3.10 - Land Use and Planning

3.10.1 - Introduction

This section describes the existing land use and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section are based on the Yolo County General Plan, Yolo County Code, the City of Woodland General Plan, and the City of Woodland Municipal Code.

3.10.2 - Environmental Setting

Grasslands Site

Land Use

The Grasslands site consists of approximately 41 acres of undeveloped land within the 156.49-acre site, situated on Assessor's Parcel Number (APN) 033-130-03. The Grasslands site is located within the 323-acre Yolo County Grasslands Regional Park at the southeastern corner of the intersection of Mace Boulevard/County Road 104 and County Road 35 (Exhibit 2-2). The site is undeveloped and relatively flat, and it is periodically utilized for grazing. Utility poles span the northern and western edges of the site. The vegetation onsite consists of native and non-native grasses, wildflowers, and several small trees located at the northwest corner of the site.

Grasslands Regional Park was originally part of McClellan Air Force Base (AFB)'s Davis Global Communications site, and was deeded to the County in 1972 under the Federal Lands to Park (FLP) Program. The 315 acres adjacent to the east of Grasslands Regional Park are still owned by the federal government, with future plans to be annexed to the County to ultimately expand the park to approximately 638 acres.

In the transfer deed for Grasslands Regional Park, the property was designated as a "park or recreation area, for use by the general public." The deed includes restrictive covenants, and the federal government retains a reversionary interest in the land if the terms of the deed are not fulfilled. The FLP program assures continued public access and stewardship of resources. Land acquired through the FLP Program must be used for public park and recreational use in perpetuity.

Surrounding Area

The Grasslands site is generally bounded by County Road 35 and agricultural land (north), Grasslands Regional Park (east), Yolo Bowmen Archery Range and Sacramento Valley Soaring Society Flying Field (south), and Mace Boulevard/County Road 104 and agricultural land (west).

Land Use Designations

The Grasslands site is designated as Open Space (OS) by the County of Yolo General Plan (Exhibit 3.10-1), and is within the Agricultural General (A-1) zoning classification (Exhibit 3.10-2).

Surrounding Land Uses

Land use designations for the properties surrounding the Grasslands site are provided in Table 3.10-1.

Table 3.10-1: Grasslands Surrounding Land Use Designations

Jurisdiction	Land Use	Relationship to Project Site	Land Use Designation	
			General Plan	Zoning
Yolo County	Agricultural fields	North	Agriculture General (AG)	Agricultural Preserve Zone (AP)
Yolo County	Grasslands Regional Park, open space and Burrowing Owl Habitat Preserve	East	Open Space (OS)	Open Space (OS)
Yolo County	Grasslands Regional Park, open space, and recreational facilities for the Yolo Bowmen Archery Range and Sacramento Valley Soaring Society Flying Field	South	Open Space (OS)	Open Space (OS)
Solano County	Agricultural fields, rural residence, agricultural out buildings	West	Agriculture	Exclusive Agriculture (40 acre minimum) (A-40)
Source: Yolo County 2009; Solano County 2012,				

Beamer/Cottonwood Site

Land Use

The Beamer/Cottonwood site consists of an approximate 6.53 acres of APN 064-010-32 (Exhibit 2-3). The vegetation onsite consists of native and non-native grasses, and two small trees and a single valley elderberry bush on the southwest boundary of the project. The valley elderberry bush is located approximately 135 feet west and outside of the proposed solar array's security fence. The site is regularly maintained, and was mowed in late June or early July 2012.

Surrounding Area

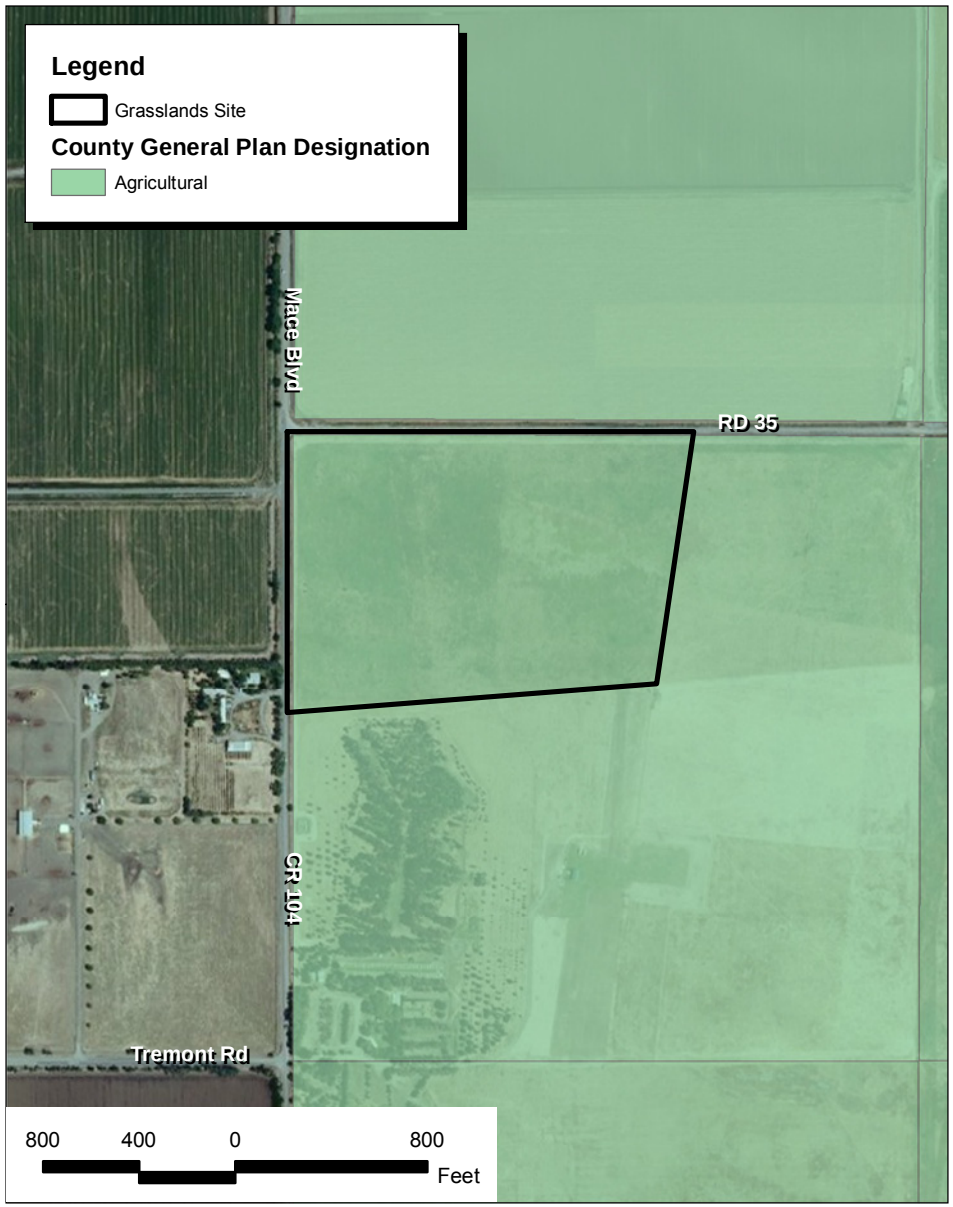
The Beamer/Cottonwood site is generally bounded by Woodland Avenue and a residential neighborhood (north), Yolo County Health Department building (east), Yolo County Department of Employment and Social Services building and JPA building (southeast), the County Corporation Yard (south), and Ashley Drive and a residential neighborhood (west).

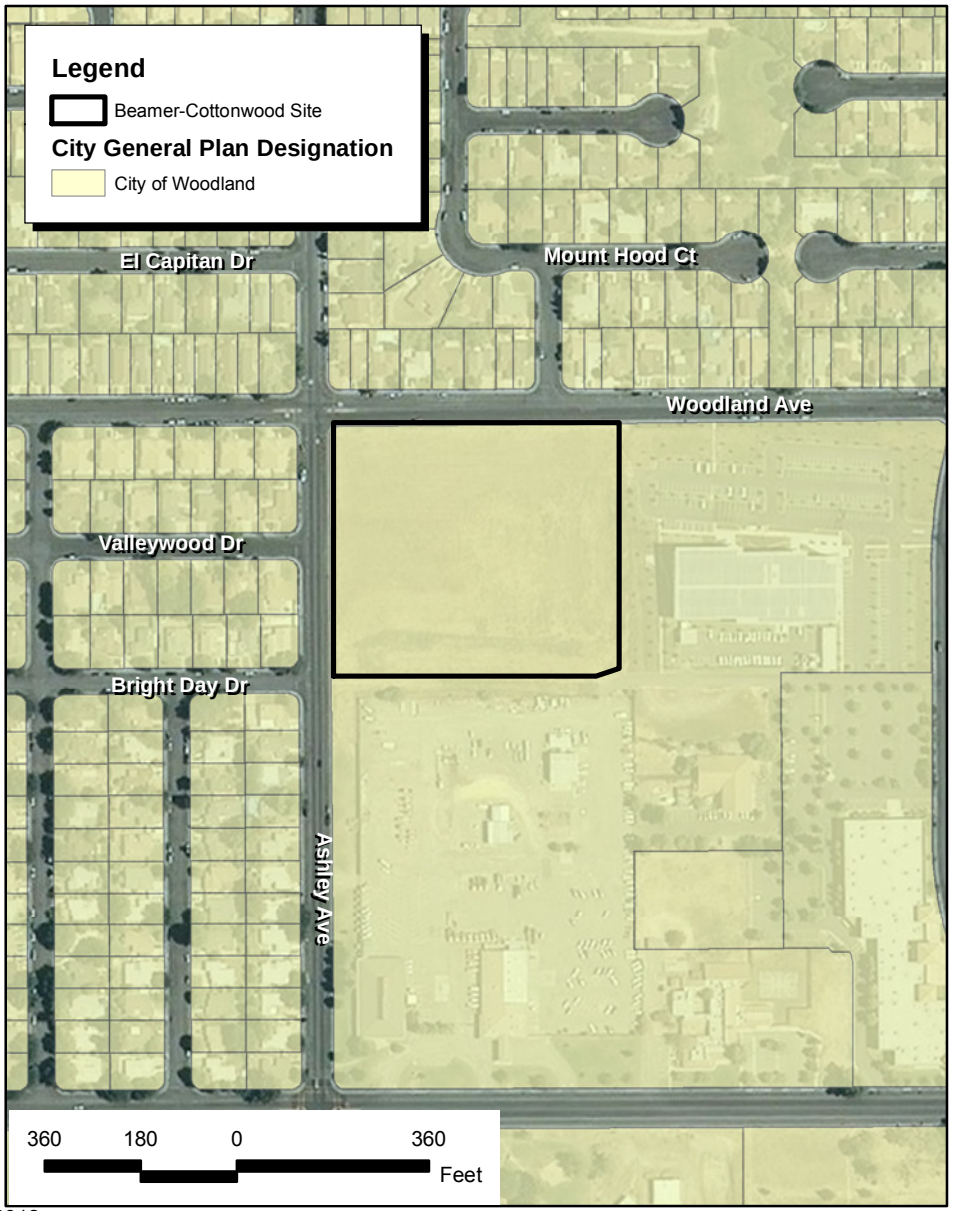
Land Use Designations

The Beamer/Cottonwood site is designated as Public Service by the City of Woodland General Plan (Exhibit 3.10-1), and is classified as Single-Family Zone (R-1) (Exhibit 3.10-2).

Surrounding Land Uses

Land use designations for the properties surrounding the Grasslands site are provided in Table 3.10-2.





Source: ESRI Aerial Imagery. Yolo and Solano County County Data. MBA Field Survey and GIS Data, 2012.

