



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Negative Declaration (IS/ND) for the below referenced project. The IS/ND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, Yolo County has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/ND and solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Tracy Gonzalez, Associate Planner
(530) 666-8803
tracy.gonzalez@yolocounty.gov

PROJECT TITLE: El Macero Country Club General Plan Amendment Project
(ZF#2025-003)

PROJECT LOCATION: The project site is identified by a portion of the El Macero Country Club golf course (APN 068-130-010), an established residential neighborhood immediately east of the City of Davis, approximately 0.6 miles south of Interstate 80 (I-80), and bound by Mace Boulevard to the west.

PROJECT DESCRIPTION:

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).

PUBLIC REVIEW PERIOD: A 30-day public review period of the IS/ND will commence **on Friday, April 10, 2026, and end on Saturday, May 9, 2026**, during which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/ND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The IS/ND is now available for public review at the following location during normal business hours: Yolo County Department of Community Services, 292 W Beamer Street, Woodland, CA 95695. **The IS/ND has been posted to the Yolo County Web site and may be downloaded and printed at <https://www.yolocounty.org/government/general-government-departments/community-services/planning-division/current-projects>.** A PDF digital file of the IS/ND, or a hard (paper) copy of the IS/ND, is also available upon request from the Planning Division at the address or e-mail below.

The IS/ND may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

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All interested parties are invited to send written communications to the Yolo County Department of Community Services no later than the commencement of the public review period.

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised or described in written correspondence delivered for consideration before the public comment period is closed.