

**CONDITIONS OF APPROVAL  
ZONE FILE #2022-0060  
WILSON VINEYARD TENTATIVE PARCEL MAP**

PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2022-0060. The Applicant shall be responsible for all costs associated with implementing the Conditions of Approval as approved by the Yolo County Planning Commission.
2. The Parcel Map for the project shall be filed and recorded, at the Applicant's expense, with the Department of Community Services. The Parcel Map shall be recorded within two years from the date of approval by the Yolo County Planning Commission, or the Tentative Parcel Map shall become null and void, without any further action in accordance with the State Subdivision Map Act.
3. The Applicant shall pay fees, under Public Resources Code Section 21089, and as defined by Fish and Game Code Section 711.4, at the time of the filing of Notice of Determination, to cover the cost of review of the environmental document by the California Department of Fish and Wildlife. The total amount for 2023 is \$2,814 (\$2,764.00 for state filing fee, plus \$50 Clerk-Recorder processing fee).
4. The Applicant shall comply with the Yolo County Habitat Conservation Plan/Natural Community Conservation Plan (Yolo HCP/NCCP) Section 4.2.1.2, Private Projects under the Discretionary Authority of Permittees, for a new home site proposed for development on the newly created Parcel 1 following the acceptance of a Parcel Map by the Board of Supervisors. The new home site shall be considered a 2.5-acre disturbance for the purposes of determining appropriate land cover fees. The requirements will include the submittal of the Yolo HCP/NCCP application for coverage, the associated application fee, and any land cover and mitigation fees, which will be determined at the time of payment.
5. The Applicant is encouraged to coordinate with the Yocha Dehe Wintun Nation should the Parcel Map result in any future trenching and excavation activities. Please contact Yocha Dehe Wintun Nation's Cultural Resources Department to receive cultural sensitivity training for any pre-project personnel.

Eric Hernandez, Site Protection Manager  
Yocha Dehe Wintun Nation  
Phone: (530) 723-3313  
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6. 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.

7. 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.
8. Failure to comply with the **CONDITIONS OF APPROVAL** as approved by the Planning Commission may result in the following:
  - Non-issuance of future building permits;
  - Legal action.

**PRIOR TO FINAL PARCEL MAP APPROVAL:**

**PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803**

9. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #5231) indelibly printed on it. Said PM #5231 shall be prepared to conform to the Subdivision Map Act and as provided for final maps in Section 8-1.502 of the Yolo County Code including all certificates specified in Section 8-1.502(e).

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

10. To provide a uniform right-of-way for Babel Slough Road, applicant shall perform a field survey of Babel Slough Road, and dedicate a fifteen-foot-wide easement for road and utility purposes on both sides of the existing centerline of Babel Slough Road (for a total road right-of-way width of thirty feet) to the County.

[The easterly lines of the resultant lots could be moved to be coincident with the centerline of Babel Slough Road]

**PRIOR TO ISSUANCE OF ANY BUILDING PERMIT:**

**PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803**

11. Any future development on the newly created parcels shall comply with the County's Zoning Regulations for the Agricultural Zones contained in Articles 3 and 4 of Chapter 2, Title 8, Yolo County Code of Ordinances.
12. Section 7050.5 of the California Health and Safety Code states that when human remains are discovered, no further site disturbance shall occur until the County coroner has determined that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to this or her

authority and the remains are recognized to be those of a Native American, the coroner shall contact the Native American Heritage Commission within 24 hours.

BUILDING DIVISION - COMMUNITY SERVICES (530) 666-8037

13. All building plans for development on any of the parcels subject to this project shall be submitted to the Community Services Department for review and approval in accordance with County building standards prior to the commencement of any construction.
14. Any new construction shall comply with the provisions of Chapter 4, Flood Protection, of Title 8 of the Yolo County Code, for building within a designated flood plain, as applicable.
15. The Applicant shall pay all appropriate fees prior to the issuance of building permits, including, but not limited to Parcel Map checking fees, School and Fire District fees, County Facility and Service Authorization (FSA) fees, and Environmental Health fees.

ENVIRONMENTAL HEALTH - COMMUNITY SERVICES (530) 666-8646

16. Land Use Projects:
  - Any future building projects shall meet all YCEH requirements.
17. Wastewater:
  - Any new septic system shall meet current standards, and if seasonal groundwater is less than 2 feet in depth, then a new system will not be approved.
  - Site Evaluation: Prior to any new building permit issuance, a Site Evaluation/Soil Profile shall be completed to approve the project for an onsite wastewater treatment system (OWTS; i.e., septic system), and to identify the OWTS area, size, and type. The complete site evaluation may determine that the site is not acceptable for an OWTS.
18. Water Wells:
  - Prior to any new building permit issuance, all proposed water wells shall meet current well standards and be approved by YCEH.
19. Hazardous Materials:
  - Within 30 days of a substantial change to the handlers operation (including change of ownership), or to the types, quantities or storage location of hazardous materials or hazardous wastes being handled at the facility, the facility's Hazardous Materials Business Plan must be updated to reflect the changes. Starting January 1, 2013, this must be done by going to the California Environmental Reporting System (CERS) web site ( <http://cers.calepa.ca.gov/> ), logging on by using your CERS ID number, reviewing the existing information, updating information as needed, and resubmitting the information for approval by Yolo County Environmental Health (YCEH). For assistance with CERS, please visit our web site at <https://www.yolocounty.org/government/general-government-departments/community-services/environmental-health-division/hazardous-materials-programs/california-environmental-reporting-system-cers> or call YCEH at (530) 666-8646 and ask to speak to a Hazmat Specialist.