

# ATTACHMENT G

## DRAFT CONDITIONS OF APPROVAL ZONE FILE #2025-003 EL MACERO COUNTRY CLUB GENERAL PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP, AND VARIANCE

### Project/Property Information:

Zone File: ZF #2025-003

Project Site: El Macero Country Club Golf Course (a portion of APN 068-130-00)

Property Owner: El Macero Country Club, 44571 Clubhouse Drive, El Macero,

Project Applicant: Chris Johnson, 44571 Clubhouse Drive, El Macero, CA 95618

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

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

1. The Project shall be developed in compliance with all adopted Conditions of Approval for Zone File #2025-003. The applicant shall be responsible for all costs associated with implementing the Conditions of Approval as approved by the Yolo County Board of Supervisors. The applicant shall comply with both the spirit and intent of all applicable requirements of the Yolo County General Plan and the County Code.
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 Board of Supervisors, or the Tentative Parcel Map shall become null and void, without any further action in accordance with the State Subdivision Map Act.
3. Prior to ground-disturbing activities associated with future residential development of the parcels, the responsible party (i.e., applicant, developer, etc.) shall sign the cultural sensitivity training agreement provided by Yocha Dehe Wintun Nation (draft of agreement previously provided to applicant). Construction personnel shall complete cultural sensitivity training in accordance with the agreement prior to the initiation of construction activities.
4. Prior to any land disturbance activities related to future residential development of the parcels, such as grading, contractors shall be notified that they are required to watch for potential archaeological sites and artifacts, and to notify the Yolo County Community Services Director if anything is found. If any cultural resources, such as chipped or ground stone, historic debris, building foundations, or paleontological materials are encountered during grading, all work within 75 feet shall immediately stop and the Community Services Director shall be immediately notified. Any cultural resources found on the site shall be recorded by a qualified archaeologist and the information shall be submitted to the Community Services Department. In accordance with Section 7050.5 of the California Health and Safety Code, if human skeletal remains are encountered during construction, all work within 75 feet shall immediately stop and the County Coroner shall be notified within 24 hours. If the remains are of Native American Heritage origin, the appropriate Native American

community, as identified by the Native American Heritage Commission, shall be contacted and an agreement for relocating the remains and associated grave goods shall be developed.

5. In addition to the above standard condition, should subsurface cultural resources be encountered during any Project construction, including grading and land clearing activities, construction shall be halted until the Yocha Dehe Wintun Nation has been notified, and, in consultation with Yocha Dehe Wintun Nation designated monitors, the site shall be evaluated for cultural significance and to determine property disposition of any artifacts or culturally sensitive resources. The applicant shall provide a copy of the Treatment Protocol for Handling Human Remains and Cultural Items Affiliated with the Yocha Dehe Wintun Nation ("Treatment Protocol") to future developers of the parcels. It shall be the responsibility of the developer of the parcel(s) to adhere to the Treatment Protocol.
6. 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 2026 is \$3,093.75 (\$3,043.75 for state filing fee, plus \$50 Clerk-Recorder processing fee).
7. 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.
8. 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 Board of Supervisors may result in non-issuance of future building permits or legal action.

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10. All future construction shall comply with the County of Yolo Improvement Standards that require best management practices to address storm water quality, erosion, and sediment control. 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 its State-issued Waste Discharge Identification Number (WDID #), and pay associated fees, prior to issuance of a County building or grading permit.

11. The applicant shall file a Record of Survey, prepared by a licensed surveyor in the State of California, whenever any of the following instances occur:
  - a) A legal description has been prepared that is based upon a new field survey disclosing data that does not appear on any previously filed Subdivision Map, Parcel Map, Record of Survey, or other official map.
  - b) Permanent monuments have been set marking any boundary.
  - c) Additional right-of-way was dedicated to the County.

**PRIOR TO FINAL PARCEL MAP APPROVAL:**

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12. The Parcel Map submitted for recordation shall have the Parcel Map Number (PM #5267) indelibly printed on it. Said PM #5267 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).

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13. Label existing easements and relevant notes on Tentative Parcel Map. The applicant may refer to Title Report exceptions, if available.

