

# HARVEST AT DIXON

## Master Planned Community

### Project Description



#### VISION

LJP Dixon Development, LLC (“**LJP**”) is proposing the Harvest at Dixon Master Plan project (“**Project**”), a primarily residential community that will enhance and expand the City of Dixon’s (“**City**”) existing infrastructure needs while providing placemaking opportunities and open space for the City. As a project that demonstrates independent utility and can serve the proposed master plan area by providing much need infrastructure improvements and upgrades, Harvest at Dixon will help advance the City’s stated land use and community policy goals while providing a unique approach to housing.

The project is envisioned to provide existing and future residents of Dixon a fresh and engaging place to live and play. With numerous open spaces and parks, a focus on pedestrian connectivity, a diverse range of housing, and a mix of uses, this new community takes a holistic approach to development with consideration for quality of life. Harvest at Dixon will also provide community amenities and planning considerations that embrace the City’s agricultural heritage while creating a unique approach to provide housing in context with existing neighborhoods and City policies.

The Harvest at Dixon project is located southeast of Dixon (see Figure 1) and proposes a Master Planned community with individual development outcomes for an additional community in the City of Dixon. The Project covers an area of about 836.62 acres (see Figure 2), which is primarily comprised of agricultural land owned by either the Karlshoej family or the LJP joint venture. Additionally, LJP requests that the City consider the following drainage facilities as part of the master plan approach of the Harvest at Dixon Project:

- **Drainage Basin C** (City-owned and operated) – about 40.0 acres
- Drainage Basins within the B/C drainage, scattered throughout the central City, and which could be utilized for future development on behalf of the City – total acreage unknown.

The Harvest at Dixon Master Plan (Figure 3) Project area has been designed as a people-centric addition to the existing community, one that focuses on providing a wide-variety of housing options to address the needs of a range of household compositions and price ranges. Harvest at Dixon also focuses on health and wellness by offering recreational opportunities throughout the project and building at a contextual scale that brings focus and context to people as part of the built environment.

In accordance with the small-town character as stated in the 2040 Dixon General Plan, “*Dixon is a quiet, safe, family-friendly city. Small town character is one of Dixon’s most cherished qualities and is what draws people to the area and gets them to stay for generations. The type and scale of buildings are critical elements in defining the small town-feel. Downtown, buildings are between one and three stories tall with architectural details dating back to different eras, creating harmonized, eclectic blocks.*

*Dixon’s neighborhoods have a similarly eclectic collection of pedestrian-oriented homes and businesses, between one and two stories, built over the past century and a half.”*

Drawing from the significant and long-term experience of the LJP development team, and their demonstrated ability to deliver long-term projects to communities just like Dixon, Harvest at Dixon will honor the City’s historic character and enhance it with timeless development for the enjoyment of the existing community and new neighborhoods alike.

The Harvest at Dixon Master Plan will offer a variety of housing choices (including attached and detached single-family homes and multifamily housing types), potential educational use(s), a variety of open spaces and parks, and commercial-retail opportunities. Circulation will be designed in an organized fashion that promotes clear wayfinding and movement both within a car and for alternative modes of transportation, like walking and biking.

## **BACKGROUND**

The Harvest at Dixon project proposed by LJP is a joint venture of the Lewis Group of Companies and the Karlshoej family. As the Project proponents, the Lewis/Karlshoej team are proposing consideration of a master plan approach to the Project and have provided associated studies and reports that will ultimately accomplish the following objectives:

1. Demonstrate conformance and applicability of the 2040 General Plan policies
2. Assess and provide infrastructure solutions for identified needs and enhancements to address gaps in the City of Dixon’s ability to continue measured and desired growth on the east side of the City, including transportation, sewer, water resources, drainage (stormwater), and utilities.

Additionally, LJP owns and controls all of the 836.62 acres for the proposed Harvest at Dixon project. The parcels are primarily agricultural uses and are generally adjacent to roadways or other existing agricultural uses. In the few cases of adjacent uses, the Harvest at Dixon project includes compatible land uses and other physical barriers to buffer those existing uses.

## **Community Outreach**

As part of LJP’s 18-month assessment leading up to the submittal of this updated Harvest at Dixon Master Plan project application, there has been considerable outreach by the development team to the Dixon community, including:

- Six separate community outreach meetings held a different times and days, coordinated by the development team (not official City meetings).
- Informational booth at numerous community events, including concerts in Pardi Plaza, back to school night, and chamber and downtown association events.
- Presentations at various community service organizations’ regular meetings (ongoing).
- Individual meetings with over 50 community leaders (requested by the individuals).
- Presentations at local agencies’ regular board meetings (ongoing).



