

Planning Commission Study Session Summary

January 14, 2025

The City of Dixon hosted a Planning Commission Study Session at City Chambers from 5-7pm on Tuesday, January 14, 2025. The goal of the study session was to provide the Planning Commission (Commission) and the public an opportunity, in the early application process, to gain an understanding of the pending applications, ask questions and provide preliminary, non-binding comments on the direction of the Harvest at Dixon Project (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 Commission was given the opportunity to ask questions, discuss their concerns, and areas of research that would need to be focused on. Commissions comments were recorded with live notetaking. Please see **Attachment A**. The meeting provided a comment period that allowed community members to address the Commission about concerns and input related to the proposed project. This Study Session was open to the public in person and via Zoom. Approximately 35 members of the community were present in person. The City also received written comments from the public to be considered by the Commission. Please see **Attachment B**.

General Feedback from Planning Commission:

- Questions on whether school capacity will be enough
- Statements around the need to focus on an additional Fire Department
- Questions about potential concurrent construction projects such as Parkway Blvd. overcrossing and other developments
- Concerns over the impact an increase in Dixon's population will have on the City's infrastructure, public services, amenities, utilities etc.
- Expression of the need to focus on community services
- Statements of the need for traffic impact information
- Concerns about water supply needs

General Feedback from Community Members:

Community members that spoke at the study session varied from union representatives, property owners, and City residents. Comments included:

- General feedback about the wage benefit this development could bring to local construction workers such as plumbers and sheet metal workers.
- Discussion of the benefit of the increase in homes in the area and the need to protect first time homebuyers and middle class.
- Concern about schools, water supply, and keeping the small town Dixon feel.
- Concerns about high density due to the number of homes that would be developed at the proposed project site.
- The need to require public benefit infrastructure as a priority in development and the need to promote youth activities in the new development.
- Questions about the proposal process as well as the confusion of the changing proposal.
- The concern of other property proposals, by long-term Dixon residents, that are not moving forward.



Community Member addressing the Planning Commission.

General Feedback from Community Members' Written Statement:

The City allowed submission of written public comments by 4:30 PM on the day of the Planning Commission Hearing. The City of Dixon received a total of 11 written public comments.

Comments included:

- General plan and sphere of influence designation
- Agricultural resources, infrastructure capacity (e.g. sewer capacity, transportation and traffic, drainage)
- Annexation and incorporation
- Availability of technical studies including water supply, public services (e.g. emergency services and Postal Office) and school infrastructure
- Questions on housing densities, project funding, housing affordability, housing growth and demand, application and approval process, aesthetic/visual resources, lack of adequate buffer areas, and public safety
- Concerns over adequate public services and infrastructure to meet proposed population growth with the proposed development.

- Concern for the total amount of housing being proposed within the project site.
- The need to ensure adequate resources are available for build-out of the proposed development.

Attachment A: Live Notes on Giant Post-Its

①

- Need Fire Protection Engineer + Review of Public Safety
- Parkway Overcrossing
 - ↳ importance of public safety access
 - ↳ could homes be built before Parkway is complete?
- Will the pace of construction be in the Development Agreement?
- Will other developments build at same time?

(2)

- When will there be a specific number of units?
 - ↳ June 2025
- Impact on schools, is 1 enough?
 - ↳ facilities + staff
- Parks, 5 acres per 1,000 residents in neighborhood + community parks
 - ↳ Impact on existing
 - ↳ Keep level of service
 - ↳ sports, fields, facilities, amenities
 - ↳ parking

③

- More detail on age qualified amenities - are they in gated community?
- Micro estates definition
- Traffic Study - Pitt School, Pedrick Impacts
- Ag Land (APZ) Process + Mitigation
- Campus/mixed-use or residential
 - ↳ why is it an "or"
- 2 wells - will they provide enough?
 - ↳ Study will review needs + impact on sources

④

- Time line for Infrastructure vs. home building
- Areas adjacent to project
 - ↳ will they be annexed?
- Park facilities vs. open space
 - ↳ multi-use complex (traffic)
- Services to larger community
 - ↳ beyond schools, churches
 - ↳ new amenities
- Pedrick traffic

Attachment B: Written Comments

January 13, 2025

VIA EMAIL [planningcommission@cityofdixonca.gov]

Honorable Jack Caldwell, Chair
and Members of the Planning Commission
City of Dixon
600 East A. St.
Dixon, CA 95620

Re: Harvest at Dixon Study Session

Dear Chairman Caldwell and Members of the Planning Commission:

On behalf of the Gill and Timm families (the “Families”), long-standing members and community leaders in Dixon, we write in regard to the Harvest at Dixon development proposal submitted by LJP Dixon Development, LLC. For over 30 years, the Families’ land has been planned by the City for residential development and identified for future annexation. The City also entered into agreements with us committing to providing utility services to our developments. In contrast, the Harvest project site is not planned or zoned by the City at all (it is planned and zoned for Agriculture by Solano County) and not located in the City’s sphere of influence for future annexation or extension of services.

In response to the November 18, 2024 application filed by Haven Development on the Families’ land, the City filed a lawsuit on December 19, 2024 claiming it does not need to process it or respect the Families’ rights.¹ In contrast, in response to the Harvest project application submitted on December 23, 2024, the City has seemingly fast-tracked the matter for consideration by holding a study session before the Planning Commission on January 14, followed by a study session before the City Council on January 21.

The City is not following the long-standing plans it adopted for the orderly and logical development of Dixon. There is no substantive discussion in the Staff Report as to any of these important policy issues or how the City plans to accommodate the Harvest project’s proposed 6,000 units—a number that along with units already in the pipeline would more than double the size of the City.² We urge the Planning Commission to

¹ (See *City of Dixon v. HD Dixon Land, LLC, et al.*, Solano County Superior Court Case No. CU24-09938.)

² As a point of comparison, the City’s Housing Element was required to plan for 416 new

Members of the Dixon Planning Commission
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critically examine the Harvest project and ask why the City is promoting and favoring a massive development project on Williamson Act contracted Prime Farmland not planned for residential development and not within the City's Sphere of Influence ("SOI") over our project that has long been planned for residential development and included within the City's SOI.

1. Background Regarding the Gill & Timm Families

The history of Dixon is inextricably linked with that of the Gill & Timm families.

Peter Timm and his family emigrated from Germany to the Dixon area in 1864. Mr. Timm, a skilled cabinet maker, and his wife Cecilia were instrumental in moving the then-town of Silveyville east to the Union Pacific Railroad line, thus literally putting the City of Dixon on the map. On their homestead in east Dixon, the Timm Family operated one of the largest dairies in the United States. After World War II, the dairy was transitioned into a feed lot, which operated until the late 1970s.

After closure of the feed lot, the Timm Family, worked collaboratively with the City to plan for future residential development of the property. In 1993, the land owned by the Gill and Timm families was designated as Low Density Residential in the City's General Plan and included in the City's SOI, indicating it as land suitable for future annexation. In 1995, a portion of the Timm property was sold to the City for a storm drain detention basin. The City also acquired an easement across the Timm property for a sewer trunk line. In exchange for conveying this property to the City, the City agreed to provide sewer and storm drain capacity to future development on the remaining Timm property.

John LeRoy Gill and his family arrived to the Dixon area in 1921. The Gill family were also dairy farmers, and delivered their products directly to homes and businesses in the Bay Area. Mr. Gill's grandson Roy and his wife Cindy successfully transitioned the dairy operations into a modern farming operation. The Gill family now farms approximately 6,500 acres in Solano County (including Dixon), consisting of tomatoes, walnuts, almonds, olives, barley, wheat, beans, and hay.

Roy Gill was on the Board of Directors of the Dixon May Fair for more than 30 years. Among many other accolades and achievements, he was served on the Dixon Planning Commission, the Dixon Resource Conservation District, and the Solano Grand Jury. Roy's son, Chope, runs the Gill family farming operations and serves as Director at

housing units for the 8-year period from 2023-2031.

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Large for the California Tomato Research Institute. Roy's daughter, Paige, is a member of Dixon Soroptimist and an Honorary Commander at Travis Air Force Base.

We are proud of our legacy in Dixon and are eager to partner with the City on planning for the future growth and development of Dixon.

2. General Plan and Sphere of Influence Designations

The Families' property has long been planned by the City for residential uses and is within the City's SOI. The Harvest project is not within the City's SOI and is planned by the County for Agriculture and related uses.

A. Proposed housing project on Families' Property

The Families' property, consists of approximately 359 acres of land located immediately northwest of the intersection of Pedrick Road and East "A" Street, contiguous to the City limits. The land has long been within the City's SOI and thus identified as within the probable future growth and service area of the City.³ (City General Plan, Figure 1-2 and page 1-6.) Pursuant to Policy 3.2 of the City's Housing Element, this land is to be annexed for residential development purposes when necessary and appropriate.