Michael Brandman Associates

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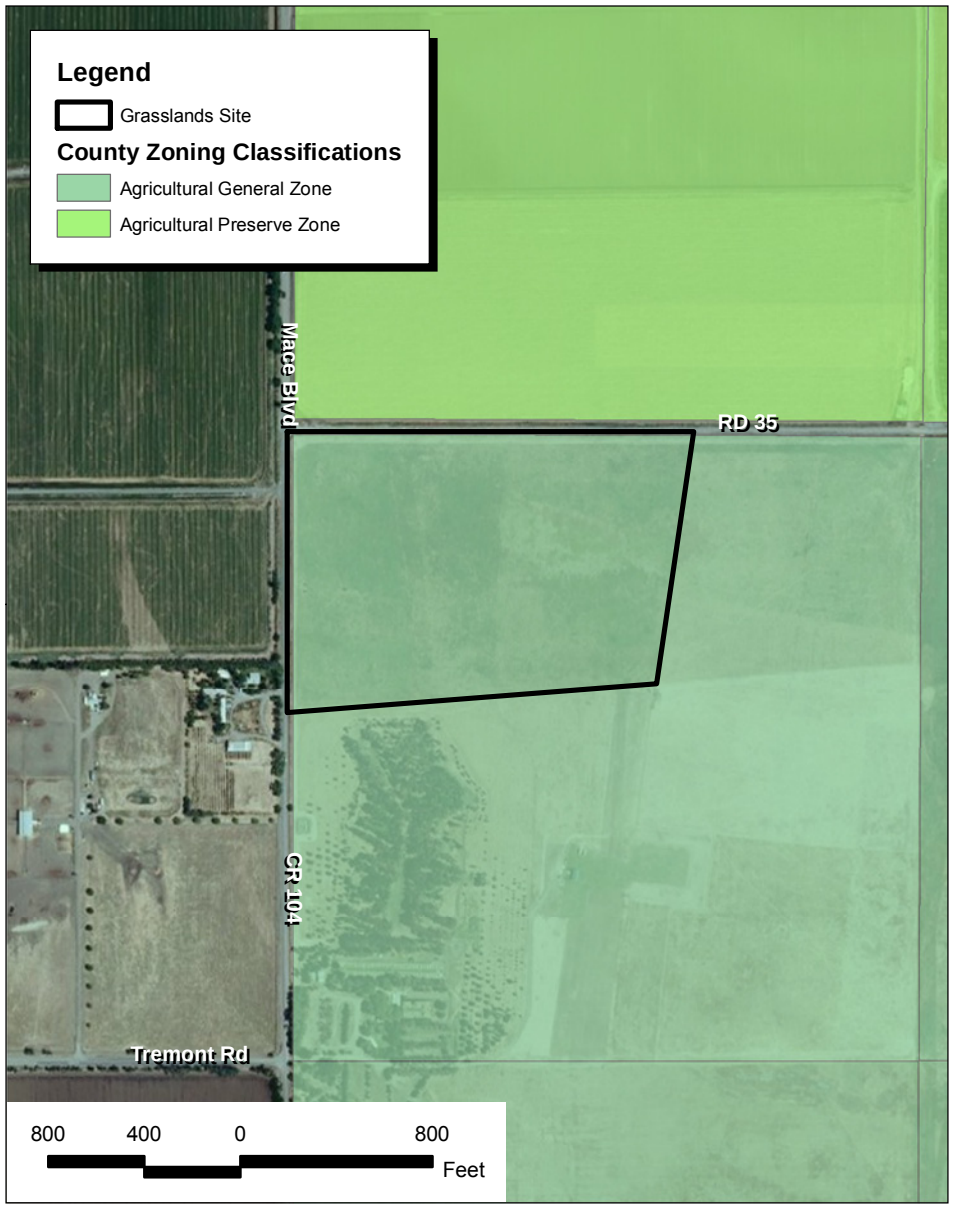
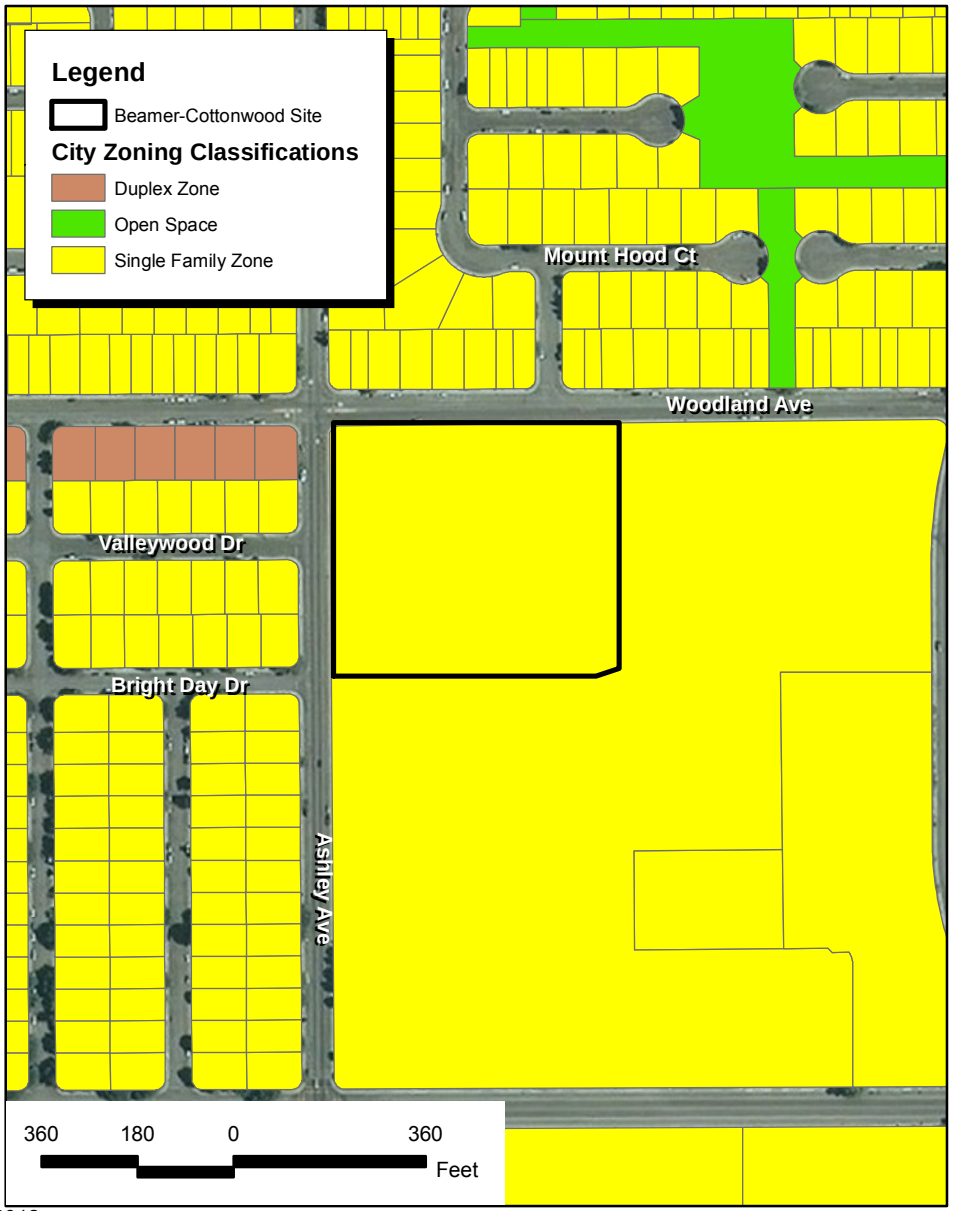
Exhibit 3.10-1
General Plan Designations





Source: ESRI Aerial Imagery. Yolo and Solano County County Data. MBA Field Survey and GIS Data, 2012.

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NORTH

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Exhibit 3.10-2
Zoning Classifications

YOLO COUNTY DEPARTMENT OF GENERAL SERVICES
ENVIRONMENTAL EDUCATION AND SUSTAINABILITY PARK PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

Table 3.10-2: Beamer/Cottonwood Surrounding Land Use Designations

Jurisdiction	Land Use	Relationship to Project Site	Land Use Designation	
			General Plan	Zoning
City of Woodland	Residential neighborhood	North	Low Density Residential	Single Family (R-1)
	Yolo County Health Department building and Yolo County Employment and Social Services building	East and southeast	Public Service	Single Family (R-1)
	Yolo County Corporation Yard	South	Public Service	Single Family (R-1)
	Residential neighborhood	West	Low Density Residential, Medium Low Density Residential	Single Family (R-1), Duplex (R-2)
Source: City of Woodland, 2002.				

3.10.3 - Regulatory Framework

Local

County of Yolo

General Plan

The Yolo County General Plan provides a blueprint for growth within the unincorporated areas of Yolo County. The General Plan was adopted by the Board of Supervisors on November 10, 2009 (Resolution No. 09-189), and contains seven elements: Land Use and Community Character, Circulation, Public Facilities and Services, Agriculture and Economic Development, Conservation and Open Space, Health and Safety, and Housing. Each element establishes goals and policies to guide future land use activities and development within the General Plan boundaries.

The Yolo County General Plan designates the Grasslands site as Open Space (OS). As indicated by the General Plan, Open Space (OS) includes public open space lands, major natural water bodies, agricultural buffer areas, and habitat. The primary land use is characterized by passive and/or very low-intensity management, as distinguished from Agriculture (AG) or Parks and Recreation (PR) land use designations, which involve more intense management of the land.

The General Plan establishes a maximum Floor Area Ratio (FAR) of 0.001 and maximum impervious surface of less than 0.01 percent for the Open Space (OS) land use designation.

Yolo County Code

The Yolo County Code establishes specific regulations for land use activities and development within unincorporated areas of Yolo County. The Code contains 12 Titles, with Title 8 containing the land

development and zoning code. Chapter 2 of the land development and zoning code establishes zoning districts and accompanying activity and development standards.

The Yolo County Code designates the Grasslands site as Agricultural General (A-1) zone. The zoning code describes the purpose of the Agricultural General (A-1) zoning district as providing for uses on lands best suited for agriculture. Principal uses include agriculture, one single-family dwelling, publicly owned parks, and rural recreation with no permanent buildings.

Solar Facility Ordinance

Yolo County adopted a Solar Facility Ordinance on September 27, 2011 for small and medium-sized solar facilities. The purpose of the ordinance is to allow for the permitting of small and medium-sized solar energy systems within unincorporated areas of the County. The ordinance encourages renewable energy consistent with state and federal policies and goals related to climate change and renewable energy production, while also supporting agricultural and habitat conservation. The ordinance establishes that small and medium-sized solar energy systems are permitted in all agricultural districts, including the Agricultural General (A-1) zone. The ordinance provides height, setback, and design standards for solar energy systems.

According to the ordinance, the Grasslands site would be defined as a medium-sized solar energy system. The ordinance indicates that a medium-sized solar energy system is as follows:

> A private on-site or utility-scale solar energy conversion system consisting of many ground-mounted solar arrays in rows or roof-panels, and associated control or conversion electronics, occupying more than 2.5 acres and no more than 30 acres of land, and that will be used to produce utility power to on-site uses and off-site customers.

The Beamer/Cottonwood site would be defined as a small solar energy system. The ordinance indicates that a small solar energy system is as follows:

> A single residential or small-business-scale solar energy conversion system consisting of roof panels, ground-mounted solar arrays, or other solar energy fixtures, and associated control or conversion electronics, occupying no more than 2.5 acres of land, and that will be used to produce utility power primarily to on-site users or customers.

Grasslands Park Master Plan

The Grasslands Park Master Plan, dated February 15, 2005, provides for the specific management needs of Grasslands Regional park, including weed management, sensitive species protection, habitat improvement, and recreation uses. The plan provides a coordinated and comprehensive approach to

management of all uses of the park and unified design recommendations that reflect the site, its surrounding uses, and the County-wide Parks and Open Space Master Plan.

Yolo County Parks and Open Space Master Plan

The Yolo County Parks and Open Space Master Plan provides information and guidance to staff, decision makers, and the public for the management, use, and future development of Yolo County parks and open space facilities. The Parks and Open Space Master Plan was adopted on September 26, 2006, after the adoption of the Grasslands Park Master Plan, and therefore, refers to the Grasslands Master Plan for regulations and guidance regarding Grasslands Regional Park.

