



# CITY OF GALT

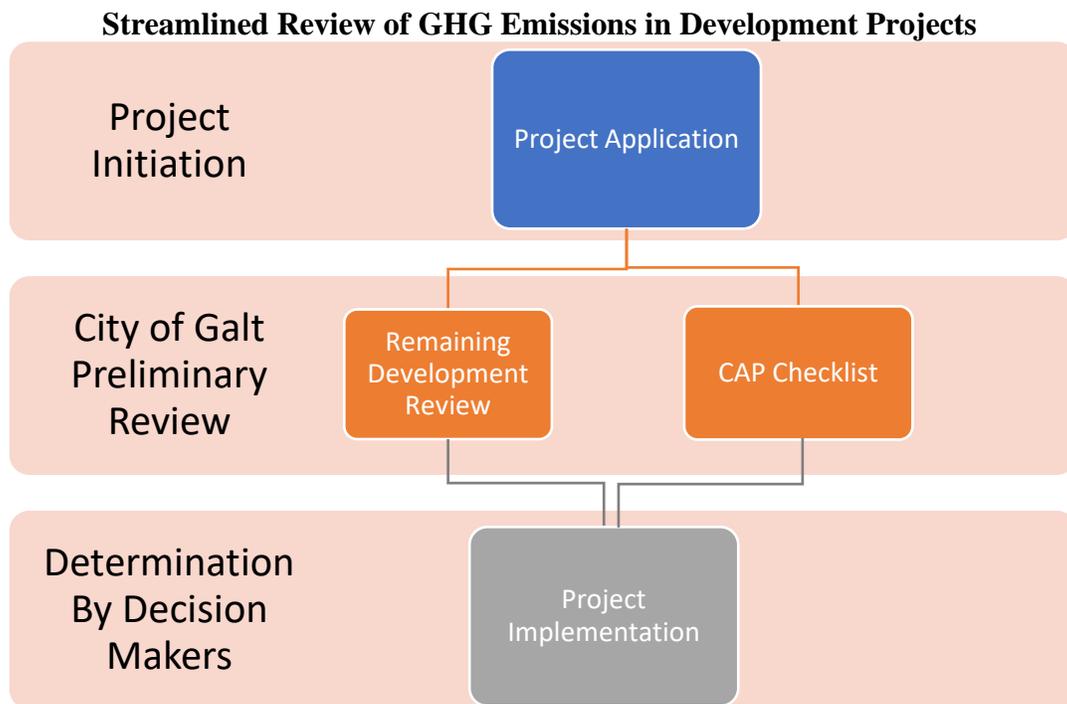
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## CLIMATE ACTION PLAN- DRAFT CONSISTENCY REVIEW CHECKLIST

The City of Galt’s Climate Action Plan (CAP) establishes greenhouse gas (GHG) emission reduction targets for the City of Galt that are consistent with the State of California’s. The purpose of the Draft CAP Consistency Review Checklist is to streamline the review process for new development projects which are subject to environmental review pursuant to the California Environmental Quality Act (CEQA). The Draft CAP Consistency Review Checklist will help the City and developers establish a project’s compliance with the CAP and CEQA guidelines.

CEQA is a statute that requires state and local agencies to identify the significant environmental impacts of a project, and avoid or mitigate those impacts if feasible. The City of Galt’s CAP qualifies under section 15183.5 of the CEQA Guidelines as a plan to reduce GHG emissions that may be used to analyze and mitigate significant impacts of the proposed project.

The diagram below shows the review process a project would follow under the checklist.



# CLIMATE ACTION PLAN- DRAFT CONSISTENCY REVIEW CHECKLIST

## Application Submittal Requirements

1. The CAP Consistency Review Checklist is required for all proposed new development.
2. The CAP Consistency Review Checklist must be submitted in addition to the basic set of requirements for project proposal.
3. All items listed to show that proposed project meets the requirements of the Checklist should also be listed in project description and shown on the submitted plans.

