



County of Yolo

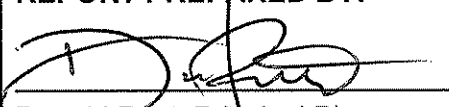
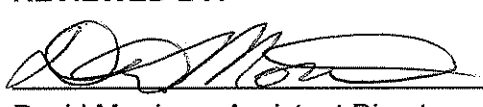
John Bencomo
DIRECTOR

PLANNING AND PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

MARCH 12, 2009

FILE #2004-037: Planned Development Ordinance (PD-58) amendment for the following: (1) Reduce the size of 43 of the 49 remaining homes to be constructed; (2) Allow for different roofing materials; (3) Clarify the types of materials/improvements to be included in the interiors; (4) Reduce the number of front facades; (5) Establish setbacks and construction standards for improvements near existing levees; and (6) Provide initial flood insurance coverage for homebuyers for one year.	
APPLICANT: Castle Companies (Dan Boatwright) 12885 Alcosta Boulevard, Suite A San Ramon, CA 94583	
LOCATION: Located at the western end of 6 th and 9 th Streets and bordered by Colusa Basin Drainage Canal to the west in Knights Landing (APN: Number 056-381-01 to 29, 056-372-01 to 08, 056-371-01 to 19, and 056-372-01 to 10) (Attachment A).	SUPERVISORIAL DISTRICT: 5 TH GENERAL PLAN: Residential ZONING: R-1/PD-58 (Residential One-Family / Planned Development) SOILS: Sycamore (Sp) silt loam, drained (Class I) FLOOD ZONE: A (areas of 100-year flood) and B (areas between the limits of the 100-year flood and 500-year flood).
ENVIRONMENTAL DETERMINATION: Categorical Exemption	
REPORT PREPARED BY:  Donald Rust, Principal Planner	REVIEWED BY:  David Morrison, Assistant Director

RECOMMENDED ACTIONS:

That the Planning Commission recommends that the Board of Supervisors take the following actions:

1. **HOLD** a public hearing and receive testimony on the proposed Planned Development (PD-58) amendment;
2. **ADOPT** the Categorical Exemption (**Attachment E**) as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines; and
3. **ADOPT** an Ordinance amending the Planned Development (PD-58) ordinance (**Attachment C**).

REASONS FOR RECOMMENDED ACTIONS

Home prices have declined dramatically over the past two years. At the same time, however, financing for new home buyers has significantly tightened, making it difficult for many families to purchase. The proposed changes to the PD-58 Ordinance would allow the remainder of the subdivision to move forward with construction, by providing smaller homes that create a more affordable range of prices to better serve potential buyers. Other standards would be modified to improve affordability, such as roofing and architectural design, while maintaining a similar quality to the homes that have already been

constructed. To further ensure quality, standards for interior materials and improvements are being added to the PD Ordinance. Finally, given the potential for Knights Landing to be redesignated as a 100-year floodplain, the PD Ordinance is being amended to require the developer to pay for the initial costs of flood insurance. This will grandfather in lower rates for future home buyers. Additional construction standards are also being included to ensure better protection for the structural integrity of the adjoining levee.

BACKGROUND

The River's Edge (White) residential subdivision project was originally proposed as a rezone from A-1 to Residential One-Family, Planned Development (R-1/PD) zone and a Tentative Subdivision Map (TSM# 4708) to subdivide 22.19 acres into 63 single-family residential units and two non-residential lots, as shown on the development plan (**Attachment B**). One of the non-residential lots, 1.36 acres in size, is to be utilized to create a 5-acre-foot detention pond in the southwest corner of the project site. The detention basin is to drain into the Colusa Basin Drain with a low-lift pump. The other non-residential lot, 7.87 acres in size, consists of the levee for the adjoining Colusa Basin Drain. Vehicle access to the proposed project is provided via 6th Street and 9th Street. Levee maintenance access is provided via a ramp at the detention pond, and an access point near the northern edge of the project area. All streets are public. All utilities on the site will be undergrounded.

Residential and agricultural land uses surround the River's Edge (White) residential subdivision. The site is bordered by the Colusa Basin Drain and agricultural land beyond to the west, residential subdivisions to the east, a walnut orchard to the south, as well as suburban residences and open land to the north.

The Planning Commission reviewed the project on June 16, 2005, and received comments from the public. No concerns were expressed regarding the project, and the Planning Commission recommended its approval on a 5-0-1 vote.

On July 19, 2005, the Board of Supervisors took the following actions regarding the White Residential Tentative Subdivision map (TSM# 4708) pursuant to Minute Order No. 05-189: (1) adopted the Mitigated Negative Declaration as the appropriate level of environmental review; (2) adopted the Mitigation Monitoring and Reporting Plan implementing all Mitigation Measures; (3) adopted and authorized the Chair to sign Ordinance No. 1337, approving the Zone Change from Agricultural General (A-1) Zone to Single Family Residential / Planned Development (R-1/PD) Zone; (4) directed staff to include building codes for disability access; (5) approved correction to the Conditions of Approval, Item No. 23; (6) adopted the recommended Findings for approval of TSM# 4708; and (7) approved TSM#4708 in accordance with the Conditions of Approval.

On February 27, 2007, the Board of Supervisors took the following actions regarding the White Residential Final Subdivision map (FSM# 4708) pursuant to Minute Order No. 07-53 as part of the Consent Agenda as follows: (1) adopted and authorized the Chair to sign Resolution No. 07-24 approving Subdivision Map No. 4708, accepting specified right-of-way and easements, and approving a subdivision improvement agreement and an inclusionary housing agreement; (2) accepted on behalf of the public, the right-of-ways and easements offered for dedication, as provided for and indicated on Subdivision Map No. 4708; (3) approved and authorized the Chair of the Board of Supervisors to sign Agreement No. 07-48 Subdivision Improvement Agreement; (4) approved and authorized the Chair of the Board of Supervisors to sign Agreement No. 07-49, Inclusionary Housing Agreement for White Residential Subdivision; and (5) adopted and authorized the Chair of the Board of Supervisors to sign Resolution No. 07-25 establishing parking restrictions on a portion of State Route 113 in Knights Landing.

On September 9, 2008, the Board of Supervisors took the following actions regarding the White Residential Subdivision (FSM# 4708) pursuant to Minute Order No. 08-218 as part of the Consent Agenda as follows: (1) adopted a resolution of acceptance of public improvements for Subdivision No. 4708 to accept streets, curbs, gutters, sidewalks, and storm drainage facilities in the subdivision; and (2) approved a resale and rental restriction agreement for affordable units to ensure compliance with certain requirements of Title 8, Chapter 9, of the Yolo County Code.

On September 29, 2008, the developer proposed a Planned Development (PD-58) amendment to reduce the floor plan sizes of 43 of the 49 remaining homes to be constructed. Currently, the project has been approved to allow the construction of floor plans that range in sizes from 1,900 to 2,900 square feet. The proposed Planned Development amendment would allow floor plans of 1,300 to 2,400 square feet.

ANALYSIS

Knights Landing General Plan:

The proposed amendment is consistent with the growth policies of the Knights Landing General Plan. Based on comments from Knights Landing residents, there is a general consensus to have both "move-up" housing, as well as economic development for the town. In those regards, the River's Edge (White) residential subdivision project will provide both additional housing opportunities on a variety of lot sizes, as well as contribute to the Knights Landing population that, with the exception of the last few years, has seen relatively little growth during the past two decades. Additional growth would serve to provide greater demand for local businesses.

Lot Sizes:

The approved River's Edge (White) residential subdivision project consists of 57 single-family lots and six duet lots for the required inclusionary (affordable) housing units (**Attachment B**). The 57 single family lots range in size from 5,500 square feet to 11,818 square feet, and the six affordable duets lots have a minimum size of 3,500 square feet. The proposed amendment does not change or alter any lot sizes.

Floor Plan Reduction:

Due to the current economic circumstances and lending guidelines, there are few, if any, buyers who can qualify to purchase the larger floor plans that are currently approved as part of the River's Edge (White) residential subdivision project. The developer has proposed a Planned Development amendment to allow the reduction in square footage of 43 of the 49 homes that remain to be constructed. Currently, the project has been approved to allow floor plans that are 1,900 to 2,900 square feet in size. The newly proposed floor plans would be 1,300 to 2,400 square feet in size. The following is a breakdown of the proposed floor plans to be constructed:

- Plan 1: single-story floor plan with 1,306 square feet of living space – eleven (11) units;
- Plan 2: single-story floor plan with 1,419 square feet of living space – thirteen (13) units;
- Plan 2 (Existing): two-story floor plan with 2,369 square feet of living space – six (6) units;
- Plan 3: single-story floor plan with 1,625 square feet of living space – thirteen (13) units; and
- Inclusionary (Affordable) units: two-story floor plan with 1,287 square feet of living space – six (6) units; there are no proposed changes to these units.

In addition to the above proposal, the applicant has requested that the county defer the development impacts fees to a later phase of the construction process, prior to the certificate of occupancy for each unit. The issue of when and how fees are collected will be considered by the Board of Supervisors.

