

Neighborhood Community Meeting Summary

January 6, 2025

The City of Dixon hosted a Neighborhood Community Meeting at the Dixon Senior Multi-Use Center (SMUC) from 5:30 pm - 7:30 pm on Monday, January 6, 2025, to discuss the proposed Harvest at Dixon Project (project) with property owners and residents within 1,000 feet of the proposed project. The City team prepared a PowerPoint and printed as handouts for attendees. The PowerPoint provided the purpose of the meeting, project location, project overview, proposed expanded infrastructure, proposed transportation and trails, public input to date, project schedule, upcoming community meetings, and information on how to stay informed. The City displayed informational exhibits of the proposed project site, the proposed Harvest at Dixon Land Use Plan and General Plan Designation, and the proposed Harvest at Dixon Zoning Land Use Plan submitted by the Applicant, LJP Dixon Development, LLC. The meeting provided a comment period that allowed discussion with community members about concerns and input related to the proposed project that were captured with live note taking. See **Attachment A**. City staff and consultants engaged with approximately 27 members of the public at the event.

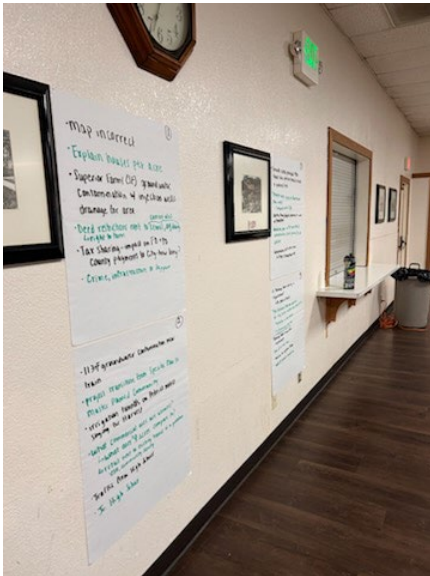
Property owners and residents within 1,000 feet of the proposed project were sent a mailed notification letter of the community meeting. This was the only notification given for this community meeting. Approximately 27 members of the public attended the meeting, and included property owners and residents within 1,000 feet and residents of Dixon outside the mailing range.

General Feedback included:

- Questions on whether school capacity will be enough
- Concerns over water quality and water supply
- Statements around the need to focus on an additional Fire Department
- Concerns over the impact an increase in Dixon's population will have on the City's infrastructure, public services, amenities, utilities etc.
- Concerns about keeping Dixon as a small farm town
- Concerns over the potential for increasing homelessness and crime
- Questions on the approval process



Community discussion of the project was facilitated by City consultant, Steve Peterson, with live note taking by City staff, Madeline Graff.



Post it notes of live discussion were then posted around the room for community members to review. See **Attachment A** for the live notes taken during the discussion.

Stay Informed

CITY WEBSITE
www.cityofdixonca.gov/harvestatdixon



CITY SOCIAL MEDIA



CITY EMAIL LIST

Stay informed
 To receive updates on this project please sign up below.

First Name
 Last Name
 Email Address

I'm not a robot

HARVEST WEBSITE
Harvestatdixon.com



Community members emphasized their interest in staying up to date with the project. Various sites and flyers were handed out to keep attendees informed.

Attachment A: Live Notes on Giant Post-Its

①

- Map incorrect
- Explain houses per acre
- Superior Farms (SF) ground water, contamination w/ injection wells drainage for area
- Deed restrictions next to current uses kennel, ag, dog
↳ right to farm
- Tax sharing - impact on FD + PD
County payments to City - how long
- Crime, infrastructure to support

(2)

- 113°F groundwater contamination near train
- project transition from Specific Plan to Master Planned Community
- irrigation tunnels on Pedrick notice saying for Harvest
- What commercial uses are allowed?
 - ↳ what does 1/2 acres compare to?
 - ↳ retail next to existing homes is a problem
 - EIR, community serving
- Traffic from High School
- Jr. High School - DUSD sets requirement

- Growth ratio, greenbelt 1986 hasn't been protected. Need to create a protected area
- Drought - wells going dry. How to create new water?
↳ reports public? EIR
- Survey from CalWater - conserving for water at Homestead
- ✓ Doubling pop. in 20+ years. Need 2x infrastructure, schools, grocery, FD, PD utilities
- Infrastructure built before homes
↳ Issue of homestead well

• Is Parkway Over crossing a requirement?

↳ FD south of tracks

• Once developers have plan approved, no say. Prefer multiple small developments

↳ protection in bad economy

↳ infrastructure + fees first

↳ developer at risk not city

• Farming town → maintain

↳ greenbelts

- Size of a new town

• timeline for approval 2026

• WWTF grade + expansion

(5)

- green belt could bring homelessness + splash pad for showers
- walkable community
 - ↳ Homestead isn't and was supposed to be
- GP amendment not update
- How to reflect character of Dixon?
- Notification list
- WWTF technology
- send written comments
- water mtg format Q & A
- 113 to Pedrick - existing houses removed?

- Will it go to ballot?
- Comparable developments?
 - Grade A1 soil
 - Homestead isn't finished
 - Clarity timeline
 - Are there enforceable growth restrictions
- Will they retain multi-family and commercial?
 - ↳ ongoing bus partner
- Ongoing communication
 - ↳ working w/ DUSD
- How is the City finishing Homestead?
 - ↳ well, Fp, 4 residential villages, grocery
 - ↳ where does \$ come from
 - ↳ Challenges e Homestead = lack of trust

- Is there funding for staff, firetrucks, not just the building?

↳ CFD

• Why is it taking the City so long to build Homestead FD?

- Questions for DUSD

↳ open comms

↳ need school even if it sits empty until there is demand

3

• 2% annual growth limit

Measure B, cumulative

State laws pro housing - required to suspend

• How does the state impact plan

• City needs to hold dev a covenant

↳ put in contract