As with the prior 1993 General Plan, the City's current 2021 General Plan designates the Families' property as Low Density Residential. (City General Plan, Figure LCC-4.) The Low Density Residential designation "applies to residential neighborhoods characterized primarily by single-family homes, including single-family attached, semi-detached, and duet homes." (City General Plan, p. 3-14.) The designation allows for a range of lot sizes at densities of up to 9 dwelling units per acre. (*Id.*) Permitted land uses include single-family residences and public facilities (e.g., schools, parks, community facilities, etc.). (*Id.*)

The Families' land is currently located in Solano County. The County's General Plan designates the land as mostly Urban Residential. The County General Plan describes this land use designation as follows: "Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development of urban densities." (Solano County General Plan, p. LU-20.)

³ Consisting of approximately 359 acres, the Families' property comprises over 40 percent of the land within the City's SOI.

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Consistent with our properties' Low Density Residential land use designation and inclusion in the City's SOI, applicant Haven Development submitted a Senate Bill ("SB") 330 Preliminary Application to the City on November 18, 2024. The proposed development consists of a mix of 1,697 detached single-family homes on approximately 359 acres of land, along with parks, open space, and associated infrastructure. City Staff referred to the submittal of the SB 330 Preliminary Application, explicitly authorized by State law to promote housing development through granting an early form of vested rights, as an "aggressive" action. In response to the Preliminary Application, the City filed a lawsuit in Solano County Superior Court challenging Haven's ability to proceed under SB 330. (*City of Dixon v. HD Dixon Land LLC et al.*, Solano County Superior Court Case No. CU24-09938, filed December 19, 2024.) In the lawsuit, the City claims that the Preliminary Application has no legal effect, creates no vested rights, and creates no duty on the City to process or accept it.

B. Proposed Harvest housing project

The Harvest project proposes 6,000 to 6,500 homes (300 homes per year over the next 20 to 25 years) on approximately 837 acres of land located outside of the City limits and its SOI. The Harvest project application includes a General Plan Amendment/Update, Rezoning, Annexation, Design Review, and Development Agreement.

The Harvest project is not within the planning area for the City and thus contains no land use designation under the City's General Plan. The land is designated Agriculture by the Solano County General Plan. (Solano County General Plan, Figure LU-1.) The Agriculture designation provides areas "for the practice of agriculture as the primary use, including areas that contribute significantly to the local agricultural economy, and allows for secondary uses that support the economic viability of agriculture." (Solano County General Plan, p. LU-19.) Agricultural land use designations "protect these areas from intrusion by nonagricultural uses and other uses that do not directly support the economic viability of agriculture." (*Id.*) The only types of residential uses allowed under this designation are agriculture-related housing, e.g., farm residences and farm labor housing.

Nowhere in the Staff Report is the site's current General Plan land use designation described or addressed. Further, in accordance with its Agriculture land use designation most of the site appears to be Prime Farmland, subject to agricultural preservation contracts pursuant to the State Williamson Act. (City General Plan, Figure NE-1; Solano County Local Agency Formation Commission ["LAFCO"] Standard and Procedures, p. 22 [subject to limited exceptions not relevant here, "[I]ands included within agricultural preserves under the Williamson Act are to be protected . . ."].)

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The Harvest project site is not included within the City's SOI. (City General Plan, Figure 1-2.) As such, it is not located in an area identified for future City growth or services. (City General Plan, Goal LCC-1 and Policies LCC-1.1 through LCC-1.10.) Per LAFCO policies, the SOI is to be used as a "primary guide" for making annexation determinations and such applications are to be denied if the land use is not consistent with the County General Plan and Zoning Ordinance. (Guidelines for Establishing Spheres of Influence in Solano County [the "Guidelines"], Sections I and III.A; LAFCO Standards and Procedures, Standard No. 4.) The Harvest project is not consistent with the County General Plan and Zoning Ordinance.

A proposal to add approximately 837 acres of land to the City's SOI would require a major update to the SOI, not just a mere amendment. To justify such a change, the burden is on the applicant to "indicate expected absorption and development rates for land already in the SOI, as well as land proposed to be added." (Guidelines, Section III.E.) No such justification is indicated or expressed in the Staff Report, and directly contrary to LAFCO policy, City Staff asked Haven to produce an absorption study for our land that is already in the SOI.

3. Infrastructure Capacity

We have entered into binding agreements with the City guaranteeing our rights to sewer, water, and storm drain capacity. The Harvest project has no such rights. (*See, e.g.*, Staff Report, p. 7 [only referring to project-specific infrastructure and providing no details about sewer and water treatment capacity in light of prior City commitments].)⁴

In May 1995, the City entered into an agreement with the Timm Family to enlarge a sewer trunk line to serve the Timm and Gill properties and to reserve such capacity until "until such time as the property annexes to the City." In July 1995, the Timm Family granted the City an easement for the purpose of installing the sewer trunk line as well as a storm drain line. In September 1995, the City purchased land from the Timm Family for a storm drain detention basin. In that agreement, the City promised to "not adversely affect" the Timm Family's remaining land through the connection of the storm drain basin. The City also agreed to provide sewer and storm drain capacity for development of the Timm Family's remaining land "at no additional cost."⁵

⁴ The project applicant indicates that it has done preliminary studies in this regard and provided them to the City, but claims that they should not be released to the public because they are "preliminary and confidential."

⁵ Copies of these agreements are attached hereto as Exhibit A.

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The City's 1999 South Sanitary Sewer Trunk Report refers to a sewer trunk main installed as part of the North First Street Assessment District ("NFSAD") to convey sewer flows from the northeast Dixon area to a lift station at Hall Park. According to the City's report:

This sewer trunk is designed to provide sewer capacity to the North First Street Assessment District, Northeast Quadrant Specific Plan, the Timm Property and the Lombardo Property. The Northeast Quadrant Specific Plan area, the Timm Property and the Lombardo Property paid the cost to oversize the sewer trunk to provide future capacity. The Gill Property did not participate in the cost to oversize the sewer trunk, however, there is capacity in the trunk for the addition of the Gill Property.

The City report also noted that the NFSAD constructed a lift station near the southeast corner of Hall Park and that this lift station has the capability of being upgraded to connect to a southerly sewer trunk extension.

As to water, the Families' land is in the City's Water System Master Plan. Proposed development on the Families' land will rely on groundwater and include installation of wells and related facilities to tie into the City's existing water infrastructure. The City has committed to expanding its water system to meet future needs as development occurs. (City General Plan, Policy PSF-2.3; Housing Element, p. 64 [City "actively works with new developments to ensure adequate facilities are constructed to meet minimum system requirements" and "will continue to monitor the pace of development to ensure adequate facilities are available to meet the existing and future demands in the system."].) And Solano Irrigation District, which has surface water rights to approximately 114,000 acre feet per year, has future plans to establish treatment plants in the Dixon area to accommodate growth with treated surface water. (Housing Element, p. 63.)

The General Plan (including the Housing Element) contains policies allowing for future growth only if there is adequate infrastructure and public services to serve it. (General Plan, Policies PSF-2.9, PSF 2-10; Housing Element, Policy 3.1.) There is no analysis in the Staff Report about the City's ability to serve this massive development project in light its prior commitments to the Timm and Gill families as well as other development projects in the pipeline. Per the City's Housing Element, it has approximately 1,500 units in the pipeline. (Housing Element, pp. 49-50.) The Haven project would add another 1,697 units to the mix. LAFCO policy requires the applicant proposing a major update to the SOI to demonstrate sufficient capacity for the proposed development. The applicant claims it has studies demonstrating sufficient capacity that it provided to the City,

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but that those reports are confidential. How can the Planning Commission opine on this critical issue without having access to these infrastructure studies?

Thank you for very much for your consideration of the Families' views on this important matter. Our families have a long history in Dixon and we look forward to writing the next chapter of that history collaboratively with the City. We urge the Planning Commission to ask Staff the fundamental question as to why the City is promoting and favoring a massive development project on Williamson Act contracted Prime Farmland not planned for residential development and not within the City's SOI over our project that has long been planned for residential development and included within the City's SOI.

Representatives of the Families will be in attendance at your January 14th meeting on the Harvest project. In the meantime, please do not hesitate to contact us with any questions regarding this letter.

Sincerely yours,

DocuSigned by:
Jens Peter Timm
DBB67042374D4AB...
JP Timm

Sincerely yours,

DocuSigned by:
Kim Gill-Favier
8588A93CCD834AE...
Kim Gill-Favier

cc: Ciya Moazzami, Haven Development, VP of Acquisitions and Planning
Honorable Steve Bird, and Members of the City Council
Jim Lindley, City Manager
Raffi Boloyan, Community Development Director
Doug White, City Attorney
Steve Peterson, Contract Planner

EXHIBIT A

AGREEMENT FOR ENLARGEMENT OF SEWER TRUNK LINE

This Agreement is entered into this 9th day of May, 1995, between the City of Dixon, a Municipal Corporation, (hereinafter "City"), and the Timm Family Trust, (hereinafter "Timm"), with reference to the following facts:

A. Timms own parcels of land lying adjacent to and east of the Dixon City limits, north of Dixon Avenue, west of Pedrick Road and south of the extension of H Street with the major parcel being APN #115-030-08.

