

**DRAFT:**

**Dixon Grown Community  
Feedback Report**

# Table of Contents

**Executive Summary .....3**  
 Engagement Summary .....4

**Part 1: Key Themes .....5**  
 1. Assets and Core Community Values .....5  
 2. Key Challenges and Priorities for Improvement .....8  
 3. Key Priorities for Infrastructure and Visionary Projects.....9

**Part 2: Community Workshops ..... 10**  
 1. Workshop 1 - District 2..... 10  
 2. Workshop 2 - District 4..... 11  
 3. Workshop 3 - District 1..... 12  
 4. Workshop 4 - District 3..... 12  
 5. Citywide Workshop ..... 13

**Part 3: Community Perspectives Feedback Form ..... 14**  
 Primary Connections and Local Values..... 14  
 Priorities for Public Investment ..... 15  
 Qualitative Findings ..... 21

**Appendix ..... 22**  
 Questions asked to residents at the Community Workshops: ..... 22  
 Full Text of “Dixon Grown: Community Perspectives Feedback Form” ..... 23

## Executive Summary

The City of Dixon conducted multiple community workshops between March and April 2026 as part of the “Dixon Grown: From Our Roots to Our Future” strategic planning and growth process. The Dixon Grown initiative featured the launch of DixonGrown.com, a virtual kick-off workshop, four district-specific community workshops and a citywide workshop session held at local community venues, including the Dixon Fire Department, Dixon High School, Gretchen Higgins Elementary, Tremont Elementary and the Senior/Multi-Use Center.

At each workshop, the Dixon Grown team of staff and consultants provided an introduction and overview of the planning and potential development process, then invited participants to break into small groups of 3 to 8 to discuss targeted questions. Each small group documented their notes on poster paper and assigned a member to report to the group at the end of the session. Nearly 200 attendees were present across the in-person workshops.

In addition to the workshops, the team used an informal online community feedback form on the City website and DixonGrown.com to ensure those who were unable to attend the sessions could provide their input, or that those who attended the workshops offer additional comments. The goal of this effort was to facilitate community dialogue, educate the public with factual information and gather informal community input to align priorities with future City initiatives.

## Engagement Summary

Engagement Channel	Date	Key Metrics
<b>DixonGrown.com Launch</b>	March 25, 2026	6,500 views (as of May 21)
<b>Community Feedback Form</b>	Launched March 25, 2026	53 responses (as of May 21)
<b>Virtual Kick-off Workshop</b>	March 26, 2026	22 attendees
<b>District 2 Workshop</b>	April 8, 2026	25 attendees
<b>District 4 Workshop</b>	April 9, 2026	34 attendees
<b>District 1 Workshop</b>	April 22, 2026	40 attendees
<b>District 3 Workshop</b>	April 23, 2026	33 attendees
<b>Citywide Workshop</b>	April 25, 2026	32 attendees)
<b>TOTAL</b>	March 25 - May 21	239 engagements (excl. website views)

# Part 1: Key Themes

Input gathered from the workshops and the online feedback form revealed common themes. This section provides an overview and synthesis of the themes, values and priorities that appeared across both the community workshops and the informal online feedback form.

**Context and Limitations of the Data:** When reviewing these findings, it is important to note that this feedback represents a specific point in time and reflects the perspectives of a self-selected group of participants. Furthermore, these community insights are based on participants' current perceptions and may not always account for the technical realities, legal frameworks or constraints of the formal development process. Finally, these inputs do not constitute a statistically valid sample of the entire Dixon population; instead, they should be interpreted as a valuable snapshot of priorities shared by engaged residents during this phase of outreach.

## 1. Assets and Core Community Values

Residents across all districts expressed common perspectives on the characteristics that define Dixon's quality of life:

- **Small-town character:** Residents desire preserving Dixon's "small-town feel," neighborhood culture and community connection, which they find in walkable streets, local civic events and knowing neighbors and local business owners. These traits are not inherently contradictory to growth, but they do require thoughtful development.
- **Agricultural Heritage:** Participants value the City's agricultural roots, open spaces and its "Lambtown" legacy.
- **Public Safety:** Appreciation was voiced for the response times, safety levels and quality of the Dixon Police and Fire Departments.
- **Geographic Location:** Community members value Dixon's proximity to corridors (such as Interstate 80, CA-113 and CA-12) and hubs like Sacramento, the San Francisco Bay Area, UC Davis and Travis Air Force Base.





## 2. Key Challenges and Priorities for Improvement

Participants identified pain points resulting from growth trends and expressed expectations for how the City will address them:

- **Growth Management Concerns:** Concern exists surrounding population growth straining public services and infrastructure.
- **Attitudes Towards Expansion:** Some community members reject the idea of rezoning farmland or expanding the Sphere of Influence (SOI), while others were interested in expanding the City's SOI so that development decisions in these areas can be made by the Dixon community rather than by the county or neighboring jurisdictions.
- **Skepticism of Development Plans:** Some residents criticized the inclusion of projects that have not been approved (Harvest, Lombardo Ranch) on the environmental study maps, viewing it as a settled decision or interfering with protected lands. However, this stemmed from a misunderstanding of the planning process, as the City is required to include proposed projects on these notice of preparation maps to actively evaluate and study their environmental impacts.
- **Requests for Mapping Transparency:** Participants requested that future planning maps feature street names, development names, growth boundaries and locations of conservation easements.
- **Traffic Congestion:** Traffic delays are a concern during school hours and along downtown corridors like 1st Street and A Street. Delays caused by railroad crossings drew requests for an overpass.
- **Connectivity Requests:** Calls were made for pedestrian crosswalks, multi-use trails, bicycle lanes, expanded bus networks and micro-transit solutions (such as REDI-Ride).
- **Infrastructure Neglect:** Community members expressed frustration over municipal water quality and noted a lack of infrastructure and landscape maintenance on developments once a developer leaves the area.
- **Economic deficits and retail lag:** Some community members expressed willingness to continue to leave Dixon for grocery, retail and dining needs if it meant no additional growth. Many community members expressed a desire to

