

NOTICE OF PREPARATION HARVEST MASTER PLAN, LOMBARDO RANCH MASTER PLAN, SOUTHEAST ANNEXATION, AND GENERAL PLAN AMENDMENT PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT



Date: June 26, 2026

To: State Clearinghouse, Agencies, Organizations, and Interested Parties

From: City of Dixon Community Development Department

Subject: Notice of Preparation and Scoping Meeting for the Draft Environmental Impact Report for the Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project (SCH 2025070838)

Scoping Meeting: July 13, 2026 at 7:00 pm
(In-person meeting with online Zoom capabilities) (see page 2 for information)

Comment Period: June 26, 2026 to July 27, 2026

NOTICE IS HEREBY GIVEN that the City of Dixon (City), as the Lead Agency, has determined that the Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project (Project) will require preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). The City previously released a Notice of Preparation (NOP) for the Project on July 21, 2025, to initiate the environmental scoping process in accordance with the CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082) (SCH-2025070838). This reissued NOP provides changes to the project description. This reissued NOP is being distributed to applicable responsible agencies, trustee agencies, interested agencies, parties, and organizations as required by CEQA. Interested agencies and parties are requested to comment on the scope and content of the significant environmental issues, mitigation measures, and reasonable alternatives to be explored in the Draft EIR. Information regarding the project description, project location, public outreach process, and topics to be addressed in the Draft EIR is provided below.

Notice of Preparation 30-Day Comment Period

The City, as lead agency, is soliciting comments from responsible agencies, trustee agencies, public agencies, organizations, and members of the public regarding the scope and content of the Draft EIR, and the environmental issues and alternatives to be addressed in the Draft EIR. The City requests that responsible agencies, trustee agencies, interested parties, and the Office of Land Use and Climate Innovation respond in a manner consistent with Section 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code Section 21080.4, responsible agencies, trustee agencies, and the Office of Land Use and Climate Innovation must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on June 26, 2026 and end on July 27, 2026 at 5:00 pm.

In the event that the City does not receive a response from any responsible or trustee agency by the end of the review period, the City may presume that the responsible agency or trustee agency has no response to make (CEQA Guidelines Section 15082(b)(2)).

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Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to the address shown below by 5:00 p.m. on July 27, 2026. Written communication shall include "Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project - NOP Comments" in the subject line.

For additional information, please contact:

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

Draft EIR Scoping Meeting

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.

It is anticipated, but is not yet determined, that in early 2027, through public notice and hearings, the Planning Commission will review the Draft EIR and accept comments on the adequacy of the Draft EIR. Subsequently, through noticed public hearings, the Planning Commission will review the Project and the Final EIR and provide recommendations to the City Council, who will then take action on the Project, including consideration of the Final EIR, at noticed public hearings.

The date, time, and place of the Scoping Meeting are as follows:

**Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and
General Plan Amendment Project Draft EIR Scoping Meeting**

Monday, July 13, 2026 at 7:00pm

Attend in-person:

City of Dixon City Hall Council Chambers
600 East A St., Dixon, CA 95620

Join via Zoom:

<https://us02web.zoom.us/j/88067988988?pwd=d3b7DLZnbfxJBMsZaDnp5jkPFNMHM3.1>

Or

www.zoom.com

Meeting ID: 880 6798 8988

Passcode: 829675

Join Zoom Via Phone

+1 (669) 444-9171

Meeting ID: 880 6798 8988

Passcode: 829675#



Project Location and Setting

The City is located in the Central Valley region of Northern California, along the Interstate 80 (I-80) corridor, with the cities of Davis and Sacramento located approximately six and 25 miles to the northeast, respectively, and the cities of Vacaville and San Francisco located approximately 15 and 65 miles to the southwest, respectively. State Route 113 is a north-south state highway that runs through the City's downtown and is a major route for agricultural goods transport. The Union Pacific Railroad (formerly Southern Pacific) line passes through the City, carrying both freight and passenger trains. Amtrak's Capitol Corridor service, which connects Sacramento and the Bay Area, also utilizes this line but does not serve Dixon.