- Joining the Dixon Chamber of Commerce and Downtown Dixon Business Association.
- Establishing the HarvestAtDixon.com website to provide a source of timely updates and information, as well as associated email and phone contact options.
- Inclusion in two TV media news broadcasts after the 2<sup>nd</sup> community meeting, providing viewers with information on the project and subsequent outreach meeting times.

As a result, the updated application packet for the Harvest at Dixon Master Plan project reflects this ongoing input and is expected to continue to evolve as additional input and feedback is received, both through official public processes and direct outreach by the development team.

## **DESCRIPTION OF LAND USES**

The proposed Harvest at Dixon project consists of a phased, comprehensive master-planned community (see Figure 3 and Tables 1 and 2) consisting of approximately 240 acres of low density residential (LDR), 295 acres of medium density residential (MDR), 50 acres of mixed-use development, 16 acres for public facilities (including a proposed elementary school site and a separate site for a community serving use like a preschool, day care, or church site that could serve similar purposes), and 140 acres of common parks, drainage basins, and open space.

Should the Project be approved and ultimately annexed into the City, development activity is expected to begin near Parkway Boulevard and proceed southerly as buildout occurs. This includes building parks, an associated retail center, and a majority of the backbone infrastructure required by the project in the initial phases of development. Development would ideally start about 24-36 months after final approval of annexation, after LJP and the City complete their respective improvement plans, regulatory permits, and initiate any associated fee or facilities district programs.

It is expected that buildout will be done in 5 to 8 phases, depending on market conditions and housing demand. This translates to a buildout program of about 300 homes per year, similar to current buildout of the Homestead development, and would result in approximately 20 to 25 years of housing construction to complete the Project.

The identified land use mixes are preliminary, and it is expected that further review by the City and discussion with the community will result in additional refinements of the location of land uses and associated acreages.

### **Residential**

The residential planning areas within the Harvest at Dixon project will encompass a range of housing types that include single-family detached and attached product (Exhibits 1 and 2) as well as attached multifamily product types (Exhibit 3). The mixed-use planning areas will likely also include innovative housing to provide a different neighborhood feel. The Harvest at Dixon Land Use Plan (Figure 3) envisions residential units of varying size, layout, and price range. The number of units ultimately built will depend on market conditions and current economics, but Harvest at Dixon is proposing to include about 6,000 residential units of varying sizes, types, and configurations. Tables 1 and 2 illustrate the

minimum and maximum dwelling unit totals by land use designation, demonstrating the possibility of different housing types and mixes to affect the total unit count as the project progresses.

Harvest at Dixon will also assess the potential for gated communities, age-qualified residential neighborhoods, larger lot micro-estates, and economic-advantaged development (such as affordable by design small lot homes). Preference for locating these residential uses will be in the areas of the southern and eastern most portions of the Land Use Plan (Figure 3), ensuring that land uses and unit types are mixed throughout the project. These could also include possible residences that focus on a specific recreation use (such as an executive golf course) or are geared towards first-time homebuyers.

Residential land use designations adopted in the current 2040 Dixon General Plan and City zoning are utilized by the Harvest at Dixon proposed Land Use Plan and include (but are not limited to):

***Low Density Residential (LDR)***

As described in the 2040 Dixon General Plan, the LDR designation is typically 5 to 9 dwelling units per acre (**du/ac**). For the Harvest at Dixon project, these residential typologies include the following:

- Medium-lot Detached
- Cluster Detached
- Paseo Detached
- Age-qualified
- Gated Community (centered around an amenity)
- Micro Estates

Exhibits 1 and 2 depict example elevations of the single-family housing types.

***Medium Density Residential (MDR)***

As described in the 2040 Dixon General Plan, the MDR designation is typically 10 to 22 du/ac. This density range is most appropriate for small lot housing typologies (detached and attached) and multifamily (primarily attached). For the Harvest at Dixon project, these residential typologies include the following:

- Cluster Attached
- Alley-loaded Attached
- Attached Row Townhouses
- Stacked Flats
- Paseo Attached
- Duplexes – rental and ownership
- Apartments
- Small lot Detached

Exhibit 3 depicts example elevations of the multifamily housing types.



In the case of age-restricted or gated community neighborhoods, LJP will assess the opportunity to bring neighborhood level amenities to the project, such as small club houses and/or facilities like pools and play courts. The development team has successfully implemented these types of localized amenities at other projects in California and looks forward to working with the City on assessing opportunities for possible neighborhood distinction, as warranted. These amenities are typically paid for by a neighborhood homeowners association (**HOA**) or similar financial mechanism so that only the specific users pay for the ongoing maintenance and management. Such options will be case based and dependent on the economic drivers at the time of development.

