

ATTACHMENT B. PLANNING COMMISSION
RECOMMENDATION

**PLANNING COMMISSION RECOMMENDATION FOR
E. PARKER DEVELOPMENT AGREEMENT THIRD EXTENSION
ZF2022-0094**

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2022-0094, the Planning Commission recommends the proposed amendment to the E. Parker Development Agreement for a third term extension until December 31, 2024. In support of this decision, the Planning Commission makes the following determination per Yolo County Code Section 8-5.301:

1. The provisions of the E. Parker DA and the development of the E. Parker property, as approved, are consistent and conform to the 2030 Countywide General Plan and updated Esparto Community Plan;
2. The DA is consistent with the Yolo County Code that governs the uses authorized in the Zoning Regulations for the Low Density Residential (R-L) Zone;
3. The execution of the E. Parker project is in the project interest as it provides assurances of compliance with all County requirements, including a Mitigation Monitoring and Reporting Program approve din connection with the adoption of the Mitigated Negative Declaration;
4. Development of the E. Parker project would be served by public water and wastewater, meet public safety requirements, and provide mitigation for the loss of agricultural and habitat resources. Additionally, the DA provides many public benefits that would not have been achieved in the absence of the DA, such as flood controls, universal design and visitability features in the homes, and higher standards for residential energy efficiency components;
5. The E. Parker project is suitable for the site, as is consistent with the Esparto Community Plan, and includes provisions for implementing measures to ensure the design of the subdivision will not cause environmental damage or serious public health problems;
6. The E. Parker DA provides many public benefits that would not have been achieved in the absence of the DA, including recreational areas, a reconstructed south levee of Lamb Valley Slough with a maintenance road and pedestrian and bicycle path, landscaped transportation improvements along State Route 16, and economic development;
7. The DA ensures the project will meet 100-year flood protection requirements.