The Project site comprises approximately 4,233 acres of land. The majority of the Project site is located just outside the City's existing city limits and Sphere of Influence (SOI); however, a portion of the Project site is located within the City's existing SOI and within the City's existing city limits. The Project site includes several components identified as North SOI, East SOI, Pedrick Parkway SOI, and the Southeast Annexation Area which includes the Harvest Master Planned Development Project (Harvest at Dixon Project), the Lombardo Ranch Master Planned Development Project (Lombardo Ranch Project), Pond C, and non-participating parcels, as shown in Figure 1.

- The North SOI is located along the northwestern boundary of the City, outside the City's existing city limits and SOI, and is bounded by I-80 to the southeast and Sievers Road to the north.
- The East SOI is located along the northeast corner of the City's existing city limits and SOI and is located south of I-80 and east of Pedrick Road.
- The Pedrick Parkway SOI encompasses the Pedrick Road right-of-way (ROW) from Vaugh Road to approximately 0.5 mile north of the Casey Road and Pedrick Road intersection. The Pedrick Parkway SOI spans approximately 4.75 miles.
- The Southeast Annexation Area, which encompasses the Harvest at Dixon Project, the Lombardo Ranch Project, and the non-participating parcels, is located south and southeast of the City's existing city limits. Though the entirety of the Southeast Annexation Area is located outside of the existing city limits, the Lombardo Ranch Project and a portion of the non-participating parcels are located within the City's existing SOI. Additionally, Pond C is located north and northwest of the Harvest at Dixon Project site and lies within the City's existing city limits.

The approximate acreages of each Project component are shown in Table 1 below:

Table 1: Proposed Project

Project Component	Approximate Acres
North SOI	745
East SOI	1,326
Pedrick Parkway SOI	90
Southeast Annexation Area (Total including Harvest at Dixon Project, Lombardo Ranch Project, and non-participating parcels)	2,033
<i>Harvest at Dixon Project</i>	<i>999</i>
<i>Lombardo Ranch Project</i>	<i>147</i>
<i>Non-participating Parcels</i>	<i>887</i>

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Project Component	Approximate Acres
Pond C	39
Total	4,233

The site consists of the following Assessor's Parcel Numbers (APNs):

North SOI

- 0111020050
- 0111020040
- 0111020030
- 0111020020
- 0111020170
- 0111020160
- 0111020210
- 0111020150
- 0111020010
- 0111020220
- 0108040030
- 0111010020
- 0111010060
- 0111010050
- 0108110010
- 0108100110
- 0108100020
- 0108040050
- 0108030030
- 0108110570

East SOI

- 0111100210
- 0111100170
- 0111100200
- 0111100040
- 0111100180
- 0111100190
- 0111050110
- 0111050150
- 0111050050
- 0111050040
- 0111220010
- 0111220020
- 0111220030
- 0111220040
- 0111050200
- 0111050180
- 0110160120
- 0110160090
- 0110160220
- 0110160230
- 0110160070
- 0110150230
- 0110150280
- 0110150040
- 0110150150
- 0110150160
- 0110170160
- 0110150170
- 0110150180
- 0110170010
- 0110090060
- 0110090040
- 0111100020
- 0111050030
- 0110170140

Harvest at Dixon Project

- 0112080030
- 0112080040
- 0112080070
- 0112040030
- 0112040140
- 0112040040
- 0112040060
- 0112040160
- 0112040170
- 0116020050
- 0116020040
- 0112040230

Lombardo Ranch Project

- 0116040070
- 0116040060

Non-Participating Parcels

- 0112040180
- 0112040190
- 0116030090
- 0116030080
- 0116030070
- 0116030060
- 0116030050
- 0116030040
- 0112080120
- 0112080150
- 0112080100
- 0112040130
- 0112040120
- 0112040110
- 0112040200
- 0112040220
- 0109210050
- 0109130080
- 0109130140
- 0109130060
- 0109130130
- 0109130120
- 0112080170
- 0112080160
- 0112080140
- 0143010120
- 0143010020
- 0143010110
- 0112080050
- 0112080130



Pond C

- 0116030110

The Pedrick Parkway SOI is located in Solano County owned ROW areas and does not have an associated APN.