### **Commercial/Mixed Use**

The 2040 Dixon General Plan uses several land use designations for commercial and mixed use. Harvest at Dixon has adopted the following use designations for the areas of commercial, retail, and/or mixed-use within the project area. Exhibit 4 depicts examples of retail, commercial, and mixed-use development.

### ***Corridor Mixed Use (CMU)***

Harvest at Dixon proposes to include the mixed-use retail/commercial/residential designation for a neighborhood serving center. Situated on the southeast corner of CA State Route (Highway) 113 and Parkway Boulevard, the center is proposed to have amenities that will complement the retail and potential commercial office uses, with possible offering like a small dog park, gathering and sitting areas for center visitors, and possible recreation elements like a splash pad. The mixed-use center will also be designed to encourage residents to walk or bike to the location by including paseos and pathway connectivity to surrounding residential uses.

As a focal point for the community, the CMU designation is planned as about 18 acres so that it will complement the existing retail areas in Downtown Dixon and throughout the City without detracting from those existing uses. The center will also be reachable by the newer portions of the Dixon Community (like Homestead) through direct access along the planned Parkway Boulevard Overcrossing to the west of the center.

Depending on retail demand at the time of development, uses at the center might include an additional grocery retailer, counter service and sit-down restaurants, coffee shops, drycleaning, beauty services, small office space for sole-proprietor or commercial services, and pet services. Though no specific retail use can be guaranteed, the LJP development team has considerable experience owning, operating, and managing retail and commercial centers throughout California and Nevada and will work with the City of Dixon to identify appropriate uses that complement the City's existing retail and commercial operators.

Additionally, if appropriate at the time of development, some options for housing over retail or coordinated rental housing integrated horizontally with the retail center will be explored and implemented. These uses are heavily dependent on the economic conditions at the time of execution.



### ***Campus Mixed Use (CAMU)***

Office and non-residential uses will be the primary use in the approximately 30 acres of the CAMU designation with potential residential as a secondary use option. Strategically located adjacent to the existing Superior Farms and dog kennel operations, this use serves as a pragmatic transition from the existing uses to the residential neighborhoods north and east of the CAMU planning areas.

Examples of potential development opportunities in the CAMU designation include urban farms, farmer's markets, indoor/outdoor entertainment, restaurants, small office buildings or flex space, storage facilities, community-serving amenities (like a clubhouse and small pool), utility substations (like battery storage or electrical substation), and potentially vertically integrated residential.

The CAMU uses are meant to act as a buffer to existing uses but will also take advantage of the separation from proposed residential areas by use of streets and landscaping.

### **Community-Serving Land Uses**

A significant feature of the Harvest at Dixon project is the commitment to placemaking and amenities. These include areas of public open space, possible community serving uses like a community center or daycare center, and educational uses. Examples of community serving amenities and uses are depicted on Exhibits 5, 6, and 7.

### ***Public Facilities (PF)***

The Harvest at Dixon project proposes space for passive and active recreation as well as public facilities such as schools, day cares, or religious institutions. PF-1 is proposed as approximately 12.1 acres and PF-2 is approximately 3.5 acres. Adjacent and/or nestled within the open space corridor, these uses are meant to be part of the community fabric, purposefully woven into the open spaces and toward the heart of the Harvest community.

These locations provide opportunity for pedestrian access or alternative modes of transportation such as bikes, wagons, strollers, and golf carts. Due to their locations, community, religious, and/or education-based programs can utilize the open space areas adjacent to these parcels.

Though PF-1 is noted as an opportunity for an elementary/middle school location, the Dixon Unified School District (DUSD) will continue to be consulted as to the best approach to provide excellent educational opportunities. It may be determined by DUSD and the City that an additional school location within Harvest is not appropriate and that development funded facilities are better sited at existing or alternate locations.

### ***Parks/Open Space (P)***

Approximately 125 acres has been designated as open space and parks. These areas are connected to each other and are vital to connect the Harvest at Dixon neighborhoods to the greater Dixon community. Running north-south throughout the Harvest at Dixon project area, activities such as

playgrounds, walking paths, community gardens, and other recreational features will be included. Examples of these uses are depicted in Exhibits 5, 6, and 7.

These public amenities will be available to all of the Dixon community and will help bring existing residents together with the new neighbors. This includes a purposeful open space design connecting the north-south open space element in Harvest at Dixon with the City's existing walking trail/pathway network that leads from Parkway Boulevard northward past Dixon High School, through the City's ballfields and adjacent Dixon May Fair grounds, past the City Hall/municipal center, and into Downtown Dixon.

