

FOR SALE | W. DUNNIGAN DEVELOPMENT LAND

28470 County Road 6, Dunnigan, CA 95937



PROPERTY HIGHLIGHTS

- Residential Land Entitlement Opportunity
- 169 Acres +/- within 420 Ac Plan Area
- Less Than 40 Miles to State Capitol
- New Community Plan Draft - Approval Summer 2024
- To Be Specific Planned – Assemblage Angles
- Developer Terms Possible
- Includes Commercial Designated Area
- Interstate Frontage - Near Full Interchange
- Transitional Farmland – Under Cultivation

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W. DUNNIGAN DEVELOPMENT LAND YOLO COUNTY

LOCATION DETAILS

28470 County Road 6
Dunnigan, CA 95937



LOCATION:

Unincorporated Dunnigan in northern Yolo County is about 37 miles from the State Capitol in Sacramento and the property is situated on the W. side of Interstate 5 and the north side of County Road 6 and within the new planned growth area in Yolo County. 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 head west on CR 6 about one-tenth of a mile W. of I-5 to the SE corner of property (look for signage).

I-5 TRAFFIC COUNT:

Average Daily Traffic - 37,000 Vehicles Per Day

DISTANCE TO:

San Francisco:	93 Miles
Los Angeles:	421 Miles
Portland:	543 Miles

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LAND SUMMARY

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REGION:	Yolo County – Sacramento Valley – Northern California
NEAREST COMMUNITY:	Woodland, CA – 19 miles S Arbuckle (in Colusa Co.) is about 10 miles N
ASSESSMENT DATA:	APN: 051-160-020 Land Area/Acres: 169.13 AC Land Use: Interim Ag, Specific Plan Taxes: \$41,777
ZONING:	Currently the interim zoning is Agriculture Intensive (A-N) but in transition to urban uses and identified as the centerpiece of the West Dunnigan Specific Plan Area per Community General Plan (pending approval – Summer 2024)
FLOOD ZONE:	Most of the property is within Zone A – an area with no flooding but portions north of Dunnigan Creek are within a flood plain.
TOPOGRAPHY:	Cultivated farmland that has been leveled to grade. Dunnigan Creek is the primary feature which courses through the land west to east route and physically segments the land into two fields. The land is framed by Interstate 5 on the NE corner with County Road 6 fronting the southern boundary for vehicular access. Hardwood Grove, an established rural subdivision is established to the immediate north. A building site with two ag storage structures, and a former homestead, is situated along CR 6.
LAND USES:	West Dunnigan Specific Plan is comprised of 215 acres spread through three ownerships which the Subject is the bulk of that land area. Within the Subject, the County envisions about 135 acres for R-L (5-7 DU's); 20 acres of Commercial (Local); and about 60 acres for parks, open spaces and a school site. Overall, the new 2024 Community Plan expands the development footprint of the Urban Growth Boundary by 420 acres. About 220 acres are planned for low and medium density housing and another 50 acres of rural residential; Highway commercial land would be reduced. Commercial General would be expanded and Heavy and Light Industrial uses would be increased by 180 acres.
SOILS:	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.

COMMUNITY GOALS:

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 also 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 will also need expanded fire protection and law enforcement services.

INFRASTRUCTURE:

Water - 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 well (w/backup) and a community-wide distribution network.

Wastewater – 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 upsized to accommodate existing homes with reimbursements to the developer.

Storm Drain – Dunnigan Creek is the natural storm drain and it will be necessary to design storm drain facilities to allow heavier flows to be managed by detention basins

Preliminary Cost estimates by Cunnigham Engineering have been performed and the backbone infrastructure is expected to cost about \$60 million.

Formation of CSD or Cal American Water management would be preferred.

Yolo County is looking into USDA program for Water & Waste Disposal Loan for rural communities with low interest rates and 40 yr. loan payback terms.

DEMOGRAPHICS:

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.

ASSEMBLAGE:

The entire growth areas of West Dunnigan and the Corridor between CR 6 and CR 8 are available to be assembled for a master developer, about 420 acres.

ASKING PRICE:

\$40,000/ Acre

TERMS:

Developer terms are possible and landowners are willing to listen to proposals.