City of Woodland

General Plan

The City of Woodland General Plan provides a blueprint for growth within Woodland General Plan Area. The General Plan was adopted by the City Council on December 17, 2002 and contains 10 elements: Land Use and Community Design, Housing, Transportation and Circulation, Public Facilities, Recreational, Educational and Community Services, Historic Preservation, Environmental Resources, Health and Safety, Economic Development, Administration and Implementation. Each element establishes goals and policies to guide future land use activities and development within the General Plan boundaries.

The City of Woodland General Plan designates the Beamer Cottonwood site as Public Service. As indicated by the General Plan, the Public Service designation allows for public facilities, such as government offices, and similar compatible uses.

The City of Woodland General Plan establishes a maximum Floor Area Ratio (FAR) of 0.50 for the Public Service land use designation.

Woodland Municipal Code

The Woodland Municipal Code establishes specific regulations for land use activities and development within the Woodland City Limits. The Municipal Code contains 27 Chapters, of which Chapter 25 contains the zoning code. Consistent with California case law, property owned by a County within an incorporated area is not subject to the zoning requirements of that city when the County is acting in its governmental or proprietary capacity. Therefore, the Beamer/Cottonwood site is not subject to the zoning requirements of the City of Woodland. However, applicable standards outside of zoning requirements (e.g., noise or stormwater standards) continue to apply.

Noise Standards

Section 15-26 of the Woodland Municipal Code prohibits loud, unnecessary noise and limits construction noise to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday, and between 9:00 a.m. and 6 p.m. on Sunday.

Urban Stormwater Quality Management and Discharge Control

Section 23D-1-10 of the Woodland Municipal Code prohibits the discharge of pollutants or waters containing any pollutants other than stormwater into the municipal storm drain system.

3.10.4 - Methodology

Michael Brandman Associates (MBA) evaluated the potential for land use impacts through site reconnaissance and review of applicable land use documents. MBA personnel performed site reconnaissance on the project site and surrounding land uses in July 2012. Photographs were taken of the project site and surrounding land uses to document existing conditions. MBA reviewed the Yolo County General Plan, Yolo County Code, the City of Woodland General Plan, and the City of Woodland Municipal Codes to identify applicable policies and provisions that pertain to the proposed project.

3.10.5 - Thresholds of Significance

According to Appendix G, Environmental Checklist, of the CEQA Guidelines, land use impacts resulting from the implementation of the proposed project would be considered significant if the project would:

a) Physically divide an established community? (Refer to Section 7, Effects Found Not To Be Significant.)

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?

3.10.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

General Plan Consistency

Impact LU-1:	**The proposed project would be consistent with applicable provisions of the Yolo County General Plan and City of Woodland General Plan.**

Impact Analysis

Grasslands Site

The Grasslands site portion of the proposed project consists of the construction of a 5-megawatt (MW) photovoltaic (PV) facility on approximately 21 acres and an environmental education center on a portion of the adjacent 20 acres. Both facilities would be located on a 156.49-acre parcel within the

323-acre Grasslands Regional Park. The Grasslands site is located in unincorporated Yolo County and is designated as Open Space (OS) by the Yolo County General Plan. The Yolo County General Plan defines the primary land use of Open Space (OS) designated areas as passive and/or very low-intensity management. The proposed PV facility would be considered a passive use because it would require minimal maintenance and would passively collect solar energy. The proposed environmental education center would require minimal management and would allow for passive observation of the PV array and adjacent habitat.

The General Plan establishes a maximum Floor Area Ratio (FAR) of 0.001 for the Open Space (OS) land use designation. The environmental education center would consist of a maximum of 2,500 square feet. As such, the site would have a FAR of 0.001 (2,500 square feet ÷ 41 acres [1,785,950 square feet]), which is consistent with the General Plan's maximum allowable FAR of 0.001.

The General Plan establishes a maximum impervious surface of no greater than 0.01 percent for the Open Space (OS) land use designation. However, this is contradictory to the allowable FAR of 0.001 or 0.1 percent. In other words, the General Plan is inconsistent in that it allows for greater building coverage than impervious surface, and buildings are considered impervious surfaces. As such, because the proposed project would be consistent with the allowable FAR, for the purposes of this analysis, it would be consistent with the Open Space (OS) land use designation.

Required National Parks Service Approval

As previously stated, the Grasslands site is located within the Grasslands Regional Park, and is currently held by a restrictive deed to the National Parks Service (NPS). The site is subject to the Federal Property and Administrative Services Act, the Federal Lands for Parks Act (which amends the former), the existing deed restrictions, and the FLP program policy. The sale of the 21-acre portion of the Grasslands site to the County on which the solar facility would be constructed is required before development of the project site may occur. However, sale of the 21-acre portion of the Grassland site to the County does not ensure that development of the project site will occur.

Discretion for approval or non-approval of a negotiated sale of a portion of the park is both within the NPS and federal General Services Administration (GSA); NPS must be willing to release a portion of the park and GSA negotiates the sale of it. The NPS's decision is limited to approval or denial of the proposal to allow a negotiated sale of the portion of the park; it does not extend to changes in land use or development of the project site. The County is proposing the change in land use and has a primary land-use decision-making responsibility.

Therefore, a separate National Environmental Policy Act (NEPA) document must be prepared to assess the environmental effects of the NPS decision; an Environmental Assessment (EA) will be prepared to assess the environmental effects the potential sale or release of the property. However, as indicated by the NPS, the EA is not required to evaluate the potential environmental effects of the proposed development of the site except what is needed to determine if the release might subject the

remaining parkland to impacts. It is not within the NPS's jurisdiction to render decision or approve the solar array or educational facility that is to go on the land released from the FLP deed conditions, or any of the potential impacts related to such development. Therefore, the following analysis of the development of the Grasslands site related to consistency with the Yolo County General Plan appropriately reflects the County's authority over land use decisions and development of the project once sale of the property has occurred.

General Plan Consistency Analysis

Table 3.10-3 and Table 3.10-4 provide an analysis of the proposed project's consistency with the applicable land use plan, pursuant to CEQA Guidelines Section 15125(d). The proposed project was found to be consistent with all applicable goals and policies of the applicable land use plans. In general, the areas found to be substantially consistent with existing policies include: air quality, biological resources, promotion of renewable energy, economic benefits, greenhouse gas emissions reduction, water resources, and cultural resources. Consistency statements in Table 3.10-3 and Table 3.10-4 provide a more detailed discussion of the applicable policies and the proposed project's consistency.

In summary, local residents and some members of the public may perceive the proposed project and its related facilities as industrial in nature, which may be considered to compromise, and conflict with, the area's rural and open space character and the County's policies to protect and enhance provincial resources and lifestyles. Proposed aboveground electrical distribution lines and transmission lines, as well as proposed post construction landscaping plans and facility screening, could also create significant adverse impacts that may be considered to be in conflict with some adopted policies and standards related to the protection of visual resources, open space areas, and candidate scenic corridors.

Neither CEQA nor the CEQA Guidelines provide direction determining when a project is inconsistent with applicable land use plans or ordinances; however, a final determination of potential inconsistencies with applicable land use plans and ordinances should be made by decision makers when they act upon (e.g., approve or disapprove) a project. According to CEQA Guidelines Section 15382, an inconsistency with adopted land use policy is considered significant only if that inconsistency would cause an adverse and significant impact on one or more of the physical attributes associated with the area affected by a project.

As described above, Table 3.10-3 evaluates the Grassland site's consistency with the applicable principles and policies of the Yolo County General Plan. As shown in the table, the proposed project is consistent with all applicable principles and policies. Impacts would be less than significant.

Table 3.10-3: Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
3 – Land Use and Community Character	Goal LU-1	Range and Balance of Land Uses. Maintain an appropriate range and balance of land uses to maintain the variety of activities necessary for a diverse, healthy and sustainable society.	**Consistent:** The proposed project would implement two PV facilities and an environmental education center that would provide educational and recreational activities as well as renewable energy, thereby assisting sustainability.
	Goal LU-2	Agricultural Preservation. Preserve farm land and expand opportunities for related business and infrastructure to ensure a strong local agricultural economy.	**Consistent:** The Grasslands site is not located on lands that are actively cultivated. Experimental grazing beneath the PV array would be allowed, thereby continuing the site's current limited agricultural uses.
	Policy LU-2.1	The intent of this policy is to protect existing farm operations from impacts related to the encroachment of urban uses. The expertise of the County Agricultural Commissioner shall be used in applying this policy. Urban development shall bear the primary burden of this policy. Ensure that development will not have a significant adverse effect on the economic viability or constrain the lawful practices of adjoining or nearby agricultural operations, except for land within the Sphere of Influence (SOI) around a city of within the growth boundary of an unincorporated community. New urban (non-agricultural) development should be setback a minimum of 300 feet from adjoining agricultural land where possible, but special circumstances can be considered by the decision-making body. Except as noted below where no buffer is required, in no case shall the buffer be reduced to less than 100 feet. The buffer area shall generally be designated Open Space (OS), but may also be designated Public and Quasi- Public (PQ) or Parks and Recreation (PR) based on applicable circumstances.	**Consistent:** The Grasslands site is adjacent to agricultural lands to the west and north. Construction and operation of the PV facility and environmental education center would not adversely affect adjacent agricultural activities and, similarly, would not be adversely affected by the adjacent agricultural activities. The solar panels may collect airborne dust resulting from agricultural activities, such as tilling, that may slightly reduce panel efficiency. However, bi-annual panel washing would negate any negative impacts the agricultural dust may have on panel efficiency.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		Agricultural buffers are not required for planned urban growth elsewhere within a growth boundary because the agricultural-urban interface will be temporary until full build-out occurs.	
	Policy LU-2.3	Prohibit the division of land in an agricultural area if the division is for non-agricultural purposes and/or if the result of the division will be parcels that are infeasible for farming. Projects related to clustering and/or transfers of development rights are considered to be compatible with agriculture.	**Consistent:** The proposed project does not include the subdivision of land.
	Policy LU-2.4	Vigorously conserve, preserve, and enhance the productivity of the agricultural lands in areas outside of adopted community growth boundaries and outside of city SOIs.	**Consistent:** As part of Grasslands Regional Park, active agricultural cultivation is not allowed within the Grasslands site. The Grasslands site has been used for grazing in the recent past. The proposed project would include experimental grazing below the PV panels, thereby preserving the limited agricultural use of the site.
	Policy LU-3.4	Locate and design services and infrastructure to only serve existing and planned land uses. Actions that will induce growth beyond planned levels are prohibited.	**Consistent:** The proposed project would provide renewable energy to existing and planned uses within the County and as served by the regional electrical provider to which the electricity will be sold.
	Policy LU-3.5	Avoid or minimize conflicts and/or incompatibilities between land uses.	**Consistent:** The Grasslands site would consist of a PV facility and environmental education center that would be compatible with adjacent agricultural and recreational activities.
	Goal CC-1	Preservation of Rural Character. Ensure that the rural character of the County is protected and enhanced, including the unique and distinct character of the unincorporated communities.	**Consistent:** The Grasslands site is located in a rural area of Yolo County used primarily for agricultural and recreational purposes. The environmental education component would be consistent with the recreational character of the Grasslands Regional Park. Furthermore, screening vegetation would be

