

# Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project

Notice of Preparation (NOP) / EIR Scoping Meeting  
August 11, 2025



# Introductions

Raffi Boloyan

*City of Dixon Community Development Director*

Steve Peterson

*City of Dixon Contract Planner*

Trevor Macenski

*Stantec Consulting Services Inc.*



# Today's Agenda

1. Meeting Purpose
2. Project Overview
3. Environmental Impact Report (EIR) Process
4. Contact Information
5. Next Steps
6. Accept oral comments on Scope of EIR



# Meeting Purpose

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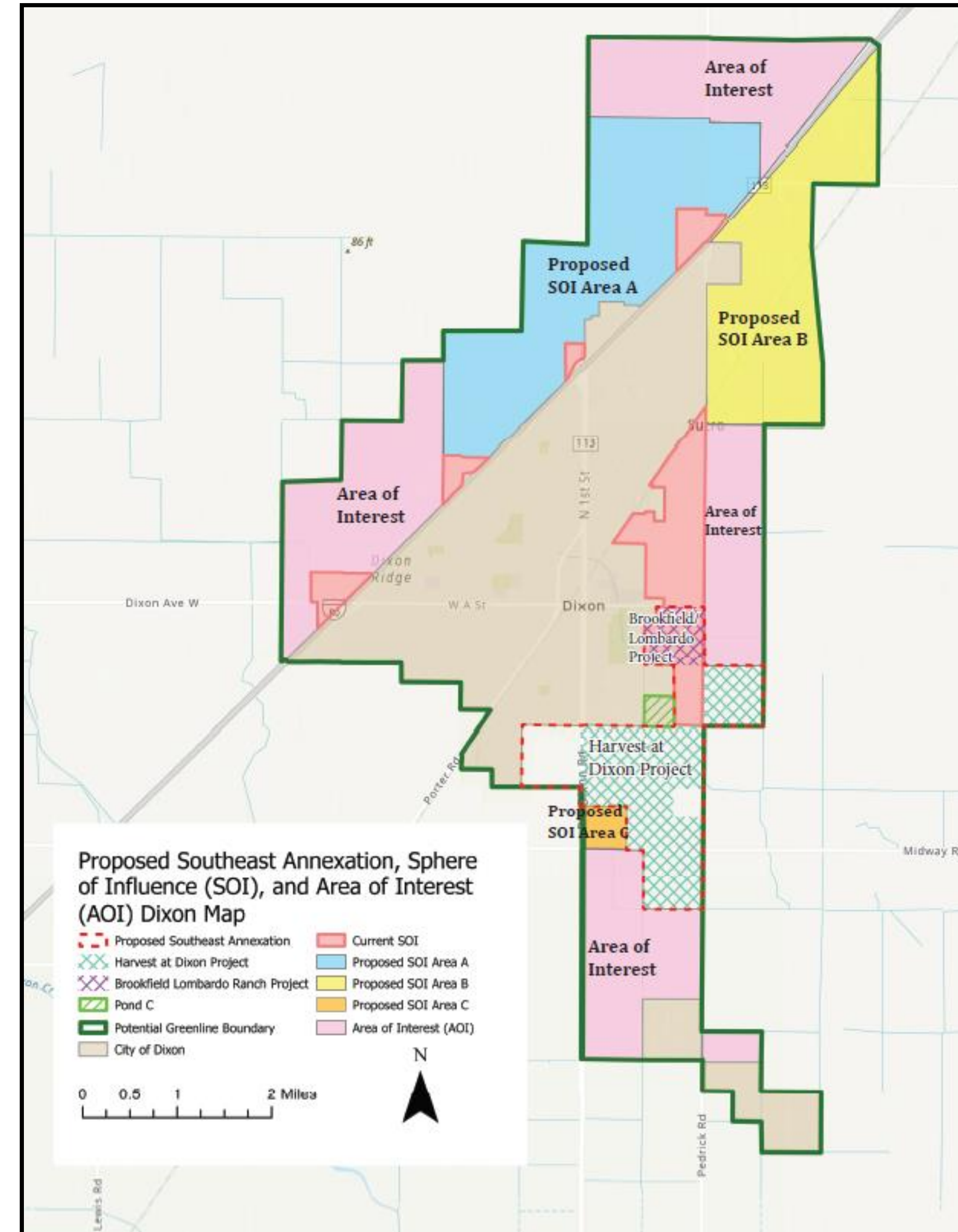
