

CITY OF DIXON

DIXON
GROWN

FROM OUR ROOTS TO OUR FUTURE

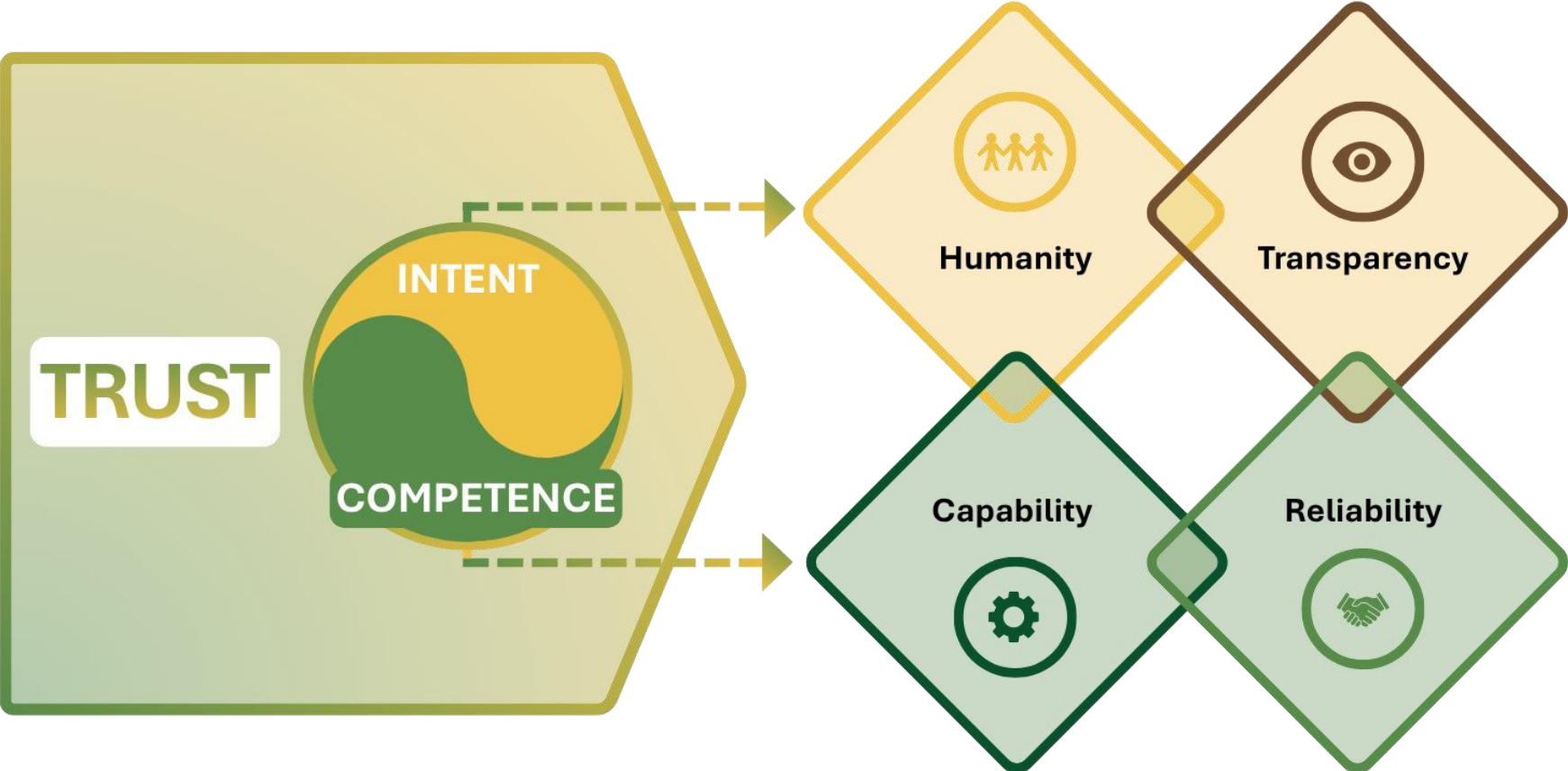
Community Workshop



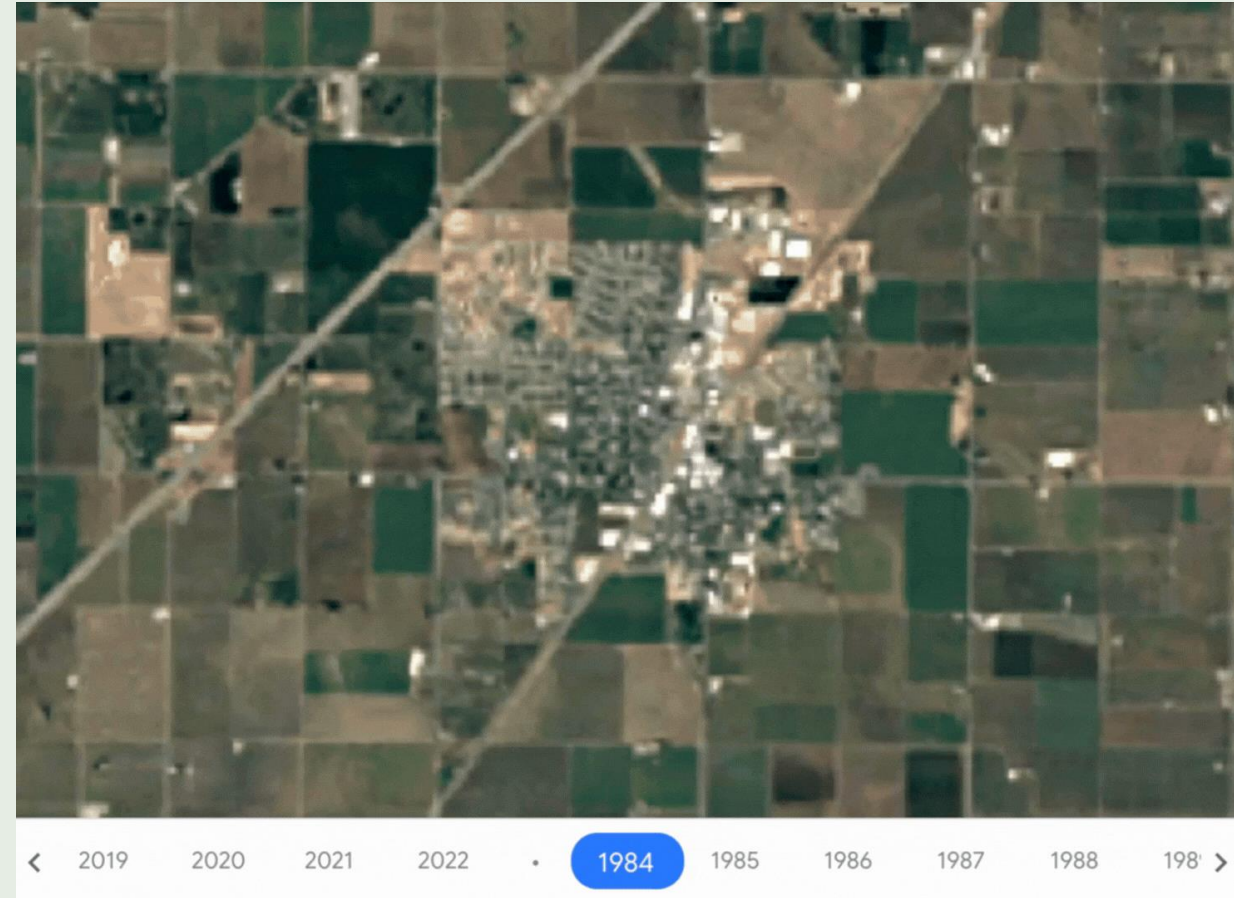
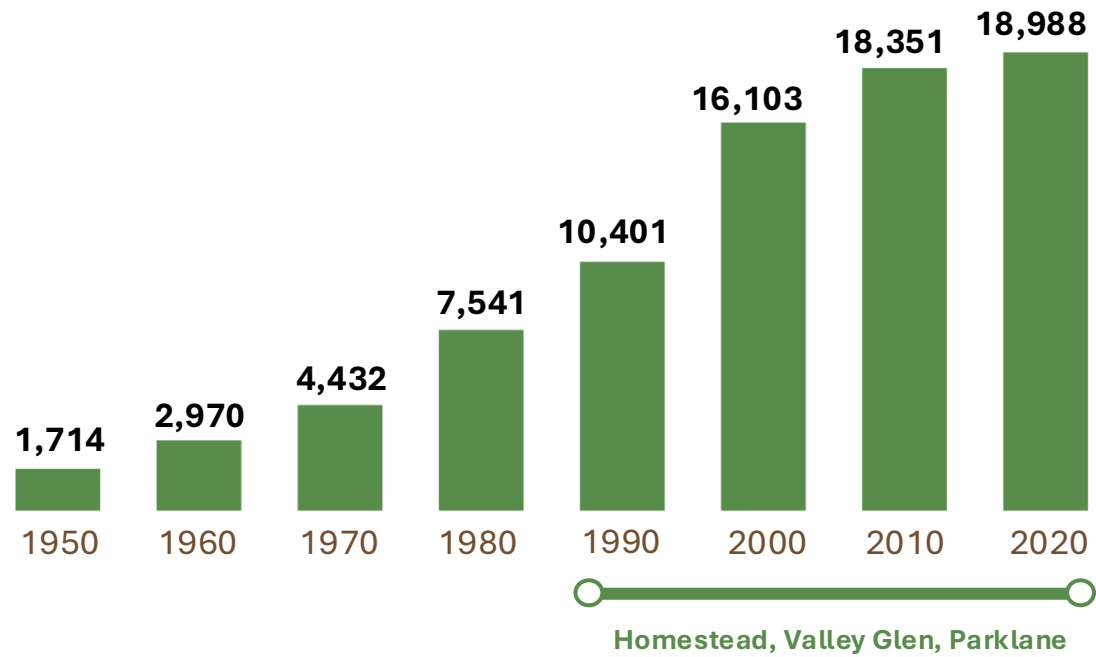
WHAT IS DIXON GROWN?

- City-led initiative to give Dixon residents a voice in shaping the community's future
- Clear, accessible information to better understand local policies and planning
- A hub to learn about key issues like housing, development and community priorities
