

# **Attachment C**

## **Agency Review Comments**

Att. C.1 – City of Davis Community Development

Att. C.2 – Yolo County LAFCo

Att. C.3 – City of Davis Fire Department

Att. C.4 – El Macero County Service Area (CSA)

Att. C.5 – Pacific Gas and Electric (PG&E) Company

Att. C.6 – Yolo County Environmental Health Division

Att. C.7 – Yolo County Public Works Division

# ATTACHMENT C.1

**From:** [Sherri Metzker](#)

**To:** [Tracy Gonzalez](#)

**Subject:** RE: Request for Comments - ZF2025-003 Pre-Application for El Macero

**Date:** Wednesday, May 14, 2025 1:05:03 PM

**Attachments:** [image001.png](#)

[image002.png](#)

Tracy, please tell the applicant we have no issues with their proposed map. If they need more details about utility connections, they should contact our public works utilities and operations department.

Thanks

Sherri Metzker

# ATTACHMENT C.2

**From:** Christine Crawford  
**To:** Tracy Gonzalez  
**Cc:** Jeff Anderson; JD Trebec  
**Subject:** RE: Request for Comments - ZF2025-003 Pre-Application for El Macero  
**Date:** Wednesday, March 5, 2025 10:04:32 AM

Hi Tracy,

This is not an official comment but its worth clarifying that technically, these parcels would receive water/sewer services from the El Macero CSA (which contracts with the City for services).

No LAFCo approvals would be needed for this since services were extended outside Davis to El Macero before LAFCo approval was required beginning circa 2001 (i.e., grandfathered in).

Thanks,  
Christine

# ATTACHMENT C.3

**From:** Patrick Sandholdt  
**To:** Tracy Gonzalez  
**Subject:** RE: Request for Comments - ZF2025-003 Pre-Application for El Macero  
**Date:** Friday, April 4, 2025 12:07:26 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Tracy,

No comments from the Davis Fire Department.

Thank you,

**PATRICK SANDHOLDT**

*Fire Marshal*

**OFFICE:** 530-757-5682

**MOBILE:** 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)    



# ATTACHMENT C.4

**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

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



## ATTACHMENT C.5

March 20, 2025

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

Re: ZF2025-003 Pre-Application for El Macero  
27237 Mace Blvd, Davis, CA

Dear Tracy Gonzalez,

Thank you for providing PG&E the opportunity to review the proposed plans for ZF2025-003 Pre-Application for El Macero received February 5, 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 C.6

**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 3/14/2025

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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 C.7

## PUBLIC WORKS DIVISION PRE-APPLICATION COMMENTS ZF2025-003, Pre-App EI Macero Split

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.org](mailto:ppw@yolocounty.org) for encroachment permit inquiries.
2. Prior to issuance of any building permits, the applicant shall obtain written approval from the City of Davis (e.g., 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 EI 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 C.7

## **Miscellaneous/Advisory Notes:**

1. Prior to the issuance of any building permits, architectural design plans and landscaping plans for new construction within El Macero should be submitted to the El Macero Homeowner's Association and the El Macero County Service Area (CSA) for review.