

Environmental Impact Report Scoping Meeting

**Harvest Master Plan, Lombardo Ranch Master Plan,
Southeast Annexation, and General Plan Amendment Project**

July 13, 2026



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

Meeting Purpose

- Meeting tonight is to receive comments on the scope and content of the project Environmental Impact Report (EIR).
- The City previously released the Notice of Preparation (NOP) for the preparation of an EIR for the proposed project on July 21, 2025. The 30-Day comment period ended on August 19, 2025 and a scoping meeting was held on August 11, 2025.
- Due to proposed project updates, the City released a Reissued NOP on June 26, 2026. Written comments must be received by July 27, 2026.



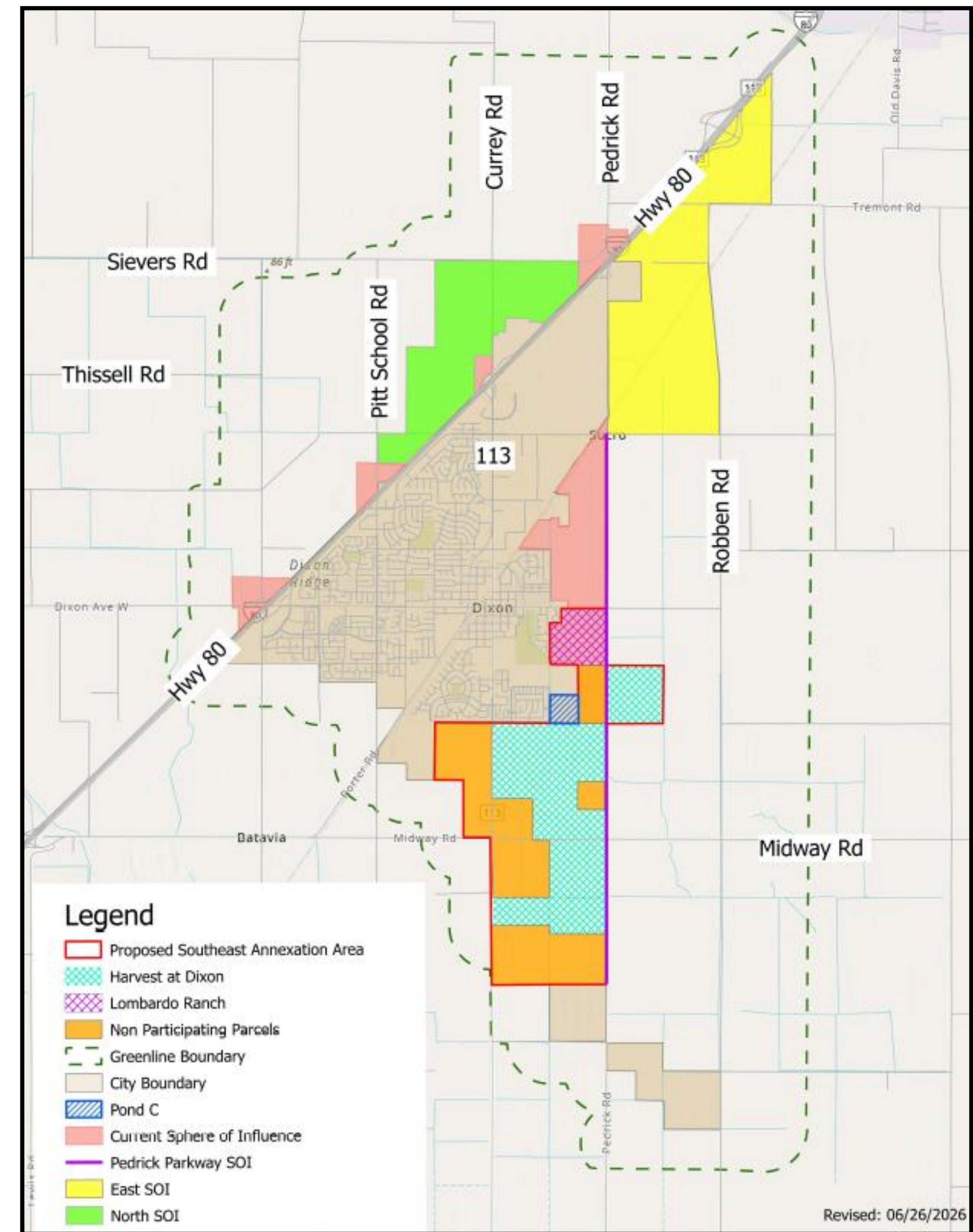
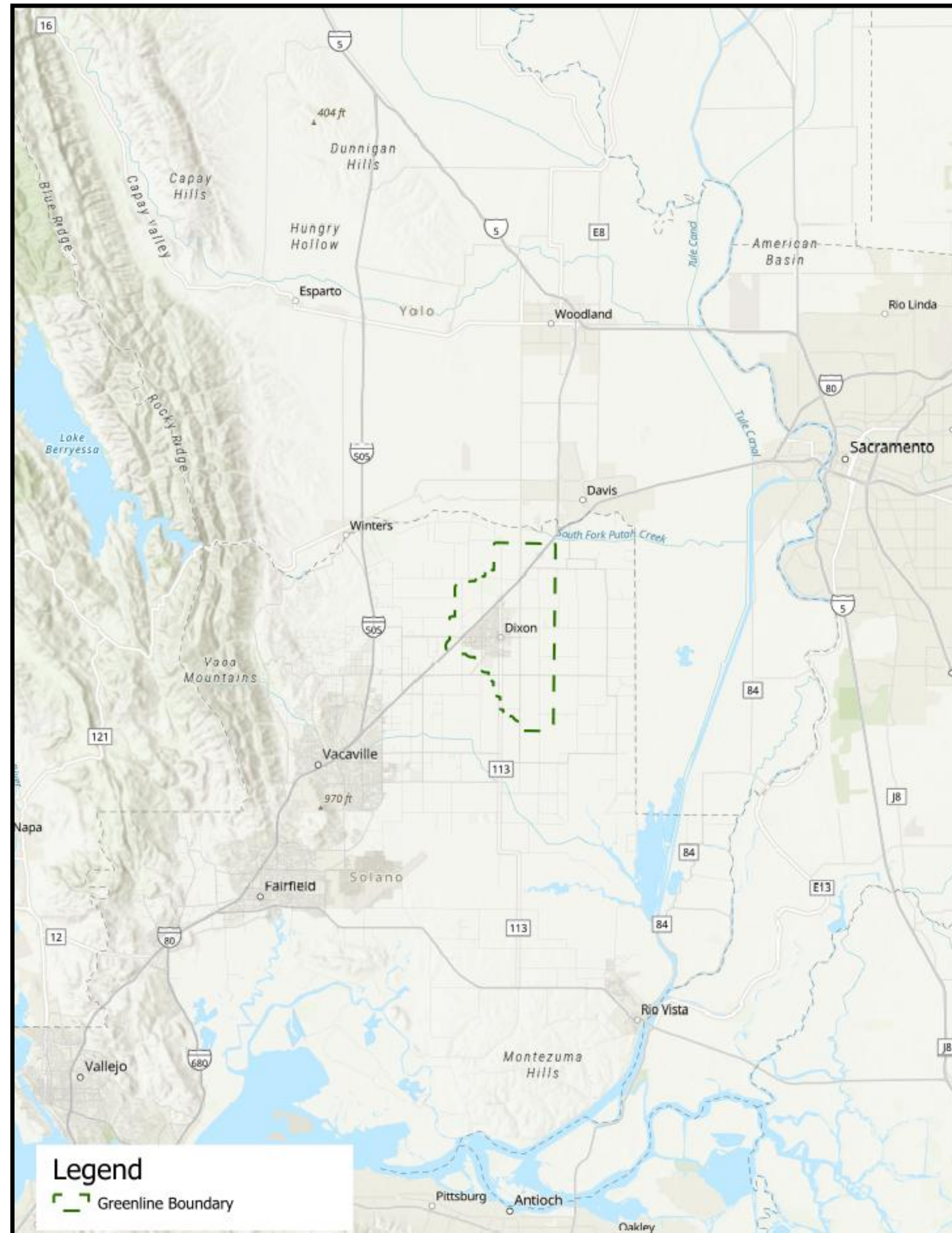
Meeting Purpose