The majority of the Project area consists of undeveloped agricultural land. The North SOI and East SOI are primarily agricultural land with various rural residential, commercial, and industrial uses scattered throughout. The Southeast Annexation Area consists mostly of agricultural land. Two small portions of the Harvest at Dixon Project site are developed with rural residential uses. The Lombardo Ranch Project site is entirely agricultural land within the City's existing SOI. The non-participating parcels are developed with agricultural and rural residential uses as well as existing uses such as Superior Farms (a meat processing plant) and Happy Paws Kennel (a dog daycare and kennel). Pond C is part of the City's stormwater drainage system and serves as a major detention basin for stormwater runoff.

The Pedrick Parkway SOI is an existing roadway located within the County ROW and does not have applicable land use and zoning designations and as such, is omitted from the description of land uses and zoning below.

According to the Solano County General Plan Land Use Map:

The entirety of the Harvest at Dixon Project site, the majority of the North SOI, and the majority of the non-participating parcels are designated as Agriculture (AG). A small portion of the North SOI is designated Urban Commercial and Highway Commercial. Additionally, the portion of the non-participating parcel located within the City's existing SOI and the Lombardo Ranch Project site are designated Urban Residential (UR). The northern portion of East SOI (located north of the Union Pacific Railroad (UPRR) tracks that bisect the area) is primarily designated Limited Industrial (LI), with a small portion in the northernmost section designated AG, while the southern portion of East SOI is designated entirely as AG.

According to the Solano County Zoning Map:

The entirety of the Harvest at Dixon Project site, the Lombardo Ranch Project site, and North SOI are zoned Exclusive Agriculture (A-40). However, an approximately 5 acre portion of the North SOI is zoned Highway Commercial. The majority of the non-participating parcels are zoned A-40 except for a small portion zoned as Manufacturing General (MG). In East SOI, the majority of the northern portion, located north of the UPRR tracks, is zoned with a mix of MG, Industrial Agricultural Service (I-AS), and A-40, while the southern portion is zoned entirely as A-40.

According to the City of Dixon General Plan and Zoning Maps:

Pond C is located within the City's existing city limits and is designated Public Facilities in both the City's General Plan Land Use Map and Zoning Map. The portion of the non-participating parcels located within the City's existing SOI and the Lombardo Ranch Project site are designated Low-Density Residential by the City's General Plan.

Project Description

The Project site covers a 4,233 acre area which is comprised of approximately 3,969 acres of land located in unincorporated Solano County surrounding the City of Dixon just outside the City's existing city limits and SOI, 225 acres within the City's existing SOI but outside of city limits, and 39 acres located within the City's Pond C

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stormwater drainage area within the existing city limits. The Project proposes the following:

- Expand the City of Dixon's limits by annexing approximately 2,033 acres of unincorporated Solano County land comprised of the Harvest at Dixon Project, Lombardo Ranch Project, and non-participating parcels (identified collectively as the Southeast Annexation Area). The Project encompasses the Harvest Master Planned Development—a phased, mixed-use community of up to 6,300 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. The Project also encompasses the Lombardo Ranch Master Planned Development which proposes up to approximately 825 single-family residential dwelling units, a limited neighborhood-serving commercial area intended to serve the daily needs of Project residents, and parks and open space areas. The non-participating parcels would maintain current land-use designations pending future project application and are proposed for annexation with no immediate land-use changes.
- SOI expansion including North SOI (745 acres), East SOI (1,326 acres), and the Pedrick Parkway SOI (90 acres). Proposed SOI areas would pre-zoned in anticipation of future City growth.
- Pond C is an existing stormwater detention basin that is part of the City's stormwater drainage system and is located within city limits, directly north and northwest of the Harvest at Dixon Project site. Pond C will be addressed in the EIR from a stormwater drainage and plumbing standpoint as a result of Project activities. Pond C may be considered for expansion to provide additional stormwater detention storage to serve the Project or enhancement of the existing recreational trail.
- All Project components would be subject to Solano County Local Agency Formation Commission (LAFCO) approval and municipal services review.