Smaller neighborhood/pocket parks have been strategically placed throughout the project area, providing open space/park within close proximity to residents. Greenways will also be used to buffer residential areas from major roadways or existing industrial and agricultural uses, helping to soften the transition from roadways and non-residential uses to neighborhoods.

Harvest at Dixon also intends to provide substantial stormwater detention capacity by using some open space areas for seasonal uses, open for drainage during the winter and then open space with walking trails and open fields during the summer. With a goal of providing capacity to incorporate the new drainage requirements for Harvest at Dixon, in addition to the rest of the Southeast Dixon Specific Plan and much of the Drainage Area B/C in the central city, Harvest at Dixon will help address areas that are not in productive use now and can be incorporated back into the urban fabric of Dixon.

One example would be repurposing of the current City-owned Drainage Basin C, north of Parkway Boulevard (and the proposed Harvest at Dixon project area). This basin has the potential to be repurposed into a City amenity, such as a community center and gathering space with a great lawn. Though these concepts will require additional input from the City, there are opportunities to take drainage basins of various sizes that are throughout the Drainage Area B/C and repurpose them into benefits to the community.

## **TECHNICAL STUDIES**

Review of previous City of Dixon technical studies and memorandum was conducted for applicability to the Harvest at Dixon project.

Electronic copies of relevant City studies and information have previously been provided to the City by e-file and will be provided again at the City's request, including the following reference materials:

- 2040 General Plan and associated information
- The SouthWest Dixon Specific Plan (now primarily referred to as Homestead)
- The City's 2006 Annexation Map
- Water System and Water Resources
- Groundwater Resources
- Wastewater/Sewer System
- Drainage and Stormwater



- City-wide Facilities Map, including the Parks Master Plan
- 2014 Municipal Services Review

The above referenced materials vary in period of completion and applicability to the Project, but they are noted as the received information that has been reviewed to inform the technical studies prepared for Harvest at Dixon.

Included in this submittal are preliminary technical studies specific to the Harvest at Dixon project as well as the larger area around the Project. These assessments, reports, exhibits, and figures are in draft form and should be considered preliminary and confidential and this time, as they are mainly for review and use only by City staff and their consultants and the appropriate Solano County staff in this initial application period.

Therefore, these studies *should not be released to the public* as they have not been peer-reviewed and fully assessed by the City or any other municipal agency. Once finalized and agreed to by both the development team and the City, this information can be released as part of the public process.

- Preliminary Harvest at Dixon Southeast MSA Engineering Feasibility Report.
- Preliminary Harvest at Dixon Water, Sewer, and Traffic Infrastructure Assessment (this information overlaps with the larger southeast area and will become more project specific in consultation with the City and other agencies), including the following exhibits:
  - Exhibit A – City’s current proposed water system buildout
  - Exhibit B – Preliminary Potable Water Alignments
  - Exhibit C – City’s current Wastewater Collection System
  - Exhibit D – City’s Future Wastewater Collection System Improvements and Areas of Concern
  - Exhibit E – Preliminary Sanitary Sewer Alignment
  - Exhibit F – Preliminary Transportation (Access & Circulation)
- Preliminary Regional Stormwater Basin Technical Memo.
- Preliminary Hydrogeologic Technical Memo (Water Resources), including potential Well Siting Study (applicable to both the Project at the larger southeast area).
- Preliminary Harvest at Dixon Title Reports.
- Preliminary Harvest at Dixon Groundwater Well Inventory.
- Preliminary Harvest at Dixon Phase 1 and Limited Phase 2 Environmental Site Assessments (**ESA**).
- Preliminary Harvest at Dixon Geotechnical Analysis.
- Preliminary Harvest at Dixon Biological Assessment.
- Preliminary Harvest at Dixon Cultural Resources Assessment (**required by law to remain confidential – for City use only**).

Additional studies and reports that will be provided as part of the application process and submitted to the City within the coming months include:

- Expanded Water Resources study, based on direction.





- Expanded Wastewater Collection and Processing study, based on input from the City regarding area of study and updated plant design.
- Expanded Drainage/Stormwater Control study, based on City concurrence of area served and location of possible regional basin.
- Expanded Transportation study, based on City direction of area to assess and possible CA State Route 113 assessment (including possible bypass).
- Agricultural Land Use and Resources Assessment.
- Dry Utility Assessment, including electrical power and broadband.
- Economic Analysis for City-County revenue sharing and potential development fee program.

## **HARVEST AT DIXON - PROJECT SPECIFIC INFRASTRUCTURE**

To address a number of Dixon infrastructure items, the Harvest at Dixon project proposes an approach to the areas of Water Resources, Sewer/Wastewater, Drainage/Stormwater Control, and Transportation, as described below.

