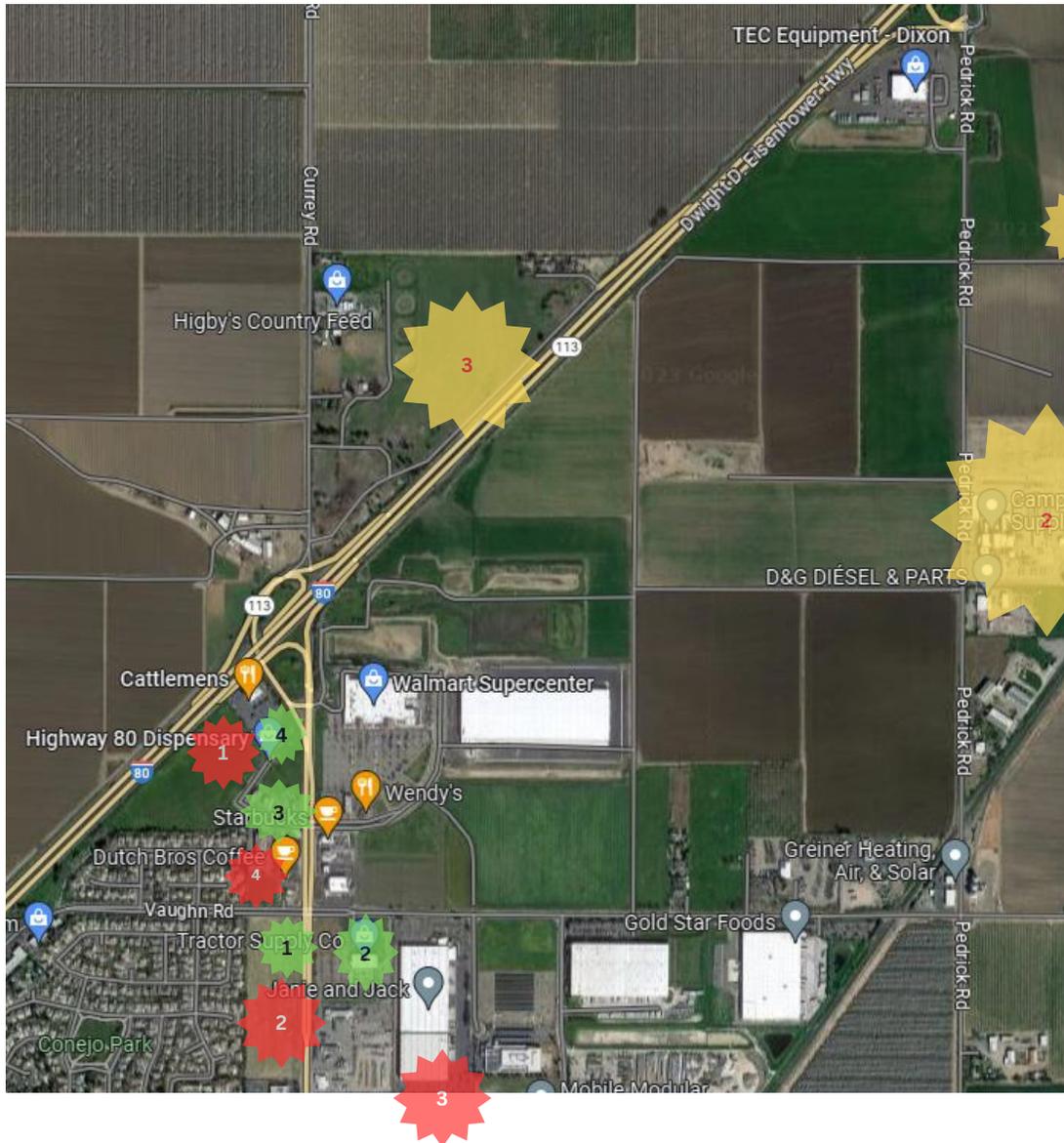




# Development Update October 2023

## NORTH/NORTHEAST DIXON



### CURRENT PLANNING APPLICATIONS UNDER REVIEW

- 1** **Dixon Innovation Center** - Pre App for 600k sq ft Light Industrial/Tech in NEQ (Pedrick Rd)
- 2** **Dixon 257 /The Campus** - Mixed use with 650k sq ft R&D/tech, 1,041 residential units, 2 acre commercial, drainage basin, parks on 257 acres in NEQ (Pedrick Rd) . EIR started
- 3** **Milk Farm** - Travel center, redo of Restaurant, retail, hotel, truck services (N I-80 off Curry Rd) - **ON HOLD**

