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 # 2025070838

Project Title: Harvest Master Plan, Lombardo Ranch 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 4,194 acres of land located in unincorporated Solano County and 39 acres of land located within the City of Dixon
Zip Code: 95620
Longitude/Latitude (degrees, minutes and seconds): 38 ° 26 ′ 43.67 ″ N / 121 ° 49 ′ 23.86 ″ W
Total Acres: 4,233
Assessor's Parcel No.: 0111020050 0111020040 0111020030 0111020020 0111020170 0111020160 01110
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: UPRR
Schools: Anderson Elementary; Gretchen Higgins Elementary; Tre

Document Type:

CEQA:
- [x] NOP
- [ ] Early Cons
- [ ] Neg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR (Prior SCH No.) _____
- Other: Reissued NOP

NEPA:
- [ ] NOI
- [ ] EA
- [ ] Draft EIS
- [ ] FONSI

Other:
- [ ] Joint Document
- [ ] Final Document
- [ ] Other: _____

Local Action Type:

- [ ] General Plan Update
- [x] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [x] Master Plan
- [ ] Planned Unit Development
- [x] Site Plan
- [x] Rezone
- [x] Prezone
- [ ] Use Permit
- [x] Land Division (Subdivision, etc.)
- [x] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [x] Other: Development Agreement, Design Revie

Development Type:

- [x] Residential: Units 7,125 Acres 674
- [ ] Office: Sq.ft. _____ Acres _____ Employees _____
- [x] Commercial: Sq.ft. 806,258 Acres 43 Employees _____
- [ ] Industrial: Sq.ft. _____ Acres _____ Employees _____
- [ ] Educational: _____
- [ ] Recreational: _____
- [ ] Water Facilities: Type _____ MGD _____
- [ ] Transportation: Type _____
- [ ] Mining: Mineral _____
- [ ] Power: Type _____ MW _____
- [ ] Waste Treatment: Type _____ MGD _____
- [ ] Hazardous Waste: Type _____
- [x] Other: Annexation

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

County General Plan Designation: Agriculture, Urban Commercial, Highway Commercial, Urban Residential, Limited Industrial. Dixon General Plan: Public Facilities, Low Density Residential. Zoning: Exclusive Agriculture, Highway Commercial, Manufacturing General, Industrial Agricultural Service.

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

The Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project (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 of Dixon. 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. 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.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
X California Highway Patrol
X Caltrans District # 4
___ Caltrans Division of Aeronautics
___ Caltrans Planning
X Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
X Conservation, Department of
___ Corrections, Department of
X Delta Protection Commission
___ Education, Department of
___ Energy Commission
X Fish & Game Region # 3
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
X Housing & Community Development
X Native American Heritage Commission

X Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
X Regional WQCB # 5
X Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
X SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
X Water Resources, Department of

___ Other: ___
___ Other: ___

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

Starting Date June 26, 2026 Ending Date July 27, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Stantec Consulting Services Inc.
Address: 2999 Oak Road, Suite 800
City/State/Zip: Walnut Creek, CA 94597
Contact: Trevor Macenski
Phone: (916) 508-4170

Applicant: City of Dixon - Raffi Boloyan
Address: 600 East A Street
City/State/Zip: Dixon, CA 95620
Phone: (707) 678-7000

Signature of Lead Agency Representative: ___ **Date:** 6/26/26

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