



# HARVEST

– AT DIXON –



## DIXON FAMILIES BUILDING DIXON'S FUTURE TOGETHER

### What Is Harvest at Dixon?

- **The Plan:** A master plan community built over 20+ years, plus infrastructure improvements, parks, school site, and retail center.
- **Current Status:** City review phase with detailed studies underway.
- **Timeline:** Environmental studies are underway and will be released in late 2025/ early 2026 for public comment.

### Infrastructure That Benefits All Dixon Residents

#### Funded by New Development, Not Your Taxes



**2-3 Additional Water Wells:** Addresses current summer shortages.



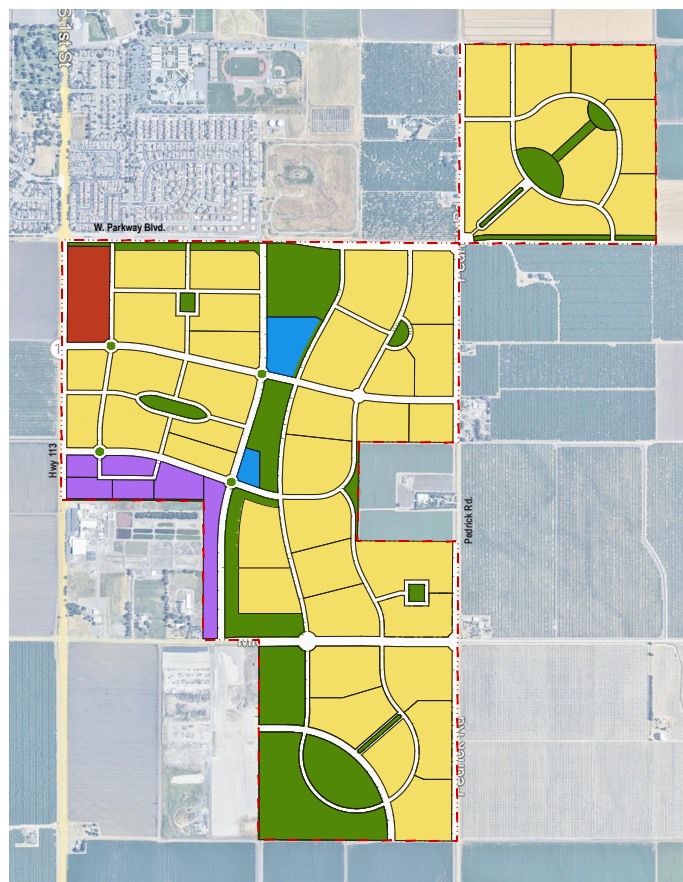
**65+ Acre Flood Basins:** Handles existing Dixon drainage problems.



**Road Improvements:** Pedrick Rd., Midway Rd., Parkway Blvd. & overcrossing.



**Investments in Education:** Supports early childhood education for ages 1–5 and contributes to programs at the community college and college levels to strengthen Dixon's educational pipeline.



**TOTAL INVESTMENT: \$200+ MILLION**

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





## Your Voice Shapes This Project

- **50+** Community Meetings have already influenced the design.
- **Late 2025/Early 2026:** Environmental Impact Report released for public comment.
- **Fall 2025-Spring 2026:** Planning Commission & City Council hearings.
- **Your input matters:** make your voice heard while plans are still flexible.

## Community-Driven Design

- **Agricultural-inspired design** preserving Dixon's character
- **Housing diversity** including age-targeted senior options
- **North-south linear park** connecting to downtown
- **Buffer zones** protecting Superior Farms and homesteads
- **Retail strategy** complementing downtown businesses



## Top Community Questions



### Will this overwhelm Dixon's infrastructure?

\$200M+ in improvements designed to improve existing infrastructure and address drainage, water, and traffic needs.



### Will my taxes or utility bills go up?

No. Infrastructure will be paid by development fees, not residents. Prop 13 protects your tax rate.



### What about traffic?

Traffic studies are underway. Plans include improved truck traffic flow and increased travel option, including non-vehicular options.



## STAY INFORMED

**Get Updates:** Get notified about study results and public meetings.

**Questions?** Call (707) 710-8277 or [HarvestAtDixon@lewismc.com](mailto:HarvestAtDixon@lewismc.com)

**Learn More:** [HarvestatDixon.com](http://HarvestatDixon.com) or [cityofdixonca.gov/harvestatdixon](http://cityofdixonca.gov/harvestatdixon)

## THIS IS YOUR OPPORTUNITY TO SHAPE DIXON'S FUTURE.

*Environmental review and public input will determine final details.*



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