## Application Information

Name of Applicant: Sheldon Business Park LTD

Address: 8940 Elder Creek Road, Sacramento, CA 95829

Phone: (916) 705-4451 E-mail: \_\_\_\_\_

Address of Property: Twin Cities Road, Between Waldo Road and Hauschildt Road Galt, CA 95632

APN of Property: 148-1100-006

Applicant is owner of subject property:  Yes  No. If no, complete the following information and attach a letter of agency.

Name of Owner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

## Section 1- Sustainability Checklist Requirements

Instructions for answering the following questions can be found on page 10

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
1. Does the project include bicycle, pedestrian, and/or transit infrastructure? (Transportation Measure 1 & 2)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>Pedestrian access would be provided by two access points. One would be a pedestrian gate located alongside the vehicle entrance point, and another would be a pedestrian only access gate to the west of the vehicle entrance. An eight-foot-wide sidewalk would be constructed on each side of the internal private streets for circulation throughout the development. Additionally, a future six-foot bike lane is proposed on the north side of Twin Cities Road, and the proposed project would include connection to the bike lane at the project driveway. Furthermore, increased connectivity to the nearby neighborhoods would allow future residents access to the existing pedestrian, bicycle, and transit facilities available within the City of Galt. The Commuter Express is a form of public transportation which operates within South Sacramento County. The Commuter express includes two bus stop locations within the City of Galt; one stop located at City Hall, and another stop located at the Twin Cities Road Park and Ride. Additionally, the Highway 99 Express makes scheduled stops throughout the County, including one located in the City of Galt at City Hall. Access to multiple forms of public transportation would ultimately encourage residents to use alternative means of transportation to and from the project site. Furthermore, the proposed bus turnout at the project site frontage could be used to expand bus routes in the future.</b></p>			
2. Are at least 50 percent of all proposed roadways and intersections within the project site designed with traffic calming and congestion management measures? (Transportation Measure 7)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>Refer to Mitigation Measure III-1 of the Initial Study, which includes the required traffic calming measures.</b></p>			
3. Does the project include Electric Vehicle charging infrastructure and parking spaces as require by State or City standards? (Transportation Measure 5)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>Section 4.1106.4 of the 2019 CALGreen Code requires new residential developments to have EV charging-compatible electrical infrastructure. The proposed project would be required to comply with all parts of the CBSC, including the CALGreen Code, and, thus, the project would include EV charging infrastructure.</b></p>			

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
4. If the project is located within a designated safe route to school, does the project include infrastructure supporting alternative transportation to school? Such infrastructure may include bicycle infrastructure (i.e. bicycle parking, bicycle lanes, bicycle paths) sidewalks, raised or signalized cross-walks, or areas for school busses to stop. (Transportation Measure 3)			<b>X</b>
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>The project site is not currently within Galt City limits. However, the project would include bicycle and pedestrian infrastructure, which would ultimately encourage alternative transportation for school trips, including trips to the nearby Liberty Ranch High School and Estrellita High School.</b></p>			
5. If the project includes construction activity, will a sufficient proportion of project equipment meet the City’s mobile source emissions reductions requirements? Please refer to directions attached to this checklist to determine the mobile source emissions reduction requirements for your project. (Transportation Measure 9)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>The City’s timeline for implementation of Tier 4 engines requires that 10 percent of construction fleets operating within the City in the year 2025 meet the U.S. EPA’s Tier 4 standard. Because project construction would be completed prior to the year 2025, the proposed project would most likely satisfy this requirement. However, the possibility exists for construction to be extended or delayed for various reasons. As such, please refer to Mitigation Measure VIII-3 of the Initial Study, which requires construction equipment to meet the City’s mobile source emissions reductions requirements, should construction activities occur during 2025.</b></p>			
6. Does the project meet the City or State requirements for zero net energy (ZNE) structures and on-site renewable energy generation? (Building Efficiency Measure 2)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>In compliance with the 2019 CBSC, all new residential developments must include solar panels and produce all electricity on-site. Therefore, because electricity would be produced on-site, the proposed project would meet the State requirements for zero net energy structures and on-site renewable energy generation.</b></p>			