transition Dixon from a bedroom community into an independent city, citing a shortage of workplaces, grocery stores and commercial amenities, which forces them to travel and spend money in neighboring cities like Vacaville and Davis instead of investing tax dollars locally in Dixon.

### 3. Key Priorities for Infrastructure and Visionary Projects

When envisioning Dixon's development over the next 30 years, residents outlined key priorities that should accompany any approved expansion:

- **Public safety priorities:** Community members expressed that public safety capacity is a priority when considering growth. Requests include increasing emergency personnel staffing, building a fire station on the east side of town and establishing a secondary police substation.
- **Downtown Revitalization:** Residents requested that the historic heart of town at 1st Street and A Street be carefully protected and enhanced. Visionary requests include transitioning industrial zoning along 1st Street to commercial usage, creating a connectivity network between new neighborhoods and downtown, moving CA-113 and mandating higher architectural standards.
- **Local Labor Preference:** Some participants requested to include mandatory local benefit language within development agreements, including clauses requiring projects to hire local workers and use local construction materials.
- **Youth Infrastructure Expansion:** Residents advocate for dedicated teen activities and resources, additional middle/high schools and an enclosed multi-functional sports complex.
- **Civic and Cultural Facilities:** Specific requests were logged for a permanent history museum, an expanded local health center, a dedicated dog park with distinct on-leash and off-leash zones and a comprehensive community center or arts arena fully equipped with athletic courts, swimming pools, baseball fields, an indoor running track and theater space for live cultural events.

## Part 2: Community Workshops

The City hosted six in-person workshops across local districts to gather community feedback on the Dixon General Plan Update. These forums allowed residents to evaluate proposed planning maps, voice concerns and provide input for Dixon’s future growth. The questions asked of participants at these workshops are listed in the [appendix](#).

### 1. Workshop 1 - District 2

- **Mobility and Traffic Infrastructure:** Residents emphasized a need to maintain existing mobility and traffic control, specifically along the 1st Street and A Street corridors. High congestion on the freeway and general traffic connectivity remain primary operational concerns.
- **Downtown Viability:** Concern was voiced regarding the long-term viability of downtown. Residents noted that new design trends must avoid pulling economic activity away from local businesses via bedroom community layouts. Long-term visions focus on a walkable, bikeable downtown featuring the redeveloping nearby industrial areas to allow the historic core to grow.
- **Safe Educational Access:** Ensuring flourishing schools and providing safe, easy access for students to walk or bike to school without danger from excess car traffic was a noted priority.
- **Notice of Preparation Map Critique:** While residents described the new Notice of Preparation map as more measured, they requested more effort be placed on promoting infill. The map was criticized for including the Harvest development layout, which some participants viewed as implying approval.
- **Map Specificity Inquiries:** Community members requested explicit clarification on what the “green line” represents regarding actual growth boundaries. Residents formally requested that future maps feature clear indications of conservation easements, available infill lots, street names and development names.
- **Local Labor and Governance:** Concern was voiced over the current lack of binding language or local hiring provisions within development agreements. Participants expressed a desire for future planning and development choices to be made directly by current residents.

## 2. Workshop 2 - District 4

- **Farmland Loss vs. Opportunity:** Attendees valued Dixon's small community identity and compact footprint that avoids urban sprawl. Farmland protection and the prevention of agricultural overconsumption were cited as major planning priorities, balanced against the recognized benefits of increased diversity and new business opportunities.
- **Development Maintenance Failures:** Residents expressed concern that there is no infrastructure or landscape maintenance performed on new developments after a developer leaves the area.
- **Growth Velocity and Construction Volume:** Concerns were raised regarding the amount of construction occurring simultaneously. Concern was expressed that the town is growing quickly, raising questions about whether infrastructure can properly keep pace.
- **Transit Preferences:** Participants advocated for expanding local public transit via flexible micro-transit options (like Read-Ride) rather than establishing a huge, inefficient fixed bus system.
- **Youth Advocacy:** Youth residents requested a new middle school, a combined or standalone Police/Fire station, more local retail stores and targeted pedestrian safety measures like dedicated bike lanes and crosswalks to create positive opportunities for local high schoolers.
- **Zoning Amendments and CA-113:** Residents requested a vibrant downtown core, explicitly suggesting that CA-113 be moved and that existing industrial zoning along 1st Street be transitioned entirely to commercial usage. Participants want to see planning maps clearly outline commercial versus residential zones and show available infill potential.
- **30-Year Vision Metrics:** Participants noted that future community designs should feature modern amenities, dedicated community centers, robust arts and culture, expanded civic events, local nightlife options, an enclosed indoor sports complex, splash pads and residential builders making homes with classic front porches.
- **Civic Collaboration and Hall Participation:** Residents expressed a desire to be far more involved in City Hall meetings and to engage directly across municipal

divisions. Attendees proposed formal community-City collaboration through the establishment of neighborhood associations.

