



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

January 8, 2019

**SUBJECT:** Adopt the attached resolution approving the City of Wheatland Climate Action Plan Initial Study/Negative Declaration and the Wheatland Climate Action Plan.

**PREPARED BY:** Tim Raney, Community Development Director

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### **Recommendation**

Adopt the attached resolution adopting the City of Wheatland Climate Action Plan Initial Study/Negative Declaration (IS/ND) and approving the Wheatland Climate Action Plan (CAP).

### **Discussion**

On December 11, 2018, the Wheatland City Council voted to adopt the City of Wheatland Climate Action Plan Initial Study/Negative Declaration and to approve the Wheatland Climate Action Plan. This resolution has been prepared to reflect those actions. No changes to the CAP or the MND have been made. This action is to formalize the action taken on December 11, 2018 by adopting a resolution incorporating those actions.

### **Fiscal Impact**

None.

### **Attachments**

1. Resolution No. 01-19 Approving the City of Wheatland Climate Action Plan IS/ND and Climate Action Plan.
2. December 11, 2018 Wheatland City Council Climate Action Plan Staff Report.

## Attachment 1

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND ADOPTING THE CITY OF WHEATLAND CLIMATE ACTION PLAN INITIAL STUDY/NEGATIVE DECLARATION AND APPROVING THE WHEATLAND CLIMATE ACTION PLAN**

**WHEREAS**, in 2006, the State of California adopted the Global Warming Act of 2006 (Assembly Bill 32), which created a statewide greenhouse gas emissions requirement and goal to reduce emissions to 1990 levels by 2020; and in 2016, California Senate Bill 32 established a new greenhouse gas reduction target of 40 percent below 1990 levels by 2030;

**WHEREAS**, in May 2016, the City was awarded grant funding through the Sacramento Area Council of Government's (SACOG) Community Design Funding program for the preparation of the Climate Action Plan (CAP) and associated environmental document in order to establish consistency between the City's policies and statewide Greenhouse Gas (GHG) emissions reduction requirements; and,

**WHEREAS**, the City appointed an Ad Hoc Committee, consisting of two City Council members and two Planning Commissioners, to serve as an advisory board for the preparation of the CAP; and,

**WHEREAS**, the City held a series of Ad Hoc Committee workshops in order for staff to obtain direction with respect to the community's goals regarding the design of emissions reductions strategies within the City; and,

**WHEREAS**, the City gave notice of Ad Hoc Committee workshops; and,

**WHEREAS**, the CAP included a greenhouse gas emission inventory and forecast, analysis and qualification of greenhouse gas reduction measures and targets, and the CAP also set forth a process for implementation, monitoring and reporting of progress, and meaningful community engagement; and,

**WHEREAS**, the CAP includes a set of strategies, goals, emission reduction targets, City actions, supporting measures, and adaptation strategies based on regional and local climate planning expertise, the knowledge and experience of City staff and consultants, and the input of the Ad Hoc Committee and the public; and,

**WHEREAS**, the CAP meets the criteria of Section 15183.5 of the State CEQA Guidelines and therefore is a California Environmental Quality Act Qualified Climate Action Plan;

**WHEREAS**, the City prepared an Initial Study/Negative Declaration (IS/ND), to evaluate the potential environmental impacts of the CAP in conformance with Section 15063 of Title 14 of the California Code of Regulations (the "CEQA Guidelines"); and,

**WHEREAS**, a draft IS/ND was circulated for a 20-day review period, with the public review period commencing on October 5, 2018 and ending on October 25, 2018, and no comments were received; and,

**WHEREAS**, the Planning Commission has reviewed the IS/ND for this Project; and,

**WHEREAS**, the Planning Commission gave notice of public hearing as required by law; and,

**WHEREAS**, on November 6, 2018, the Planning Commission duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, and recommended adoption to the City Council of the IS/ND and approval of the CAP; and,

**WHEREAS**, the custodian of the IS/ND is the Wheatland Community Development Department and the IS/ND remains available for public review at Wheatland City Hall, Monday – Thursday 7:30 AM – 5:00 PM and Friday 7:30 AM - 4:00 PM, and online at: <https://www.wheatland.ca.gov/departments/community-development/>.

