



County of Yolo

DEPARTMENT OF PLANNING, PUBLIC WORKS AND ENVIRONMENTAL SERVICES

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NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

TO: Interested Parties
FROM: Yolo County Planning, Public Works and Environmental Services Department
DATE: January 23, 2015
SUBJECT: **Environmental analysis for the proposed El Macero Villas project**

Applicant: Don Fouts
Fouts Construction
Davis, CA

File Number: ZF2014-0036

Description of Project: The application is a request for approval of a General Plan Amendment GPA, rezoning, lot line adjustment, and Tentative Parcel Map for the El Macero Villas project, a 16 unit residential condominium development on the western portion of the El Macero Golf Course. The site is located near the western intersection of Mace Boulevard and San Marino Drive in an unincorporated area of Davis. The project will create for-sale residential condominiums, consisting of three two-story buildings. Access will be via two ungated entrances on Mace Boulevard. The project will connect to City of Davis water and sewer facilities. The approximately 2.4-acre area planned for the project has been used as the golf course corporation and storage yard. A portion of an adjacent pond on the golf course will be utilized for the project.

Environmental Determination: An Initial Study was prepared to examine potential areas of impact resulting from the project. The Initial Study found that the proposed project, with mitigation, would not have a significant effect on the environment. As a result, a Mitigated Negative Declaration has been prepared.

Availability of Documents: The Initial Study/Mitigated Negative Declaration (IS/MND) is now available for public review at the following location during normal business hours: the Yolo County Planning, Public Works and Environmental Services Department, 292 W. Beamer Street, Woodland, CA 95695.

The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at: <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>. A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, are also available upon request from the Planning Division at the address or e-mail listed below.

Comments on the Initial Study/Mitigated Negative Declaration: The County requests your comments on the Initial Study/Mitigated Negative Declaration during a **30-day review period**, which commences **January 23, 2015** and **ends on February 23, 2015**.

The Initial Study/Mitigated Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Eric Parfrey, Principal Planner
Yolo County Planning, Public Works and Environmental Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8043
eric.parfrey@yolocounty.org

This Initial Study/Mitigated Negative Declaration and the applications for the project will be the subject of public hearings before the Yolo County Planning Commission and the Board of Supervisors (who will make the final decision on the project). **A hearing at the Planning Commission has been tentatively scheduled for February 12, 2015, 8:45 am.** A separate notice will be sent out for the public hearing. **Call the number or e-mail to the above staff member to confirm the hearing date and time.**

All interested parties are invited to attend the public hearings or send written communications to the Yolo County Planning, Public Works and Environmental Services Department no later than the future hearing date at the Board of Supervisors.

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