- An engagement effort financially supported by developers and independently managed by the City

BUILDING TRUST

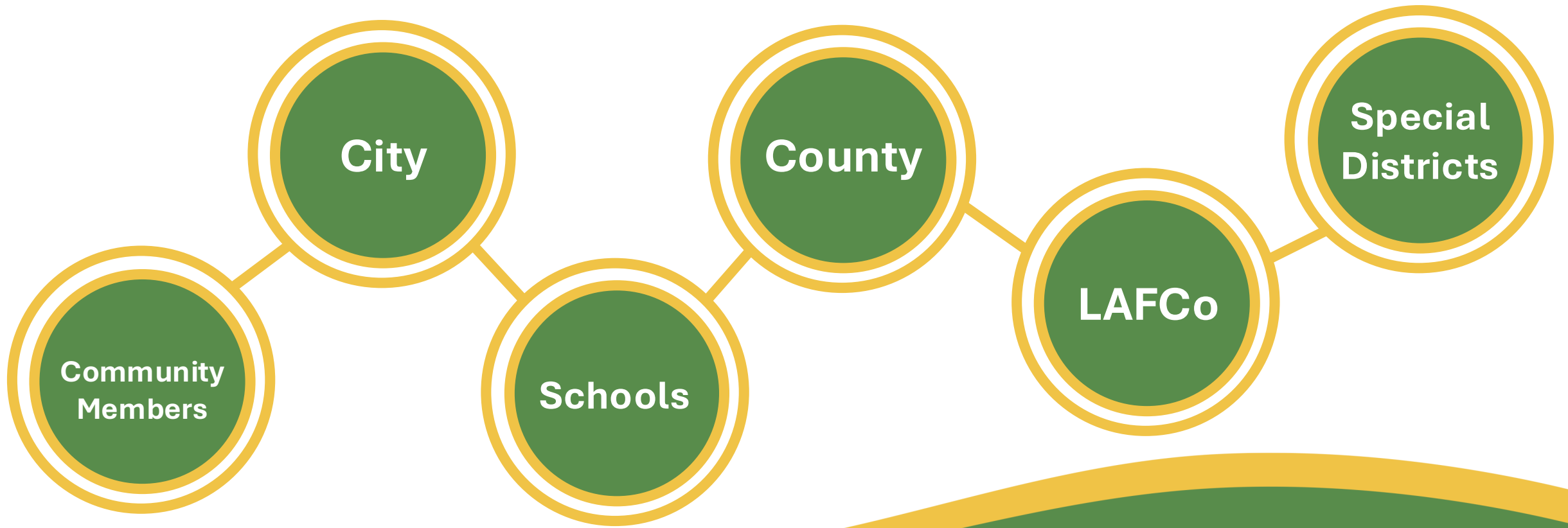


DIXON'S DNA



THE BIG PICTURE

Key Participants in Development Decisions



THE BIG PICTURE

Schools & Community Growth

DUSD (School District)

Determine necessity for new school sites

Plan for, build and operate schools

Manage the funds received by “school impact fees” from developers

As the City updates the General Plan, the District provides input on its needs for additional new facilities