### 3. Workshop 3 - District 1

- **Character Attrition and Retail Lag:** Residents highlighted a mismatch where housing density is advancing while retail options lag. Fear of losing small-town character was defined as no longer knowing local business owners or neighbors and being forced to shop in neighboring cities. Residents note they are tired of traveling to Vacaville or Davis to spend money and want to keep tax dollars local.
- **Multi-Generational Economic Stability:** Long-term visions feature a walkable City where staff and management of local businesses can afford to live in town, keeping housing accessible for multi-generation families.
- **Concerns Regarding Patchwork and I-80 Expansion:** Participants expressed apprehensions regarding planned development North of I-80. Preference was expressed against patchwork development in favor of infilling current vacant lots and business spaces before any outward expansion is approved.
- **Boundary and Space Optimization:** Participants stated that the current Green Line Boundary and Sphere of Influence are too big, advocating for a layout where empty lots are filled first and service scaling is calculated using objective data.
- **Resource and Civic Deficits:** Noted deficiencies include poor municipal water quality, inadequate street lights, lack of public transportation and limited park and recreation services. Residents requested high-quality drinking water and a dedicated civic venue for concerts, weddings, plays and cultural theater.
- **Engagement Mobilization:** While affirming that in-person meetings are highly effective, residents requested that leaders in City government host future workshops directly within local neighborhoods.

### 4. Workshop 4 - District 3

- **Fiscal and Legal Protections:** Residents requested a municipal policy of no new taxes levied on existing residences to build or support new communities. Residents expressed desire for expansion plans to stay within the existing City

footprint, maintain core safety assets and ensure strict adherence to legal developer agreements.

- **Growth Boundaries and Map Contradictions:** Some residents questioned why planning maps display areas legally protected from development, such as the Solano Land Trust, with some attendees proposing strict City boundaries at Pedrick Road, Lowe's, Highway 12 and Russell Road. Conversely, other participants advocated for widening the Sphere of Influence further to maintain local control.
- **Transit and Circulation Innovations:** To mitigate intense traffic during school hours, residents advocated for a railroad overpass in town to solve rail delays. Visionary requests include moving CA-113 further East and establishing a localized tram loop originating from new developments.
- **Amenity Additions:** Specific infrastructure requests include optimized parking at the downtown core, new schools, a combined Fire/Police substation and a dedicated dog park featuring distinct on-leash and off-leash zones.

## 5. Citywide Workshop

- **Historic Core Protection and Aesthetics:** Attendees requested protection for the historic heart of town at 1st Street and A Street. Residents advocated for higher local architectural standards, specifically citing a desire for classic architecture styled like Adam Asher's building on the corner of East A Street and 2nd Street.
- **West Side Planning Inquiries:** Residents asked an explicit policy question to City leadership: Besides basic cost factors, why is Dixon the only regional city not developing on the west side of I-80, and what are the underlying justifications for this long-term decision?
- **Sphere of Influence:** Residents questioned why the City would not include land on both sides of Robben Road within the Sphere of Influence if Highway 113 is rerouted there. Attendees also expressed interest in expanding the Sphere of Influence to maintain local control over regional growth.
- **Concerns About Private Equity Influence:** Concerns were voiced over the influence of outside private equity firms into local real estate markets, which threatens the small-town environment.

- **Comprehensive Cultural Infrastructure:** Residents made requests for a permanent History Museum, an expanded Health Center, an Arts Arena Center/Theater and a comprehensive Community Center fully equipped with swimming pools, athletic courts, baseball fields and an indoor running track.

## Part 3: Community Perspectives Feedback Form

The “Dixon Grown: Community Perspectives” online feedback form was launched on March 25, gathering a mix of quantitative and qualitative data from 53 respondents through May 19. This informal tool offered community members a platform to share their connection to Dixon, as well as their key priorities regarding future growth and development. The full text of the feedback form questions is available in the [appendix](#).

**Note on Data Interpretation:** *The Dixon Grown feedback form was designed primarily for community engagement. Because it relied entirely on voluntary participation, the resulting data represents informal feedback from an engaged, self-selected group of stakeholders, rather than a statistically representative sample of the overall population. Additionally, because the form allowed for anonymous responses, the degree of overlap between these respondents and community workshop participants remains unknown.*