- Purpose of this meeting is solely to:
 - Explain upcoming EIR process
 - Provide opportunity for oral comments on scope of upcoming EIR (vs written)
- No decision on the proposed project will be made at this meeting.

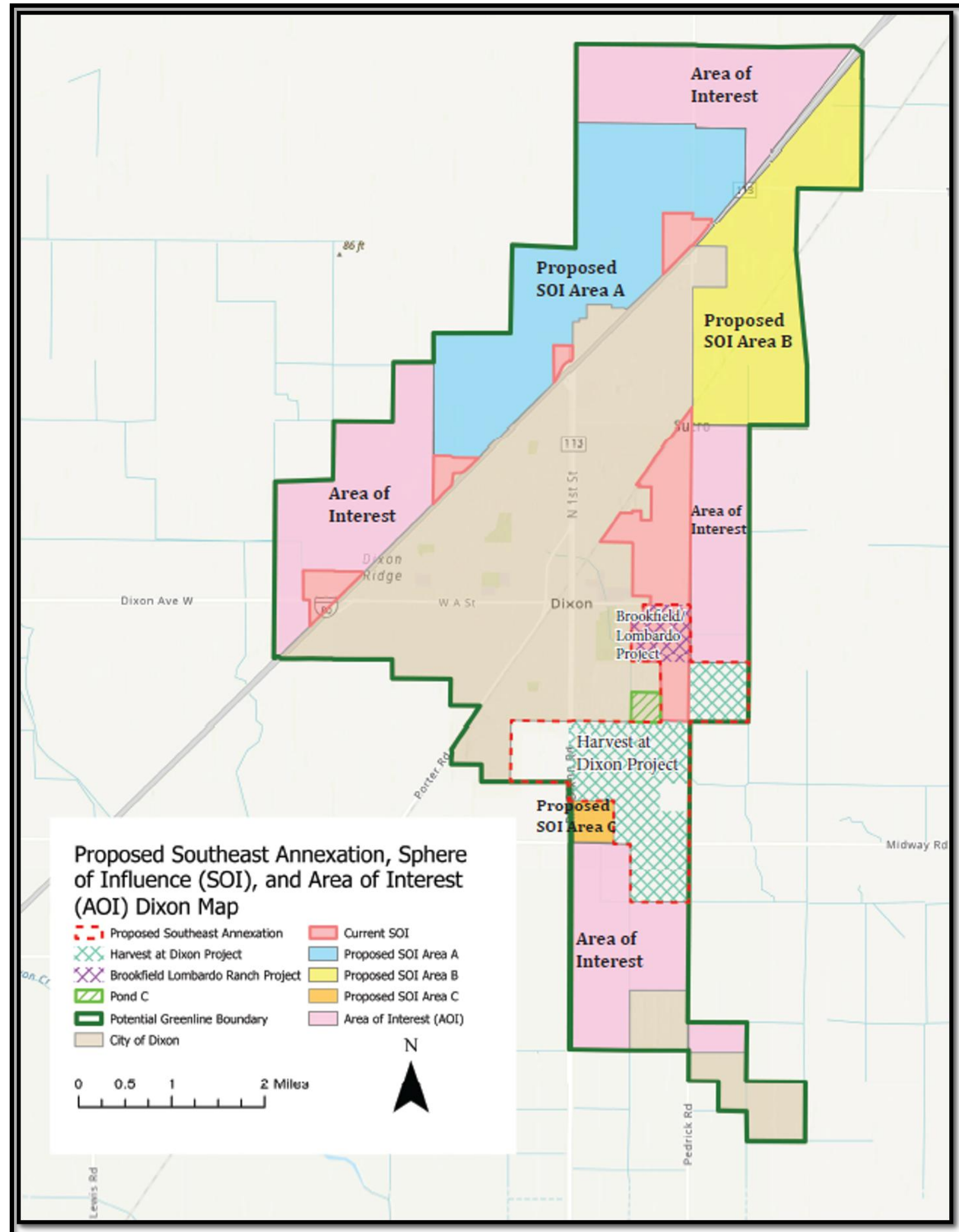


Project Overview

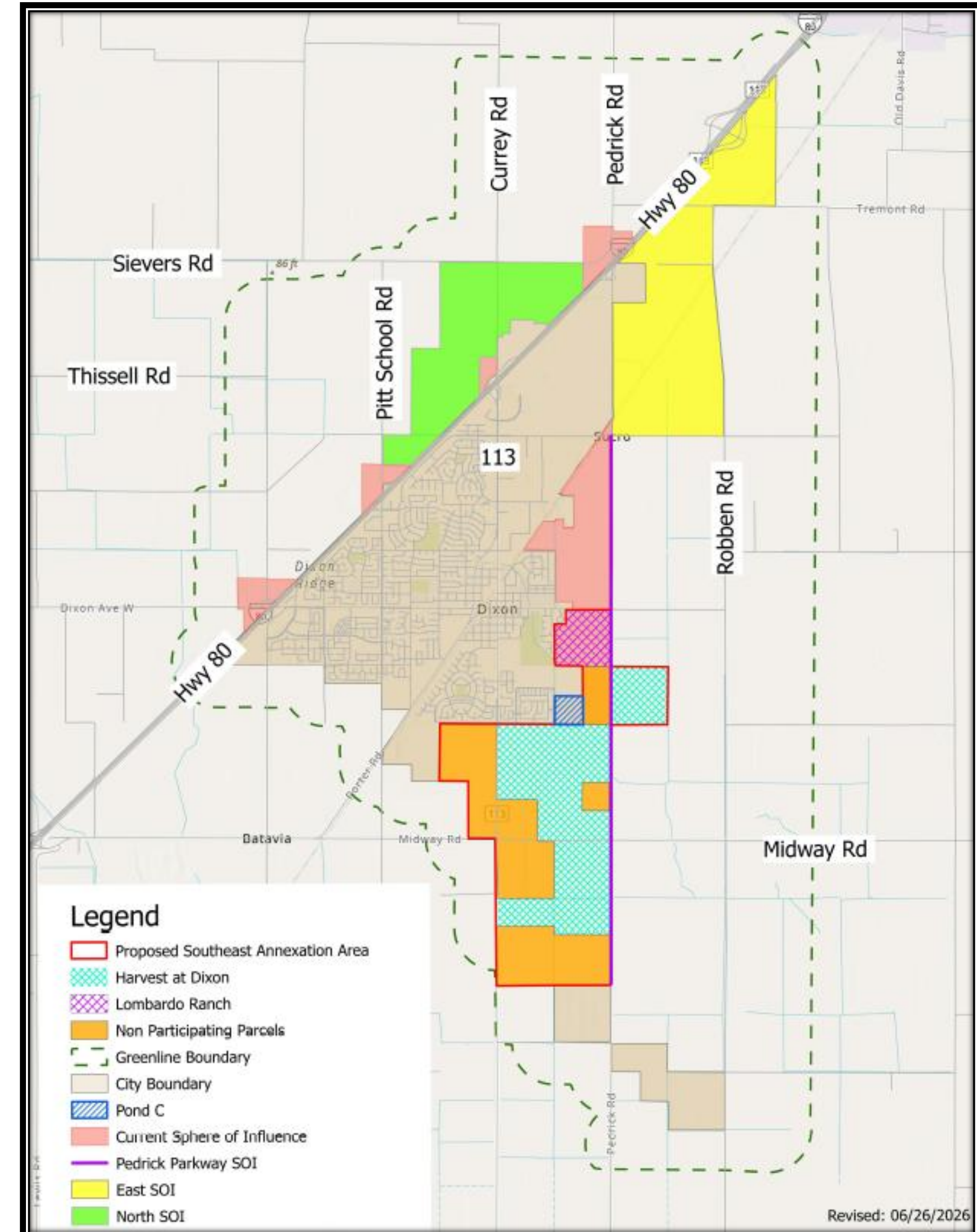
Project Location



Project Changes



2025 Project



2026 Project

Project Overview

- The proposed project includes the following potential actions:
 - Expansion of the City's Spheres of Influence (SOI)
 - Approval of two development projects:
 - Harvest at Dixon Project
 - Lombardo Ranch Project
 - Potential expansion of the City's Pond C for:
 - Enhancement of the Pond C Interpretive Walk
 - Increased stormwater detention

Pond C in Dixon is owned and operated by the City of Dixon as an integral part of its municipal stormwater drainage and detention system.