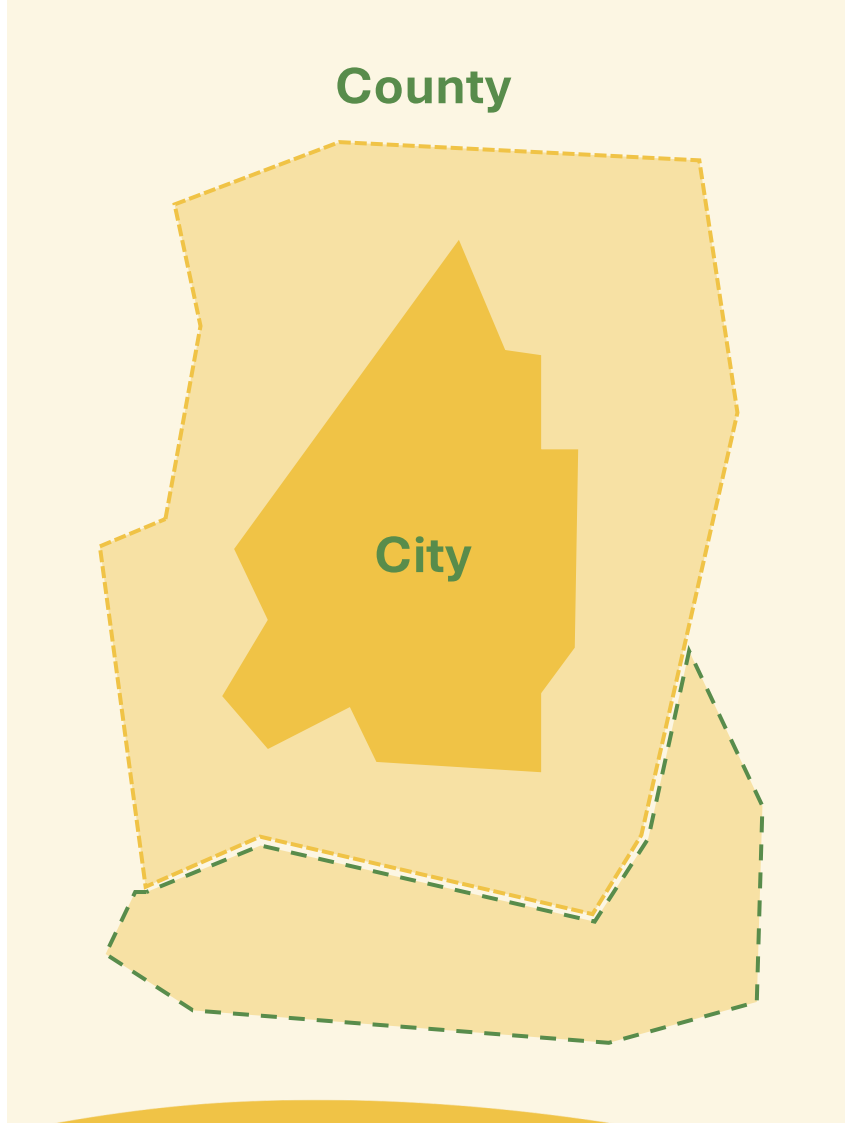
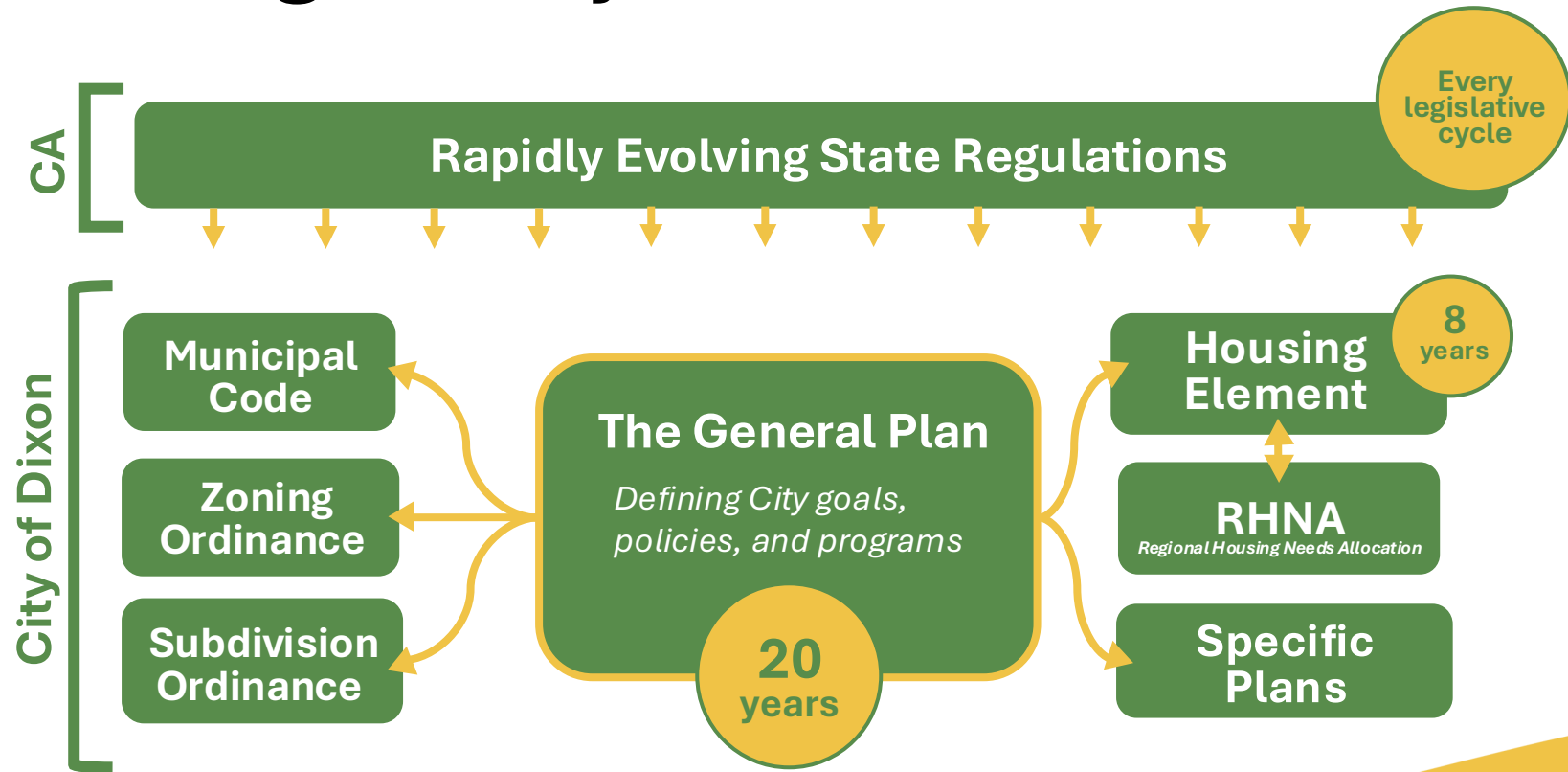
The City of Dixon

Keep the School District informed of potential new development



THE BIG PICTURE

Regulatory Framework



The **HOW** of Development

General Project Types	Estimated Approval Timeline*	Projects that...
Building Permit Only	2 – 6 months	Already meet zoning standards
Minor Planning Permit & Building Permit	4 – 9 months	Require limited planning review
Major Planning Process & Building Permit	18 – 36 months+	Require public hearings, zoning changes, subdivision maps, and/or environmental review

**Varies: Scope of project, # of review cycles*

Every city in California is required by law to process all development applications, but their approval is not guaranteed.

The HOW of Development



How does the City structure things so that Developers pay their fair share?

