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**Policy Conflicts between the** [**Existing General Plan**](https://www.cityofdixonca.gov/GeneralPlan)

**and the** [**Proposed General Plan Amendment**](https://www.cityofdixonca.gov/departments/CommunityDevelopment/environementalreviewdocuments)

| **General Plan Policy** | **What It Says** | **Conflict with NOP Proposal** |
| --- | --- | --- |
| **POLICY NE-1.4 Agricultural Mitigation (page 35)** | *“Prior to annexing land into the city or expanding the SOI, require agricultural mitigation consistent with Solano LAFCO Standards and Procedures when agricultural lands would be converted to nonagricultural purposes.”* | NOP annexes **~1,258 acres of farmland** (Harvest, Lombardo Ranch, non-participating parcels) and expands SOI by **3,153 acres**, converting mostly **A-40 ag-zoned land** to urban use. |
| **POLICY NE-1.1 & NE-1.2**  **Preserve Open Space & Greenbelts (page 35)** | *“Preserve agricultural lands that surround Dixon through conservation easements and greenbelts; support placing more land into permanent conservation.”* | NOP directly **urbanizes farmland south & southeast of city**, in tension with the Davis-Dixon and Vacaville-Dixon greenbelt goals. |
| **POLICY LCC-1.3 Growth Management**  **(Page 87)** | *“Promote a land and resource efficient development pattern and limit ‘leap frog’ development.”* | NOP proposes **large-scale annexation beyond contiguous city fabric**, leapfrogging into unincorporated Solano farmland. |
| **POLICY LCC-1.8 Annexation Requirements**  **(Page 87)** | *“Approve annexation only after adoption of an area-wide plan that addresses land use, circulation, housing, infrastructure, and public facilities and services.”* | NOP bundles annexation with a **single master-planned development** (Harvest) and broad SOI expansion without fully defined infrastructure plans for Lombardo Ranch and non-participating parcels. |
| **Measure B Growth Control (noted in GP §3.4, page 83)** | Limits residential growth to **3% per year**, requiring ~80% single-family / 20% multifamily. | NOP proposes **4,000–8,752 new homes** over 20–25 years (~300/year). With full build out, this will **exceed Measure B limits**. |
| **POLICY NE-1.5 Interim Agricultural Use**  **(Page 35)** | *“Continue to allow agriculture as an interim use on land designated for future urban use.”* | NOP accelerates conversion of farmland into housing and mixed-use rather than maintaining ag use as interim. |
| **LCC-1.1 Agricultural Buffers**  **(Page 87)** | *“Recognize and maintain Dixon as a community surrounded by productive agricultural land and greenbelts.”* | NOP’s annexation erodes buffer zones, especially **south and southeast**, reducing the agricultural “ring” around Dixon. |
| **POLICY NE-1.7 Sustainable Groundwater Management (Page 36)** | Calls for proactive protection of the **Solano Subbasin aquifer**. | NOP anticipates **new wells and major groundwater demand** to serve 8,700+ homes and businesses — stressing long-term groundwater sustainability. |
| **POLICY LCC-2.1 Small-Town Character**  **(Page 100)**  **Conservation**  **Easements** | *“Maintain small-town character while allowing for measured growth.”*  Silent on the annexation of four  conservation easements. These  are parcels which were purchased  and are held in perpetuity for ag use. | NOP’s scale of development (up to 8,752 units) could **double Dixon’s population**, challenging small-town character preservation.  Four conservation easements are  currently proposed for future annexation by the City. It is not clear that the law will allow this. |