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

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14. Any future development on the newly created parcels shall comply with the County's Zoning Regulations contained within Article 5 of Chapter 2, Title 8, Yolo County Code of Ordinances, Planned Development Number 66 (PD-66), and standard construction best management practices.

YOLO HABITAT CONSERVANCY – [info@yolohabitatconservancy.org](mailto:info@yolohabitatconservancy.org)

15. Yolo Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Compliance: The Project is covered under the Yolo HCP/NCCP. The Project proponent shall apply for Yolo HCP/NCCP coverage through the Yolo Habitat Conservancy. The Project proponent shall submit a Yolo HCP/NCCP Private Project application, and any required attachments, for review by the Yolo Habitat Conservancy. The Project proponent must receive a Yolo HCP/NCCP Certificate of Approval prior to ground disturbing activities occurring onsite, i.e., building or grading permit issuance. Yolo HCP/NCCP compliance includes payment of applicable mitigation fees and implementation of Avoidance and Minimization Measures as identified by the Yolo Habitat Conservancy during the Private Project application review process (see below).
  - a) **AMM 1: Establish Buffers, AMM 2: Design Developments to Minimize Indirect Effects at Urban-Habitat Interfaces, and AMM 9: Establish Buffers around Sensitive Natural Communities.** There are no sensitive natural communities or aquatic features within the Project area but there is a golf course pond (lacustrine land cover) immediately adjacent to Lot 2 of the Project (west of Country Club Drive). This pond consists of a constructed and maintained golf course water hazard, and does not provide habitat for Yolo HCP/NCCP Covered Species. The Project has been

designed with a 25-foot no development buffer around undeveloped areas surrounding the pond to minimize potential indirect effects to the feature per Yolo HCP/NCCP requirements.

- b) **AMM 3: Confine and Delineate Work Area.** Prior to construction, orange construction fencing will be installed along the boundaries of the work area in all land cover types except Urban and Vegetated Corridor. During the Worker Awareness Training (see AMM 6, below), it will be made clear that no construction vehicles, equipment, or personnel will cross the orange construction fencing.
- c) **AMM 4: Cover Trenches and Holes during Construction and Maintenance.** Workers will cover open trenches and holes associated with construction activities. The construction contractor will inspect open trenches and holes prior to filling and contact a qualified biologist to remove or release any trapped wildlife found in the trenches or holes.
- d) **AMM 5: Control Fugitive Dust.** Workers will minimize the spread of dust from work sites to natural communities or covered species habitats on adjacent lands.
- e) **AMM 6: Conduct Worker Training.** A worker awareness training program will be developed that specifically targets the special-status species with potential to occur on the Project Site (including Yolo HCP/NCCP Covered Species) and detailing the Project permits. This training program will be submitted to the Yolo Habitat Conservancy (Conservancy) for approval at least 1 week prior to the planned training date. Following Conservancy approval (or if no response is received in that week), the worker awareness training will be administered by a Yolo HCP/NCCP qualified biologist to all construction personnel working on the Project. All personnel working on the Project will receive this training until site grading is complete.
- f) **AMM 7: Control Nighttime Lighting of Project Construction Sites.** Workers will direct all lights for nighttime lighting of Project construction sites into the Project construction area and minimize the lighting of natural habitat areas adjacent to the Project construction area.
- g) **AMM 8: Avoid and Minimize Effects of Construction Staging Areas and Temporary Work Areas.** The staging area for the Project will be within the permanent impact portion of the Project footprint, or in other adjacent developed areas or areas under construction.
- h) **AMM 10: Avoid and Minimize Effects on Wetlands and Waters.** The Project will comply with stormwater management plans that regulate development as part of compliance with regulations under National Pollutant Discharge Elimination System (NPDES) permit requirements. Covered activities will not result in any fill of waters or wetlands regulated under Section 404 of the Clean Water Act, State Water Resources Control Board (State Board), Fish and Game Code Section 1602, or Regional Board regulations.
- i) **AMM 16: Minimize Take and Adverse Effects on Habitat of Swainson's Hawk and White-Tailed Kite.** Numerous potential nest trees for Swainson's hawk and white-tailed kite are present within 1,320 feet of the Project Site. Therefore, if construction commences between March 15 and August 30, the Project proponent

will retain a qualified biologist to conduct preconstruction surveys for active Swainson's hawk and white-tailed kite nests within 15 days prior to the beginning of the construction activity. Surveys will be conducted consistent with the guidelines provided by the Swainson's Hawk Technical Advisory Committee (2000). The results of the survey will be submitted to the Conservancy and California Department of Fish and Wildlife (CDFW).