### **Water Resources/Municipal Water**

As outlined in the associated technical memorandums for Harvest at Dixon, there is tentatively a number of approaches to providing appropriate water resources to the City. Whether this be in coordination with the City’s existing water service, or if determined by the City to be coordinated through other intermediaries, the LJP development team has provided the City with significant early input to help in the discussion of how and where resources should be developed.

Specific to the Harvest at Dixon application, there have been two well sites tentatively identified and presented on Exhibit B of the Infrastructure Memo as part of this application packet. Noted in the Preliminary Dixon Well Siting Study is the potential of an underutilized aquifer to be assessed and studied. As the City contemplates the future of water resources for the Dixon community, the potential to tap into an underutilized water resource that can serve the community as whole is yet another positive outcome from the Harvest at Dixon project proposal.

### **Sewer/Wastewater**

The City is currently assessing much needed upgrades and enhancements to the existing sewer collection and wastewater treatment systems. The LJP development team recognizes that the Harvest at Dixon project will require additional assessment of future collection and treatment plant capacity and has provided initial input on where additional collection capacity (sewer lines) might be sited in the project. Additionally, after further consultation with the City, collection and treatment capacity will be further addressed and an approach refined based on the City’s direction.

### **Drainage/Stormwater Control**

One of the most significant infrastructure opportunities that is a result of the Harvest at Dixon project proposal is the option to take many of the small or underutilized basins within Drainage Area B/C,



including existing Basin C, and move this water to a place further south of the City. The resultant detention capacity might become a new resource for the agricultural community to the south of the project or possibly as a recharge opportunity, whether through infiltration or injection.

There is more to contemplate and study, but the Harvest at Dixon project provides the space, capacity, and possible land use associated with a robust drainage and stormwater control approach that address the City's long standing policy directive of addressing drainage as a regional solution.

### **Transportation-Circulation Network**

Part of any robust community framework is an effective street and transportation network. The Harvest at Dixon street network is designed as a hierarchy, with the larger streets (Arterials) along the boundaries, then into Major and Minor Collectors, and lastly into Local Streets that serve neighborhoods. The variation in street sizes provides context as the local streets are the narrowest and occur within the community whereas the Arterials and Major Collectors are more heavily traveled, bounding the project area or traversing through it.

As the Harvest at Dixon project is reviewed and evolves, the project team will identify through additional studies and community input what the appropriate street typologies are, where they are located, and where the improvements will best serve the community as a whole. Preference will be given to the current City street standards where appropriate, but additional enhancements may be proposed as applicable. These could include small turn outs/parklets for bikes and pedestrians in order to enhance the alternate transportation experience along major roadways. Exhibit G in the Preliminary Infrastructure Memo outlines the typical street sections and associated required right of way.

#### ***Arterials***

This street type includes the improvement of Pedrick Road, Midway Road, CA State Route 113, and Parkway Boulevard. Though the ultimate right of way has not been determined, it is likely these streets will include two lanes of travel in each direction, a landscaped median, turn pockets, bike lanes, sidewalks, and appropriate landscaping along the edges. LJP has begun a comprehensive assessment of the existing City right of way and possible alternatives to create the most comprehensive improvements with the least impact to existing adjacent land uses.

#### ***Major Collector***

The Harvest at Dixon project will include several north-south and east-west collector streets that bisect the project. These will be one- and two-lane facilities that include bike lanes and walkways to encourage alternate modes of transportation.

#### ***Minor Collector***

These primarily one lane streets will typically include a single lane of travel in each direction with an adjacent bike lane and walkway.

### **Local Street**

Meant to provide local neighborhoods with access to the larger street network, the street scene will be purposeful and include traffic calming measures (like tree wells or enhanced pedestrian bulb-outs) where appropriate.

### **Roundabouts**

Taking the cue from the recently developed neighborhood to the north of Harvest at Dixon, the proposed Land Use Plan includes several locations where roundabouts may be appropriate to maintain effective circulation while creating interest and opportunities for placemaking.

Additionally, roundabouts may be an appropriate solution at major intersections at location like Pedrick Road and Parkway Boulevard to allow for the measured but continuous flow of transportation while maintaining traffic calming and pedestrian safety.

## **PROJECT INDEPENDENT UTILITY**

The above land use and infrastructure studies, analysis, and assessments effectively demonstrate that the Harvest at Dixon Master Plan project does not rely on other planned or prospective development and can be considered individually as a complete project. This is important to note as it demonstrates that the Harvest at Dixon project is a community that can stand on its own without reliance on build out of unrelated City infrastructure or timing of other development.

