

FINDINGS
2024 DUNNIGAN COMMUNITY PLAN
GPA # 2023-01

Upon due consideration of the facts presented in this staff report and at the public hearing for GPA # 2023-01, the Yolo County Planning Commission finds the following:
(A summary of evidence to support each FINDING is shown in Italics)

California Environmental Quality Act (CEQA) and CEQA Guidelines

Finding: The Negative Declaration and Initial Study prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Initial Study shows that there is no substantial evidence, in light of the whole record before the agency, that the project will have a significant effect on the environment. The Negative Declaration and Initial Study reflects the County's independent judgment and analysis.

Pursuant to CEQA and CEQA Guidelines, an environmental evaluation (Initial Study) has been circulated for 30 days for public review and to Responsible Agencies having jurisdiction over the project, with no significant comments noted. The environmental review provides sufficient information and analysis to reasonably ascertain and address the potential environmental effects from the expected changes as a result of the 2024 Dunnigan Community Plan. The proposed Negative Declaration is the appropriate level of environmental review pursuant to Section 15070 of the CEQA Guidelines (Attachment C).

General Plan

Finding: The amendment of the 2030 Countywide General Plan to incorporate the 2024 Dunnigan Community Plan, as allowed for by Government Code Section 65103, is in the interest of the public, and necessary for public health, safety, and general welfare.

The 2024 Dunnigan Community Plan is a part of the Yolo County General Plan. Government Code Section 65103 requires planning agencies to periodically review and revise the General Plan. The Dunnigan Specific Plan area was removed from the 2030 Countywide General Plan in 2017. An update of the previous Dunnigan Community Plan (adopted in 2001) is necessary to implement Community Character Policy CC-3.8, which identifies two potential growth areas for Dunnigan to be studied when funds became available.

Some goals of the 2030 Countywide General Plan, which are furthered by the 2024 Dunnigan Community Plan, include implementation of the 16 policies to enhance community planning found in the General Plan's Land Use and Community Character Element. Goal CC-2 of the General Plan encourages increased density at town centers and providing for a mixture of uses. General Plan Goal CC-3 calls for a rebalance of the jobs to housing ratio for Dunnigan and Goal CC-4 includes policies for sustainable development and "smart growth," which is addressed in the 2024 Dunnigan Community Plan. Policy CC-3.8 specifically identifies two potential growth areas for Dunnigan which are included in this community plan. The 2024 Dunnigan Community Plan also proposes policies that are consistent with the General Plan Public Facilities and Services Element's goals, PF-1 and PF-3, which encourage and promote community wastewater treatment systems and set standard for access to parks.

The updated 2024 Dunnigan Community Plan incorporates community goals and policies, which are consistent with the Countywide General Plan and further the community's vision. Adoption of

the 2024 Dunnigan Community Plan is desirable to address core issues facing the community, including better connecting the three nodes of development in the community, providing water and wastewater services to facilitate growth and economic development, and improving road safety and emergency access.

The 2024 Dunnigan Community Plan changes the land use designation of 51 parcels to reflect the desires of the community, as well as the goals and policies of the updated Community Plan.

As a result of the adoption of the 2024 Dunnigan Community Plan, the land use designation changes will recognize existing residential development, include previously identified growth areas, provide a balance of land designated for future residential and job-providing commercial and industrial land uses, and align land use designations with existing or proposed land uses.

These land use changes are supported by numerous goals and policies of both the 2030 Countywide General Plan and proposed 2024 Dunnigan Community Plan that better connects the community while supporting a better housing to jobs ratio and more opportunities for economic development.

Zoning

Finding: Yolo County has previously adopted the 2030 Countywide General Plan, and the Yolo County Zoning Code that implements the Countywide General Plan, and that State of California Government Code Sections 65850-65863 provide for amendment of a zoning code and corresponding zoning map from time to time.

The recommended zoning map and changes in zoning are necessary to set in motion goals, policies, and implementing measures in accordance with the requirements of the 2024 Dunnigan Community Plan. There are a total of 59 zone changes, as a few zone changes occur within the same land use designation.

The 2024 Dunnigan Community Plan seeks to allow additional development to provide the services, housing, and economic opportunities desired by residents while preserving and enhancing agricultural lands and industry which are vital to the town's heritage and character. The community plan links the three disconnected nodes of the community and focuses housing and commercial opportunity at the center of the community.

Finding: The proposal to rezone parcels is consistent with the changes in land use designation in the 2024 Dunnigan Community Plan.

The proposed zoning changes are consistent with the land use designations identified in the 2030 Countywide General Plan and the 2024 Dunnigan Community Plan.