

# ATTACHMENT E

## CONDITIONS OF APPROVAL ZONE FILE #2023-031 PYLMAN VARIANCE AND TENTATIVE PARCEL MAP

PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8850

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2023-031. 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 and Variance shall become null and void, without any further action in accordance with the State Subdivision Map Act.
3. 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.
4. 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.
5. Failure to comply with the **ZF2023-031 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:**

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6. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #5426) indelibly printed on it. Said PM #5426 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

7. Where no established rights-of-way exist on Netherlands Road, applicant shall dedicate to the County a uniform 25-foot or 50-foot wide easements for road and utility purposes where appropriate. Netherlands right-of-way dedication to be 25-feet in road section where neighboring lot (APN: 043-220-012) is not under same ownership as Pylman (owner of ZF2023-031 subject lots). Right-of-way dedication to be 50-feet where in the portion of road that is adjacent to the other Pylman-owned lot (APN 043-220-012).

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

PLANNING DIVISION – COMMUNITY SERVICES (530) 666-8803

8. 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.
9. Any future residential development on 'Parcel 2' shall comply with County Zoning Regulation Sec. 8-2.402, Siting Development Standards for New Homes in Agricultural Zones. Future residential development shall be located within the two and one- half acre homesite. Such area may include a primary residence, an ancillary dwelling clustered with the primary home, any allowable accessory structures, and other improvements, such as driveway(s), landscaping, leach fields, etc.
10. 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

11. 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.
12. 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.
13. 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

14. Land Use Projects:

- Any future building projects shall meet all YCEH requirements.

15. 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.

16. Water Wells:

- Prior to any new building permit issuance, all proposed water wells shall meet current well standards and be approved by YCEH.