## **PROPOSED HARVEST AT DIXON MASTER PLAN PROJECT TIMELINES**

It is the LJP's understanding from continued discussions with the City and other government agencies that the project application process and subsequent agencies' review, assessment, and consideration of LJP's Harvest at Dixon began in earnest on October 7, 2024, and will continue as outlined below:

1. October 7, 2024 - Submittal of the initial Harvest at Dixon project materials and associated studies and exhibits. *NOTE: Some of the submittals were previously labelled and submitted under the Southeast Dixon Specific Plan (SEDSP) application but are equally applicable to only the Harvest at Dixon Master plan project proposal. These studies are being revised to reflect the Harvest at Dixon proposal and will be resubmitted with corrected titles.*
2. October/November 2024 - City review and initial feedback on project submittals.
3. December 4 and 12, 2024 – Two additional Public Workshops held by LJP to further gather public input on the Harvest at Dixon project.
4. December 23, 2024 - Updated Harvest at Dixon project submittals to address City feedback and the change to the Project designation as a master plan.
5. January 14, 2025 – City-led Planning Commission workshop.
6. January 21, 2025 – City-led City Council workshop.

7. Late January/early February 2025 - Revisions to the Harvest at Dixon project submittals based on City feedback.
8. Quarter 1 2025 – City initiates process for Harvest at Dixon project, including:
  - a. California Environmental Quality Act (CEQA) Environmental Impact Report (EIR)
  - b. Associated local, state, and federal agency input and review.
  - c. Update to the City’s Municipal Service Review (MSR).
  - d. Update to the City’s General Plan (GP).
  - e. Possible update to the City’s GP EIR.
  - f. Review and input by the City on preliminary studies provided as part of the Harvest at Dixon Master Plan project submittals.
9. Quarter 1 to Quarter 4 of 2025 – City review and updating of technical studies, assessments, and additional applicant information for associated projects. It is anticipated that this time period will also include negotiation with the City of a Master Development Agreement (DA).
10. Quarter 1 of 2026 – LJP will submit draft Harvest at Dixon Design Guidelines.
11. Quarter 1 to Quarter 2 of 2026 – City review and public meetings associated with the processing of the Harvest at Dixon Master Plan project.
12. Quarter 3 of 2026 – Possible City adoption of the associated CEQA, GP, MSR, and other required City assessments, agreements, and approvals. Possible city approval of the Harvest at Dixon project.
13. End of Quarter 3 of 2026 to Quarter 1 of 2027 – Solano County LAFCO review and possible adoption of annexation findings the Harvest at Dixon project.

