

## Appendix C: Best Available Mitigation Measures for Operation Phase

#	Description	Development Type R=Residential C=Commercial/Industrial M=Mixed	Point Value (Maximum)	Comments
<b>Bicycle/Pedestrian/Transit</b>				
1	Non-residential projects provide bicycle lockers and/or racks	C	0.5	
2	Provide an additional 20 percent of required Class I and Class II bicycle parking facilities	C	0.5	
3	Non-residential projects provide personal showers and lockers	C	0.5	
4	Bicycle storage (Class I) at apartment complexes or condos without garages	R	0.5	
5	Entire project is located within 1/2 mile of an existing Class I or Class II bike lane and provides a comparable bikeway connection to the existing infrastructure	R, C, M	1.0	Large Projects: All facilities must be in place before 20% of the occupancy permits are granted. Small Projects: All facilities must be in place within 1-year of start of business.
6	The project provides for pedestrian facilities and improvements such as overpasses and wider sidewalks	R, C, M	1.0	Large Projects: All facilities must be in place before 20% of the occupancy permits are granted. Small Projects: All facilities must be in place within 1-year of start of business.
7	Bus service provides headways of 15 minutes or less (1.0) or 30 minutes or less (0.5) for stops within 1/4 mile; project provides essential bus stop improvements (i.e., shelters, route information, benches, and lighting).	C	1.0, 0.5	Maximum combined credit for measure #7 and #64 is 2.0

8	Provide a display case or kiosk displaying transportation information in a prominent area accessible to employees or residents	R, C, M	<b>0.5</b>	In coordination with Yuba-Sutter Transit
9	High density residential, mixed, or retail/commercial uses within 1/4 mile of <b>existing</b> transit, linking with activity centers and other planned infrastructure	R, C, M	<b>2.0 for light rail, 1.0 for bus only</b>	Planned infrastructure must be in General Plan, Specific Plan, or Community Plan. Maximum credit is 2.0 (light rail and bus points cannot be combined).
10	High density residential, mixed, or retail/commercial uses within 1/4 mile of <b>planned</b> transit, linking with activity centers and other planned infrastructure	R, C, M	<b>1.0 for light rail, 0.5 for bus only</b>	Planned transit must be in Transit Masterplan; planned infrastructure must be in General Plan, Specific Plan, or Community Plan. Maximum credit is 1.0 (light rail and bus points cannot be combined). Cannot get points for both this measure and measure #9.
<b>Parking</b>				
11	Employee and/or customer paid parking system (no validations)	C	<b>3.0</b>	Must be coordinated with Yuba-Sutter TMA.
12	Provide minimum amount of parking required	C, M	<b>0.5</b>	May require city/county variance
13	Provide parking reduction: Office 25%, Medical office 8%, Commercial 5%, Industrial 10%, Additional 10-20% if located along transit station (special review of parking is required)	C, M	<b>2.5</b>	May require city/county variance or revision to ordinance
14	Provide-grass paving or reflective surface for unshaded parking lot areas, driveways, or fire lanes that reduce standard black asphalt paving by 10% or more in consultation with FRAQMD	R, C, M	<b>1.0, 0.5</b>	Portland concrete is the preferred paving material; "Chip Seal" methodology is also preferred; Green Pavement: <a href="http://www.invisiblestructures.com/GP2/grasspave.htm">http://www.invisiblestructures.com/GP2/grasspave.htm</a> . 1.0 for Portland concrete or Chip Seal; other approved reflective or green surfaces 0.5
15	Increase parking lot shading by 20% over code utilizing low pollution-emitting trees	R, C, M	<b>1.0</b>	In consultation with FRAQMD (Low Ozone Forming Potential Shrubs and Trees)
16	Provide electric vehicle charging facilities	R, C, M	<b>1.0</b>	Details of facilities' provision must be coordinated with City or County and FRAQMD. Incentive funding may be available for City/County projects from the FRAQMD.
17	Provide preferential parking for carpool/vanpools	C	<b>0.5</b>	Including signage