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
			planted surrounding the PV facility, thereby minimizing effects on the existing character of the site and its surroundings.
	Policy CC-1.2	Preserve and enhance the rural landscape as an important scenic feature of the County.	**Consistent:** The Grasslands site is located in a rural area of Yolo County used primarily for agricultural and recreational purposes. The environmental education component would be consistent with the recreational character of the Grasslands Regional Park. Furthermore, screening vegetation would be planted surrounding the PV facility, thereby minimizing effects on the existing character of the site and its surroundings.
	Policy CC-1.3	Protect the rural night sky as an important scenic feature to the greatest feasible extent where lighting is needed.	**Consistent:** Minimal amounts of exterior lighting would be installed at the site's entrances, the environmental education center building and park host site. Light fixtures would be shielded and directed downward to protect the rural night sky.
	Policy CC-1.8	Screen visually obtrusive activities and facilities such as infrastructure and utility facilities, storage yards, outdoor parking and display areas, along highways, freeways, roads and trails.	**Consistent:** Screening vegetation would be planted surrounding the PV facility, thereby minimizing effects on the existing character of the site and its surroundings.
	Policy CC-1.18	Electric towers, solar power facilities, wind power facilities, communication transmission facilities and/or above ground lines shall be avoided along scenic roadways and routes, to the maximum feasible extent.	**Consistent:** The Grasslands site is not located adjacent to, near, or within sight of a scenic roadway or route.
	Goal CC-4	Project Design. Require project design that incorporates "smart growth" planning principles and "green" building standards that reflect the County's commitment to sustainable development.	**Consistent:** The environmental education center at the Grasslands site would utilize a modular building constructed with consideration for "green" building standards. Furthermore, the PV facility would provide renewable energy, thereby coinciding with the County's commitment to sustainable development.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy CC-4.1	Reduce dependence upon fossil fuels, extracted underground metals, minerals and other non-renewable resources by: • Requiring projects to take advantage of shade, prevailing winds, landscaping and sun screens to reduce energy use. • Encouraging projects to use regenerative energy heating and cooling source alternatives to fossil fuels. • Encouraging projects to select building materials that require less energy-intensive production methods and long-distance transport, in compliance with Leadership in Energy and Environmental Design (LEED) or equivalent standards.	**Consistent:** The proposed project would result in the generation of renewable energy using PV facilities. As such, it would aid in the reduction of dependence upon fossil fuels used for energy production.
	Policy CC-4.4	Encourage all new construction to be zero net energy by combining building energy efficiency design features with on-site clean distributed generation so as to result in no net purchases from the electricity or gas grid.	**Consistent:** The proposed project would result in the production of renewable energy, thereby contributing to the reduction of energy produced from nonrenewable sources.
	Policy CC-4.5	Encourage individual and community-based wind and solar energy systems (micro-grids).	**Consistent:** The proposed project includes two separate solar energy systems, one of which would provide renewable energy directly to County offices.
	Policy CC-4.7	Require energy efficient design for all buildings.	**Consistent:** The proposed modular EEC building at the Grasslands site would meet or exceed all Title 24 energy efficiency standards.
	Policy CC-4.9	Encourage construction and other heavy equipment vehicles (e.g., mining, agriculture, etc.) to use retrofit emission control devices.	**Consistent:** As discussed in Section 3.3, Air Quality, and Section 3.7, Greenhouse Gas Emissions, construction vehicles and equipment would utilize emission control devices.
	Policy CC-4.11	Site specific information shall be required for each application, subject to site conditions and available technical information, as determined by the County lead	**Consistent:** This EIR includes technical information and analysis of the proposed project with respect to air quality and/or

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		department, in order to enable informed decisionmaking and ensure consistency with the General Plan and with the assumptions of the General Plan EIR. Technical information and surveys requested may include, but not be limited to, the following: air quality and/or greenhouse gas emissions calculations, agricultural resource assessment/agricultural and evaluation and site assessment (LESA), biological resources assessment, cultural resources assessment, fiscal impact analysis, flood risk analysis, hydrology and water quality analysis, geotechnical/soils study, land use compatibility analysis, noise analysis, Phase One environmental site assessment, sewer capacity and service analysis, storm drainage capacity and service analysis, title report, traffic and circulation study, visual simulation and lighting study, and water supply assessment. When a technical study is required, it must cover the entire acreage upon which development is being proposed including any off-site improvements (e.g. wells; pumps; force mains; new roads; dirt borrow sites; etc.) that may be necessary. Technical studies must meet CEQA standards and the standards in the applicable industry. As necessary, the technical studies shall include recommendations that are to be implemented as part of the project.	greenhouse gas emission calculations, agricultural resources, biological resources, cultural resources, flood risks, hydrology and water quality, geology and soils, land use compatibility, noise, hazards, storm drainage, and aesthetics. Refer to individual topical sections of this EIR for assessment and analysis of specific topics. Technical studies prepared for the proposed project are included as Appendices to this EIR and have been conducted consistent with industry standards and CEQA requirements. Recommendations resulting from the technical studies included in Appendices and throughout the EIR have been incorporated into the project or provided as mitigation measures to ensure potentially significant impacts are reduced to less than significant.
	Policy CC-4.13	Enhance public safety through implementation of Crime Prevention Through Environmental Design (CPTED) strategies. These include designing the placement of activities and physical features, such as buildings, entrances and exits, corridors, fences, pavement, signs, lighting and landscaping, in	**Consistent:** The PV facility would be enclosed by fencing, identifying signage and gates. In addition, a remotely controlled security camera system would be installed. As such, the private space would be clearly defined and access would be controlled to ensure public safety.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		such a way as to clearly define public and private space, maximize visibility, control access and circulation and foster positive social interaction.	
	Policy CC-4.31	Require the use of regionally native drought-tolerant plants for landscaping where appropriate.	**Consistent:** Screening vegetation would consist of native drought-tolerant plans where appropriate.
4 – Circulation	Goal CI-3	Service Thresholds. Balance the preservation of community and rural values with a safe and efficient circulation system.	**Consistent:** The proposed project's contribution to traffic trips on local roadways would be minimal and would not result in the exceedance of service thresholds.
	Policy CI-3.18	Ensure adequate access for emergency vehicles.	**Consistent:** The Grasslands site would include ingress and egress points adequate for emergency vehicle access.
	Goal CI-4	Environmental Impacts. Minimize environmental impacts caused by transportation.	**Consistent:** Potential environmental impacts caused by the proposed project related to transportation have been considered in this EIR. The proposed project's contribution to traffic trips on local roadways would be minimal. As noted in Section 7, Effects Found Not To Be Significant, the proposed project does not have the potential to create a significant environmental impact on the transportation impact criteria considered under CEQA.
	Policy CI-4.1	Avoid or mitigate environmental impacts from the construction and/or operation of the transportation system, to the greatest feasible extent.	**Consistent:** As noted in Section 7, Effects Found Not To Be Significant, the proposed project does not have the potential to create a significant environmental impact on the transportation impact criteria considered under CEQA. Therefore, avoidance or mitigation of such impacts is not necessary.
	Policy CI-4.2	Support regional air quality and greenhouse gas objectives through effective management of the county's transportation system.	**Consistent:** The proposed project's contribution to traffic trips on local roadways would be minimal and would therefore be consistent with regional air quality and greenhouse gas objectives.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
5 – Public Facilities and Services	Goal PF-1	Wastewater Management. Provide efficient and sustainable solutions for wastewater collection, treatment, and disposal.	**Consistent:** The project would not include a single, small septic system for use by the park host. The septic system would be designed and constructed in accordance with applicable regulations and requirements to ensure efficient and sustainable solutions for wastewater collection, treatment, and disposal.
	Policy PF-1.2	Promote innovative and efficient options for sewage and septic treatment that are appropriate for the type of development to be served, existing facilities available, and administrative alternatives.	**Consistent:** The Grasslands site would not include a restroom facility onsite. Visitors would be expected to use existing temporary restroom facilities within the main Grasslands Regional Park area.
	Policy PF-1.3	Ensure that nitrates and other pollutants of concern entering the groundwater from septic disposal systems will not significantly impair groundwater quality.	**Consistent:** The project would not include a septic disposal system.
	Goal PF-2	Stormwater Management. Provide efficient and sustainable stormwater management to reduce local flooding in existing and planned land uses.	**Consistent:** Stormwater at the Grasslands site would be maintained onsite and would not have the potential to result in local flooding.
	Policy PF-2.1	Improve stormwater runoff quality and reduce impacts to groundwater and surface water resources.	**Consistent:** The project would result in minimal amounts of impervious surface areas that would generate stormwater. The existing drainage pattern of the site would not be altered and any stormwater produced would be redirected onsite. No offsite discharge of stormwater is proposed. A Storm Water Pollution Prevention Plan (SWPPP) would be implemented during construction. Refer to Section 3.9, Hydrology and Water Quality for further discussion.
	Policy PF-2.2	Construct on-site stormwater detention facilities that are designed so that runoff from the 100-year storm event does not: (1) result in an increase in peak release rate; (2) result in a time	**Consistent:** The project would result in minimal amounts of impervious surface areas that would generate stormwater. The existing drainage pattern of the site would not be altered and any

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		decrease associated with the time of concentration; (3) contribute to adjacent flood problems; and/or (4) significantly alter the direction of runoff.	stormwater produced would be redirected onsite. No offsite discharge of stormwater is proposed. Refer to Section 3.9, Hydrology and Water Quality for further discussion.
	Policy PF-2.4	Encourage sustainable practices for stormwater management that provide for groundwater recharge and/or improve the quality of runoff through biological filtering and environmental restoration.	**Consistent:** The project would result in minimal amounts of impervious surface areas that would generate stormwater. The existing drainage pattern of the site would not be altered and any stormwater produced would be redirected onsite. No offsite discharge of stormwater is proposed. As such, existing onsite groundwater recharge and natural filtering mechanisms would be continued.
	Policy PF-2.5	Incorporate new ways to pave streets, parking lots, sidewalks, and trails with pervious surfaces that allow for water to penetrate the surface.	**Consistent:** Access roads and trails within the Grasslands site would consist of pervious substances such as graded and compacted soils or gravels, thereby allowing water to penetrate surfaces.
	Policy PF-3.2	Design sustainable parks and recreational facilities that complement nearby land uses and serve all segments of the community.	**Consistent:** The proposed environmental education center would complement the existing Grasslands Regional Park uses and the accompanying PV facility.
	Policy PF-4.1	Ensure the provision of appropriate law enforcement service and facilities to serve existing and planned land uses.	**Consistent:** The proposed project would generally not require law enforcement services. Remotely accessed and controlled security cameras would be installed to monitor the project site.
	Policy PF-5.3	Require assertive fire protection measures in all development to supplement limited rural fire district resources.	**Consistent:** The proposed project would include fire protection measures consistent with applicable laws and regulation.
	Policy PF-5.9	The County shall require, and applicants must provide, a will-serve letter from the appropriate fire district/department confirming the ability to provide fire protection services to the project, prior to each phase.	**Consistent:** The proposed project would obtain a will-serve letter as appropriate. Refer to Section 3.12, Public Services, for further discussion.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal PF-6	Schools. Collaborate with educational groups to develop school facilities and programs that serve the evolving needs of current and future residents.	**Consistent:** The environmental education center would be operated by Yolo County Office of Education and would provide programs to serve the evolving needs of current and future residents.
	Goal PF-9	Solid Waste and Recycling. Provide safe, cost-efficient, and environmentally responsible solid waste management.	**Consistent:** Construction waste would be recycled to the extent feasible. Operational waste would be collected by the Department of General Services and disposed of or recycled as necessary and in compliance with local, state, and federal regulations. Refer to Section 3.14, Utilities and Services for further discussion.
	Policy PF-9.1	Meet or exceed State waste diversion requirements.	**Consistent:** Construction waste would be recycled to the extent feasible. Operational waste would be collected by the Department of General Services and disposed of or recycled as necessary and in compliance with local, state, and federal regulations. Refer to Section 7, Effects Found Not To Be Significant for further discussion.
	Policy PF-9.3	Employ innovative strategies to ensure efficient and cost-effective solid waste and other discarded materials collection, disposal, transfer and processing.	**Consistent:** Construction waste would be recycled to the extent feasible. Operational waste would be collected by the Department of General Services and disposed of or recycled as necessary and in compliance with local, state, and federal regulations. Refer to Section 7, Effects Found Not To Be Significant for further discussion.
	Policy PF-9.8	Require salvage, reuse or recycling of construction and demolition materials and debris at all construction sites.	**Consistent:** Construction waste would be recycled to the extent feasible. Refer to Section 7, Effects Found Not To Be Significant for further discussion.
	Goal PF-10	Sources of Energy. Provide opportunities for the development of energy alternatives.	**Consistent:** The proposed project would result in the construction of two PV facilities and would therefore provide alternative energy.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy PF-11.1	Encourage the development of power generating and transmission facilities in appropriate alignments and locations, sufficient to serve existing and planned land uses.	**Consistent:** The proposed project would result in the construction of two PV facilities that would generate electricity. The Grasslands and Beamer/ Cottonwood sites have been chosen for their proximity to existing infrastructure tie-in points and existing land uses that would utilize the energy.
	Policy PF-12.1	Design, construct, and operate County facilities to be environmentally sustainable, and beneficial to the community and/or region.	**Consistent:** The proposed project's PV facilities would provide renewable energy that would benefit the community and the region.
	Policy PF-12.3	Design, construct, and operate facilities that employ renewable energy resources, or reduce the use of fossil fuel for their operations and transport needs.	**Consistent:** The proposed project's PV facilities would produce renewable energy and would thereby reduce the use of fossil fuel.
6 – Agriculture and Economic Development	Policy AG-1.2	Maintain parcel sizes outside of the community growth boundaries large enough to sustain viable agriculture and discourage conversion to non-agricultural home sites.	**Consistent:** The proposed project would not alter existing parcel sizes.
	Policy AG-1.3	Prohibit the division of agricultural land for non-agricultural uses.	**Consistent:** The proposed project would not divide agricultural land.
	Policy AG-1.4	Prohibit land use activities that are not compatible within agriculturally designated areas.	**Consistent:** The Grasslands site is adjacent to agricultural lands to the west and north. Construction and operation of the PV facility would not adversely affect adjacent agricultural activities and, conversely, would not be adversely affected by the adjacent agricultural activities. The solar panels may collect airborne dust resulting from agricultural activities, such as tilling, that may slightly reduce panel efficiency. However, bi-annual panel washing would negate any negative impacts the agricultural dust may have on panel efficiencies. As such, the PV facility and environmental education center at