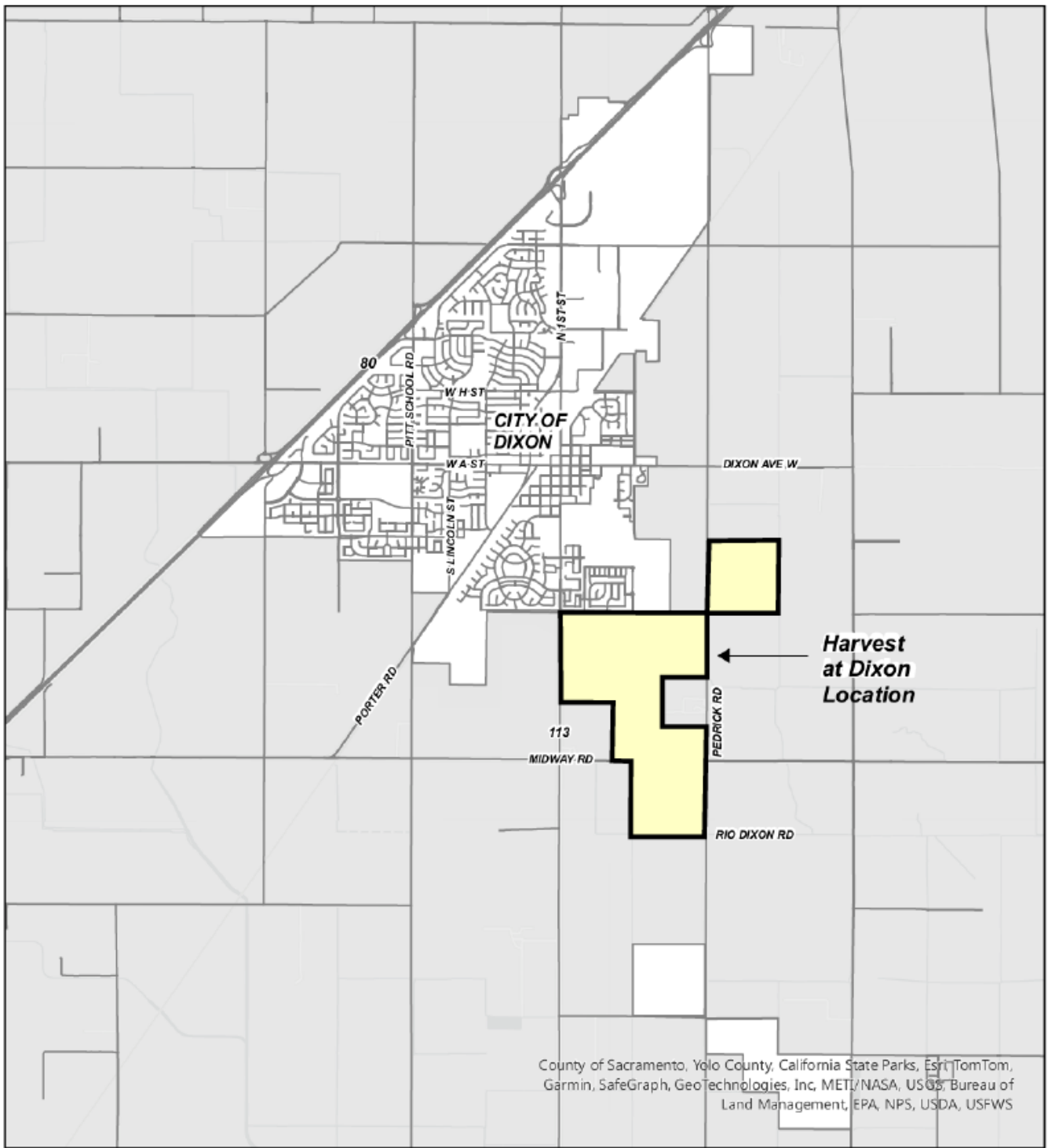
## **SUMMARY**

The LJP team have spent considerable amounts of time working with our agency partners to understand and propose solutions to the City’s ongoing infrastructure needs, while creating a project that enhances and embraces the current community framework. LJP’s considerable experience and demonstrated ability to propose, develop, and deliver a regional placemaking opportunity will support the City in its desire to grow responsibly while addressing long-term community needs.

The LJP applicant team thanks the City for its support in the early development of the Harvest at Dixon project application. It is through the continued partnership with the City leadership and staff, local community, agencies at all levels, and the business community that LJP has been able to propose a unique project opportunity that will add to and enhance the Dixon community for generations to come.

We look forward to working with the City on refining this submittal and moving through the official public process.

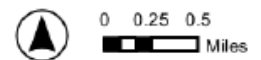




**Figure 1. Proposed Project Site**

**Legend**

- Proposed Harvest Project Boundary
- Roads
- City of Dixon



LJP Dixon Development, LLC

A Partnership between the  
Lewis Group of Companies &  
Karlshoej Family





- Notes:
1. Site plans for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Show information per client request.
  4. Civil engineer to verify setbacks and grading information.
  5. Standing topography might change due to the final design or water table.
  6. Open space area is subject to change due to the final design of the elevation.
  7. Building setbacks are measured from property line to building foundation line.

**Legend**

- Proposed Harvest Project Boundary
  - City of Dixon
- |                                                |                                                                     |                        |
|------------------------------------------------|---------------------------------------------------------------------|------------------------|
| <b>Residential</b>                             | <b>Mixed Use</b>                                                    | <b>Other</b>           |
| Low Density Residential (LDR) (5-9 du/ac)      | Corridor Mixed Use (CMU) (Retail/Comm./Residential)                 | Public Facilities (PF) |
| Medium Density Residential (MDR) (10-22 du/ac) | Campus Mixed Use (CAMU) (Employment District & Res. supporting use) | Parks/Open Space (P)   |

**Figure 2. Proposed Harvest at Dixon Land Use Plan - General Plan Designation**



LJP Dixon Development, LLC

A Partnership between the Lewis Group of Companies & Karlshoej Family





**Figure 3. Harvest at Dixon Zoning Land Use Plan**

**Legend**

- |                                                |                                                                     |                        |
|------------------------------------------------|---------------------------------------------------------------------|------------------------|
| <b>Residential</b>                             | <b>Mixed Use</b>                                                    | <b>Other</b>           |
| Low Density Residential (LDR) (5-9 du/ac)      | Corridor Mixed Use (CMU) (Retail/Comm./Residential)                 | Public Facilities (PF) |
| Medium Density Residential (MDR) (10-22 du/ac) | Campus Mixed Use (CAMU) (Employment District & Res. supporting use) | Parks/Open Space (P)   |