Roofing materials:

The developer has proposed an option roofing material to be utilized within the residential development to keep the overall cost of individual housing units. They have proposed a 40-year composition shingles to be used for individual housing units with the option to upgrade to concrete or clay tile. The Planned Development Ordinance would be amended to add the 40-year composition shingles materials.

Interior materials/improvements:

The developer has agreed to continue to install interior amenities/materials (e.g. tile counter tops, carpets, solar connectivity, etc.) with the option to upgrade to granite counter tops, and other optional amenities that are currently available as part of existing approved residential subdivision project.

Number of facades:

The developer has proposed a reduction in square footage of 43 of the 49 homes that remain to be constructed. The newly proposed floor plans would be 1,300 to 2,400 square feet in size. Due to the reduction, the front walls facing the street would be reduced from three (3) different wall lines to two (2) different wall lines. The Planned Development Ordinance would be amendment to add the change from three (3) different wall lines to two (2) different wall lines.

Levee construction standards:

The applicant submitted a Stability and Seepage Analyses prepared for the project by Raney Geotechnical, Inc. (**Attachment D**). The study indicates levee slopes are stable and the chance of seepage "extremely remote". A pump station and eight-inch welded-steel discharge pipe was installed to discharge stormwater through the Colusa Drain levee and into Colusa Basin.

As part of the proposed Planned Development Ordinance amendment, the applicant has agreed to additional restrictions near the levee. The applicant and County staff have agreed to a number of items to be included in an agreement. The key "public benefit" features of the agreement are summarized below:

- The applicant and subsequent property owners may develop to within 25 feet of the toe of the levee. Within the 25-foot setback area, no structures are allowed and land uses shall be restricted to open space and other low-profile amenities. No permanent unlined excavations shall occur within 500 feet of the landside levee toe.
- Any basements or below-ground swimming pools within 500 feet of the landside levee toe shall be designed to withstand the uplift forces of shallow groundwater.
- All new buried utility conduits/wiring shall be bedded in either a graded filter sand, or if crushed rock is used it shall be wrapped in geotextile fabric. Longitudinal seepage barriers shall be constructed at minimum 200 foot spacing along the buried utility.
- Existing water wells (if any) to be abandoned shall be grouted in accordance with County requirements.
- Any levee penetrations shall meet State Reclamation Board requirements
- Landscape root barriers shall be used where necessary to protect levee integrity for landscaping within 50-feet of the levee toe.

Number of Affordable Housing Units:

The applicant has proposed six inclusionary (affordable) housing units (10%), and remains the same as the original proposal. In February 2005, the Planning Commission recommended that the Board of Supervisors adopt an Inclusionary Housing Ordinance. It is anticipated that the Board of Supervisors will adopt this ordinance within the next couple of months. Therefore, the project is being required to comply with the proposed ordinance that would result in the provision of six inclusionary (affordable) housing units.

Flooding:

Yolo County is a voluntary participant in the Federal Emergency Management Agency (FEMA) National Flood Insurance Program, and, as a participating community, is also the designated Floodplain Administrator. As a result of Yolo County's participation, local property owners in flood risk areas are able to acquire flood insurance through the National Flood Insurance Program. The county has adopted and agreed to enforce ordinances requiring special standards for new construction in flood risk areas as defined by FEMA's Flood Insurance Rate (FIRM) Maps.

On December 19, 2008, the Federal Emergency Management Agency (FEMA) released preliminary drafts of revised Flood Insurance Rate Maps (FIRM) for Yolo County. As a part of the flood map update, FEMA has determined that levees within the Yolo County do not meet the minimum established requirements for adequate flood protection. Because of changes in the methodology used to generate flood plain data, the revised maps show that several unincorporated areas currently considered to be located outside of the 100-year floodplain will be designated as being within the 100-year floodplain.

Four unincorporated communities will be particularly affected by the proposed changes, of which, the Town of Knights Landing is included, and will be completely within the 100-year floodplain as proposed. The proposed floodplain designation will affect construction and development standards within Knights Landing, as well as the cost of flood insurance.

The Developer will provide, at no cost to all residents of homes within the PD-58, flood insurance for a period of at least one year for all market rate units and four years for affordable units. This is similar to the requirements for the the Old Sugar Mill project in Clarksburg.

PUBLIC COMMENTS

The Knights Landing Citizen Advisory Committee (KLCAC) reviewed the proposed Planned Development (PD-58) amendment on January 14, 2009. No concerns were expressed regarding the proposed amendment and the KLCAC recommended its approval on a 5-0-0 vote. No other comments have been received.

APPEALS

Any person who is dissatisfied with the decisions of this Planning Commission may appeal to the Board of Supervisors by filing with the Clerk of the Board within **fifteen (15) days** from the date of the action. A written notice of appeal specifying the grounds for appeal and an appeal fee immediately payable to the Clerk of the Board must be submitted at the time of filing. The Board of Supervisors may sustain, modify, or overrule this decision.

ATTACHMENTS

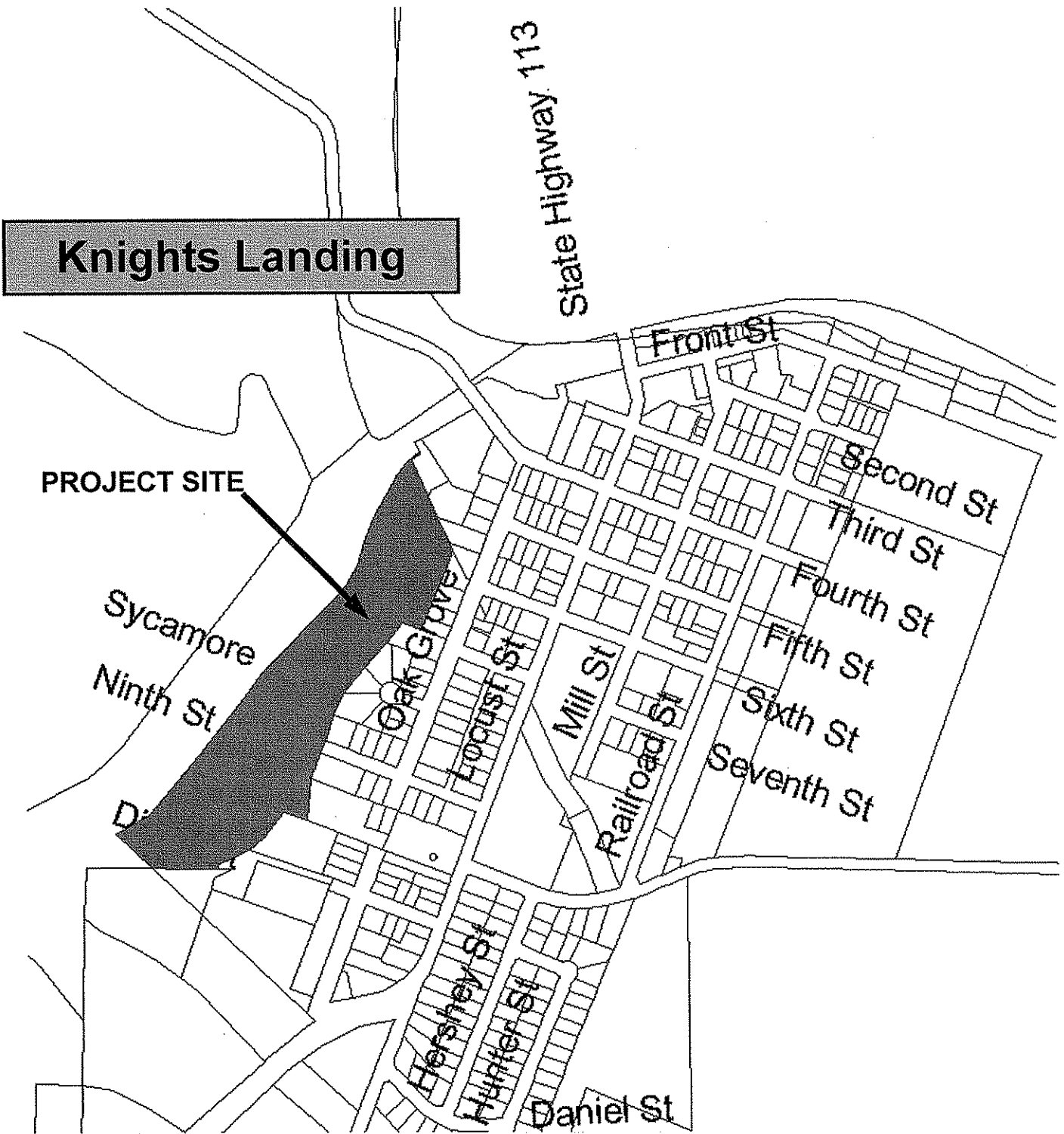
- Attachment A** - Location Map
- Attachment B** - River's Edge Development Plan
- Attachment C** - Draft Planned Development (PD-58) amendment
- Attachment D** - Stability and Seepage Analyses
- Attachment E** - Categorical Exemption

ATTACHMENT A

LOCATION MAP

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LOCATION MAP



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ATTACHMENT B

River's Edge Development Plan
(See Separate PDF Document)

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ATTACHMENT C

Planned Development (PD-58) amendment

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ORDINANCE NO. PD-58

AN ORDINANCE REZONING CERTAIN PROPERTY FROM AGRICULTURAL GENERAL (A-1) ZONE TO RESIDENTIAL ONE-FAMILY – PLANNED DEVELOPMENT NUMBER 58 (R-1-PD NO. 58) ZONE FOR WHITE PROPERTY SUBDIVISION (TSM#4708)

The Board of Supervisors (“Board”) of the County of Yolo, State of California, ORDAINS AS FOLLOWS:

Section 1. Purpose and Findings. The current Agricultural General (A-1) zoning for the proposed White Subdivision project (the “Project”) does not contain land use limitations and development standards appropriate for the Project. Rezoning has been initiated to establish the required limitations and standards for the proposed residential development. The purpose and intent of the R-1/PD-58 Zone is to allow for the development of a sixty three (63) lot residential subdivision, including six (6) lots for attached housing (i.e. zero lot line duplexes) subject to detailed development standards which govern development within the zone, and include the requirement of an approval of detailed plot plans and architectural elevations by the Director of Planning and Public Works and/or Planning Commission prior to commencement of construction. Standards regarding density, placement, setbacks, height, advertising signs, parking, and similar aspects of development within the zone are subject to the conditions adopted and contained herein.