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
			the Grasslands site would be compatible with existing adjacent agricultural land uses.
	Policy AG-1.5	Strongly discourage the conversion of agricultural land for other uses. No lands shall be considered for redesignation from Agricultural or Open Space to another land use designation unless all of the following findings can be made: A. There is a public need or net community benefit derived from the conversion of the land that outweighs the need to protect the land for long-term agricultural use. B. There are no feasible alternative locations for the proposed project that are either designated for non-agricultural land uses or are less productive agricultural lands. C. The use would not have a significant adverse effect on existing or potential agricultural activities on surrounding lands designated Agriculture.	**Consistent:** The proposed project does not include the redesignation of the Grasslands site's existing Open Space (OS) designation to another land use designation.
	Policy AG-3.10	Encourage the establishment of small-scale agriculture uses (e.g. truck farms, organic farms and agricultural research operations) where small parcels of land presently exist in agricultural areas with suitable soils.	**Consistent:** The proposed project includes sheep grazing at the Grasslands site to control vegetation growth beneath the PV panels.
	Policy AG-3.16	Promote agricultural innovation, including research and development, biotechnology, sustainable farm practices, agri-tourism and nontraditional agricultural operations in order to expand and improve business and marketing opportunities for those engaged in agriculture.	**Consistent:** The proposed project includes sheep grazing at the Grasslands site to control vegetation growth beneath the PV panels.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy ED-1.12	Seek productive expansion and re-use of existing County assets, including the Yolo County Airport, old military facilities and the County landfill.	**Consistent:** Implementation of the project at the Grasslands site would be a productive use of currently underutilized land that was formerly a military facility.
7 – Conservation and Open Space	Policy CO-1.4	Provision of an appropriate level of public facilities and infrastructure shall be a priority for all County park facilities.	**Consistent:** Use of the proposed Grasslands site would utilize public facilities and infrastructure that currently exist at Grasslands Regional Park.
	Policy CO-1.9	Promote the conservation of environmental resources in new and existing park and open space facilities.	**Consistent:** The Grasslands site would include conservation areas located adjacent to the environmental education center.
	Policy CO-1.22	Work with concessionaires and lessees to provide recreational amenities that do not conflict with other park uses or general public access.	**Consistent:** The Grasslands site would allow Yolo County Office of Education to provide environmental educational services within Grasslands Regional Park that would be consistent with existing park usage.
	Goal CO-2	Biological Resources. Protect and enhance biological resources through the conservation, maintenance, and restoration of key habitat areas and corresponding connections that represent the diverse geography, topography, biological communities, and ecological integrity of the landscape.	**Consistent:** The Grasslands site would include conservation areas located adjacent to the environmental education center that would provide for educational opportunities.
	Policy CO-2.1	Consider and maintain the ecological function of landscapes, connecting features, watersheds, and wildlife movement corridors.	**Consistent:** The Grasslands site has been designed to protect the adjacent Burrowing Owl Habitat Preserve. Furthermore, the Grasslands site would be surrounded by a fence that would allow the unrestricted movement of small mammals and reptiles through the project site.
	Policy CO-2.2	Focus conservation efforts on high priority conservation areas (core reserves) that consider and promote the protection and enhancement of species diversity and habitat values, and that contribute to sustainable	**Consistent:** The Grasslands site has been designed to protect the adjacent Burrowing Owl Habitat Preserve and would educate Yolo County schoolchildren about the existing landscape and its conservation.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		landscapes connected to each other and to regional resources.	
	Policy CO-2.3	Preserve and enhance those biological communities that contribute to the county's rich biodiversity including blue oak and mixed oak woodlands, native grassland prairies, wetlands, riparian areas, aquatic habitat, agricultural lands, heritage valley oak trees, remnant valley oak groves, and roadside tree rows.	**Consistent:** The Grasslands site has been designed to protect the adjacent Burrowing Owl Habitat Preserve and would education Yolo County schoolchildren about the grassland habitat in which it is located.
	Policy CO-2.4	Coordinate with other regional efforts (e.g., Yolo County HCP/NCCP) to sustain or recover special-status species populations by preserving and enhancing habitats for special-status species.	**Consistent:** The Grasslands site has been designed to protect the adjacent Burrowing Owl Habitat Preserve.
	Policy CO-2.11	Ensure that open space buffers are provided between sensitive habitat and planned development.	**Consistent:** The Grasslands site has been designed to protect the adjacent Burrowing Owl Habitat Preserve. Sufficient open space would be maintained to ensure burrowing owls are not disturbed by site usage.
	Policy CO-2.14	Ensure no net loss of oak woodlands, alkali sinks, rare soils, vernal pools or geological substrates that support rare endemic species, with the following exception. The limited loss of blue oak woodland and grasslands may be acceptable, where the fragmentation of large forests exceeding 10 acres is avoided, and where losses are mitigated.	**Consistent:** The proposed project would not result in the loss of oak woodlands, alkali sinks, rare soils, vernal pools or geological substrates that support rare, endemic species. Existing onsite grasslands would be maintained beneath the PV facility.
	Policy CO-2.16	Existing native vegetation shall be conserved where possible and integrated into new development if appropriate.	**Consistent:** Existing onsite grasslands would be maintained beneath the PV facility.
	Policy CO-2.30	Protect and enhance streams, channels, seasonal and permanent marshland, wetlands, sloughs, riparian habitat and vernal pools in land planning and community design.	**Consistent:** The Grasslands site includes a single, non-jurisdictional wetland that would be replaced onsite. Refer to Section 3.4, Biological Resources for further discussion.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy CO-2.38	Avoid adverse impacts to wildlife movement corridors and nursery sites (e.g., nest sites, dens, spawning areas, breeding ponds). Preserve the functional value of movement corridors to ensure that essential habitat areas do not become isolated from one another due to the placement of either temporary or permanent barriers within the corridors. Encourage avoidance of nursery sites (e.g., nest sites, dens, spawning areas, breeding ponds) during periods when the sites are actively used and that nursery sites which are used repeatedly over time are preserved to the greatest feasible extent or fully mitigated if they cannot be avoided.	**Consistent:** Implementation of the PV facility and environmental education center at the Grasslands site would not result in significant adverse impacts to wildlife movement corridors and nursery sites. The site has been specifically designed to protect the adjacent Burrowing Owl Habitat Preserve. Mitigation has been proposed where necessary to ensure impacts to biological resources are avoided or reduced. Refer to Section 3.4, Biological Resources for further discussion.
	Policy CO-2.41	Require that impacts to species listed under the State or federal Endangered Species Acts, or species identified as special-status by the resource agencies, be avoided to the greatest feasible extent. If avoidance is not possible, fully mitigate impacts consistent with applicable local, State, and Federal requirements.	**Consistent:** Mitigation included in this EIR would ensure that potential impacts to special-status species are avoided to the greatest feasible extent or be fully mitigated applicable with local, state, and federal requirements. Refer to Section 3.4, Biological Resources for further discussion.
	Policy CO-2.42	Projects that would impact Swainson's hawk foraging habitat shall participate in the Agreement Regarding Mitigation for Impacts to Swainson's Hawk Foraging Habitat in Yolo County entered into by the CDFG and the Yolo County HIP/NCCP Joint Powers Agency, or satisfy other subsequent adopted mitigation requirements consistent with applicable local, State, and federal requirements.	**Consistent:** Mitigation included in this EIR would ensure that potential impacts to Swainson's hawk foraging habitat are appropriately mitigated. Refer to Section 3.4, Biological Resources for further discussion.
	Goal CO-4	Cultural Resources. Preserve and protect cultural resources within the County.	**Consistent:** No known cultural resources are present at the Grasslands site. Mitigation has been proposed as a part of this EIR that would ensure impacts to any discovered resources are reduced to a less than significant level.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
			Refer to Section 3.5, Cultural Resources for further information.
	Policy CO-4.1	Identify and safeguard important cultural resources.	**Consistent:** No known cultural resources are present at the Grasslands site. Mitigation has been proposed as a part of this EIR that would ensure impacts to any discovered resources are reduced to a less than significant level. Refer to Section 3.5, Cultural Resources for further information.
	Policy CO-4.5	Increase knowledge of historic preservation through public education and outreach programs.	**Consistent:** Information provided at the environmental education center at the Grasslands site would include subject matter historic preservation as relevant to the project site and its surroundings.
	Policy CO-4.7	Encourage the identification of historic resources through the integrated use of plaques and markers.	**Consistent:** Information provided at the environmental education center at the Grasslands site would include subject matter historic preservation as relevant to the project site and its surroundings.
	Policy CO-4.11	Honor and respect local tribal heritage.	**Consistent:** As a part of this EIR, consultation with the Native American Heritage Commission was conducted. Refer to Section 3.5, Cultural Resources for further discussion.
	Policy CO-4.12	Work with culturally affiliated tribes to identify and appropriately address cultural resources and tribal sacred sites through the development review process.	**Consistent:** No known cultural resources or tribal sacred sites were identified on the project site. As a part of this EIR, consultation with the Native American Heritage Commission was conducted. Refer to Section 3.5, Cultural Resources for further discussion.
	Policy CO-4.13	Avoid or mitigate to the maximum extent feasible the impacts of development on Native American archaeological and cultural resources.	**Consistent:** No known cultural resources or tribal sacred sites were identified on the project site. As a part of this EIR, consultation with the Native American Heritage Commission was conducted. Refer to Section 3.5, Cultural Resources for further discussion.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal CO-5	Water Resources. Ensure an abundant, safe, and sustainable water supply to support the needs of existing and future generations.	**Consistent:** The Grasslands site would not require the consistent use of large quantities of water. Water used for PV panel washing and vegetation establishment would be trucked onsite and would be allowed to percolate into the ground.
	Policy CO-5.4	Support educational programs to educate the public about practices and programs to minimize water pollution and reduce water usage.	**Consistent:** Information provided at the environmental education center at the Grasslands site would include subject matter regarding water conservation and pollution.
	Policy CO-5.14	Require that proposals to convert land to uses other than agriculture, open space, or habitat demonstrate that groundwater recharge will not be significantly diminished.	**Consistent:** Impervious surfaces at the Grasslands site would be minimal and would not interfere with groundwater recharge.
	Policy CO-5.16	Require all development to have an adequate water supply. Require significant discretionary projects to demonstrate adequate long-term and sustainable water supplies by preparing a verified water supply assessment. The assessment shall demonstrate a long-term, reliable water supply satisfactory under normal and above normal rainfall conditions, as well as drought conditions. Satisfy the requirements of CEQA Guidelines Section 15155 to consult with water agencies regarding water supply assessments.	**Consistent:** Water used to wash the PV panels and establish vegetation would be trucked onsite by a service provider. Potable water supplied to the park host site would be obtained from an existing well within Grasslands Regional Park. The well has sufficient capacity to supply the minimal water needs of the park host. Refer to Section 3.9, Hydrology and Water Quality for further discussion.
	Goal CO-6	Air Quality. Improve air quality to reduce the health impacts caused by harmful emissions.	**Consistent:** Mitigation included in this EIR would assist in the improvement of air quality. Refer to Section 3.2, Air Quality for further discussion.
	Policy CO-6.1	Improve air quality through land use planning decisions.	**Consistent:** Mitigation included in this EIR would ensure the project would not result in significant impacts to air quality. Refer to Section 3.2, Air Quality for further discussion.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy CO-6.2	Support local and regional air quality improvement efforts.	**Consistent:** Mitigation included in this EIR would ensure the project would implement measures to support local and regional air quality improvement efforts. Refer to Section 3.2, Air Quality for further discussion.
	Policy CO-6.6	Encourage implementation of YSAQMD Best Management Practices, such as those listed below, to reduce emissions and control dust during construction activities: • Water all active construction areas at least twice daily. • Haul trucks shall maintain at least two feet of freeboard. • Cover all trucks hauling soil, sand, and other loose materials. • Apply non-toxic binders (e.g., latex acrylic copolymer) to exposed areas after cut-and-fill operations and hydroseed area. • Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). • Plant tree windbreaks on the windward perimeter of construction projects if adjacent to open land. • Plant vegetative ground cover in disturbed areas as soon as possible. • Cover inactive storage piles. • Sweep streets if visible soil material is carried out from the construction site. • Treat accesses to a distance of 100 feet from the paved road with a 6 to 12 inch layer of wood chips or mulch. • Treat accesses to a distance of 100 feet from the paved road with a 6-inch layer of gravel.	**Consistent:** The proposed project would implement Yolo-Solano Air Quality Management District (YSAQMD) Best Management practices. Refer to Section 3.3, Air Quality, and Section 3.7, Greenhouse Gas Emissions.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal CO-7	Energy Conservation. Promote energy efficiency and conservation.	**Consistent:** The proposed project would provide renewable energy, thereby contributing to the reduction in use of non-renewable energy.
	Policy CO-7.3	Require all projects to incorporate energy-conserving design, construction, and operation techniques and features into all aspects of the project including buildings, roofs, pavement, and landscaping.	**Consistent:** The proposed project would provide renewable energy, thereby contributing to the reduction in use of non-renewable energy.
	Policy CO-7.6	Encourage the use of building materials and methods that increase energy efficiency a minimum of 15 percent beyond State Title-24 standards for residential buildings and 20 percent beyond State Title 24 standards for commercial buildings.	**Consistent:** The environmental education center at the Grasslands site would utilize building materials to increase energy efficiency beyond Title 24 standard where applicable.
	Policy CO-7.8	Increase energy efficiency and alternative energy utilization in existing buildings where feasible.	**Consistent:** The proposed project would allow for the increased use of alternative energy.
	Goal CO-8	Climate Change. Reduce greenhouse gas emissions and plan for adaptation to the future consequences of global climate change.	**Consistent:** The proposed project would not substantially contribute to greenhouse gas emissions and would assist the County in meeting the goals of the Climate Action Plan. Refer to Section 3.7, Greenhouse Gas Emissions for further discussion.
	Policy CO-8.1	Assess current greenhouse gas emission levels and adopt strategies based on scientific analysis to reduce global climate change impacts.	**Consistent:** Potential greenhouse gas emission levels resulting from the proposed project have been assessed as a part of this EIR. Refer to Section 3.7, Greenhouse Gas Emissions for further discussion.
	Policy CO-8.2	Use the development review process to achieve measurable reductions in greenhouse gas emissions.	**Consistent:** Potential greenhouse gas emission levels resulting from the proposed project have been assessed as a part of this EIR. Refer to Section 3.7, Greenhouse Gas Emissions for further discussion.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy CO-8.4	Encourage all businesses to take the following actions, where feasible: replace high mileage fleet vehicles with hybrid and/or alternative fuel vehicles; increase the energy efficiency of facilities; transition toward the use of renewable energy instead of non-renewable energy sources; adopt purchasing practices that promote emissions reductions and reusable materials; and increase recycling.	**Consistent:** The proposed project would contribute to the transition toward the use of renewable energy.
	Policy CO-8.5	Promote GHG emission reductions by supporting carbon efficient farming methods (e.g., methane capture systems, no-till farming, crop rotation, cover cropping); installation of renewable energy technologies; protection of grasslands, open space, oak woodlands, riparian forest and farmlands from conversion to other uses; and development of energy-efficient structures.	**Consistent:** The proposed project would include the construction of two PV facilities that would provide renewable energy, thereby promoting GHG emission reductions.
8 – Health and Safety Element	Goal HS-1	Geologic Hazards. Protect the public and reduce damage to property from earthquakes and other geologic hazards.	**Consistent:** The proposed project would not be exposed to damage from earthquakes or other geologic hazards. Refer to Section 3.6 Geology, Soils, and Seismicity for further discussion.
	Policy HS-1.1	Regulate land development to avoid unreasonable exposure to geologic hazards.	**Consistent:** The proposed project would not be exposed to damage from earthquakes or other geologic hazards. Refer to Section 3.6 Geology, Soils, and Seismicity for further discussion.
	Policy HS-1.2	All development and construction proposals shall be reviewed by the County to ensure conformance to applicable building standards.	**Consistent:** The proposed project's plans will be submitted to the County for review and shall demonstrate conformance to applicable building standards.
	Policy HS-1.3	Require environmental documents prepared in connection with CEQA to address seismic safety issues and to provide adequate mitigation for existing and potential hazards identified.	**Consistent:** Seismic safety issues have been addressed as a part of this EIR. Refer to Section 3.6 Geology, Soils, and Seismicity for further discussion.

