

# **CITY OF DIXON**

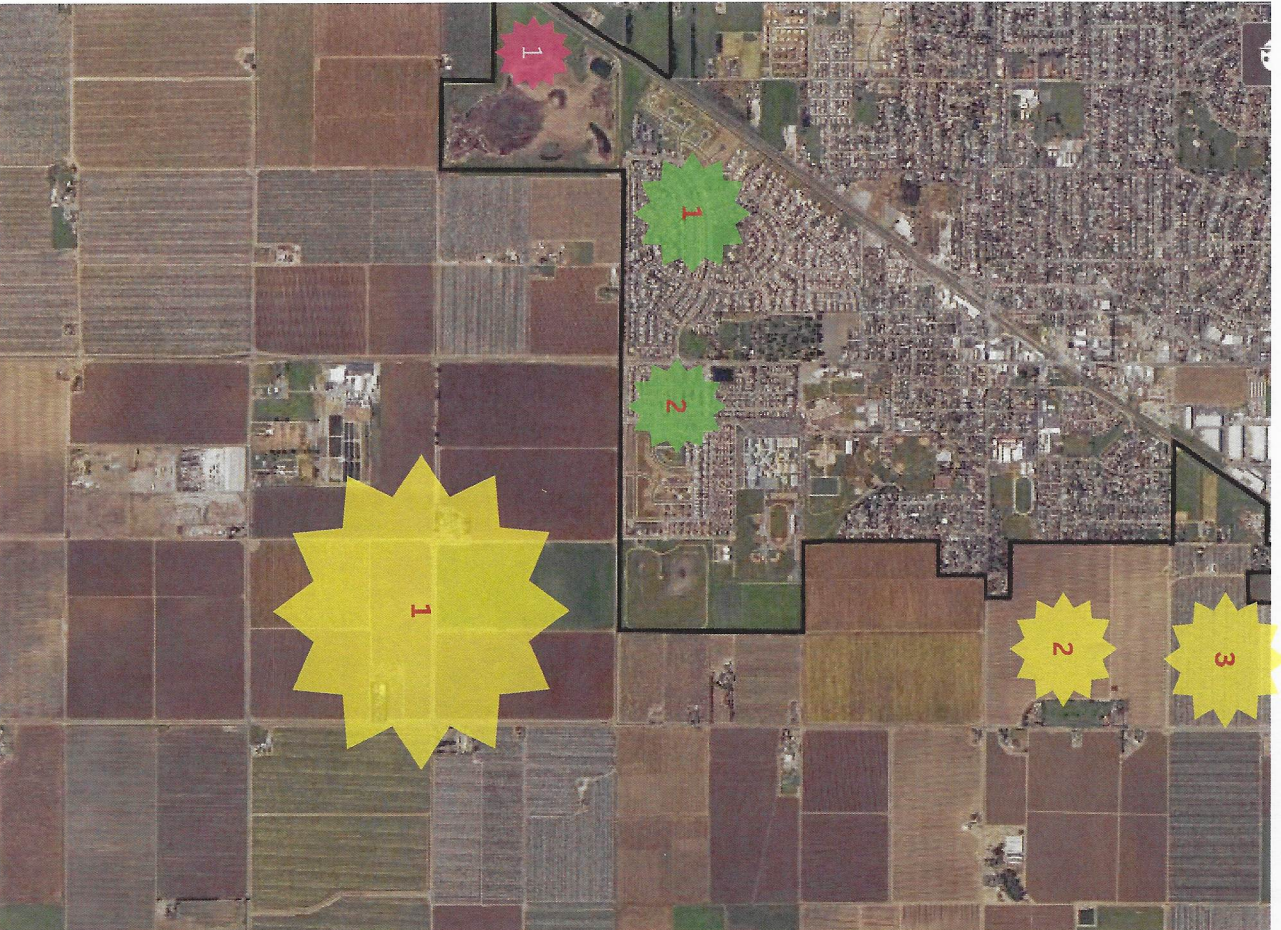
## ***Development Update***

**April 7, 2025**

**Raffi Boloyan, Community Development Director**  
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## SOUTH/SOUTHEAST DIXON



### CURRENT APPLICATIONS

- 1 Harvest Master Plan** - Formal Application for 836 acre Master Plan in southeast part of City by Lewis group submitted 12/23/24. Master Plan Specific Plan to be from Parkway Blvd, south toward waste water treatment plan and along south side of Parkway Blvd
- 2 Lombardo Ranch** - Formal Application for 147 acre Master Plan at SW corner of East A St/Pedrick Rd
- 3 BLU** - SB330 Pre Application filed for residential community, including subdivision and roughly 1,750 residential units on 359 acres between East A St/Pedrick Rd/Vaughn Rd - ON HOLD

### APPROVED PROJECTS- NO PERMIT

None

### APPROVED PROJECTS- UNDER CONSTRUCTION

- 1 Valley Glen Orchards 3** - Richmond American completing build out of 84 single family homes - All permits issue, 83 finalled. ETA for completion April '25
- 2 Parklane/Sutton 4/5-** Richmond American completing build out of 121 single family homes - All permits issued 120 finalled. ETA for completion, April '25

### CAPITAL PROEJCTS

- 1 Parkway Blvd Overcrossing** - New Overcrossing over railroad at Parkway Blvd to Pitt School Rd . Major grant funding secured Jan '25, contruction TBD, but estimated to start Fall '25



Not Yet Started  
Completed  
Under Construction



## PHASING PLAN

**HOMESTEAD**  
CITY OF DENON SLOAN COUNTY CALIFORNIA  
SCALE 1"=300' DATE MAY 2021



2202-666-0200 • 1000 N. KOWALSKI BLVD  
JULIA-TAY (914) • OLINGHOUSE  
SUSANNA • SQUACCIARELLI

SOLTMINEST (KIM) 85°C/3% CLW BOUNDARY  
 PHASE BOUNDARY  
 VALLEY BOUNDARY  
 PHASE 1 AREA  
 PHASE 2A AREA  
 PHASE 2B AREA  
 PHASE 3 AREA  
 PHASE 4 AREA  
 PHASE 5 AREA

PHASE 2A AREA	PHASE 2B AREA	PHASE 3 AREA	PHASE 4 AREA	PHASE 5 AREA
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