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18	Covered carpool/vanpool spaces near the entrance to the building(s)	C	0.5	Including signage
19	Loading and unloading facilities for transit and carpool/vanpool users	C	0.5	Including signage
20	Project is located within one mile of a park and ride lot operated by a transportation agency	R	0.5	Fosters public transit use for the workplace commute.
21	Provide a parking lot design that includes clearly marked and shaded pedestrian pathways between transit facilities and building entrances	C	0.5	Emphasis on safety and convenience
22	Adopt a Vehicle Idling Policy requiring all vehicles under company control to adhere to a 5 minute idling policy. Also, enforce an onsite idling policy of 5 minutes or less including company owned, contract, vendor, and delivery vehicles.	C	0.5	FRAQMD approved written company policy, vendor contractual language, onsite signage and enforcement procedures required.
<b>Commercial Building Design</b>				
23	Implement PG&E "Savings By Design" assistance and incentive programs that encourage high performance building design and construction.	C, M	tbd	Cannot use points for both this measure and #48 (or other overlapping measures) unless they are uniquely different as determined by the FRAQMD; Point values to be determined
24	Setback distance is minimized between development and <b>existing</b> transit, bicycle, or pedestrian corridor	C, M	1.0	
25	Setback distance is minimized between development and <b>planned</b> transit, bicycle, or pedestrian corridor	C, M	0.5	Planned transit, bicycle or pedestrian corridor must be in MTP, RT Masterplan, General Plan, or Community Plan. Cannot get points for both this measure and measure #24.
<b>Residential Development</b>				
26	Average residential density 7 d.u. per acre or greater	R	1.5, 3.0, 4.5	1.5 points for 7-14 du/acre, 3.0 points for 15-29 du/acre, 4.5 points for 30+ du/acre

27	Multiple and direct street routing (grid style)	R, C, M	2.5	Full credit for internal connectivity factor (CF) >= 0.70, and average 1/4 mile or less between external connections. [CF= # of intersections / (# of cul-de-sacs + intersections)]
28	Granny Flats - Have ancillary "granny units" (requires Special Development Permit but no Accessory Structure Use Permit)	R	1.0	
<b>Mixed Use</b>				
29	Development of projects predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site. A "single site" may include contiguous properties.	M	3.0	Cannot get points for both this measure and any "Convenience Services" measures. Also mutually exclusive with #30.
30	Partial Mixed Use Credit: Have at least 3 of the following on site and/or within 1/4 mile: Residential Development, Retail Development, Personal Services, Open Space, Office	R, C, M	1.0	Cannot get points for both this measure and any "Convenience Services" measures. Also mutually exclusive with #29.
31	Neighborhood serving as focal point with parks, school and civic uses within 1/4 mile	R, M	0.5	Does not have to be a mixed use project to apply this measure.
32	Separate, safe, and convenient bicycle and pedestrian paths connecting residential, commercial, and office uses	R, C, M	2.0	Does not have to be a mixed use project to apply this measure.
33	The project provides a development pattern that eliminates physical barriers such as walls, berms, landscaping, and slopes between residential and non-residential uses that impede-bicycle or pedestrian circulation	R, C, M	1.0	Does not have to be a mixed use project to apply this measure.
<b>Convenience Services</b>				