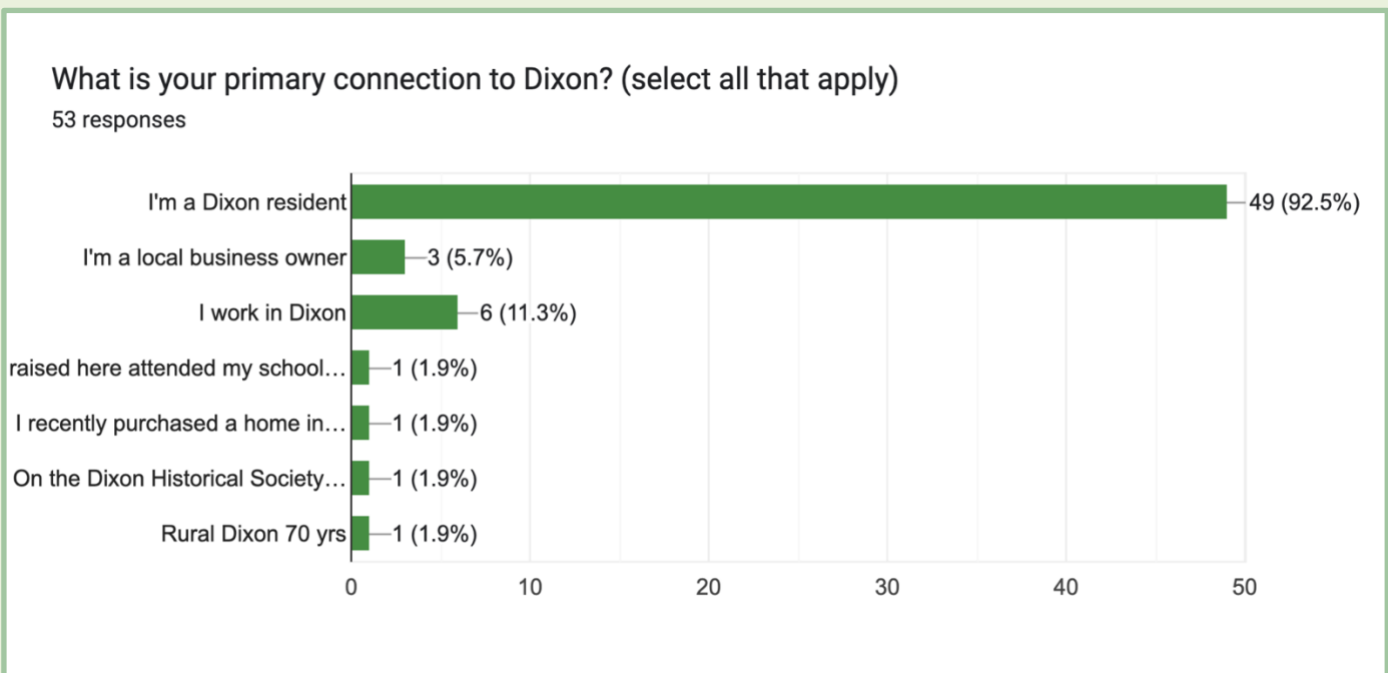
### Primary Connections and Local Values

The vast majority of participation came from local Dixon residents and featured multi-generational voices.

When asked why they chose to live, work or stay in Dixon, respondents pointed to Dixon’s distinctive small-town feel away from the hustle and bustle of major metropolitan hubs, balanced by its strategic location halfway between Sacramento and the San Francisco Bay

Area. Affordability, safety, cleanliness and family history were the primary reasons residents stay in the City.

Over a 20-year planning horizon, community members said they want the protection of Dixon’s rural, agricultural character and tight-knit community connection. Preservation priorities included local mature trees, neighborhood green spaces, existing community parks and easy vehicular and pedestrian mobility inside town. Multiple entries underscored that the historic downtown core must be preserved but revitalized to introduce aesthetic and commercial vibrancy, transforming it into a walkable center.



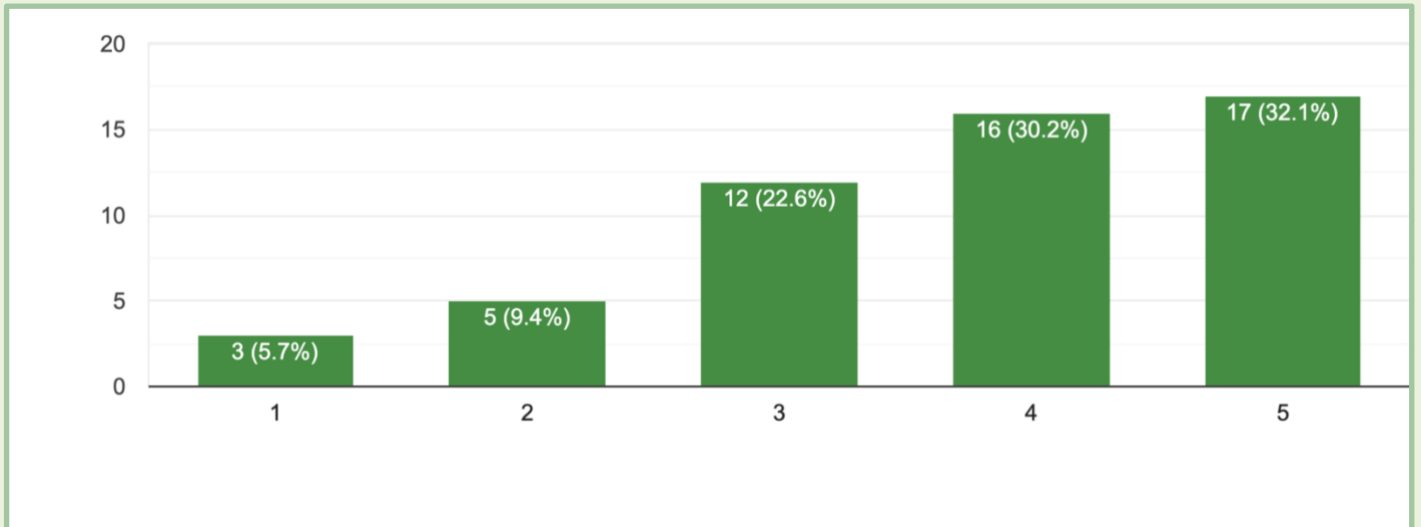
## Priorities for Public Investment

Quantitative data from the survey indicated a hierarchy of values for public investment on a scale of one to five, with **one representing the lowest priority and five representing the highest.**

