

ATTACHMENT E
CONDITIONS OF APPROVAL
ZONE FILE #2024-012
QI TENTATIVE PARCEL MAP #5217

PLANNING DIVISION— (530) 666-8036

1. The project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2024-0012. 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. All access and utility easements shall be submitted to the County Counsel's Office and Department of Community Services for review and approval prior to recordation. All access and utility easements shall be shown on the Parcel Map for recordation.
4. A concrete walkway to the rear units shall be constructed prior to recordation of the Parcel Map. If fences separate the units, the walkway will remain unobstructed, and gates shall be installed at the southern end of the walkway so that the rear parcels may be accessed from the street. Addressing for the rear units shall be visible from Woodland Avenue. It is the responsibility of the rear unit owners to maintain the concrete walkway and post address markers.
5. A physical elements report containing the following information shall be provided prior to Parcel Map recordation:
 - a. A report detailing the condition and estimating the remaining useful life of each element of the project proposed for conversion, including but not limited to roofs, foundations, exterior paint, paved surfaces, mechanical systems, electrical systems, plumbing systems, swimming pools, sprinkler systems, utility delivery systems, heating and air conditioning systems, fire protection systems, and structural elements. Such report shall be prepared by an appropriately licensed contractor or architect or by a registered civil or structural engineer other than the owner. For any element whose useful life is less than five (5) years, a replacement cost estimate shall be provided.
 - b. A structural pest control report prepared by a licensed structural pest control operator pursuant to Section 8516 of the Business and Professions Code.
 - c. A building history report including the date of construction of all elements of the project; a statement of the major uses of said project since construction; the date and description of

each major repair or renovation of any structural element since the date of construction; and a statement regarding current ownership of all improvements and underlying land.

- d. Failure to provide information required in subsections (e)(6)(A) through (e)(6)(C) of this section shall be accompanied by an affidavit, given under penalty of perjury, setting forth reasonable efforts undertaken to discover such information and reasons why the information cannot be obtained.
6. Tenant's right to purchase. As provided in Government Code Section 66427.1(b), any present tenant or tenants of any unit shall be given a nontransferable right of first refusal to purchase the unit occupied, at a price no greater than the price offered to the general public. The right of first refusal shall extend for at least sixty (60) days from the date of issuance of the final subdivision public report or commencement of sales, whichever date is later.
7. Vacation of units. Each nonpurchasing tenant, not in default under the obligations of the rental agreement or lease under which he occupies his unit, shall have not less than 120 days from the date of receipt of notification from the owner of his intent to convert or from the filing date of the final subdivision map, whichever is later, to find substitute housing and to relocate.
8. The setback for the existing structures is zero feet between parcels 3A and 3B and parcels 4A and 4B.

PUBLIC WORKS (530) 666-8043

9. The Parcel Map submitted for recordation shall have the Subdivision Map Number (PM #5217) indelibly printed on it. Said PM #5217 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).
10. A note on the Parcel Map shall be added: "Private reciprocal easements for access and utilities shall be granted and reserved, as necessary, at the time of sale or conveyance of any parcel shown in this map."
11. The alley between Orleans Street and Omega Street is not maintained by the County. Any desired road maintenance within the alley is the responsibility of the adjacent property owners.

BUILDING DIVISION (530) 666-8775

12. All building plans shall be submitted to the Department of Community Services for review and approval in accordance with County building standards prior to the commencement of any construction.
13. The applicant shall pay all appropriate fees prior to the issuance of building permits, including but not limited to Final Map checking fees, School and Fire District fees, County Facility and Services Authorization (FSA) fees, and Environmental Health fees.

COUNTY COUNSEL (530) 666-8172

14. 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 attach, 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 cooperates fully in the defense. If the County fails to promptly notify the applicant of any claim, action, or proceeding, or if 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 that 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.

15. Failure to comply with the Conditions of Approval as approved by the Yolo County Planning Commission may result in the following actions:
 - a. non-issuance of future building permits;
 - b. legal action.