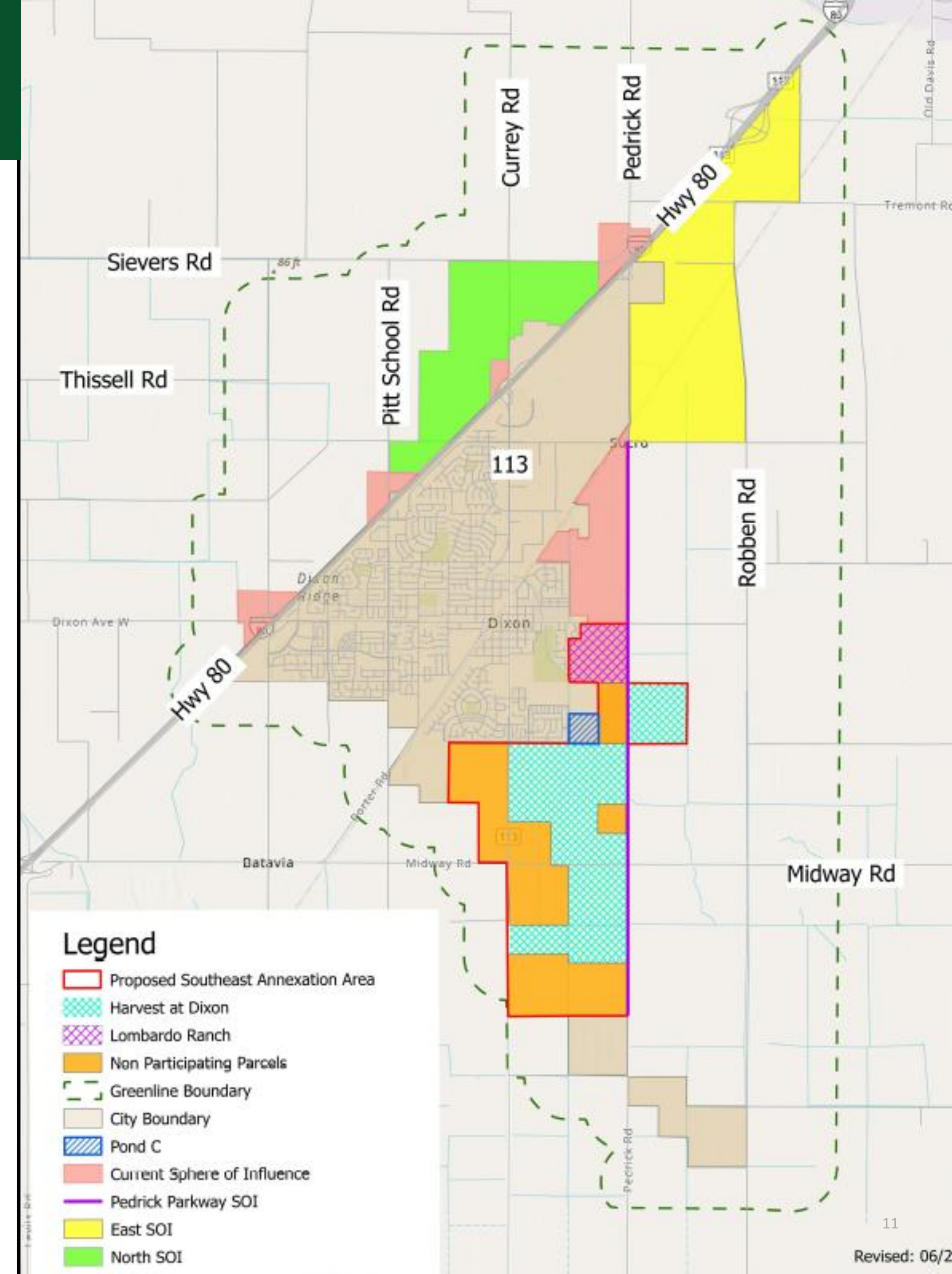
Project Overview

The proposed project site comprises:

- 4,233 acres of land located in unincorporated Solano County, surrounding the City of Dixon just outside the City's existing city limits and SOI.
- 39 acres of land located within the City of Dixon's existing city limits.

The proposed project includes several components identified as:

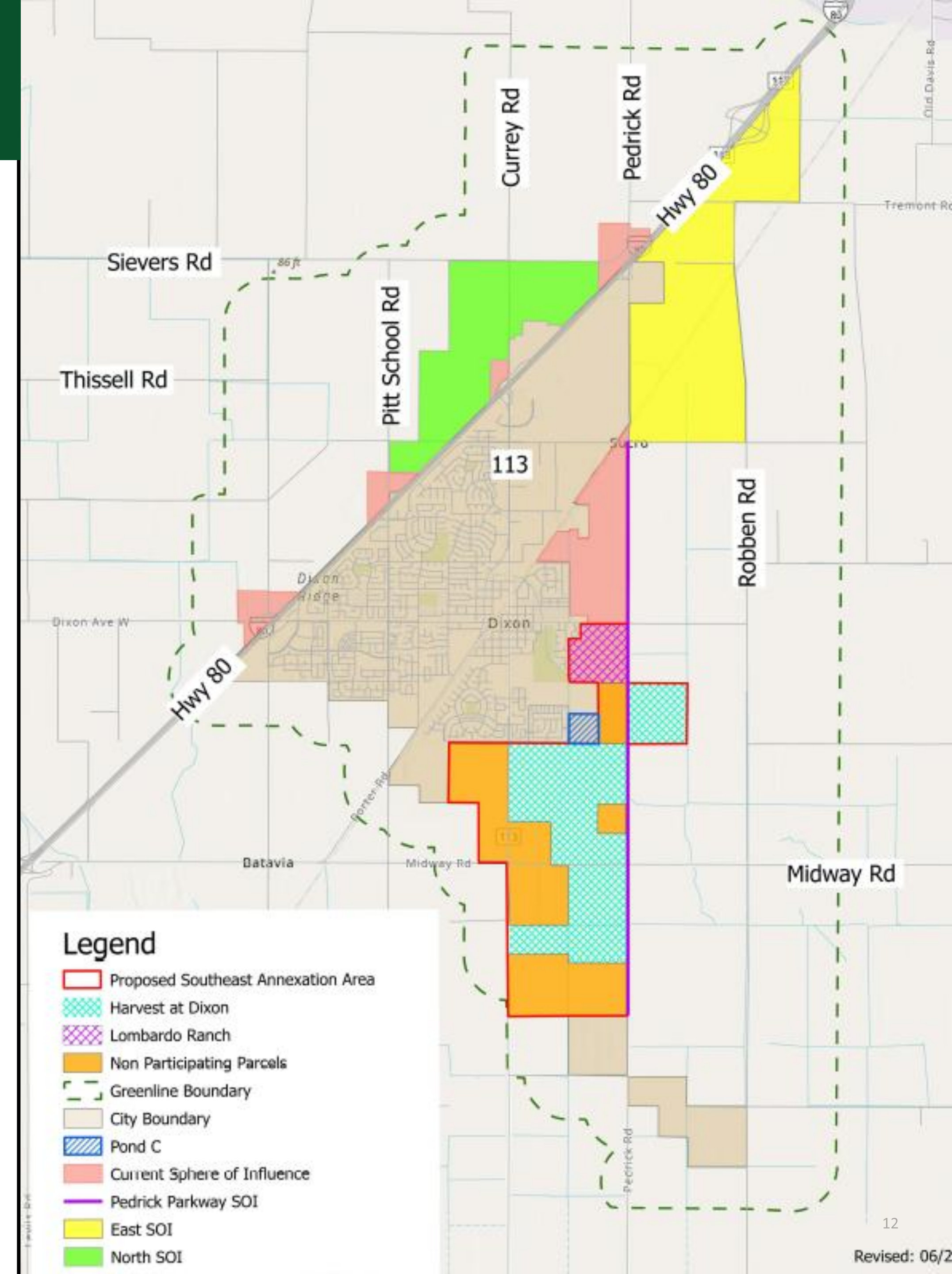
- North SOI - 745 acres
- East SOI - 1,326 acres
- Pedrick Parkway SOI - 90 acres
- Harvest at Dixon Project - 999 acres
- Lombardo Ranch Project - 147 acres
- Non-participating parcels - 887 acres
- Pond C - 39 acres



