

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Harvest Master Plan, Southeast Annexation, and General Plan Amendment Project

Lead Agency: City of Dixon

Contact Person: Raffi Boloyan

Mailing Address: 600 East A Street

Phone: (707) 678-7000

City: Dixon

Zip: 95620

County: Solano

Project Location: County: Solano City/Nearest Community: Dixon

Cross Streets: Project site comprises approximately 7,819 acres of land located in unincorporated Solano County and approximately 39 acres of land located within the City Zip Code: 95620

Longitude/Latitude (degrees, minutes and seconds): 38 ° 26 ' 43.67 " N / 121 ° 49 ' 23.86 " W Total Acres: 7,858

Assessor's Parcel No.: 0116030110 0112040180 0112040190 0109130080 0109130140 0109130060 01091

Section: 23 Twp.: 7N Range: 1E Base: Mount Diablo

Within 2 Miles: State Hwy #: 80, 113

Waterways: Gibson Canyon Creek, Putah Creek, Dickson Creek

Airports: University Airport

Railways: UPPR

Schools: Anderson Elementary; Gretchen Higgins Elementary; Tre

Document Type:

CEQA: ☒ NOP	☐ Draft EIR	NEPA: ☐ NOI	Other: ☐ Joint Document
☐ Early Cons	☐ Supplement/Subsequent EIR	☐ EA	☐ Final Document
☐ Neg Dec	(Prior SCH No.) _____	☐ Draft EIS	☐ Other: _____
☐ Mit Neg Dec	Other: _____	☐ FONSI	_____

Local Action Type:

☐ General Plan Update	☐ Specific Plan	☒ Rezone	☒ Annexation
☒ General Plan Amendment	☒ Master Plan	☒ Prezone	☐ Redevelopment
☐ General Plan Element	☐ Planned Unit Development	☐ Use Permit	☐ Coastal Permit
☐ Community Plan	☒ Site Plan	☒ Land Division (Subdivision, etc.)	☒ Other: <u>Dev Agreement, Design Review</u>

Development Type:

☒ Residential: Units <u>8,752</u> Acres <u>580</u>	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☒ Commercial: Sq.ft. _____ Acres <u>48</u> Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☒ Recreational: _____	☒ Other: <u>Annexation</u>
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☒ Recreation/Parks	☒ Vegetation
☒ Agricultural Land	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☒ Septic Systems	☒ Water Supply/Groundwater
☒ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☒ Soil Erosion/Compaction/Grading	☒ Growth Inducement
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Land Use
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☒ Other: <u>Greenhouse Gas, Energy, Tribal Cultural</u>

Present Land Use/Zoning/General Plan Designation:

Land use - Agriculture, Urban Residential, Service Commercial, Limited Industrial Zoning - Exclusive Agriculture, Commercial Service, Manufacturing General, Industrial Agricultural Services, Exclusive Agriculture General Plan Designation - Public Facilities, Low Density Residential

Project Description: (please use a separate page if necessary)

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 (838 acres), the Lombardo Ranch Project (147 acres), and non-participating parcels (273 acres). 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. 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. 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), and SOI Area C (79 acres). Proposed SOI Areas A, B, and C would be pre-zoned 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☒ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☒ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☒ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 21, 2025 Ending Date August 19, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Stantec Consulting Services Inc</u>	Applicant: <u>City of Dixon - Raffi Boloyan</u>
Address: <u>2999 Oak Road, Suite 800</u>	Address: <u>600 East A Street</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Dixon, CA 95620</u>
Contact: <u>Trevor Macenski</u>	Phone: <u>(707) 678-7000</u>
Phone: <u>(916) 508-4170</u>	

Signature of Lead Agency Representative: _____ Date: 7/21/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.