



April 16, 2019

Dear Neighbor,

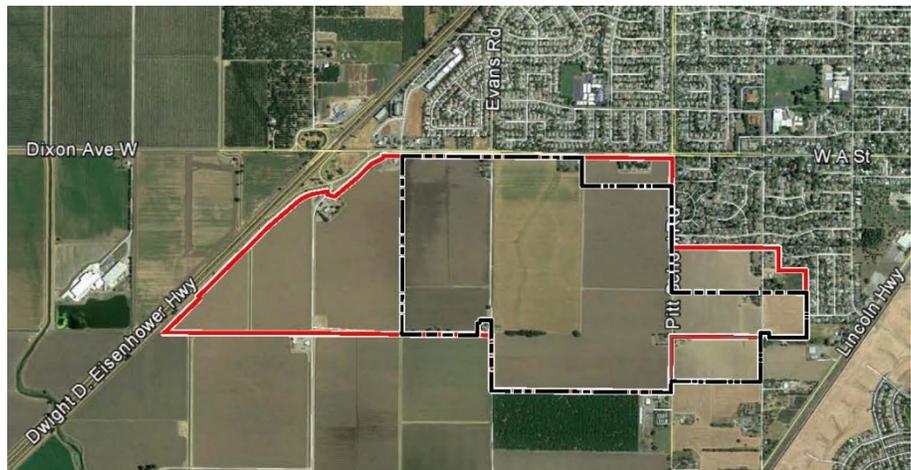
You're receiving this letter because you live or own property near the Southwest Dixon Specific Plan (SWDSP) area, a part of Dixon long planned for residential, commercial and employment-center development. My firm, Taylor Builders, now owns more than 300 acres within the SWDSP and has been working with the City of Dixon for the past two years to plan and implement a high-quality project there known as Homestead. With initial site work beginning soon, my team and I want to ensure that as a Homestead neighbor you are informed about our plans and know what to expect moving forward.

About Taylor Builders

I founded Taylor Builders (www.taylor-builders.com) in 2017 after having accumulated two decades of experience in asset management and development throughout Northern California. We're based in Roseville and in addition to Dixon are currently working on projects in Sacramento, Lincoln and Placer County.

Southwest Dixon Specific Plan Background

The SWDSP was approved in 2005 and provides for the development of residential, commercial and employment center uses within approximately 517 acres south of West A Street and east of I-80. The SWDSP is a bridge between the General Plan and City's Zoning Ordinance, and it includes policies and implementation programs to guide land use, infrastructure improvements and the area's overall circulation pattern. Because Homestead has been planned within the SWDSP it's considered an already approved project, although some implementation details will be subject to Planning Commission and/or City Council approval.



SWDSP plan area outlined in red; Homestead project area outlined in black.

Homestead Details

Homestead is currently planned to include 1,168 single-family homes of varying sizes that will appeal to first-time homebuyers, families, empty nesters and seniors. Of those, 274 are for residents age 55 and older. Also included in the project are a commercial site for community serving retail businesses; 31 acres of parks, open space and trails; a fire-station site; and new roads and improvements to existing transportation infrastructure.

Anticipated Construction Schedule

Initial site work – which will include grading, utility installation and road construction – is scheduled to begin in mid-May and conclude this fall. We are sensitive about the impacts this work could have on our neighbors and are working closely with the City to reduce potential inconveniences as much as possible, and to keep you informed as this work progresses. Initial home construction will follow in the project's first phase, located on the east and west sides of Pitt School Road and south of Hillview Drive, and currently is anticipated to begin in the spring 2020. Buildout of the entire Homestead project will likely take several years, with specific timing determined by market conditions and the City's Measure B, which limits the number of homes that can be built annually.

We're very excited about moving forward with Homestead, which we hope you'll agree will provide many benefits for current and future Dixon residents. We will continue to keep you informed about project developments and in the meantime invite you to visit our project website at www.southwestdixon.com for more information, or contact me directly at clifton@taylor-builders.com or 916-778-0008.

Sincerely,

Clifton Taylor
President
Taylor Builders