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal HS-2	Flood Hazards. Protect the public and reduce damage to property from flood hazards.	**Consistent:** The proposed project would not be subject to flood hazards. Refer to Section 7.0, Effects Found Not To Be Significant.
	Policy HS-2.1	Manage the development review process to protect people, structures, and personal property from unreasonable risk from flooding and flood hazards.	**Consistent:** The proposed project would not be subject to flood hazards. Refer to Section 7.0, Effects Found Not To Be Significant.
	Goal HS-3	Wildland Fires. Protect the public and reduce damage to property from wildfire hazard.	**Consistent:** The proposed project would not result in substantial exposure to wildfire hazards. Refer to Section 3.8, Hazards and Hazardous Materials.
	Policy HS-3.1	Manage the development review process to protect people, structures, and personal property from unreasonable risk from wildland fires.	**Consistent:** The proposed project would not result in substantial exposure to wildfire hazards. Refer to Section 3.8, Hazards and Hazardous Materials.
	Goal HS-4	Hazardous Materials. Protect the community and the environment from hazardous materials and waste.	**Consistent:** The proposed project would not result in exposure to hazardous materials and waste. Refer to Section 3.8, Hazards and Hazardous Materials.
	Policy HS-4.1	Minimize exposure to the harmful effects of hazardous materials and waste.	**Consistent:** The proposed project would not result in exposure to hazardous materials and waste. Refer to Section 3.8, Hazards and Hazardous Materials.
	Policy HS-4.3	Encourage the reduction of solid and hazardous wastes generated in the county.	**Consistent:** The proposed project would not require the use of hazardous materials or result in the production of hazardous materials. Refer to Section 3.8, Hazards and Hazardous Materials.
	Goal HS-7	Noise Compatibility. Protect people from the harmful effects of excessive noise.	**Consistent:** Mitigation included in this EIR would ensure that noise resulting from the proposed project is reduced to an acceptable level. Refer to Section 3.11, Noise for further discussion.
	Policy HS-7.1	Ensure that existing and planned land uses are compatible with the current and projected noise environment. However, urban	**Consistent:** Mitigation included in this EIR would ensure that the proposed project would not result in the production of excessive

Table 3.10-3 (cont.): Yolo County General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		development generally experiences greater ambient (background) noise than rural areas. Increased density, as supported by the County in this General Plan, generally results in even greater ambient noise levels. It is the County's intent to meet specified indoor noise thresholds, and to create peaceful backyard living spaces where possible, but particular ambient outdoor thresholds may not always be achievable. Where residential growth is allowed pursuant to this general plan, these greater noise levels are acknowledged and accepted, notwithstanding the guidelines in Figure HS-7.	noise and would not be incompatible with existing or planned land uses surrounding the project site. Refer to Section 3.11, Noise for further discussion.
	Policy HS-7.3	Protect important agricultural, commercial, industrial, and transportation uses from encroachment by land uses sensitive to noise and air quality impacts.	**Consistent:** The proposed Grasslands site is not a noise-sensitive land use and would not be impacted by adjacent agricultural activities.
Source: MBA 2012			

Beamer/Cottonwood Site

The Beamer/Cottonwood site portion of the proposed project consists of the construction of a 0.8-MW PV facility on approximately 2 acres of the 6.53-acre site. The Beamer/Cottonwood site is located within the City of Woodland and is designated as Public Service by the Woodland General Plan. The Public Service designation allows for public facilities, such as government offices, and similar compatible uses. Lands surrounding the Beamer/Cottonwood site to the east and south consist of County government offices, including the Yolo County Health Department and Department of Employment and Social Services offices, as well as the County Corporation Yard. The proposed PV facility would provide energy to these adjacent County facilities and, therefore, would be a compatible use.

The Woodland General Plan establishes a maximum FAR of 0.50 for the Public Services (PS) land use designation. The Beamer/Cottonwood site would not include any buildings; therefore, the FAR would not be applicable. Accordingly, the proposed project would be consistent with the requirements of the Public Services (PS) land use designation.

General Plan Consistency Analysis

As previously discussed, Table 3.10-4 evaluates the Beamer/Grassland site's consistency with the applicable principles and policies of the City of Woodland General Plan. As shown in the table, the proposed project is consistent with all applicable principles and policies. Impacts would be less than significant.

