

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Clark Pacific Facility Expansion Project

Lead Agency: County of Yolo, Department of Community Services

Contact Name: Jeff Anderson, Principal Planner

Email: jeff.anderson@yolocounty.gov

Phone Number: (530) 666-8043

Project Location: Sugarfield  
*City*

Yolo  
*County*

Project Description (Proposed actions, location, and/or consequences).

The 76.76-acre project site, identified by Assessor's Parcel Number (APN) 027-250-019, is located at 40307 Best Ranch Road, in unincorporated Yolo County, California. The project site currently consists of undeveloped agricultural land planted with row crops and is bisected by an east-west private dirt access road in the central portion of the site. Surrounding existing land uses include agricultural land to the north, across Best Ranch Road; the existing Clark Pacific prefabricated building materials manufacturer facility to the east; a single-family residence to the southeast, across County Road (CR) 18C; agricultural land and a Grow West Woodland Wholesale fertilizer supplier facility to the south, across CR 18C; Happy Ranch Program, a barn, and agricultural land to the west, across the California Northern Railroad (CFNR) tracks; and The Maples event venue and agricultural land to the northwest, across Best Ranch Road. The Yolo County General Plan designates the site as Agricultural (AG), and the site is zoned Agricultural Intensive (A-N). The proposed project would include the expansion of the adjacent existing Clark Pacific facility and subdivision of the site into seven parcels. It is assumed that the new Clark Pacific facilities, as developed through the proposed project, would generally mirror the existing Clark Pacific facility, which manufactures, processes, and stores prefabricated building materials. Additionally, the proposed project would include site preparation, grading, trenching for utilities, paving, and building construction. The proposed project would require County approval of a General Plan Amendment, Rezone, and a Tentative Subdivision Map.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Based on the Initial Study, the EIR will include the following technical chapters: Agricultural Resources; Air Quality, Greenhouse Gas Emissions, and Energy; Hydrology and Water Quality (including Water Supply); Noise; and Transportation. If significant impacts are identified, the EIR will include mitigation measures to reduce these impacts to a less-than-significant level, if feasible. All other impacts were identified in the Initial Study as causing no impact, less-than-significant impact, or less-than-significant impact with mitigation incorporated.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Yolo County has not yet received comments regarding the proposed project that raise issues of concern or areas of controversy. However, typical concerns related to development within the County include:

- Net increases of criteria pollutant emissions;
- Concerns regarding compliance with the Clean Water Act Section 401 Water Quality Certification;
- Concerns regarding an increase in ambient and groundborne noise levels;
- Conflict with a program, plan, ordinance or policy addressing the circulation system and emergency access;
- Potential impact to tribal cultural resources; and
- Conversion of agricultural land

Provide a list of the responsible or trustee agencies for the project.

Central Valley Regional Water Quality Control Board  
Yolo-Solano Air Quality Management District  
U.S. Army Corps of Engineers  
Yolo County Flood Control and Water Conservation District  
California Department of Fish and Wildlife  
California Department of Transportation  
Federal Emergency Management Agency  
Yolo County Environmental Health Department