

ATTACHMENT I

Responses to Notice of Intent (NOI)

Att. I.1 – Milbourne Finley Mowery

Att. I.2 – Michael Williams and Landon Scarlett

ATTACHMENT I.1

From: [Milbourne Finley](#)
To: [Tracy Gonzalez](#)
Cc: [Milbourne](#)
Subject: El Macero Country Club General Plan Amendment Project
Date: Tuesday, April 14, 2026 1:33:21 PM

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Greetings Tracy,

I spoke with you by phone after receiving the first correspondence regarding the creation and development of 3 new house lots in El Macero.

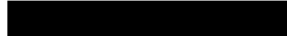
My husband and I have lived on Country Club Drive on the south side of Lake 16 for 35yrs. There are only 5 houses here insulated from the golf course due to the lake's location. We have always regarded this location as very special due to the lake's presence and active golf course on north side of Lake 16.

Learning, now, that two lots, 2 & 3 are being considered for development is absolutely devastating news! These 5 homes above and many others will be inundated with construction noise and upheaval for a very long time. Our peace and quiet will be gone for 2-3yrs during development should these two homes be built! If I were financially able, I would purchase these two lots, but not of that fiduciary means, most likely. What is their cost by the way?

In addition, most community construction take both Saturday and Sunday off, why does El Macero only take Sunday? Two consecutive days certainly would be better than just Sunday!

Well, I've spoken my feelings and now pray.....

Cordially,
Milbourne Finley Mowery



ATTACHMENT I.2

From: [Landon Scarlett](#)
To: [Tracy Gonzalez](#)
Cc: [Matt Williams](#); [Andrew Brutlag](#); [Stewart Thompson](#); [Lydia Bourne](#); [Oliver Snow](#)
Subject: Questions/Concerns about CEQA document for EL Macero 3 lots project
Date: Friday, May 1, 2026 1:05:52 PM

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Tracy, in reviewing the El Macero Country Club General Plan Amendment Project Initial Study/Negative Declaration, I ran into a portion of it that is both concerning and doesn't seem to make sense. Can you help me (and Matt, who is equally concerned) understand what is written. Specifically on page 45 of the document the following paragraph appears:

b) Less-than-Significant Impact. The Project would not directly result in construction or water demand. Future residential development in accordance with the County's R-L/PD-66 development requirements would result in a minor increase in water demand relative to existing conditions. Water service would be provided through the El Macero CSA, which contracts with the City of Davis to provide water services to the community. **The limited increase in water demand associated with six residences and three ADUs** would represent a negligible increase in groundwater extraction relative to regional water supplies. In addition, the Project Site is relatively small and does not function as a significant groundwater recharge area. (*emphasis added*)

I have highlighted the concerning language. There is a "reason" described on page 15 of the document, but the justification for that reason is not explained. The page 15 language is as follows:

The environmental analysis in this Initial Study assumes the future development of two single-family residences and one Accessory Dwelling Unit (ADU) on each new parcel, as allowed under the R-L/PD-66 zoning regulations, for a total of 9 residences, which would be an indirect result of the Project. ADUs are mandated by State law to be permitted ministerially (through non-discretionary approvals

Six residences? How did we get from three to six? Regarding the three ADUs, are those permitted in the County's standard (unmodified) Residential Low (RL) zoning regulations?

Thank you for your attention to these concerns.