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
7. If the project includes the use of large amounts of high global warming potential gases (e.g. refrigerants, aerosol products such as paint, spray foam insulation, etc.) has the project been designed to minimize or offset the release of such gases? (Building Efficiency Measure 3)			<b>X</b>
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>The use of such products is not typical for residential land uses. While the proposed project could include the use of paint or aerosol products during construction, construction activities would be temporary in nature. Additionally, the project could include the use of such products during operation; however, the products would be used in small quantities and in compliance with the label instructions.</b></p>			
8. Does the project include provision of adequate recycling and green waste facilities? (Waste Measure 1 & 2)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>The City of Galt has a comprehensive recycling program which provides single-family residences with a standard 64-gallon co-mingled recycling cart and a 64-gallon yard waste cart at no cost. Additional recycling and yard waste carts are also available to residents if needed. As such, the proposed project would provide adequate recycling and green waste facilities to residents of the development.</b></p>			
9. Does the project include urban tree planting in compliance with the City’s requirements? (Land Use Measure 3)	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>The project applicant has submitted a conceptual landscape plan that complies with the requirements within Chapter 18.52.040, Landscape Development Standards, of the Galt Municipal Code. As noted therein, at least 25 percent of the trees planted must be 24-inch box trees. Additionally, at least 75 percent of the shrubs planted must be five gallons. As indicated on the landscape plan, the proposed project would include the planting of 24-inch box trees, five-gallon shrubs, and five-gallon ground covers. As such, the proposed project would include urban tree planting in compliance with the City’s requirements.</b></p>			

Checklist Item (Check the appropriate box, and provide explanation for your answer)	Yes	No	N/A
<p>10. Does the project include the provision of outdoor electrical outlets or infrastructure to support all electric landscaping equipment? Furthermore, if the project would include loading docks, does the project include electrical infrastructure sufficient to provide power to any transportation refrigeration units that may be used as part of project operations? (Transportation Measure 9)</p>	<b>X</b>		
<p>Please explain how proposed project meets this requirement, or how it does not. If “not applicable,” please explain why.</p> <p><b>Refer to Mitigation Measure VIII-2 of the Initial Study, which requires all project plans to include and note the location of outdoor electrical outlets sufficient to power electrical landscaping equipment.</b></p>			

## Section 2- Sustainable Design Options

In addition to the foregoing questions, new development shall also meet at least two of the following requirements:

- Does the project include reuse or redevelopment of an existing building or previously developed parcel?
- Does the project constitute an infill project?  
Projects considered infill must be located in an urban area on a site that has either been previously developed or adjoins existing development on at least 75 percent of the site's perimeter.
- Does the project include a mix of land uses?  
A mix of land uses includes any combination of at least two of the following: residential, commercial, institutional (e.g., elementary school, middle school, etc.), public park, or industrial. Uses may be mixed vertically or horizontally.
- Does the project include sustainable design practices (e.g. south facing windows, sustainable or local building materials, water efficient landscaping, natural ventilation, etc.)?
- Does the project include permanent protection of high-quality farmland through the use of conservation easements, or rezoning or general plan amendments to remove low-density residential development as a potential use of the farmland to be conserved?
- Does the project include the use of all electric appliances, or otherwise reduce the amount of natural gas consumed on-site (e.g. by installing electric or solar powered water heating systems)?
- Will the project participate in a Transportation Management Association established by the City or other agencies, which encompass the City?
- Does the project include the purchase of carbon off-set credits or implementation of a carbon sequestration program sufficient to off-set 15 percent or more of the project's anticipated greenhouse gas emissions?
- Does the project exceed the on-site renewable energy standards required by the applicable California Building Standards Code?

