



Harvest at Dixon Community Engagement Summary

Prepared for LJP Dixon Development, LLC.

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Harvest at Dixon Community Engagement Summary

Input from the Dixon community on the Harvest at Dixon Project led by LJP Dixon Development, LLC, (LJP) better informed the Project. The Project team initiated the outreach by canvassing two community organizations, the Rotary Club of Dixon and the Dixon Downtown Business Association, during their regular meetings to gain insight on key community stakeholders. The Project team met with the Rotary Club of Dixon on July 24, 2024, and the Dixon Downtown Business Association (DDBA) on August 13, 2024, receiving generally positive feedback on the proposed Project.

During the months of August and September of 2024, LJP set up informational pop-up tables at community events to reach community members who may not have time to attend a workshop. The pop-up events occurred at the Chamber Concerts in the Plaza on August 15, 2024, at the DDBA Wine Stroll on August 17, 2024, at the Dixon Montessori Charter School Open House on August 22, 2024, and again at the Chamber Concerts in the Plaza on September 5, 2024.

The Project team conducted a public workshop series consisting of four public workshops, referred to as Phase 1 Public Workshop (or Phase 1), geared towards engaging the community of Dixon. The four (4) community workshops were broken up into one informational, one collaborative, one summarizing key community input, and one wrapping up outreach efforts.

Outreach Approach

This Public Outreach Approach includes strategies and tactics to point people to a Project website where they can find detailed information on and provide input into the Project design process. The website identifies meeting dates to give the public multiple opportunities to provide feedback. In-person outreach activities were conducted to communicate the objectives of the Project and how public input will inform the process to reach a preferred alternative. This phase of outreach was conducted as an information sharing activity; formal solicitation of public input on the Project will occur at the issuance of the CEQA Notice of Environmental Impact Report Preparation at the beginning of the EIR process.



Inform



Consult



Involve



Community



Design Plan

Informational Session: Community Workshop #1 – August 14, 2024

Project staff hosted the first public workshop at the Dixon Senior Multi-Use Center (SMUC) from 5:30 pm to 7:30 pm on Wednesday, August 14, 2024, to introduce the Harvest at Dixon Project to members of the community in addition to walking through the role of the Development Lead, City Team, Project Planning, and City Consultants. The Project team prepared a PowerPoint and Informational Boards with images and background on LJP Dixon Development, LLC, Project staff roles, Project overview, design principles, cornerstones for planning, amenities, retail and community, single-family homes, rental homes, infrastructure, outreach schedule, and Project links and contact information. Project staff engaged with 1 member of the public at the event.

Collaborative Session: Community Workshop #2 – August 17, 2024

Project staff hosted the second public workshop at the Dixon Senior Multi-Use Center (SMUC) from 10 am to noon on Saturday, August 17, 2024, to gather feedback from residents of the City of Dixon and the general public on the Harvest at Dixon Project. The Project team prepared a PowerPoint to introduce the Project and explain the workshop process and format for questions and answers. This meeting provided opportunity for one-on-one Q&A with LJP Dixon Development, LLC, and subject-matter experts available at subject stations: Design Plans, Housing, Amenities, Infrastructure, Transportation and Trails, and Public Safety. This workshop used the same board and materials as the first workshop. Notetakers were present at each station to document questions and concerns from the community. General Feedback received included:

- Maintaining the small town feel of the City of Dixon with a connected downtown
- Preserving viewshed
- Desire for a variety of housing types
- Desire for a community center or indoor recreational center

- Desire for a commercial area, like a plaza or mall, that would cater to a younger demographic and be a place for kids to have fun.
- Concerns regarding drainage along Pedrick Road, noting that two-thirds of Pedrick Road, which includes the southern end of the Project site, floods during rain seasons.
- Concerns regarding the floodplain bounded by Midway Road, Highway 113, and Pedrick Road
- Desire for improved broadband connection
- Transportation Signalization Concerns
- Truck traffic concerns
- Desire for a paved trail
- Positive feedback on the overpass on Parkway Boulevard over Porter Road and the proposed pedestrian path on the overpass
- There are concerns for safety associated with the proposed parks, open space, trails, and recreation.
- A member of the community speculates that traffic count along Midway Road would provide dangerous conditions with lots of collisions. There are also concerns over the traffic and safety conditions at the intersection of Midway Road and Porter Street.

Project staff engaged with approximately 6 to 7 members of the community. Feedback helped inform Project design of the Harvest at Dixon Project at this event.

Below: Team notes from conversations with City of Dixon Community Members and an image of community members providing Project input at Community Workshop #3 on August 17, 2024.



VI. Positive Comments – What positive comments did people make? Flag any positive comments that were common

- Do not want to see a lot of traffic lights - not well received from city.
- Biggest takeaway concern was how plan was doing to connect old/new Dixon: connectivity and focus on nature, more options for teenagers
- Not convinced school is a good idea - already under-enrolled

VII. Miscellaneous – What other comments did people have?

- would love to see Community Center with more focus on teens
- Not about keeping Dixon small, it's about keeping Dixon connected
- Nature & getting people outside is important but won't be used unless safety for kids is implemented.