### APPROVED PROJECTS- NO BUILDING PERMIT

- 1** **Dual Brand Hotel** - 150 room + Drive Thru pad (Dorsett Dr). Approved by City Council 5/16/23
- 2** **Independance at Dixon** - 100 residential units \* approved, requesting amendment to change to 186 duplex units (N 1st St/Lincoln St) - PC 9/12/23, CC 10/17/23
- 3** **Dixon Commerce Center** - 125k sq ft warehouse expansion (2299 Commerce Way). CC Approved 6/21/22
- 4** **Dixon Residential Care Facility Center** - 25k sq ft senior care facility (N 1st St/Lincoln Ave )

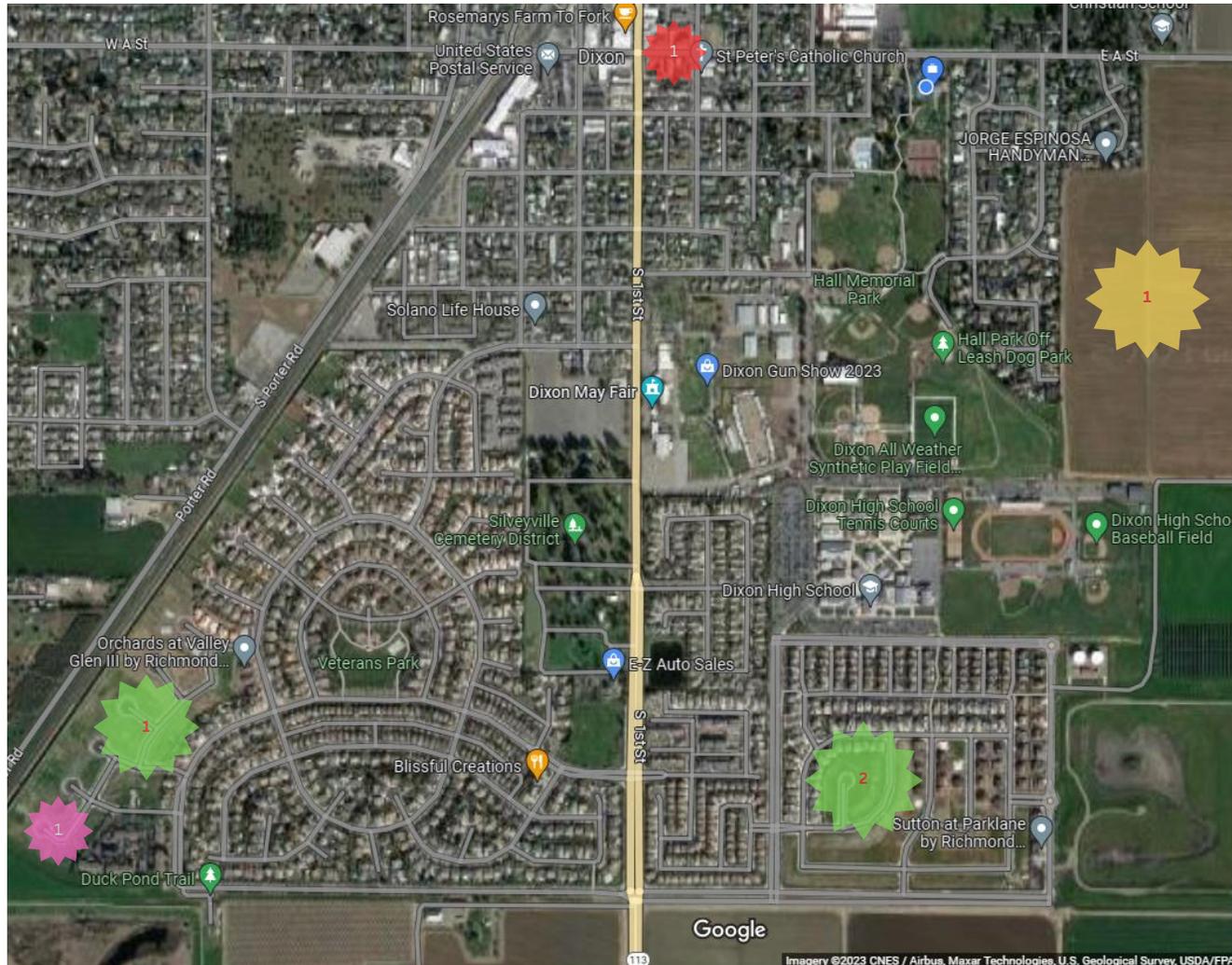
### APPROVED PROJECTS- UNDER CONSTRUCTION

