



Date: July 21, 2025

To: Responsible/Trustee Agencies, Other Public Agencies, Advocacy Groups and Interested parties:

Subject: **Notice of Availability and Intent to Prepare an Environmental Impact Report for Harvest Master Plan, Southeast Annexation, and General Plan Amendment in Dixon, CA and Notice of Preparation Scoping Meeting**

NOTICE IS HEREBY GIVEN that the City of Dixon (City), as the Lead Agency, prepared Notice of Preparation (NOP) in compliance with the California Environmental Quality Act (CEQA) for the Harvest Master Plan, Southeast Annexation, and General Plan Amendment project.

PROJECT DESCRIPTION: The Harvest Master Plan, Southeast Annexation, and General Plan Amendment project (Project) site comprises approximately 7,819 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), and approximately 39 acres of land located within the City's Pond C stormwater drainage area. The Project proposes the following:

- 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. The Project encompasses the Harvest Master Planned Development—a phased, mixed-use community of up to 8,752 residential units, commercial/mixed-use space, public facilities, infrastructure (water, wastewater, stormwater, transportation), and extensive open space—anticipated to build out over 20–25 years. Pond C may be utilized for drainage upgrades and potential community-serving facilities.
- SOI expansion including SOI Area A (1,768 acres), SOI Area B (1,306 acres), SOI Area C (79 acres), the Harvest Project (838 acres), the Lombardo Ranch Project (147 acres), and non-participating parcels (273 acres). The Lombardo Ranch site would maintain current land-use designations pending future project application and non-participating parcels are proposed for annexation with no immediate land-use changes. Proposed SOI Areas A, B, and C would pre-zone in anticipation of future City growth.
- New Areas of Interest outside city limits and SOI (3,408 acres) as potential future growth areas to enhance coordination between the City and other responsible agencies.
- All Project components would be subject to LAFCO approval and municipal services review.

POTENTIAL ENVIRONMENTAL EFFECTS: The project level elements of the EIR will analyze potentially significant impacts associated with adoption and implementation of The Harvest-Dixon project. In particular, the EIR will focus on the project's increased development potential. Other project elements, such as the City's proposed changes to the current SOI and the Lombardo Ranch project, will be evaluated at a programmatic level of analysis. The EIR will evaluate the full range of environmental issues contemplated under CEQA and the CEQA Guidelines as set forth in CEQA Guidelines Appendix G, except for specific topics identified below as having no impact. Where potentially significant or significant impacts are identified, the EIR will discuss mitigation measures to address the impact. At this time, the City anticipates that EIR sections will be organized in the following topical areas: *Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Energy; Geology, Soils, and Seismicity; Greenhouse Gases and Climate Change; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services and Recreation; Transportation; Utilities and Service Systems; and Wildfire.*

NOTICE IS HEREBY FURTHER GIVEN that the Notice of Preparation has been prepared in accordance with Section 15082 of the CEQA Guidelines and will be circulated for a 30-day review period during which your comments regarding scope of the Draft EIR are welcomed. The NOP comment period will **commence Monday, July 21, 2025 and conclude Tuesday, August 19, 2025**. The NOP may be accessed at <https://www.cityofdixon.us/environmentalreviewdocuments>, under the "Harvest Master Plan, Southeast Annexation, and General Plan Amendment" heading.

Your comments on the scope of the upcoming Draft EIR must be sent at the earliest possible date, but no later than **5:00 p.m. on Tuesday, August 19, 2025**. Comments on the scope of the Draft EIR can be made to the following and any written communication shall include Harvest Master Plan, SE Annexation, and General Plan Amendment - Project - NOP Comments in the subject line:

Raffi Boloyan, Community Development Director
City of Dixon
600 East A St.
Dixon, CA 95620
Email: planningdepartment@cityofdixonca.gov
Phone: (707) 678-7000

NOTICE IS HEREBY FURTHER GIVEN that the City will hold a public Scoping Meeting so community members may learn more about The Harvest-Dixon project and provide input on the scope of the EIR. This Scoping Meeting will be held on **Monday, August 11, 2025 at 7:00 pm**. The meeting can be attended either in-person at City Hall Council Chambers at 600 East A St. Dixon, CA 95620 or via Zoom at: <https://us02web.zoom.us/j/82903716476?pwd=1p6M4naWH5M68g89R5hUKZ9jsLGuez.1> , or www.zoom.com, (Meeting ID: 829-0371-6476, Passcode: 707143). To join the meeting via phone only, dial (669) 444-9171, (Meeting ID: 829-0371-6476, Passcode: 707143).