

ATTACHMENT F

FINDINGS

ZONE FILE #2025-003

EL MACERO COUNTRY CLUB GENERAL PLAN AMENDMENT, REZONE, TENTATIVE PARCEL MAP, AND VARIANCE

Upon due consideration of the facts presented in the staff report and at the public hearing for Zone File #2025-003, the Board of Supervisors approves the proposed General Plan Amendment, Rezone, Tentative Parcel Map No. 5267, and Variance. In support of this decision, the Board of Supervisors makes the following findings (*a summary of the evidence to support each FINDING is shown in italics*):

California Environmental Quality Act

1. The Initial Study/Negative Declaration prepared for the project is the appropriate environmental documentation in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines.

*The Negative Declaration (**Attachment C**) shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment [14 CCR § 15070(a)]. Pursuant to CEQA and the CEQA Guidelines, an environmental evaluation (Negative Declaration) has been circulated for 30 days for public review, and to Responsible Agencies having jurisdiction over the project, with no significant comments noted [14 CCR § 15073(a)]. The proposed Negative Declaration is the appropriate level of environmental review pursuant to Section 15070 of the CEQA Guidelines.*

Yolo County General Plan

2. The proposal is consistent with the Yolo County General Plan.

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 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 remaining 169 acres of the golf course property will retain its existing PR designation and P-R zoning.

The project will require a General Plan Amendment to redesignate 0.97 acres from PR to Residential Low (RL), as well as a rezone from P-R to Low Density Residential/Planned Development No. 66 (R-L/PD-66). The project also requires approval of Tentative Parcel Map No. 5267 to create three new parcels from a portion of the golf course parcel. In addition, a Variance is requested to allow a reduced front yard setback from 35 feet to 30 feet for proposed Lots 2 and 3.

The RL land use designation, as described in the Yolo County General Plan, includes traditional neighborhoods with primarily detached single-family units, and has a

density range of one dwelling unit per acre to 9 dwelling units per acre. The proposed three new parcels are consistent with the RL land use designation.

Additionally, the project is consistent with the following General Plan goals and policies:

Policy LU-3.1 *Directs all residential growth to designated areas within cities and within growth boundaries of existing unincorporated communities.*

Policy CC-2.6 *Encourages infill development of vacant and underutilized properties within existing unincorporated communities and prioritize infill projects over development on land at the planned community edge.*

As conditioned, the General Plan Amendment, Rezone, Tentative Parcel Map, and Variance are consistent with the policies, goals, and objectives of the General Plan that encourages infill growth of vacant and underutilized properties within existing unincorporated communities. The project does not include the construction of residences at this time; however, the request would allow for the future expansion of residential uses consistent with applicable development standards. The project would represent a minor infill project within an established developed community that may include two single-family residences and one Accessory Dwelling Unit (ADU) on each new parcel, as allowed under the R-L/PD-66 zoning regulations.

Development and Zoning Code

3. The proposal is consistent with applicable standards set forth in Title 8, Chapter 1, Article 3 of the Yolo County Code (Subdivision Map Requirements).

The proposed project meets the criteria set forth in County Code Section 8-1.302, which states that a tentative parcel map and a “final” parcel map shall be required for all subdivisions creating four or fewer lots.

Lot 1 of Parcel Map No. 5267 will be approximately 12,970-SF, Lot 2 will be approximately 15,270-SF, and Lot 3 will be approximately 13,741-SF. Although the project would not directly result in construction activities, the size of the resultant parcels is suitable for future residential development in accordance with the County’s R-L/PD-66 development requirements. The R-L/PD-66 zone allows for the construction of two single-family residences and one Accessory Dwelling Unit (ADU) on each of the newly created parcels. The project assures adequate access to each proposed parcel, assures access to water and sewer connections, assures consistency with the public interests, and generally serves to protect land values for each of the individual parcels.

4. The proposed project is consistent with the applicable zoning standards set forth in Title 8, Chapter 2, Article 5 of the Yolo County Code (Residential Zones) and Planned Development Ordinance No. 66 (PD-66).

