

## ATTACHMENT F. BOARD PRESENTATION



# E. Parker Development Agreement Third Extension (ZF2022-0094)



Applicant: Yocha Dehe Wintun Nation  
APN 049-160-021

# Project Description

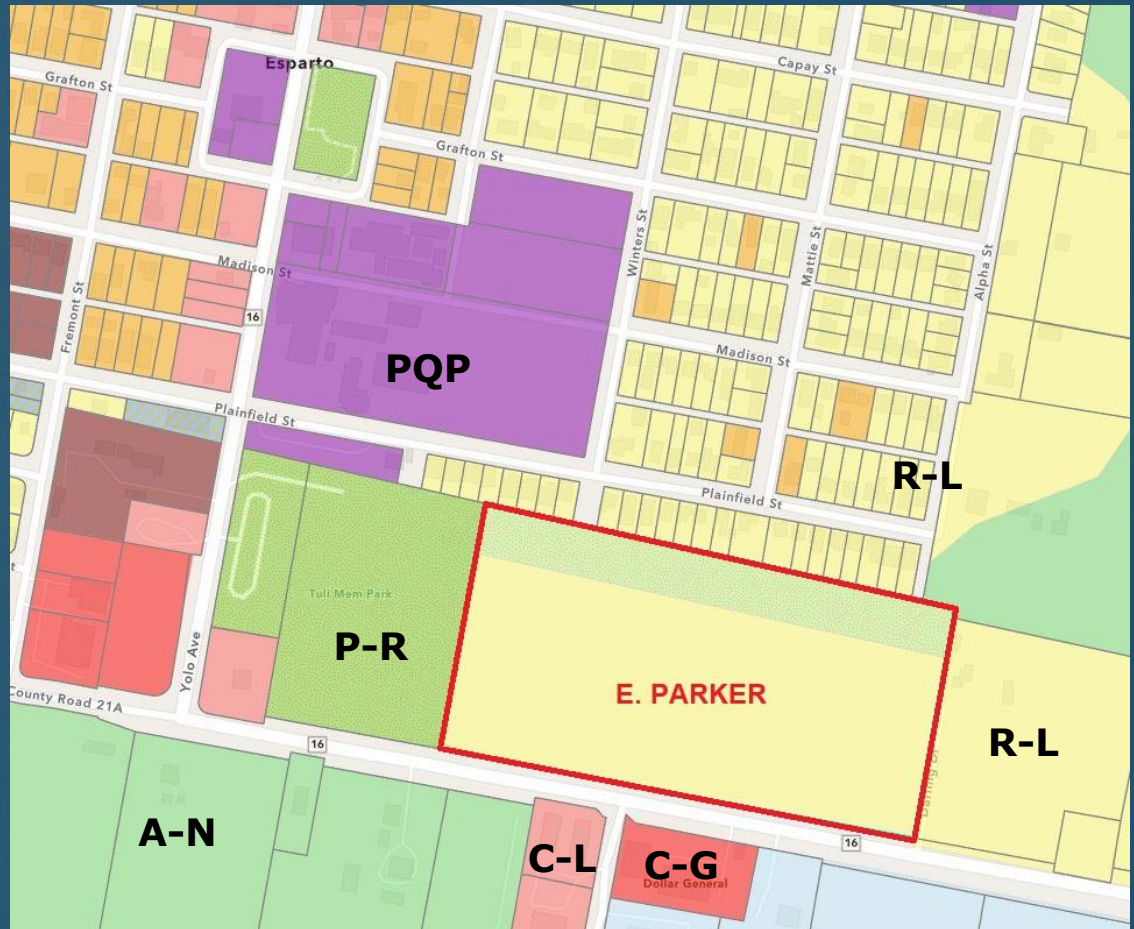
A request to the Board of Supervisors to amend the E. Parker Development Agreement for a third term extension until December 31, 2024

# Zoning/Vicinity

General Plan:  
Residential Low (RL)

2019 Esparto  
Community Plan

Zoning:  
Low Density  
Residential with a  
Planned Development  
overlay (R-L/PD-60)