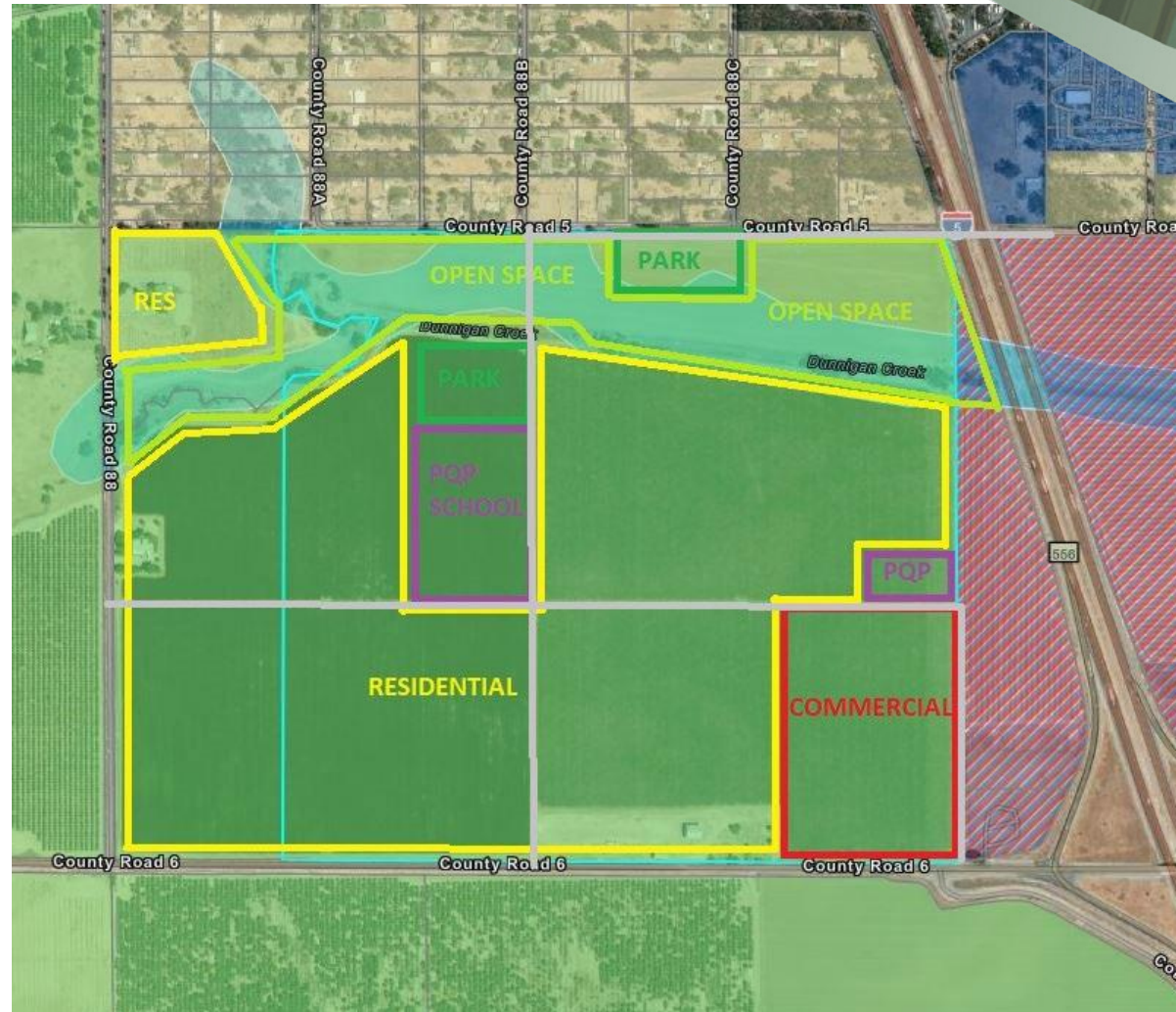
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CONCEPTUAL PLAN

28470 County Road 6
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
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)



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PROPERTY AERIAL
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PROPERTY PHOTOS
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