Project Overview

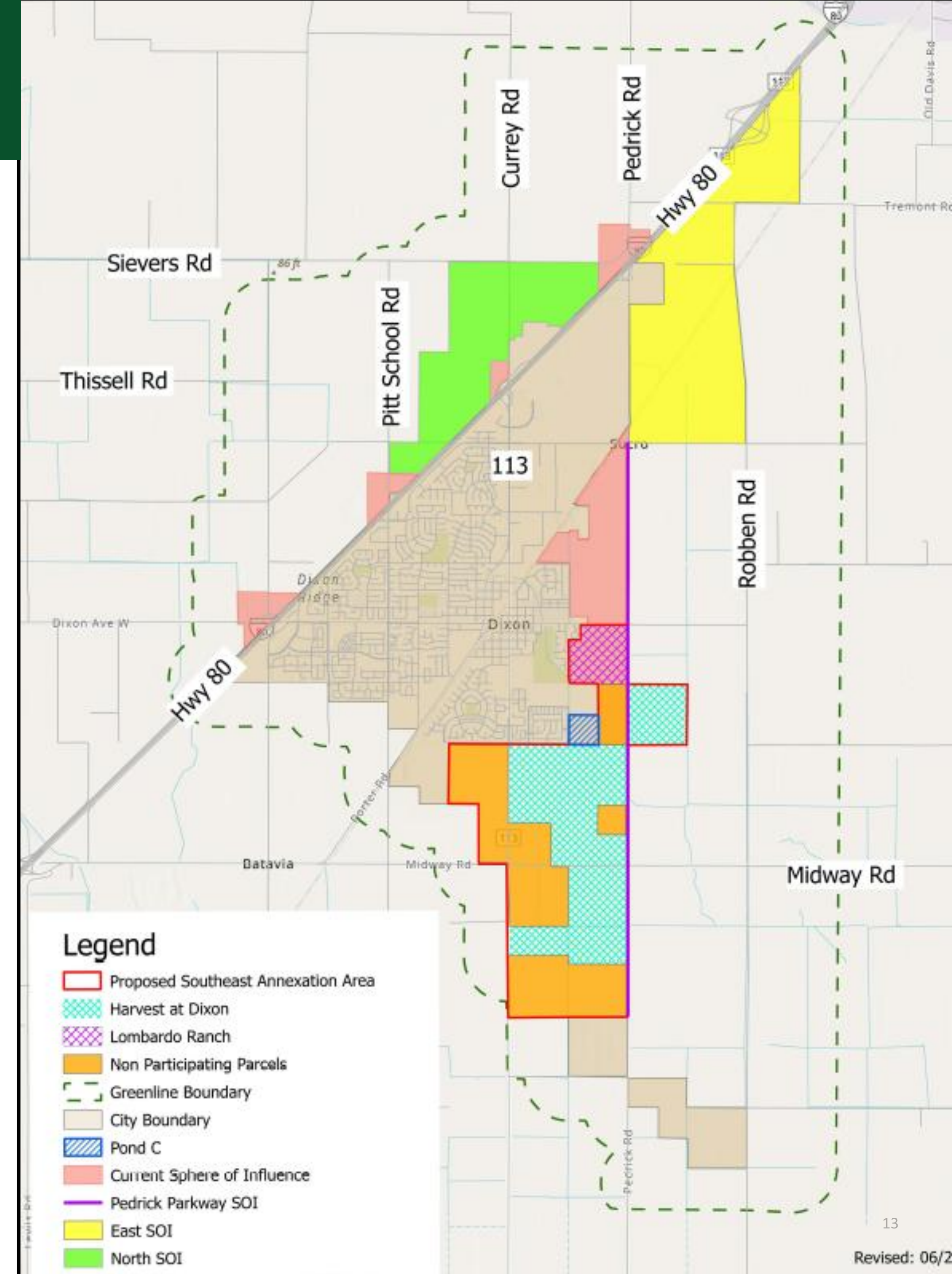
The proposed project, including related City actions, would:

- Expand the City of Dixon's limits by annexing approximately 2,033 acres of land comprised of the Harvest at Dixon Project, Lombardo Ranch Project, and non-participating parcels.
- Amend the City's existing SOI to include an additional 2,161 acres (North SOI, East SOI, and Pedrick Parkway SOI).
- Pre-zone SOI areas for the analysis of potential future growth.