Table 3.10-4: Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
1 – Land Use and Community Design	Goal 1.A	To grow in an orderly pattern consistent with economic, social and environmental needs, providing for continued small-town character and preservation of surrounding agricultural lands.	**Consistent:** The proposed project would implement a PV facility that would provide renewable energy and aid in sustainability. The Beamer/Cottonwood site is not located on or near lands that are actively cultivated, and would be consistent with surrounding land uses.
	Policy 1.A.1	The City shall strive to preserve Woodland's traditional small-town qualities and historic and agricultural heritage, while expanding its residential and employment base.	**Consistent:** The proposed site is not located adjacent to existing County facilities and is not located in a historic area of Woodland or adjacent to agricultural activities.
	Policy 1.A.2	The City shall contain its urban growth within the Urban Limit Line as designated on the Planning Area Land Use Diagram (Figure 1-4).	**Consistent:** The project site is located within the City's Urban Limit Line, as designated on the Planning Area Land Use Diagram.
	Policy 1.A.5	The City shall ensure that development occurs in an orderly sequence based on the logical extension of public facilities and services.	**Consistent:** The proposed project includes the construction of a PV facility adjacent to a County facility and would therefore be sequentially ordered development.
	Policy 1.A.6	The City shall promote infill development and reuse of underutilized parcels in a manner compatible with the character of the surrounding neighborhood.	**Consistent:** The project site is located on an undeveloped lot that is adjacent to the County's Health Services Building. The proposed PV facility will provide renewable energy to the Health Services Building, and would be consistent with the facility's scale and surrounding character.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy 1.B.5	The City shall require new and infill development to reflect existing neighborhood scale and character.	**Consistent:** The project site is located on an undeveloped lot that is adjacent to the County's Health Services Building. The proposed PV facility will provide renewable energy to the Health Services Building, and would be consistent with the facility's scale and surrounding character.
3 – Transportation and Circulation	Goal 3.A	To provide for the long range planning and development of the city's roadway system to ensure the safe and efficient movement of people and goods.	**Consistent:** The proposed project's contribution to traffic trips on local roadways would be minimal and would not result in the exceedance of service thresholds.
	Policy 3.A.4	The City shall require an analysis of the effects of traffic from proposed major development projects. Each such project shall construct or fund improvements necessary to mitigate the effects of traffic from the project. Such improvements may include a fair share of improvements that provide benefits to others.	**Consistent:** As noted in Section 7, Effects Found Not To Be Significant, the proposed project does not have the potential to create a significant environmental impact for the transportation impact criteria considered under CEQA. Therefore, avoidance or mitigation of such impacts is not necessary.
	3.A.9	The City shall limit private access along arterial streets wherever possible.	**Consistent:** The project site would not include private access from adjacent streets. The site would be accessed from the existing parking lot of the County's Health Services facility.
	Goal 3.B	To protect residential areas from high-volume and high speed traffic and its effects and promote bicycling and walking on residential streets.	**Consistent:** The proposed project does not have the potential to create a significant environmental impact on the transportation impact criteria considered under CEQA, and does not have the potential to generate high volume or speed traffic in residential neighborhoods.
4 – Public Facilities	Goal 4.C	To maintain a safe, reliable, and sufficient water supply that will meet the future needs of the city.	**Consistent:** The proposed project would result in minimal water use and would not conflict with the City's provision of a safe, reliable and sufficient water supply.
	Policy 4.C.3	The City shall promote efficient water use by: a) Requiring water efficient building design and	**Consistent:** The proposed project would result in minimal water use limited to the biannual washing of

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		pumping devices in new construction that comply with State and Federal laws; b) Encouraging the use of water efficient landscaping; and c) Encouraging the retrofitting of existing development with water efficient plumbing devices.	the PV panels. The amount of water used would be limited to the amount necessary and would be allowed to percolate into the ground at the site.
	Goal 4.D	To ensure adequate wastewater collection and treatment and the safe disposal of wastes.	**Consistent:** The proposed project would utilize temporary, portable restroom facilities during the construction phase. No permanent restroom facilities would be constructed. As such, the project would not affect the provision of adequate wastewater collection and treatment services.
	Policy 4.D.1	The City shall promote reduced wastewater system demand through efficient water use by: a) Requiring water-conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.	**Consistent:** The proposed project would utilize temporary, portable restroom facilities during the construction phase. No permanent restroom facilities would be constructed. As such, no water-conserving devices would be required.
	Goal 4.E	To collect and dispose of stormwater in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.	**Consistent:** Existing stormwater flows onsite would not be altered and would therefore not conflict with the City's collection and disposal of stormwater or their compliance with applicable state and federal laws. Stormwater would continue to percolate onsite.
	Policy 4.E.1	The City shall require development to provide for the overland flow of stormwaters exceeding the City's standard design capacity of the storm drainage system. These overland flow waters shall be conveyed over public streets where possible and shall be at least one foot below building pad elevations and contains provisions for removal of silt and other contaminants	**Consistent:** Existing stormwater flows onsite would not be altered and would not exceed the City's standard design capacity of the storm drainage system. Stormwater would continue to percolate onsite.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy 4.E.2	The City shall encourage project designs that minimize drainage concentrations and impervious coverage.	**Consistent:** The proposed project has limited impervious coverage, and would be designed and constructed such that precipitation would percolate onsite and would not contribute to new stormwater runoff.
	Policy 4.E.3	The City shall prohibit grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of storm drainage facilities.	**Consistent:** An SWPPP will be prepared in accordance with the Regional Water Quality Control Board (RWQCB), in order to manage stormwater runoff during the construction phase of the proposed project. Refer to Section 3.9, Hydrology and Water Quality for further discussion.
	Goal 4.G	To ensure the safe and efficient disposal or recycling of solid waste generated in Woodland.	**Consistent:** Construction waste would be recycled to the extent feasible. Operational waste would be collected by the Department of General Services and disposed of or recycled as necessary and in compliance with local, state, and federal regulations. Refer to Section 7, Effects Found Not To Be Significant for further discussion.
	Policy 4.G.1	The City shall require waste collection in all new development.	**Consistent:** Operational waste would be collected by the Department of General Services and disposed of or recycled as necessary and in compliance with local, state, and federal regulations. Refer to Section 7, Effects Found Not To Be Significant for further discussion.
	Policy 4.G.3	The City shall require that all new development complies with applicable provisions of the City of Woodland *Source Reduction and Recycling Element* and the *Yolo County Integrated Waste Management Plan.*	**Consistent:** Construction waste would be recycled to the extent feasible. Operational waste would be collected by the Department of General Services and disposed of or recycled as necessary and in compliance with local, state, and federal regulations. Refer to Section 7, Effects Found Not To Be Significant for further discussion..

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal 4.J	To promote adequate levels of utility services provided by private companies and ensure that these are constructed to minimize negative effects on surrounding development.	**Consistent:** The proposed project would consist of a PV facility that would provide energy directly to adjacent County facilities. As such, no negative effects on surrounding development are expected.
	Policy 4.J.2	The City shall require undergrounding of utility lines in new development and as areas are redeveloped, except where infeasible for operational reasons.	**Consistent:** The proposed PV facility would be connected to the adjacent County facilities via underground cabling as feasible.
	Policy 4.J.4	The City shall promote technological improvements and upgrading of utility services in Woodland.	**Consistent:** The proposed project is analogous to technological improvements and upgrading of utility services.
	Goal 4.H	To deter crime and to meet the growing demand for police services associated with increasing population and commercial/industrial development in the city.	**Consistent:** The proposed project would not generally encourage crime or demand police services.
	Policy 4.H.7	The City shall consider public safety issues in all aspects of public facility, commercial, and residential project design, including crime prevention through environmental design.	**Consistent:** Tall, ranch-style fencing, 8 feet in height will be installed around the perimeter of the project site to limit public access onto the site and ensure safety. In addition, two remotely accessed security cameras will be installed to deter crime on the project site.
	Goal 4.I	To protect residents of and visitors to Woodland from injury and loss of life and to protect property from fires.	**Consistent:** Development of the proposed project would not increase the potential for or risk of a fire.
7 – Environmental Resources	Goal 7.A	To protect and enhance the natural quantity and qualities of the Woodland area's rivers, creeks, sloughs, and groundwater.	**Consistent:** The proposed project is located on an undeveloped parcel surrounded by urban development. No impacts to rivers, creeks, sloughs, or groundwater would occur.
	Policy 7.A.4	The City shall help protect groundwater resources from overdraft by promoting water conservation and groundwater recharge efforts.	**Consistent:** The proposed project would result in minimal water use limited to the biannual washing of the PV panels and minimal amounts used to establish

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
			screening vegetation. The amount of water used would be limited to the amount necessary and would be allowed to percolate into the ground at the site. As such, groundwater resources would not be negatively affected.
	Policy 7.A.5	The City shall continue to require the use of feasible and practical best management practices (BMPs) to protect receiving waters from the adverse effects of construction activities and urban runoff.	**Consistent:** An SWPPP will be prepared in accordance with the Regional Water Quality Control Board (RWQCB), in order to manage stormwater runoff during the construction phase of the proposed project. Refer to Section 3.9, Hydrology and Water Quality for further discussion.
	Policy 7.B.5	The City shall encourage the control of residual pesticides to prevent potential damage to water quality, vegetation, and wildlife.	**Consistent:** Residual pesticides will not be used and therefore will not have the potential to damage water quality, vegetation, or wildlife.
	Goal 7.C	To preserve and protect the valuable vegetation resources of the Woodland area.	**Consistent:** The project site in the Woodland area is not considered to contain valuable vegetation resources, and will not interfere with the preservation and protection of valuable vegetation resources.
	Policy 7.C.3	The City shall require developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of permits or for project mitigation.	**Consistent:** Screening vegetation would consist of native drought-tolerant plans where appropriate.
	Policy 7.C.9	The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are maintained.	**Consistent:** Screening vegetation would consist of native drought-tolerant plans where appropriate.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal 7.E	To protect and improve air quality in the Woodland area with the goal of attaining state and federal health-based air quality standards.	**Consistent:** The proposed project's contribution to traffic trips on local roadways would be minimal and would therefore be consistent with regional air quality and greenhouse gas objectives.
	Policy 7.E.4	The City shall require major new development projects to submit an air quality analysis for review and approval. Based on this analysis, the City shall require appropriate mitigation measures.	**Consistent:** This EIR includes technical information and analysis of the proposed project with respect to air quality and greenhouse gas emission calculations. Refer to Section 3.3, Air Quality and Section 3.7, Greenhouse Gas Emissions for further discussion.
	Policy 7.E.6	The City shall solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. The City shall submit development proposals to the YSAQMD for review and comment in compliance with the California Environmental Quality Act (CEQA) prior to consideration by the City.	**Consistent:** This EIR includes technical information and analysis of the proposed project with respect to air quality and greenhouse gas emission calculations. Refer to Section 3.3, Air Quality and Section 3.7, Greenhouse Gas Emissions for further discussion. This EIR will be provided to YSAQMD for comment compliant with CEQA.
	Policy 7.E.8	The City shall require development where feasible to be located and designed to minimize direct and indirect air pollutants.	**Consistent:** Mitigation measures proposed in this EIR would ensure that air pollutants resulting from project construction would be minimized. Refer to Section 3.3, Air Quality for further discussion.
8 – Health and Safety	Goal 8.A	To minimize the loss of life, injury, and property damage due to seismic and geological hazards.	**Consistent:** The proposed project would be likely to result in the loss of live, injury, and property damage due to seismic and geological hazards. Refer to Section 3.6, Geology, Soils, and Seismicity for further discussion.
	Policy 8.A.8	The City shall avoid siting of structures across soil materials of substantially different expansive properties.	**Consistent:** Appropriate geotechnical reporting and preparation would be conducted prior to project construction and would ensure risks from expansive soils are limited. Refer to Section 3.6, Geology, Soils, and Seismicity for further discussion.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Goal 8.B	To protect the lives and property of the citizens of Woodland from hazards and manage floodplains for their open space and natural resource values.	**Consistent:** The Beamer/ Cottonwood site is not located in a floodplain. Stormwater at the site would be maintained onsite and would not have the potential to result in local flooding.
	Policy 8.B.3	The City shall not allow development in areas subject to deep flooding (i.e., over four feet deep) unless adequate mitigation is provided, to include project levees designed for a standard project flood or a minimum of 400-year protection, whichever is less.	**Consistent:** The project site is not located in an area subject to deep flooding.
	Goal 8.C	To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.	**Consistent:** The proposed project would not result in substantial exposure to fires.
	Policy 8.C.1	The City shall require that new development meets state and local standards for fire protection. The City Fire Department shall review development proposals for compliance with fire safety standards. All construction plans shall be reviewed by fire prevention staff for consistency and adherence to code requirements.	**Consistent:** The proposed project would be consistent with and adhere to code requirements regarding fire safety standards. Refer to Section 3.12, Public Services for further discussion.
	Goal 8.G	To protect Woodland residents from the harmful and annoying effects of exposure to excessive noise.	**Consistent:** The proposed project would not result in the production of excessive noise. Refer to Section 3.11, Noise for further discussion.
	Policy 8.G.1	The City shall prohibit development of new noise sensitive uses where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 8-1 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards set out in Table 8-1.	**Consistent:** The proposed project would not be considered a noise-sensitive use.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy 8.G.2	The City shall require that noise created by new non-transportation sources be mitigated so as not to exceed the noise level standards of Table 8-1 as measured immediately within the property line of lands designated for noise-sensitive uses.	**Consistent:** The proposed project would not result in the production of excessive noise. Refer to Section 3.11, Noise for further discussion.
	Policy 8.G.4	Where proposed non residential land uses are likely to produce noise levels exceeding the performance standards of Table 8-1 at existing or planned noise sensitive uses, the City shall require an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The acoustical analysis shall meet the following requirements: a) It shall be the financial responsibility of the applicant, b) It shall be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics, c) It shall include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources, d) It shall include estimates of existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 8-1, and compare those levels to the policies and standards of this section of the General Plan, e) It shall recommend appropriate mitigation to achieve compliance with the policies and standards of this section of the General Plan, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-	**Consistent:** The proposed project would not be likely to produce noise levels exceeding performance standards once operational. Construction noise would abide by all applicable City of Woodland standards. Refer to Section 3.11, Noise for further discussion.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
		sensitive land uses. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance, f) It shall include estimates of noise exposure after the prescribed mitigation measures have been implemented, and g) It shall describe a post-project assessment program, which could be used to evaluate the effectiveness of the proposed mitigation measures.	
	Policy 8.G.6	The City shall prohibit new development of noise-sensitive land uses in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels set out in Table 8-2, unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels set out in Table 8-2. Exceptions to this standard will be permitted within the Southeast Area Specific Plan Area, where a 5 dB increase in outdoor activity areas will be permitted.	**Consistent:** The proposed project would not be considered a noise-sensitive use.
	Goal 8.H	To protect the economic base of the city by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.	**Consistent:** The proposed project would not result in the production of excessive noise and would not be a sensitive noise receptor. Refer to Section 3.11, Noise for further discussion.
	Policy 8.H.1	Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels set out in Table 8-2 or the performance standards of Table 8-1, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	**Consistent:** The proposed project is not a noise-sensitive land use. Refer to Section 3.11, Noise for further discussion.