The proposed project is a request for a General Plan Amendment, Rezone, Tentative Parcel Map, and Variance. The project meets the minimum parcel size, access requirements, and all other general development requirements of the Yolo County Code for the R-L/PD-66 zone. The project also meets the front yard setback for

proposed Lot 1; however, a Variance is requested to reduce the front yard setback requirement of 35 feet to 30 feet for Lots 2 and 3. The requested Variance is consistent with Section 8-2.218, as described in more detail below.

Variance

5. The proposed project is consistent with the applicable zoning standards set forth in Section 8-2.218 (Variances) of the Yolo County Code, which states that a Variance may be granted only when, in accordance with the provision of section 65906 of the California Government Code, all of the following circumstances are found to apply:

- a) That any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

The proposed Variance will not grant special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated. The Variance would allow a reduced front yard setback from 35FT to 30FT for proposed Lots 2 and 3 of Tentative Parcel Map No. 5267 to match the building envelope of adjacent lots immediately south of each parcel, respectively. The required side yard setback of 8FT and rear yard setback of 20FT per the R-L/PD-66 zoning regulations will be achieved for both Lots 2 and 3. In addition, Lot 2 also includes a 15-foot access easement to be reserved by EMCC adjacent to the existing golf course pond for maintenance purposes, which further diminishes the buildable area of Lot 2. The size and location of Lots 2 and 3 were considered by EMCC to maintain open space corridors, golf course playability, and the aesthetics enjoyed by the residents of the El Macero community.

- b) That, because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under the identical zone classification.

As noted above, strict application of the 35-foot front yard setback per the County's R-L/PD-66 zoning regulations would restrict the building envelope of proposed Lots 2 and 3 of Tentative Parcel Map No. 5267. The Variance would allow the future owners of Lots 2 and 3 to enjoy the same privileges of neighboring properties immediately adjacent to the proposed parcels by allowing a reduced front yard setback from 35FT to 30FT to increase the building envelope for future residential uses.

- c) That the Variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property, excluding uses allowed by conditional Use Permit.

The Variance will not be granted for a parcel of property which authorizes a use or activity which is not authorized by the County's zoning regulations.

Variances may be granted if consistent with Section 8-2.218 of the Yolo County Code and the relevant findings of support can be made. The Variance would allow a reduced front yard setback for Lots 2 and 3 of Tentative Parcel Map No. 5267 to match the building envelopment on adjacent lots, as well as increase the buildable area of each parcel for future residential uses, which are allowed in the R-L/PD-66 zone in accordance with the County's zoning regulations.

- d) That the granting of such Variance will be in harmony with the general purpose and intent of this chapter and will be in conformity with the Master Plan.

The request for a Variance to allow a reduced front yard setback from 35FT to 30FT would allow the future property owners to enjoy the same privileges of neighboring properties immediately adjacent to proposed Lots 2 and 3 of the Tentative Parcel Map No. 5267. The Variance would allow Lots 2 and 3 to match the building envelope of adjacent parcels, and well as increase the building envelope for future residential uses on each new parcel. Given that the size and location of proposed parcels were considered by EMCC to maintain existing open space corridors, golf course playability, and the aesthetics enjoyed by the current residents of the El Macero community, the granting of such Variance will be in harmony with the general purpose and intent of the County's zoning regulations for the R-L/PD-66 zone and the 2030 Countywide General Plan.

Subdivision Map Act

- 6. Pursuant to Section 66474 of the Subdivision Map Act and Section 8-1.312 of the Yolo County Code, the Board of Supervisors shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it cannot make the following findings:

- a) That the proposed map is consistent with applicable general and specific plans as specified in Section 65451 of the Government Code.

The subject property for the Tentative Parcel Map is located within El Macero, an established community in unincorporated Yolo County, and is designated as Parks and Recreation (PR) in the 2030 Countywide General Plan. The property consists of golf course greens and maintained turf. The project would allow EMCC to create three parcels from a portion of the golf course parcel totaling approximately 0.97 acres to facilitate the expansion of residential uses within the El Macero community. The remaining 169 acres of the golf course property will retain its existing PR designation and P-R zoning, whereas the 0.97 acres will be redesignated to Residential Low (RL) and rezoned to Low Density Residential/Planned Development No. 66 (R-L/PD-66).

