

# FOR SALE | I-5 CORRIDOR EXPANSION AREA

SWC of CR 6 & Old Hwy 99W, Dunnigan, CA 95937



## PROPERTY HIGHLIGHTS

- Commercial/Residential Land Entitlement Opportunity
- 42 Acres +/- within 420 Ac Plan Area
- Less Than 40 Miles to State Capitol
- New Community Plan Draft - Approval Summer 2024
- Pre-Zoned Commercial General & Low Density Residential
- Developer Terms Possible
- Visible Interstate Frontage - Near Full Interchange
- Transitional Farmland – Under Cultivation

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# I-5 CORRIDOR EXPANSION AREA YOLO COUNTY

## LOCATION DETAILS

SWC of CR 6 & Old Hwy 99W

Dunnigan, CA 95937



### LOCATION:

Unincorporated Dunnigan in northern Yolo County is about 37 miles from the State Capitol in Sacramento and the property fronting the E. side of Interstate 5 and situated on the SW corner of County Road 6 and Old Hwy 99. County Road 89 also forms the westerly boundary. Dunnigan (population 1,500) is an unincorporated community along Interstate 5; the major West Coast transportation corridor that connects San Diego to Seattle (Border to Border) and well located off a full-interchange on/off ramp (County Road 6).

### DIRECTIONS:

Follow Interstate 5 to County Road 6 (CR 6) in Dunnigan and proceed east to Old Highway 99 intersection with CR 6. The property is on the SW corner of this intersection (look for signage).

### I-5 TRAFFIC COUNT:

Average Daily Traffic - 37,000 Vehicles Per Day

### DISTANCE TO:

<b>San Francisco:</b>	93 Miles
<b>Los Angeles:</b>	421 Miles
<b>Portland:</b>	543 Miles

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# I-5 CORRIDOR EXPANSION AREA YOLO COUNTY



## LAND SUMMARY SWC of CR 6 & Old Hwy 99W Dunnigan, CA 95937

<b>REGION:</b>	Yolo County – Sacramento Valley – Northern California								
<b>NEAREST COMMUNITY:</b>	Woodland, CA – 19 miles S Arbuckle (in Colusa Co.) is about 10 miles N								
<b>ASSESSMENT DATA:</b>	<table><tr><td><b>APN:</b></td><td>052-030-022</td></tr><tr><td><b>Land Area/Acres:</b></td><td>42.22 AC</td></tr><tr><td><b>Land Use:</b></td><td>Interim Ag to Mixed Uses</td></tr><tr><td><b>Taxes:</b></td><td>\$ 11,134</td></tr></table>	<b>APN:</b>	052-030-022	<b>Land Area/Acres:</b>	42.22 AC	<b>Land Use:</b>	Interim Ag to Mixed Uses	<b>Taxes:</b>	\$ 11,134
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<b>Taxes:</b>	\$ 11,134								
<b>ZONING:</b>	Currently the interim zoning is Agriculture Intensive (A-N) but in transition to urban uses and identified within the Community General Plan (pending approval – Summer 2024). The site will be pre-zoned to a mix Low Density Residential and Commercial General land uses with Local Commercial on the corner of CR 6 & Old Hwy 99W.								
<b>FLOOD ZONE:</b>	Within Zone X – an area with minimal flooding risk (outside 500-yr. flood plain.)								
<b>TOPOGRAPHY:</b>	Consisting of cultivated farmland that has been leveled to grade. The land is framed by Interstate 5 on the NE corner with County Road 6 fronting the southern boundary for vehicular access. HHardwood Grove, an established rural subdivision, is north of the property.								
<b>LAND USES:</b>	The I-5 Corridor Expansion Area is comprised of 136 acres situated between CR 6 and CR 8 and sandwiched between Interstate 5 on the west and Old Highway 99W on the east. The subject is the northerly 42 acres on this expansion area and it's proposed for 2 ac. of Local Commercial; 20 acres of Low Density Residential; and 20 acres of General Commercial								
<b>COMMUNITY GOALS:</b>	The Community Advisory Committee has provided input on community needs and economic goals seeking to balance economic growth with new housing and employment opportunities. There are no schools or medical services. Most of the Dunnigan population lives in the Hardwoods and safer road routes to enable emergency traffic flows are sought; with growth they'll need expanded fire protection and law enforcement services.								