On June 16, 2005, the Yolo County Planning Commission held a duly-noticed public hearing on the proposed rezoning and voted to recommend that the Board adopt an ordinance rezoning the subject property to accommodate the Project in the manner specified below. The Board has adopted a Mitigated Negative Declaration for the Project by separate action and, as required by Government Code section.

Section 2. Rezoning. The real property, described in the legal description as shown on Attachment A and as illustrated on the map shown on Attachment B, which are incorporated herein by this reference, is hereby rezoned from Agricultural General (A-1) Zone to Residential One-Family–Planned Development Number 58 (R-1-PD No. 58) Zone.

Section 3. Architectural Diversity. In order to achieve architectural diversity within the Planned Development No. 58, the developer shall offer a minimum of six (6) different models with sixteen (16) different elevations. The split-lot models shall have two (2) different elevations, which shall be architecturally compatible with single family dwellings within the development. Each elevation for a particular floor plan shall be distinct, with a varying roof design, architectural detailing, and application of exterior materials. Except with rare exception, the same (or substantially similar) elevations should not appear more than three times on any one side of a block, or four times on either side of opposing blocks, and should not be opposite or kitty corner from the same elevation on the opposite side of the block. Specific design elements for dwellings shall include: 1) Modest sized homes with generous front yards; 2) A variety of architectural styles and materials; and, 3) Front porches, which should be proportional to the size and scale of the front façade.

The front porches shall be large enough to accommodate comfortable seating area.

Section 4. Principal Permitted Uses. Principal permitted uses within the R-1/PD-58 Zone shall include single-family dwellings (one per lot) with second dwelling units subject to obtaining an appropriate approval in accordance with the County Zoning Code and Government Code.

Section 5. Accessory Uses. Accessory uses within the PD-58 Zone shall include household pets; private swimming pools subject to the provisions of Section 8-2.2407 of Title 8 of the Yolo County Code; Home Occupations subject to the requirements of Section 8-2.251 of Title 8 of the Yolo County Code; other accessory uses and accessory buildings customarily appurtenant to a permitted use subject to the requirements of Section 8-2.2602 of Title 8 of the Yolo County Code; rooming and boarding of not more than six (6) persons; and other such uses listed as Conditional Uses pursuant to Section 8-2.804 of Title 8 of the Yolo County Code.

Section 6. Lot Sizes. The minimum area of corner lots shall be six thousand (6,000) square feet and the minimum area of interior lots shall be five thousand five hundred (5,500) square feet, except for split lots which shall have a minimum area of three thousand five hundred square feet (3,500) square feet per lot.

The minimum lot width at the front setback lines shall be fifty five (55) feet except for split lots it shall be thirty five (35) feet. Any lot fronting the outside radius of a curve shall have a minimum frontage of at least forty five (45) feet measured along the front property line. Any lot facing a cul-de-sac shall have a minimum frontage of at least forty (40) feet measured along the front property line. The minimum lot depth shall be eighty five (85) feet. Lot 63 is allowed to be a flag lot with dimensions substantially as shown on the Tentative Subdivision Map.

Section 7. Levee Access. None of the lots located along the levee shall have direct access to the levee.

Section 8. Setbacks. Building setbacks for each residential lot shall have varying front yards to create a varied streetscape and shall be as follows. On meandering streets, distances shall be taken from the longest property line perpendicular to the street. Setbacks shall be as follows:

A. Front yard: Twenty (20) feet as measured from back of walk. Porches may encroach up to five (5) feet into the front yard setback.

Side yard: Eight (8) feet from street side of corner lots measured from back of walk and five (5) feet on each side of interior lots. Architectural pop outs (for fireplaces or niches) may encroach up to 2 feet into the side yard setback.

Rear yard: Twenty (20) feet from rear property lines.

B. Accessory structures: Attached accessory structures shall have setbacks as required for main structures. Detached accessory structures shall be separated from main dwellings by a minimum of ten (10) feet and shall be located either behind the dwelling, or in the rear ½ of the lot unless architecturally compatible (as determined by the Planning Director or designee) with the single-family dwelling. Accessory structures less than one-thousand (1,000) sq. ft. may be permitted within three (3) feet of side and rear property lines. Accessory structures over one thousand (1,000) sq. ft. shall be a minimum of five (5) feet from side and rear property lines.

Section 9. Maximum Building Height. Main structures shall not exceed thirty (30) feet and accessory structures fifteen (15) feet in height.

Section 10. Minimum Living Area. The minimum living area shall be one thousand, ~~five three~~ hundred ~~(1,500)~~ (1,300) square feet for all dwellings, except that the affordable units shall have a minimum living area of one thousand, one hundred (1,100) square feet. Lot coverage shall not exceed 50% of any parcel.

Section 11. Architectural Standards. Architectural design and other features within the Planned Development Number Fifty-eight (PD-58) shall include:

A. Front doors must face the street, court, or pathway that provides primary access. At least twenty percent (20%) (measured linearly) of the house façade must be windows or doors (excluding garage doors), with the exception of the affordable duet units. The design of any single-family detached affordable unit shall be approved by the Director.

B. Front walls facing the street shall have at least ~~three (3)~~ two (2) different wall lines, excluding the garage. The garage may be counted if there is more than a five (5) feet setback from the wall line of the main dwelling adjacent to the garage. This requirement does not apply to the affordable units.

C. Minimum roof pitches shall be four (4) vertical to twelve (12) horizontal. Elevations within the development shall provide a mixture of gable and hip roofs or combination thereof. Roofing materials shall consist of 40-year composition shingles, or concrete or clay tile.

D. Garages shall be subordinate to the main living area. No more than fifty (50%) of the front elevation may be garage, except when within ten (10) feet of the adjoining wall line of the main living area or where features such as recessed garage doors, windows within garage doors, and varied roof lines are incorporated into the house design to detract from a prominent garage facade. This requirement does not apply to duet affordable units, where the garage side is considered the front elevation.

E. Each dwelling shall be provided with a three-foot (3') wide sidewalk from the front door to either the public sidewalk or the driveway. Sidewalks directly onto the public walk shall be encouraged.

F. Each dwelling shall be provided with a minimum of two (2) enclosed off-street parking spaces. Enclosed parking spaces may be either attached or detached from the main dwelling. Carports shall not be allowed. Concrete driveways shall have a minimum width of sixteen (16) feet. Where the enclosed parking spaces are detached, they shall be located in the rear half of the lot, unless architecturally compatible (as determined by the Planning Director or designee). When detached, driveway strips, including irrigation systems, shall be encouraged. The minimum length of any driveway shall be twenty (20) feet.

G. All dwellings shall be equipped with Energy Star appliances and energy saving windows. All houses will have water saving showerheads and toilets.

H. All dwellings shall be wired with CAT-5 telephone wires and RG-coaxial cables, allowing for home network communication systems and telecommuting.

I. No dwelling shall have wood-burning fireplaces.

J. All of the houses shall be provided additional electrical conduits to allow for the installation by the homeowner of photovoltaic (PV) panels on the southerly-facing roof areas. In addition each house shall provide two spaces for PV circuits on the electrical panel. Roof vents, where feasible, shall be located to allow solar panels on the southerly-facing roof area.

K. The project shall meet the visitability and universal design requirements of Assembly Bill (AB) 1400 which provides for the construction of universal access at the request of a homebuyer. Upon request, at no additional charge, the applicant shall accommodate the special needs of its buyers under AB 1400; for instance, provide handicap wheel chair ramps, grab bars, etc. Additionally, upon request, special changes will be made to accommodate for example, blind persons, or someone with only one arm at no extra charge.

L. Exterior colors and materials shall be comparable to existing residential units in Knights Landing, which shall emphasize quality and attractiveness with consideration for maintenance and longevity. Exterior building materials including wood siding, plaster or stucco, with wood, brick or stone accents are strongly encouraged. Plywood siding (T-111) or equivalent shall not be allowed on the front of any single-family dwelling within the proposed development.

