



# County of Yolo

DEPARTMENT OF COMMUNITY SERVICES

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## NOTICE OF AVAILABILITY AND NOTICE OF PUBLIC HEARING

### 2016 DUNNIGAN GENERAL PLAN AMENDMENT AND REZONING INITIAL STUDY/NEGATIVE DECLARATION (ZF# 2016-0028)

**DATE:** November 22, 2016  
**TO:** Interested Agencies and Individuals  
**FROM:** Yolo County Community Services Department

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**Yolo County has initiated a 30-day public review of the 2016 Dunnigan General Plan Amendment and Rezoning with the publication of the Initial Study/Negative Declaration for the project. The public comments on the Initial Study should be received by December 24, 2016.**

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed 2016 Dunnigan General Plan Amendment and Rezoning on **January 12, 2017** to hear public comments, discuss the amendments, and consider a recommendation to the Board of Supervisors on the proposal. A separate notice will be sent out in advance of the Planning Commission hearing. A hearing before the Board of Supervisors will be scheduled after the Planning Commission has approved a recommendation.

The Initial Study/Negative Declaration that analyzes the potential environmental impacts of the proposed 2016 Dunnigan General Plan Amendment and Rezoning is either attached or can be reviewed on the County website at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects> and at the public counter of the County Planning Division at 292 West Beamer Street, Woodland, CA 95696.

#### **Information about the proposed project is provided below.**

The “project” analyzed in this Initial Study/Negative Declaration is the adoption of amendments to the 2030 Yolo Countywide General Plan and to the Yolo County Zoning Code to remove all references to the Dunnigan Specific Plan. Dunnigan is a small unincorporated town of approximately 1,000 residents, located along Interstate 5 in northern Yolo County, 19 miles north of Woodland.

The Dunnigan Specific Plan is one of five areas in unincorporated Yolo County that is designated as a “Specific Plan” in the 2030 Yolo Countywide General Plan approved in November, 2009. (The other four Specific Plan areas are in the Madison, Knights Landing, Elkhorn, and Covell areas.) The designated Specific Plan areas are agricultural lands located

outside the designated growth boundaries of existing unincorporated towns. The purpose of the General Plan designation is to require that a Specific Plan be adopted prior to any urban development being approved in any of the five locations.

(Note that there is a separate General Plan Amendment study that is proceeding with a separate Initial Study/Negative Declaration to analyze the impacts of removing three other Specific Plan areas in Madison, Knights Landing, and Elkhorn. This proposed action, under file ZF 2016-0048, is proceeding behind the Dunnigan Specific Plan GPA.)

The General Plan Amendment and Rezoning will remove all references to the Dunnigan Specific Plan from the General Plan and zoning documents. This action will replace the "Specific Plan" General Plan land use designations and zoning for the approximately three dozen parcels planned for urban development in the Specific Plan area with an "Agriculture" (AG) designation and Intensive Agriculture (A-N) zoning. This would affect only the undeveloped agricultural properties in Dunnigan that are currently zoned "Specific Plan."

The proposed action will also remove the "Specific Plan Overlay" designation and zoning that applies to several hundred individual parcels, already developed within the Old Town area, the Dunnigan Hardwoods rural subdivision, and the existing highway commercial uses around the I-5 interchanges. These properties will retain their existing underlying designation and base zoning which includes Highway Commercial, Low Density Residential, etc. The only change will be to remove the overlaying "Specific Plan Overlay" designation and zoning.

The proposed action will delete all text references in the General Plan to the Dunnigan Specific Plan. This will require revision of several policies, as well as background text, maps, and tables. The General Plan Amendment and Rezoning action also proposes to add one new General Plan policy related to potential future growth areas in Dunnigan (new Policy CC 3.10), which has been proposed by the Dunnigan Citizens Advisory Committee.

Finally, the project includes the proposed redesignation and rezoning of 2.8 acres of agricultural land to allow the expansion of an existing gas station at the corner of County Road 6 and County Road 89.

Comments and questions regarding the proposed 2016 Dunnigan General Plan Amendment and Rezoning may be directed to the project planner at:

Eric Parfrey, Principal Planner  
Yolo County Community Services Department  
292 W. Beamer Street  
Woodland, CA. 95695  
(530) 666-8043  
[eric.parfrey@yolocounty.org](mailto:eric.parfrey@yolocounty.org)

**A public hearing on the proposed 2016 Dunnigan General Plan Amendment and Rezoning is tentatively scheduled at the Yolo County Planning Commission on January 12, 2017 at 8:30 a.m.** in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to consider a recommendation to the Board of Supervisor on the project. All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.