B. Timms desire future sewer capacity in the proposed sewer trunk line to be installed from East A Street, south to a proposed new sewer lift station; and

C. The new sewer trunk line will be constructed by City as part of the North First Street Assessment District and can be enlarged in size south of East A Street to provide sufficient capacity to serve the Timm property; and

D. City agrees, in conjunction with the North First Street Assessment District, to provide such sewer trunk line capacity.

THEREFORE, it is agreed between the parties:

1. City agrees, in conjunction with the North First Street Assessment District, to enlarge the sewer line from 27 inches to 30 inches to provide capacity to serve the Timm property and to reserve such capacity for the Timm property until such time as the property annexes to the City.

2. Timms agree to reimburse the North First Street Assessment District for the cost of such enlargement in the amount of \$63,250 for sewer capacity to serve approximately 150 acres of future development, and to pay this amount within 120 days from the date the North First Street Assessment District is formed.

3. The parties mutually agree the point of connection to serve the Timm property is to be at the point the sewer trunk heads south of East A Street.

4. The parties further agree that if the North First Street Assessment District is not formed this agreement shall be without force and effect.

5. City agrees that if the Gill acreage, more particularly described as the area lying north of and adjacent to the Timm properties and bounded by the railroad tracks and Pedrick road, are included for capacity in the same sewer trunk line, that any reduction in costs will be refunded to Timm.

pg 3 of 3

Executed this 9th day of May, 1995.

CITY OF DIXON

TIMM FAMILY TRUST

[Signature]
City Manager

[Signature]
Olin Timm [Signature]
4/28/95

[Signature]
Peter Timm
4/27/95

10/12/95

RECORDING REQUESTED BY:

City of Dixon

WHEN RECORDED MAIL TO:

City of Dixon
600 East A Street
Dixon, CA 95620

1995-00042396
Recorded By:
CITY OF DIXON

Official Records
County of Solano
Robert Blechschmidt
Assessor/Recorder

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CITY OF DIXON

DEPARTMENT OF PUBLIC WORKS
REAL ESTATE SECTION

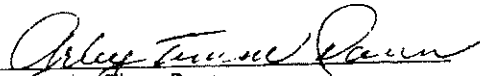
PUBLIC SERVICE EASEMENT

ARLEY TIMM DANN, PETER HENRY TIMM and SUSAN TIMM


Grant to the City of Dixon, a political subdivision of the State of California, a public service easement and rights-of-way for drainage and sewer pipes, together with any and all appurtenances in each case, in, under, over and across that certain real property in the City of Dixon, State of California, described as follows:

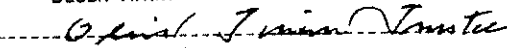
SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO

Dated this 14 day of July, 1995


Arley Timm Dann


Peter Henry Timm


Susan Timm


Olin Timm, Trustee

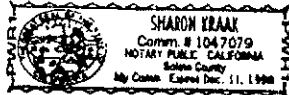
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 1907

State of CALIFORNIA
County of SOLANO

On July 14, 1995 before me, SHARON KRAAK, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER, E.G. "JANE DOE, NOTARY PUBLIC"
personally appeared ARLEY TIMM DANN, PETER HENRY TIMM, SUSAN TIMM, OLIN TIMM, TRUSTEE,
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Sharon Kraak
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

IF FILED:

- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

All that portion of Parcel 2 as shown on that certain Parcel Map filed in Book 5 of Parcel Maps, Page 85, Official Records of Solano County, described as follows:

A strip of land the uniform width of twenty-five (25.00) feet, the centerline of which is described as follows:

BEGINNING at a point in the Northerly line of said Parcel 2 from which point the Northwest corner of said Parcel 2 bears along said Northerly line, North 89°23'58" West 33.20 feet distant; thence from said point of beginning, leaving said Northerly line, South 07°59'55" East 145.58 feet; thence, South 00°24'52" West 2156.57 feet; thence, South 89°18'57" East 346.18 feet; thence, South 00°06'03" West 308.15 feet to a point in the Northerly line of Dixon Avenue, a public street having a width of sixty (60.00) feet as shown on said Parcel Map, and the terminus of said easement.

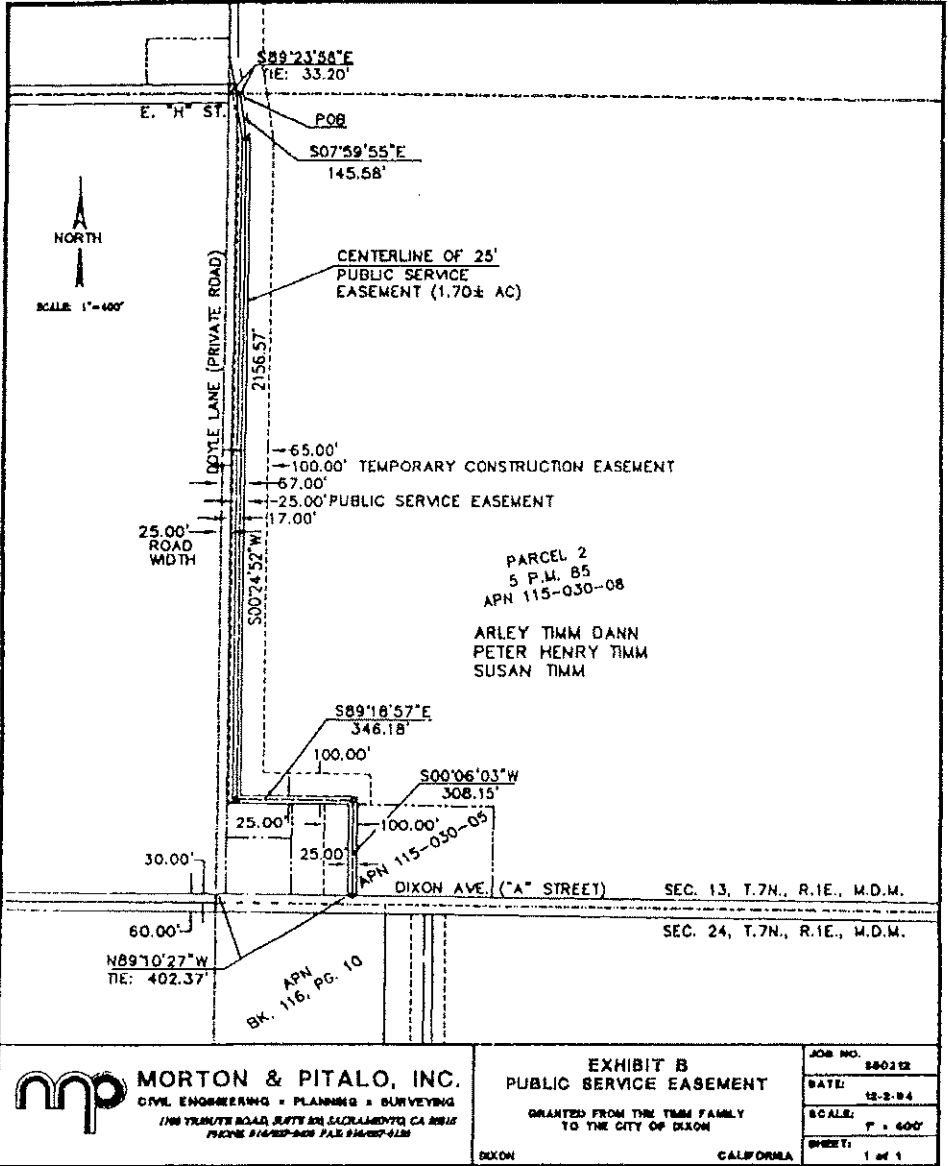
It is expressly understood that the sidelines of said strip of land shall terminate in the boundary of the grantor herein.

TOGETHER WITH a temporary working easement in, under, over and across that certain real property hereinafter described, relative to the construction of sanitary sewer and storm drainage facilities and accomplishing all necessary incidents thereto.

Said real property herein referred to is described as follows:

BEGINNING at a point in the Northerly line of said Parcel 2 from which point the Northwest corner of said Parcel 2 bears along said Northerly line, North 89°23'58" West 10.44 feet distant; thence, from said point of beginning, along said Northerly line, South 89°23'58" East 101.13 feet; thence, leaving said Northerly line, South 07°59'55" East 139.58 feet; thence, South 00°24'52" West 2075.83 feet; thence, South 89°18'57" East 317.70 feet; thence, South 00°06'03" West 100.00 feet to a point in the Southerly line of said Parcel 2; thence, along said Southerly line the following two (2) courses: (1) North 89°10'27" West 37.00 feet; and (2) South 00°06'03" West 295.06 feet to a point in the Northerly line of Dixon Avenue, a public street having a width of sixty (60.00) feet as shown on said Parcel Map; thence, along said Northerly line, North 89°10'27" West 100.00 feet; thence, leaving said Northerly line, North 00°06'03" East 295.43 feet; thence, North 89°18'57" West 281.25 feet; thence, North 00°24'52" East 2167.30 feet; thence, North 07°59'55" West 147.33 feet to the point of beginning.