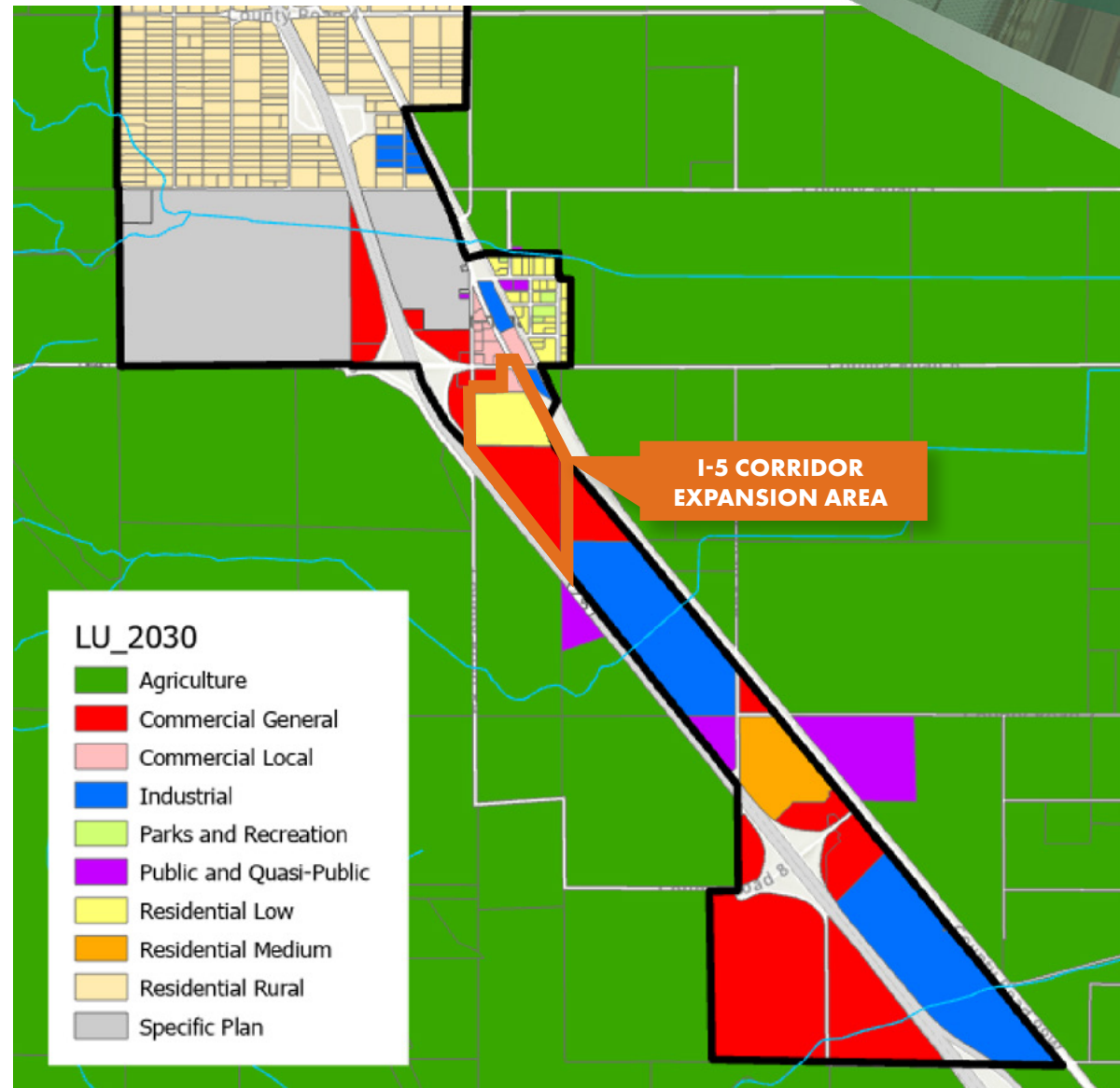
<b>SOILS:</b>	The project contains soils considered to be prime farmland and the impact of the loss of said prime farmland shall be mitigated. Conservation of prime farmland is one of the primary goals for the community expansion.
<b>INFRASTRUCTURE:</b>	<p><b>Water</b> - the property is within the Dunnigan Water District which purveys agricultural water from Central Valley Project (Lake Shasta) but the project will have to rely on new community wells (w/backup) and a community-wide distribution network.</p> <p><b>Wastewater</b> – Most of the residential community is on septic tank and there are some old evaporative gray water ponds in the area but the only wastewater treatment plant is down at CR 8 serving Country Fair Estates (Mfg. Housing Park). That plant is managed by Cal American Water and because their service boundaries include all of Dunnigan, an expansion of that system might be the best solution. System wide collection and treatment would have to be upsized to accommodate existing homes with reimbursements to the developer.</p> <p><b>Storm Drain</b> – runoff flows collect in a drain ditch parallel to Old Hwy 99W and flow south into Azevedo Draw which crosses 99W about ½ mile to south. Preliminary Cost estimates by Cunnigham Engineering have been performed and the backbone infrastructure is expected to cost about \$60 million including contingencies. Formation of a CSD or Cal American Water management would be preferred.</p> <p>Yolo County is looking into a USDA program for Water &amp; Waste Disposal Loan for rural communities with low interest rates and 40 yr. loan payback terms and other bond issuance debt programs like Mello-Roos tax districts.</p>
<b>DEMOGRAPHICS:</b>	Dunnigan residents are of retirement age with 33% of residents aged 65 or greater. This combined with the 21% of the population under the age of 18 means that less than half of the population is within the age range most likely to be considered part of the labor force. This is an important consideration when balancing local jobs with the available labor force.
<b>ASSEMBLAGE:</b>	All new growth areas of West Dunnigan and the I-5 Corridor between CR 6 and CR 8 are available to be assembled for a master developer, about 420 acres.
<b>ASKING PRICE:</b>	<b>\$40,000/ Acre</b>
<b>TERMS:</b>	The developer terms are possible and landowners are willing to listen to proposals.