### **Certification**

I hereby certify that the answers to the questions above and the information in the attached exhibits present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Directions for filling out the Draft CAP Consistency Review Checklist

Question 1: Does the project include bicycle, pedestrian, and/or transit infrastructure?

Explanation: The applicant must demonstrate how the proposed project would support alternative means of transportation through the incorporation of bicycle, pedestrian and/or transit infrastructure. Examples of bicycle infrastructure include bicycle lanes on new/existing roads, designated bicycle/pedestrian paths, construction of sidewalks along the project frontage that connect to pedestrian features within the project site or to existing or planned off-site pedestrian infrastructure, installation of bicycle parking spots, provision of space for bus turnouts or transit shelters. Some pieces of infrastructure complying with this question may also satisfy the requirements of Question 2 of this document, such as intersection bulb outs, raised cross-walks, rumble strips, and chicanes may also support alternative transportation by calming traffic speeds.

Question 2: Are at least 50 percent of all proposed roadways and intersections designed with traffic calming and congestion management measures?

Explanation: At least 50 percent of the proposed roadway segments and/or intersections shall be designed with traffic calming or congestion management measures. Such measures may include intersection bulb outs, raised cross-walks, rumble strips, chicanes, roundabouts, and one-way roads. Should the City's Public Works Department determine that incorporation of such measures infeasible at a proposed development, the City's Public Works Department, or other qualified City entity, shall prepare a written statement explaining why such measures would not be feasible, and the statement shall be appended to this checklist.

Question 3: Does the project include Electric Vehicle charging infrastructure and parking spaces as required by State or City standards?

Explanation: The project shall provide for Electric Vehicle charging stations and preferential parking areas for such vehicles in compliance with City and State requirements. Electric Vehicle charging must be fully installed and operational prior to occupancy of proposed structures.

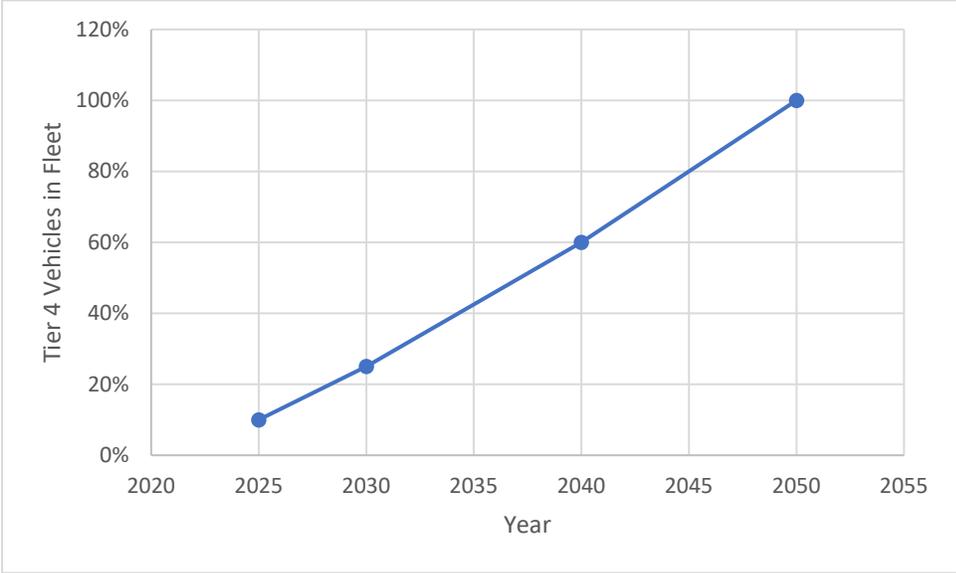
Question 4: If the project is located within a designated safe route to school, does the project include infrastructure supporting alternative transportation to school? Such infrastructure may include bicycle infrastructure (i.e. bicycle parking, bicycle lanes, bicycle paths) sidewalks, raised or signalized cross-walks, or areas for school busses to stop.