August 17, 2024, Workshop #2 11 Kimley»Horn



Below: more images of community members providing Project input at Community Workshop #3 on August 17, 2024:



Reflective Session: Community Workshop #3 – September 4, 2024

Project staff hosted the third public workshop at the Dixon Senior Multi-Use Center (SMUC) from 5:30 pm to 7:30 pm on Wednesday, September 4, 2024, to unveil the two selected land use concepts: the Agrihood Tapestry and Linear Open Space Basin. These land use plans were chosen and revised based on feedback from members of the public during previous outreach events. The Project team prepared a PowerPoint and included updated informational exhibits. This meeting also expanded on questions and concerns with proposed transportation and trails that were brought up during the second public workshop. Project staff engaged with 17 members of the public at the event. Additionally, this meeting was highlighted on CBS News, Sacramento, the evening of September 4, 2024, garnering additional attention from the local area, which includes the Sacramento Metropolitan Region and the Solano County Region.

General Feedback received included:

- A downtown study is needed to assess the project’s impacts on Downtown Dixon
- How will homes be built around Superior Farms
- Questions on whether school capacity will be enough
- Ensure streets are wide enough to accommodate on street parking
- Concerns over water quality and air quality



Above: Community members waiting for the meeting to commence and CBS News, Sacramento, setting up to provide coverage of Community Workshop #3 on September 4, 2024

Wrap-Up Session: Community Workshop #4 – September 12, 2024

Project staff hosted the fourth public workshop at the Dixon Senior Multi-Use Center (SMUC) from 5:30 pm to 7:30 pm on Thursday, September 12, 2024, to clarify any remaining questions and gather any additional feedback from the community. Project staff engaged with approximately 30 members of the public at the event. This event provided helpful dialogue between members of the community and the Project staff. Engagement with the community will continue to inform the Project. The purpose of the meeting also included a recap of what the Project staff has heard from the community, which includes the following:

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.

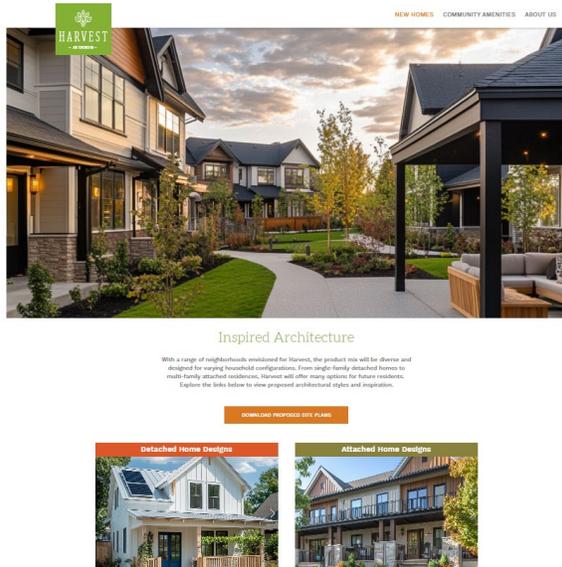


Above: Community Members providing feedback on proposed Project elements.

Other Opportunities for Feedback



LJP Dixon Development also solicited feedback through a direct phone line and email to allow for members to express any comments on the Project to inform Project design. The Harvest at Dixon webpage <https://harvestatdixon.com/> also provides additional Project information. Project updates are provided through this website.



Introducing Harvest at Dixon



Harvest at Dixon is a proposed residential mixed-use development in South East Dixon. This new master-planned community will feature distinctive home designs, robust community amenities, parks, trails, open space, bike paths, retail, and more. Focused on innovative land planning and progressive architectural design, Harvest will offer housing opportunities not yet seen in the Dixon marketplace.

COMMUNITY HIGHLIGHTS

800+ Total Acres

Approximately 6,000 Homes (300 units/year over the next 20 years)

10 to 12-Acre Neighborhood Commercial Center

Proposed Elementary School Location

Over 75 Acres of Parks, Open Space and Recreation

Infrastructure Upgrades and Improvements, including:

-Drainage and detention

-Wastewater treatment plant and sewer lines

-Transportation and connectivity to City services

This website is a resource for the Dixon community to learn more about Harvest and the projected timeline for public information sessions and planning milestones. Updates will be made as new information becomes available.

[COMMUNITY FACT SHEET](#)

[INFORMATION SESSION PRESENTATION](#)

Above: Project Information located on the Harvest at Dixon Website.

Overall Engagement Summary

Through the canvassing at community organizations, tabling at community events, and workshop series, the Project team became better informed of community issues. Engagement provided Project information and allowed community members to voice their feedback and gave opportunities for one-on-one conversations with the Project team. The Project team was also able to clarify any misconceptions about the Project. The outreach activities provided a productive environment for dialogue. The common theme that arose is to preserve the small-town feel. Key takeaways from the workshop series revealed that the Harvest at Dixon stakeholders are eager to participate in engagement and providing feedback.

Outreach Activities



Canvas at Community Organizations



Table at Chamber of Commerce
Concerts in the Pardi Plaza



Table at the DDBA Wine Stroll



Table at Dixon Montessori Charter
School



Public Workshops