If active nests are found during preconstruction surveys, a 1,320-foot initial temporary nest disturbance buffer shall be established. If Project related activities within the temporary nest disturbance buffer are determined to be necessary during the nesting season, then the qualified biologist will monitor the nest and will, along with the Project proponent, consult with CDFW to determine the best course of action necessary to avoid nest abandonment or take of individuals. Work may be allowed only to proceed within the temporary nest disturbance buffer if Swainson's hawk or white-tailed kite are not exhibiting agitated behavior, such as defensive flights at intruders, getting up from a brooding position, or flying off the nest, and only with the agreement of CDFW. The designated on-site biologist/monitor shall be on-site daily while construction-related activities are taking place within the 1,320-foot buffer and shall have the authority to stop work if raptors are exhibiting agitated behavior. No active nest tree pruning or removal will occur during the period between March 1 and August 30, unless a qualified biologist determines that the young have fledged and the nest is no longer active.

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16. Prior to issuance of any building permits, applicant to secure and pay for a County encroachment permit to install utility connections and construct residential driveway connections to the (3) proposed lots (adjacent to 44778 & 44795 Country Club Drive and 44325 Clubhouse Drive) for conformance with the Yolo County Improvement Standards. The applicant shall tie-in all new drainage improvements to existing drainage facilities and features, as necessary. The applicant shall reimburse the County for all activities associated with encroachment permit issuance and inspection. Contact [ppw@yolocounty.gov](mailto:ppw@yolocounty.gov) for encroachment permit inquiries.
17. Prior to issuance of any building permits, the applicant shall obtain written approval from the City of Davis (i.e., Will Serve Letter, City encroachment permit) for new water and sewer service connections. Alternatively, if construction on the (3) proposed lots receive any services administered, or facilitated, by the El Macero County Service Area, the applicant should provide proof of payment for impact/Project fees, if any, for said services.
18. Prior to issuance of any building permits, Joint Utility Trench plans shall be submitted with the encroachment permit submittal documents to the Department of Community Services for review. All utilities required to serve the new parcels shall be extended underground to the sites and installed underground on the site. Electricity, telephone, and cable TV services shall be installed in a common utility trench.

BUILDING DIVISION - COMMUNITY SERVICES (530) 666-8037

19. 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.
20. The applicant shall pay all appropriate fees prior to the issuance of building permits, including, but not limited to School and Fire District fees, County Facility and Service Authorization (FSA) fees, Public Works fees, and El Macero County Service Area (CSA) fees to establish connection to utilities (sewer/water).

EL MACERO COUNTY SERVICE AREA (CSA) – yolocsa@yolocounty.gov

21. The applicant will be responsible for payments of property released assessments and/or charges, pursuant to Proposition 218 proceedings, for sewer, water, and road-related services. The CSA encourages the applicant to coordinate with the City of Davis Public Works division on the installation of sewer and water facilities, including service connections and water meters. If infrastructure is to be constructed on El Macero roads, the applicant will need to apply for an encroachment permit from Yolo County Public Works.

CITY OF DAVIS FIRE DEPARTMENT – (530) 757-5682

22. Fire sprinkler plans for future residential development on the new parcels shall be submitted to the City of Davis Fire Department for review and approval.

CITY OF DAVIS – (530) 757-5610

23. Utility plans for water and sewer connections shall be submitted to the City of Davis for review and approval and shall be installed per City of Davis standard specifications.

CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD – (916) 464-4812

24. Dischargers whose Project disturbs one or more acres of soil are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:  
[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

ACKNOWLEDGEMENT of CONDITIONS OF APPROVAL for ZONE FILE #2025-003. I hereby concur with the conditions of approval as set forth above.

Signature of Owner/Authorized Agent:

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 Chris Johnson, General Manager  
 El Macero Country Club

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 Date