



Harvest at Dixon Community Engagement Summary

Phase 2

Prepared for LJP Dixon Development, LLC.

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Harvest at Dixon Community Engagement Summary

LJP Dixon Development, LLC (LJP) completed their second round of community outreach for input from the Dixon community on the Harvest at Dixon Project, hereafter referred to as Phase 2 Public Workshops (or Phase 2), from December 2024 to February 2025. Prior to Phase 2 Public Workshops, the developer previously held four public workshops before submitting an official application to the city from August 2024 to September 2024, referred to as Phase 1 Public Workshops (or Phase 1), in order to gain feedback on preliminary ideas and concepts from their initial proposed scope of work.

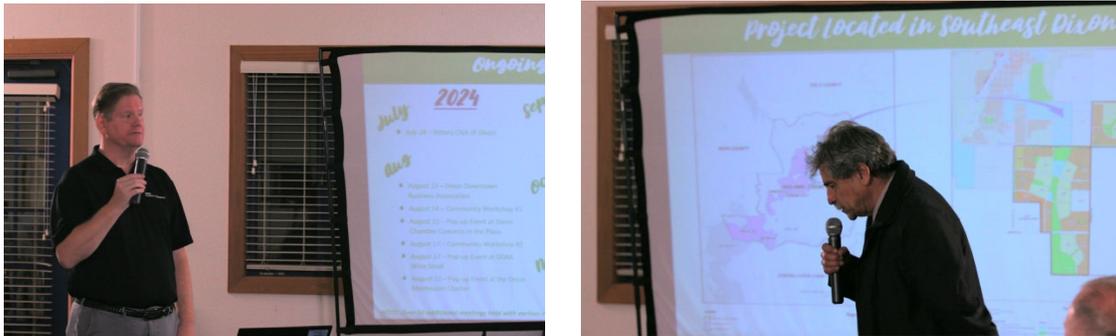
During Phase 2, LJP held three community meetings on the following dates: December 4, 2024, December 12, 2024, and February 1, 2025. It was clear from Phase 1 outreach that community members wanted to be involved and interactive with the development process. This engagement from the community drove LJP to determine the main goal of the three Phase 2 workshops as to continue to inform the public about the project as well as solicit feedback to help inform the development.

Community Workshop #5 – December 4, 2024

Project staff hosted the fifth public workshop at the Dixon Senior Multi-Use Center (SMUC) from 5:30 pm to 7:30 pm on Wednesday, December 4, 2024, to provide an overall overview of the project along with summary and background on LJP Dixon Development, LLC, past and planned outreach engagement efforts, the project location and boundaries, project clarifications, design concepts (amenities, retail, community, single-family homes, and rental homes), potential and proposed infrastructure, next steps, and where to find more information. This presentation consisted of an English speaking and Spanish speaking presenter to better inform the public. The project team engaged with approximately 6 members of the community. Feedback and questions helped inform Project design of the Harvest at Dixon Project at this event.

General questions and feedback received included:

- Questions on the City’s water usage and water resources
- Questions on next steps/alternatives for achieving an adequate water supply if the proposed water well at approximately 1,200 feet turns out to not be a feasible option
- Questions on timing of the well study
- Comments and questions pertaining to how this project will impact the completion of the Parkway Overcrossing
- Curiosity of affordability housing options
- Questions as to improvements that could be made to Highway 113 through this development
- Questions as to what we can expect in terms of housing product and quality with the proposed project
- Concerns over road sizes that can accommodate trucks, such as for delivery and waste management.



Above: Project Applicant Lead, Rob White, and Spanish Translator, Roberto Radrigan, present the development to the public in English and Spanish.

Community Workshop #6 – December 12, 2024

Project staff hosted the sixth public workshop at the Dixon Senior Multi-Use Center (SMUC) from 5:30 PM to 7:30 PM on Thursday, December 12, 2024, to provide an overview of the project and to gather feedback from residents of the City of Dixon and the general public on the Harvest at Dixon Project. The Project team prepared an overall summary and background on the project similar to Community Workshop #5. The community members were then given the opportunity to ask questions. Spanish translator was present at this meeting as well as Spanish translations of the power point. The project team engaged with approximately 6 members of the community.

General questions and feedback received included:

- Clarification on ultimate buildout plan and timeline
- Concern over the current education system in the City and how this development will impact schools
- Questions on how the development will prepare to address current and future school district needs

- Community member expresses excitement for the possibility of education benefits the project could bring
- Questions regarding Highway 113 traffic and trip generation due to the project
- Clarification as to the commercial developments that are planned for the development
- Concerns over how the new commercial development will impact the central business district

Below: The team displays the LJP led engagement done up to this point in the process and possible outreach events to come.