Respectfully submitted,

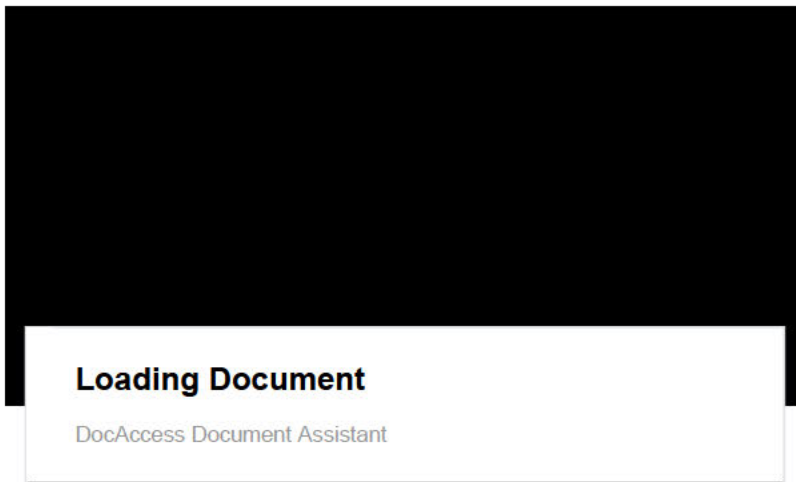
Landon Scarlett (and Matt Williams)

P.S. On what date will a draft of the Planning Commission packet for their consideration of ZF #2025-003 be available?

Begin forwarded message:

From: Matthews Williams [REDACTED]
Subject: CEQA document for EL Macero 3 lots project
Date: May 1, 2026 at 11:10:27 AM PDT
To: ICE - Landon Home [REDACTED]

[Loading Document](#)



[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Matthews Williams](#)
To: [Tracy Gonzalez](#); [Landon Scarlett](#)
Cc: [Andrew Brutlag](#); [Stewart Thompson](#); [Lydia Bourne](#); [Oliver Snow](#)
Subject: Re: Questions/Concerns about CEQA document for EL Macero 3 lots project
Date: Friday, May 1, 2026 11:34:34 PM
Attachments: [2720_Signed-PD-65 PD-66 PD-67 ordinance 3-27-14 \(2\).pdf](#)

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Tracy, please accept as input to your research the attached 2014 Yolo County Ordinance that established the Planned Development No. 66 (PD-66). The entire Ordinance is pertinent, but Section 4 is particularly pertinent regarding the question I posed in my 5:36 PM email to you.

Section 4 reads as follows:

*The following principal use shall be permitted:
(A) One detached single-family dwelling per lot.*

In addition, if I read it correctly, Section 5(g) allows ADUs.

I hope this additional information is useful.

Respectfully submitted,

Matt Williams

On Friday, May 1, 2026, 5:36 PM, Matthews Williams  wrote:

Tracy, thank you for the timely response. In it you say,

As noted in the ND, the assumed development of each of the three new lots may include two single-family residences and one ADU (totaling three units per lot) per the current R-L/PD-66 zoning regulations.

What is missing from that explanation is what the underlying authority is for going from one dwelling plus the State of California permitted ADU on an R-L lot.

The language in the County Zoning Code for R-L is as follows:

(c) Low Density Residential (R-L) Zone

The Low Density Residential (R-L) Zone includes traditional low density neighborhoods with primarily detached single family homes located in existing unincorporated towns such as Esparto, Knights Landing, Clarksburg, Madison, Dunnigan, Yolo, and Zamora. Some of

these areas have public services including water and sewer, while others do not. Lot sizes in communities zoned R-L with no or limited public services are restricted in size to no less than two acres, in order to accommodate on-site wells and leachfields. Along with single family homes, the R-L Zone also allows duplexes (two family) and small multifamily housing such as “triplexes” (three family), and “four-plexes” (four family). The R-L Zone is the one zoning district that is consistent with the Residential Low (RL) land use designation set by the 2030 Countywide General Plan. The density allowed in the R-L Zone is between 1.0 and 10.0 housing units per net acre. The minimum lot size for newly created parcels in the R-L Zone is 1,200 square feet. The maximum lot size for newly created parcels with water and sewer services is one acre.

Reading that language how is the ND coming up with its decision to anticipate the environmental impact of two single family residences?

Thank you in advance for your clarification of this continuing concern.

Respectfully submitted.

Matt Williams