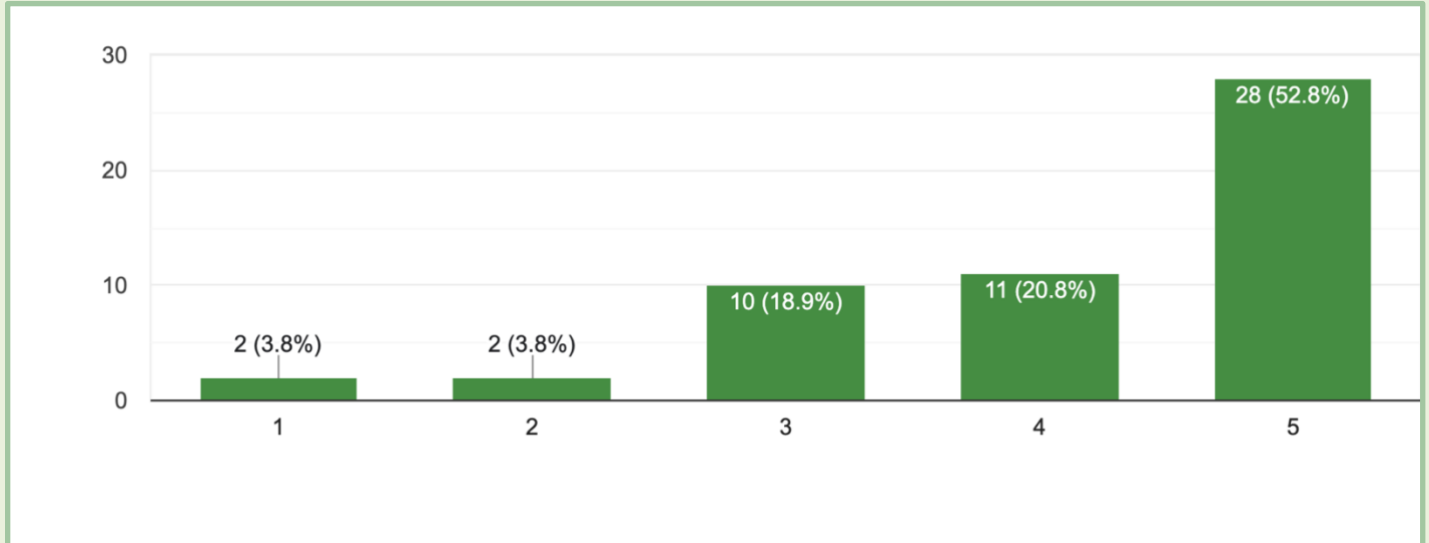
- **Service Modernization:** This emerged as the community's highest priority, averaging a score of 4.15 out of five. More than half of all participants assigned it a rating of five. Residents expressed that updating existing fire stations, local roadways, police assets and underground wastewater pipelines is a priority before any outward expansion occurs.
- **Public Spaces:** Expanding public spaces and recreation scored an average of 3.74 out of five. Expanding municipal parks, creating interconnected walking trails and building neighborhood playgrounds was a priority, with 33 respondents ranking it a four or five.
- **Funding Infrastructure:** For infrastructure funding, which averaged 3.42 out of five, survey respondents expressed a clear preference for the City to leverage developer impact fees to fund aging municipal systems, such as wastewater and drainage, rather than imposing local tax hikes or rate adjustments on current residents.
- **Attracting Amenities vs. Population Control:** This metric averaged 2.64 out of five. Twenty-eight respondents rated this a one or two, indicating that the majority of respondents would prefer to maintain Dixon's current population footprint with minimal growth, even if it means missing out on new commercial retail or dining options.
- **School District Vitality:** Respondents did not resonate with the idea that declining school enrollment numbers be used to justify the approval of new housing developments. School district vitality scored the lowest average at 2.51 out of five, with 20 respondents rating it a one.

Investment Focus Area	Mean	Key Takeaway / Trend
<b>Service Modernization</b> (Fire, Police, Pipes, Roads)	4.15	<b>Top Priority:</b> 39 respondents rated this a 4 or 5.
<b>Public Spaces</b> (Parks, Walking Trails, Playgrounds)	3.74	<b>High Priority:</b> 33 respondents heavily favor expansion.
<b>Funding Infrastructure</b> (Developer Fees vs. Local Taxes)	3.42	Growth Supports Existing Community: Lean toward developer funding.
<b>Economic Opportunities</b> (Attracting New Employers/Jobs)	3.40	Polarized, but trends toward a stronger desire for new economic opportunities: Cluster of 5s (18 responses) and 1s (8 responses).
<b>Evolution Quality</b> (Dixon's Changes Over Last 10 Years)	2.83	<b>Neutral to Negative Skew:</b> 23 respondents rated it a 1 or 2.
<b>Attracting Amenities</b> (Commercial Growth vs. Size Cap)	2.64	<b>Anti-Population Growth Lean:</b> 28 respondents prefer capping growth over retail.
<b>School District Vitality</b> (Enrollment Driving Housing)	2.51	<b>Strong Reservations:</b> 20 respondents chose a 1.

