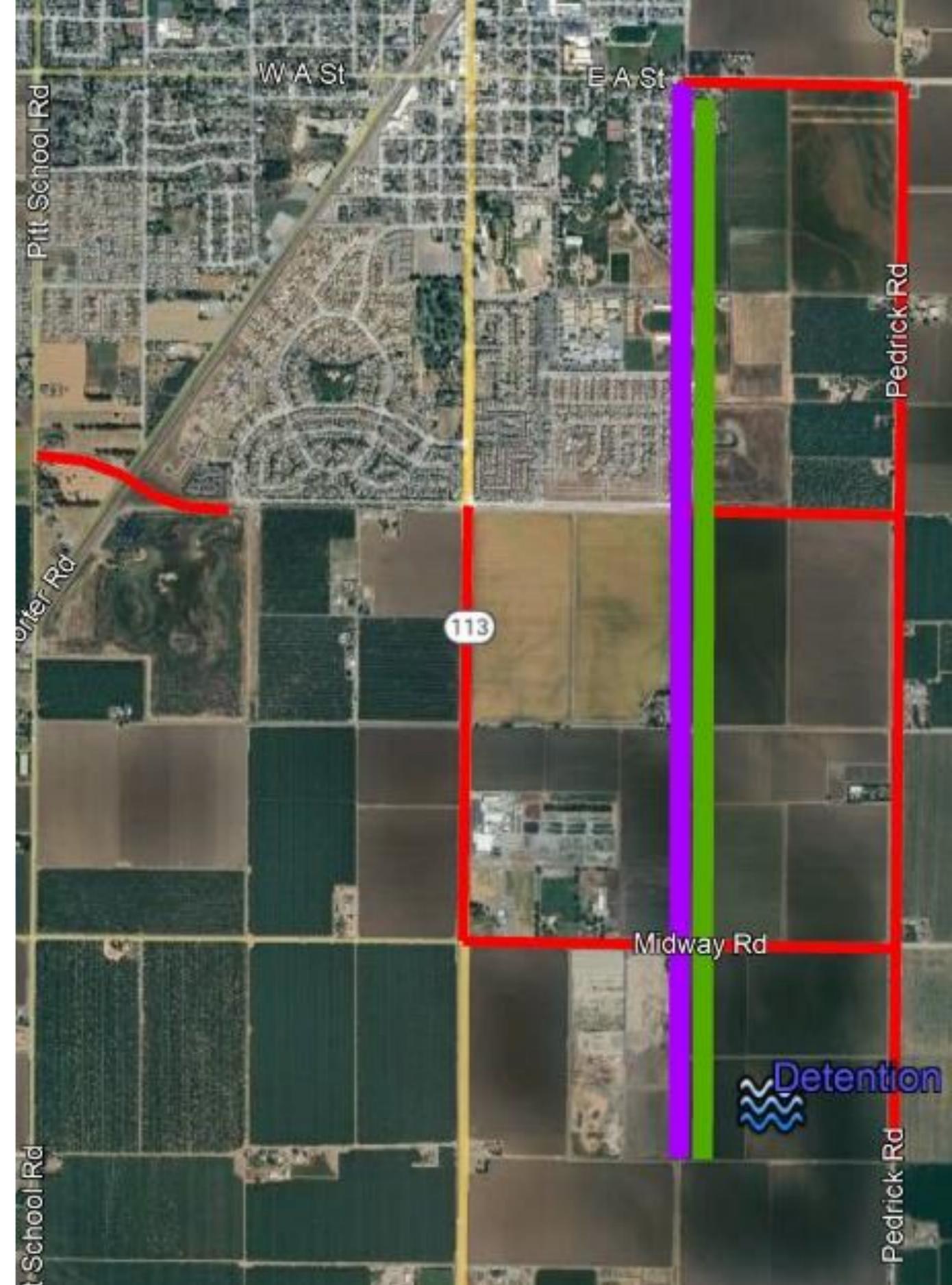
- 🌿 expanded Wastewater Treatment Plant
- 🌿 addition of new wastewater transmission line (**green**)

Storm Drainage/Detention

- 🌿 new 65+ -acre detention basin (**blue**)
- 🌿 addition of new drainage line/facility (**purple**)

Municipal Water

- 🌿 estimate an additional 2 to 3 wells
- 🌿 delivery system connecting Dixon to Harvest community