This temporary working easement shall expire upon the date that the construction of said sanitary sewer and storm drainage facilities are accepted for maintenance by the City of Dixon.



mnp MORTON & PITALO, INC.
 CIVIL ENGINEERING • PLANNING • SURVEYING
 1700 TRINITE ROAD, SUITE 201, SACRAMENTO, CA 95811
 PHONE 916/837-2400 FAX 916/837-4128

EXHIBIT B
PUBLIC SERVICE EASEMENT
 GRANTED FROM THE TIMM FAMILY
 TO THE CITY OF DIXON
 DIXON CALIFORNIA

JOB NO.	280212
DATE	12-2-94
SCALE	1" = 400'
SHEET	1 of 1

RESOLUTION NO. 95-94

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DIXON
APPROVING AGREEMENT FOR ACQUISITION OF EASEMENTS
FOR DRAINAGE AND SEWER PIPES**

WHEREAS, the City and Olin Timm and The Timm Family Trust have reached agreement regarding the granting of Public Service Easement, Construction Easement, and a Slope Easement for drainage and sewer pipes along Doyle Lane; and

WHEREAS, the City Council of the City of Dixon approves said agreements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DIXON, that the Agreements for the acquisition of public service, construction, and slope easements for the purpose of the installation of a sewer trunk line and a storm drain line, are hereby approved, and the City Manager is authorized to execute said agreements.

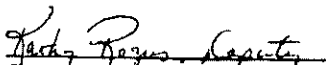
PASSED AND ADOPTED THIS 11TH DAY OF JULY, 1995, BY THE FOLLOWING VOTE:

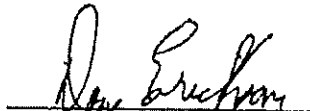
AYES: Erickson, Wistler, Ferrero, Salaber, Cross

NOES: None

ABSENT: None

ATTEST


CITY CLERK


MAYOR

CERTIFICATE OF CITY CLERK

STATE OF CALIFORNIA }
COUNTY OF SOLANO } ss.
CITY OF DIXON }

The undersigned, being the duly qualified and acting City Clerk of the City of Dixon, does hereby certify as follows:

That the attached is a full, true, and correct copy of

Resolution No 9594

as regularly passed and adopted by the City Council of the City of Dixon on

July 11, 1995

, as appears of record in my office.

(Seal)

Witness my hand and the official seal of the City of Dixon this date:

David Cresman
City Clerk



AGREEMENT FOR PURCHASE OF REAL PROPERTY

This is an agreement between the City of Dixon, a Municipal Corporation, referred to here as "City," and Olin Henry Timm, individually and as Grantor and Trustee of the "Olin Henry Timm 1995 Revocable trust", referred to here as "Grantor".

It is agreed between the parties as follows:

1. DELIVERY OF DOCUMENT

Document No. One in the form of a Grant Deed regarding the property or interest conveyed, described in the above document, has been executed and delivered by Grantor to North American Title Company, for the purpose of conveying to City the property or interest described in the document.

2. PURCHASE PRICE AND TITLE

City shall pay Grantor the sum of One Hundred-Fifty Thousand Dollars (\$150,000) for property or interest conveyed by the above document when title to the property vests in City free and clear of all liens, encumbrances, taxes, assessments, and leases (recorded and/or unrecorded), except

(a) Covenants, conditions, restrictions, and reservations of record, if any; and

(b) Easements or rights-of-way over the land for public or quasi-public utility or public street purposes, if any.

City shall also pay all costs of escrow and recording fees incurred in this transaction, including documentary stamp tax, unless prohibited by law, and title insurance policy expenses. Escrow and recording costs shall not, however, include reconveyance fees, trustee's fees, forwarding fees, or penalty for any full reconveyance of deed of trust or full release of mortgage paid.

3. PRORATION OF TAXES

In the event City acquires fee title to the property under the terms of this agreement, taxes shall be prorated in accordance with Revenue and Taxation Code sections 5081-5091 as of the recordation date of the deed conveying title to City, except that, when City has taken possession under an order for possession or right of entry, taxes shall be prorated as of the date of possession.

Further, Grantor authorizes City to deduct and pay from the amount shown in Paragraph 2 any amount necessary to satisfy any delinquent taxes due, together with penalties and interest on them, and any delinquent or nondelinquent assessments or bonds, which are to be cleared from the title to the property or title to the interest conveyed.

4. PAYMENT OF MORTGAGE OR DEED OF TRUST

All money payable under this agreement, up to and including the total amount of unpaid principal and interest on any note secured by a mortgage or deed of trust, and all other amounts due and payable in accordance with the terms and conditions of the mortgage or trust deed shall on demand be made payable to the mortgagee or beneficiary. The mortgagee or beneficiary shall furnish Grantor with good and sufficient receipt showing the money credited against the indebtedness secured by the mortgage or deed of trust.

5. LEASE WARRANTY

Grantor warrants that there are no oral or written leases on all or any portion of the property exceeding a period of one month, and Grantor further agrees to hold City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of the property held by any tenant of Grantor for a period exceeding one month.

6. PURCHASE IN LIEU OF EMINENT DOMAIN

Grantor is aware that City has the need to acquire this property for public use and has indicated that eminent domain proceedings would be commenced. This agreement is full consideration for all claims of damage that may have arisen by any such eminent domain action and/or the public project for which this property or interest conveyed is purchased.

7. POSSESSION

Grantor shall retain possession of the property or the property interest conveyed up to and including the date of recording of the deed conveying title to the property or the interest acquired in this agreement to County on compliance by Grantor with the conditions of this agreement.

8. CONDITION

City has examined the property and agrees the purchase of the property is in an "as is" condition.

9. DEMOLITION

City agrees to demolish that portion of the Feed Barn that is on Grantor's remainder parcel. City shall give 30 days written notice to Grantor prior to demolition. Demolition shall be at City's expense.

10. WATER DISTRIBUTION SYSTEM

City recognizes that there is a private water distribution system providing domestic water to private residences on Grantor's remainder property. City agrees that the construction to be performed by City will not interfere with or interrupt the quality or quantity of water in this system, and City agrees to reconnect the water system to insure that no interruption takes place. City shall conduct tests of the well and system prior to commencement of construction and shall take those steps necessary to assure that the quantity and quality of water produced by the system will remain the same as that existing prior to construction. Copies of the results of such tests shall be delivered to Grantor.

11. CONSTRUCTION

City agrees that the design and construction of a storm drain detention basin on the property being acquired shall include landscaping and security fencing so that said basin does not adversely affect Grantor's remainder parcel.

12. SEWER CAPACITY, REMAINDER PARCEL

City agrees that sewer capacity will be provided to Grantor's remainder parcel, at no additional cost for such capacity.

13. STORM DRAIN CAPACITY.

City agrees that if any detention pond or storm drain capacity is required for the development of Grantor's remainder parcel, the remainder parcel shall have the absolute right to donate land to the adjacent detention pond in order to satisfy such requirement.

14. ESCROW

This transaction will be handled through an escrow with North American Title Company, 1261 Travis Blvd., Farifield, CA 94533.

No obligations other than those set forth in this agreement will be recognized.

IN WITNESS WHEREOF, City has executed this agreement as of Sept. 11, 1995.

CITY OF DIXON
BY David D. Amisano

Grantor has executed this agreement as of Sept. 8, 1995

GRANTOR

Olin Henry Timm
OLIN HENRY TIMM

Olin Henry Timm Trustee

**NORTH
AMERICAN
TITLE
COMPANY**

669 Merchant St.
Vacaville, CA 95688
(707)446-9575 Fax No. (707)446-0414

DATE: October 26, 1995

Olin Henry Timm, Trustee

P.O. Box 1000
Dixon, CA 95620

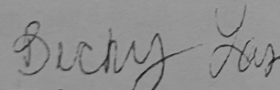
ESCROW NO. 3413448
PROPERTY: APN #115-010-190

In connection with the above transaction, we enclose:

- HUD-1 Settlement Statement/Closing Statement.
 - Our check in the amount of \$
- 1099 reporting forms

Thank you for giving us the opportunity of serving you.

NORTH AMERICAN TITLE COMPANY, INC.



Becky Larson
Escrow Officer

TO: City of Dixon Council
City of Dixon Planning Commission
FROM: John F. Schrader 1520 Rehrmann Dr. Dixon, CA 95620
RE: Harvest at Dixon Proposal
DATE: January 13, 2025

RE: Dixon at Harvest Questions/Concerns

There needs to be a means by which citizens can submit their questions and concerns in a public forum. The concept used by the Water Rate Study Commission was OK, but was too protracted to allow any meaningful exchange of ideas. Comments were submitted, reviewed by staff, responses prepared for approval, and finally made public only at the next meeting. A citizen making a suggestion and getting a response weeks later is not a dialogue.

