

July 23, 2024

BY Paul Htgj
DEPUTY CLERK OF THE BOARD

RESOLUTION NO. 2024- 102

RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS AMENDING THE YOLO COUNTY GENERAL PLAN TO RESCIND THE 1996 DUNNIGAN COMMUNITY PLAN AND ADOPT THE 2024 DUNNIGAN COMMUNITY PLAN

WHEREAS, the Dunnigan General Plan was originally prepared and adopted by the Yolo County Board of Supervisors in 1996 and renamed and retained in the 2030 Countywide General Plan as the 1996 Dunnigan Community Plan; and

WHEREAS, the 2030 Countywide General Plan, adopted in 2009, overlaid Dunnigan with a Specific Plan area; and

WHEREAS, the Dunnigan Specific Plan Area was removed from the General Plan in 2017, but an additional policy to the 2030 Countywide General Plan was added to identify two potential growth areas for the community to be studied and considered as funds become available; and

WHEREAS, the County received a Sustainable Agriculture Lands Conservation grant from the California Department of Natural Resources in 2022 to produce a community plan for the unincorporated community of Dunnigan; and

WHEREAS, on February 21, 2024, following extensive review, deliberation, community meetings, and public input, the Dunnigan Citizens Advisory Committee recommended a final draft of 2024 Dunnigan Community Plan; and

WHEREAS, in addition to a comprehensive update to the 2024 Dunnigan Community Plan, the land use designation of 52 parcels are proposed to be changed as identified in Exhibit 1; and

WHEREAS, the 2024 Dunnigan Community Plan, the land use designation changes, and supporting environmental documents were made available to the public for a 30-day public review period from January 31, 2024, through March 1, 2024; and

WHEREAS, the Yolo County Planning Commission held a duly noticed public hearing on April 11, 2024, to receive public testimony regarding the 2024 Dunnigan Community Plan, the Negative Declaration prepared in accordance with the requirements of the California Environmental Quality Act, and a related rezoning ordinance, and to make recommendations to the Board of Supervisors; and

WHEREAS, the Board, based on oral testimony and documentary evidence submitted during the public hearing, now finds it proper to rescind the 1996 Dunnigan Community Plan, adopt the 2024 Dunnigan Community Plan, and incorporate it into the 2030 Countywide General Plan, and take certain related actions by an Ordinance adopted concurrently herewith.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of Yolo as follows:

1. The foregoing recitals are true and correct.
2. The Board finds that the actions as set forth in this Resolution are in the public interest and necessary to public health, safety, and welfare.
3. The Board hereby adopts the Negative Declaration as the appropriate level of environmental review under the California Environmental Quality Act.
4. The Board of Supervisors hereby rescinds the 1996 Dunnigan Community Plan and adopts the 2024 Dunnigan Community Plan.
5. The Board of Supervisors hereby amends the Yolo County General Plan to include the 2024 Dunnigan Community Plan dated _____, 2024.
6. The Board of Supervisors hereby changes the land use designation of 52 parcels as shown in Exhibit 1.
7. This Resolution shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of members of the Board of Supervisors voting for and against the same.

PASSED AND ADOPTED by the Board of Supervisors of the County of Yolo following a noticed public hearing on the 23rd day of July, 2024, by the following vote:

AYES: Vixie Sandy, Provenza, Barajas, Villegas, Frerichs.

NOES: None.

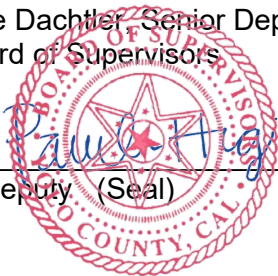
ABSENT: None.

ABSTAIN: None.