# I-5 CORRIDOR EXPANSION AREA YOLO COUNTY

**ZONING MAP**  
SWC of CR 6 & Old Hwy 99W  
Dunnigan, CA 95937

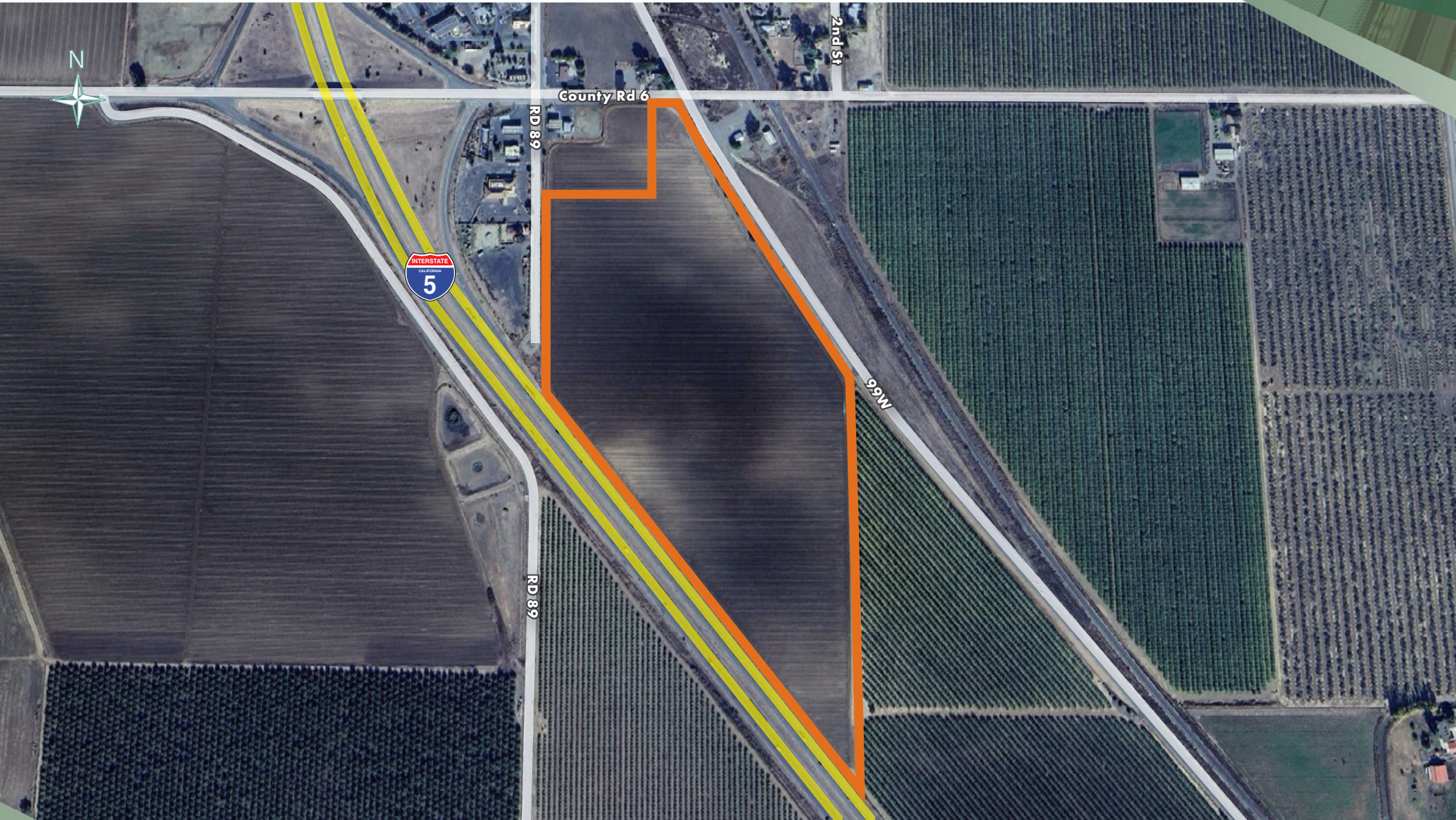
## Subject Property Planning History Timeline

Year	Planning Action
2001	Dunnigan Community Plan Adopted (Subject was zoned Ag)
2009	Application for Specific Plan Submitted by Developer Elliott
2009	Countywide General Plan (GP) was Adopted by BoS (Subject had a Specific Plan zoning)
2012	Specific Plan (SP) was revised and enlarged to 2,254 acres
2015	Developer requested County initiate an EIR to resolve jobs/housing. Balance and Traffic goals would be resolved
2016	County directed Staff to not proceed with EIR and authorized staff to remove all references in GP to Dunnigan Specific Plan
2017	County adopted GP Amendment changing zoning & GP designation back to Ag
2022	County initiated Dunnigan Community Plan Update
2023	Draft Community Plan released to public with expanded areas of new development (Subject is SP within West Dunnigan SP) together with a conceptual development plan for a mix of residential, commercial, schools and parks and an expanded Community Growth Boundary (Subject included)
Jan 2024	County releases Initial Study and Negative Declaration
Jan 2024	County files a Notice of Intent to Adopt a Negative Declaration and Amend the 2030 Countywide General Plan (Rezone to West Dunnigan SP)
April 2024	Planning Commission Hearing (Scheduled)
May 2024	Board of Supervisor Hearing (Tentative)



# I-5 CORRIDOR EXPANSION AREA YOLO COUNTY

**PROPERTY AERIAL**  
SWC of CR 6 & Old Hwy 99W  
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# I-5 CORRIDOR EXPANSION AREA YOLO COUNTY

**PROPERTY PHOTOS**  
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