

ATTACHMENT A



County of Yolo DEPARTMENT OF COMMUNITY SERVICES

Leslie Lindbo
DIRECTOR

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Environmental Health
292 West Beamer Street
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Integrated Waste Management
44090 CR 28 H
Woodland, CA 95776
(530) 666-8852

Planning Pre-Application Review

(Additional fees may be required. Fees will be applied toward formal application if submitted)

File # _____

General Information

Applicant: El Macero Country Club; ATTN: Chris Johnson	
Mailing Address: 44571 Clubhouse Drive, El Macero, CA 95618	
Phone Number: (530) 753-3363	
Owner: El Macero Country Club; ATTN: Chris Johnson	
Mailing Address:	
Phone Number: (530) 753-3363	
Site Location: El Macero Golf Course	Assessor's Parcel #: portion of 068-130-010
Zoning: Parks and Recreation	Flood Zone: X
Acreage: approx. 38,400 sq.ft. (0.88 acres)	Williamson Act: Y <input checked="" type="radio"/> N (select one)

The following items *must* be submitted with application:

- Detailed Project Description
- Assessor's Parcel Page
- Site Plan and Illustration of Proposal (show access, building sizes, etc.)

Signature of Applicant Chris Johnson

Digitally signed by Chris Johnson
Date: 2025.02.13 16:56:00 -10'00' **Date** _____

For Staff Use Only

Proposed Project/Requested Action: _____

Staff comments regarding Pre-Applications will be provided to the applicant in writing, are advisory in nature, and are intended to identify potential project issues. Pre-Application opinions by staff may not be valid beyond 6 months from the date of pre-application depending on changes in circumstances, regulations, policy, etc.

INDEMNIFICATION AGREEMENT

As part of this application, applicant and real party in interest if different, agree to defend, indemnify, hold harmless, and release Yolo County, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document, which accompanies it. This indemnification obligation shall include but not be limited to: damages, costs, expenses, attorney fees, or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive negligence on the part of Yolo County, its agents, officers, attorneys, or employees.

APPLICANT: El Macero Country Club; Chris Johnson

Signature: Chris Johnson Digitally signed by Chris Johnson
Date: 2025.02.13 16:58:30 -10'00'

Mailing Address: 44571 Clubhouse Drive, El Macero, CA 95618

REAL PARTY INTEREST: _____
(If different from Applicant)

Signature: Chris Johnson Digitally signed by Chris Johnson
Date: 2025.02.13 16:58:49 -10'00'

Mailing Address: _____

Project Description – El Macero Lots at El Macero Golf Course February 10, 2025

Proposed Project

The El Macero Country Club proposes creating three new residential lots within the El Macero community. There are three areas within the existing golf course property which are currently part of the parks and recreation zoning and land use designation. The proposed project requires a Rezone and General Plan Amendment to revise the designations to low density residential. This Pre-Application is to request the County Board of Supervisors' approval to accept an application for the proposed General Plan Amendment and related entitlements.

The three proposed lot locations are adjacent to the following addresses as shown in the enclosed exhibits:

- 44325 Clubhouse Drive
- 44778 Country Club Drive
- 44795 Country Club Drive

The approximate lot sizes are estimated to range in size from 11,700 square feet to 14,300 square feet and would conform to the adjacent low density residential zoning.

The existing residential lots in the El Macero community are served by the City of Davis (City) for water and sanitary sewer. The new lots would be proposed to be similarly served by the City.

The proposed subdivision to create the lots requires a Tentative Parcel Map and subsequent Parcel Map. The actual construction of the future homes and any necessary tree removals would be part of the future owner/builder permitting process.

Physical Features / Surrounding Neighborhood

The lot locations are currently part of the golf course property and would not require adjustments to the tee box locations, cart paths and/or greens. Each of the proposed lot locations is immediately adjacent to an existing residence. The proposed lots were carefully considered to maintain open space corridors and views on the course while also considering the existing surrounding residents. Additionally, a vote on whether to move forward with creating these three lots was approved by the golf club membership with a 75% affirmative vote.

Community Outreach

The board members of the El Macero Country Club have conducted preliminary outreach to the adjacent residents to receive feedback and support for the proposed lot locations. Outreach and communication will continue as the entitlement process progresses.

Anticipated Entitlements

The anticipated entitlement applications for this project include:

1. General Plan Amendment
2. Rezone
3. Tentative Parcel Map
4. Negative Declaration or Mitigated Negative Declaration

Justification

The proposed new residential lots at the El Macero Golf Course is consistent with the County's General Plan as the lots will be emersed in an existing established neighborhood that has minimal impact on the services and resources that are already provided within the community. Furthermore, the zoning and land use will be consistent with the adjacent uses while also providing the opportunity of new residential housing in the County.