Lucas Frerichs, Chair
Yolo County Board of Supervisors

ATTEST:
Julie Dachtler, Senior Deputy Clerk
Board of Supervisors

By  _____
Deputy (Seal)



APPROVED AS TO FORM:
Philip J. Pogledich, County Counsel

By  _____
Eric May, Senior Deputy

EXHIBIT 1: Land Use Designation and Zoning Changes

APN	Acreage	Current Designation	Proposed Designation	Current Zoning	Proposed Zoning
Residential east of 99W (24 land use designation changes)					
051090010	2.39	AG	RR	A-N	RR-5
051090011	6.42	AG	RR	A-N	RR-5
051090027	3.06	AG	RR	A-N	RR-5
051090028	2.22	AG	RR	A-N	RR-5
051090029	2.22	AG	RR	A-N	RR-5
051090030	2.31	AG	RR	A-N	RR-5
051190019	5.37	AG	RR	A-N	RR-5
051190020	3.73	AG	RR	A-N	RR-5
051190021	2.07	AG	RR	A-N	RR-5
051190022	5.66	AG	RR	A-N	RR-5
051190024	4.73	AG	RR	A-N	RR-5
051190025	4.68	AG	RR	A-N	RR-5
051190029	0.97	AG	RR	A-N	RR-5
051190030	0.97	AG	RR	A-N	RR-5
051190031	0.97	AG	RR	A-N	RR-5
051190032	0.98	AG	RR	A-N	RR-5
051190033	0.98	AG	RR	A-N	RR-5
051190034	0.98	AG	RR	A-N	RR-5
051190035	0.95	AG	RR	A-N	RR-5
051190036	0.95	AG	RR	A-N	RR-5
051190037	0.95	AG	RR	A-N	RR-5
051190038	0.95	AG	RR	A-N	RR-5
051190039	0.95	AG	RR	A-N	RR-5
051190040	0.95	AG	RR	A-N	RR-5
Specific Plan areas (7 Land use designation changes)					
051160007	0.25	CL	SP	C-L	S-P
051160008	0.21	CG	SP	C-H	S-P
051160013	53.55	CG, CL	SP	C-H, C-L	S-P
051160020	167.1	AG	SP	A-N	S-P
051160023	13.63	AG	SP	A-N	S-P
051160024	30.81	AG	SP	A-N	S-P
051160098	0.24	CL	PQ	C-L	PQP
CR 6 to CR 7 (4 land use designation changes)					
052030004	17.73	AG	CG	A-N	C-G
052030007	76.41	AG	IN	A-N	I-L
052030022	42.22	AG	CG, RL, CL	A-N	C-G, R-L, C-L
052130001	8.2	AG	PQ	A-N	PQP
Hardwood Grove (5 land use designation changes)					
051110007	2.0	RM	RR	R-M	RR-2
051110008	5.0	RM	RR	R-M	RR-2
051110011	6.0	RM	PQ	R-M	PQP
051120001	12.99	CL	RR, CL	C-L	RR-5, C-L
051202002	6.04	IN	RR	I-H	RR-2

Central Dunnigan (7 land use designation changes)					
051160004	2.4	CG	CG	C-H	C-G
051160005	16.08	CG	CG	C-H	C-G
051160010	0.55	CG	CG	C-H	C-G
051221001	0.36	PQ	PR	PQP	P-R
051224001	0.29	PQ	PR	PQP	P-R
051231001	0.55	IN	PQ	I-H	PQP
051242001	1.36	PQ	PR	PQP	P-R
051242002	0.33	PQ	PR	PQP	P-R
051244004	3.15	IN	CL	I-L	C-L
052020003	5.07	CG	CG	C-H	C-G
052020004	1.0	CG	CG	C-H	C-G
052030020	2.12	AG	IN	A-N	I-L
052030023	4.23	CG	CG	C-H	C-G
Existing Wastewater Facility (4 land use designation changes)					
052130009	39.3	AG	PQ	A-N	PQP
052030017	8.2	AG	PQ	A-N	PQP
052020005	5.25	AG	PQ	A-N	PQP
051160012	2.0	CG	PQ	C-H	PQP
County Road 8 (1 land use designation change)					
052060011	100.00	CG	CG	C-H/ PD-65	C-H
052060018	140.89	AG	AG	A-N	A-I
052130007	90.39	CG	IN	C-H	I-H