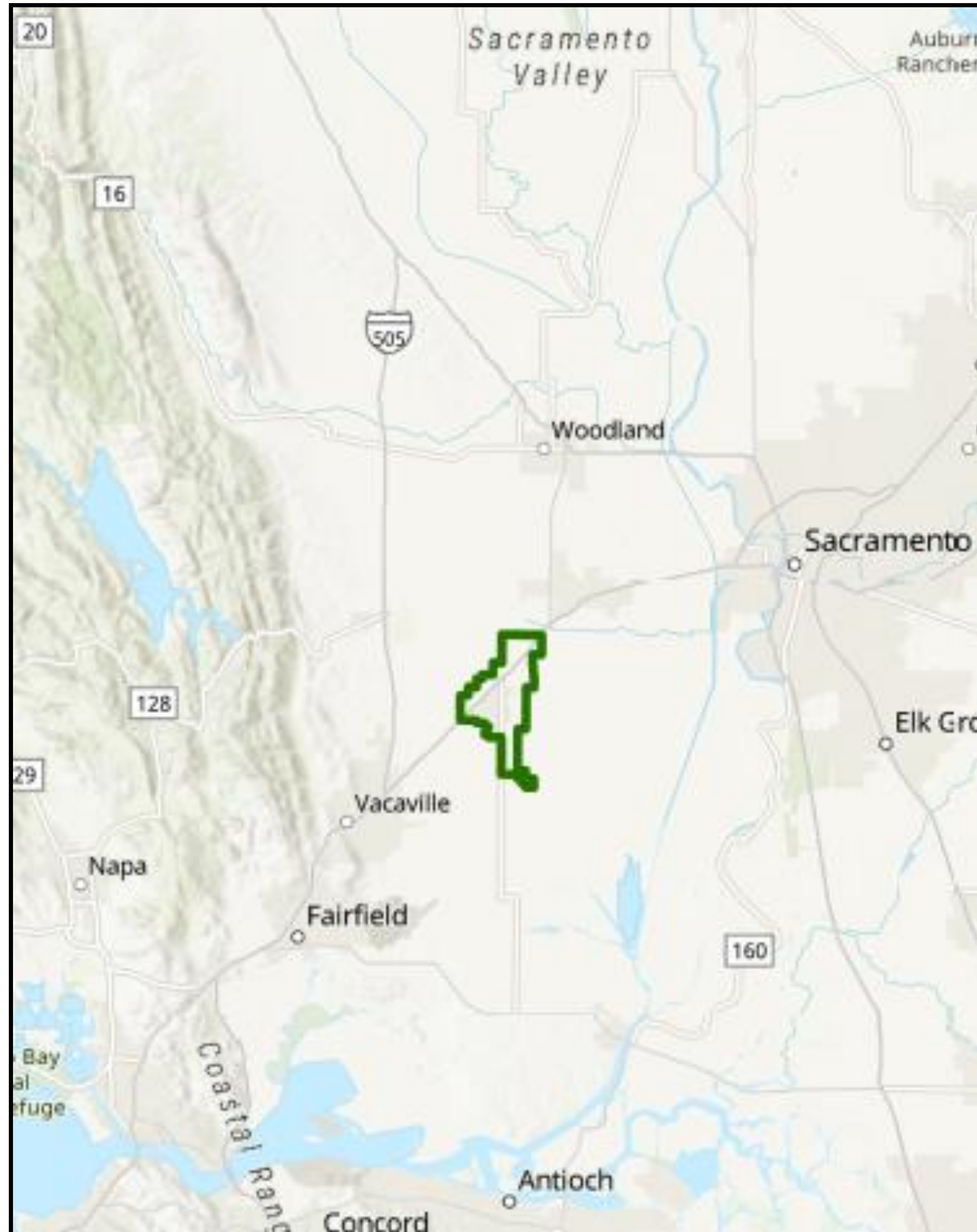
- Meeting tonight is to receive comments on the scope and content of the project Environmental Impact Report (EIR).
- City released the Notice of Preparation (NOP) that we will begin to prepare an EIR for the proposed project on July 21, 2025.
- Written comments must be received by August 19, 2025.
- No decision on the proposed project will be made at this meeting.
- Purpose of this meeting is to solely to
  - Explain upcoming EIR process
  - Provide opportunity for oral comments on scope of upcoming EIR (vs written)