- b) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

As noted above, although the project would not directly result in construction activities, the size of the resultant parcels is suitable for future residential development in accordance with the County's R-L/PD-66 development

requirements, which implements the RL general plan land use designation. The R-L/PD-66 zone allows for the construction of two single-family residences and one Accessory Dwelling Unit (ADU) on each of the newly created parcels.

- c) That the site is physically suitable for the type of development.

The three resulting parcels of Tentative Parcel Map No. 5267 meet or exceed the minimum parcel size requirements for the R-L/PD-66 zone, access, and general requirements of the Yolo County Code and the 2030 Countywide General Plan. Lot 1 of Parcel Map No. 5267 will be approximately 12,970-SF, Lot 2 will be approximately 15,270-SF, and Lot 3 will be approximately 13,741-SF. Although the project would not directly result in construction activities, the size of the resultant parcels is suitable for future residential development in accordance with the County's R-L/PD-66 development requirements.

- d) That the site is physically suitable for the proposed density or development.

As noted above, although the project would not directly result in construction activities, the size of the resultant parcels is suitable for future residential development in accordance with the County's R-L/PD-66 development requirements.

- e) The design of the subdivision provides for public improvements in accordance with Article 9 of this title, and the Yolo County Improvement Standards.

As noted above, although the project would not directly result in construction activities, the size of the resultant parcels is suitable for future residential development in accordance with the County's R-L/PD-66 development requirements. The three resulting parcels of Tentative Parcel Map No. 5267 meet or exceed the minimum parcel size requirements for the R-L/PD-66 zone, access, and general requirements of the Yolo County Code and the 2030 Countywide General Plan.

- f) That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

As noted above, although the project would not directly result in construction activities. An Initial Study has been prepared, and staff has determined that a Negative Declaration is the appropriate level of environmental review pursuant to the CEQA Guidelines. The Negative Declaration shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment [14 CCR § 15070(a)]. The project's Conditions of Approval address compliance with the requirements of the Yolo Habitat Conservation Plan/Natural Community Conservation Plan for any future development on the newly created parcels.

- g) That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The proposed design of the Tentative Parcel Map No. 5267 will not cause serious health problems. No residential development, or any other urban development, is proposed as part of this application. Although the project would not directly result in construction activities, the size of the resultant parcels is suitable for future residential development in accordance with the County's R-L/PD-66 development requirements.

- h) That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The project provides access to the three proposed parcels from Clubhouse Drive (Lot 1) and Country Club Drive (Lots 2 and 3). The remaining 169 acres of the golf course will retain its existing PR designation and P-R zoning. The design of Tentative Parcel Map No. 5267 will not conflict with any of the existing easements acquired by the public at large, for access through, or use of, property within the proposed parcel subdivision.

- i) The design of the subdivision provides for, to the extent feasible, future passive or natural heating or cooling opportunities.

As noted above, the project would not directly result in construction activities. Future residential uses as an indirect result of the project would be developed in accordance with the County's R-L/PD-66 development requirements.

- j) The discharge of waste from the proposed subdivision into an existing community sewer system would not result in, or add to, a violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

Waste generated from the proposed project will be conveyed to the City of Davis (City) wastewater treatment system, via connection to the El Macero County Service Area (CSA) which contracts with the City for services. The project will not cause or add to, a violation of existing requirements prescribed by the Central Valley Regional Water Quality Control Board.

- k) If the proposed subdivision fronts along a public waterway, public river or public stream, it provides for a dedication of a public easement along a portion of the bank of the waterway, river or stream bordering or lying within the subdivision, which easement is defined so as to provide reasonable public use and maintenance of the waterway, river or stream consistent with public safety.

The project site does not front along a public waterway, public river, or public stream. The property is landlocked by residential and recreational uses, including existing residences and golf course.

- l) If the project is within the 100-year and 200-year floodplain the project meets FEMA and local flood requirements and is consistent with the findings required by Government Code 66474.5.

The project site is not located within the 100-year or 200-year floodplain and is therefore not subject to FEMA and local flood requirements.