M. Fencing shall not exceed the following heights: In rear yards and interior side yards, seven (7) above the surface of the ground. In front yards and street side yards of corner lots, it shall not exceed three (3) feet above the surface of the ground. At the common property line, a corner lot and a key lot (the first lot to the rear of a corner lot, the front line of which is a continuation of the side line of the corner lot, and fronting on the street which intersects the street upon which the corner lot fronts), can have a fence of no more than seven (7) feet in height, which will be no closer to the street than eight (8) feet.

N. Rear yards of the lots backing up to the levee shall have cyclone fences.

O. Each dwelling shall display address numbers in accordance with Section 8.1706 of the County Code prior to issuance of occupancy permits.

P. Interior amenities/materials shall be similar through the subdivision (e.g. tile counter tops, carpets, solar connectivity, etc.) with the option for the homebuyer to upgrade to granite counter tops, and other optional amenities that are available as part of overall residential subdivision project.

Section 12. Levee Setback Requirements. The applicant may develop to within 25 feet of the toe of the levee. Within the 25-foot setback area, no structures are allowed and land uses shall be restricted to open space, habitat, trails, and other low-profile amenities).

All development shall implement the following: 1) No permanent unlined excavations shall occur within 500 feet of the landside levee toe; 2) Any basements or below-ground swimming pools within 500 feet of the landside levee toe shall be designed to withstand the uplift forces of shallow groundwater; 3) All buried utility conduits/wiring shall be bedded in either a graded filter sand, or if crushed rock is used it shall be wrapped in geotextile fabric. 4) Existing water wells (if any) to be abandoned shall be grouted in accordance with County requirements; 5) Levee penetrations shall meet Reclamation Board requirements; and 6) Landscape root barriers shall be used where necessary to protect levee integrity for landscaping within the 25-foot buffer area.

Section 13. Flood Insurance. The Developer shall provide, at no cost to all residents of homes (including the initial sale and all subsequent resales within the time period set forth in this section), flood insurance and renewals of flood insurance for a period of at least one year (for market rate units) or 4 years (for affordable units) from the date of issuance of a certificate of occupancy for each home. The renewals and subsequent issuance of flood insurance provided by the Developer shall satisfy the minimum requirements of the National Flood Insurance Program for a standard dwelling policy. The Developer will add language satisfactory to the County Counsel to all deeds for such parcels within the R-1-PD-58 area requiring property owners to maintain flood insurance that meets these requirements at all times following the Effective Date.

Section 12.14. Modifications. The Zoning Administrator may approve minor modifications to the detailed development plans or detailed development standards set forth herein and contained in Zone File # 2004-037, provided that the Zoning Administrator finds in writing that any such modifications are in substantial conformity with the plans and/or standards adopted by the Board and the appearance and function of the subdivision will not be materially affected as a result of such modifications.

Section 13.15 Severability. If any section, sub-section, sentence, clause, or phrase of this ordinance or any Attachments are held by a court of competent jurisdiction to be invalid, such decision shall not affect the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance, and each section, sub-section, sentence, clause, and phrase hereof, irrespective of the fact that one or more sections, sub-sections, sentences, clauses, and phrases be declared invalid.

Section 14.16 Effectiveness. This Ordinance shall take effect and be in force thirty (30) days after its passage, and prior to expiration of fifteen (15) days after its passage thereof, shall be published by title and summary only in the Daily Democrat together with the names of members of the Board of Supervisors voting for and against the same.

I HEREBY CERTIFY that the foregoing Ordinance was introduced before the Board of Supervisors of the County of Yolo, at the meeting of the Board of Supervisors of said County, and after a noticed public hearing, was adopted at a regular meeting of said Board held the _____ day of _____, 2009, by the following vote:

- Ayes:
- Noes:
- Absent:
- Abstention:

Mike McGowan, Chair
Board of Supervisors

Attest:

Ana Morales, Interim Clerk
Board of Supervisors

Approved as to Form:
Robyn Truitt Drivon, County Counsel

By _____
Deputy

By _____
Philip J. Pogledich, Deputy

(Seal)
Attachment "A"- Legal Description
Attachment "B"- Tentative Subdivision Map (TSM#4708)

ATTACHMENT D

Stability and Seepage Analyses

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May 5, 2005

Castle Companies
Attention: Dan Boatwright
12885 Alcosta Boulevard
Suite A
San Ramone, CA 94583

**GEOTECHNICAL CONSULTING
STABILITY AND SEEPAGE ANALYSES
WHITE SUBDIVISION PROPERTY**
Near Oak Grove Avenue and Sixth Street
Knights Landing, California
File No. 2077-009.01

We have completed our analyses of slope stability and seepage conditions during flood stage within the Colusa Basin Drainage Canal adjacent to the subject subdivision. This letter presents our findings. In preparing this letter we drilled two borings on April 1, 2005 from the levee separating the Basin Drain and subject subdivision property. The locations of these borings as well as the locations of boring drilled in conjunction with a Geotechnical Investigation performed on the property by our firm are shown on the attached Plate 1, *Plot Plan*.¹ Logs of the borings are presented on Plates 2 and 3, *Log of Boring*. The nomenclature used to describe the soils on the logs is shown on Plate 4, *Unified Soil Classification System*. A computer printout showing the proposed slope profile through the basin drain levee and the storm water detention pond proposed for construction at the toe of the levee is shown on Plate 5, *Slope Stability Analyses Data*. Our firm prepared an earlier letter presenting our preliminary findings regarding slope stability and seepage at the site.²

¹ Raney Geotechnical, Inc; "Geotechnical Investigation, White Property Subdivision, APN 056-160-02, Near Oak Grove Avenue and Sixth Street, Knights Landing, California"; July 2, 2002; File No. 2077-009.01.

² Raney Geotechnical, Inc; "Preliminary Findings, Seepage and Stability Considerations, White Property Subdivision, near Oak Grove Avenue and Sixth Street, Knights Landing, California"; April 13, 2005; File No. 2077-009.01.

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Seepage and Stability
May 5, 2005
File No. 2077-009.02

The attached borings were drilled from the crown of the levee along the Colusa Basin Drainage Canal. Both borings were drilled to a depth of 25 feet; groundwater was engaged at an average depth on the order of 21 feet. Portions of the levee adjacent to the White property are on the order of ten-feet-high relative to the general level of the property. The crest width is at least 15 feet. The landside face of the levee slopes at configuration ranging from one on two and one-half to one on four. In order to provide more developable real property, the landside slope of the levee will be steepened to a one on two configuration adjacent to the development. In addition, the general level of the subdivision will be raised about two feet. An approximate 20,000 square foot storm water detention basin will be constructed at the toe of the steepened levee. The detention basin will be located within the southwesterly corner of the development. The basin will have one on two side slopes, and a maximum depth of 6.5 feet relative to adjacent finish grades within the subdivision.

The upper two to three feet of the levee consists of aggregate base (AB) locally. Portions of the levee beneath the AB where it is present, and at the surface where there is no AB, consist of stiff silty clays and clayey fine sandy clayey silts of at least medium stiff consistency. The uppermost levee embankment foundation materials consist of silty clays of stiff to very stiff consistency. The composition and consistency of the soils engaged in conjunction with the referenced Geotechnical Investigation is consistent with the above description. Although the borings drilled in conjunction with the referenced Geotechnical Investigation were drilled in January 2004, groundwater elevations in those borings were almost identical to the groundwater elevations in the levee assessment borings we drilled last month. The apparent health and longevity walnut orchard on the property would appear to provide irrefutable evidence that free groundwater levels have always remained well below ground surfaces at the site.

In discussions with Richard Jenness, we found that the highest groundwater level within the Colusa Basin Drainage Canal, of which he was aware, occurred in 1957, and that this highest level was on the order of two feet above adjacent ground surfaces within the orchard. For purposes of our analyses, we conservatively assumed a highest free water level within the basin drainage canal five feet above adjacent ground surfaces.

Seepage analyses were performed assuming a highest water level within the basin, five feet above ground level on the property. This assumed highest water level would be at about elevation +39 feet. Given the assumed maximum level, and a steady state seepage condition, the tangent method would indicate that seepage could emerge on the face of the detention basin side slope along the levee at about 3.5 feet above the bottom of the basin. Because of the clayey nature of the levee and levee foundation however, the chances that steady state seepage would ever develop is extremely remote.

Although the attached borings and the borings drilled in conjunction with our referenced study would indicate that the levee and levee foundation soils are predominately clayey, and of low permeability to a level about four feet below the bottom of the proposed basin,

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Seepage and Stability
May 5, 2005
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it is possible that more permeable silty sands will be engaged, at least locally within the excavation for the proposed detention basin. In the event that such silty sand materials these silty sands communicate with the water impounded by the basin, steady state seepage into the basin would be possible, although flow would be slight.

We recommend that excavation for the basin and the modification of the levee slopes be observed by our representatives. If relatively free draining sands or silty sands are engaged during this earthwork, they should be evaluated by our representative, covered with a geotextile with the geotextile in turn covered by riprap.

Stability analyses were performed on a section extending through the levee and proposed detention basin. The cross section and analyses are shown on Plate 5. The levee and levee foundation soils were conservatively assumed to be frictionless soils with cohesion of 250 pounds per square foot (psf), although our test data indicate significantly higher strengths. The underlying soils were modeled as cohesionless materials with a drained friction angle of 33 degrees. The analyses were performed assuming the above described highest groundwater/seepage condition, and Spencer's method, as coded by GeoSlope programming. The analyses indicate a factor of safety against sliding of nearly three.