The Project components and their related proposed actions are outlined below in Table 2.

Table 2: Proposed Project Components and Actions

Project Component	Approximate Acres	Proposed Action
North SOI	745	Inclusion in SOI and Pre-Zoning
East SOI	1,326	Inclusion in SOI and Pre-Zoning
Pedrick Parkway SOI	90	Inclusion in SOI and Pre-Zoning
Harvest at Dixon Project	999	Master Planned Development and Annexation
Lombardo Ranch Project	147	Master Planned Development and Annexation
Non-participating Parcels	887	Annexation
Pond C	39	Stormwater Expansion/Enhancement of Existing Recreational Trail
Total	4,233	--

Project Components

Sphere of Influence Expansion

The Project proposes to amend the City's General Plan and the existing SOI to include areas identified by the Project as North SOI, East SOI, and Pedrick Parkway SOI. The Project's SOI expansion would result in an additional 2,161 acres of land being within the City's SOI. The Project does not include any specific development within this expanded SOI area but would involve pre-zoning, which would establish a framework for future growth and development. As required by Solano County LAFCO guidelines, a city must pre-zone

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unincorporated territory that the city expects to annex in the future and the proposed zoning must be consistent with the City's General Plan. The SOI expansion would also require Municipal Services Review (MSR) to review the extension of services into previously unserved, unincorporated territory and Solano LAFCO has final approval authority on the SOI expansion.

Annexation

The Project proposes annexation of the Harvest at Dixon Project site, Lombardo Ranch Project site, and the non-participating parcels into City of Dixon city limits. These three areas comprise the Southeast Annexation area. Annexation of this area would expand the City's existing city limits by approximately 2,033 acres. Proposed annexation would require Solano County LAFCO approval and would require MSR to review the extension of services into previously unserved, unincorporated territory.

Harvest at Dixon Project

The Harvest at Dixon Project site is proposed for annexation into city limits. The details of the Harvest at Dixon Project are provided below.

Lombardo Ranch Project

The Lombardo Ranch Project site is currently located within the City's existing SOI and is proposed for annexation into city limits. The details of the Lombardo Ranch Project are provided below.

Non-Participating Parcels

Although the non-participating parcels would be annexed into the city limits, land uses within the non-participating parcels would not be modified as a result of the Project, and no specific development is proposed on these parcels at this time. These non-participating parcels have been included in the proposed Southeast Annexation Area to ensure conformity with Solano County LAFCO requirements and compliance with Solano County LAFCO policies for annexation. As the Project does not include any land use modifications or development on these parcels, the non-participating parcels would not warrant an impact assessment. No direct evaluation of these parcels would occur in the EIR, other than through the Solano County LAFCO lens.

Master Planned Development

Harvest at Dixon Project

The Harvest at Dixon Project is a proposed Master Planned Development. The Harvest at Dixon Project would be developed as a primarily residential community while providing placemaking opportunities and open space for the City. The Harvest at Dixon Project proposes a phased, comprehensive master planned community consisting of low-density residential uses, medium-density residential uses, mixed-use development, public facilities (including a proposed elementary school site and a separate site for a future fire station), drainage basins, a joint-use park, and open space. The Harvest at Dixon Project proposes the development of up to 6,300 residential units at full buildout with varying size, types, and configurations and would include the development of associated infrastructure including water service infrastructure, wastewater infrastructure, stormwater drainage and control, and roadways.

The Harvest at Dixon Project proposes a phased, comprehensive master planned community that would include a Planned Development (PD) overlay that will establish modified zoning standards tailored to the site. The PD overlay will include approximately 362.1 acres of low-density residential uses, 221.3 acres of medium-density residential uses, 41.1 acres of mixed-use development, 14.5 acres of public facilities, 98.2 acres of

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open space, 159.9 acres of roadways, and 101.9 acres of stormwater detention basins. The proposed Harvest at Dixon Project's average residential densities would allow for development of a maximum of 6,300 residential units.