Ongoing Engagement & Outreach



<p><i>July</i> 2024</p> <ul style="list-style-type: none"> ◆ July 24 – Rotary Club of Dixon <p><i>aug</i></p> <ul style="list-style-type: none"> ◆ August 1 – Dixon Downtown Business Association ◆ August 13 – Dixon Chamber of Commerce ◆ August 14 – Community Workshop #1 ◆ August 15 – Pop-up Event at Dixon Chamber Concerts in the Plaza ◆ August 17 – Community Workshop #2 ◆ August 17 – Pop-up Event at DDBA Wine Stroll ◆ August 20 – Habitat for Humanity ◆ August 22 – Pop-up Event at the Dixon Montessori Charter 	<p><i>sept</i></p> <ul style="list-style-type: none"> ◆ September 4 – Community Workshop #3 ◆ September 5 – Pop-up Event at Dixon Chamber Concerts in the Plaza ◆ September 12 – Community Workshop #4 <p><i>oct</i></p> <ul style="list-style-type: none"> ◆ October 7 – HARVEST PROJECT APPLICATION submitted to City ◆ October 9 – Dixon Resource Conservation District ◆ October 16 – Dixon Lions Club ◆ October 22 – Northern Solano County Association of Realtors <p><i>nov</i></p> <ul style="list-style-type: none"> ◆ November 15 – Travis Credit Union ◆ November 22 – JA Taylor Foundation ◆ November 25 – First Northern Bank 	<p><i>Dec</i></p> <ul style="list-style-type: none"> ◆ December 4 – Community Workshop #5 ◆ December 12 – Community Workshop #6 <p style="text-align: center;">2025</p> <p><i>Jan</i></p> <ul style="list-style-type: none"> ◆ January 6 – Mtg w/ Solano County Water Agency <p>PLANNED</p> <ul style="list-style-type: none"> ◆ January 14 – WORKSHOP - Dixon Planning Commission (Council Chambers) ◆ January 21 – WORKSHOP - Dixon City Council (Council Chambers) <p><i>Feb</i></p> <ul style="list-style-type: none"> ◆ February 1 – Community Workshop #7
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NOTE: Over 50 additional meetings held with various community leaders and groups over last 12 months

Community Workshop #7 – February 1, 2025

LJP hosted an Outreach Meeting at the Dixon Senior Multi-Use Center (SMUC) from 10am-12pm on Saturday, February 2, 2025, to discuss their proposed Harvest at Dixon Project with community members and interested parties. The Developer prepared a PowerPoint and printed the slides as handouts for attendees. PowerPoint provided the purpose of the meeting, project location, project overview, proposed expanded infrastructure, examples of housing density, proposed transportation and trails, public input to date, project schedule, upcoming community meetings, and information on how to stay informed. The Applicant displayed informational exhibits of the proposed land use map, potential amenities and styles of homes, and proposed transportation and trails through the space. The meeting provided a comment period that allowed discussion with community members and interested parties about concerns and input related to the proposed project. The Applicant engaged with approximately 26 members of the public at the event. The meeting was attended by community members as well as labor union members and representatives.

General Questions and Feedback received included:

- Questions on whether school capacity would be sufficient or not with the proposed housing units.
- Questions about whether the project would support the trades and provide training opportunities in a formal training facility and field training settings. Labor union members emphasized the benefits of hiring labor union members that live in the local community, noting reduced commute time and improved work quality.
- The current President of IBEW Local 180, consisting of electricians of Napa and Solano Counties, had questions on whether the Applicant was open to project labor agreements and highlighted the importance of investing in youth and apprentices.
- A community member asked questions on phasing of infrastructure and the potential Pedrick Road widening.
- Questions on parks and trails and whether parks will be available to all community members, emphasizing opposition to gated communities that would limit access to parks for all community members.
- There are concerns that amenities, like parks, will not be prioritized in terms of timing.
- One community member asked if a microstate can be defined.
- Questions on the approval process.

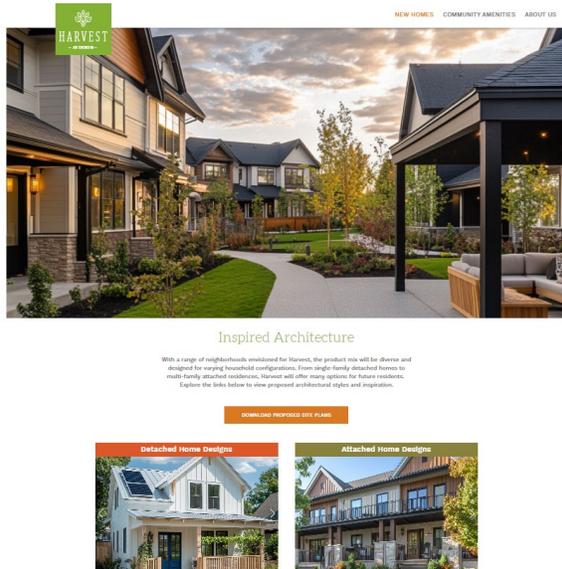


Above: Project team presenting the project to the community.

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 community workshops, the Project team became better informed of community issues and concerns. 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. Based on Phase 1 of community workshops, it was clear the community was eager to be engaged with the project development. This led to more in depth discussions with the community during Phase 2 workshops that can help inform the project development.