It is apparent that slope stability is ample, even using the most conservatively assigned soil parameters, slope geometry and phreatic surface. Our analyses indicate neither escape gradient difficulties nor the prospect of high pore water conditions. Furthermore, we have provided conservative recommendations to addresses variations in soil conditions that could be encountered during construction.

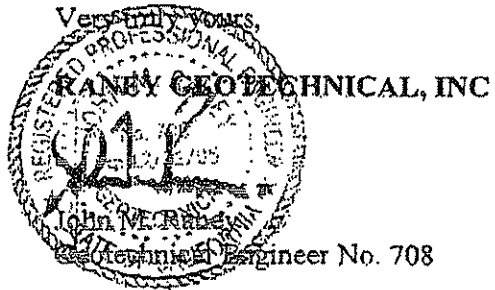
If you or others have any questions regarding this letter or require further information, please contact the undersigned.

o0o

Page 4
Seepage and Stability
May 5, 2005
File No. 2077-009.02

The following Plates are attached and complete this report:

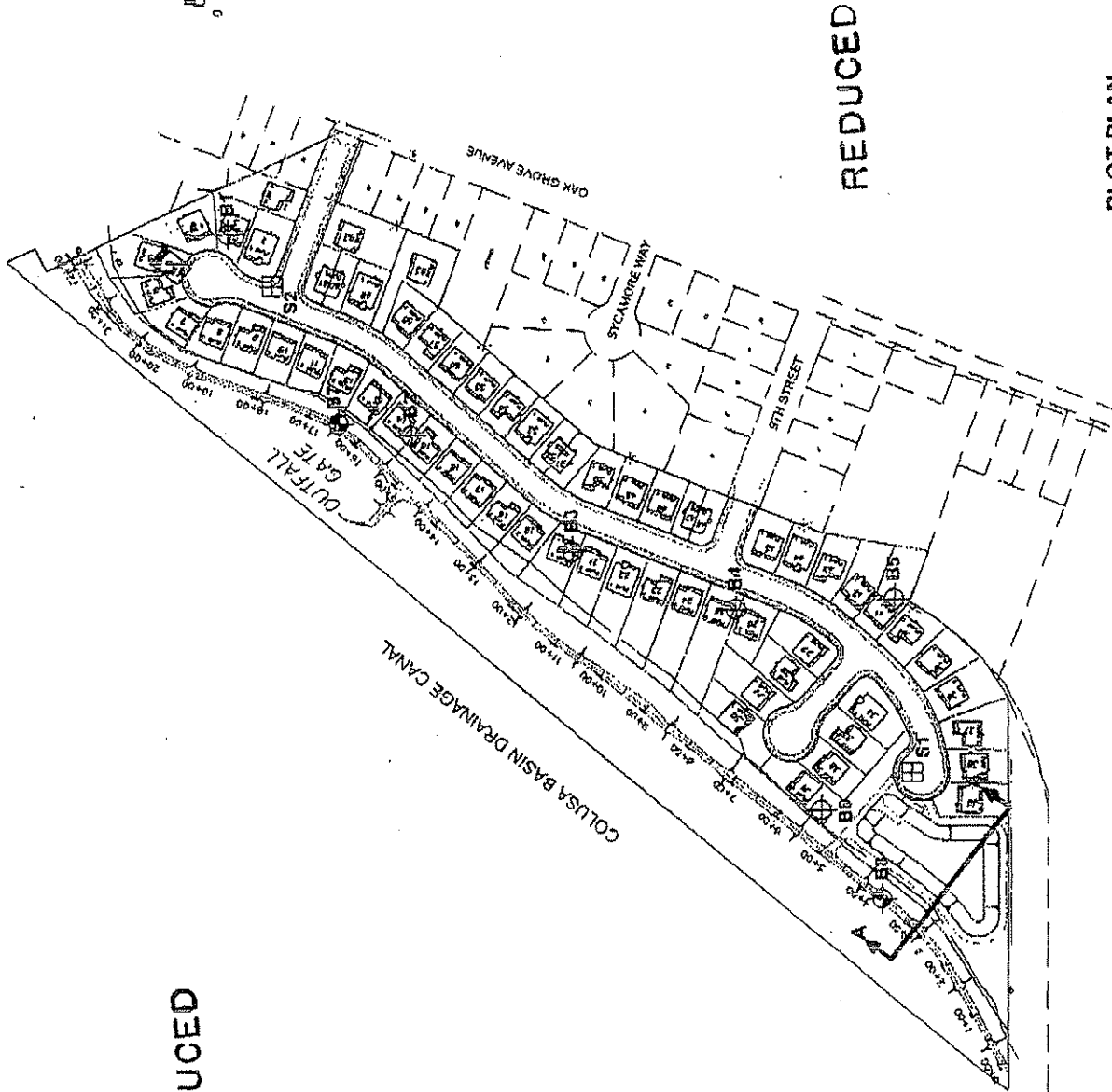
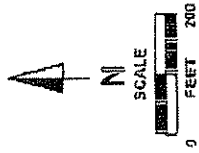
Plate 1 – Plot Plan
Plate 2 – Log of Boring, Boring 7
Plate 3 – Log of Boring, Boring 8
Plate 4 – Unified Soil Classification System
Plate 5 – Slope Stability Analyses Data



Addressee (2)
Richard Jenness (1)
Jim Campbell (1)
Sarjit (1)



PLATE 1



REDUCED

REDUCED

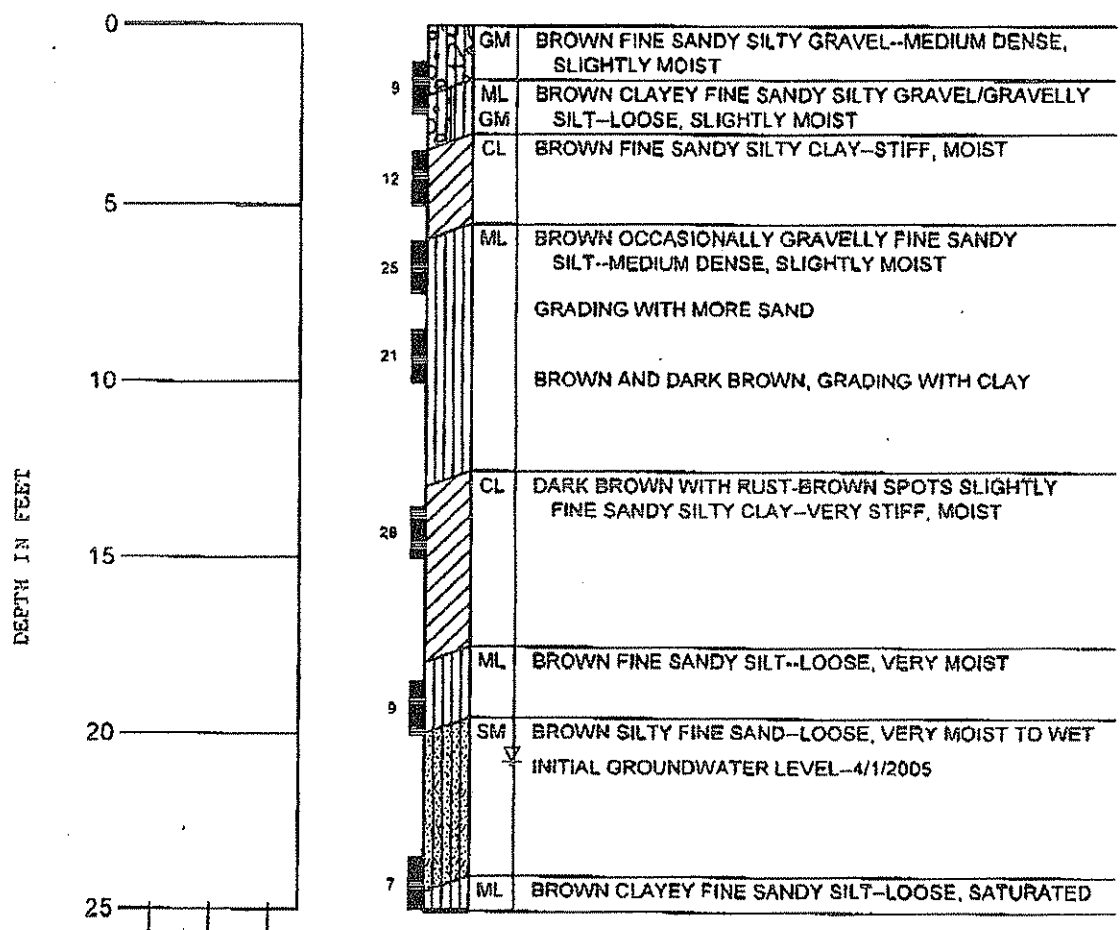
PLOT PLAN

- NOTES:
1. PREPARED FROM A SITE PLAN PROVIDED BY LAUCHEUX & HEIKS.
 2. BORING AND BULK SAMPLE LOCATIONS SHOWN ARE APPROXIMATE ONLY.
- KEY:
- BORING LOCATION, THIS STUDY
 - BORING LOCATION, 1/26/04 STUDY
 - BULK SAMPLE LOCATION, 1/26/04 STUDY

ATTACHMENT D

PROJECT NUMBER: 2077-009.01
 DRAWN BY: M.J.T.
 DATE: 4/1/2005
 CHECKED BY: [Signature]
 DATE: 5/5/05
 PLATE NUMBER: 2

BORING 7
 DRILLED: 4/1/05

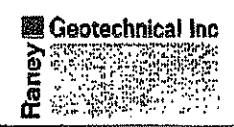


NOTES:

1. THE BORING LOG DEPICTS SUBSURFACE CONDITIONS ONLY AT THE BORING LOCATION AND TIME DESIGNATED.
2. NOMENCLATURE USED TO DESCRIBE SOILS DEFINED ON PLATE 4.
3. UNDISTURBED SAMPLE OBTAINED WITH 2" I.D. MODIFIED CALIFORNIA SAMPLER.
4. SAMPLER RESISTANCE IN BLOWS PER FOOT OR FRACTION THEREOF; 140 POUND HAMMER, 30 INCH DROP.