# Project Overview



# Project Located in Solano County Surrounding Dixon





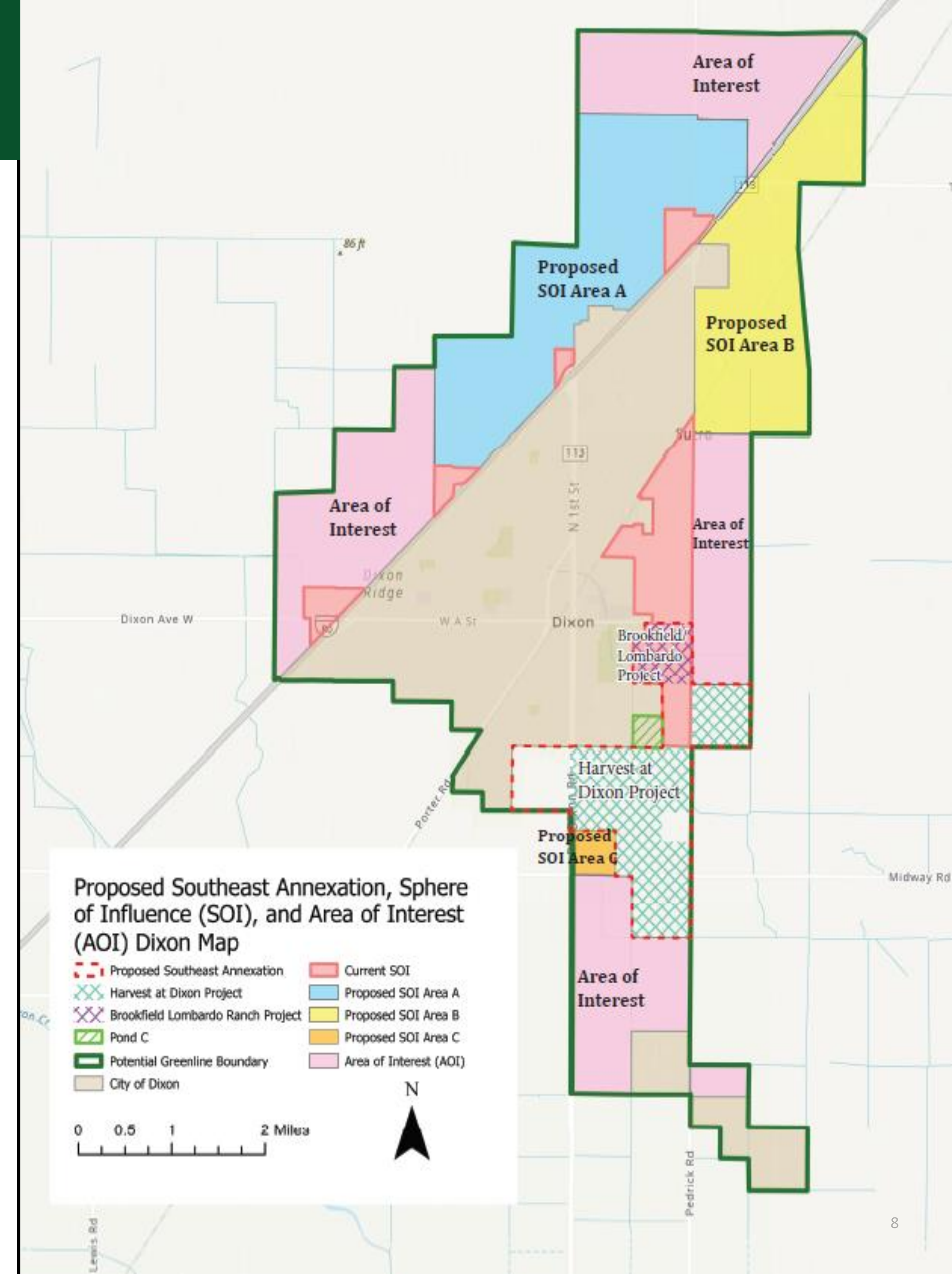
# Project Overview

The proposed project site comprises:

- 4,566 acres of land located in unincorporated Solano County, surrounding the City of Dixon just outside the City's existing city limits and Sphere of Influence (SOI).
- 39 acres of land located within the City of Dixon's existing city limits.

The proposed project includes several components identified as:

- Area of Interest – 3,408 acres
- SOI Area A - 1,768 acres
- SOI Area B - 1,350 acres
- SOI Area C - 79 acres
- Harvest Project - 825 acres
- Lombardo Ranch Project - 147 acres
- Non-participating parcels - 273 acres
- Pond C - 39 acres

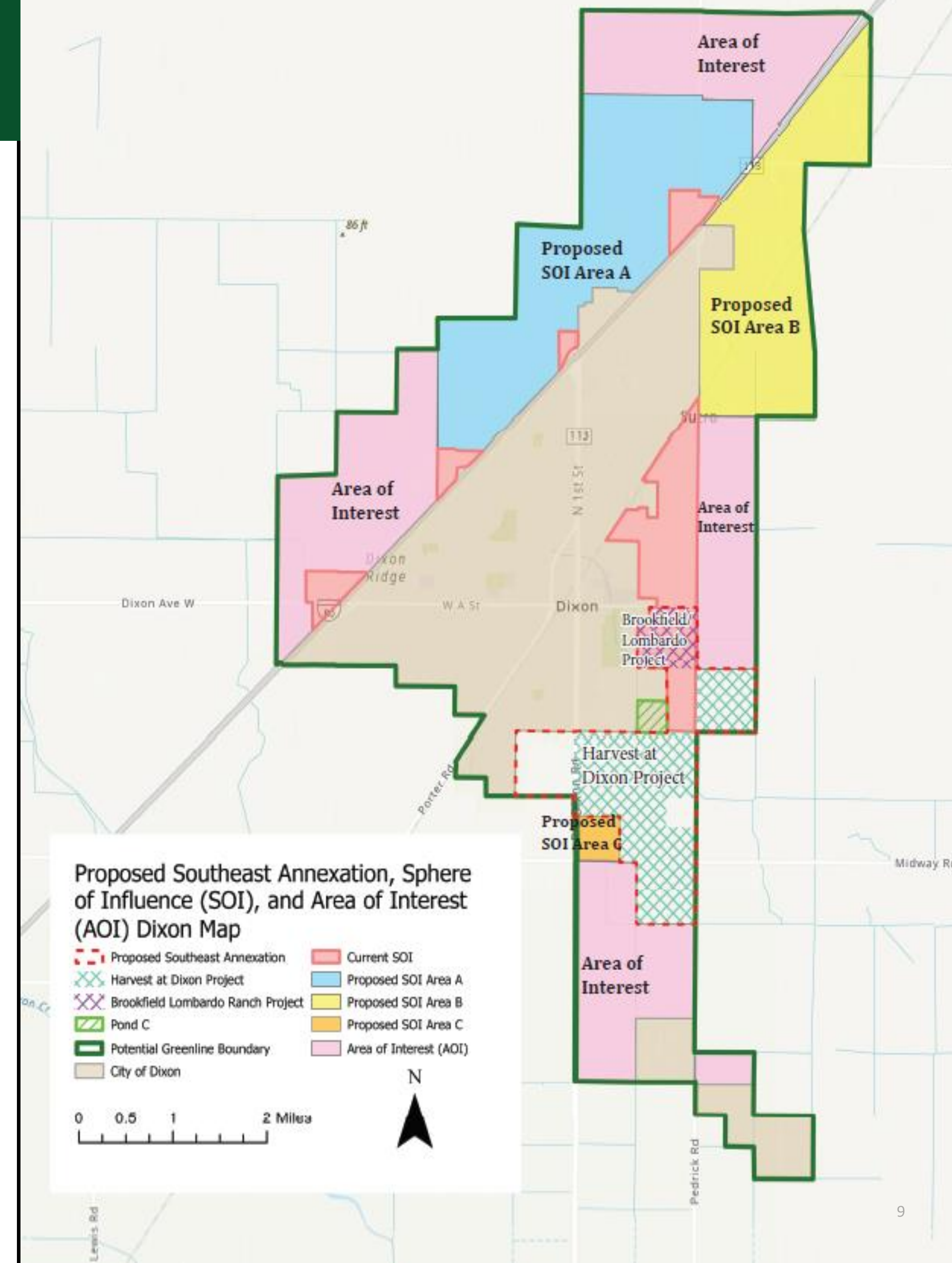




# Project Overview

The proposed project would:

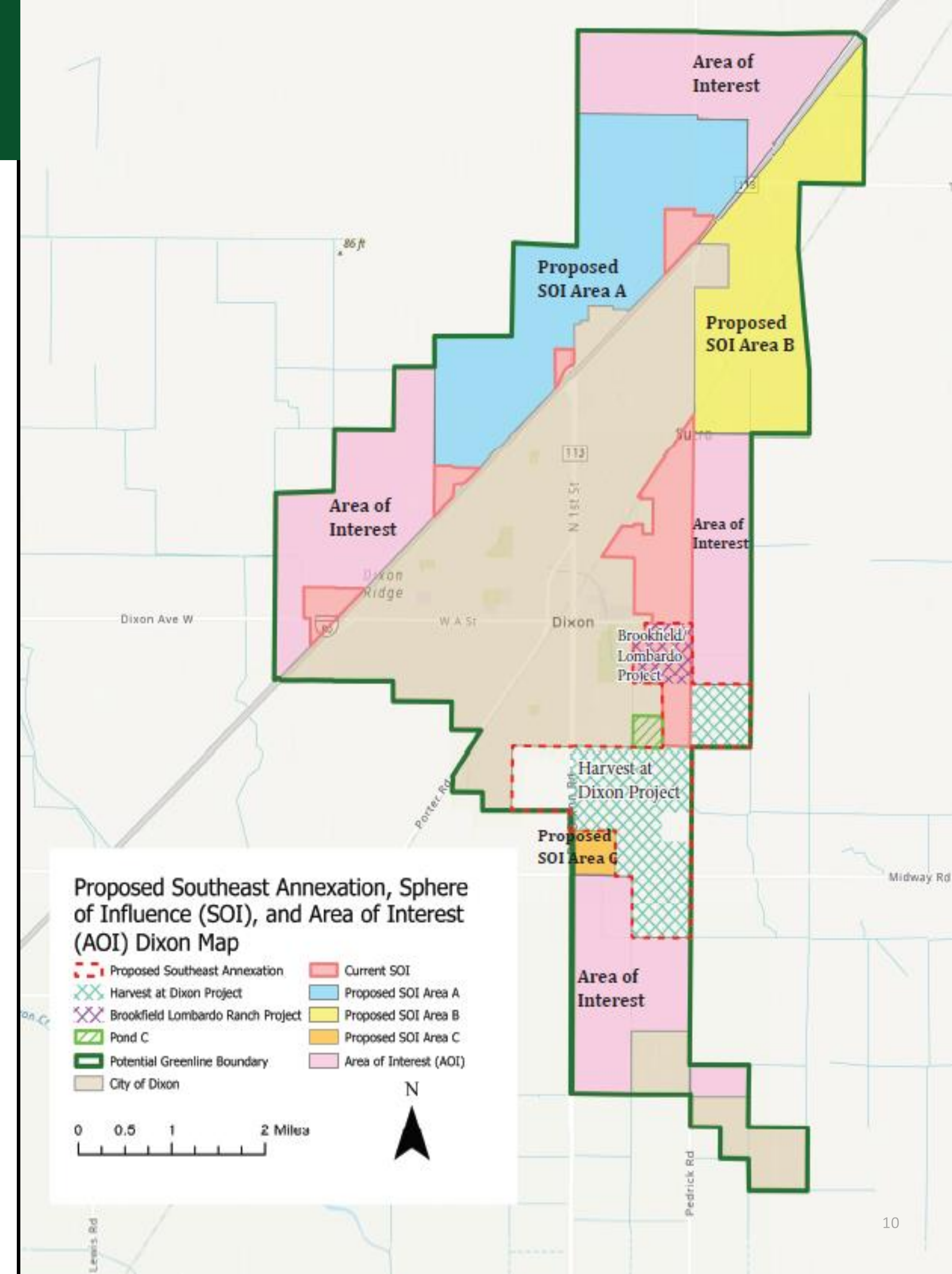
- Expand the City of Dixon's limits by annexing approximately 1,258 acres of unincorporated Solano County land comprised of the Harvest Project, Lombardo Ranch Project, and non-participating parcels.
- Amend the City's existing SOI to include an additional 3,197 acres (SOI Areas A, B, and C).
- Pre-zoned for future growth.
- Identify a new Areas of Interest outside city limits and SOI as potential future growth areas to enhance coordination between the City and other responsible agencies.
- Slated for pre-zoning and future annexation.





# Project Overview

- The proposed project encompasses the Harvest Master Planned Development, a phased, mixed-use community of up to:
  - 4,000–6,300 homes,
  - commercial/mixed-use space,
  - public facilities,
  - infrastructure (water, wastewater, stormwater, transportation),
  - extensive open space, and
  - anticipated to build out over 20–25 years.
- The Lombardo Ranch site would maintain current land use designations pending future project application.
- The non-participating parcels is proposed for annexation with no immediate land-use changes.
- Pond C may be utilized for drainage upgrades and potential community-serving facilities.