**WHEREAS**, the City Council duly gave notice of public hearing as required by law; and,

**WHEREAS**, on December 11, 2018, the City Council duly held a public hearing on the matter, and received and considered evidence, both oral and documentary, before adopting the IS/ND and approving the CAP. At the December 11, 2018 public hearing before the City Council, no comments on this item were received from any members of the public.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED**, as follows:

1. The foregoing recitals are true and correct.
2. The City Council of the City of Wheatland hereby FINDS, on the basis of the whole record before it (including the IS/ND) that:
  - a. The City of Wheatland exercised overall control and direction over the CEQA review for the CAP, including the preparation of the IS/ND, and independently reviewed the IS/ND; and
  - b. The City Council has considered the IS/ND, together with all evidence properly received during the public review period. The City Council hereby adopts the IS/ND, and finds on the basis of the whole record before it, that there is no substantial evidence that the CAP will have a significant effect on the environment, and the IS/ND reflects the City Council's independent judgment and analysis; and
  - c. The record of proceedings upon which the adoption of this resolution is based shall be maintained by the City Clerk and is located at 111 C Street, Wheatland, CA.
  - d. The CAP is consistent with the Wheatland General Plan.

e. The CAP satisfies the criteria in subdivision (b) of Section 15183.5 of the State CEQA Guidelines and therefore is a California Environmental Quality Act Qualified Climate Action Plan.

e. The adoption of this CAP is in the best interests of the public's convenience and general welfare.

3. The City Council hereby **ADOPTS** the City of Wheatland CAP IS/ND and **APPROVES** the Wheatland CAP.

\* \* \* \* \*

**I HEREBY CERTIFY** that the foregoing recommendation was passed and adopted by the City Council of the City of Wheatland, at a regular meeting thereof, held on the 8<sup>th</sup> day of January, 2019 by following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**APPROVED:**

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**Joseph Henderson, Mayor**

**ATTEST:**

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**Lisa Thomason, City Clerk**



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

**December 11, 2018**

**SUBJECT:** Consideration to adopt the City of Wheatland Climate Action Plan Initial Study/Negative Declaration and approve the Wheatland Climate Action Plan

**PREPARED BY:** Tim Raney, Community Development Director

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### **Recommendation**

City staff is presenting the City of Wheatland Climate Action Plan (CAP) to the Wheatland City Council for approval. This document has been based upon direction to staff from the Sacramento Area Council of Governments (SACOG) Grant Ad Hoc Committee as well as standards from relevant State guidelines and legislation. Staff recommends the City Council adopt the CAP Initial Study/Negative Declaration (IS/ND), and approve the CAP.

### **Discussion and Background**

Using SACOG grant funding, Planning staff prepared the CAP in order to establish consistency between the City's policies and statewide Greenhouse Gas (GHG) emissions reduction requirements. The Wheatland CAP would implement community-level strategies within the City to reduce the effects of GHG emissions on areas such as agriculture, public health, and water supply. The CAP would also identify how the City would achieve consistency with the statewide emissions limits and the 2017 Scoping Plan Update prepared by the California Air Resources Board (CARB), and would help streamline environmental review and reduce development review costs for future development projects in the City of Wheatland (see Attachment 2).

### **Document Preparation Process**

In May 2016, the City of Wheatland was awarded grant funding through SACOG's Community Design Funding program for the preparation of the CAP and associated environmental document. As part of the preparation of the CAP the City appointed an Ad Hoc Committee to serve as an advisory board for the preparation of this and other citywide documents. The Ad Hoc Committee consisted of two City Council members and two Planning Commissioners, who previously assisted staff with the creation of the City of Wheatland Bikeway Master Plan, the Downtown Corridor Improvement Plan, Community Design Standards, and the Wheatland Housing Element.

A series of Ad Hoc Committee workshops were held in order for staff to obtain direction with respect to the community's goals regarding the design of emissions reductions strategies within the CAP. Notice of the workshops was posted publicly on the City of Wheatland website and in the local newspaper to allow the public the opportunity to participate in the workshops and provide comments about the CAP.

### Document Components

The CAP consists of the following components:

- I. Introduction: Describes the purpose and scope of the CAP, the plan area and local setting, local and regional planning efforts related to GHG emissions reductions, and the intended use of the CAP.
- II. Climate Change Science and Regulatory Setting: As a required component of the CAP, per the memorandum of understanding (MOU) between the City of Wheatland and SACOG, the science supporting the current understanding of global climate change is discussed within this section. In addition, this section includes a discussion of existing statewide and regional regulations related to GHG emissions control and reduction.
- III. Regional Impacts of Climate Change: As a required component of the CAP, per the MOU between the City of Wheatland and SACOG, this section includes a discussion of the potential negative impacts that could occur due to global climate change as a result of unabated GHG emissions. Such regional impacts include loss of agricultural productivity, threats to public health, and impacts to the City's water supply into the future.
- IV. Emissions Quantification and Thresholds: Describes the efforts to quantify current GHG emissions from existing development within the City as well as forecasting future emissions based on projected growth within the City through the target years 2030 and 2050. Emissions reductions targets and emissions thresholds for new development based on the CARB's 2017 Scoping Plan Update are presented within this section.
- V. Emissions Reduction Strategies: Describes strategies that may be used to reduce GHG emissions from existing and future sources. Emissions reductions strategies are separated into five categories, transportation, land use, energy, solid waste, and water sectors. Each strategy includes method of implementation, identification of responsible parties, and a quantification of the efficacy of the strategy.
- VI. Implementation: Describes general steps that the City would take to implement the reduction strategies and new development thresholds presented in Section V of the CAP.

