



E. Parker Development Agreement and Tentative Map Fourth Extension



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

Project Description

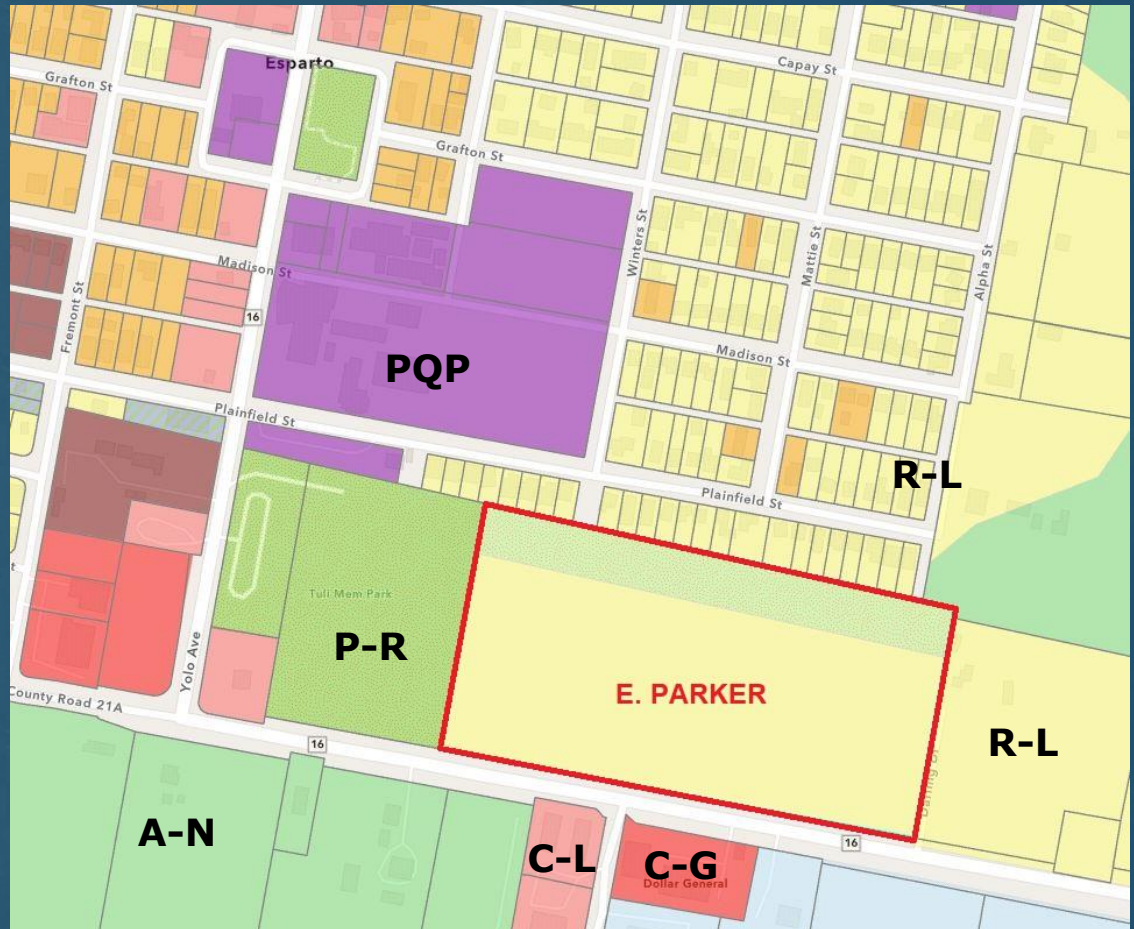
A request to the Board of Supervisors to amend the E. Parker Development Agreement for a fourth term extension until December 31, 2026

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 for Rezone, Tentative Map, and DA

