



Date: June 26, 2026

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

Subject: **Reissued Notice of Availability and Intent to Prepare an Environmental Impact Report for the Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project (SCH-2025070838) in Dixon, CA and Notice of Preparation Scoping Meeting**

NOTICE IS HEREBY GIVEN that the City of Dixon (City), as the Lead Agency, prepared a reissued Notice of Preparation (NOP) in compliance with the California Environmental Quality Act (CEQA) for the Harvest Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project (Project). The City previously released a Notice of Preparation (NOP) on July 21, 2025, to initiate the environmental scoping process in accordance with the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] Section 15082). This reissued NOP provides changes to the project description and are briefly described below.

PROJECT DESCRIPTION: The Project site covers a 4,233 acre area which is comprised 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), within the City's existing SOI but outside of city limits, and within the City's Pond C 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 Master Planned Development Project (Harvest at Dixon Project), Lombardo Ranch Master Planned Development Project (Lombardo Ranch Project), and non-participating parcels (identified collectively as the Southeast Annexation Area).
- The Project encompasses the Harvest at Dixon Project—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 Project 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, East SOI, and Pedrick Parkway SOI.
- 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.

POTENTIAL ENVIRONMENTAL EFFECTS: The Harvest at Dixon Project, Lombardo Ranch Project, and the 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, 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 reissued 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 Friday, June 26, 2026 and conclude Monday, July 27, 2026**. The NOP may be accessed at <https://www.cityofdixon.us/environmentalreviewdocuments>, under the “Harvest Master Plan, Lombardo Ranch 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 Monday, July 27, 2026**. Comments on the scope of the Draft EIR can be made to the following and any written communication shall include Harvest/Lombardo Ranch, Southeast 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 Master Plan, Lombardo Ranch Master Plan, Southeast Annexation, and General Plan Amendment Project and provide input on the scope of the EIR. This Scoping Meeting will be held on **Monday, July 13, 2026, 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/88067988988?pwd=d3b7DLZnbfxJBMsZaDnp5jkPFNMHM3.1>, or www.zoom.com, (Meeting ID: 880 6798 8988, Passcode: 829675). To join the meeting via phone only, dial (669) 444-9171, (Meeting ID: 880 6798 8988, Passcode: 829675#).