The Harvest at Dixon Project would include the development of associated infrastructure including water service infrastructure, wastewater infrastructure, stormwater drainage and control, and transportation network. The Harvest at Dixon Project proposes development of a new stormwater detention basin to be located directly adjacent to the south of the Harvest at Dixon Project site as well as development of a new onsite well. Water well development and stormwater drainage facilities built to serve this site would also be analyzed in the EIR. Development of the Harvest at Dixon Project is anticipated to begin near Parkway Boulevard and proceed south as buildout occurs which includes building parks, an associated retail center, and the majority of the backbone infrastructure required by the Harvest at Dixon Project in the initial phases of development.

The development of engineering plans and designs, and the EIR analysis, will identify the need for the conveyance of offsite utilities and infrastructure, offsite and adjacent roadways and transportation facilities, as well as the expansion of the City's wastewater treatment facilities. These related but offsite improvements will be analyzed in the EIR.

Buildout of the Harvest at Dixon Project is anticipated to be completed in four phases, depending on market conditions and housing demand. Buildout is anticipated to result in the construction of approximately 300 homes per year taking place over approximately 20 to 25 years for full buildout.

Table 3: Harvest at Dixon Project Proposed Land Use

Proposed Land Use	Approximate Acreage	Sum of Average Units	Sum of Building Area (square feet)
Residential			
Residential – Low-Density (5-10 du/ac)	362.1	2,638	--
Residential – Medium-Density 1 (10-17.4 du/ac)	131.5	1,780	--
Residential - Medium-Density 2 (17.5-21 du/ac)	44.4	842	--
Residential – Medium-Density 3 Max (21-25 du/ac)	45.4	1,040	--
Public Facility			
Public Facility – School	12.0	--	52,272
Public Facility – Fire Station	2.5	--	21,780
Open Space			
Open Space	98.2	--	75,200
Mixed-Use			
Campus Mixed-Use	31.1	--	677,358
Commercial Mixed-Use	10.0	--	108,900
Road Circulation			
Roads: Arterials & Collectors	52.0	--	--

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Proposed Land Use	Approximate Acreage	Sum of Average Units	Sum of Building Area (square feet)
Roads: Local Neighborhood	107.9	--	--
Detention Basin			
Stormwater Detention Basin	101.9	--	--
Total	999	6,300	935,510

Lombardo Ranch Project

The Lombardo Ranch Project is a proposed Master Planned Development. The Lombardo Ranch Project has a project site area of 147 acres; however, when including frontage roadway improvements, the overall development area would total 150 acres. The Lombardo Ranch Project would be developed as a primarily low-density residential community. The Lombardo Ranch Project proposes up to approximately 825 single-family residential dwelling units, all of which are anticipated to be all-electric homes, along with neighborhood-serving amenities such as parks and open space, pedestrian and bicycle facilities, and supporting backbone infrastructure (water, wastewater, storm drainage, power/telecommunications joint trench) and roadway improvements, including internal public streets and off-site frontage improvements. The Lombardo Ranch Project would also include a limited neighborhood-serving commercial area, intended to serve the daily needs of Project residents. The commercial structure would have a maximum square footage of 20,000 square feet. Internal circulation and access would be designed to integrate with the City's planned roadway network and applicable circulation plans.

The Lombardo Ranch Project is proposed to proceed under a Planned Development (PD) overlay that will establish modified zoning standards tailored to the site. The PD overlay will include approximately 2 acres of Neighborhood Commercial (CN) in addition to the Low-Density Residential uses.

The Lombardo Ranch Project is proposed to be constructed in three phases to allow orderly delivery of backbone infrastructure, roadway connections, initial neighborhoods, and parks. The overall buildout period for the Lombardo Ranch Project is expected to occur over 8 years.

