

# NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL

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<b>SCH#</b>
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**Project Title:** El Macero Country Club General Plan Amendment Project

Lead Agency: Yolo County Department of Community Services Contact Person: Tracy Gonzalez

Mailing Address: 292 W Beamer Street Phone: (530) 666-8803

City/Zip: Woodland/95695 County: Yolo

**Project Location:**

County: Yolo City/Nearest Community: Davis/El Macero

Cross Streets: Clubhouse DR and S El Macero DR/Country Club DR and N El Macero DR Zip Code: 95618

Longitude/Latitude (degrees, minutes and seconds): 38 ° 32 ' 37.3 " N / 121 ° 41 ' 5.6 " W Total Acres: 170

Assessor's Parcel Nos.: 068-130-010 A portion of Section: 7 & 18 Twp.: 8 North Range: 3 East Base: MDB&M

Within 2 miles: State Hwy #: Interstate 80 Waterways: Putah Creek, South Fork Putah Creek

Davis Joint Unified,  
Merryhill Davis  
Elementery, EMQ  
Families First, School of  
Science & Fine Arts

Airports: N/A Railways: Sierra Pacific RR Schools: Science & Fine Arts

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Join Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Variance Request

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Wastewater Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Education: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: No development is proposed as part of the Project  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Maintained turf and ornamental landscaping within an active golf course/Parks and Recreation (PR)/Parks and Recreation (P-R)

**Project Description:** *(please use a separate page if necessary):*

The project is a request from the El Macero Country Club (EMCC) to facilitate the expansion and construction of future residential uses within El Macero, an established community in unincorporated Yolo County, on a portion of Assessor's Parcel Number (APN) 068-130-010. The property is approximately 170 acres and currently designated as Parks and Recreation (PR) within the Yolo County 2030 Countywide General Plan (General Plan) and zoned as Parks and Recreation (P-R). EMCC is seeking to create three new residential parcels from areas of the existing golf course property totaling approximately 0.97 acres. The project requires the following discretionary approvals:

- General Plan Amendment (GPA) to redesignate approximately 0.97 acres of the golf course property from PR to Residential Low (RL);
- Rezone from P-R to Low Density Residential with Planned Development No. 66 (R-L/PD-66);
- Approval of a Tentative Parcel Map (TPM) to create three residential parcels from a portion of the existing golf course parcel; and
- A Variance to allow a reduced front yard setback from 35 feet to 30 feet for proposed Lots 2 and 3.

The remaining approximately 169 acres of the golf course parcel would retain its existing PR General Plan land use designation and P-R zoning. Respectively, the three new parcels would be redesignated to RL and rezoned to R-L/PD-66, consisting of approximately 12,927 square feet (Lot 1), 15,412 square feet (Lot 2), and 13,741 square feet (Lot 3). The Project does not include construction of residences at this time; however, future residential development would be consistent with the applicable development standards, as allowed under the R-L/PD-66 zoning regulations. Additionally, the request for a variance will allow future residential development on Lot 2 and 3 to match the building envelope of adjacent lots.

The project site is located within the City of Davis sphere of influence, approximately 0.6 miles south of I-80. The three proposed parcels are surrounded by recreational use (golf course), single-family residences, and roadways. The El Macero Country Club is a private, member-owned club which features an 18-hole golf course with residential development surrounding the approximately 170-acre course. Lot 1 will be located in the southwest portion of the golf course parcel with access from Clubhouse Drive, while Lots 2 and 3 will be located in the northeastern portion of the golf course parcel with access from Country Club Drive.

The three new parcels will connect to the El Macero County Service Area (CSA) which contracts with the City of Davis for water and sewer services. Water and wastewater service for Lots 2 and 3 would be extended from the fronting roadways, whereas Lot 1 would require an approximately 169-foot extension of an existing sewer main from the intersection of El Macero Drive and Clubhouse Drive. Lot 2 also includes a 15-foot access easement to be reserved by EMCC, adjacent to the existing golf course pond for maintenance purposes.

Any future development of the project site, including homesite development, will be required to meet the development standards set forth in Article 5 of Title 8, Chapter 2 of the Yolo County Code, and Planned Development No. 66 (Ordinance 1446).