# CEQA and the EIR Process



# What is an EIR / CEQA

- EIR = Environmental Impact Report
- CEQA = California Environmental Quality Act
- NOP = Notice of Preparation of an EIR
- An informational document designed to inform the public and decision-makers about potential environmental impacts of a project.
- A problem-solving document that identifies ways to avoid or lessen impacts:
  - Mitigation Measures
  - Alternatives
- Environmental impacts are just one of the factors considered by the decision-makers when deciding whether to approve a project.
- This step, NOP, is to solicit public/agency input on the topics to be studied in EIR



# Role of the EIR Consultant

- To work with City staff to:
  - Prepare a technical document that analyzes the environmental impacts of the proposed project,
  - Identify ways to lessen impacts, which clarifies the environmental issues and choices.
- The EIR Consultant is not an advocate for a particular decision.



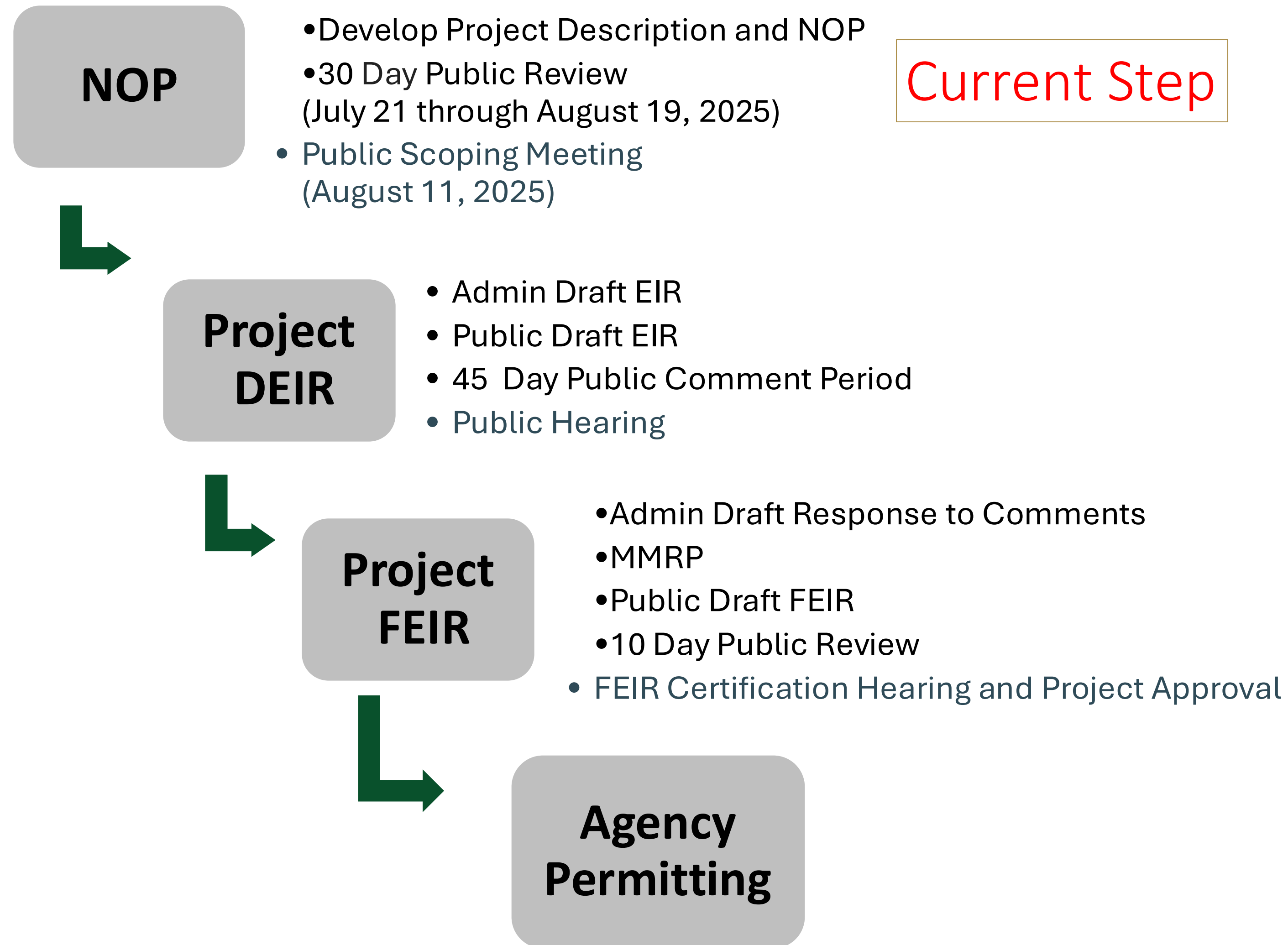
# Our Goal

- Produce an EIR which accurately assess the potential impacts of the proposed project.
- Identify mitigation measures, to reduce impacts.
- Identify impact-reducing alternatives.
- Address community comments and concerns.
- Provide the City's decision-makers with the information necessary to understand:
  - Environmental consequences of the proposed project, and
  - Environmental trade-offs associated with project and the alternatives.





# Steps in the EIR Process



# EIR Purpose

- **INFORM** decision-makers and public of the proposed project's potential physical environmental effects.
- **ENGAGE** the public in the environmental review process.
- **DISCLOSE** potential impacts of the proposed project on the physical environment.
- **AVOID** and/or **REDUCE** potential impacts of the proposed project through mitigation measures and/or alternatives.



# Types of EIRs

- The EIR for the proposed project will be a joint program-level and project-level EIR.

## Program-Level EIR

- May be prepared for a series of actions that can be characterized as one large project.
- Generally looks at the broad policy of a planning document.
- May not address potential site-specific impacts of the individual projects that may fall within the larger project.
- Provides flexibility for future entitlements.