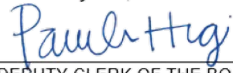
Land Use Designations

AG Agriculture
CG Commercial General
CL Commercial Local
IN Industrial
PQP Public/Quasi-Public
PR Parks and Recreation
RM Residential Medium
RR Residential Rural
SP Specific Plan

Zoning

A-I Agricultural Industrial
A-N Agricultural Intensive
C-H Highway Service Commercial
C-G General Commercial
C-L Local Commercial
I-H Heavy Industrial
I-L Light Industrial
PD Planned Development Overlay
P-R Parks and Recreation
PQP Public/Quasi-Public
R-M Residential Medium
RR-2 Residential Rural (2-acre minimum)
RR-5 Residential Rural (5-acre minimum)
S-P Specific Plan

July 23, 2024

BY 
DEPUTY CLERK OF THE BOARD

ORDINANCE NO. 681.237
ORDINANCE OF THE YOLO COUNTY BOARD OF SUPERVISORS CHANGING THE
ZONING OF CERTAIN REAL PROPERTIES IN ACCORDANCE WITH THE
2024 DUNNIGAN COMMUNITY PLAN

The Yolo County Board of Supervisors, State of California, hereby ORDAINS AS FOLLOWS:

Section 1. PURPOSE

The 2024 Dunnigan Community Plan furthers the goals and policies of the Yolo County General Plan by providing guidance specific to the town of Dunnigan. The guiding vision for this community is to enhance the quality of life and maintain the "small town" ambiance, community character, design, and scale of Dunnigan for present and future generations of residents while fostering economic viability. To achieve this vision, the 2024 Dunnigan Community Plan includes land use policies, goals, and programs to change the land use designations within the community to protect property and resources, provide land for industrial use and employment, facilitate commercial development, and increase residential density in the town center. The zoning changes that are the subject of this Ordinance are necessary toward addressing these commitments and implementing the revised land use designations of the 2024 Dunnigan Community Plan.

Section 2. FINDINGS

The Board of Supervisors finds as follows:

- (a) Yolo County has previously adopted the Yolo County General Plan and the Yolo County Zoning Code that implements the Yolo County General Plan; and
- (b) Government Code Sections 65850 – 65863 provide for amendment of a zoning code and corresponding zoning map from time to time; and
- (c) Following a duly noticed public hearing, the Yolo County Planning Commission recommended adoption of the 2024 Dunnigan Community Plan that included land use changes identified in the plan, and, in doing so, recommended zoning changes that are the subject of this Ordinance; and
- (d) After receiving and considering the recommendation of the Planning Commission regarding the 2024 Dunnigan Community Plan and zoning changes that are the subject of this Ordinance, following a duly noticed public hearing, this Board desires to change the zoning of certain real properties that follows; and
- (e) In connection with the adoption of this Ordinance, the Board further finds that the rezoning is consistent with the land use designation for the noted parcels, as prescribed in the 2024 Dunnigan Community Plan (Exhibit A).

Section 3.

In accordance with the 2024 Dunnigan Community Plan, 60 parcels, as shown in Exhibit B and incorporated herein by this reference, are hereby rezoned in accordance with the land use goals policies. As a result of the adoption of the 2024 Dunnigan Community Plan, the land use designation of 52 parcels will be changed and the rezoning of 60 parcels will occur as follows:

Twenty-four parcels from Agricultural Intensive (A-N) to Rural Residential (RR-5) to recognize the existing small parcel, residential development of an eastern section of the Hardwood subdivision.

Six parcels from Agricultural Intensive (A-N), Highway-serving Commercial (C-H), and Local Commercial (C-L) to Specific Plan (S-P) to provide broader opportunity for a mix of uses at the community center.