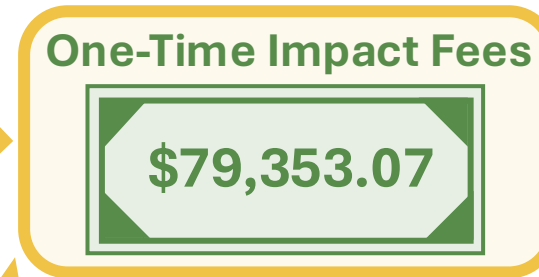
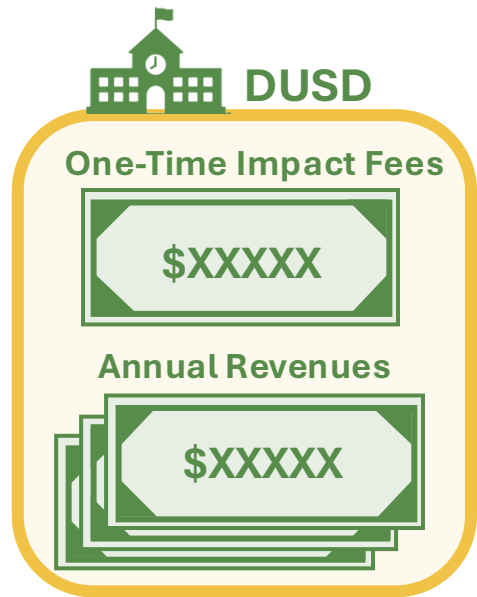
Community Facilities Districts (CFDs)

Impact Fees

Service

Infrastructure

LLMDs



The **DECISION-MAKING** Filter

The Roles



The Community
'The league owners'



The City
'The referee'



Developers
'The team'

- Is it “fiscally neutral”?
- Does it provide public benefit?
Ex: new parks, overcrossings, or roads; additional tax base
- Do the public benefits outweigh any drawbacks? What does the community think is important?
- How does it impact our environment and existing infrastructure? (CEQA)
- How does it impact our managed safety and response? (MSR)

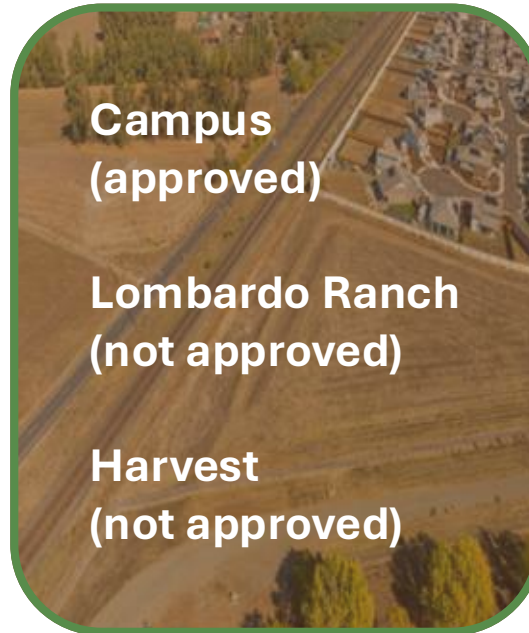


Project SNAPSHOTS

Legacy Projects



Major Pending Projects



Capital Project Wins



Major Pending Project — **APPROVED**

THE CAMPUS

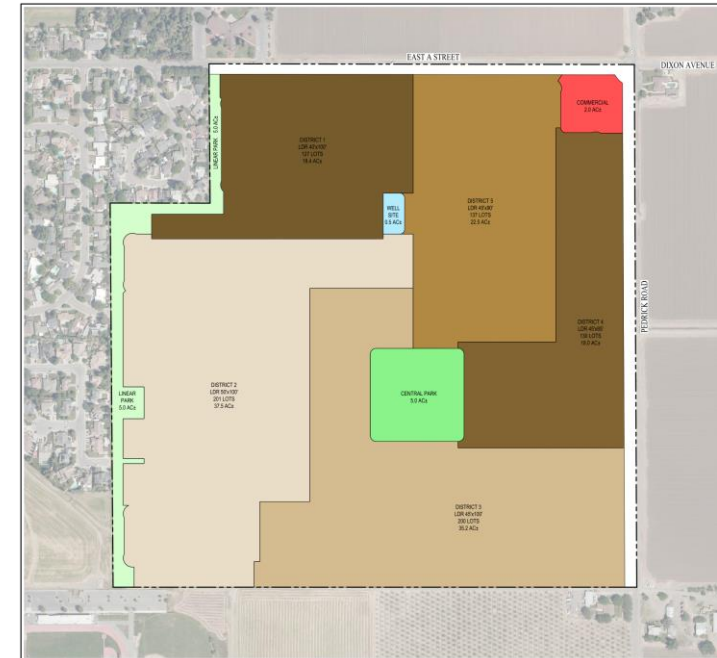
- **Developer:** Dixon Venture, master developer. Residential component currently in acquisition process by home builder (TBD)
- **Total acreage:** 260
- **Acres of residential:** 148
- **Number of housing units:** 1,041 units (816 low and medium density and 225 high density units)
- **Acres of commercial space:** 2.5
- **Acres of Industrial (tech and business park):** 48
- **Acres of Parks/Open Space/Public:** 15
- **Acres of retention basin:** 23
- **Public benefits:**
 - 3 parks totaling 8.5 acres
 - 8 acres of linear paths / greenspace
 - A new water well
 - \$2 million in public benefit fee
- **Current phase:** Approved, no grading or building permits issued yet
- **Expected groundbreaking:** Summer 2026 for infrastructure; Summer 2027 for start of residential development
- **Estimated full build-out timeline:** Residential - 3-4 years from start of vertical construction (ETA summer of 2030- 2031). Industrial and Commercial - TBD



Major Pending Project — **UNDER REVIEW**

LOMBARDO RANCH

- **Developer:** Brookfield Residential
- **Total acreage:** 148
- **Acres of residential:** 132
- **Number of housing units:** ~795, studying up to 825 units
- **Acres of commercial space:** ~2
- **Acres of Parks/Open Space/Public:** 12.4 [10-acre Neighborhood Parks; 2.4-acre Open Space]
- **Public benefits:**
 - 1 park and linear paths
 - A new water well
 - Frontage roadway improvements along Pedrick Rd. and East A St.
 - Improvements to wastewater and storm drain utilities
 - Fees to support transportation, wastewater, storm drain, and water system improvements
 - Fees to support existing community parks like Hall Park
- **Current phase:** Submitted application (including 2 resubmittals), in completeness review
- **Expected groundbreaking [if approved]:** 6-8 months following the annexation from the SOI
- **Estimated full build-out timeline [if approved]:** 5-8 years pending marketing conditions



