

COUNTY of YOLO

Leslie Lindbo
Director

DEPARTMENT OF COMMUNITY SERVICES PLANNING DIVISION

292 W Beamer St, Woodland, CA 95695
www.YoloCounty.gov • (530) 666-8775

DATE: March 28, 2025

TO: California State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties and Organizations

SUBJECT: **Notice of Preparation and Notice of Scoping Meeting for the Draft Environmental Impact Report (EIR) for the proposed Clark Pacific Facility Expansion Project.**

PROJECT TITLE: Clark Pacific Facility Expansion Project (ZF2023-0005)

COMMENT PERIOD: March 28, 2025 to April 28, 2025

SCOPING MEETING: April 10, 2025

Yolo County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Clark Pacific Facility Expansion Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to solicit the views of your agency as to the scope and content of the EIR based on your agency's area of statutory responsibility, as related to the project. Your agency will need to use this EIR when considering relevant permits or other approvals for the project. The County is also seeking the views of residents, property owners, and concerned citizens regarding issues that should be addressed in the EIR. The project description is summarized below. A meeting to discuss the appropriate scope of the EIR has been scheduled, as indicated below.

COMMENT PERIOD: Comments can be sent anytime during the 30-day NOP comment period. **The comment period begins March 28, 2025 and ends April 28, 2025 at 5:00 pm.** All comments must be directed to the following contact/address:

Jeff Anderson, Principal Planner
Yolo County Department of Community Services
292 West Beamer Street
Woodland, CA 95695
jeff.anderson@yolocounty.gov

SCOPING MEETING: A public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting will be held on April 10, 2025, at 9:00 AM, or as soon thereafter as may be heard, before the Yolo County Planning Commission at the County Board of Supervisors Chambers in the Yolo County Administration Building at 625 Court Street in Woodland, CA 95695.

PROJECT LOCATION The 76.76-acre project site is located at 40307 Best Ranch Road in unincorporated Yolo County, California (see Figure 1 and Figure 2). The site is identified by Assessor's Parcel Number (APN) 027-250-019.

PROJECT DESCRIPTION: The proposed project would include the expansion of the adjacent existing Clark Pacific facility and subdivision of the site into seven parcels. Site plans are not currently provided for the project. However, the proposed Clark Pacific expansion facilities would generally mirror the existing Clark Pacific facility, which manufactures, processes, and stores prefabricated building materials. Additionally, the proposed project would include associated internal roadway improvements, utility improvements, and landscaping. The project would require County approval of a General Plan Amendment to change the property's Land Use designation from Agricultural (AG) to Industrial (IN); a subsequent Rezone from Agricultural Intensive (A-N) to Heavy Industrial (I-H); and a Tentative Subdivision Map.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: The County has determined that implementation of the proposed project may result in impacts in the following areas: Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Geology and Soils (erosion); Hydrology and Water Quality (including Water Supply); Land Use and Planning (policy compliance); Noise; Transportation; and Utilities and Service Systems (water supply). If significant impacts are identified, the EIR will include mitigation measures to reduce these impacts to a less-than-significant level, if feasible.

An Initial Study has been prepared to substantiate this initial determination regarding the scope of the EIR (see Attachment to this NOP). Comments on this initial determination of the appropriate scope of the EIR are welcomed and should be submitted as directed in this notice. The Initial Study is available online at: <https://www.yolocounty.gov/government/general-government-departments/community-services/planning-division/current-projects> or by contacting County staff using the contact information provided in this notice.

Based on the conclusions reached in the Initial Study, including proposed mitigation, the County has further determined that the project would not result in significant adverse environmental impacts related to the following issue areas: Aesthetics; Biological Resources; Cultural Resources; Hazards and Hazardous Materials; Mineral Resources; Population and Housing; Public Services; Recreation; Tribal Cultural Resources; and Wildfire. Therefore, these issue areas will not be analyzed further in the EIR.