Four parcels from Agricultural Intensive (A-N) to Public/Quasi-public (PQP), Local Commercial (C-L), General Commercial (C-G), Light Industry (I-L), and Low Density Residential (R-L) to allow a variety of land uses connecting the community nodes at County Road 6 and County Road 8.

Four parcels from Agricultural Intensive (A-N), one parcel from Highway Services Commercial (C-H), and one parcel from Medium Density Residential (R-M) to Public/Quasi-public (PQP) to recognize existing wastewater settling ponds.

Six parcels from Highway Services Commercial (C-H) to General Commercial (C-G) to provide broader opportunities for development and employment in the town center without the truck traffic related with highway services.

Two parcels from Agricultural Intensive (A-N) to Light Industrial (I-L) to support existing or proposed uses adjacent to the community.

Two parcels from Medium Density Residential (R-M) to Rural Residential (RR-2) due to lack of available infrastructure.

Four parcels from Public/Quasi-public (PQP) to Parks and Recreation (P-R) to meet community needs for parks.

One parcel from Local Commercial (C-L) to Public/Quasi-public (PQP) to facilitate operation of an existing telecommunications facility.

One parcel from Local Commercial (C-L) to Rural Residential with a 5-acre minimum (RR-5) for the southern 10 acres and Local Commercial (C-L) for the northern 2.99 acres to recognize the existing residential use.

One parcel from Highway Services Commercial (C-H) with Planned Development Overlay 56 (C-H/PD-56) to Highway Services Commercial (C-H) to remove the overlay limitations.

One parcel from Agricultural Intensive (A-N) to Agricultural Industry (A-I) to facilitate expansion of the existing processing plant.

One parcel from Highway Services Commercial (C-H) to Heavy Industry (I-H) to better align with existing uses.

One parcel from Heavy Industry (I-H) to Rural Residential (RR-5) to better align with existing uses.

These land use changes and corresponding rezoning are supported by numerous goals and policies of both the 2030 Countywide General Plan and proposed 2024 Dunnigan Community Plan that support quality of life and more opportunities for economic development.

Section 4.

The Zoning Map of the County of Yolo, which is incorporated by reference in Section 8-2.108 of the Yolo County Zoning Code, and incorporated herein by this reference, is amended by the redesignation of certain lands as is reflected Exhibit B.

Section 5.

If any section, subsection, sentence clause, or phrase of this Ordinance or any exhibit is held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, and phrases be declared invalid.

Section 6.

This Ordinance shall be introduced by title and number only with full reading waived.

Section 7.

This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Davis Enterprise together with the names of members of the Board of Supervisors voting for and against the same.

I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo, at the meeting of the Board of Supervisors of said County, and after a noticed public hearing, said Board adopted this Ordinance on the 23rd day of July, 2024, by the following vote:

AYES: Vixie Sandy, Provenza, Barajas, Villegas, Frerichs.

NOES: None.

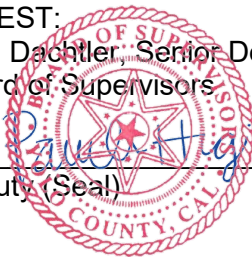
ABSENT: None.

ABSTAIN: None.

Lucas Frerichs, Chair
Yolo County Board of Supervisors

ATTEST:
Julie Dachtler, Senior Deputy Clerk
Board of Supervisors

By _____
Deputy (Seal)