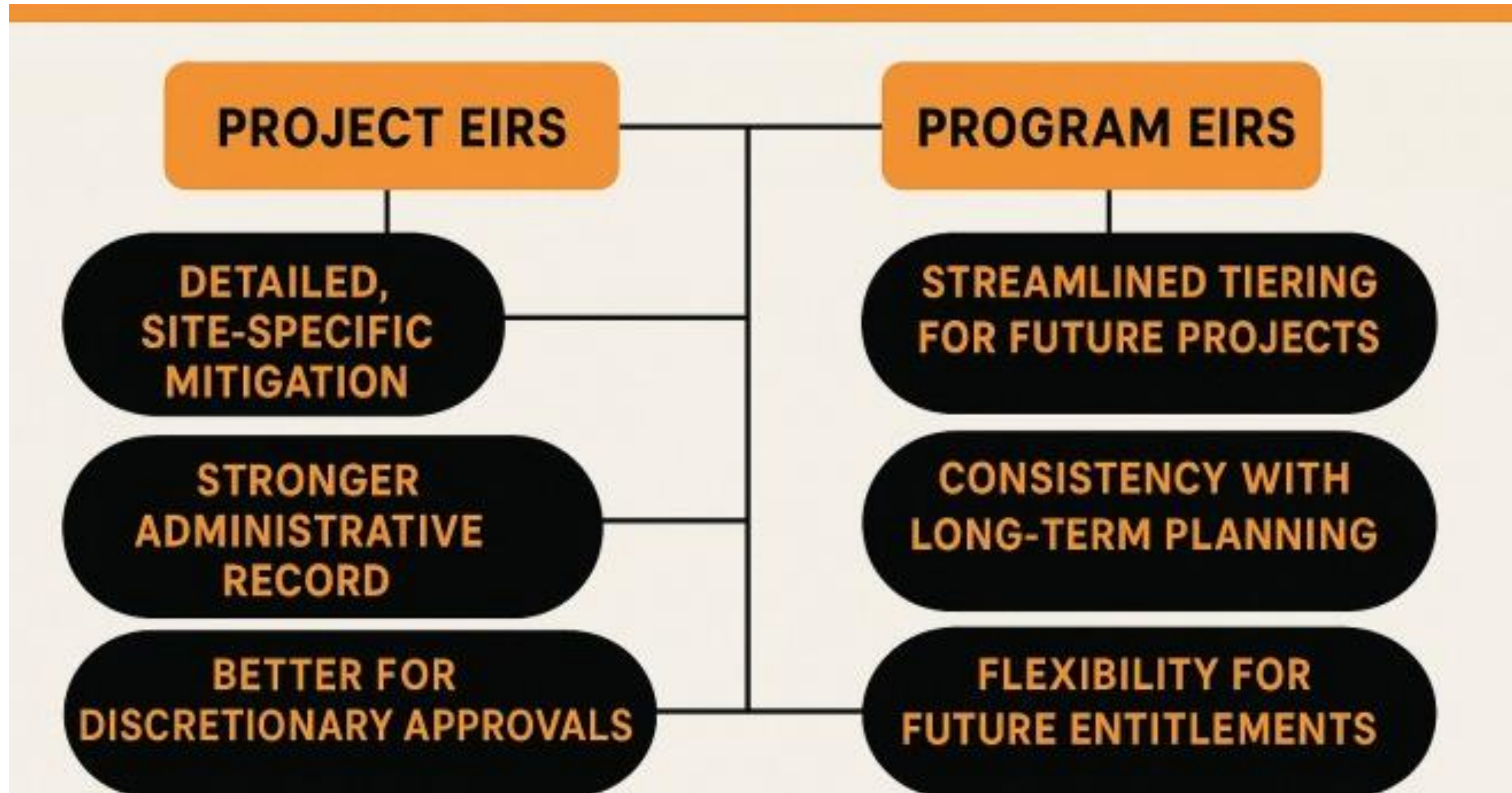
## Project-Level EIR

- Generally focuses on the environmental changes caused by a specific development project, including planning, construction, and operation.
- Provides site-specific analysis and mitigation measures.





# Comparison of Project and Program Analyses



# All CEQA Topics to be Addressed in the EIR

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Cumulative Impacts
- Alternatives





# Helping Us with the Scope

If you want to draw our attention to something, your comments help us most when you specify:

- The specific environmental topic you think needs to be addressed:
  - *Example: Potential project traffic and circulation hazards.*
- Why you think the project has the potential to result in a significant impact:
  - *Example: You know of recent reports of an intersection in the project area that has had vehicle vs. pedestrian accidents or increased number of vehicle accidents.*





**Stay Informed**

# Meeting Notification

The City shared information about this meeting through the following channels:

- City Website
- City Social Media
- City Newsletter
- Newspaper Notice
- Mailed Notices
- Email List Notification