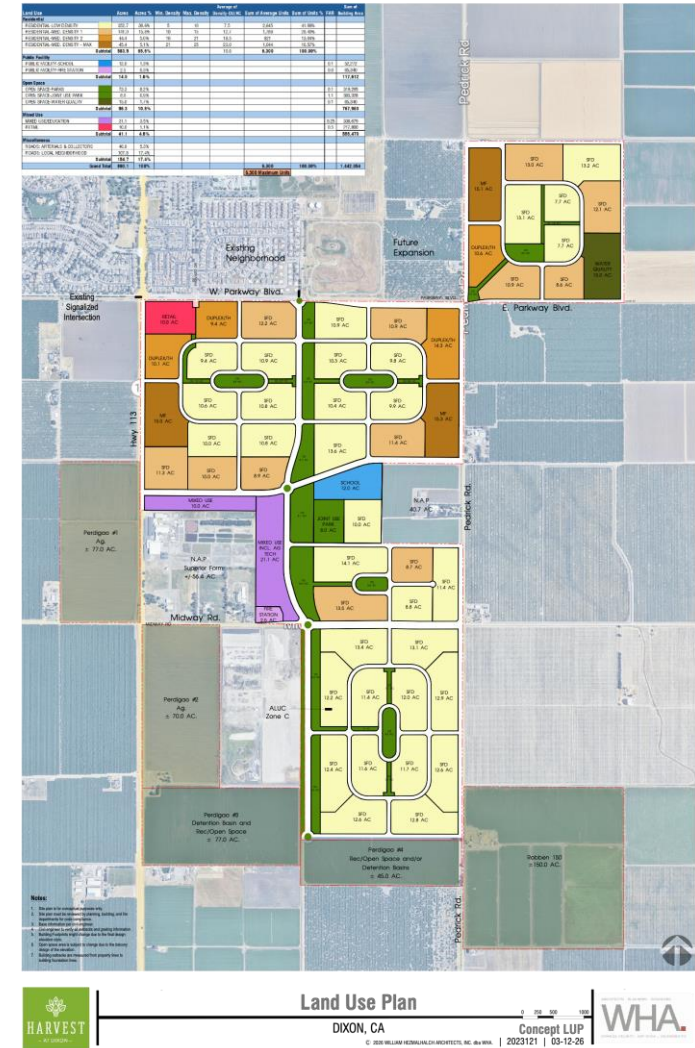
PLANNED DEVELOPMENT
SITE PLAN
LOMBARDO PROPERTY
CITY OF DIXON • SACRAMENTO COUNTY • CALIFORNIA
SCALE: 1" = 100' DATE: NOVEMBER 12, 2025



Major Pending Project — UNDER REVIEW

HARVEST AT DIXON

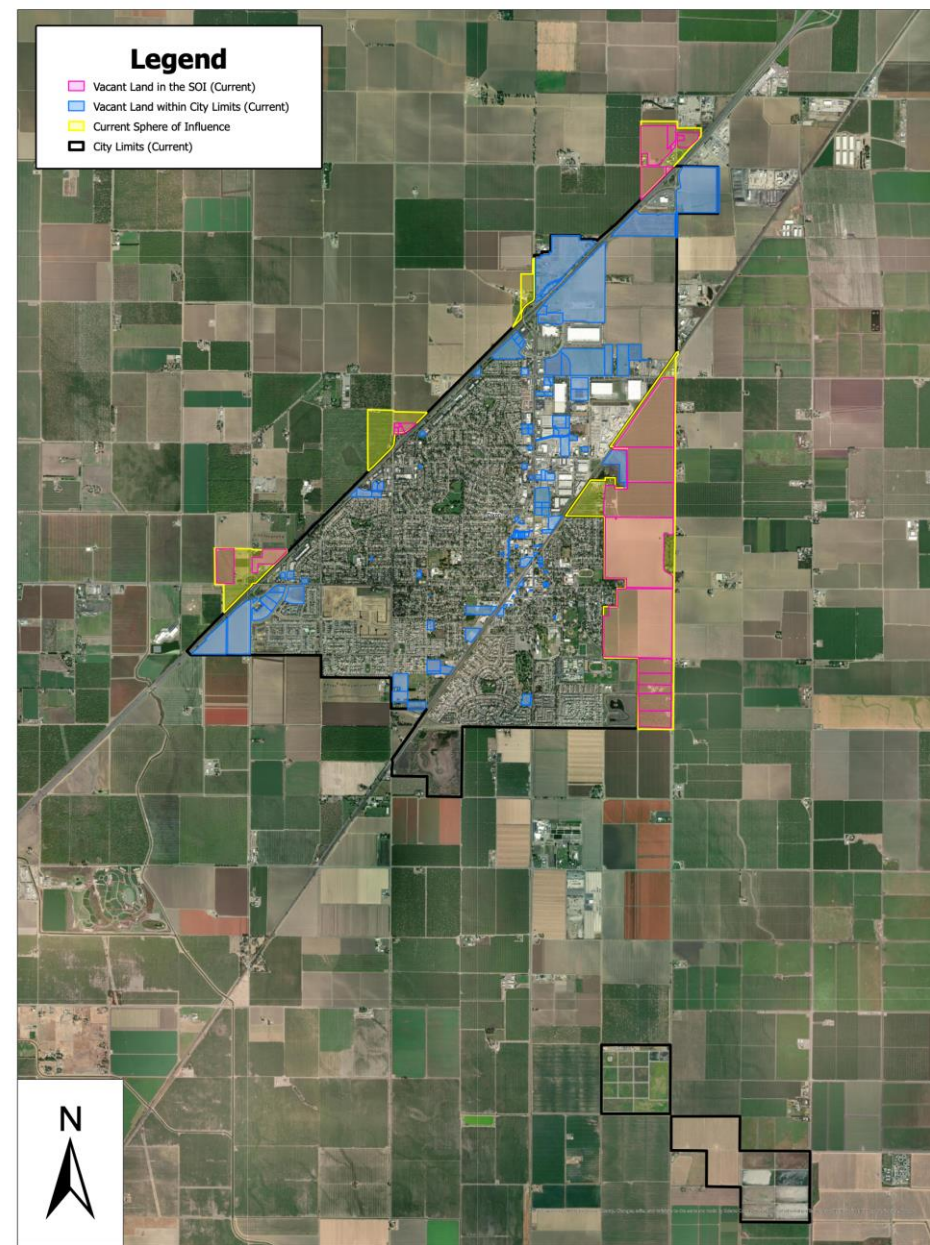
- **Developer:** LJP Dixon Development, LLC; a partnership between two family-run organizations: The Karlshoej family and the Lewis Group
- **Total acreage:** 890
- **Acres of residential:** 583.5
- **Number of housing units:** 6,300
- **Acres of commercial space:** 10
- **Acres of Parks/Open Space/Public:** 96.3
- **Public benefits:**
 - School site
 - Fire station
 - Linear paths
 - Parks & Recreation facility
 - 2 drinking water wells
 - Improvements to wastewater and stormwater utilities
 - Improvements along Pedrick Rd., Parkway Blvd., Hwy 113, and Midway Rd.
- **Current phase:** Submitted application, in completeness review
- **Expected groundbreaking [if approved]:** 2028, first homes finished in 2031
- **Estimated full build-out timeline [if approved]:** 25 years