APPROVED AS TO FORM:
Philip J. Pogledich, County Counsel

By
Eric May, Senior Deputy

EXHIBIT A. GENERAL PLAN LAND USE DESIGNATIONS AND ZONING CONSISTENCY

General Plan Land Use Designation	General Description	Consistent Zoning Districts
Residential Rural (RR)	Single-family dwellings on estate size lots. (2- and 5-acre minimum)	RR-2, RR-5
Residential Low (RL)	Single family dwellings on urban size lots. (4 to 10 dwelling units per net acre)	R-L
Residential Medium (RM)	Single and multi-family dwellings on urban size lots and mobile home parks. (11 to 19 dwelling units per net acre)	R-M
Residential High (RH)	Multi-family dwellings on urban size lots. (20 or more dwelling units per net acre)	R-H
Commercial General (CG)	Larger retail and other businesses that serve the everyday needs of the region, including grocery, restaurants, offices, and like uses.	C-G
Commercial General (CG) or Local (CL)	Maintain "main street" character of downtown; protect historical buildings. Allows a wide range of uses, including visitor serving shops, restaurants and specialty retail	DMX
Commercial Local (CL)	Small local retail, service, and office uses that serve the everyday needs of nearby residents.	C-L
Industrial (IN)	Light industrial and service commercial businesses including those that serve the needs of agriculture.	I-H, I-L
Public/Quasi-Public (PQ)	Public services and facilities, including government offices, schools, libraries, and community infrastructure.	PQP
Parks and Recreation (PR)	Developed park facilities, play grounds, sports fields, and public pools.	P-R
Open Space (OS)	Public open space, water bodies, agricultural buffer areas, and habitat.	POS

EXHIBIT B. ZONING CHANGES

APN	Acreage	Current Zoning	Proposed Zoning
Residential east of 99W (24 zone changes)			
051090010	2.39	A-N	RR-5
051090011	6.42	A-N	RR-5
051090027	3.06	A-N	RR-5
051090028	2.22	A-N	RR-5
051090029	2.22	A-N	RR-5
051090030	2.31	A-N	RR-5
051190019	5.37	A-N	RR-5
051190020	3.73	A-N	RR-5
051190021	2.07	A-N	RR-5
051190022	5.66	A-N	RR-5
051190024	4.73	A-N	RR-5
051190025	4.68	A-N	RR-5
051190029	0.97	A-N	RR-5
051190030	0.97	A-N	RR-5
051190031	0.97	A-N	RR-5
051190032	0.98	A-N	RR-5
051190033	0.98	A-N	RR-5
051190034	0.98	A-N	RR-5
051190035	0.95	A-N	RR-5
051190036	0.95	A-N	RR-5
051190037	0.95	A-N	RR-5
051190038	0.95	A-N	RR-5
051190039	0.95	A-N	RR-5
051190040	0.95	A-N	RR-5
Specific Plan areas (7 zone changes)			
051160007	0.25	C-L	S-P
051160008	0.21	C-H	S-P
051160013	53.55	C-H, C-L	S-P
051160020	167.1	A-N	S-P
051160023	13.63	A-N	S-P
051160024	30.81	A-N	S-P
051160098	0.24	C-L	PQP
CR 6 to CR 7 (4 zone changes)			
052030004	17.73	A-N	C-G
052030007	76.41	A-N	I-L
052030022	42.22	A-N	C-G, R-L, C-L
052130001	8.2	A-N	PQP
Hardwood Grove (5 zone changes)			
051110007	2.0	R-M	RR-2
051110008	5.0	R-M	RR-2

051110011	6.0	R-M	PQP
051120001	12.99	C-L	RR-5, C-L
051202002	6.04	I-H	RR-2
Central Dunnigan (13 zone changes)			
051160004	2.4	C-H	C-G
051160005	16.08	C-H	C-G
051160010	0.55	C-H	C-G
051221001	0.36	PQP	P-R
051224001	0.29	PQP	P-R
051231001	0.55	I-H	PQP
051242001	1.36	PQP	P-R
051242002	0.33	PQP	P-R
051244004	3.15	I-L	C-L
052020003	5.07	C-H	C-G
052020004	1.0	C-H	C-G
052030020	2.12	A-N	I-L
052030023	4.23	C-H	C-G
Existing Wastewater Facility (4 zone changes)			
052130009	39.3	A-N	PQP
052030017	8.2	A-N	PQP
052020005	5.25	A-N	PQP
051160012	2.0	C-H	PQP
County Road 8 (3 zone changes)			
052060011	100.00	C-H/ PD-65	C-H
052060018	140.89	A-N	A-I
052130007	90.39	C-H	I-H