Table 4: Lombardo Ranch Project Proposed Land Use

Proposed Land Use	Approximate Acreage	Units	Sum of Building Area (square feet)
Residential – Low-Density	90.8	825	--
Commercial	2.0	--	20,000
Central Park	5.0	--	--
Linear Park	5.0	--	--
Greenways (passthroughs)	1.7	--	--
Other open space	0.4	--	--
Well Site	1.0	--	--
On-site Roads	38.2	--	--
R/W Dedication (East A & Pedrick)	2.9	--	--
Total	147	825	20,000



Pond C

Pond C is an existing stormwater detention basin that is part of the City's stormwater drainage system and is located within the City of Dixon, directly north and northwest of the Harvest at Dixon Project site. Pond C will be addressed in the EIR from a stormwater drainage and plumbing standpoint as a result of Project activities. Pond C may be considered for expansion to provide additional stormwater detention storage to serve the Project or enhancement of the existing recreational trail.

Required Approvals and Permits

Permits and approvals that may be required for the Project and that may be sought from public agencies include, but are not limited to, the following:

City of Dixon

Potential permits and approvals required by the City of Dixon as lead agency include:

- Certification of an Environmental Impact Report (EIR), and adoption of a Mitigation Monitoring and Reporting Program (MMRP)
- General Plan Amendments
- Zoning Amendments / Pre-zoning
- Master Planned Development Approval
- Development Agreement
- Subdivision Maps (Large lot and small lot)
- Design Review
- Grading Permits
- Building Permits
- Encroachment Permits
- Infrastructure Improvement Plan Approval (for water, sewer, storm drainage, streets)
- Parkland Dedication or In-Lieu Fee Approval (as applicable)
- Agricultural Mitigation or in lieu fee approval (as applicable)

Solano County LAFCO

The Project includes annexations from Solano County into the City of Dixon. Approval by Solano County LAFCO, a responsible agency under CEQA, would be required for the Project's proposed annexation and SOI expansion. The EIR will be used to support the following subsequent actions:

- Approval of annexation by Solano County LAFCO
- Pre-zoning of annexed parcels consistent with the City of Dixon General Plan land use designations
- Approval of Sphere of Influence (SOI) amendment
- Preparation of updated Municipal Services Reviews (MSR) required by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.), addressing the amendment to the SOI and city limits and changes contemplated in City services due to the Project



Solano County

- Mandatory consultation and Tax Sharing agreement with Solano County

Public Service Providers

- Modifications to other public service provider's service boundaries to include the Project area as applicable

City of Dixon Water District

- Modification to the boundary to include the Project area within its service boundary
- Approval of a Water Supply Assessment
- Approval of water infrastructure design and capacity analysis

City of Dixon Sewer District

- Modification to the boundary to include the Project area within its service boundary
- Approval of wastewater collection system improvements

Solano Transportation Authority

- Coordination and review of proposed modifications to the roadway network within the Project area
- Review of consistency with Solano Comprehensive Transportation Plan
- Potential updates to transportation impact fees or modeling

California Department of Transportation

- Coordination and review of proposed modifications to the roadway network within the Project area

Draft EIR Analysis

The City will prepare an EIR for the Project. The EIR will be prepared in accordance with CEQA, the CEQA Guidelines (Guidelines), relevant case law, and City procedures. No Initial Study will be prepared pursuant to Section 15063(a) of the CEQA Guidelines.

The Draft EIR for the Project will incorporate, by reference, applicable portions of the certified Dixon General Plan 2040 Draft EIR. The EIR prepared for the Project will be a joint programmatic and project level EIR.

- The Harvest at Dixon Project, Lombardo Ranch Project, and Pond C components of the overall Project will be analyzed in the EIR at a project level.
- The remainder of the Project components (SOI areas and non-participating parcels) will be analyzed at a programmatic level.