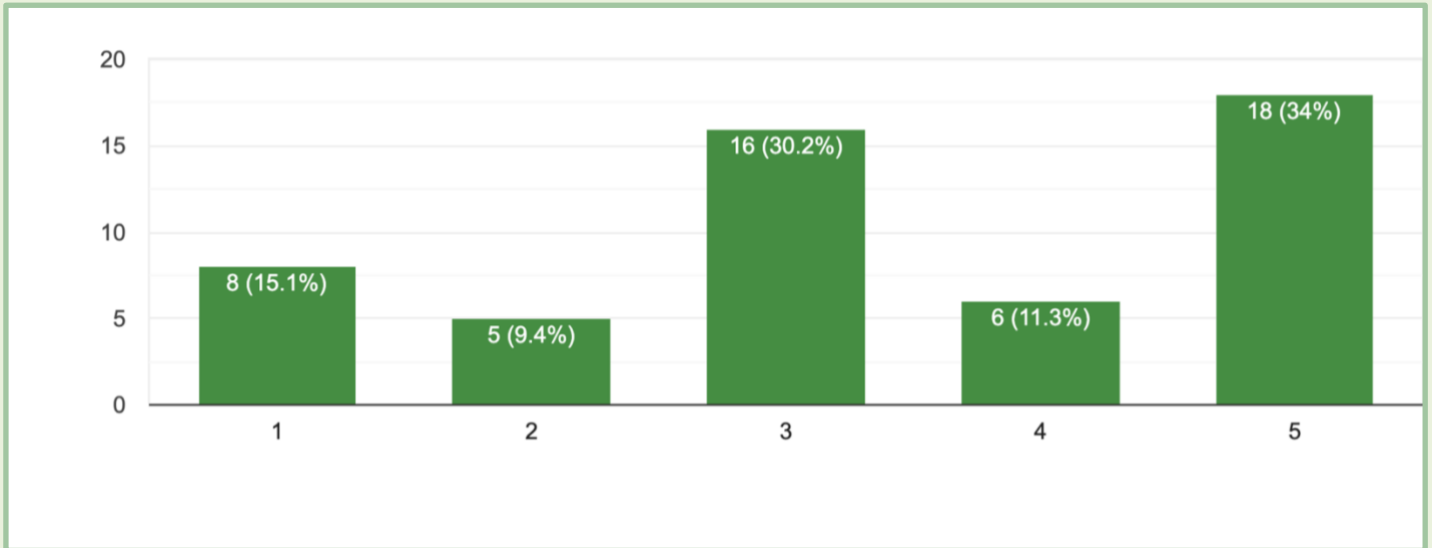
**Public Spaces: How much of a priority should it be to expand our public parks, walking trails, and playgrounds?**



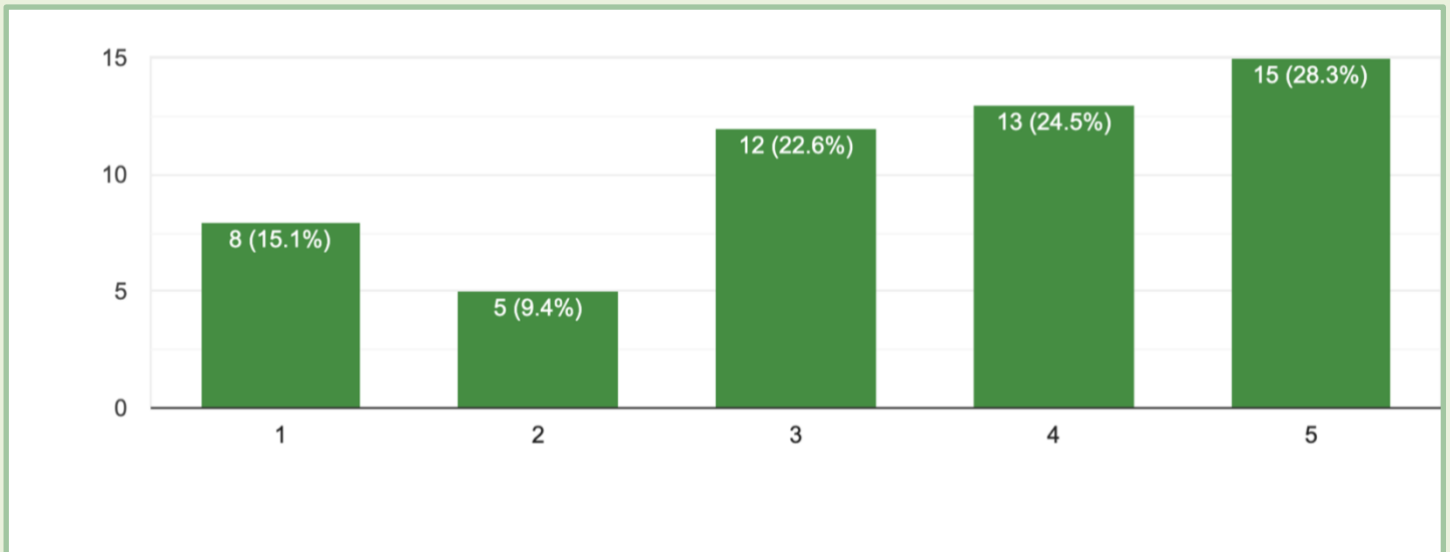
**Service Modernization: How important is it that we modernize our public services, such as fire stations, police facilities, roadways and the pipes beneath our streets?**