50	Orient 75 or more percent of homes and/or buildings to face either north or south (within 30 degrees of N/S), and include shrub/tree shading masterplan	R	0.5	Orient the placement of trees and shrubs near the building to shade the building, cool the soil and area around the building, and reduce direct solar radiation from entering the building through windows and from heating external building structures.
<b>TDM and Misc. Measures</b>				
51	Include permanent TMA membership and funding requirement. Funding to be provided by Community Facilities District or County Service Area or other non-revocable funding mechanism.	R, C, M	2.5	Join Yuba-Sutter Transportation Management Association. Contact Mr. Bill Fairbairn, Phone: (530) 669-1446, Email: <a href="mailto:bill@yolotma.org">bill@yolotma.org</a>
52	Carpool Matching Assistance	C	0.2	Must be coordinated with TMA.
53	Provide financial incentives to carpoolers for vehicle tune-up or maintenance	R, C, M	0.2	Must be coordinated with TMA.
54	Provide Flextime for non-SOV (single occupancy vehicle) commuters	C	0.2	Must be coordinated with TMA.
55	Provide Guaranteed Ride Home	C	0.2	Must be coordinated with TMA.
56	Implement compressed work week schedules	C	0.2	Must be coordinated with TMA.
57	Provide on-site Employee Transportation Coordinator to work with TMA	R, C, M	0.2	Must be coordinated with TMA.
58	Contract only with commercial landscapers who operate with equipment that complies with the most recent California Air Resources Board certification standards, or standards adopted no more than three years prior to date of use.	C	2.0	
59	Make physical development consistent with requirements for neighborhood electric vehicles	R	1.5	
60	Install videoconferencing system	C, M	0.5	
61	Promote-teleworking and implement an employee telework policy	C, M	1.0	
62	Provide free-access telework terminals in multi-family projects	R	1.0	At least one terminal per 100 apartments



63	In consultation with FRAQMD: Implement Clean Air Business Practices. Adopted company policy/procedure or contractual documentation required	C	tbd	Examples: Using electric or low-emission light-duty fleet vehicles, contracting with alternative-fuel waste hauling companies, contracting with carrier, delivery, security, or other services utilizing electric, low-emission, alternative fuel, or utilizing heavy-duty vehicles that are CARB certified to optional low-emission standards for NOx.
64	Provide electric shuttle to transit stops	R, C, M	2.0	Maximum combined credit for measure #7 and #64 is 2.0
65	Provide-a complimentary cordless electric lawnmower to each residential buyer	R	2.0	
66	Provide an opportunity to receive either a complimentary bicycle or electric bicycle retrofit kit to each residential buyer	R	0.5	
67	Transit pass subsidy and/or commute alternative allowance	C	1.5	Point value based on 100% subsidy.
<b>Heavy-Duty Diesel Vehicle Fleet (&gt;14,000 lbs gross vehicle weight)</b>				
68	Repower/Retrofit heavy-duty diesel fleet with cleaner diesel engine technology and/or diesel particulate filter after-treatment technology	C, M	tbd	Local and State incentive funds may be available. Calculate emission reductions based on specific technology used.
69	Replace diesel fleet with alternative fuel engine technology and infrastructure	C, M	tbd	Local and State incentive funds may be available Calculate emission reductions based on specific technology used.
70	Replace auxiliary power units with cleaner engine technology, alternative fuels, or require electric connection while at loading dock	C, M	tbd	Local and State incentive funds may be available Calculate emission reductions based on specific technology used.
<b>Mitigation Funding</b>				
96	Contribute funding to the FRAQMD Pedestrian/Bicycle Infrastructure Program	R, C, M	tbd	Planned infrastructure must be in the General, Specific, or Community Plan or Master Bike Plan or approved by FRAQMD and applicable county/city planning staff.



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97	Buy down diesel fleet emissions by implementing, or providing funds to FRAQMD to implement, an offsite Carl Moyer or Motor Vehicle Fund program (or equivalent) at a per ton cost to be determined.	C, M	<b>tbd</b>	Guidelines to be developed and approved by the FRAQMD Board of Directors.
98	Provide funding and/or resources for a Park and Ride Lot	R, C, M	<b>0.5</b>	In coordination with YSTA, YSTMA, and FRAQMD
<b>Innovative Strategies</b>				
99	Other proposed strategies, in consultation with City or County Planning and FRAQMD	R, C, M	<b>tbd</b>	

Notes:

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tbd = to be determined by FRAQMD staff based on the specific criteria and emission factors associated with the measure.

YSTA = Yuba-Sutter Transit Authority

YSTMA = Yuba-Sutter Transportation Management Association

CARB = California Air Resources Board