The joint EIR will analyze potentially significant impacts associated with adoption and implementation of the Project. In particular, the EIR will focus on the Project's increased development potential. 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. Where potentially significant or significant impacts are identified, the EIR will

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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** – The Draft EIR will describe the aesthetic implications of Project implementation, including visual relationships to the surrounding vicinity and potential impacts on scenic vistas and resources, potential to conflict with regulations governing scenic quality, and light or glare impacts.
- **Agricultural and Forestry Resources** – The Draft EIR will describe the character of the region's agricultural and forest lands, including maps of prime farmlands, other important farmland classifications, and protected farmland (including Williamson Act contracts). This section will provide an analysis including the methodology, thresholds of significance, project impact analysis, cumulative impact analysis, and a discussion of feasible mitigation measures that should be implemented to offset the loss of agricultural or forest lands and Williamson Act cancellations as a result of Project implementation.
- **Air Quality** – The Draft EIR will describe the potential short- and long-term impacts of Project implementation on local and regional air quality and air quality plans based on methodologies issued by the Yolo-Solano Air Quality Management District (YSAQMD).
- **Biological Resources** – The Draft EIR will identify any potential impacts of Project implementation on biological resources, including special-status plant and animal species, riparian habitats, wetlands, other sensitive natural communities, migratory movement, and protected trees.
- **Cultural and Tribal Cultural Resources** – The Draft EIR will describe Project implementation impacts and mitigation associated with cultural, historic, archaeological, and tribal cultural resources.
- **Energy** – The Draft EIR will provide an analysis to determine whether the Project would result in a significant impact on energy use if it would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation; or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.
- **Geology, Soils, and Seismicity** – The Draft EIR will describe the potential geotechnical implications of Project implementation, including adverse effects associated with seismic activity, substantial soil erosion or loss of topsoil, stable, potentially unstable geologic units, and destruction of unique palaeontologic resources or unique geological features.
- **Greenhouse Gases and Climate Change** – The Draft EIR will include a greenhouse gas emissions analysis using the YSAQMD's methodology and guidance for evaluating a project's greenhouse gas emissions and will address the potential for the Project to conflict with an adopted plan or other regulations adopted for the purpose of reducing greenhouse gases.
- **Hazards and Hazardous Materials** – The Draft EIR will describe any existing and anticipated hazardous material activities and releases and any associated impacts of Project implementation. Potential hazards impacts resulting from future construction will also be described.
- **Hydrology and Water Quality** – The Draft EIR will describe the effects of Project implementation on storm drainage, water quality, groundwater resources, and the potential for flooding.
- **Land Use and Planning** – The Draft EIR will describe the potential impacts of Project implementation related to land use and planning, including impacts due to conflict with land use plans, policies, or regulations adopted to avoid or mitigate an environmental effect.
- **Mineral Resources** – The Draft EIR will describe the potential impacts to known and unknown mineral resources in the area that could result from implementation of the Project.

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Draft Environmental Impact Report**

