

# ATTACHMENT D

## CONDITIONS OF APPROVAL

### ZONE FILE #2022-0071 SAMUEL CARPENTER COTTAGE (HUNTER) HISTORIC ALTERATION PERMIT

#### ON-GOING OR OPERATIONAL CONDITIONS OF APPROVAL:

##### PLANNING DIVISION—CSD (530) 666-8775

1. The subject property shall be developed in compliance with all adopted Conditions of Approval for Zone File #2022-0071, as contained herein and identified below.
2. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval contained herein.
3. The project is as described and summarized in the Historic Preservation Commission staff report (dated March 9, 2023), as may be modified by the Conditions of Approval approved by the Historic Preservation Commission, which includes demolition of the Samuel Carpenter Cottage. Any substantive changes in the project description may require an amendment to this Historic Alteration Permit, with approval by the Historic Preservation Commission, at the discretion of the Community Services Director.
4. The applicant shall ascertain and comply with the requirements of all federal, state, county and local agencies as applicable to the proposed use and the project area. These include, but are not limited to: Yolo-Solano Air Quality Management District, Yolo County Environmental Health Division, Yolo County Public Works Division, Yolo County Building Division, and local fire district.
5. Prior to demolition permit issuance, the applicant shall comply with Yolo HCP/NCCP requirements, including: a) payment of application fee (\$990.50); and b) compliance with AMMs 16 and 18 for Swainson's Hawk/White-Tailed Kite and Western Burrowing Owl.
6. A \$50 recording fee will be required and payable by the project applicant upon filing of the Notice of Exemption by the lead agency, within five working days of approval of this project by the Historic Preservation Commission.

##### BUILDING DIVISION—CSD (530) 666-8775

7. The applicant shall pay required fees and obtain all necessary approvals, including issuance of a Demolition Permit, from the Building Division prior to demolition activities.

##### COUNTY COUNSEL— (530) 666-8172

8. 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.

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.

9. Failure to comply with the Conditions of Approval as approved by the Yolo County Historic Preservation Commission may result in the following actions:
  - Revocation of Historic Alteration Permit;
  - Non-issuance of future building permits;
  - Legal action.