Explanation: If existing or planned transportation infrastructure adjacent to or within the project site has been designated for use as a safe route to school, the proposed project shall include pedestrian, bicycle, or school bus infrastructure. Such infrastructure shall comply with the City's Bikeway Master Plan, and may be used to meet the requirements of Questions 1 or 2 of this section.

Question 5: If the project includes construction activity, will a sufficient proportion of project equipment meet the City's mobile source emissions reductions requirements?

Explanation: The City's CAP establishes a timeline for the use of U.S. EPA Tier 4 engines. Engines meeting the U.S. EPA Tier 4 engine requirements consume less fuel than non-tier engines, and emit fewer pollutants such as particulate matter and ozone pre-cursors. The City's

timeline for implementation of Tier 4 engines requires that 10 percent of construction fleets operating within the City in the year 2025 to meet the U.S. EPA’s Tier 4 standard, with the proportion of vehicles in the fleet meeting such standards increasing to 30 percent in 2030, 60 percent in 2040 and 100 percent in 2050. The implementation schedule is depicted in the following graph



Project applicants may submit a construction equipment inventory to the City demonstrating compliance with the proposed measures. The City acknowledges that the use of alternatively fueled construction equipment, such as hybrid electric or natural gas powered equipment, could provide similar emissions reductions to Tier 4. As such, project applicants may meet the requirement of this measure through the use of alternatively fueled equipment, or increased use of grid powered equipment, to the satisfaction of the City.

Question 6: Does the project meet the City or State requirements for zero net energy (ZNE) structures and on-site renewable energy generation?

Explanation: Per the 2019 California Building Standards Code, all new residential buildings constructed within the State, which are three-stories tall or less, must include sufficient on-site renewable energy systems to meet 100 percent of the building’s anticipated electricity demand. For the purposes of this analysis, such standards represent ZNE for residential buildings, as all electricity consumed on-site would be provided or off-set by electricity created on-site. Non-residential structured developed within the City must be demonstrated to meet similar ZNE standards by the year 2030, or as required to meet the intervening California Building Standards Code.

Question 7: If the project includes the use of large amounts of high global warming potential gases (e.g. refrigerants, aerosol products such as paint, spray foam insulation, etc.) has the project been designed to minimize or off-set the release of such gases?

Explanation: If operation of the project includes the use of large amounts of high global warming potential gases, the project applicant shall provide the City with a comprehensive plan that demonstrates how releases of high global warming potential gases will be minimized to

the extent practicable. Such plans may include demonstration of the efficiency measures incorporated into refrigeration systems, the use of air filtration devices, the substitution of non-high global warming potential gases where practicable, or other means to reduce or eliminate the release of such gases. If the reduction in releases of such gases cannot be demonstrated the project applicant shall demonstrate an alternative means of complying with this measure, for instance by entering into agreements to reduce the release of high global warming potential gases from other existing sources, or the purchase of greenhouse gas off-set credits equivalent to the level of emissions anticipated from project operations.

Question 8: Does the project include provision of adequate recycling and green waste facilities?

Explanation: Project plans shall show that new developments would include the provision of recycling and green waste collection services, unless the proposed development is itself a waste management-oriented development.

Question 9: Does the project include urban tree planting in compliance with the City's requirements?

Explanation: Project plans shall show that new developments would include planting of trees sufficient to meet the City's tree planting requirements in place at the time of project proposal.

Question 10: Does the project include the provision of outdoor electrical outlets or infrastructure to support all electric landscaping equipment? Furthermore, if the project would include loading docks, does the project include electrical infrastructure sufficient to provide power to any transportation refrigeration units that may be used as part of project operations?

Explanation: Project plans shall show that new developments include outdoor electrical outlets sufficient to power electric landscaping equipment. Should the project include loading docks, electrical infrastructure sufficient to provide supplemental power to any docked vehicles must be provided.