The Guiding MAPS

**Current City
Limits and SOI**
No change since 1993

**Current
Vacancies
(~19%)**
Mostly zoned
commercial and
industrial



Undeveloped and Vacant Land in Dixon, CA
(Not Including Under Construction or Entitled Projects)
March 2026

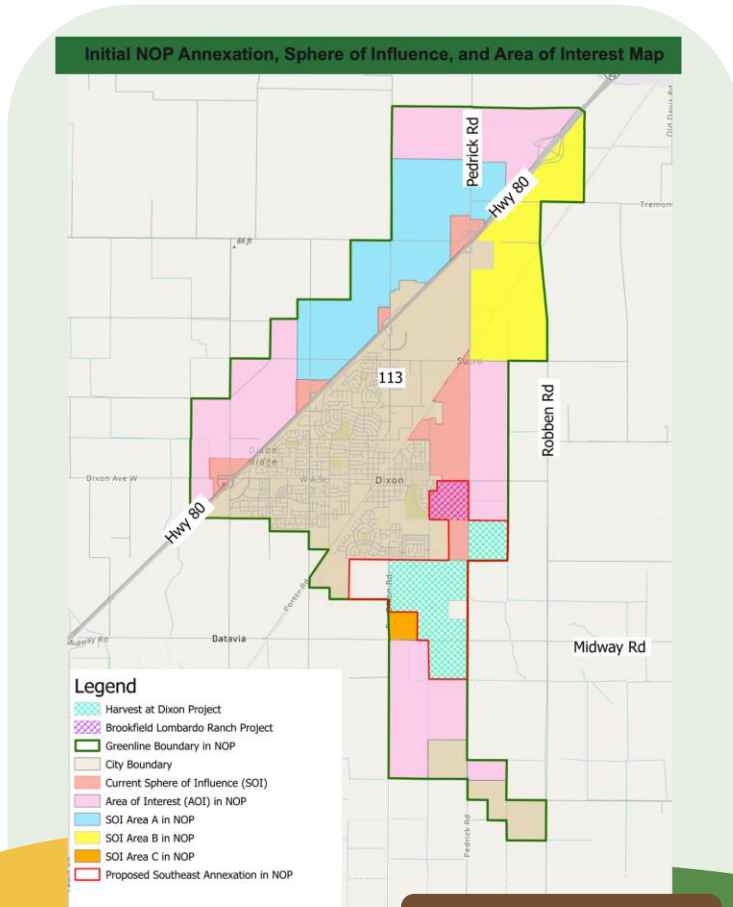
Understanding the NOP

Notice of Preparation

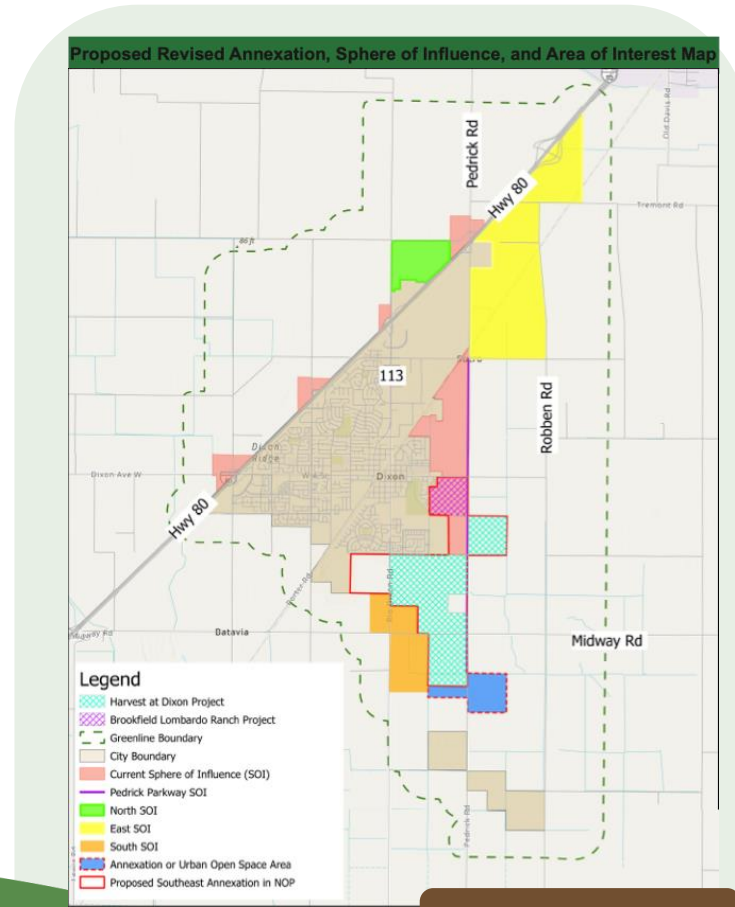
The NOP is the start of the environmental study.

- Informs stakeholders and solicits guidance on the scope of environmental information needed
- Contains project descriptions, locations, and potential effects
- Helps ensure potential impacts on air quality, noise, and traffic are addressed early
- Initiates a minimum 30-day public review period