DRY DENSITY - PCF
 MOISTURE CONTENT - %
 UNCONFINED STRENGTH - TSE

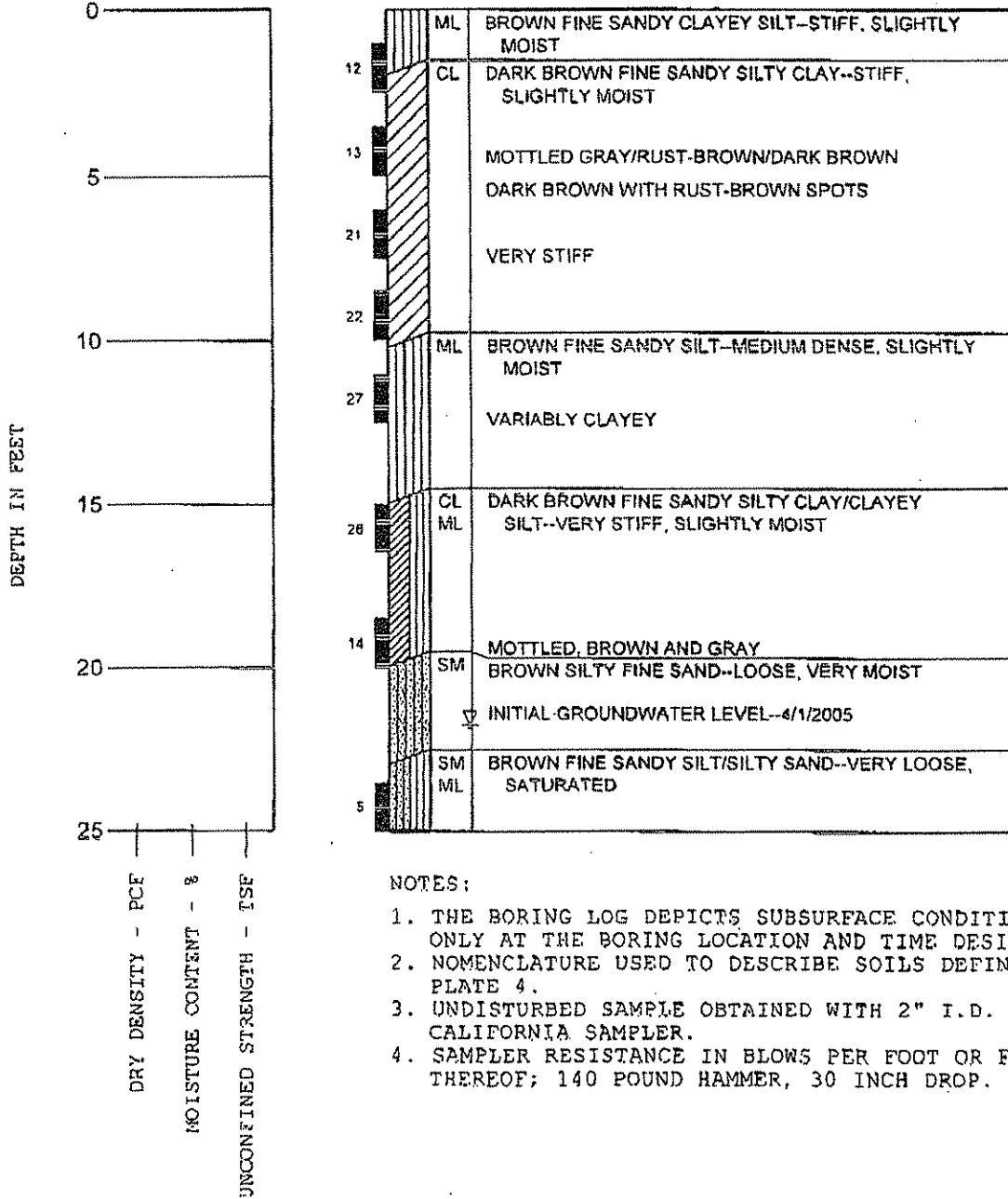
LOG OF BORING



BORING B

DRILLED: 4/1/05

PROJECT NUMBER: 2077-009.01 DRAWN BY: MCT DATE: 4/1/2005
 PLATE NUMBER: 3 CHECKED BY: *Raney* DATE: 5/5/05



NOTES:

1. THE BORING LOG DEPICTS SUBSURFACE CONDITIONS ONLY AT THE BORING LOCATION AND TIME DESIGNATED.
2. NOMENCLATURE USED TO DESCRIBE SOILS DEFINED ON PLATE 4.
3. UNDISTURBED SAMPLE OBTAINED WITH 2" I.D. MODIFIED CALIFORNIA SAMPLER.
4. SAMPLER RESISTANCE IN BLOWS PER FOOT OR FRACTION THEREOF; 140 POUND HAMMER, 30 INCH DROP.

LOG OF BORING



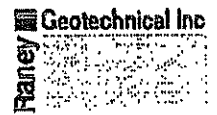
PROJECT NUMBER: 2077-009.01
 PLATE NUMBER: 4

GRAPH	SYMBOL	DESCRIPTION	MAJOR DIVISIONS	
	CW	WELL GRADED GRAVELS, GRAVEL-SAND MIXTURES	CLEAN GRAVELS WITH LESS THAN 5% FINES	GRAVEL AND GRAVELLY SOILS
	GP	POORLY GRADED GRAVELS, GRAVEL-SAND MIXTURES		
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GRAVELS WITH MORE THAN 12% FINES	MORE THAN 50% OF COARSE FRACTION <u>RETAINED</u> ON NO. 4 SIEVE
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		
	SW	WELL GRADED SANDS, GRAVELLY SANDS	CLEAN SANDS WITH LESS THAN 5% FINES	SANDS AND SANDY SOILS
	SP	POORLY GRADED SANDS, GRAVELLY SANDS		
	SM	SILTY SANDS, SAND-SILT MIXTURES	SANDS WITH MORE THAN 12% FINES	MORE THAN 50% OF COARSE FRACTION <u>PASSING</u> NO. 4 SIEVE
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES		
	ML	INORGANIC SILTS, ROCK FLOUR, OR CLAYEY SILTS WITH SLIGHT PLASTICITY	LIQUID LIMIT <u>LESS</u> THAN 50	SILTS AND CLAYS
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS		
	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY		
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS SILTS, ELASTIC SILTS	LIQUID LIMIT <u>GREATER</u> THAN 50	SILTS AND CLAYS
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS		
	OH	ORGANIC CLAYS AND ORGANIC SILTS OF MEDIUM TO HIGH PLASTICITY		
	PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENT	HIGHLY ORGANIC SOILS	

COARSE GRAINED SOILS
 MORE THAN 50% LARGER THAN NO. 200 SIEVE

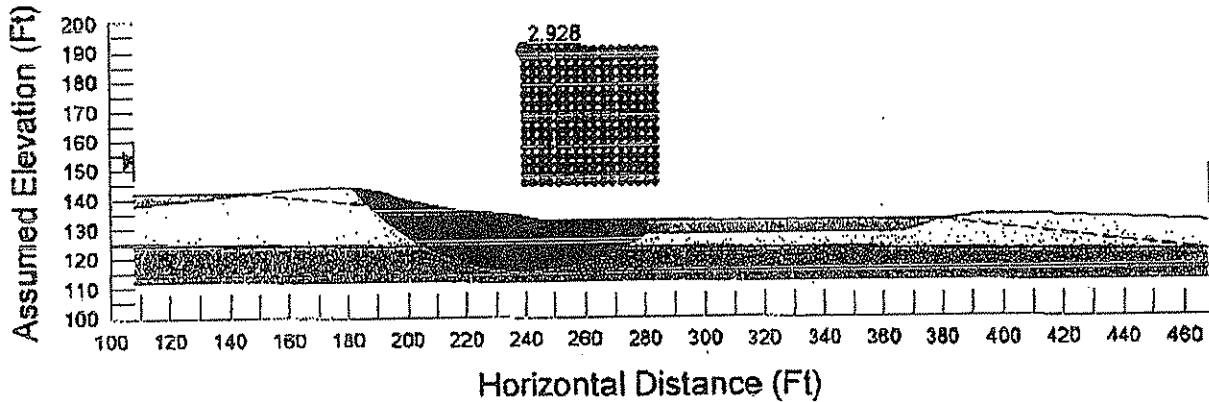
FINE GRAINED SOILS
 MORE THAN 50% SMALLER THAN NO. 200 SIEVE

UNIFIED SOIL CLASSIFICATION SYSTEM



ATTACHMENT D

WHITE PROPERTY--KNIGHTS LANDING
Slope Stability Evaluation
05/05/04 16:28:00
File Name WHITEP.SLP
Analysis Method Spencer
Direction of Slip Movement Left to Right
Slip Surface Option Grid and Radius
P.W.P. Option Piezometric Lines / Ru
Tension Crack Option (none)
Seismic Coefficient 0



