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**Specific differences in the existing** [**Dixon General Plan**](https://www.cityofdixonca.gov/GeneralPlanUpdate)

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

| **Category** | **Final Compiled General Plan (2021 / updated 2023)** | **NOP – Harvest Master Plan & Southeast Annexation (2025)** |
| --- | --- | --- |
| **Planning Area** | 5,522 acres (8.6 sq. miles), includes city + SOI(Page 15) | Adds **7,858 acres**: annexation areas + SOI expansions + Area of Interest (Pages 3 & 6) |
| **City Limits** | ~4,635 acres (7.2 sq. miles) (Page 16) | Expanded by **1,258 acres** (Harvest, Lombardo Ranch, non-participating parcels) (Pages 6-7) |
| **Sphere of Influence (SOI)** | 887 acres outside city limits (Page 16) | Expanded by **3,153 acres** (SOI Areas A, B, C) (Page 7) |
| **Area of Interest (AOI)** | Not defined in General Plan, nor is this a term found in California state law | New **3,408-acre AOI** identified for future planning/coordination. This term is not found in law, but is instead an effort by the city to “mark” land they might wish to obtain from the county (Pages 6-7) |
| **Growth Philosophy** | Emphasis on **measured, contiguous growth**, farmland protection, no leapfrog development(Pages 12, 86, 87, 97) | **Large-scale annexation & pre-zoning**; major conversion of farmland to urban uses (Pages 6-7) |
| **Growth Cap (Measure B)** | Limits housing growth to **3% per year**; 80% single-family / 20% multifamily mix(Pages 83, 86) | Would effectively override Measure B by proposing **4,000–8,752 new units** over 20–25 years (Pages 6, 8-9) |
| **Housing & Land Use** | Focus on downtown, SR-113 corridor, Northeast & Southwest Quadrants (Pages 86-99) | Harvest Project land uses: • 240 ac Low-Density Res. • 292 ac Medium-Density Res. • 48 ac Mixed-Use • 16 ac Public Facilities • 141 ac Parks/Open Space(Pages 8-9) |
| **Non-****Participating Parcels** | No major role in GP | Annexed, but **no land use changes** now. These may be conservation easements or other land already held in perpetuity. (Page 6) |
| **Lombardo Ranch** | GP designation = Low Density Residential (Page 92) | Annexed, but **development deferred** until future project app. & EIR (Page 6) |
| **Infrastructure** | Expansion must be gradual, tied to growth and fiscal capacity (Pages 15-16 and 86-89) | New wells, wastewater plant expansion, stormwater/drainage upgrades, Pond C reuse for community/resiliency center (Pages 6,8,10,12) |
| **Open Space & Agriculture** | Strong protection: greenbelts, easements, agricultural mitigation required (Pages 26, 35, 84, 86-89) | Converts significant ag land (currently zoned A-40 / Williamson Act) to urban use; mitigation TBD (Page 11) |
| **Environmental Review** | General Plan EIR is “self-mitigating” through its policies (Page 22) | New **programmatic + project-level EIR** required for annexation/Harvest Project (Pages 7, 10) |