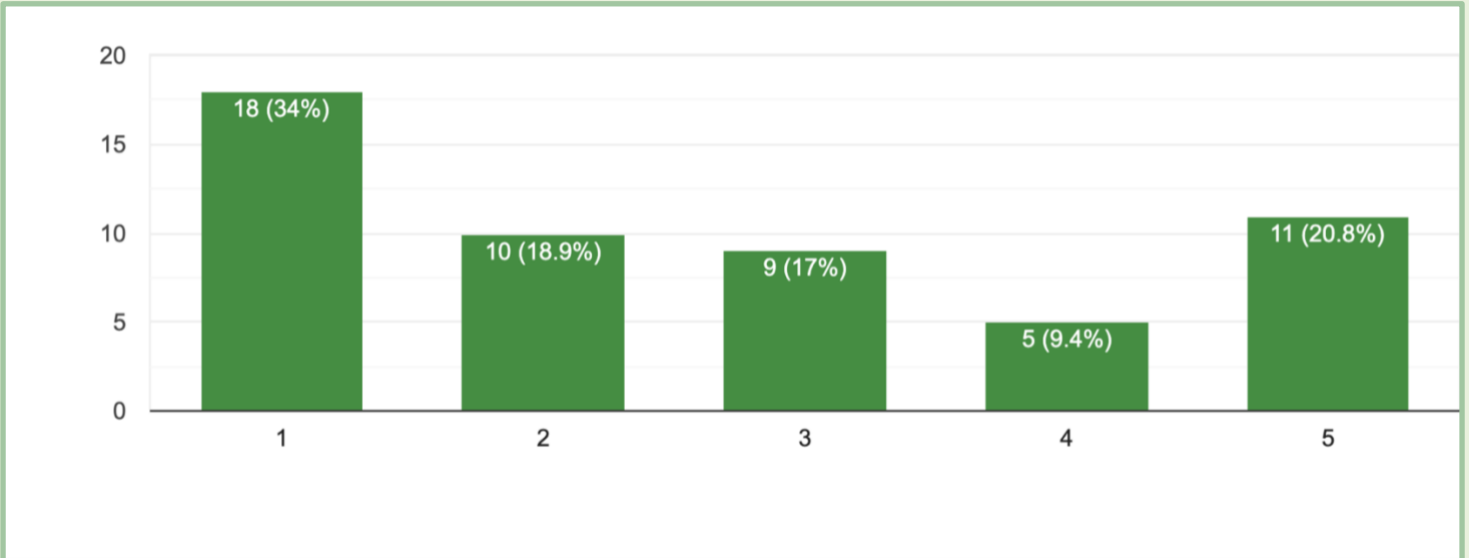
**Economic Opportunities: How much do you value attracting new employers and industries to Dixon to create more local jobs?**



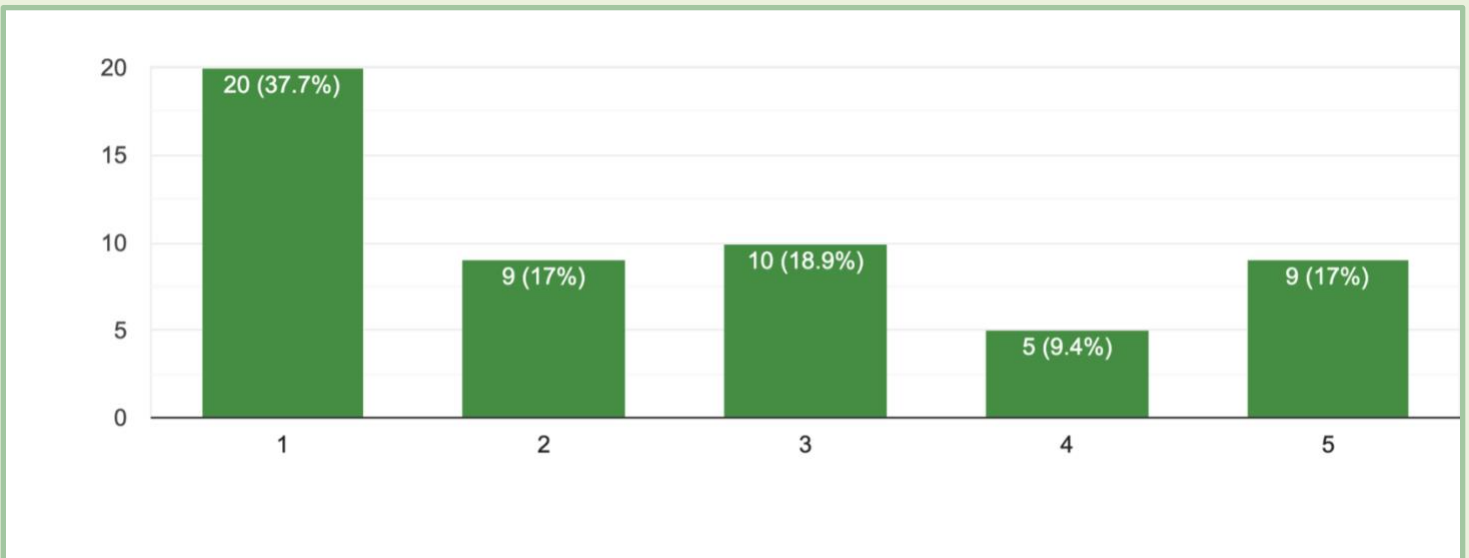
**Funding Infrastructure: To what degree should the City prioritize Developer Impact Fees (funding from new growth) over local tax or rate adjustments to pay for cost increases and aging city systems like wastewater and drainage?**



**Attracting Amenities: Some residents want more local shops/dining, while others prefer to keep the population exactly as it is. How should the City balance these two?**



**School District Vitality: To what extent should local school enrollment trends (the need for more students) influence the City’s decisions on new housing?**



## Qualitative Findings

On the qualitative side, residents pointed to specific localized milestones as positive additions. Successes included recent affordable housing completions, the development of Pardi Square, the installation of the Dixon Historical Society mural and the addition of community events and localized neighborhood parks.