### California Environmental Quality Act Review

The City prepared an IS/ND (see Attachment 1) for the City of Wheatland CAP in accordance with the California Environmental Quality Act (CEQA). The IS/ND determined that the CAP would not result in a significant effect on the environment because the CAP is a long-range planning, policy-level document intended to establish consistency with adopted statewide policies and does not include any specific development proposals, nor does the project grant any entitlements for development. The IS/ND was routed for public review from October 5, 2018

to October 25, 2018, and the City of Wheatland did not receive any comment letters during the 20-day public review period.



### Planning Commission Review

On November 6, 2018 the City of Wheatland Planning Commission reviewed the CAP and associated IS/ND (see Attachment 3).

During the November 6<sup>th</sup> Planning Commission meeting, detailed discussions occurred between the Planning Commissioners and City staff related to the purpose and scope of the CAP, buildout projections used in the CAP, and individual reduction strategies.

Specifically, commissioners discussed the methodology used by City staff to determine the appropriate amount of land to be developed for future high schools serving the community. City staff noted that while buildout assumptions were speculative at this time, the land dedicated for future educational facilities was determined based on recently adopted land use maps, and discussions with representatives from the Wheatland School District on future educational facilities needs within the City are on-going. Staff further noted that the buildout assumptions were intended to be broad and the CAP has been designed to provide flexibility related to changes in land use assumptions based on the realized buildout of the City through 2050.

In regard to reduction strategies, the commissioners recommended that the following sentence be added to reduction strategy Transportation Measure 5, "City staff shall encourage the Wheatland Fire Authority to implement low emission vehicles as such technology becomes available." Per the recommendation of the commission, Transportation Measure 5 has been updated.

The commissioners discussed Land Use Measure 5 and requested that staff clarify the meaning of the term "walking school bus". A walking school bus is a term for a group of children walking to or from school-related destinations with one or more adult chaperones. Walking school buses may be formal and include designated staff or chaperones, or they may be informal and involve two families taking turns walking their children to school. A variation of a walking school bus could be a bicycling school bus using the same principal with students bicycling in a group to school. Walking and bicycling school buses can be integrated as part of a safe route to school program. The advantage of such strategies is that instead of using a fossil fueled powered school bus or individual fossil fuel powered passenger vehicles, students get to school in an active and safe manner that does not involve GHG emissions. The use of walking school buses also eliminates the need for bus maintenance and, thus, can result in monetary savings.

The commissioners noted that the cities of Lincoln and Roseville have previously adopted standards related to the reuse of treated wastewater for application to landscaping, and, thus, Water Measure 3 would be consistent with requirements in nearby jurisdictions.

Commissioners alerted staff to typographical errors within the CAP, which have subsequently been addressed.

### Conclusion

On November 6, 2018, the Wheatland Planning Commission heard staff's presentation and voted to recommend the City Council adopt the CAP IS/ND and approve the CAP.

Based on the information contained in the staff report, staff recommends that the City Council take the following actions:



- Adopt the CAP IS/ND.
- Approve of the CAP.

### **Alternatives**

The City Council could choose not to adopt the CAP IS/ND and not approve the CAP. However, in the absence of an adopted CAP, the City would be unable to show consistency with adopted state regulations, namely Assembly Bill (AB) 32 and Senate Bill (SB) 32. In the absence of a citywide approach to establishing consistency with statewide regulations, future developments subject to environmental review will have to determine consistency with AB 32 and SB 32 on a case-by-case basis. Such project-specific environmental review may increase the cost of environmental review for future projects, decrease regulatory certainty (as new developments would be subject to statewide or regional regulations rather than City-specific regulations), and increase the vulnerability of such environmental review to legal challenge. The City Council could also choose to continue the public hearing date and direct staff to revise the CAP.

### **Fiscal Impact**

Potential monetary savings related to increased energy efficiency at existing and future municipal buildings as well as reduced operational costs related to stormwater management, roadway maintenance, and water use. Potentially reduced costs to future developers related to environmental review of proposed projects. Potentially increased upfront construction costs due to increased efficiency requirements for new structures and increased efficiency requirements for new City-owned vehicles and equipment; however, such costs may be defrayed by reduced lifetime operating costs of more efficient equipment and facilities.

### **Attachments**

1. City of Wheatland Climate Action Plan IS/ND
2. City of Wheatland Climate Action Plan
3. Draft November 6, 2018 Planning Commission Minutes