## Harvest at Dixon

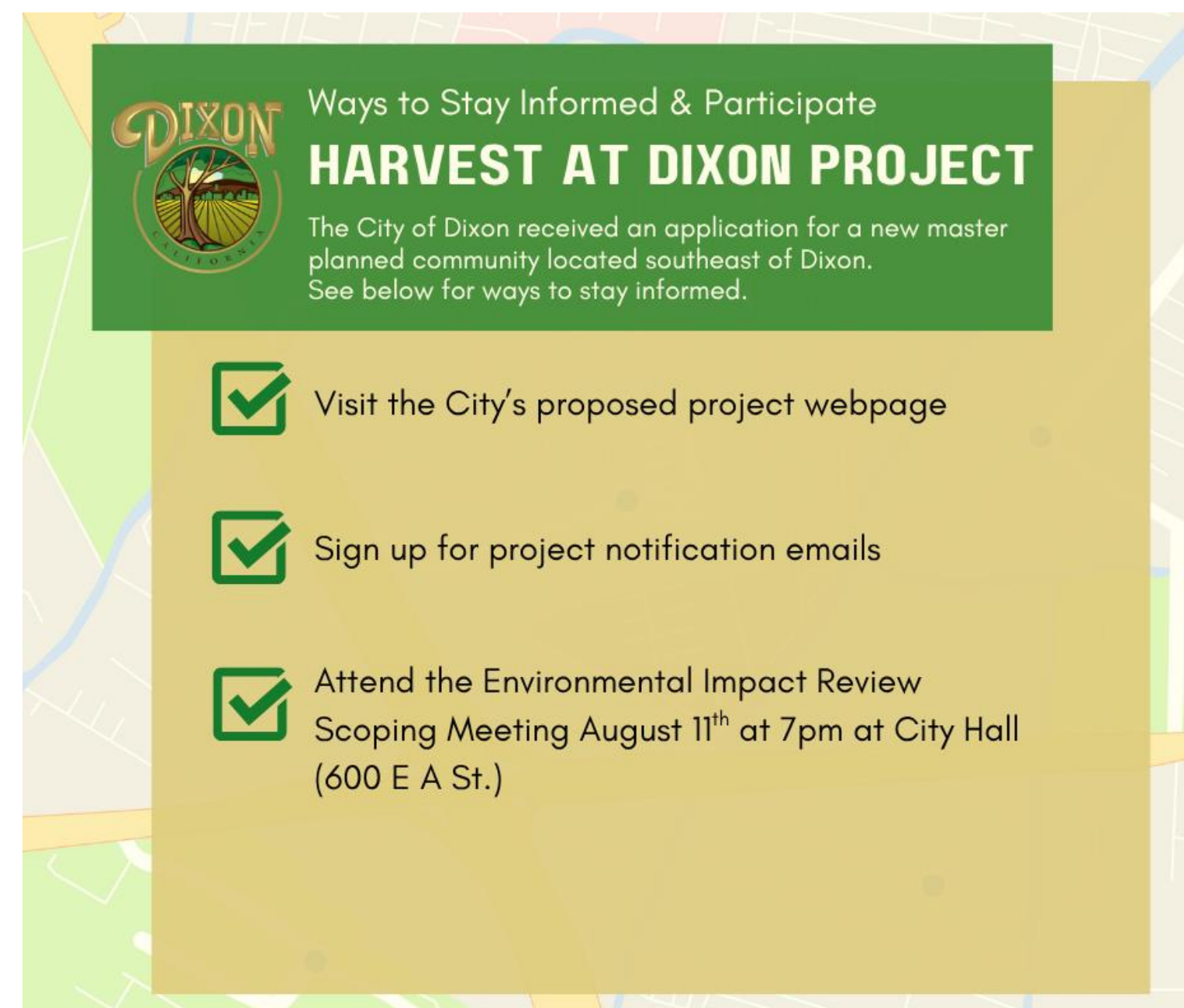
[Home](#) > [Groups](#) > [Community Development](#) > [Harvest at Dixon](#)

## HARVEST AT DIXON

PROPOSED PROJECT INFORMATION

In December 2024, the City of Dixon received a preliminary application for a new master planned community, Harvest at Dixon, located southeast of Dixon. Harvest at Dixon is a proposed project by LJP Dixon Development LLC, a partnership by the Lewis Group of Companies & Jens and Poul Karlshoej. The applicant has been doing their own outreach by meeting with local organizations and hosting informational meetings and presentations. To visit the project website and view presentation materials and meeting recordings click [here](#).

The proposed Harvest at Dixon project consists of a phased, comprehensive master-planned community consisting of approximately 240 acres of low density residential (LDR), 295 acres of medium density residential (MDR), 50 acres of mixed-use development, 16 acres for public facilities (including a proposed elementary school site and a separate site for a community serving use like a preschool, daycare, or church site that could serve similar purposes), and 140 acres of common



**DIXON** Ways to Stay Informed & Participate  
**HARVEST AT DIXON PROJECT**

The City of Dixon received an application for a new master planned community located southeast of Dixon. See below for ways to stay informed.

- ✓ Visit the City's proposed project webpage
- ✓ Sign up for project notification emails
- ✓ Attend the Environmental Impact Review Scoping Meeting August 11<sup>th</sup> at 7pm at City Hall (600 E A St.)

## HARVEST AT DIXON

PROPOSED PROJECT INFORMATION

### Harvest at Dixon

The City is processing an application for a new master-planned community, Harvest at Dixon.

There will be a presentation on the proposed General Plan Amendment on August 5th and Environmental Impact Review Scoping Meeting on August 11th.

Visit the [project webpage](#) for more information and to sign up for project notifications.





# Stay Informed

## CITY WEBSITE

[www.cityofdixonca.gov/harvestatdixon](http://www.cityofdixonca.gov/harvestatdixon)

### Harvest at Dixon

[Home](#) > [Groups](#) > [Community Development](#) > [Harvest at Dixon](#)

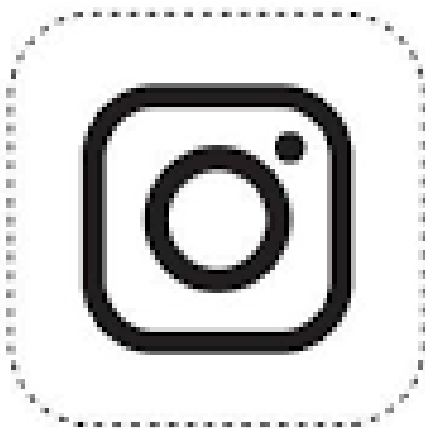
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## CITY SOCIAL MEDIA



## CITY EMAIL LIST

### Stay Informed

To receive updates on this project please sign up below.