- 1** **Rotten Robbies** - New gas station, convenience and car wash (2299 N 1st St)
- 2** **Bank of Stockton Retail Center** - Bank + 2 retail buildings. Will include Chipotle (2100 + 2200 N 1st St)/100 Vaughn Rd)
- 3** **Popeye's** - New Popeye's (200 Dorsett Ct)
- 4** **Quick Quack #1-** New Car Wash (220 Dorsett Ct)



# Development Update October 2023

## SOUTH/SOUTHEAST DIXON



### CURRENT APPLICATONS

**1 Lombardo/Brookfield** - Pre Applicaiton for residential subdivision/annexation - **ON HOLD**

### APPROVED PROJECTS- NO PERMIT

**1 Whiskey Barrrell** - Pub/lounge in vacant building (171 N 1st St) - Approved by CC 4/18/23 - ABC appeal

### APPROVED PROJECTS- UNDER CONSTRUCTION

**1 Valley Glen Orchards 3** - Richmond American completing build out of subdivision - 42 permits left to issue

**2 Parklane/Sutton** - Richmond American completing build out of subdivision - 39 permits left to issue

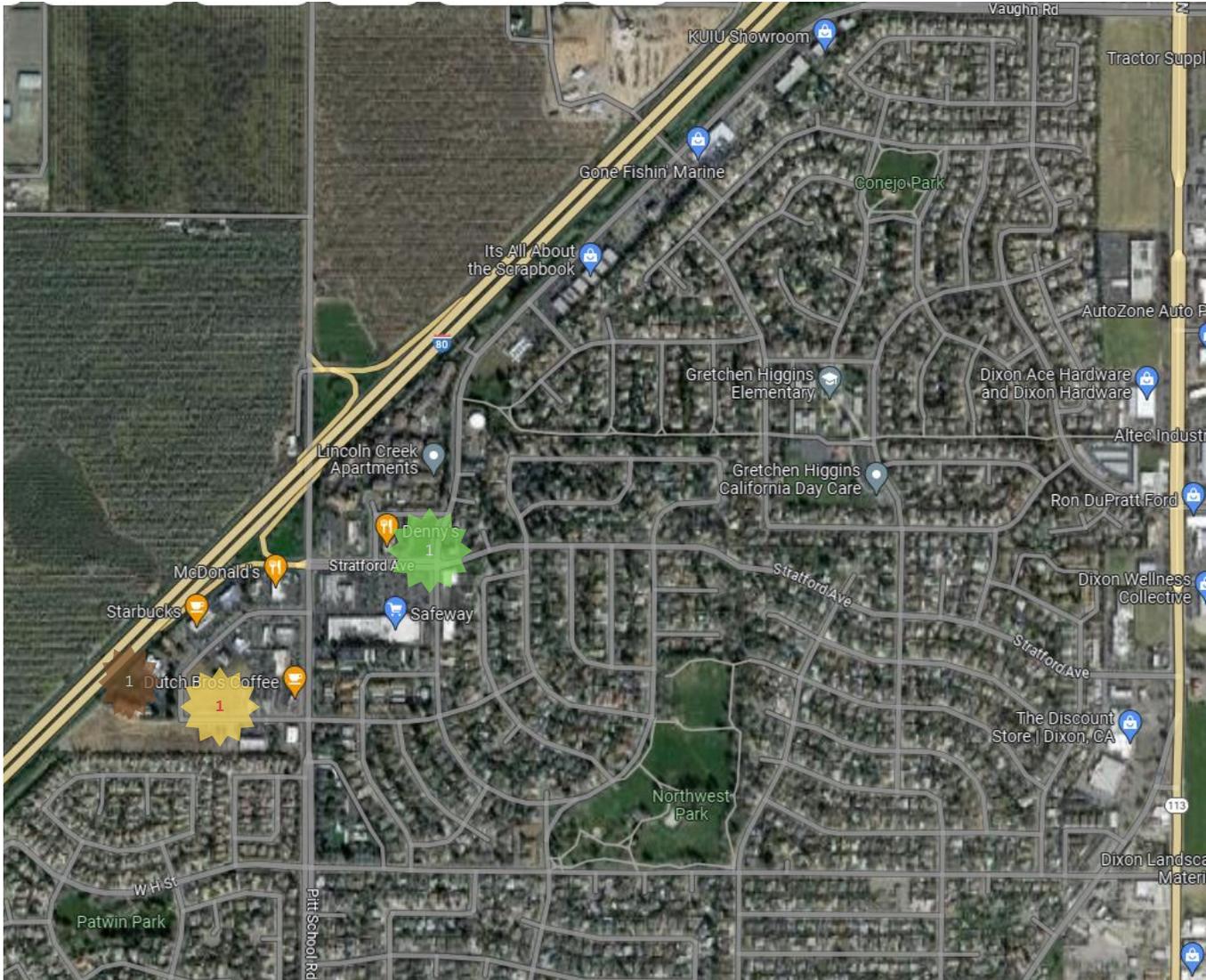
### CAPITAL PROEJCTS

**1 Parkway Blvd Overcrossing** - New Overcrossing over railroad at Parkway Blvd to Pitt School Rd . Seeking funding



# Development Update October 2023

## CENTRAL DIXON - PITT SCHOOL RD AREA



### CURRENT APPLICATONS



**Market Place Housing** - Pre Application for affordable housing and small commerical

### APPROVED PROJECTS- NO PERMIT

None