Negative evaluations focused on residential sprawl. Residents expressed frustration over the approval of large single-family subdivisions, such as the Homestead development, without the simultaneous delivery of public infrastructure. Multiple responses highlighted a delay of more than 20 years in constructing the Parkway Boulevard railway overpass. Others criticized the new apartment complexes along Highway 113 and stated that the local high school's location was impractical.

The qualitative feedback concluded with requests for transparency regarding several key growth issues:

- **Master growth plan and voter caps:** Respondents requested clear information on how the City can legally modify growth limits approved by voters. They asked for data on build-out targets, mapping choices regarding infill development and plans to protect schools from overcrowding.
- **Traffic flow mitigations:** Concern exists regarding expansion on the south side of town. Residents want to know what traffic engineering steps will prevent gridlock inside town and along crucial rural corridors like Midway Road and Pedrick Road.
- **Fiscal sustainability:** Multiple entries questioned the long-term cost of low-density infrastructure. One resident cautioned that building miles of water and sewer lines to serve single-family homes may not be financially responsible, describing unmanaged outward edge expansion as a fiscal burden that leaves existing residents responsible for future maintenance costs.
- **Water quality timelines:** Residents requested a municipal timeline detailing exactly when and how Dixon's ongoing public water quality and infrastructure issues will be permanently resolved.

- **State mandates versus local power:** Community members requested a clear explanation regarding current state housing mandates, such as housing bills signed by Gov. Gavin Newsom. They want clarification on whether the city attorney and elected officials are legally required to accept all outside developer applications, or if the City still retains the authority to enforce the density limits established in the general plan.
- **Near-term commercial tenants:** To balance residential growth, community members requested that the City explicitly publish a list of retail providers, dining entities and commercial businesses currently scheduled to open in Dixon over the coming year.

## Appendix

### Questions asked to residents at the Community

#### Workshops:

1. What are your favorite traits about living or working in the Dixon community?
2. What are issues or challenges facing Dixon's quality of life that need to be addressed?
3. What are the concerns and benefits of population growth in Dixon?
4. 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?
5. 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?
6. 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?

7. 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?

## Full Text of “Dixon Grown: Community Perspectives Feedback Form”

### From our roots to our future.

Help shape the community we love! You may have recently contributed to the City’s formal bi-annual community survey, but we want to make sure we hear from everyone.

This five-minute feedback form ensures your voice is at the center of our upcoming Dixon Grown workshops.

*\* Indicates required question*

### Our Roots

*Understanding where we are starting from.*

What is your primary connection to Dixon? (select all that apply)\*

- I'm a Dixon resident
- I'm a local business owner
- I work in Dixon
- Other: {Open Ended}

What is the #1 reason you chose to live, work, or stay in Dixon? (e.g., small-town feel, location, affordability, family history)\*

{Open Ended}

What is one specific thing about Dixon’s current character that you believe must be preserved as we plan for the next 20 years?\*

{Open Ended}

### Navigating the Present

*Exploring how we view the current changes in our community.*

Thinking about how Dixon has changed over the last 10 years, how would you rate the quality of that evolution?\*

{{(Not what I hoped for) 1 - 2 - 3 - 4 - 5 (Very positive)}}

Looking at the history of Dixon, is there a specific project or change that stands out to you as a success? (Or one that you felt could have been handled better?)

{Open Ended}

### Community Priorities

Public Spaces: How much of a priority should it be to expand our public parks, walking trails, and playgrounds?\*

{{(Low Priority) 1 - 2 - 3 - 4 - 5 (High Priority)}}

Service Modernization: How important is it that we modernize our public services, such as fire stations, police facilities, roadways and the pipes beneath our streets?\*

{{(Low Priority) 1 - 2 - 3 - 4 - 5 (High Priority)}}

Economic Opportunities: How much do you value attracting new employers and industries to Dixon to create more local jobs?\*

{{(Low Priority) 1 - 2 - 3 - 4 - 5 (High Priority)}}

### Our Future

*These questions ask you to weigh two different, often competing, priorities. There are no “right” answers, but your choice helps us find the community’s middle ground.*

Funding Infrastructure: To what degree should the City prioritize Developer Impact Fees (funding from new growth) over local tax or rate adjustments to pay for cost increases and aging city systems like wastewater and drainage?\*

{{(Prioritize Local Taxes/Rates) 1 - 2 - 3 - 4 - 5 (Prioritize Developer Fees)}}

Attracting Amenities: Some residents want more local shops/dining, while others prefer to keep the population exactly as it is. How should the City balance these two?\*

{{(Keep Current Population (even if we travel for shops)) 1 - 2 - 3 - 4 - 5 (Grow Population and attract new retail/services)}}

School District Vitality: To what extent should local school enrollment trends (the need for more students) influence the City's decisions on new housing?\*

{{(Schools should not drive housing policy) 1 - 2 - 3 - 4 - 5 (Housing should prioritize school enrollment)}}

### **Your Seat at the Table**

*Final thoughts for our upcoming workshops and pop-ups.*

What is one thing you've heard about Dixon's growth that you'd like us to clear up or explain better at our next meeting?

{Open Ended}

If you would like to receive ongoing updates related to Dixon Grown and the upcoming workshop/roundtable schedule, please provide your name and email:

- Name: {Open Ended}
- Email: {Open Ended}