\* First Name

\* Last Name

\* Email Address



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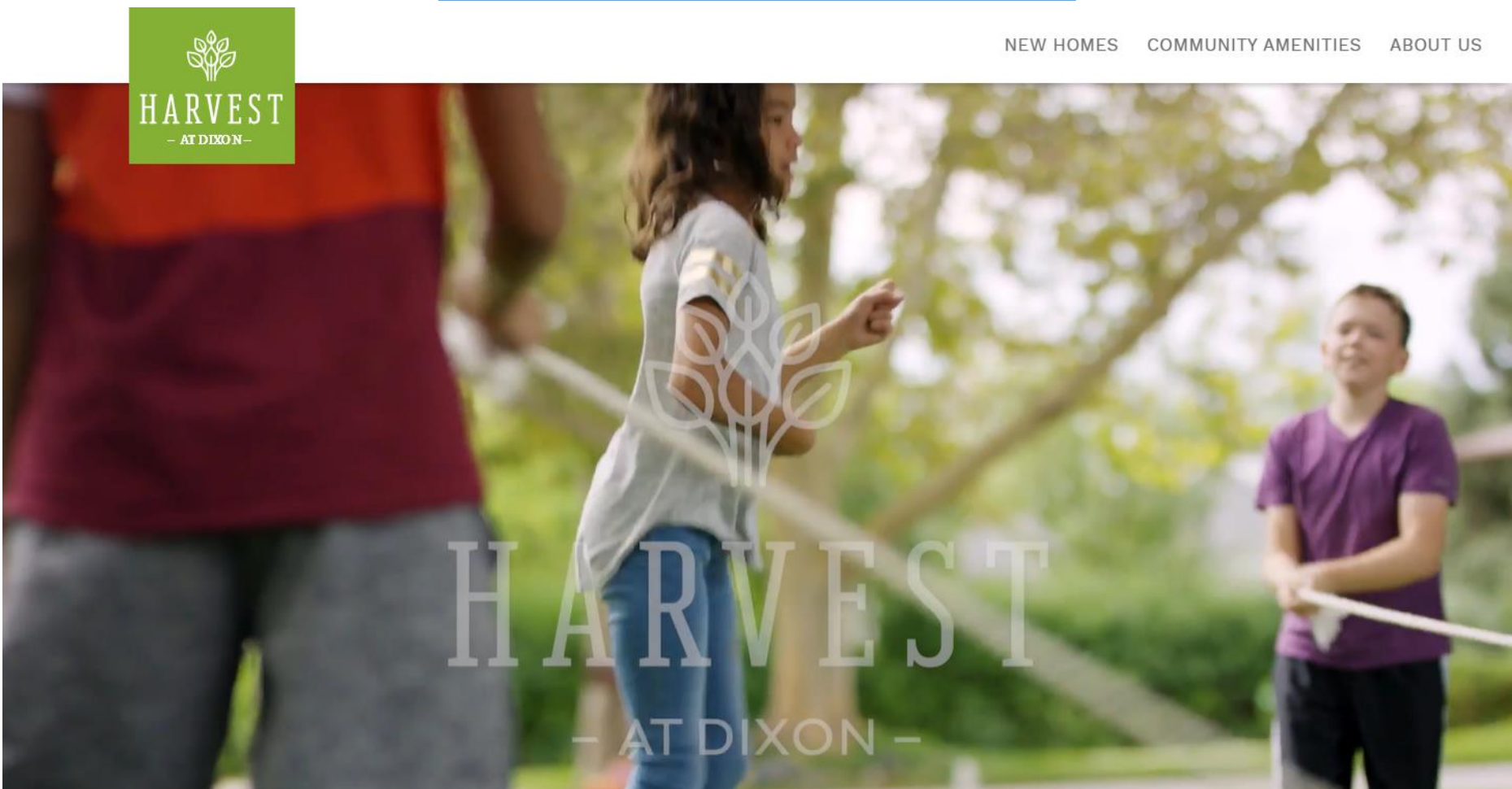


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## HARVEST WEBSITE

[Harvestatdixon.com](http://Harvestatdixon.com)



# Stay Informed

- Notices of Availability will be published in the local paper, mailed to surrounding property owners and emailed to interest list.
  - Physical copies of Draft EIR will be available at:
    - Dixon City Hall - 600 East A Street, Dixon, CA 95620
    - Dixon Library
- And will be made available online at:  
<https://www.cityofdixonca.gov/EnvironmentalReviewDocuments>  
(Under heading for “*Harvest/SE Dixon Annexation and General Plan Amendment*”).
- The NOP is currently available online at link above.





# Next Steps

# Next Steps...

- Comment on the Scope of the EIR:  
NOP review and comment period began July 21, 2025, and ends August 19, 2025, at 5:00 pm. All comments must be received within the comment period.
  - Next Opportunity to Comment: Draft EIR
  - City Project Website:  
<https://www.cityofdixonca.gov/harvestatdixon>
  - City Planner Contact  
City of Dixon  
Raffi Boloyan, Community Development Director  
600 East A Street, Dixon, CA 95620  
[planningdepartment@cityofdixonca.gov](mailto:planningdepartment@cityofdixonca.gov)
- *Electronic submissions are encouraged* -



# Public Comments

# Public Comments

- Open the public scoping meeting, and
- Receive public comments on the scope and content of the Environmental Impact Report which will be prepared for the Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project.





# Thank you!

For more information, visit the City's project webpage link below  
<https://www.cityofdixonca.gov/harvestatdixon>