Next Steps



Before



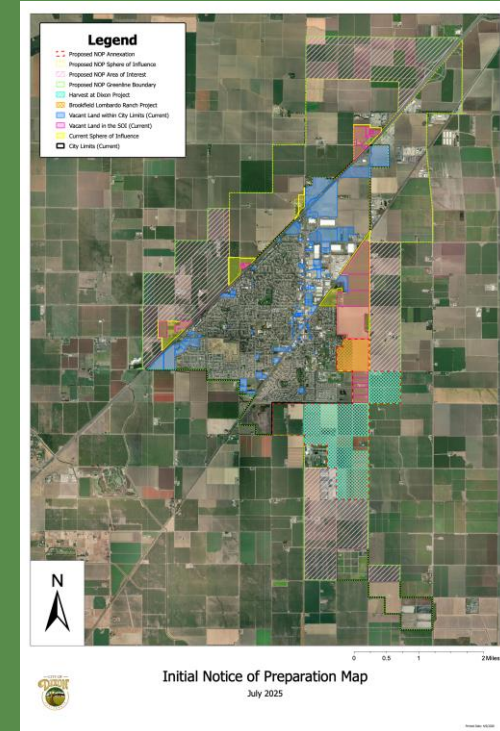
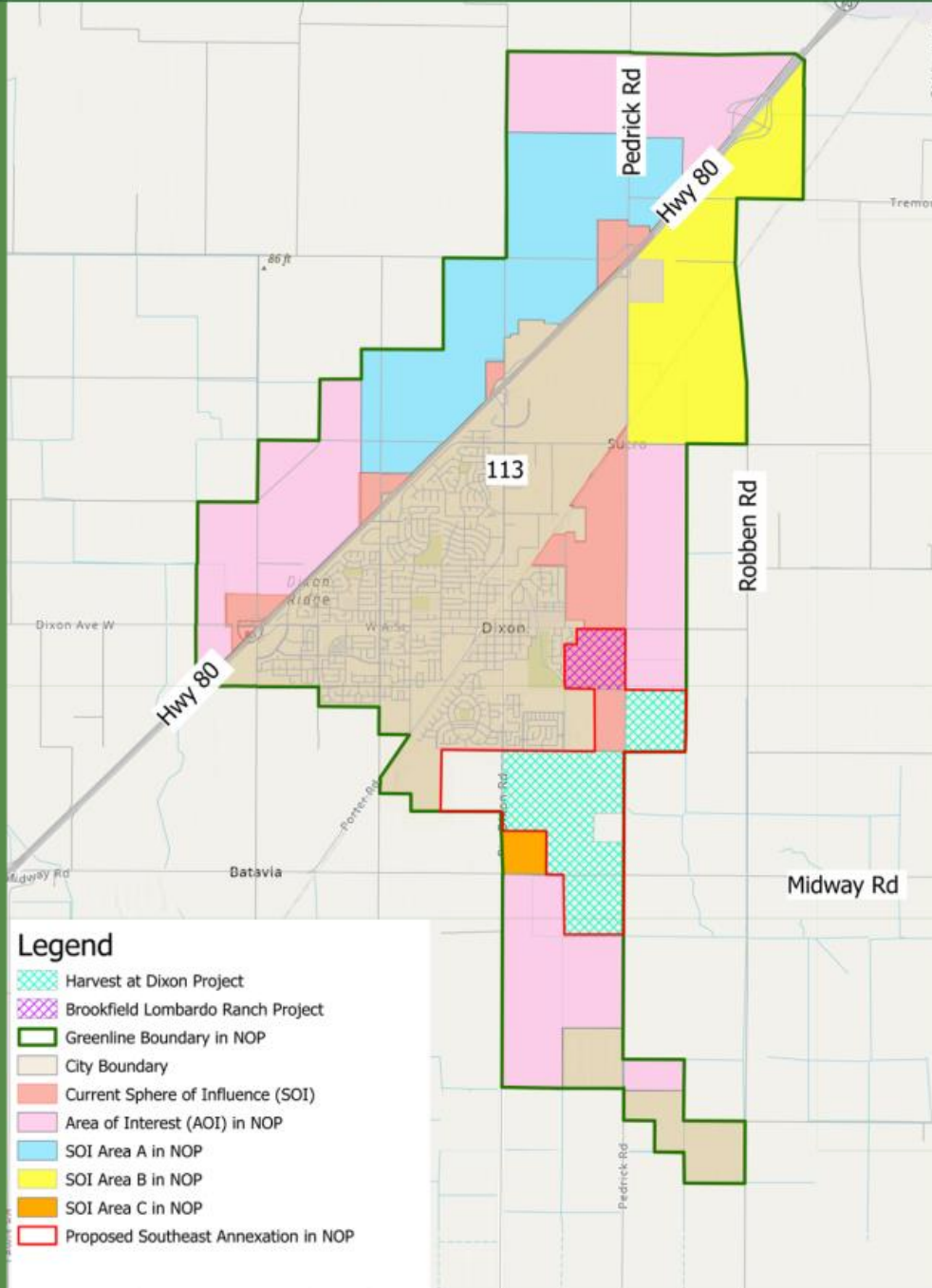
After

The Guiding MAPS

Initial Notice of Preparation (NOP)

July 2025

Initial NOP Annexation, Sphere of Influence, and Area of Interest Map



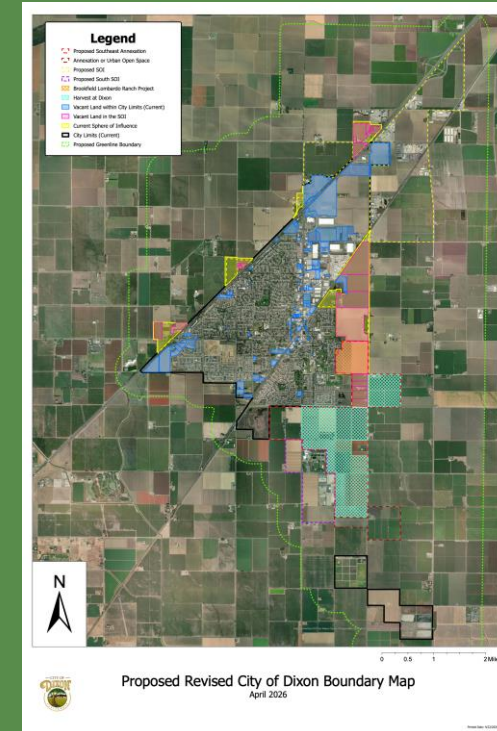
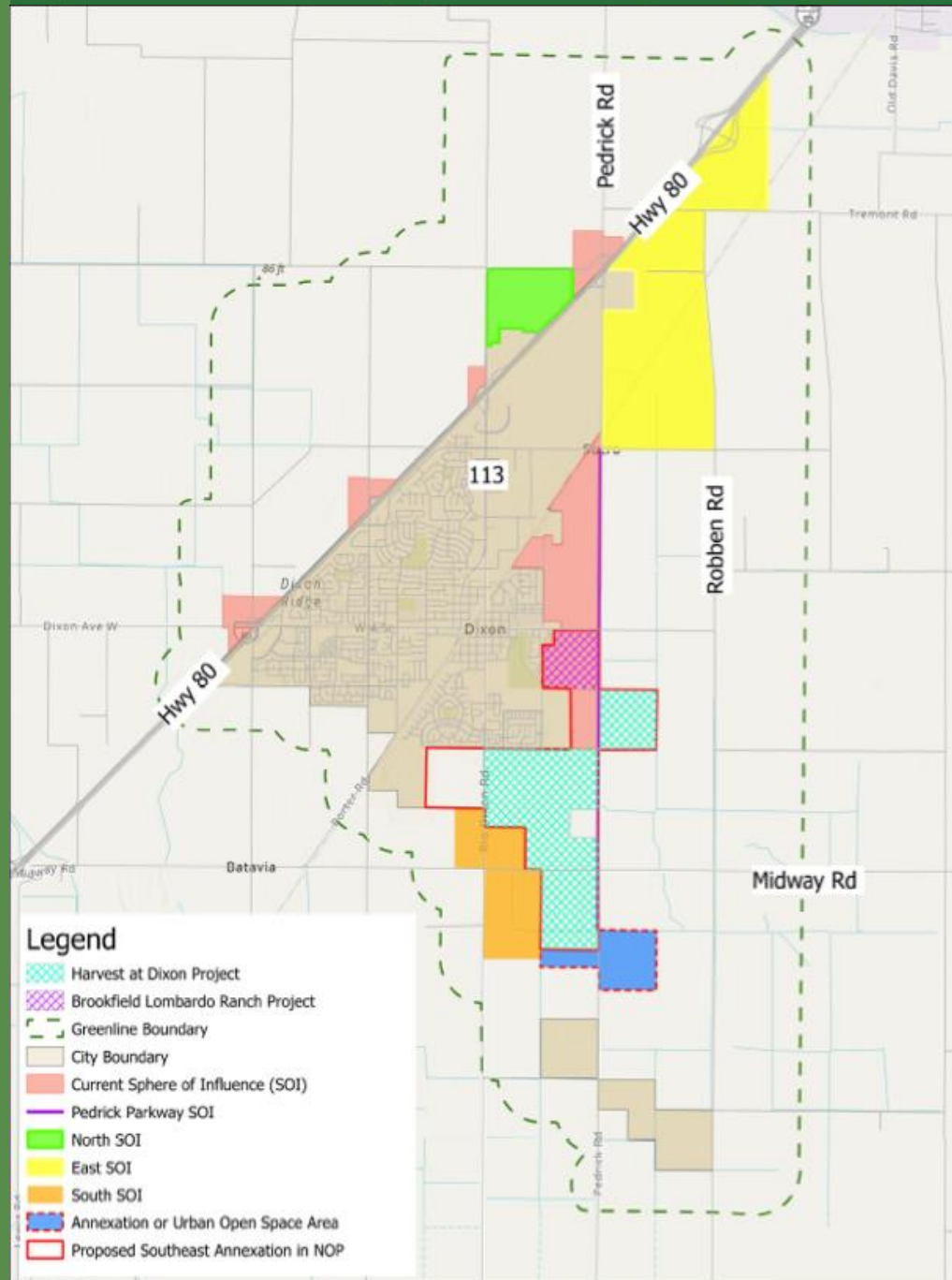
The Guiding MAPS