- 1) Quoting the Harvest at Dixon Project description – page 11, “Harvest at Dixon project is a community that can stand on its own without reliance on build out of unrelated City infrastructure.” Does this mean that even if the City of Dixon says “No” to annexation and incorporation, Harvest at Dixon can build out their project anyway on its own?
- 2) Page 8 – A list of studies is shown with the note that they are all confidential, likely as business work product so other potential developers can’t use them for their own purposes. At what point do these studies become public – before or only after city approval to proceed?
- 3) Page 9 – The project identified the “potential of an underutilized aquifer to be assessed and studied” for additional water supply. Does this mean they are aware of a water source that no one else knows about? Will their one or two new wells meet the demand of a doubled population? Can our existing wells meet that demand when the proposed new well goes down? At what point in development will that new well come online – for example, the SW Development (Homestead) is substantially completed and using our existing water supply, but their promised new well apparently is not even begun.
- 4) Universally, we need tight restrictions that limit ongoing development (i.e. a moratorium on the issuing of additional building permits) until the necessary

infrastructure is in place, e.g. completion of the firehouse for Homestead long before now.

- 5) Is Harvest at Dixon planning to contribute towards the ongoing Parkway Blvd overpass, or does that remain the sole responsibility of the City?
- 6) Page 12 – in Quarter 1 of 2025 (now), “City initiates process for Harvest of Dixon project, including...” updates of Master Plan, 2023-2031 Housing Element, professional review of confidential studies submitted, etc. Are we incurring expenses before the project is even reviewed or approved/denied? If we amend those standards and requirements to meet their requests, those amended (less restrictive) standards will apply to any and all current and future developers. (See item 9 below for implications.)
- 7) Open Google Earth and look at The Preserve at Chino which the developer has offered as a project most similar in size and scope to Harvest at Dixon. The visual density of housing is unlike any existing or proposed housing in Dixon or anywhere near our area. They propose Low Density Residential housing (LDR) at 5–9 dwellings per acre, and Medium Density Residential (MDR) at 10-22 dwelling per acre. Page 16 – Table 1 show the total dwellings proposed as 4415(low), 6389 (high) and 8752 (max). This is a huge and unacceptable disparity in the number of potential dwellings, and will lead to doubling our existing population in 20 years.
- 8) At the current proposed selling price per unit (\$650k - \$850+k), none will meet our existing need for Very Low, Low and likely even Moderate Income Categories. The 2023-2031 Housing Element Plan currently calls for 113, 62 and 62 such units. Those numbers will increase when our population doubles. Harvest at Dixon should be required to help meet those housing needs per program 3.3.1 (Page 28) of that document.
- 9) Much of the proposed development does not meet the Residential Development Standards set by the Dixon Zoning Ordinance of February 2022 as shown in the 2023-2031 Housing Element plan (Page 71 – Table 14). For example, minimum front, side and rear yard size setback requirements are 30’, 5’ - 15’ and 25’ or 20% of lot depth. Their comparative Preserve at Chino is nowhere near meeting those standards, with Medium Density Housing setbacks of zero space. The rear garage doors open directly onto the street.
- 10) Page 76 - Table 16 of the 2023 – 2031 Housing Element shows our Measure B 3% Growth Cap is 198 units per year. Using the average 6389 proposed new units of this project alone, Dixon will meet that cap for the

next 32 years in a 20 year buildout. Do we halt future building for 12 years after project completion to meet the intent of Measure B?

- 11) All our future development eggs seem to be in one huge basket. What are the advantages and disadvantages to having one immense development vs multiple smaller developments?
- 12) What are the advantages and disadvantages to this project being incorporated as part of Dixon vs standing alone as an independent entity with no City of Dixon responsibility?
- 13) In addition to this Harvest at Dixon proposal, the City is simultaneously processing the NE Campus Center Project for 1041 additional housing units or more than 3,000 additional residents, about 15% growth. Note that Campus Center's Low Density is 3.8 - 6.8 per acre vs Harvest's 5-9, and Medium Density is 8.1 - 9.8 per acre v 10 - 22.
- 14) The developer (Lewis Group) has experience in developing retail, office and industrial space. With 20,000 new residents, why does their plan include only a minimal amount of such development necessary to support that population they are creating?
- 15) What impact will this have on our schools? The school population will double yet there is provision for only one new school - maybe (It may be determined by DUSD and the City that an additional school location within Harvest is not appropriate...) per Page 6. The comparative Chino development has 2 public schools, plus at least four private schools. Private schools are not legally required to accept all students. They tend to take the best-performing, least costly students because that is more profitable for them. Our public school system legally must accept everyone, including all the lower-performing, more costly students rejected by the private schools. This results in a disproportionate fiscal burden in providing education, including more students testing at lower levels and having greater needs.

CALIFORNIA CIVIL CODE § 3482.5, "THE RIGHT TO FARM ACT"

**California Agricultural Protection Act
CALIFORNIA CODES
CIVIL CODE
DIVISION 4. GENERAL PROVISIONS
PART 3. NUISANCE
TITLE 1. GENERAL PRINCIPLES**

§ 3482.5. Agricultural activity not a nuisance; exceptions; construction with other laws

(a) (1) No agricultural activity, operation, or facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began.

(2) No activity of a district agricultural association that is operated in compliance with Division 3 (commencing with Section 3001) of the Food and Agricultural Code, shall be or become a private or public nuisance due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began. This paragraph shall not apply to any activities of the 52nd District Agricultural Association that are conducted on the grounds of the California Exposition and State Fair, nor to any public nuisance action brought by a city, county, or city and county alleging that the activities, operations, or conditions of a district agricultural association have substantially changed after more than three years from the time that the activities, operations, or conditions began.

(b) Paragraph (1) of subdivision (a) shall not apply if the agricultural activity, operation, or facility, or appurtenances thereof obstruct the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin, or any public park, square, street, or highway.

(c) Paragraph (1) of subdivision (a) shall not invalidate any provision contained in the Health and Safety Code, Fish and Game Code, Food and Agricultural Code, or Division 7 (commencing with Section 13000) of the Water Code, if the agricultural activity, operation, or facility, or appurtenances thereof constitute a nuisance, public or private, as specifically defined or described in any of those provisions.

(d) This section shall prevail over any contrary provision of any ordinance or regulation of any city, county, city and county, or other political subdivision of the state. However, nothing in this section shall preclude a city, county, city and county, or other political subdivision of this state, acting within its constitutional or statutory authority and not in conflict with other provisions of state law, from adopting an ordinance that allows notification to a prospective homeowner that the dwelling is in

Include
notice
to
sign

Bob Palko

Orchards in direct proximity

close proximity to an agricultural activity, operation, facility, or appurtenances thereof and is subject to the provisions of this section consistent with Section 1102.6a.

Superior

(e) For purposes of this section, the term "agricultural activity, operation, or facility, or appurtenances thereof" shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity including timber, viticulture, apiculture, or horticulture, the raising of livestock, fur bearing animals, fish, or poultry, and any practices performed by a farmer or on a farm as incident to or in conjunction with those farming operations, including preparation for market, delivery to storage or to market, or delivery to carriers for transportation to market.

§ 3482.6. Agricultural processing activity not a nuisance; increase in activity; construction with other laws

- (a) No agricultural processing activity, operation, facility, or appurtenances thereof, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in continuous operation for more than three years if it was not a nuisance at the time it began.
- (b) If an agricultural processing activity, operation, facility, or appurtenances thereof substantially increases its activities or operations after January 1, 1993, then a public or private nuisance action may be brought with respect to those increases in activities or operations that have a significant effect on the environment. For increases in activities or operations that have been in effect more than three years, there is a rebuttable presumption affecting the burden of producing evidence that the increase was not substantial.
- (c) This section does not supersede any other provision of law, except other provisions of this part, if the agricultural processing activity, operation, facility, or appurtenances thereof, constitute a nuisance, public or private, as specifically defined or described in the provision.
- (d) This section prevails over any contrary provision of any ordinance or regulation of any city, county, city and county, or other political subdivision of the state, except regulations adopted pursuant to Section 41700 of the Health and Safety Code as applied to agricultural processing activities, operations, facilities, or appurtenances thereof that are surrounded by housing or commercial development on January 1, 1993. However, nothing in this section precludes a city, county, city and county, or other political subdivision of this state, acting within its constitutional or statutory authority and not in conflict with other provisions of state law, from adopting an ordinance that allows notification to a prospective homeowner that the dwelling is in close proximity to an agricultural processing activity, operation, facility, or

appurtenances thereof and is subject to provisions of this section consistent with Section 1102.6a.