SLOPE STABILITY ANALYSES DATA

Raney Geotechnical Inc

PLATE 5

ATTACHMENT D

ATTACHMENT E

Categorical Exemption

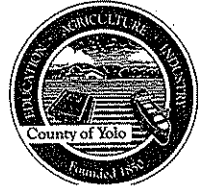
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COUNTY RECORDER
Filing Requested by:

Yolo County Planning and Public Works
Name
292 West Beamer Street
Address
Woodland, CA 95695
City, State, Zip

Attention: Donald Rust

Notice of Exemption



To: Yolo County Clerk
625 Court Street
Woodland, CA 95695

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Title: ZF# 2004-037 Planned Development (PD-58) Ordinance Amendment

Castle Companies (Dan Boatwright)
12885 Alcosta Boulevard, Suite A
San Ramon, CA 94583

Project Location:

The project site is located at the western end of 6th and 9th Streets and bordered by Colusa Basin Drainage Canal to the west in the Town of Knights Landing (APN: Number 056-381-01 to 29, 056-372-01 to 08, 056-371-01 to 19, and 056-372-01 to 10).

Project Description:

Planned Development Ordinance (PD-58) amendment for the following: (1) Reduce the size of 43 of the 49 remaining homes to be constructed; (2) Allow for different roofing materials; (3) Clarify the types of materials/improvements to be included in the interiors; (4) Reduce the number of front facades; and (5) Establish setbacks and construction standards for improvements near existing levees. Also consider an agreement for the developer to provide initial flood insurance coverage for potential homebuyers.

Exempt Status:

Categorical Exemption: Minor Alterations in land Use limitations "15305"

Reasons why project is exempt:

§ 15305, Class 5 consists of minor alterations to lands use limitations that do not result in changes in land use or density.

Lead Agency Contact Person: Donald Rust, Principal Planner **Telephone Number:** (530) 666-8835

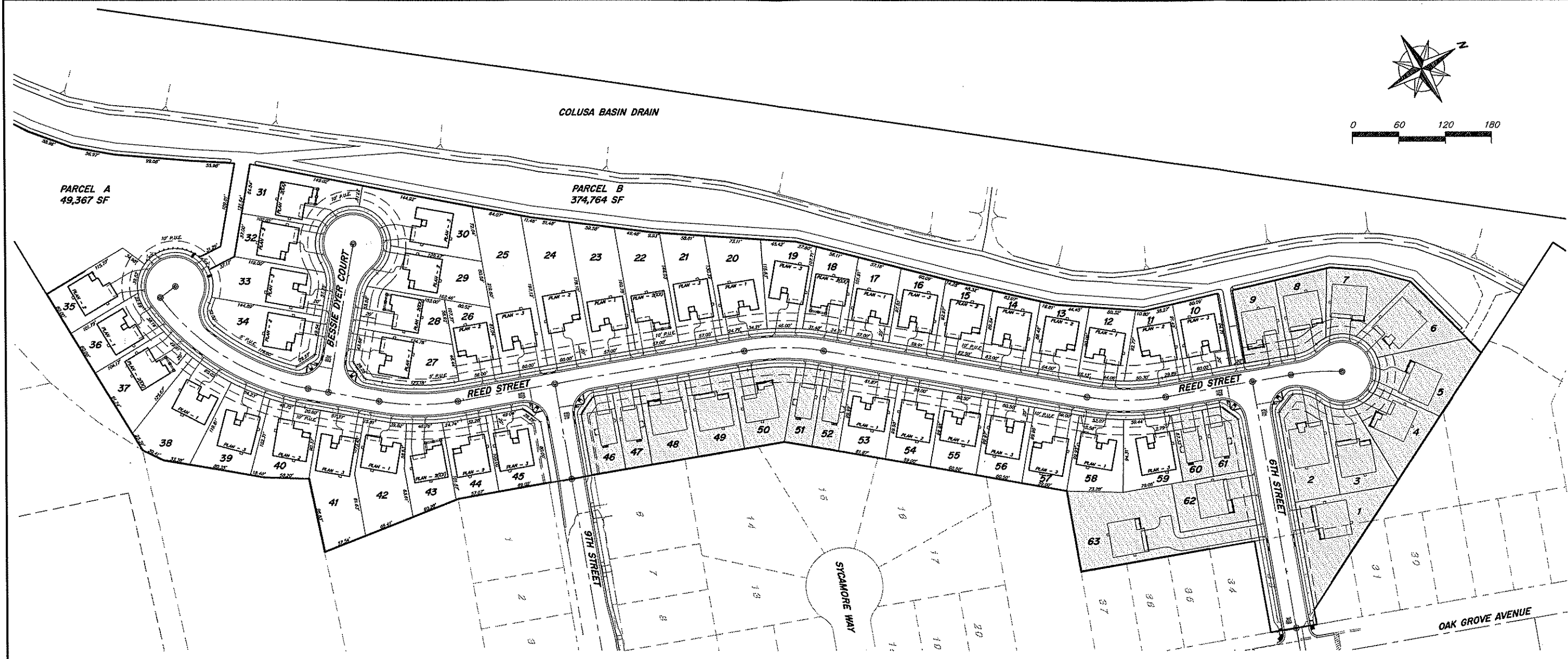
Signature (Public Agency):

Date:

Date received for filing at OPR:

FILE #2004-037 FILE NAME: River's Edge (White) Subdivision
AUTHORIZED SIGNATURE

RECEIPT #
FEE STATUS



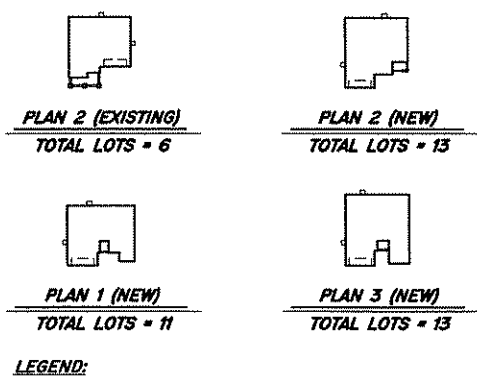
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4	N.A.	6,404
5	N.A.	8,220
6	N.A.	7,011
7	N.A.	6,448
8	N.A.	5,718
9	N.A.	5,549
10	3	5,585
11	2	5,836
12	1	5,540
13	2	5,583
14	3	5,544
15	2	5,694
16	3	5,707

DEVELOPMENT PLAN DATA		
LOT	PLAN	LOT AREA
17	1	5,685
18	2(EXISTING)	5,837
19	3	6,660
20	1	8,009
21	3	7,821
22	2(EXISTING)	8,671
23	1	9,657
24	2	11,238
25	3	12,501
26	2	5,541
27	1	7,757
28	2(EXISTING)	6,307
29	2	7,884
30	3	9,229
31	2(EXISTING)	8,232
32	2	6,003

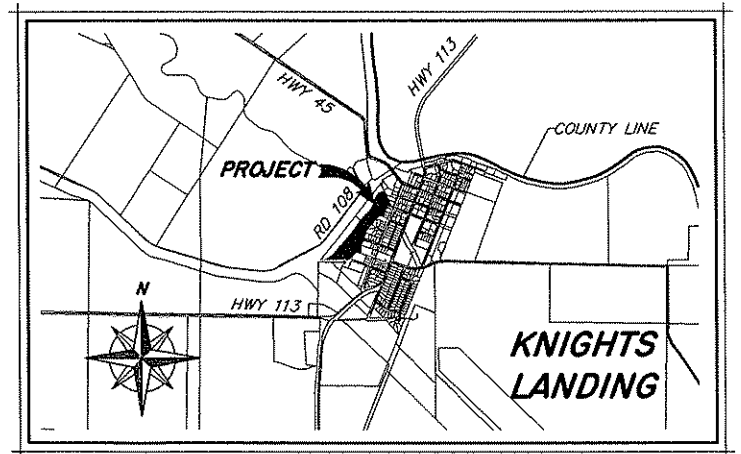
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35	2	7,041
36	1	6,023
37	2(EXISTING)	7,872
38	1	9,388
39	3	7,289
40	2	6,888
41	3	9,882
42	1	8,612
43	2(EXISTING)	6,213
44	2	5,709
45	3	6,703
46	N.A.	4,276
47	N.A.	3,500
48	N.A.	6,100