Table 3.10-4 (cont.): Woodland General Plan Consistency Analysis

Element	Goal/Objective/Policy		Consistency Determination
	No.	Text	
	Policy 8.H.2	Where noise mitigation measures are required to achieve the standards of Tables 8-1 and 8-2, the emphasis in such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered as a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.	**Consistent:** The proposed project would not produce excessive noise and would not require mitigation measures to achieve applicable standards. Refer to Section 3.11, Noise for further discussion.
Source: City of Woodland 2002; MBA 2012.			

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

County Code Consistency

Impact LU-2: The proposed project would not conflict with any of the applicable provisions of the Yolo County Municipal Code.

Impact Analysis

This impact will address the consistency of the zoning for each site with the applicable municipal code.

Grasslands Site

The Yolo County Code designates the Grasslands site as the Agricultural General (A-1) zone. The Yolo County Solar Facility Ordinance establishes that small and medium-sized solar energy systems are permitted in all agricultural districts, including the Agricultural General (A-1) zone. According to the ordinance, the Grasslands PV facility would be defined as a medium-sized solar energy system as follows:

> A private on-site or utility-scale solar energy conversion system consisting of many ground-mounted solar arrays in rows or roof-panels, and associated control or conversion electronics, occupying more than 2.5 acres and no more than 30 acres of land, and that will be used to produce utility power to on-site uses and off-site customers.

The Solar Facility Ordinance provides height, setback, and design standards for medium-sized solar energy systems. The design standards indicate that medium-sized solar energy systems are encouraged to be located on non-prime farmlands and non-Williamson Act contracted lands. As discussed in Section 3.2, Agricultural Resources, the Grasslands site is not located on prime farmland or land encumbered by a Williamson Act contract. Ground-mounted solar facilities, such as the proposed project, are required to maintain a 50-foot front, rear, and side yard setback. The proposed project would be consistent with these setback requirements.

The Solar Facility Ordinance also indicates that if more than 2.5 acres of Swainson's hawk foraging habitat is impacted, a Minor Use Permit shall be required and include conditions for mitigation for the permanent loss of such habitat as required under the Yolo Natural Heritage Program. Implementation of Mitigation Measures BIO-1a would ensure compliance with this regulation.

In summary, the PV facility at the Grasslands site would be consistent with the Yolo County Code, including the Yolo County Solar Facility Ordinance.

Section 8-2.602 of the Yolo County Code lists the principal uses allowed within the Agricultural General (A-1) zone and includes publicly owned parks and rural recreation areas with no permanent buildings. As such, the proposed environmental education center (consisting of a non-permanent modular building), park host site, and trails would also be consistent with the Yolo County Code. Impacts would be less than significant.

Beamer/Cottonwood Site

Consistent with California case law, property owned by a County within an incorporated area is not subject to the zoning requirements of that city when the County is acting in its governmental or proprietary capacity. Therefore, the Beamer/Cottonwood site is not subject to the zoning requirements of the City of Woodland. However, applicable standards outside of zoning requirements (e.g., noise or stormwater standards) continue to apply.

Noise Standards

Section 15-26 of the Woodland Municipal Code prohibits loud, unnecessary noise and limits construction noise to between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday and between 9:00 a.m. and 6 p.m. on Sunday. Construction at the Beamer/Cottonwood site would occur between the hours of 6:00 a.m. and 8:00 p.m., Monday through Friday. Nighttime and weekend construction work may also be necessary. However, as indicated in Section 3.11, Noise, all

construction noise would be conducted in a manner consistent with the noise standards. As an operating PV facility, the solar panels would passively collect solar energy and would not emit noises that would conflict with City of Woodland noise standards.

Urban Stormwater Quality Management and Discharge Control

Section 23D-1-10 of the Woodland Municipal Code prohibits the discharge of pollutants or waters containing any pollutants other than stormwater into the municipal storm drain system. The PV facility to be constructed at the Beamer/Cottonwood site would include negligible areas of impervious surface. All onsite stormwater would continue to be allowed to drain onsite and percolate into the ground. As such, the pollutants or waters would not be discharged into any adjacent portions of the municipal storm drain system.

In summary, the PV facility at the Beamer/Cottonwood site would be consistent with the Woodland Municipal Code, including noise standards and urban stormwater quality management and discharge control. Impacts would be less than significant.

Level of Significance Before Mitigation

Potentially significant impact.

Mitigation Measures

Grasslands Site

Implement Mitigation Measure BIO-1a.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Grasslands Park Master Plan Consistency

Impact LU-3:	**The proposed project would not conflict with any of the applicable provisions of the Grasslands Park Master Plan.**

Impact Analysis

This impact will address the proposed project's consistency with the Grasslands Park Master Plan. The Grasslands Park Master Plan provides a coordinated and comprehensive approach for management of all uses of the park and unified design recommendations that reflect the site, its surrounding uses, and the County-wide Parks and Open Space Master Plan.

Grasslands Site

The proposed project would construct a 5-MW PV facility and an environmental education center on approximately 41 acres in the northwestern corner of Grasslands Regional Park. The environmental education center would consist of a 2,000-square-foot educational building, a 500-square-foot park

host site, a potential conservation area, trails, and a wildlife viewing area. The trails would provide connections to adjacent areas of the park and wildlife viewing area. The wildlife viewing area would be situated at an appropriate distance to allow observation of the nearby burrowing owl habitat conservation area without disturbing owl activity.

The Grasslands Park Master Plan includes provisions for improved general public use of the park, including trails, restroom improvements, fencing to define safe use areas, environmental education opportunities, interpretive elements, and environmental restoration. The Master Plan recognizes that the park is home to numerous unique and sensitive wildlife species; therefore, it is critical that new uses be compatible with the wildlife habitat. Consistent with the Master Plan's compatibility goals the environmental education center would:

- Ensure that active uses are located at an appropriate distance from the onsite burrowing owl habitat preserve.
- Provide opportunities to view wildlife species without disrupting habitat.
- Provide seasonal closures or docent-led tours in especially sensitive habitat areas.
- Provide educational and interpretive opportunities to that student groups are informed about wildlife needs and value.
- Provide potential habitat conservation areas in which habitat restoration activities could occur.

The Master Plan defines an area within the proposed project site as the North Restoration Area and provides future plans for planted trees, trails, picnic areas, and trail connections within the area. Implementation of the environmental education center and adjacent trails would realize these goals for the North Restoration Area, albeit with a redesigned configuration to accommodate the burrowing owl habitat and PV facility.

Park Design

Consistent with the park design guidelines provided in the Master Plan, access roads and trails within the PV facility and environmental education center would remain unpaved. The proposed environmental education center would emphasis rustic materials, including natural wood, recycled materials, and matte galvanized sheeting, as well as rustic architectural design to be consistent with the rural character of the park and agricultural character of surrounding lands.

Signage and Educational/Interpretive Opportunities

The proposed project would include interpretive facilities such as a trailhead kiosk and informative trail signage and displays. The environmental education center would be used by Yolo County Office of Education to provide informative instruction to schoolchildren regarding the existing habitat and

the adjacent PV facility. As such, the project would be consistent with the Master Plan's educational and interpretive opportunities.

Fencing and Security

Consistent with the Master Plan, the Grasslands site would be fenced using pressure-treated lumber posts with welded wire grid ranch fencing. The fencing would be a total of 8 feet tall. The bottom of the fencing would be raised 6 inches above ground surface to allow the unrestricted movement of small mammals and reptiles through the fence. The fencing would meet specific performance criteria, including National Electrical Safety Code (NESC) specifications that include a minimum height of 7 feet.

Summary

Overall, the proposed project would be consistent with the Grasslands Park Master Plan and would realize several of the goals and intended uses of the park. Impacts would be less than significant.

Beamer/Cottonwood Site

The Beamer/Cottonwood site is not located within Grasslands Regional Park or any other park and is therefore not governed by a park master plan. No impact would occur.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Habitat Conservation Plan

Impact LU-4:	**The proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.**

Impact Analysis

Grasslands Site

The Yolo County Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) Joint Powers Agency (JPA) is preparing the Yolo County Natural Heritage Program (NHP Plan), which is a countywide conservation planning effort designated to serve as an effective comprehensive Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) for a 653,820

acre planning area. The NHP Plan will establish a mechanism for conserving the natural open space and agricultural landscapes that provide habitat for many species protected by the Federal and California Endangered Species Acts, and at-risk species found within the habitats and natural communities of the County. Although the Yolo NHP is still in the planning and preparation stage, it will likely include a broad conservation strategy that promotes a diverse array of agricultural crop types and preserves riparian and upland areas that provide suitable habitat for a variety of species. This would include preservation of large blocks of contiguous habitat that provide linkages between species' habitats and buffers from less desirable areas. The NHP also will likely include opportunities to enhance riparian and upland habitats as part of the conservation program. In implementing Mitigation Measures BIO-1a through BIO-1f and BIO-2, the proposed project demonstrates the intention of the County to coordinate with this regional conservation effort; as such, the proposed project would not conflict with the proposed provisions of the Yolo County NCCP/HCP and there would be no impacts related to locally adopted habitat conservation plans.

The JPA also administers a program for the County and the cities of Davis, Woodland, Winters, and West Sacramento, to implement the agreement with the California Department of Fish and Game regarding impacts to Swainson's hawk foraging habitat. The JPA reviews applications for development of open land within the NCCP/HCP planning area and collects acreage-based mitigation fees for development of the lands. The mitigation fees are to be sufficient to fund the acquisition, enhancement, and long-term management of 1 acre of Swainson's hawk foraging habitat for every 1 acre of foraging habitat that is lost to urban development. The fee is currently $8,660 per acre. Alternatively, mitigation may be provided through the provision of a title or easement protecting existing Swainson's hawk foraging habitat. The interim program, which is dependent on the completion of the Yolo County NCCP/HCP, is limited to providing mitigation for impacts to foraging habitat and does not authorize incidental take of Swainson's hawks. With the implementation of MM BIO-1a, the project would comply with the Yolo County NCCP/HCP Swainson's hawk mitigation program, and there will be less than significant impacts related to the provisions of a local habitat conservation plan.

Beamer/Cottonwood Site

As previously mentioned in the Grasslands impact discussion, The JPA is developing an HCP and currently administers a Swainson's hawk mitigation program. As previously discussed, with the implementation of Mitigation Measures BIO-1a through BIO-1f and BIO-2, there would be less than significant impacts related to locally adopted HCPs.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.