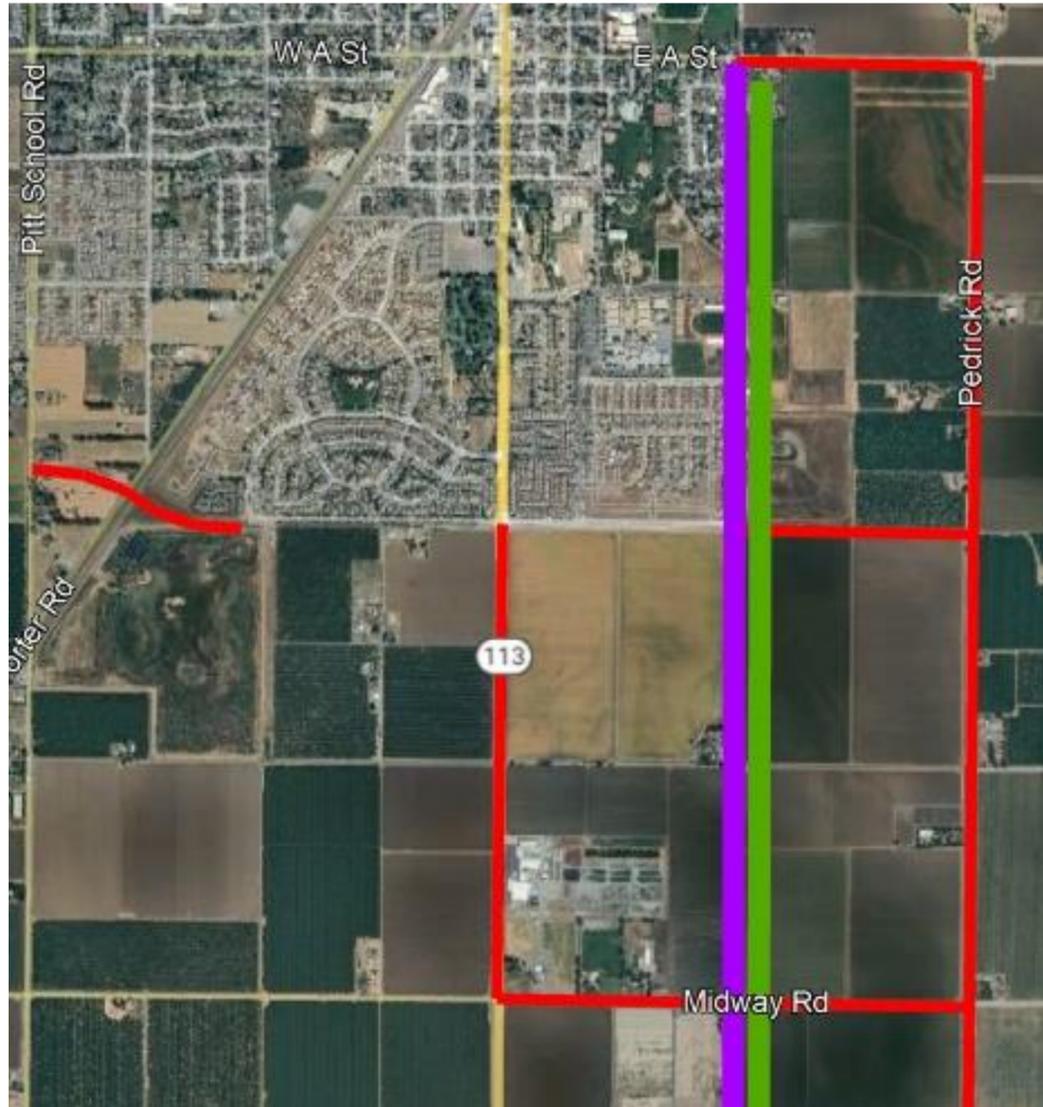
Transportation & Trails

Roadway Improvements (red)

- 🌿 Upsizing East A Street
- 🌿 Improvements/expansion of Pedrick Rd and Midway Rd
- 🌿 Completion of Parkway Blvd (including RR overcrossing)
- 🌿 Improvements to CA State Highway 113

Trails

- 🌿 North-south linear park/trail along entire project
- 🌿 Improved trail connections to downtown
- 🌿 Ability to walk or bike throughout



What we have heard

DESIGN:

- 🍊 Keep small town feel.
- 🍊 Offer housing not currently available in Dixon.
- 🍊 Support the downtown/central city with improved trail links and connectivity.
- 🍊 Buffer existing uses (Superior Farms, homesteads)

LAND USE:

- 🍊 Provide well-planned neighborhoods.
- 🍊 Include a mix of for sale and rental homes for a wide range of income levels.
- 🍊 Provide age-qualified/age-in-place options.

INFRASTRUCTURE:

- 🍊 Assist City to improve/upgrade vital infrastructure.
 - 🌿 Drainage, Water, Sewer, Roads

TRANSPORTATION:

- 🍊 Improve/widen roads.
 - 🌿 Hwy 113, Pedrick Rd, Midway Rd, Parkway Blvd
- 🍊 Study option to relocate truck traffic to Pedrick Rd.
- 🍊 Provide off-street trail/walkway network.

AMENITIES:

- 🍊 Strong preference for N-S linear park/trail design.
- 🍊 Provide school site.
- 🍊 Create new parks with new offerings (e.g. splash pad, community center).
- 🍊 Support for retail options (possible grocery?)
- 🍊 Study golf course option.

OTHER:

- 🍊 Provide support for Public Safety needs.
- 🍊 Add substantial new sources of revenue to the City.



Next Steps

Oct 2024

Q1 2025

Q4 2026

Q1 2027

Q4 2027



Application



City Review/ Studies

LJP Dixon

- Submit application materials to City

Includes:

- Project Info
- Prelim studies
- Proposed Land Use

City/ Consultants

- Review and studies process

Includes:

- CEQA
- General Plan Updates
- Municipal Services Review
- Developer Agreement
-

City Public Hearings

Includes:

- Planning Commission
- City Council



LAFCo Review

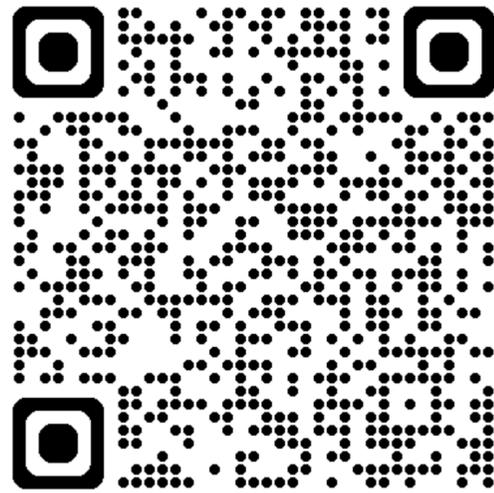
Solano County LAFCO Process/Hearings

- Review of City Approvals and Studies
- Assess Annexation Request

Potential Project Approvals

Thank you for joining us!

Check out our website



HarvestatDixon.com

Questions or Comments?

Email: HarvestAtDixon@LewisMC.com

Phone: (707) 710-8277