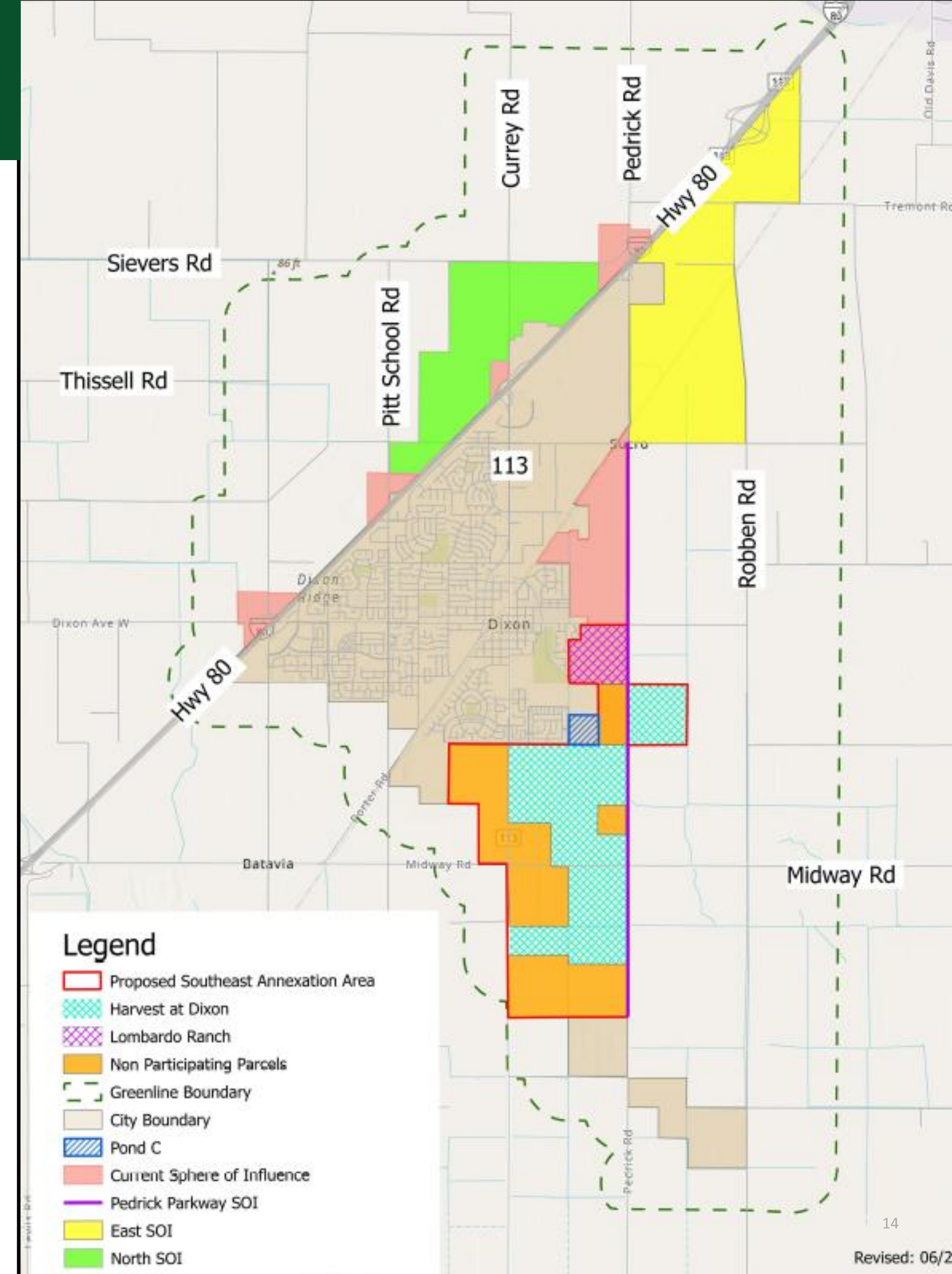
Project Overview

- The Harvest at Dixon Planned Development project is proposed to include:
 - as many as 6,300 homes,
 - areas for commercial and mixed-use activity,
 - community facilities,
 - supporting infrastructure spanning water, wastewater, stormwater, and transportation, plus
 - substantial open space.
- The Harvest at Dixon Project is projected to reach complete build-out within a 20–25 year timeframe.



