



COUNTY of YOLO
DEPARTMENT OF COMMUNITY SERVICES
PLANNING DIVISION

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Director

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**NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT/
RESPONSES TO COMMENTS
ON THE CLARK PACIFIC FACILITY EXPANSION PROJECT AND
NOTICE OF PUBLIC HEARING
TO TAKE ACTION ON THE PROJECT**

DATE: June 18, 2026
TO: Interested Agencies and Individuals
FROM: Yolo County Department of Community Services

NOTICE is hereby given that a **Final Environmental Impact Report/Responses to Comments (Final EIR)** has been prepared by the County of Yolo and is available for public review pursuant to the California Environmental Quality Act (CEQA), for the project listed below. Furthermore, a public hearing before the Yolo County Planning Commission will be held on Thursday, July 2, 2026, at 9:00 AM. More information is provided herein.

PROJECT NAME: Clark Pacific Facility Expansion Project

ZONE FILE NUMBER: 2023-0005

APPLICANT: Donald G. Clark, Clark Structural, LLC

CEQA STATE CLEARINGHOUSE NUMBER: 2025031376

PROJECT DESCRIPTION: Yolo County (County) is the Lead Agency for the preparation and review of a Final EIR for the Clark Pacific Facility Expansion Project (proposed project). 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 and a north-south dirt access road along the eastern site boundary. 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; two single-family residences (farm dwellings) 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 (care home), a barn, and agricultural land to the west, across the California Northern Railroad (CNRR) tracks; and The Maples event venue and agricultural land to the northwest, across the CNRR tracks and Best Ranch Road. The Yolo County General Plan designates the site as Agriculture (AG), and the site is zoned Agricultural Intensive (A-N).

The proposed project would expand the adjacent existing Clark Pacific facility. Although the proposed Clark Pacific expansion does not include specific development plans at this time, the future facilities are anticipated to be similar to the existing Clark Pacific facility. To provide a conservative analysis, the DEIR analysis anticipates that the project site could ultimately be developed with a maximum total building

square footage of up to 500,000 square feet of new industrial buildings and associated internal roadway improvements, utility improvements, parking, and landscaping over up to four phases.

The project would require County approval of a General Plan Amendment to redesignate the site from AG to Industrial (IN), and rezone the site from A-N to Heavy Industrial (I-H).

Approval of the project will require the following actions by the County:

- Certification of the Final EIR for the project;
- Adoption of a Mitigation Monitoring and Reporting Program (MMRP), Findings, and Statement of Overriding Considerations;
- General Plan Amendment to redesignate the project site from AG to IN; and
- Rezone to change the project site's zoning designation from A-N to I-H.

ENVIRONMENTAL REVIEW FINDINGS: The County and its consultant, Raney Planning and Management, have prepared a Final EIR (which includes the Draft EIR) pursuant to CEQA. The Draft EIR identifies significant impacts in the following analysis areas: agricultural resources; air quality, greenhouse gas emissions, and energy; hydrology and water quality; noise; and transportation. The Draft EIR identifies several project impacts that can be reduced to less than significant levels through the application of feasible mitigation measures. However, three impact areas—Agricultural Resources, Greenhouse Gas Emissions and Energy, and Transportation (Vehicle Miles Traveled)—would remain significant and unavoidable even after mitigation. Because these impacts cannot be reduced to less than significant levels, certification of the EIR requires adoption of a Statement of Overriding Considerations by the Board of Supervisors. The County will consider this information when deliberating the project.

DOCUMENT AVAILABILITY: The Final EIR and all documents incorporated by reference and other key references are now available for public review at the following website: <https://www.yolocounty.gov/government/general-government-departments/community-services/planning-division/current-projects>

Printed or electronic copies (via flash drive) may be ordered at cost (including costs for delivery). An electronic copy (flash drive) of the document is also provided at the Woodland Public Library (250 First Street, Woodland, CA 95695) and the Yolo Branch Library (37750 Sacramento Street, Yolo, CA 95697). Please contact Jeff Anderson, Principal Planner (using the contact information provided below) for more information or to request a flash drive or printed copy of the EIR.

PUBLIC HEARING: The Yolo County Planning Commission will hold a public hearing to take action on the project in the form of a recommendation to the Yolo County Board of Supervisors on **July 2, 2026, at 9:00 AM**. The meeting will be held in the Yolo County Board of Supervisors Chambers, Room 206, 625 Court Street, Woodland, CA 95695.

Meeting agendas, staff reports, and related information will be available at least 72 hours prior to the meeting at the following link:

<https://www.yolocounty.gov/government/general-government-departments/community-services/planning-division/planning-commission-information/planning-commission-meeting-materials>

If you require special accommodations to participate in the public hearing, please contact the Yolo County Department of Community Services at (530) 666-8078. Please make your request as early as possible and at least one-full business day before the start of the meeting.

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

For more specific questions about the project, please contact Jeff Anderson, Principal Planner, by email at jeff.anderson@yolocounty.gov or by phone at (530) 666-8043.