

# **ATTACHMENT H**

## **Agency Comment Letters**

**Att. H.1** – Yolo County Public Works Division

**Att. H.2** – Yolo County Environmental Health Division

**Att. H.3** – Central Valley Regional Water Quality  
Control Board (CVRWQCB)

**Att. H.4** – Pacific Gas and Electric (PG&E) Company

**Att. H.5** – City of Davis Community Development  
Department

**Att. H.6** – City of Davis Fire Department

**Att. H.7** – El Macero County Service Area (CSA)

# ATTACHMENT H.1

JB  
11/14/25

## PUBLIC WORKS DIVISION PRE-APPLICATION COMMENTS ZF2025-003, Conditions of Approval

1. 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 to 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.
2. 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.
3. 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.
4. Show existing easements and relevant notes on Tentative Parcel/Subdivision Map. Applicant may refer to Title Report exceptions, if available.
5. 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.
6. Construction of the proposed development 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.

# ATTACHMENT H.2

**File Number:** ZF2025-003 – Pre-Application for El Macero

**APN:** 068-130-010

[FA0023241]

**Address:** Proposed lot situs addresses: 44325 Clubhouse Drive, 44778 and 44795 Country Club Drive

**Applicant:** Chris Johnson, El Macero Country Club

**Reviewers and date:** Susan Young, YCEH 10/30/2025

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Yolo County Environmental Health (YCEH) Division reviewed project ZF2025-003, which proposes to create 3 new residential parcels from the existing golf course property. El Macero is an established community in unincorporated Yolo County with water and sewer connections to the City of Davis. These 3 lots are proposed to connect to City services.

The proposed lot creations do not pose an EH issue.

**Therefore, EH has no comments at this time.**

# ATTACHMENT H.3



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## Central Valley Regional Water Quality Control Board

29 October 2025

Tracy Gonzalez  
County of Yolo Department of Community Services  
292 West Beamer Street  
Woodland, CA 95695  
[Tracy.Gonzalez@yolocounty.gov](mailto:Tracy.Gonzalez@yolocounty.gov)

### **COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, ZF2025-003 EL MACERO COUNTRY CLUB PROJECT, YOLO COUNTY**

Pursuant to the County of Yolo Department of Community Services' 7 October 2025 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the ZF2025-003 El Macero Country Club Project, located in Yolo County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

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NICHOLAS AVDIS, CHAIR | PATRICK PULUPA, EXECUTIVE OFFICER

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. 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)

**Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

### **Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4684 or [Peter.Minkel2@waterboards.ca.gov](mailto:Peter.Minkel2@waterboards.ca.gov).

A handwritten signature in blue ink that reads "Peter G. Minkel". The signature is written in a cursive, flowing style.

Peter G. Minkel  
Engineering Geologist

# ATTACHMENT H.4

October 28, 2025

Tracy Gonzalez  
County of Yolo  
292 W Beamer Street  
Woodland, CA 95695

Re: ZF2025-003 El Macero Country Club  
27237 Mace Blvd, Davis, CA

Dear Tracy Gonzalez,

Thank you for providing PG&E the opportunity to review the proposed plans for ZF2025-003 El Macero Country Club received October 7, 2025. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at [pgeplanreview@pge.com](mailto:pgeplanreview@pge.com).

Sincerely,

PG&E Plan Review Team  
Land Management

# ATTACHMENT H.5

**From:** [Sherri Metzker](#)  
**To:** [Tracy Gonzalez](#)  
**Subject:** FW: Request for Comments - ZF2025-003 El Macero Country Club  
**Date:** Friday, November 7, 2025 12:47:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Tracy,

This is the only comment we have regarding the 3 lot project.

Utility connections - All water and sewer connections shall be installed per city of Davis standard specifications. The City will need to approve utility plans to ensure conformity.

I will let you know if we have any others.

## **SHERRI METZKER**

*Community Development Director*

**OFFICE:** 530-757-5610  
**MOBILE:** 530-302-6372  
[smetzker@cityofdavis.org](mailto:smetzker@cityofdavis.org)

Community Development Dept.  
23 Russell Blvd  
Davis, CA 95616

[CITYOFDAVIS.ORG](http://CITYOFDAVIS.ORG)

City of Davis website



# ATTACHMENT H.6

**From:** [Patrick Sandholdt](#)  
**To:** [Tracy Gonzalez](#)  
**Cc:** [Bill Weisgerber](#)  
**Subject:** RE: Request for Comments - ZF2025-003 El Macero Country Club  
**Date:** Thursday, November 6, 2025 9:39:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Tracy,

My only comment is that fire sprinkler plans need to be submitted directly to my office.

Thank you,

**PATRICK SANDHOLDT**

*Fire Marshal*

**OFFICE:** [530-757-5682](tel:530-757-5682)

**MOBILE:** [530-681-7671](tel:530-681-7671)

[psandholdt@cityofdavis.org](mailto:psandholdt@cityofdavis.org)

City of Davis Fire Department  
Fire Prevention Division  
23 Russell Boulevard  
Davis, California 95616

[CITYOFDAVIS.ORG](http://CITYOFDAVIS.ORG) [image002.png](#)

[image004.png](#)



# ATTACHMENT H.7

**From:** [Yana Pavlova](#)  
**To:** [Tracy Gonzalez](#)  
**Subject:** RE: Request for Comments - ZF2025-003 Pre-Application for El Macero  
**Date:** Monday, April 28, 2025 12:00:47 PM

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Hi Tracy,

I'm sorry for the delay. My comments are as follows:

The applicant will be responsible for payments of property related assessments and/or charges, pursuant to Proposition 218 proceedings, for sewer, water, and road-related services. More information about these services may be found here: [El Macero CSA | Yolo County](#). 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.

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Yana Pavlova  
CSA Manager  
County of Yolo  
(530) 666-8157

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