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<p><input type="checkbox"/> Air Resources Board</p> <p><input type="checkbox"/> Boating &amp; Waterways, Department of</p> <p><input type="checkbox"/> California Emergency Management Agency</p> <p><input type="checkbox"/> California Highway Patrol</p> <p><input checked="" type="checkbox"/> Caltrans District # 3</p> <p><input type="checkbox"/> Caltrans Division of Aeronautics</p> <p><input type="checkbox"/> Caltrans Planning</p> <p><input checked="" type="checkbox"/> Central Valley Flood Protection Board</p> <p><input type="checkbox"/> Coachella Valley Mtns. Conservancy</p> <p><input type="checkbox"/> Coastal Commission</p> <p><input type="checkbox"/> Colorado River Board</p> <p><input type="checkbox"/> Conservation, Department of</p> <p><input type="checkbox"/> Corrections, Department of</p> <p><input type="checkbox"/> Delta Protection Commission</p> <p><input type="checkbox"/> Education, Department of</p> <p><input type="checkbox"/> Energy Commission</p> <p><input checked="" type="checkbox"/> Fish &amp; Game Region # 2</p> <p><input type="checkbox"/> Food &amp; Agriculture, Department of</p> <p><input type="checkbox"/> Forestry and Fire Protection, Department of</p> <p><input type="checkbox"/> General Services, Department of</p> <p><input type="checkbox"/> Health Services, Department of</p> <p><input type="checkbox"/> Housing &amp; Community Development</p> <p><input type="checkbox"/> Native American Heritage Commission</p>	<p><input type="checkbox"/> Office of Historic Preservation</p> <p><input type="checkbox"/> Office of Public School Construction</p> <p><input type="checkbox"/> Parks &amp; Recreation, Department of</p> <p><input type="checkbox"/> Pesticide Regulation, Department of</p> <p><input type="checkbox"/> Public Utilities Commission</p> <p><input checked="" type="checkbox"/> Regional WQCB # 5</p> <p><input type="checkbox"/> Resources Agency</p> <p><input type="checkbox"/> Resources Recycling and Recovery, Department of</p> <p><input type="checkbox"/> S.F. Bay Conservation &amp; Development Comm.</p> <p><input type="checkbox"/> San Gabriel &amp; Lower L.A. Rivers &amp; Mtns. Conservancy</p> <p><input type="checkbox"/> San Joaquin River Conservancy</p> <p><input type="checkbox"/> Santa Monica Mtns. Conservancy</p> <p><input type="checkbox"/> State Lands Commission</p> <p><input type="checkbox"/> SWRCB: Clean Water Grants</p> <p><input type="checkbox"/> SWRCB: Water Quality</p> <p><input type="checkbox"/> SWRCB: Water Rights</p> <p><input type="checkbox"/> Tahoe Regional Planning Agency</p> <p><input type="checkbox"/> Toxic Substances Control, Department of</p> <p><input type="checkbox"/> Water Resources, Department of</p> <p><input type="checkbox"/> Other: _____</p> <p><input type="checkbox"/> Other: _____</p>
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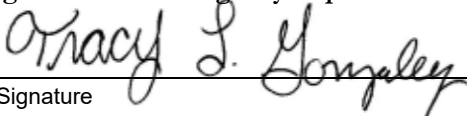
**Local Public Review Period (to be filled in the lead agency):**

Starting Date: April 10, 2026 Ending Date: May 9, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Acorn Environmental</u>	Applicant: <u>El Macero Country Club</u>
Address: <u>5170 Golden Foothill Parkway</u>	Address: <u>44571 Clubhouse Drive</u>
City/State/Zip: <u>El Dorado Hills, CA 95762</u>	City/State/Zip: <u>El Macero, CA 95618</u>
Contact: <u>Jennifer Wade, Principal Planner</u>	Contact: <u>Chris Johnson, General Manager</u>
Phone: <u>(916) 235-8224</u>	Phone: <u>(530) 753-3363</u>

**Signature of Lead Agency Representative:**

 04/09/2026  
 Signature Date