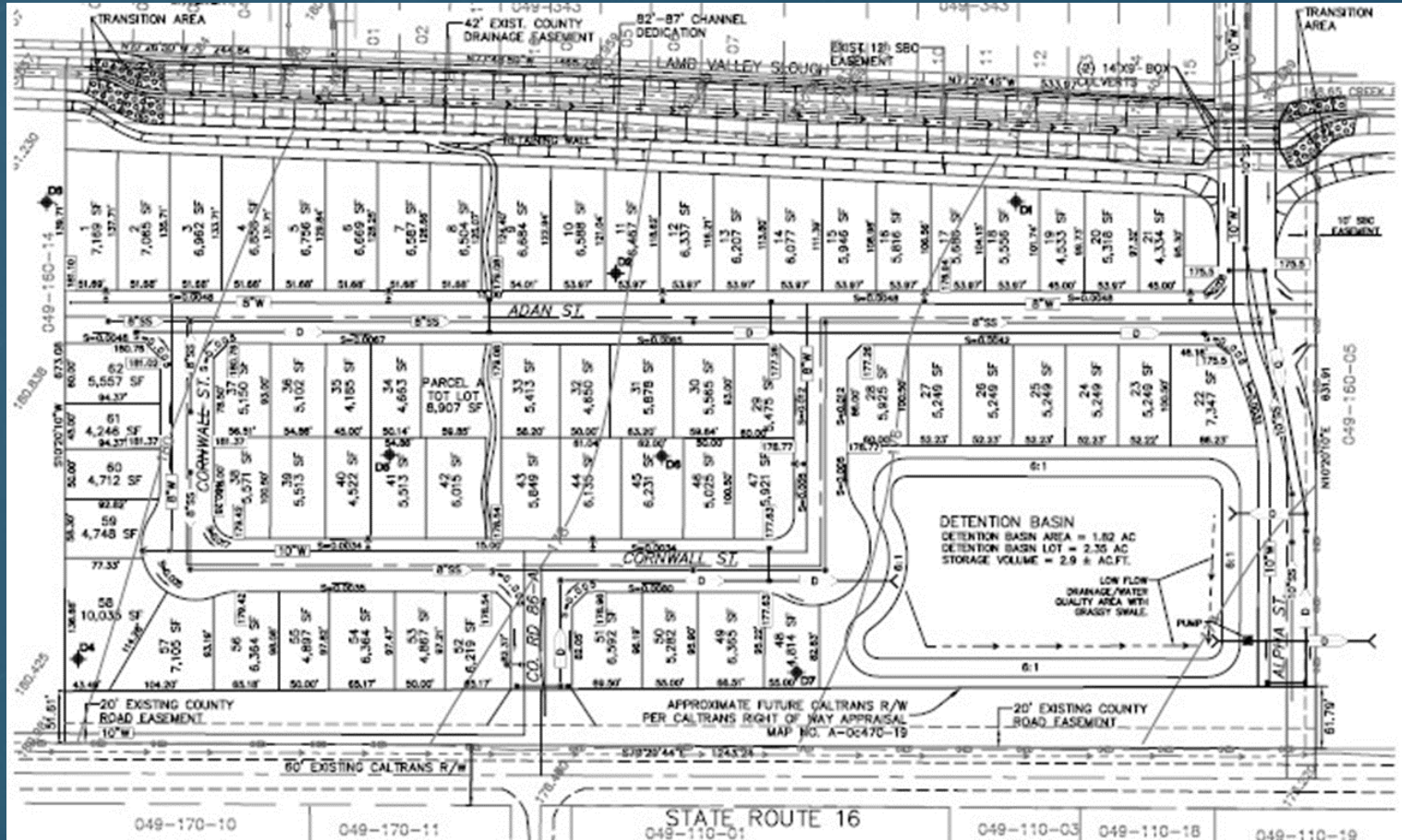
2017- First Extension (2 years)

2019- New owner, Second Extension (3 years)

2022- Third Extension (2 years)

2024 – Fourth Extension Request (2 years)

Tentative Subdivision Map No. 4755



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 was adopted 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 fourth term extension;
- B. Determine that the project is consistent with the adopted MND (SCH # 2007012126) in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines; and
- C. Approve the Ordinance to amend the E. Parker Development Agreement for a fourth term extension until December 31, 2026.