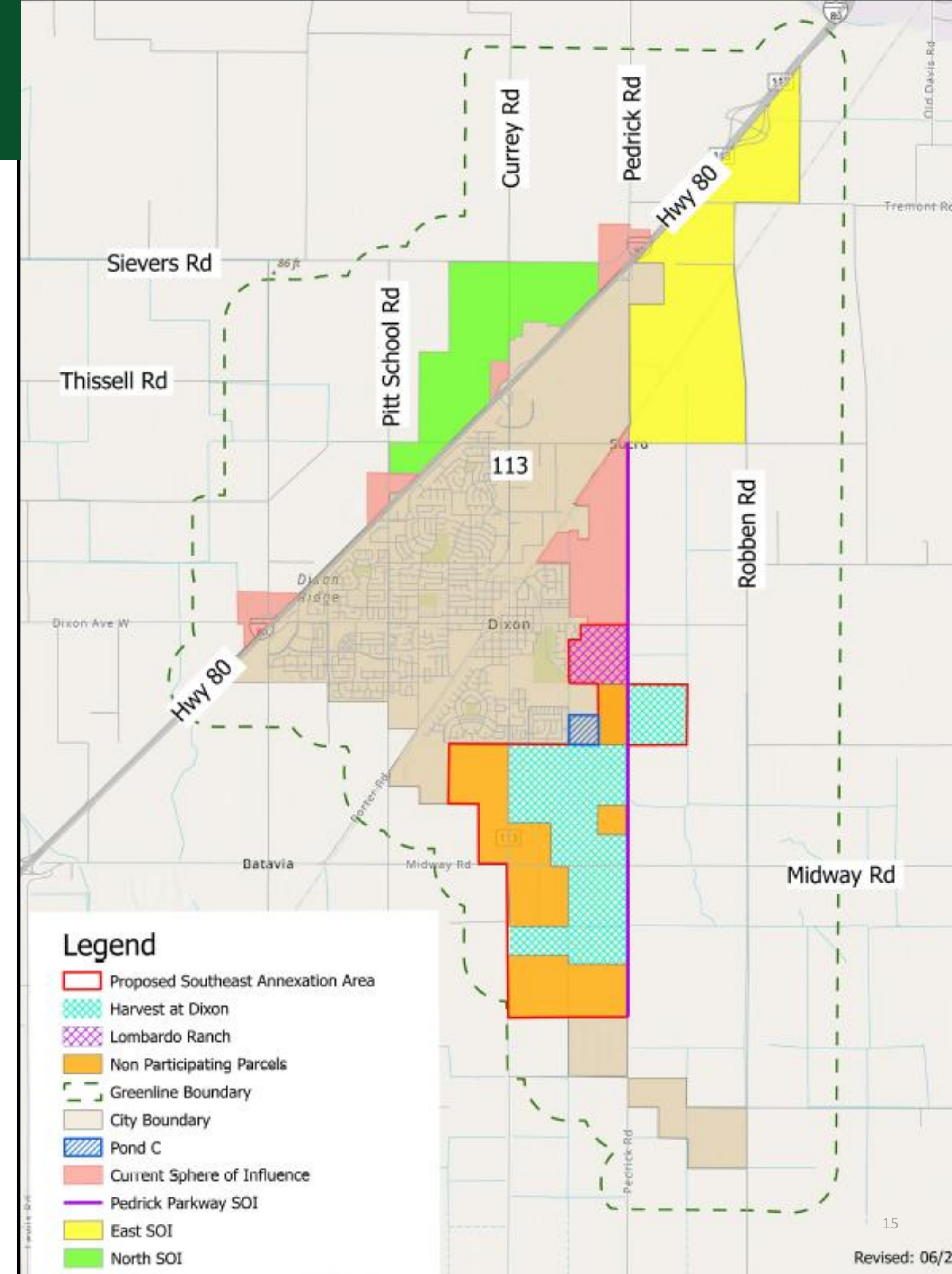
Project Overview

- The Lombardo Ranch Planned Development project proposed to include:
 - up to 825 single-family residential units,
 - supporting backbone infrastructure (water, wastewater, storm drainage, power/telecommunications, joint trench),
 - roadway improvements,
 - neighborhood-serving amenities (parks and open spaces, pedestrian and bicycle facilities), and commercial uses.
- The Lombardo Ranch Project is projected to reach complete build-out within an 8-year timeframe.



Project Overview

- The non-participating parcels are proposed for annexation with no immediate land-use changes or development.
- Pond C will be evaluated for potential enhancement of its Interpretive Walk and increasing stormwater detention capacity.



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
- Since the original NOP was released on July 21, 2025, updates to the proposed project have necessitated the issuance of a Reissued NOP.



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.