### APPROVED PROJECTS /UNDER CONSTRUCTION



**Quick Quack #2** - New car wash (1305 N N Lincoln St)

### PENDING PROJECTS- NO PERMIT

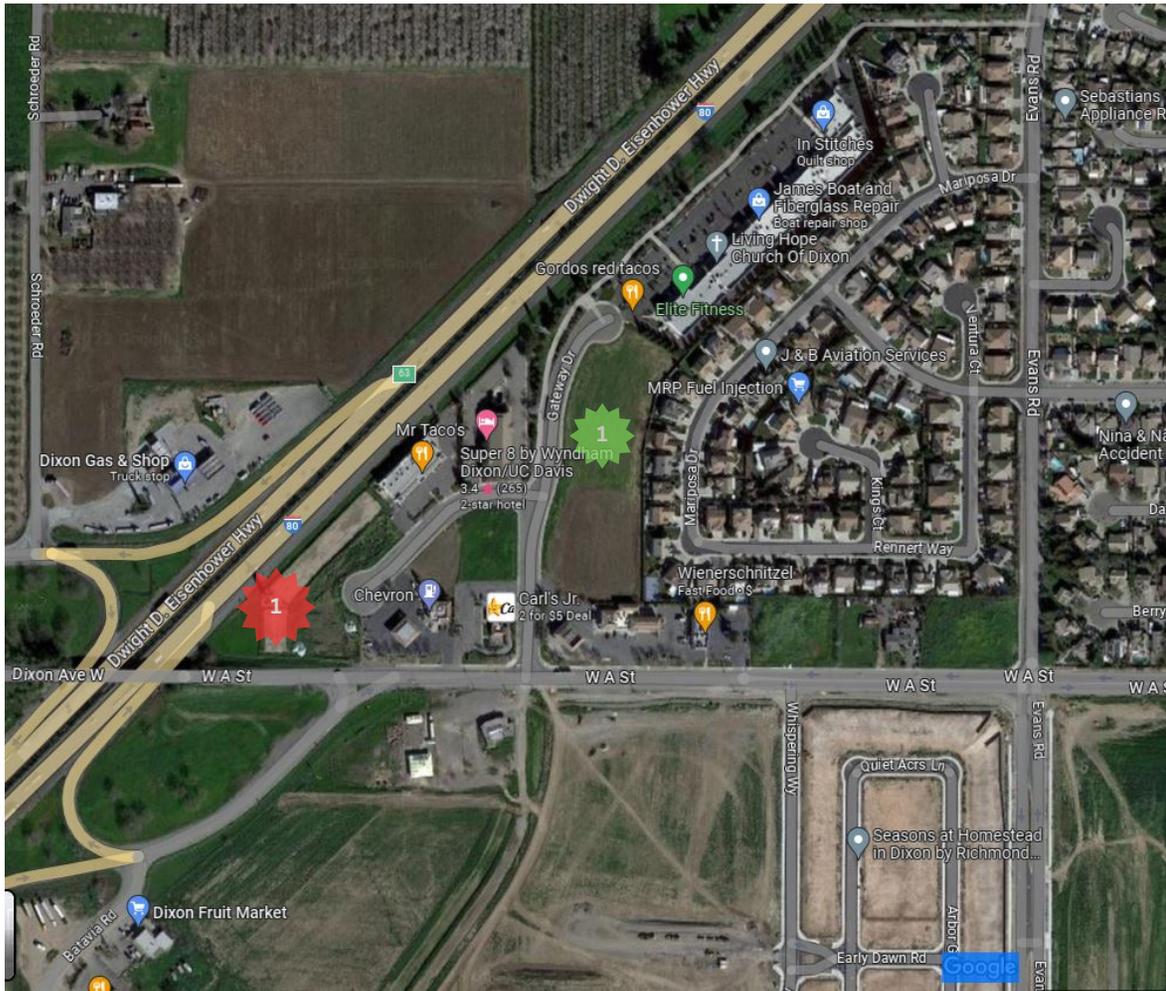


**Buckhorn BBQ + Grill** - New restaurant to take place of Mary's Pizza Shack (1460 Ary Ln)



# Development Update October 2023

## SOUTHWEST DIXON



### APPROVED PROJECTS- NO PERMIT

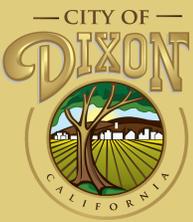


**Plaza Center Expansion** - New 21k sq ft, 3 retail buildings addition (End of Plaza Ct)

### APPROVED PROJECTS- UNDER CONSTRUCTION

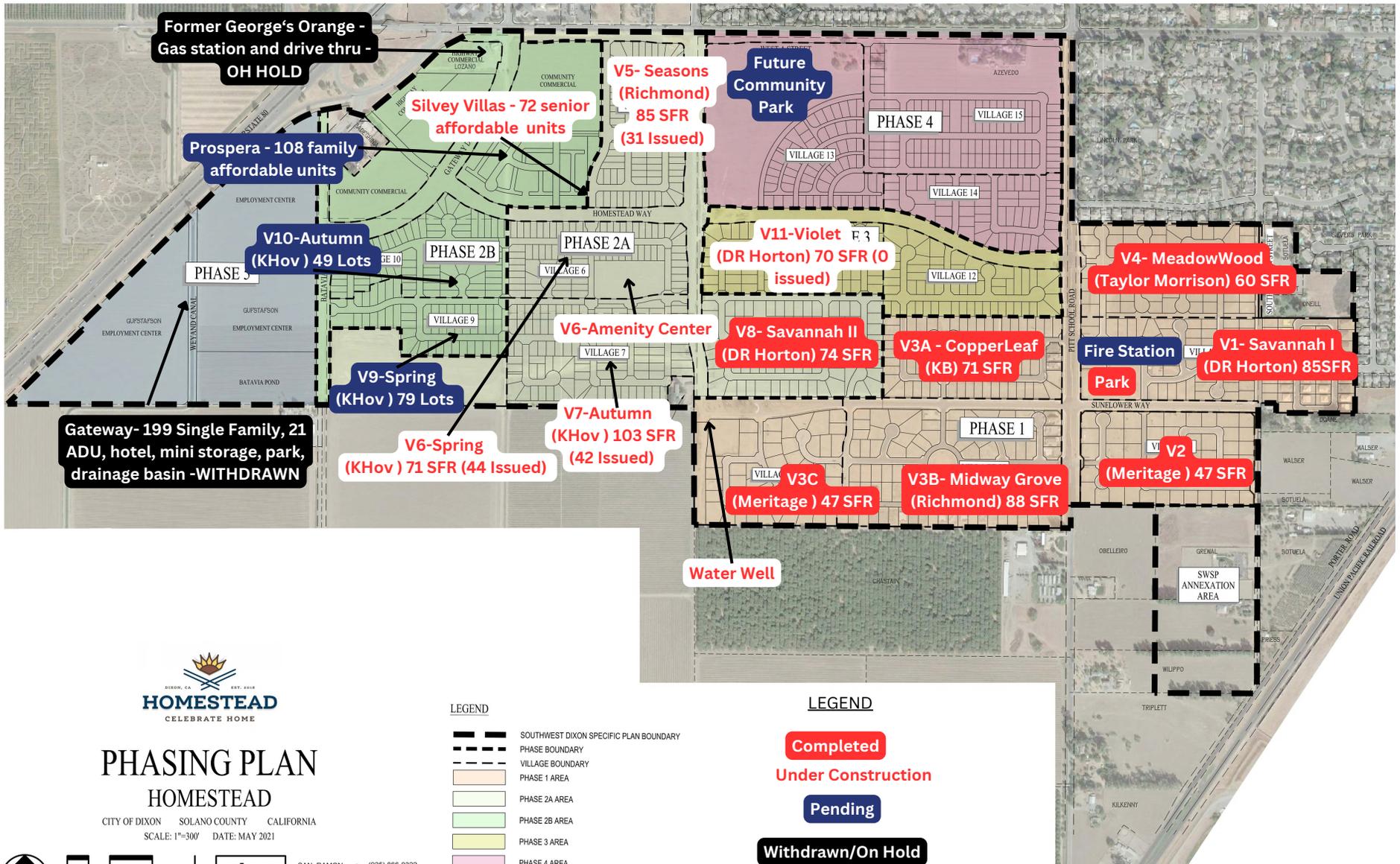


**Gateway Dixon Assisted Living Facility** - 2 story 68k sq ft assisted living, 88 beds for 100 residents (350 Gateway Dr)



# Development Update October 2023

## SOUTHWEST DIXON - HOMESTEAD AREA



### PHASING PLAN

#### HOMESTEAD

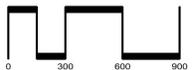
CITY OF DIXON SOLANO COUNTY CALIFORNIA  
SCALE: 1"=300' DATE: MAY 2021

#### LEGEND

- SOUTHWEST DIXON SPECIFIC PLAN BOUNDARY
- PHASE BOUNDARY
- VILLAGE BOUNDARY
- PHASE 1 AREA
- PHASE 2A AREA
- PHASE 2B AREA
- PHASE 3 AREA
- PHASE 4 AREA
- PHASE 5 AREA

#### LEGEND

- Completed
- Under Construction
- Pending
- Withdrawn/On Hold



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