

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 #: 2025031376

Project Title: Clark Pacific Facility Expansion Project

Lead Agency: County of Yolo, Department of Community Services

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Project Location: N/A Yolo
City *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. 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 and Rezone.

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

The Draft EIR identified significant impacts for the following California Environmental Quality Act (CEQA) issue areas: Agricultural Resources; Air Quality, Greenhouse Gas (GHG) Emissions, and Energy; Hydrology and Water Quality; Noise; and Transportation.

However, the Draft EIR includes mitigation measures (see Table 2-1 in Chapter 2, Executive Summary, of the Draft EIR) that would sufficiently reduce impacts related to Agricultural Resources; Air Quality, GHG Emissions, and Energy; Hydrology and Water Quality; Noise; and Transportation to a less-than-significant level.

The Draft EIR determined that the project would result in impacts to Agricultural Resources, Air Quality, GHG Emissions, and Energy; and Transportation that would remain significant and unavoidable, even after implementation of all feasible mitigation measures.

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

Areas of known controversy for the proposed project include the following:

- Analysis of potential for adverse impacts in CEQA impact areas pertaining to agricultural resources, air quality, traffic, and hydrology and water quality;
- Conversion of agricultural land and conflicts with agricultural zoning or the Williamson Act;
- Impacts on any current and future agricultural operations in the vicinity;
- Proper implementation of Agricultural Mitigation Plans, Programs, Policies, and mitigation measures;
- Net increases of criteria pollutant emissions;
- Potential impacts to well water and water quality;
- Impacts related to discharge of dredged and fill material;
- Adherence to wastewater discharge requirements;
- Impacts related to construction and groundwater dewatering;
- Impacts related to potential flooding events;
- Impacts on public safety and services related to transportation and roadways;
- Potential impacts to roadways and transportation infrastructure in the project vicinity;
- Growth inducing impacts;
- Potential impacts to tribal cultural resources and archaeological resources;
- Compliance with Assembly Bill (AB) 52 and Senate Bill (SB) 18;
- Potential impacts related to the presence of soils containing hydrocarbons;
- Impacts related to on-site hazards associated with industrial use;
- Impacts related to re-zoning and land use that may foster discontinuous growth;
- Potential impacts to pre-designated land uses;
- Impacts on the County's land use policies and zoning;
- Impacts related to interference with existing PG&E electric and gas facilities;
- Cohesiveness of the utilities in the site vicinity; and
- Impacts related to potential effects to public resources.

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