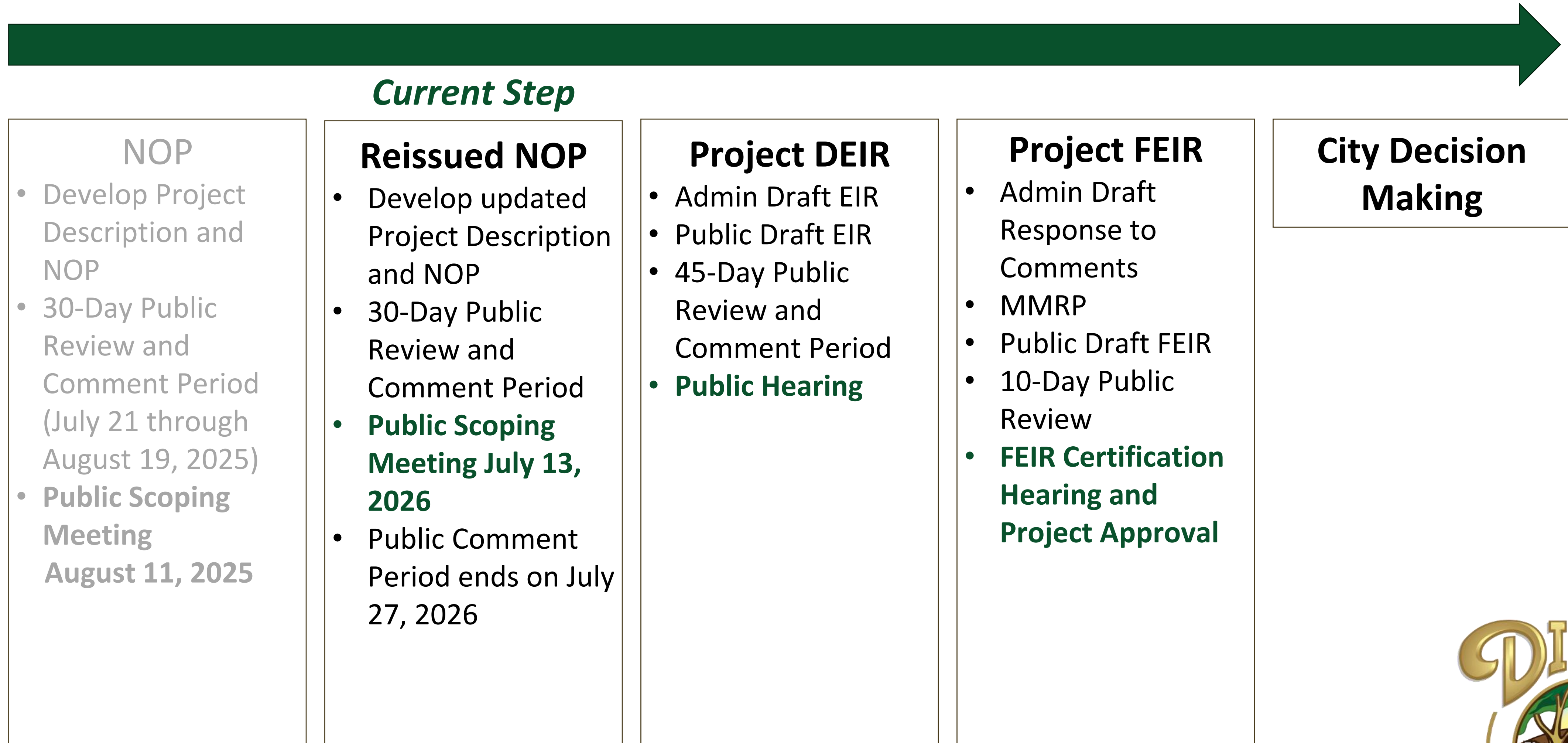


Our Goal

- 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

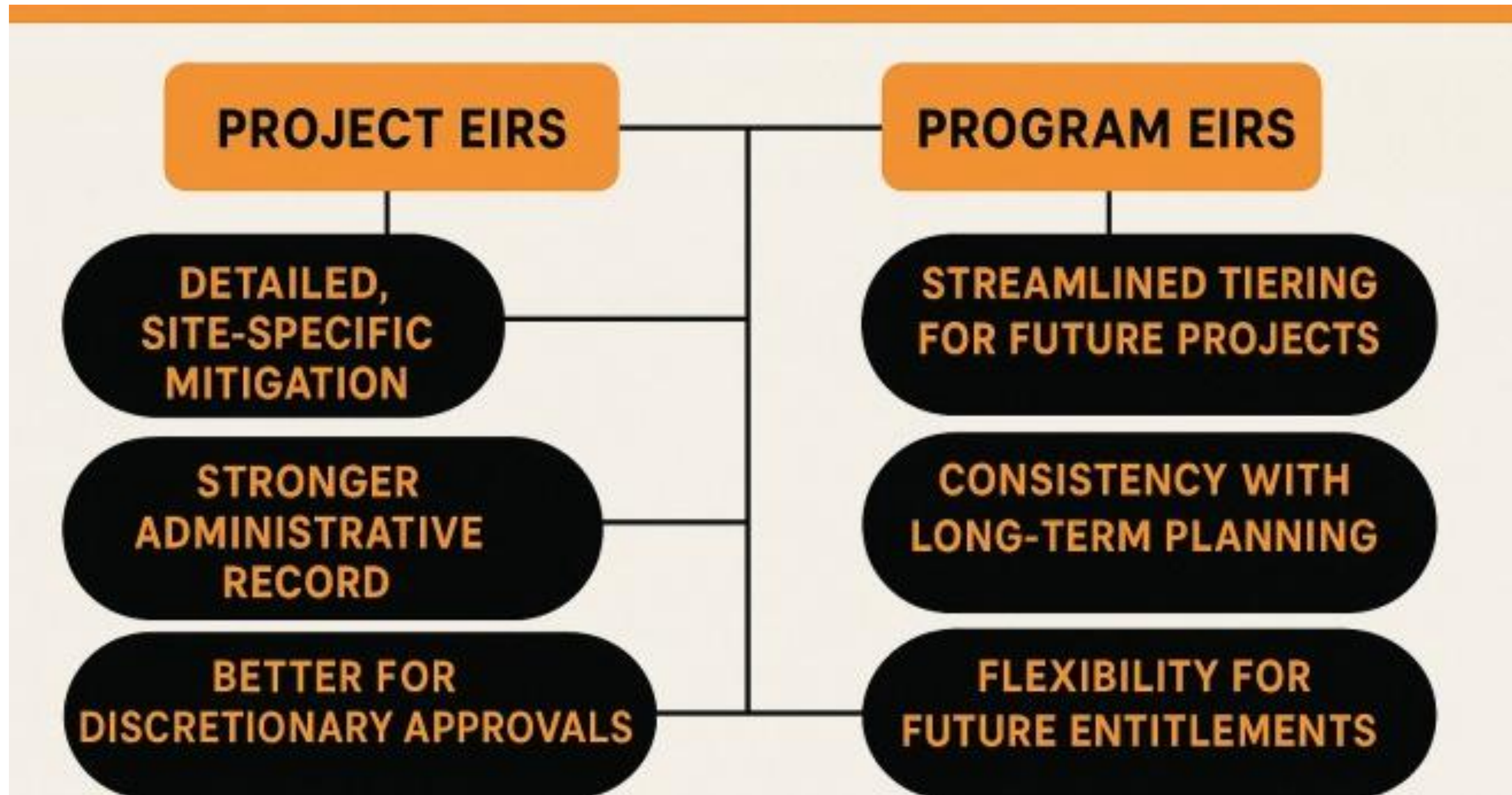
- May be prepared for a series of actions that can be characterized as one large project.
- Generally looks at the broad policy of a planning document.
- May not address potential site-specific impacts of the individual projects that may fall within the larger project.
- Provides flexibility for future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



Help Determine the Scope of the EIR

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



The City will hold an in-person scoping meeting, with online Zoom capabilities, to: (1) inform the public and interested agencies about the Project, and (2) solicit public comment on the scope of the environmental issues to be addressed in the Draft EIR, as well as the range of alternatives to be evaluated. No action will be taken on the Project at the scoping meeting. The sole purpose of the scoping meeting is for interested parties to be introduced to the Project, to ask questions about the Project, and to provide feedback regarding the scope of what CEQA topics should be assessed in the upcoming Draft EIR. The intent of the scoping meeting is not to receive comments on the merits of the Project or to hear testimony in support or opposition to the Project.