Jeff Anderson, Principal Planner
Yolo County Department of Community Services
(530) 666-8043
jeff.anderson@yolocounty.gov



Signature: _____

Date: March 28, 2025

Attachment – Initial Study

Figure 1
Regional Vicinity Location

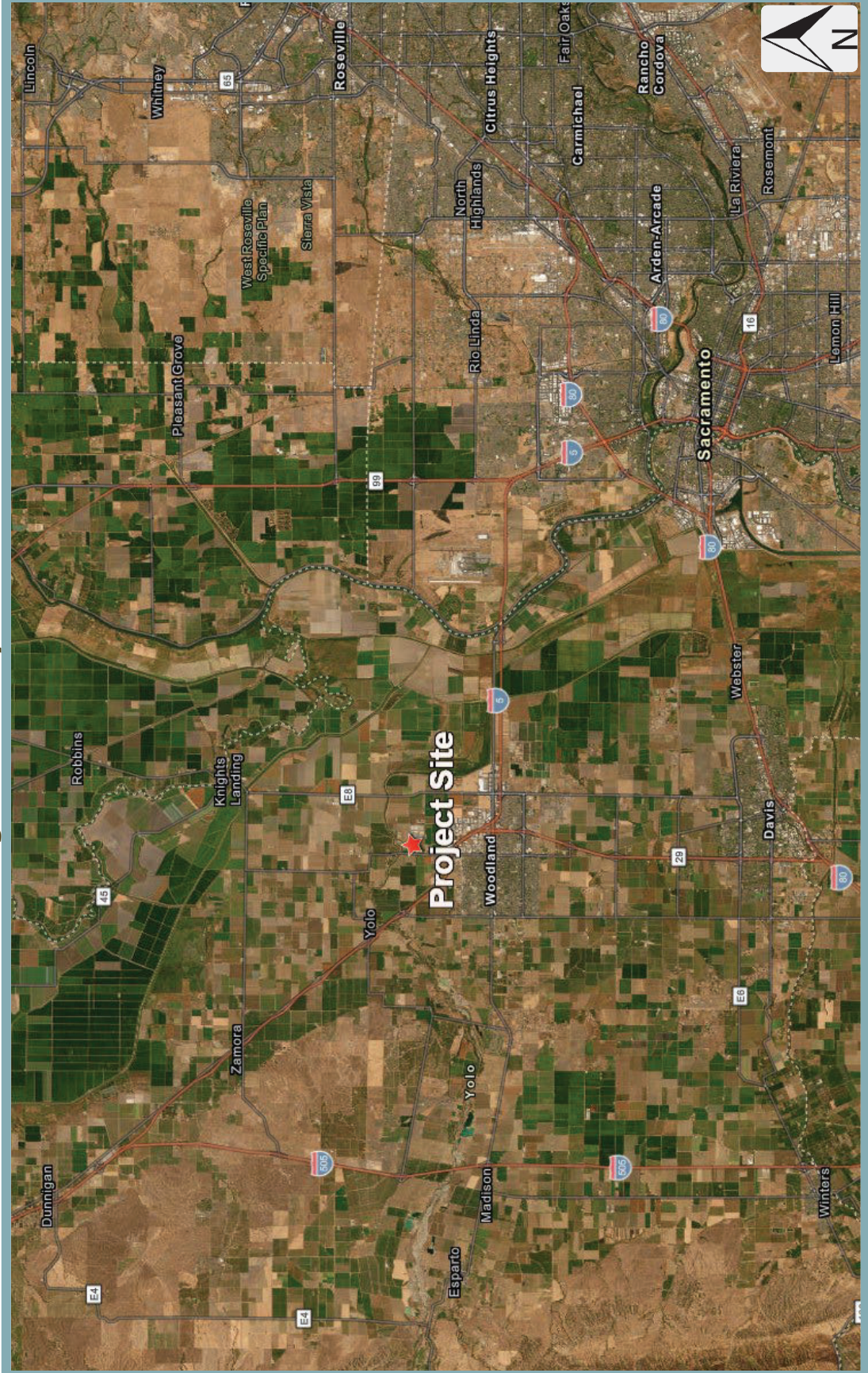


Figure 2
Project Site Boundaries



Attachment

Initial Study