

FEATURED SITE #14 DIXON, CA

Site Name	TVOB (Duffel) Property – Dixon
Moving Solano Forward Tier ¹	2
Site Location (street address, intersection or location coordinates)	North of Vaughn Road at Fitzgerald Drive
City, County	Dixon, Solano
APN	0111-08-0020
Unincorporated area	Yes
If in incorporated area, name of city	Dixon, California
Publicly/Privatey Owned	Private
Number of Owners	1
List owner (s) names	Jeff Kendall, 1470 Maria Lane, Ste 101, Walnut Creek, CA 94596, Office: 925-946-9294; Cell: 925-200-4392
City Contact (s)	Larry Burkhardt, CEcD, FM, Economic Development/Grants Manager, City of Dixon, (707) 678-7000, lburkhardt@ci.dixon.ca.us
Is site located in an industrial park?	No
Former Use (s)	Agriculture
Neighboring Uses	Retail, Industrial and Vacant land
Total Site Acreage	47.22
Developable Acreage (estimate)	Unknown
Site Dimensions	1,580' x 1,250'
Additional Acreage Available (specify acreage)	67.61 acres adjacent
Acreage within flood plain/floodway	None
Reported Asking Price	

LEGEND TIERS:

¹Properties were evaluated by DSG Advisors and classified by their state of readiness for development.

1. Tier 1 sites are those that are immediately ready for development.
2. Tier 2 sites require a small degree of investment to ready the property for development.
3. Tier 3 sites are largely raw unimproved land requiring significant investment before development can occur.

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Reported Lease Rate/Terms (if applicable)	
Current Zoning Designation	Commercial: 29.95 Industrial: 17.76 ac
Zoning Authority	City of Rio Vista Planning Commission
Restrictive Covenants	
Name of Road directly serving site	Dorset and Vaughn
Number of lanes of road serving site	2 lanes each
Nearest Interstate or Limited Access Highway	Interstate 80
Distance	.5 mile
Is Rail adjacent to the site?	No
If yes, name of rail provider serving site	
Nearest Rail Transload Facility	
Distance	
Name of Electric Power Provider	Pacific Gas and Electric
Distance to substation	Information not available
Substation capacity (total/excess)	Information not available
Name of Natural Gas Provider	Pacific Gas and Electric
Line Size	
Distance to site	
Existing pressure at site (PSI)	
Name of Water Provider	City of Dixon
Line Size	12-inch on Dorset Drive
Distance to site	Adjacent
Static and residual line pressure (PSI)	Static: 60 Residual: 50
Flow in gallons per minute	N/A
Water treatment plant capacity (MGD)	
<ul style="list-style-type: none"> total (design) capacity 	5.3 MGD
<ul style="list-style-type: none"> annual average daily use 	1.13 MGD

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• peak demand	4.0 MGD
• excess (available) capacity	Planned two wells and two 1-MG storage tanks
Distance to site	Adjacent
Specify if service is gravity or force main	Gravity
Wastewater treatment plant capacity (MGD)	
• total (design) capacity	1.92 MGD
• annual average daily use	1.25 MGD
• peak wet weather capacity	2.9 MGD
• excess (available) capacity	Currently 0.3 MGD, Phase 2 plant expansion allows build out of General Plan
Telecommunication Provider (s)	Wave Communications
Describe known service at site	
Fire Insurance Rating at Site	5
Effective Property Tax Rate per \$1,000 at Site (please state none if exempt)	0.01
Land/Building	1% of assessed market value at time of occupancy, value capped at no greater than 2% escalation per year
Machinery/Equipment	0.01
Inventories	None
Known environmental issues/challenges	None
List available environmental reports and the year they were prepared (Phase I, II, ESA, Wetland delineation study, archaeological survey, species studies, geotechnical reports)	Please see Northeast Quadrant Specific Plan (www.ci.dixon.ca.us)

Featured Site: **TVOB (Duffel) Property**

Location: North of Vaughn Road at Fitzgerald Drive, Dixon, California