# Project Background

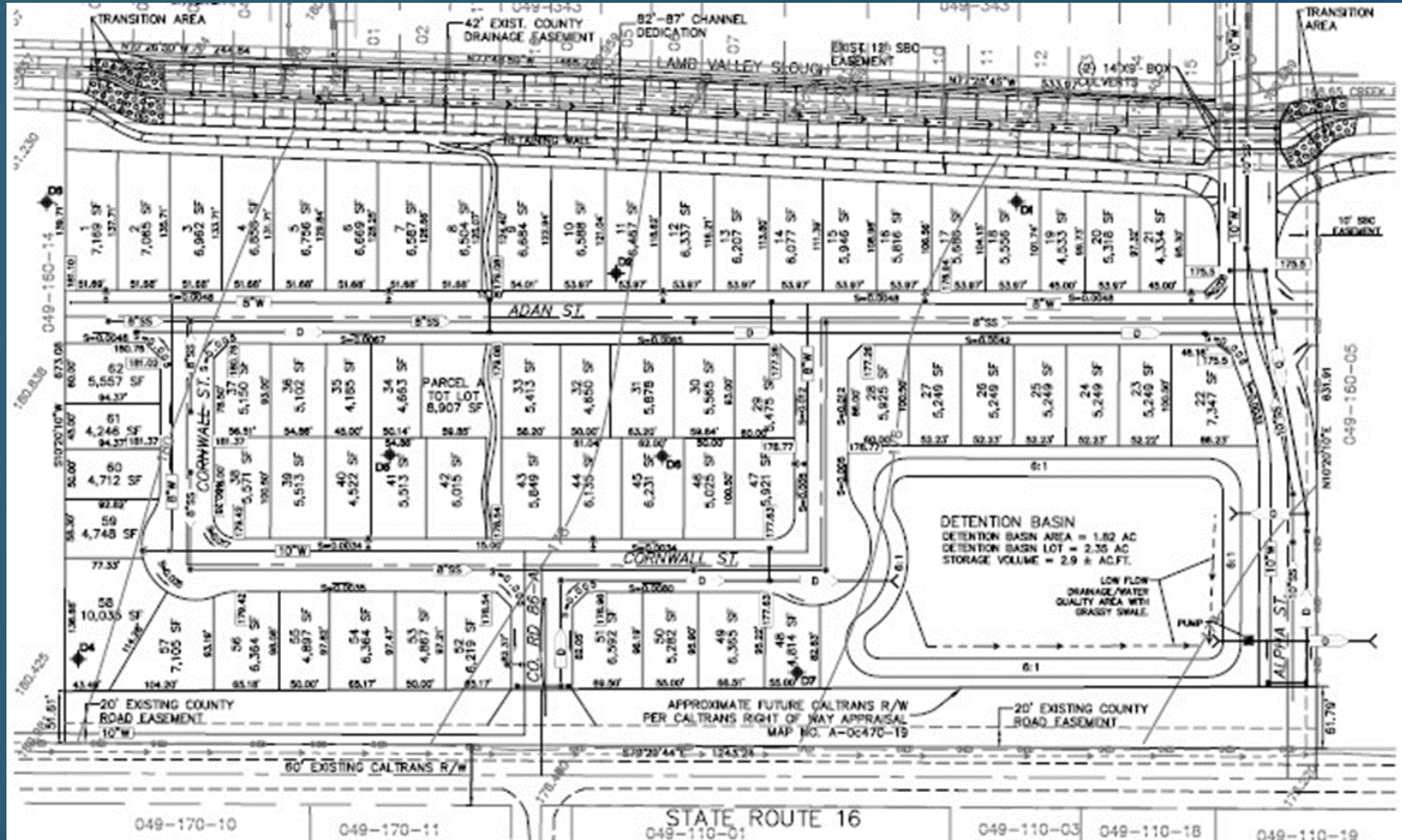
2007- Project Approved  
(Rezone, Map, DA)

2017- First Extension (2 years)

2019- New owner,  
Second Extension (3 years)

2022- Third DA Extension request

# Attached Map



62 low density residential lots on 17 acres

# Developer Agreement

## Developer Obligations:

- A.) \$125,000 for downtown Esparto street improvements;
- B.) Extension of Alpha Street across Lamb Valley Slough and improvements at the State Route 16/County Road 86A intersection;
- C.) Visitability design feature for homes;
- D.) Lamb Valley Slough channel improvements, trails, and a playground.

# Environmental Review

A Mitigated Negative Declaration for the E. Parker residential subdivision on October 23, 2007 (SCH#2007012126).

A 'common sense' exemption has been prepared for the requested DA term extension.

# Recommended Action

A. Hold a public hearing, receive a staff presentation and public comment, and consider a recommendation from the Planning Commission to approve an Ordinance to amend the E. Parker Development Agreement for a third term extension;

B. Determine that the 'common sense' exemption is the appropriate level of environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines; and

C. Make the appropriate findings and approve the Ordinance to amend the E. Parker Development Agreement for a third term extension until December 31, 2024.