

**DIXON RESOURCE CONSERVATION DISTRICT (DRCD)
SPECIAL BOARD MEETING
WORKSHOP RATE PAYER OPEN FORUM
MINUTES FOR APRIL 14, 2025**

DIRECTORS

DAVID VIGUIE

SPENCER BEI

ERIC SCHENE

ALEXIS HARVEY

DIXON RCD STAFF

KELLY HUFF, DISTRICT MANAGER

MARTHA MCKEEN, PROGRAM COORDINATOR

JOANNA YAC, OFFICE MANAGER

OTHER ATTENDEES

CHRIS FONG, CITY ENGINEER

ROB WHITE, HARVEST AT DIXON

STEVE PETERSON, HARVEST AT DIXON

DAVID GREENSTEIN, LOMBARDO PROPERTY

LORRAINE LOMBARDO, LANDOWNER

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KEN ODOM, LANDOWNER

DAVID ELDRIDGE, LANDOWNER

DELYNDA ELDRIDGE, LANDOWNER

RICK MARTINEZ, LANDOWNER (VIRTUAL)

MICHELE WINEMAN, LANDOWNER (VIRTUAL)

UNKNOWN GUEST (VIRTUAL)

1. Call the Meeting to Order

Director Viguie called the April 14, 2025, Special Board meeting to order at 5:30 p.m. at 1170 North Lincoln Street, Dixon, CA for DRCD staff and Board Members.

Roll call was taken:

Present: Viguie, Bei, Schene, Harvey

Absent: Jones

2. Introductions and Background

Ms. Huff started the meeting by stating the purpose of the meeting and background information on the District.

The purpose of the meeting was to:

- INFORM Dixon RCD Rate Payers regarding proposed development relative to drainage.
- Focus will be on Dixon RCD Lateral 1/2/3 DRAINAGE systems.
- FEEDBACK & IDEAS to proposed developers and City of Dixon.
- FEEDBACK & IDEAS to Dixon RCD Board & Staff.

The Dixon Resource Conservation District was founded in 1952 by a group of farmer landowners and is a special district of the state. Dixon RCD maintains 70-miles of drainage ditches. The systems were designed to improve drainage on lands south and east of the railroad tracks. It was important to state that DRCD does not provide flood

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control. SCWA's 2001 Dixon Watershed Management Plan and the JPA were put in place to resolve disputes between city and ag agencies.

3. Review of Proposed Development Projects Relative to Dixon RCD Lateral 1/2/3 Drainages

Dixon RCD's Laterals 1,2, and 3 are the areas that would be potentially impacted by the proposed development. Some existing collaborative projects that are working well are the City's Pond A and Pond C. Pond A which feeds into Lateral 1 and Pond C which feeds into Lateral 2 and 3. The City representatives provided information on some of the proposed developments in Laterals 2/3 including The Harvest at Dixon and Lombardo Ranch project, more details to come.

4. The Harvest at Dixon – Concepts for Drainage

Rob White from The Harvest at Dixon gave a presentation where he explained the Karlshoej and Lewis Family are working in combination to create the Harvest at Dixon. This proposed master plan includes the building of 6,350 residential units, proposed elementary school, 140 plus acres of open park space, and mixed-use buffering areas and other agricultural uses. In addition to this it would improve water infrastructure in Dixon and help with a regional drainage solution. This proposed project, dependent on approvals from City of Dixon and LAFCO, would begin construction in 2027 and have homes available in 2030.

Mr. White was asked about the elementary school and detention plans where he mentioned providing resources for a school is in the plan and paid for, but what the school district does with the money is up to them. As far as detention alternative ideas were brought up due to input from landowners. One of the alternatives would possibly be the reuse of Pond C, but Mr. White mentioned the community would have to decide that.

The Harvest at Dixon has had some coordination with the Lombardo Family as well, which David Greenstein, Lombardo property representative stated they are on the same plan as Harvest regarding wanting to implement a good project that is good for the community and provide information on the proposed project early on.

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5. Open Discussion / Rate Payer Feedback

During this discussion period we heard from ditch members Ken Odom, Delynda Eldridge, and David Eldridge. Questions of locations of city limits were asked with response from Chris Fong with help from Rob White. In addition, comments were made regarding past unfulfilled promises of another fire department that impact response times. Mr. Fong mentioned things can't be changed in prior projects, but with the proposed projects now and in the future we can implement those changes. This led to a comment made by Mr. Eldridge stating it's not fair that new developers have to come in and fix past mistakes.

Director Bei asked if the school district is working with consultants, if not they should. Steve Peterson from Harvest mentioned they are having conversations with them.

Lastly a comment was made by Mr. Odom asking what the reason for the Drainage Survey that was sent out to all of the Dixon RCD's Ditch Members. He got the impression that the district was dissolving. Director Viguie explained that the District is composed of ag ditches that provide drainage not flood control. That being said as the city continues to drain into the system it is getting harder to maintain. Therefore, wanting to let Districts ratepayers know where we stand and allowing them to have a platform available to voice concerns and feedback with a proposed project developer present was important.

6. Next Steps

As far as next steps, some ideas offered were to keep an open line of communication, and Rob White requested a list of landowners that access Laterals 1,2, and 3.

Ms. Huff also reminded everyone that Dixon RCD has their monthly board meeting every 2nd Wednesday of the month and anyone is welcome to attend.

**The Dixon RCD Open Forum meeting adjourned at the hour of
6:59 p.m.**


Kelly Huff, District Manager
Dixon Resource Conservation District