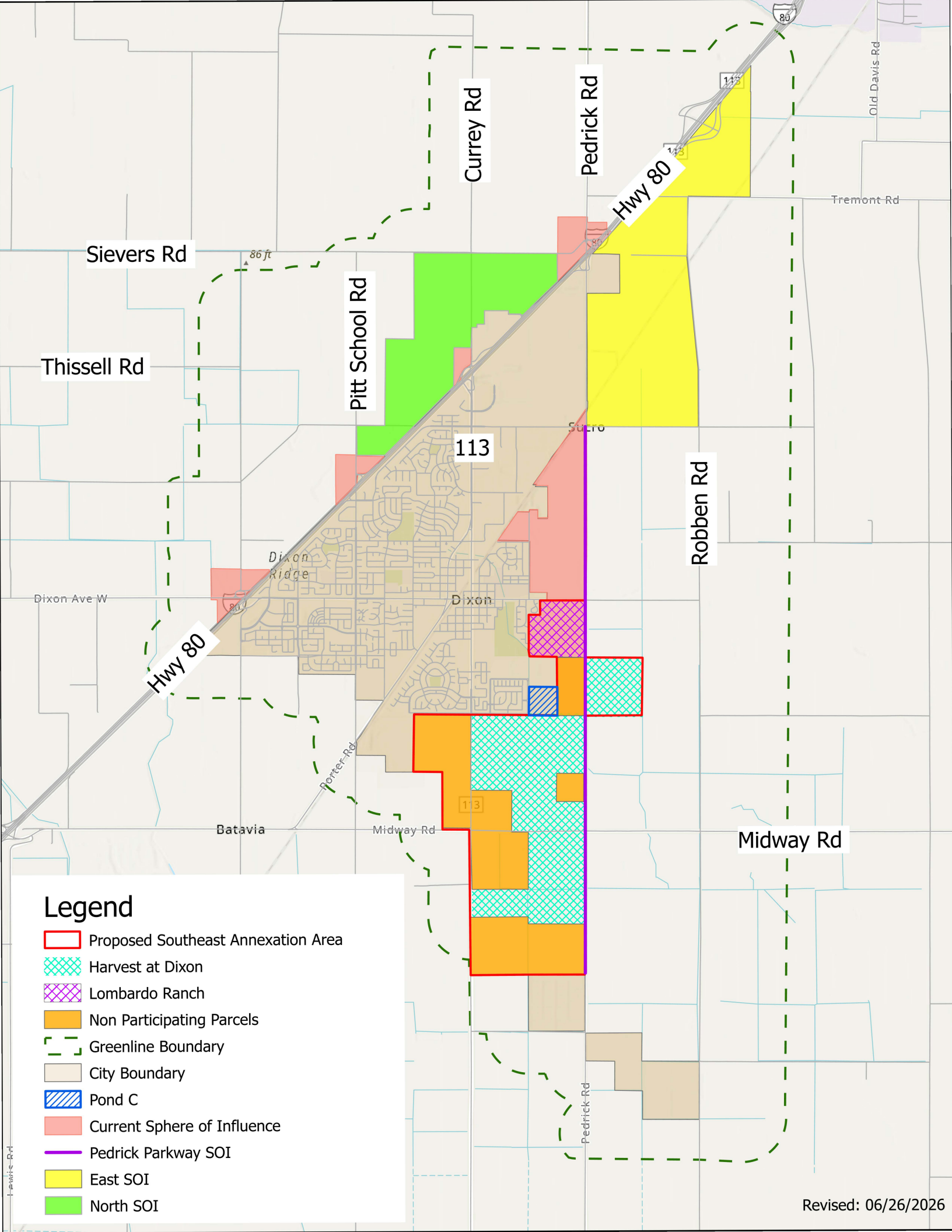


- **Noise** – The Draft EIR will describe noise impacts and related mitigation needs associated with short-term construction and long-term operation (i.e., traffic, mechanical systems, etc.) associated with the Project.
- **Population and Housing** – The Draft EIR will describe the anticipated effects of Project implementation inducing unplanned population growth or displacing existing people or housing.
- **Public Services and Recreation** – The Draft EIR will describe the potential for Project implementation to result in substantial adverse physical impacts on public services, including police, fire and emergency medical services, schools, parks and recreation facilities, and other public facilities.
- **Transportation** – The Draft EIR will describe the transportation and circulation implications of Project implementation, including impacts on the circulation system including transit, roadways, pedestrian and bicycle facilities, potential effects related to vehicle miles traveled, design or incompatible use hazards, and adequate emergency access.
- **Utilities and Service Systems** – The Draft EIR will describe Project implementation effects related to new or expanded water supply, sewer and wastewater treatment, storm drainage, solid waste and recycling, electric, natural gas, and telecommunication infrastructure.
- **Wildfire** – The Draft EIR will describe Project impacts related to emergency response/emergency evacuation plans, potential to exacerbate wildfire risks, and exposure to significant wildfire-related risks.

In addition to the potential environmental impacts noted above, the Draft EIR will evaluate potential cumulative impacts and potential growth-inducing effects associated with Project implementation. The Draft EIR will also compare the impacts of the Project to a range of reasonable alternatives, including a No Project alternative, and will identify an environmentally superior alternative.

Appendix A

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



Legend

- Proposed Southeast Annexation Area
- Harvest at Dixon
- Lombardo Ranch
- Non Participating Parcels
- Greenline Boundary
- City Boundary
- Pond C
- Current Sphere of Influence
- Pedrick Parkway SOI
- East SOI
- North SOI