Interested parties are strongly encouraged to submit written comments via email or letter.

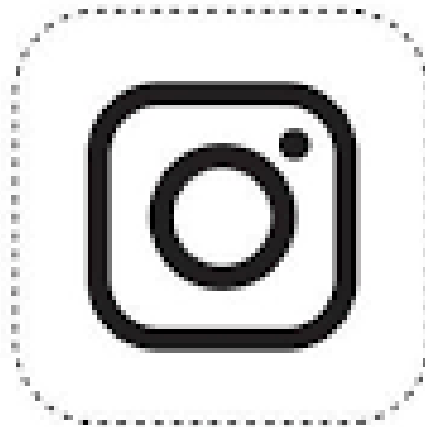


Stay Informed

CITY WEBSITE

<https://dixongrown.com/scoping-meeting/>

CITY SOCIAL MEDIA



HARVEST WEBSITE

Harvestatdixon.com

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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Submit

LOMBARDO RANCH WEBSITE

<https://dixongrown.com/lombardoranch/>



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 Master Plan, Lombardo Master Plan, Southeast Annexation, and General Plan Amendment*”).
- The Reissued NOP is currently available online at link above.



Next Steps

Next Steps...

- Comment on the Scope of the EIR:
Reissued NOP review and comment period began June 26, 2026, and ends July 27, 2026, at 5:00 pm. All comments must be received within the comment period.
 - Next Opportunity to Comment: Draft EIR
 - City Project Website:
<https://dixongrown.com/scoping-meeting/>
 - City Planner Contact
City of Dixon
Raffi Boloyan, Community Development Director
600 East A Street, Dixon, CA 95620
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, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project.



Thank you!

For more information, visit the City's project webpage link below
<https://dixongrown.com/scoping-meeting/>