(e) For the purposes of this section, the following definitions apply:

- nuisance staying*
- (1) "Agricultural processing activity, operation, facility, or appurtenances thereof" includes, but is not limited to rendering plants licensed pursuant to Section 19300 of the Food and Agricultural Code and collection centers licensed pursuant to Section 19300.5 of the Food and Agricultural Code, the canning or freezing of agricultural products, the processing of dairy products, the production and bottling of beer and wine, the processing of meat and egg products, the drying of fruits and grains, the packing and cooling of fruits and vegetables, and the storage or warehousing of any agricultural products, and includes processing for wholesale or retail markets of agricultural products.
 - (2) "Continuous operation" means at least 30 days of agricultural processing operations per year.
 - (3) "Proper and accepted customs and standards" means the compliance with all applicable state and federal statutes and regulations governing the operation of the agricultural processing activity, operation, facility, or appurtenances thereof with respect to the condition or effect alleged to be a nuisance.
- (f) This section does not apply to any litigation pending or cause of action accruing prior to January 1, 1993.

§ 3483. Continuing nuisance; liability of successive owners for failure to abate

SUCCESSIVE OWNERS. Every successive owner of property who neglects to abate a continuing nuisance upon, or in the use of, such property, created by a former owner, is liable therefor in the same manner as the one who first created it.

§ 3484. Damages recoverable notwithstanding abatement

ABATEMENT DOES NOT PRECLUDE ACTION. The abatement of a nuisance does not prejudice the right of any person to recover damages for its past existence.

Enacted in 1981, amended in 1993 and 1999.
Reviewed and updated by AAHS in June 2001.

< Dixon GP He...



Jan 14
S.S

NOTE
To

applicable land use compatibility criteria defined in the most current Travis AFB Airport Land Use Compatibility Plan. Continue to refer major land use actions for ALUC review.

ACTIONS

- LCC-1.A** Maintain a greenbelt of open space and/or farmland around the city through the Vacaville-Dixon Greenbelt Authority and other agreements with the City of Davis and the University of California at Davis.
- LCC-1.B** Coordinate with Solano County to ensure that land use designations and development standards in unincorporated portions of the Planning Area are consistent with those set forth in the Dixon General Plan.
- LCC-1.C** Regularly update the City's Municipal Services Review to ensure that development does not outpace the provision of public facilities in the Planning Area.
- LCC-1.D** Annually update the five-year capital improvement program to outline the capital projects needed to meet the goals of the General Plan.
- LCC-1.E** Require fiscal impact analyses, as appropriate, for development proposals in order to evaluate public facility needs and costs, and the revenue likely to be generated by that development.
- LCC-1.F** Continue to use Community Facility Districts and other financing tools to fund and maintain public facility improvements.
- LCC-1.G** Revise the existing Dixon Zoning Ordinance, Subdivision Ordinance and all other applicable ordinances to achieve consistency with the Dixon General Plan, as adopted.
- LCC-1.H** Map all planning actions, such as rezonings and variances, on a large display map, keyed to the year action was taken. Use this map to pinpoint areas which require special studies and possible amendment on the General Plan map.

PLAN

Dept.

what is purpose of following plan as adopted

then amending at will ... should be voted on.

ITY CHARACTER | Dixon General Plan 2040

SEE IF HALF AMT WOULD WORK FOR NOW.

ID USE AND DEVELOPMENT FRAMEWORK

s, it can maintain the

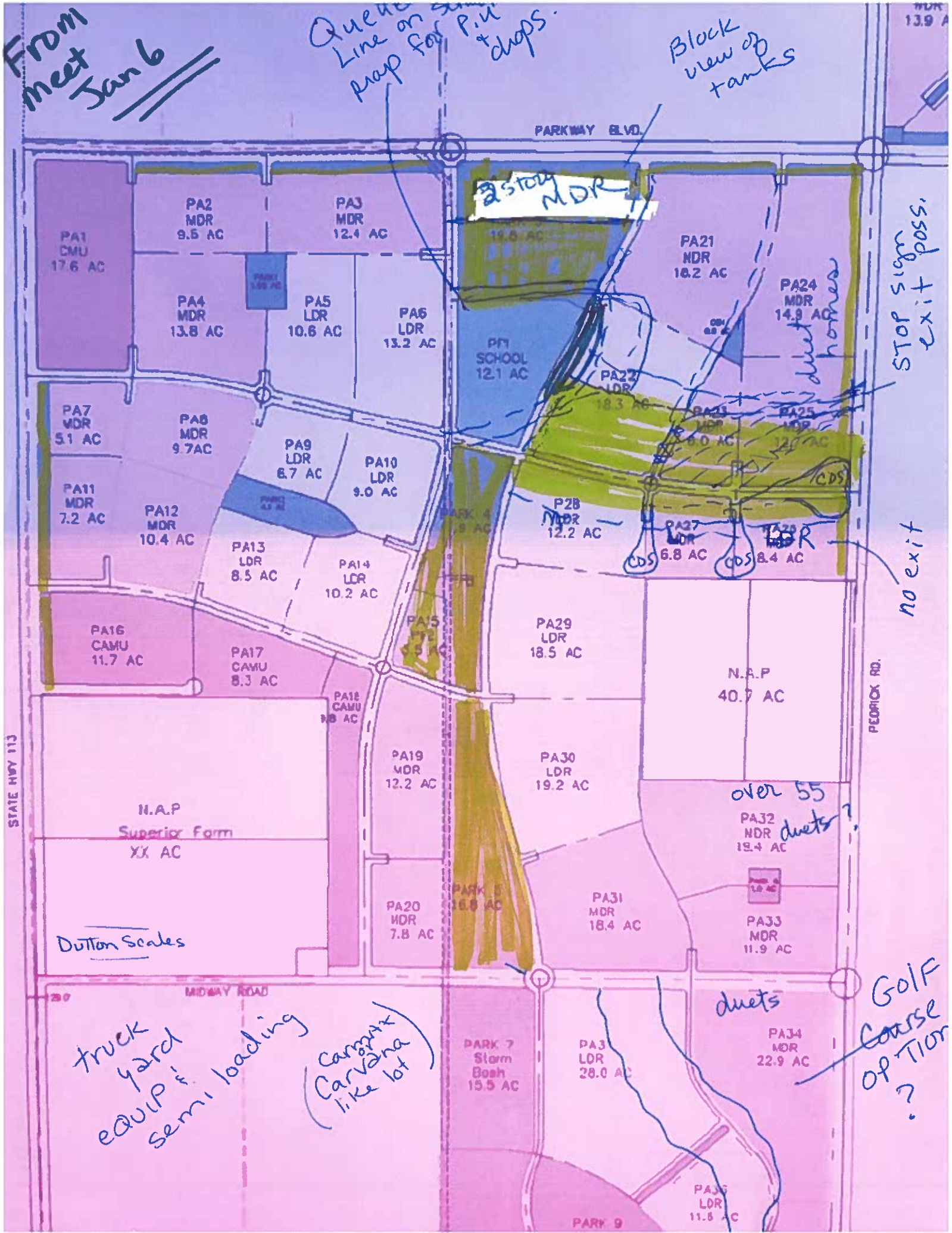
Along the SR-113 corridor, the Corridor



From meet Jan 6

Queue Line on site prep for P.U. + drops.

Block view of tanks



**NOTICE OF STUDY SESSIONS
OF THE DIXON CITY COUNCIL AND PLANNING COMMISSION**

The Dixon Planning Commission and City Council will hold separate **hybrid STUDY SESSIONS** to receive an introduction to and provide feedback on the following project:

<p>PROJECT:</p> <p>NOT NEEDED IN OUR SMALL TOWN</p> <p>CITY NEEDS TO FIX WHAT THEY HAVE</p>	<p>Harvest at Dixon – Study Session of an application that includes application for a General Plan update, <u>Pre-Zoning, Annexation, Design Review</u>, and Development Agreement for the proposed project area, located southeast of Dixon. <u>The land is currently outside the City limits and City sphere of influence and would require Solano County Local Agency Formation Commission (LAFCo) approval to be annexed into the City.</u> HOPE THIS DOESNT HAPPEN !</p> <p>The project proposes a new, approximately 836.62-acre Master Planned Community consisting of 239.6 acres of low density residential development, approximately 291.9 acres of medium density residential development, approximately 47.7 acres of mixed use development, approximately 15.6 acres of public facilities (i.e. <u>potential</u> elementary school/ church/ daycare/ community center), approximately 140.8 acres of parks and open space, and approximately 10102 acres of roadways; APN's: 0112-040-030, 0112-040-040, 0112-040-060, 0112-040-140, 0112-040-160, 0112-040-170, 0112-080-030, 0116-020-050; Zoning District: Not Applicable; Karlshoej and LJP Dixon Development (LJP), owners, LJP Dixon, applicant; File No's: PLAPP24-0117, GPA24-0122, PDZR24-0119, ANNX24-0118, DR24-0123, DA24-0120</p> <p>The Harvest project master plan area also includes City-owned and operated Drainage Basin C (approximately 40.0 acres). Development activity is proposed to begin near Parkway Boulevard and proceed southerly as buildout occurs. These developments include building parks, a retail center, and a majority of the backbone infrastructure required by the project in the initial phases of development. It is expected that that project buildout will be completed in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 6,000 homes, developed at a projected rate of 300 homes per year over approximately 20 to 25 years.</p>
<p>MEETING DATE</p>	<p>The Planning Commission and City Council will hold separate study sessions, prior to their regular meetings on the following dates/times:</p> <p align="center"><u>Planning Commission</u> - Tuesday, January 14, 2025, from 5pm-7pm <u>City Council</u> - Tuesday, January 21, 2025, from 5pm-7pm</p>
<p>MEETING LOCATION:</p>	<p>Both meetings will be held at Dixon City Hall, City Council Chambers, 600 East A St, Dixon, CA 95620.</p> <p>These meetings will be physically open to the public. All members of the public may participate in the meetings by attending the meeting or remotely participating via video conferencing at http://www.zoom.us or via teleconference by calling (669) 900-9128 (Entering Meeting ID: 988 621 1137 and Passcode: 604754) and will be given the opportunity to provide public comment.</p>
<p>MORE INFORMATION</p>	<p>Contact Steve Peterson, Contract Planner at (916) 306-5209 or speterson@cityofdixon.us You can also view the project materials received to date on the City website at www.cityofdixonca.gov/harvestatdixon. You can also view the staff report that will be prepared for this item 72 hours before each meeting at https://www.cityofdixon.us/MeetingAgendasMinutesVideos.</p>

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NO!

WHAT WILL HAPPEN:	<p>These meetings are <u>study sessions</u> to allow the Planning Commission and City Council to receive an introduction to the project and discuss and explore the above new application. There will be no decisions or official action made at these meetings. The study sessions will allow the Planning Commission and City Council an opportunity to be introduced to the applications that have been filed, ask questions, and provide preliminary high-level comments. The study sessions are public meetings, and the public is invited to attend to observe and provide any preliminary input.</p> <p>All interested parties are invited to attend the public hearing, in person or remotely to learn about the application and express any opinions. The meetings will be physically open to the public and all persons attending the meeting must abide by all State rules and public health guidelines, regarding masking and social distancing in City Council chambers.</p>
PUBLIC COMMENTS:	<p>Prior to 4:30pm on the day of the meeting, written comments can be: 1) emailed to PlanningCommission@cityofdixonca.gov or CityCouncil@cityofdixonca.gov or; 2) mailed/dropped off to: City of Dixon, 600 East A St, Dixon, CA 95620 and must be received by 4:30pm on the day of the hearing. Copies of written comments received will be provided to the City Council and will become part of the official record, but will not be read aloud at the meeting</p> <p>You may also attend the public hearing at the time and location listed above <u>or</u> participate remotely, to provide comments during the meeting. To speak or provide comments <u>remotely</u> during public comment period, you may: 1) via video conferencing click on "raise hand," or 2) via teleconference press *9.</p>

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing (Government Code Section 65009 (b)(2)).

Upon request, the agenda and the documents in the meeting agenda packet can be made available to persons with a disability. In compliance with the Americans with Disabilities Act, the City encourages those with disabilities to participate fully in the public meeting process. Any person requiring special assistance to participate in the meeting should call (707) 678-7000 (voice) (TTY) at least 48 hours prior to the meeting.

1. We Don't want a small town feel -- We WANT TO KEEP OUR SMALL TOWN
2. We already have no parking downtown
3. Too much TRAFFIC THRU TOWN ^{and} ~~for~~ BYPASS on PEDRICKS
4. Need Post office, more police & New Firehouse
5. Need Porter overcrossing to be finished
6. DO NOT NEED ANY MORE HOUSES: (or people)
CANT MANAGE WHAT WE HAVE.
7. Where is ALL \$\$\$ from new development & taxes & fees
for SVCS already promised

Michelle

Picture this:

Beautiful green fields. Fresh air and a mountain ~~view~~^{view} from our bedroom window upstairs. We picked our home for that reason. Extra large lot at an extra cost at edge of the Country.

We want to keep our small town - not just the "feel" of one.

There is already so much traffic in town already. Why do we want more cars and people? That could be at least 12K more (maybe 18-20K)

WE need to get the over pass first! and make it safer and easier to get firetrucks to our houses in South. (OR another firehouse) NOT

MORE PEOPLE AND CARS. We should wait

Mr & Mrs
1/10/05

1 We ARE WORRIED THAT THIS DEVELOPMENT WILL HAMPER OUR BUSINESS OF A WORKING ALMOND ORCHARD. WE HAVE SERIOUS CONCERNS ABOUT

1. IF ANY HOMES ARE ALONG PEDRICK RD THAT ARE TWO STORY OR HIGHER THEY WILL HAMPER THE PLANE OR COPTER FROM PROPERLY SPRAYING THE ORCHARDS OF US AND OTHER ~~TREE~~ FARMS ALONG PEDRICK RD. (TOTAL OF 5 I THINK) THOSE HOMES MAY GET SPRAYED

2 WIDENING PEDRICK ROAD WILL CAUSE TRAFFIC TO GO EVEN FASTER THAN THE 65+ THEY GO NOW.

- ALSO ANY STOPS OR TURN LANES WILL MAKE IT VERY DANGEROUS FOR ALL THE LARGE FARM EQUIP THAT TRAVERSE THIS ROAD DAILY DURING SEASON. TOMATO TRUCKS USE PEDRICK RD FROM AUG - OCT TOO.

- ALSO INCOMPATIBLE WITH WEEKEND FWY "CUTTERS" WHO WANT TO AVOID THE BOTTLENECK & GRIDLOCK. THEY SPEED TO MAKE-UP THE DIFF OF THEIR "SHORTCUT" (which is much longer)

FARM EQUIP
WOREERS OF ORCHARDS
ALONG PEDRICK RD

January 14, 2025

Study Session with Dixon City Planning Department

After extensive review of Dixon General Plan of 2031 and 2040... I am confused;

I don't see any reference to or indications of ANY plan to develop South East Dixon

Why are we having this shoved down our throat with a 2 year timeline so LAFCO can have their year to review and approve or decline? I heard the landowners and developers want to jump on the bandwagon and make sure all the Bay Area buyers would beat out California Forever??

We are still in the working stages of our actual planned development. Why would we want 6,000 more homes and possibly 23,000 more people in our small town?

Having no prev. plan. for?

Questions:

How can we ensure that no street will exit onto Pedrick Rd at either of our family's 3 houses directly adjacent to the proposed development?

How can we make sure that there will also be a large buffer zone following Pedrick road through all of development from Midway Road to the proposed annexation exit at East Parkway onto Pedrick Rd.?

I heard at the City Study Session on Jan 6th there was talk of turnarounds and not traditional intersections. How do semi trucks and farm equipment get through a traditional size turnaround?? Are you planning the same size as hwy 12 to accommodate that?

FYI:

Our three homes are only 45 feet or so from edge of roadway...there is no room for a safe widening of the east side of Pedrick Rd. All of the widening would have to be on the development side of road.

Also numerous deep wells on many properties along Pedrick might make it very cost prohibitive as noted in the past.

We have talked about the overpass being done for so many years I wonder how all of a sudden we could expect this to happen so this development could go through? Harvest Dixon states it is contingent on overpass ~~and extension~~ and annexation from Solano County of Private Property to extend East Parkway. *to exit onto Pedrick Rd*

we are working on county roads now.

PEDRICK RD. is very unsafe now - we don't need stops for motorists to run. - we don't need widening - we need 45 MPH LIMIT & NO PASSING.



ask the 2 mail trucks pushed into ditches! the 2 mail trucks pushed into ditches!

January 6, 2025

FROM Study Session @ SR. CAR gave to Contract Planner

Good Evening. My name is Michelle Robben. My husband's family has been in Dixon over 165 years (71 years in current house at 7462 Pedrick Rd.) I am a native Solano County resident and am proud of the small-town life we live here in Dixon.

While the City of Dixon has had its share of political hits and misses and a less than stellar reputation with its residents. I would like to think that they all exist of sound mind and bodies; thoughtful, considerate and helpful. Most of all I hope they will be well informed.

The City of Dixon has the capability of extensive research, fact finding and the utmost ability to perform their due diligence in making sure they have exhausted every effort to keep the small town feel that its residents are so proud of.

With that said.....

Prime Agriculture land south- east of Dixon city limits (currently located south of East Parkway and Dixon High School from Hwy 113 to Pedrick Road south to Midway) and two other parcels one south of Midway and one east of Pedrick Rd. should not be re-zoned as Residential into the City of Dixon at this time. This Prime ground for farming should remain as such.

