



COUNTY of YOLO

DEPARTMENT OF COMMUNITY SERVICES

PLANNING DIVISION

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Director

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NOTICE OF AVAILABILITY AND PUBLIC MEETING for the DRAFT ENVIRONMENTAL IMPACT REPORT on the CLARK PACIFIC FACILITY EXPANSION PROJECT

DATE: March 3, 2026
TO: Interested Agencies and Individuals
FROM: Yolo County Department of Community Services

The Draft Environmental Impact Report (DEIR) (SCH #2025031376) for the Clark Pacific Facility Expansion Project (ZF #2023-005) is now available for review. Public comment on this document is invited for a 45-day period extending from Tuesday, March 3, 2026, to Friday, April 17, 2026.

Yolo County will hold an in-person public meeting in front of the Planning Commission on Thursday April 9, 2026, at 9:00 am, or as soon thereafter, to accept oral comments on the DEIR. More information is provided herein.

Yolo County (County) is the Lead Agency for the preparation and review of a DEIR 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, a care home for individuals with intellectual disabilities, 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 the CNFR 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 (sf) 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).

The County and its consultant, Raney Planning and Management, have prepared a DEIR pursuant to the California Environmental Quality Act (CEQA). The DEIR identifies significant impacts in the following analysis areas: agricultural resources; air quality, greenhouse gas emissions, and energy; hydrology and water quality; noise; and transportation. A Final EIR, including responses to comments, will be prepared following the public review and comment period. The County will consider this information when deliberating the project. Following certification of the Final EIR, the County may take action to adopt the proposed project.

The DEIR 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.

You may submit comments on the DEIR during the 45-day public review period, which begins Tuesday, March 3, 2026, and ends Friday, April 17, 2026, at 4:00 pm. All comments on the DEIR must be received by the Yolo County Community Services Department by 4:00 pm on Friday, April 17, 2026, in order to be considered. Comments may be submitted by postal service, electronic mail, hand delivery, or provided verbally at the Yolo County Planning Commission meeting on Thursday, April 9, 2026. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the County's discretion.

All comments must be directed to:

Jeff Anderson, Principal Planner
Yolo County Department of Community Services, Planning Division
292 West Beamer Street
Woodland, CA 95695
jeff.anderson@yolocounty.gov
(530) 666-8043

An in-person public meeting in front of the Planning Commission will be held on Thursday April 9, 2026, at 9:00 am to accept oral comments on the DEIR. The meeting will be held in the Yolo County Board of Supervisors Chambers, Room 206, 625 Court Street, Woodland, CA 95695. There will be no transcription of oral comments at this meeting, although the meeting will be recorded. Oral comments received will be summarized by staff for inclusion in the Final EIR. Those who wish to have their verbatim comments incorporated in the Final EIR must submit their comments in writing (via US postal service delivery or electronically to the contact information listed above).

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.

In compliance with CEQA Guidelines Section 15087(c)(6), the project site is not identified as a known hazardous waste or disposal site on lists specified under Government Code Section 65962.5.5 (see page 4.0-9 of the DEIR).

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 at the phone number or email identified above.