DEVELOPMENT PLAN DATA		
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50	N.A.	6,850
51	N.A.	3,583
52	N.A.	3,500
53	1	6,186
54	2	5,899
55	1	6,048
56	3	6,048
57	2	5,897
58	1	6,277
59	3	6,307
60	N.A.	3,537
61	N.A.	3,708
62	N.A.	6,414
63	N.A.	15,822

**CASTLE COMPANIES
KNIGHTS LANDING**



LEGEND:
 EXISTING MODEL COMPLEX, PREVIOUSLY CONSTRUCTED UNITS, AND/OR PREVIOUSLY PLANNED HOMES (NOT A PART OF DEVELOPMENT PLAN)



VICINITY MAP
NTS

Drawn By: APD	REVISIONS			
Issue Date: 02/26/09	NO.	DATE	ISSUED FOR	BY
Job No.: NCO9073				
Checked: RFC				
Design By: APD				
NCO9073P1DP01.dwg				



ROOSTO, CA
 SAN RAMON, CA
 ROSEVILLE, CA
 STOCKTON, CA
 COPPEROPOLIS, CA
 FRESNO, CA
 RIVERSIDE, CA
 SCOTTSDALE, AZ

EXHIBIT
**CASTLE COMPANIES
 KNIGHTS LANDING
 DEVELOPMENT PLAN**
 KNIGHTS LANDING CALIFORNIA

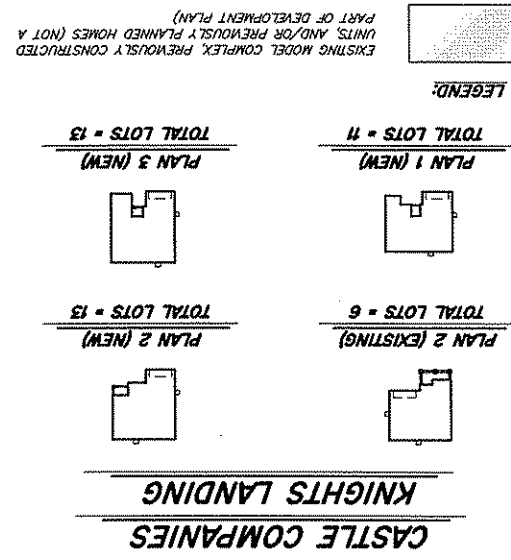
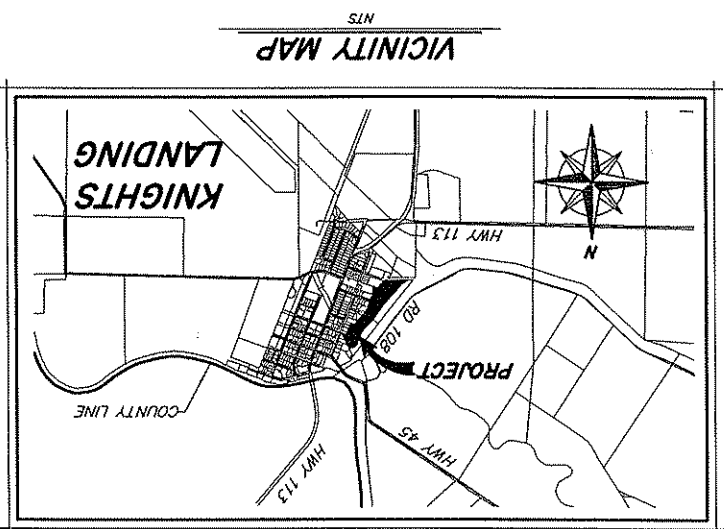
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ATTACHMENT B

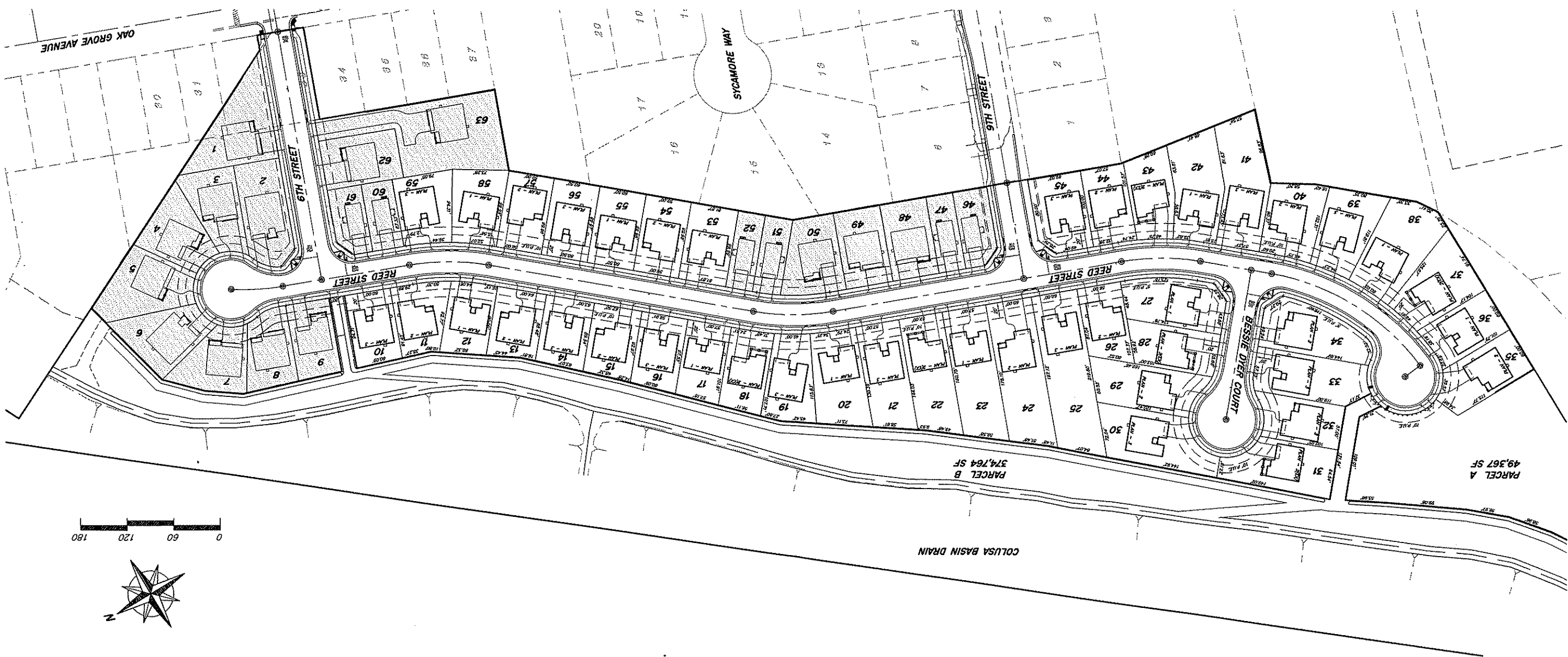
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ATTACHMENT B

DWG. DPO1 SHEET 1 OF 1 CALIFORNIA	EXHIBIT CASTLE COMPANIES KNIGHTS LANDING DEVELOPMENT PLAN	MVE CIVIL SOLUTIONS 866.526.4214 • www.mve.net SCOTTSDALE, AZ RIVERSIDE, CA FRESNO, CA COPPERHOLM, CA STOCKTON, CA ROSELILLE, CA SAN RAMON, CA RODRIGO, CA	REVISIONS NO. DATE ISSUED FOR BY		Drawn By: APD Issue Date: 02/26/09 Job No.: NCO9073 Checked: RFC Design By: APD NCO9073/09/01.dwg
			MVE		MVE CIVIL SOLUTIONS 866.526.4214 • www.mve.net SCOTTSDALE, AZ RIVERSIDE, CA FRESNO, CA COPPERHOLM, CA STOCKTON, CA ROSELILLE, CA SAN RAMON, CA RODRIGO, CA



LOT	PLAN	LOT AREA
1	N.A.	9,505
2	N.A.	7,800
3	N.A.	6,566
4	N.A.	6,404
5	N.A.	8,220
6	N.A.	7,011
7	N.A.	8,448
8	N.A.	5,718
9	N.A.	5,549
10	3	5,585
11	2	5,386
12	1	5,540
13	2	5,585
14	3	5,544
15	2	5,694
16	3	5,707
17	1	5,685
18	2(EXISTING)	5,337
19	3	6,660
20	1	8,008
21	3	7,821
22	2(EXISTING)	8,671
23	1	9,657
24	2	11,238
25	3	12,501
26	2	5,541
27	1	7,757
28	2(EXISTING)	6,207
29	2	7,884
30	3	9,229
31	2(EXISTING)	8,232
32	2	6,003
33	3	8,168
34	2	8,126
35	2	7,041
36	1	6,023
37	2(EXISTING)	7,872
38	1	9,388
39	3	7,289
40	2	6,888
41	3	9,882
42	1	8,612
43	2(EXISTING)	6,213
44	2	5,709
45	3	6,703
46	N.A.	4,276
47	N.A.	3,500
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52	N.A.	3,500
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54	2	5,999
55	1	6,048
56	3	6,048
57	2	5,897
58	1	6,277
59	3	6,207
60	N.A.	3,537
61	N.A.	3,708
62	N.A.	6,414
63	N.A.	15,822



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