NOT TO SCALE  
 Feet

LJP Dixon Development, LLC

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TABLE 1								
HARVEST AT DIXON LAND USE SUMMARY								
(for use with Figure 3)								
RESIDENTIAL								
LOW DENSITY RESIDENTIAL (LDR) DENSITY RANGE								
		GROSS ACRE	Low		AVG		Max.	
			5	DU	8	DU	9	DU
PA5		10.6		53		85		95
PA6		13.2		66		106		119
PA9		6.7		34		54		60
PA10		9.0		45		72		81
PA13		8.5		43		68		77
PA14		10.2		51		82		92
PA22		18.3		92		146		165
PA28		12.2		61		98		110
PA29		18.5		93		148		167
PA30		19.2		96		154		173
PA36		11.5		58		92		104
PA37		28.0		140		224		252
PA38		22.0		110		176		198
PA39		23.2		116		186		209
PA40		15.5		78		124		140
PA41		13.0		65		104		117
<b>Sub-Total</b>		<b>239.6</b>		<b>1198</b>		<b>1917</b>		<b>2156</b>
MEDIUM DENSITY RESIDENTIAL (MDR) DENSITY RANGE								
		GROSS ACRE	Low		AVG		Max.	
			10	DU	13.5	DU	22	DU
PA2		9.5		95		128		209
PA3		12.4		124		167		273
PA4		13.8		138		186		304
PA7		5.1		51		69		112
PA8		9.7		97		131		213
PA11		7.2		72		97		158
PA12		10.4		104		140		229
PA19		12.2		122		165		268
PA20		7.8		78		105		172
PA21		18.2		182		246		400
PA23		6.0		60		81		132
PA24		14.9		149		201		328
PA25		12.7		127		171		279
PA26		8.4		84		113		185
PA27		6.8		68		92		150
PA31		18.4		184		248		405
PA32		19.4		194		262		427
PA33		11.9		119		161		262
PA34		22.9		229		309		504
PA35		16.6		166		224		365
PA42		18.2		182		246		400
PA43		13.9		139		188		306
PA44		15.5		155		209		341
<b>Sub-Total</b>		<b>291.9</b>		<b>2919</b>		<b>3941</b>		<b>6422</b>
MIXED USE (MDR Density Range)								
		GROSS ACRE	Low		AVG		Max	
			10	DU	12	DU	22	DU
PA1-CMU				0		0		0
	COMMERCIAL	10.0						
	MULTI-FAMILY	7.9				174		174
PA16-CAMU		11.7		117		140		
PA17-CAMU		8.3		83		100		
PA18-CAMU		9.8		98		118		
<b>Sub-Total</b>		<b>47.7</b>		<b>298</b>		<b>531</b>		<b>173.8</b>
<b>RESIDENTIAL TOTAL RANGE</b>				<b>4415</b>		<b>6389</b>		<b>8752</b>





<b>TABLE 2</b>			
<b>HARVEST AT DIXON LAND USE SUMMARY</b>			
<i>(for use with Figure 3)</i>			
<b>NON RESIDENTIAL</b>			
<b>PUBLIC FACILITIES (PF)</b>			
PF1 /SCHOOL	12.1		Elementary School K-6 / K-8
PF2/PA15	3.5		Church/DayCare, Comm. Center
<b>Sub-Total</b>	<b>15.6</b>		
<b>PARKS/OPEN SPACE</b>			
P1	2.0		
P2	4.1		
P3	19.8		
P4	11.9		
P5	16.8		
P6	1.0		
P7	15.5		Storm Basin
P8	30.9		Storm Basin
P9	16.1		
P10	9.0		
P11	2.5		
Linear OS	11.2		Primary Road Edge
<b>Sub-Total</b>	<b>140.8</b>		
<b>ROADWAYS</b>			
Primary R/W	tbd		Internal Collector Roads
External Road R/W	tbd		E. Parkway, Midway, Hwy 113, Pedrick Rd
<b>Sub-Total</b>	<b>101.02</b>		Approximate. TBD
<b>GRAND TOTAL ACRE</b>			
	<b>836.6</b>		



EXHIBIT 1



ARCHITECTURE | SINGLE-FAMILY



FOR INSPIRATION ONLY

DIXON, CA

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## EXHIBIT 2



## ARCHITECTURE | SINGLE-FAMILY



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### EXHIBIT 3



### ARCHITECTURE | MULTI-FAMILY



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# EXHIBIT 4



## AMENITIES | RETAIL

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EXHIBIT 5



AMENITIES | REC. BUILDINGS



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# EXHIBIT 6



## AMENITIES | AGRIHOOD



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# EXHIBIT 7



## AMENITIES | LIFESTYLE



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