NEW Proposed Notice of Preparation (NOP)

Revised NOP to be
issued May 2026

How much should we
plan vs. approach piece
by piece?

Proposed Revised Annexation, Sphere of Influence, and Area of Interest Map



COMMUNITY PRIORITIES and Tradeoffs

Same population size  New, diverse businesses

Low-cost housing availability  Limited housing supply

Limited tax base  New community amenities



Some realities...

Costs rising, infrastructure worsening

No control over the growth outside of City boundaries/SOI

No control over the economic market

Requirement to process all development applications by law

Potential loss of local control if City doesn't plan far ahead for State Mandates

Key priorities...



Delivery of essential services
(Police, Fire, road maintenance, water, etc.)
Traffic mitigation

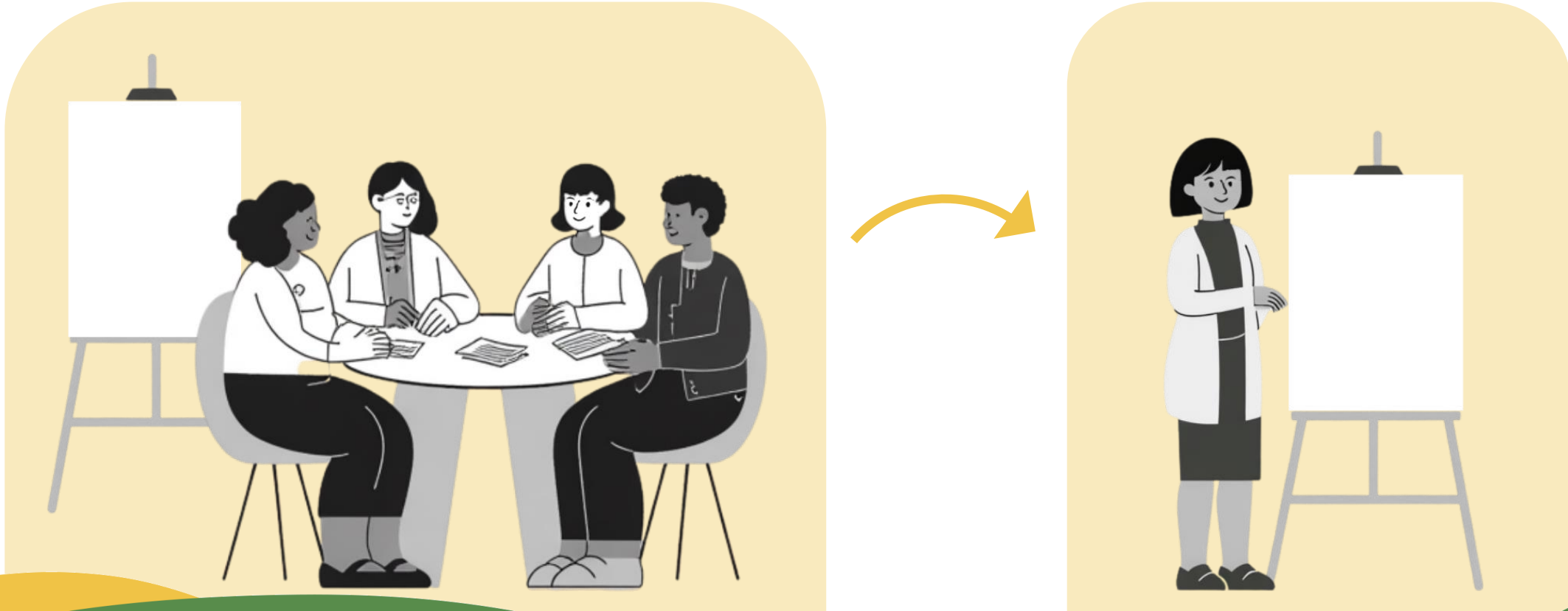
What we've **HEARD** so far



Questions?

We will have an opportunity for feedback, opinions, and discussion shortly! This time is reserved for questions only.

We want to **HEAR** from **YOU!**



We want to **HEAR** from **YOU!**

- What are your favorite traits about living or working in the Dixon community?
- What are issues or challenges facing Dixon's quality of life that need to be addressed?
- What are the concerns and benefits of population growth in Dixon?
- If you could imagine a Dixon 30 years from now, how would you tell it has succeeded in being the place you want it to be?
- How can the community and city best collaborate to share information, be informed and expand the net of residents engaged in discussing the future of Dixon?
- What is your feedback on the maps you see today? Does the revised "notice of preparation" (NOP) map feel like the City is on the right track for future planning?
- If a large development is approved, what specific new amenities (like a fire station or park) would make it a good deal for the current community?

How you can **CONTRIBUTE**



**Submit
Q&A**



**Submit
Feedback
Form**



**Join
Workshops**



**Explore
Resources**

Learn more at DixonGrown.com



Workshop SCHEDULE

Wednesday, April 8
10am-12pm

District 2
with Councilmember Bogue

Dixon Fire Department
205 Ford Way

Thursday, April 9
5:30-7:30pm

District 4
with Councilmember Hendershot

Dixon High School Multi-Purpose Room
555 College Way

Wednesday, April 22
5:30-7:30pm

District 1
with Councilmember Ernest

Gretchen Higgins Elementary Multi-Purpose Room
1525 Pembroke Way

Thursday, April 23
5:30-7:30pm

District 3
with Councilmember Johnson

Tremont Elementary Multi-Purpose Room
355 Pheasant Run Drive

Saturday, April 25
10am-12pm

Citywide
with Mayor Bird

Dixon Senior/Multi-Use Center
201 South Fifth Street

CITY OF DIXON

DIXON
GROWN

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Thank you!

Learn more at DixonGrown.com



DixonGrown.com/**Feedback**