

USE PERMIT AND CONDITIONS OF APPROVAL
ZONE FILE #2021-0026
CAMPBELL FAMILY UNITS

PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2021-0026. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as approved by the Yolo County Planning Commission.
2. This Use Permit authorizes a third residential unit on the property, as described and summarized in the staff report, and as modified by the Conditions of Approval approved by the Planning Commission. A building permit shall be required to legalize the construction of the additional dwelling unit. Any subsequent substantive changes in the project description may require an amendment to this Use Permit, with approval by the Zoning Administrator or Planning Commission, at the discretion of the Director.
3. This Use Permit (#2021-0026) shall commence within one year from the date of the Zoning Administrator's approval or said permit shall be null and void. The Director of Department of Community Services may grant an extension of time, not to exceed one year.
4. The Applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein.
5. Prior to building permit issuance to legalize the construction of unpermitted dwelling unit(s), the Applicant shall either,
 - Submit a 'change of use (or occupancy)' permit application to the Yolo County Building Division with a detailed plan of measures that will be taken to convert one of the units into an accessory structure; or
 - Submit an application for a demolition permit to the Yolo County Building Division to completely remove one of the two units from the premises.
6. Any future proposal to construct more than the existing number of units allowed by this Use Permit shall be submitted for review to the Department of Community Services and may subject to a discretionary review and approval by the Planning Commission.
7. Any future proposal to significantly modify or expand the uses allowed by this Use Permit, including the addition of new dwelling units, shall be submitted for review and approval to the Director of Community Services.
8. The newly permitted structure shall be limited in use to family members, caretakers, or a farmworker and their family.
9. The newly permitted dwelling unit shall not be used for short-term rental.
10. This project shall be constructed in a manner consistent with the development requirements for Agricultural Intensive (A-N) Zones, set forth in Title 8, Chapter 2,

Article 3 and Article 4, Section 8-2.402 Siting Development Standards for New Homes in Agricultural Zones, of the Yolo County Code.

11. The subject parcel is located in an Agricultural Preserve No. 20 and is under a Williamson Act contract (No.73-009). The Williamson Act requires that lands under contract must be kept in commercial agricultural use during the life of the contract, except for permitted uses that are “compatible” with agricultural uses. **Attachment D** describes how the project complies with the Williamson Act statutes, including the principles of compatibility, within Government Code Section 51238.1.

ENVIRONMENTAL HEALTH - COMMUNITY SERVICES (530) 666-8646

12. Septic System (Onsite Wastewater Treatment System):
 - Prior to building permit final occupancy approval, a new OWTS shall be installed and finalized under YCEH Septic Installation Permit #22-013S.
 - This permit proposes an advanced alternative (supplemental treatment) OWTS. This type of OWTS will require an ongoing annual OWTS Operating Permit and annual service reports.
 - This permit has not yet been issued for the following reasons, as communicated to the owner/applicant in an email dated 4/1/22:
 - Planning and Building approvals for the existence of this duplex.
 - The septic tank was installed without permit and does not meet standards.
 - Building sewer pipe information.

BUILDING DIVISION – COMMUNITY SERVICES (530) 666-8775

13. **Permits Required:** Building and Fire permits shall be required for all construction or change of occupancy classification, including demolition, grading and other site improvements. The application and construction documents shall follow state and local regulations, including the California Building Code, California Residential Code, California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Energy Code, and California Green Building Code.
14. **Optional Preapplication Meeting:** Due to the limited information provided on an application for a planning permit, a detailed analysis of building code requirements is not always possible. Your licensed design professional will ensure code compliance for use and occupancy classification, construction type, fire resistant construction, fire protection systems, egress, disabled access, structural requirements, and any other required code compliance measures. If the project has unique features that require a code interpretation you may schedule a preapplication meeting with the Building Division.
15. **Fees:** The applicant shall pay the appropriate fees prior to issuance of building permits, including but not limited to permit fees, fire fees, school fees, service district fees, county facility (FSA) fees, and Environmental Health fees.
16. **Fire Access:** Site access for fire engines shall be coordinated with the local fire district chief in compliance with the California Fire Code. Ensure fire apparatus

access is available within 150 feet of all portions of the building. Fire apparatus access roads must be a minimum of 20 feet (with no parking permitted on either side.) Fire apparatus access roads must maintain a minimum turning radii of 20 feet interior / 40 feet exterior.

17. **Sprinklers:** The fire suppression system will need to be submitted as deferred submittals to the Building Division and/or the local fire district.

Because these structures are in a special flood hazard area, additional requirements apply.

18. **General Flood Requirements:** All construction shall meet all the requirements of Yolo County Code Chapter 8-4 Flood Protection Article 5 Provisions for Flood Hazard Reduction. These requirements include elevating structures so that the lowest floor is at least one foot above the base flood elevation, venting enclosures below the lowest floor, anchoring the structures to resist flood loads, and locating or designing all utilities to prevent the entry and accumulation of flood waters.
19. **Elevation Certificates:** For all new structures that are fully or partially within the Special Flood Hazard Area elevation certificates must be submitted and approved three times: Once with the permit application, once prior to construction above the lowest floor, and once prior to final inspection.
20. **Flood Zone Boundaries on Site Plan:** For all development, submit a site plan showing the flood zone boundaries. Any development that is within 100 ft of a flood zone boundary will require a surveyor to provide the precise location of the structure relative to the flood zone boundary.

PUBLIC WORKS DIVISION – COMMUNITY SERVICES (530) 666-8436

21. Applicant shall secure and pay for a County encroachment permit to improve the residential driveway connection to County Road 87A (The Horseshoe) and bring it into conformance with the Yolo County Improvement Standards (see attached Drawing # 4-23, Sheet 1 of 2). The Applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection (County Zone File No. ZF2021-0026).
22. The Applicant shall provide ongoing maintenance of gravel parking areas and access roads, including but not limited to, stabilizing any areas that have eroded, preventing the downstream conveyance of sediment, and providing dust control.
23. County roads shall not be used for event/business/operations parking.
24. Driveway visibility shall be maintained per Yolo County Improvement Standards Drawing # 4-13 at a minimum. Please note attached letter to county landowners regarding tree maintenance guidelines along County roads (dated May 17, 2021). Applicant shall maintain trees along County Road 16 frontage per these tree maintenance guidelines.
25. If the development disturbs one acre or more of land, the developer must obtain coverage under California's "National Pollutant Discharge Elimination System

(NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (State General Permit)” for controlling construction activities that may adversely affect water quality. State General Permit coverage requires preparation of a Storm Water Pollution Prevention Plan (SWPPP). The developer shall provide Yolo County the State-issued Waste Discharge Identification Number (WDID #) and pay the associated fees prior to issuance of a County building or grading permit.

COUNTY COUNSEL – (530) 666-8172

26. The applicant shall agree to indemnify, defend, and hold harmless the County or its agents, officers and employees from any claim, action, or proceeding (including damage, attorney fees, and court cost awards) against the County or its agents, officers, or employees to attack, set aside, void, or annul an approval of the County, advisory agency, appeal board, or legislative body concerning the permit or entitlement when such action is brought within the applicable statute of limitations.
27. The County shall promptly notify the applicant of any claim, action or proceeding and that the County cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold the County harmless as to the action. The County may require that the applicant post a bond in an amount determined to be sufficient to satisfy the above indemnification and defense obligation.

Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Planning Commission may result in the following:

- Revocation of Use Permit;
- Non-issuance of future building permits;
- Code enforcement action;
- Legal action.