+2040 *

(Brookside on Hold @ NE)

The Dixon General Plan states that until 2031 we are maxed out on building and have infrastructure that is quite expensive to still fulfill. They should not further encumber the City of Dixon with more homes and residents that they do not have safety support for yet. Please no more "cart before the horse" scenarios.

FOR NOW, THE CITY OF DIXON IS NOT READY FOR RE-ZONING OF SOUTH -EAST AG LAND INTO THE CITY!!!

Gov. Newsom just announced exec. order - No fund in State of CA will be used for any infrastructure (bridge, concrete, housing & Spec. Funds) EXCEPT TO LA next 2 yrs
The City of Dixon must still remedy the Flood Control of water coming out of City and running south. City Pond C (OK AS IS IF NO MORE BLDG) ↓ His predecessor will re-inst

The traffic on Pedrick Rd is already a complete nightmare and the deteriorating road cannot handle the additional traffic weight and volume. The current deep wells and homes close to the road edge have made it cost prohibitive from becoming the future Hwy113.

The City of Dixon already does not have enough emergency response personnel to cover the existing residents...not even counting the West Dixon developments. The Police and

Fire Departments are currently short of personnel and growing out of their current locations. Where is the new facility promised for West Dixon development?

SOUTH Dixon access

The City of Dixon also needs a new Post Office as they have grown out of their current location many years ago. The powers that be have been "discussing" that situation for 10 years. When will that happen?

The City of Dixon has not yet finished the long overdue RR overcrossing that has been in the works for over 12 years. When will the road be completed so our residents don't have to wait for trains and emergency services to better serve the community?

The water supply in the rural South Dixon area has so many nitrates that most wells are not safe to drink without some remediation.

No State Funds for Processing Appl. till 2029. Per Newsom

179 votes

The rural farmers whose land would be directly adjacent to any future development will continue to perform aerial spraying for their trees or crops and whatever else is necessary. Residential neighborhoods and close farming have never been able to co-exist permanently. The future and livelihood of many Dixon farmers would be in jeopardy. Many home sales have added documents for residents to sign stating that they agree to allow the spraying or pesticide etc. but over the years they have always continued to complain and eventually the farmers are so encumbered that they eventually can't afford their way of life anymore.

As I stated before.....

AT THIS TIME THE CITY OF DIXON IS NOT IN A PLACE TO BE ACCEPTING MORE LAND ZONED TO THEM WITHOUT FIXING ALL THE ISSUES PROMISED WITH OTHER APPROVED DEVELOPMENT.

Thank you for your inclusion in inviting a native Solano County resident to be heard in a matter that directly affects our family and the community of rural Dixon.

Sincerely,

The Robben Family

7462 Pedrick Rd

Dixon, CA 95620

Cc: Solano County Supervisor John Vasquez

F.Y.I.

nice
story
for a change...
still tied to
Ag Business
Keep up the
Good Work

UC SANTA BARBARA

THE *Current*

April 8, 2024

[Keith Hamm](#)

Why do kids outperform their parents in this rural California town? A sociologist looks for answers.

The Union Pacific Railroad runs through the heart of Dixon, California, a small town among the agricultural plains between San Francisco and Sacramento. Like in many rural towns its size, some neighborhoods are better off than others. But surprisingly in Dixon, from a certain point of view, there is no wrong side of those tracks.

The teenagers of Dixon generally do better than their parents. This upward mobility, as it's called, doesn't grab the attention of sociologists and economists as often as the more depressing statistics associated with small towns plagued by poorer outcomes.

"Social scientists tend to study intensely unequal communities," said Trevor Auldridge-Reveles, a Ph.D. candidate in the Department of Sociology at UC Santa Barbara. "My goal was the opposite: Where are people getting ahead?"

After months of planning and permissions, Auldridge-Reveles moved to Dixon in August 2022 and for the next 13 months researched this question by earning trust and forging relationships with seniors at Dixon High School, spending more than 1,100 hours documenting their lives. His study group — a diversity of genders, ethnicities, family structure and household income — consists of 15 kids with whom he's in close contact, plus another 121 who've agreed to interviews about school, work, home life, dreams and aspirations and other details. While that year in the

field has produced key findings, Auldrige-Reveles's longterm goal for the study is to keep in touch with these young adults for a decade.

"These teenagers have some of the highest likelihoods in the whole country of climbing out of the social class into which they were raised," said Auldrige-Reveles, whose dissertation research is funded by the National Science Foundation, the Josephine De Karman Fellowship Trust, the Russell Sage Foundation and UCSB's Chicano Studies Institute. "If we can understand how and why upward social mobility happens there, we might be able to replicate these conditions across the country."

His project is also supported by the Sigma Xi Scientific Research Honor Society, the California State University Chancellor's Doctoral Incentive Program, the Phi Eta Sigma honor society and the Honor Society of Phi Kappa Phi.

Finding Dixon

A few years back, as he sought to understand where things are going well for young people in diverse small towns across the country, Auldrige-Reveles turned to the Opportunity Atlas, a collection of social mobility data compiled by researchers at the Census Bureau, Harvard University and Brown University.

He looked for populations where historic rates of upward mobility ranked in the top third across the country. The place also had to have high scores in the five factors — number of college graduates, household income, multiple-parent households, census-response rates and poverty — that strongly predict that the current generation of kids will fare better than their parents. Dixon, it turned out, is the only place in the country that is rural, multiracial and has high historical and predicted rates of upward mobility.

"I was ready to go anywhere," Auldrige-Reveles said. Instead, he landed about two hours away from his home town of Truckee.

As part of his deep dive, Auldrige-Reveles has recruited dozens of UCSB undergraduate students — mostly from the humanities and social sciences — to read and analyze the *Dixon Tribune*, dating back to the newspaper's inception in 1874.

“Essentially,” Auldridge-Reveles said, “they are documenting basic information about the editions, copying the PDFs into our dataset, writing summaries” and taking note of topics or events that stand out, such as controversial viewpoints and editorial stances, technological discoveries and innovations, cultural trends and attitudes and coverage of events outside of Dixon, among other details.

During the 2024 winter quarter, Auldridge-Reveles’s student team read 6,791 pages, roughly 15% of the paper’s entire written record. He recruits new students to the project quarterly.

That massive undertaking has been hugely facilitated by Dixon Carnegie Library staff and volunteers, who have digitized the paper over the years, he noted. “Unfortunately, the *Dixon Tribune* just closed in January, about 10 months shy of its 150th anniversary.

“Part of the project is watching history unfold,” he added. “The other part is looking back at history to see how a place like this came to be.”

Reflecting on the research so far, Auldridge-Reveles has seen some patterns emerge as to why Dixon kids very often get ahead.

“What has stood out to me most of all have been the mentors or members of the students’ extended families that provide sources of support,” he said. That network could include, for example, a coach giving extra attention to a determined athlete or surrogate family looking after a kid whose parents are down on their luck.

“They have really dense family and mentor networks; it’s just in the water they drink,” he added. “But does that relationship with that person in high school remain intact five years down the road? We’re looking to see how that pans out over time.”

Auldridge-Reveles has also noticed that the Dixon kids keep fairly busy with school, sports and extracurricular activities, plus many of them work in the service industry or pick up seasonal jobs on the surrounding rice, tomato and tree farms. “This is a place where most kids can get a job.” Also, he’s noticed, many parents are active at the community level, showing up to city hall and school district meetings.

“It’s been really beautiful watching them grow up,” he added. “We’re hearing about their homes, jobs, college, romantic interests, what the world is like after high school — these deeply emotional stories from these small-town kids who are used to people

May have started with John Ramo School & Ag Farms
keeps up good work

telling them that their stories aren't important. When people allow you to see into their lives, it's bearing witness to beauty."

A Photographer's Eye

For an aspect of the project known in academia as visual sociology, Auldridge-Reveles has taken more than 5,000 color and black-and-white digital photographs. An exhibit of 23 of these images, "[California Dreaming: Coming of Age in America's Other Heartland](#)," is located on the mountain-side of the UCSB library's first floor. The collection evokes the small-town anonymity and includes thoughtful, hopeful and sometimes poignant quotes from Dixon teens.

"Photography forces me to be present and to look at the place more closely," he said about the visual art component of the study. The exhibit will be up through June 28. He is also planning to show his photographs at UC Davis, about 10 miles from Dixon.

In April, Auldridge-Reveles returned to Dixon for a three-month stay to catch up with the students and to forge connections with more community leaders and town historians, among others. In 2025, pending post-doctoral funding, he's planning to be there full-time for a year.

"When you're trying to understand social mobility," he said, "that doesn't happen in one year. My goal is to stay in touch with these students for the next ten years."

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About UC Santa Barbara

The University of California, Santa Barbara is a leading research institution that also provides a comprehensive liberal arts learning experience. Our academic community of faculty, students, and staff is characterized by a culture of interdisciplinary collaboration that is responsive to the needs of our multicultural and global society. All of this takes place within a living and learning environment like no other, as we draw inspiration from the beauty and resources of our extraordinary location at the edge of the Pacific Ocean.