

APPENDIX E. Recommended Operational Mitigation Measures

The following mitigation measures are provided as general guidance for the types of measures that could potentially be proposed for land use projects. Please note that these measures may or may not be applicable to any specific project. This appendix is intended to be utilized as a “menu” of feasible measures.

1. Wood burning or pellet stoves shall not be permitted within the Plan area. Natural gas or propane fired fireplaces shall be clearly delineated on the floor plans submitted to the Building Division for all building permits.
2. Where natural gas is available, gas outlets shall be provided in residential backyards for use with outdoor cooking appliances such as gas barbeques.
3. Energy efficiency for all proposed buildings should exceed the current Title 24 energy efficiency standards by 20%.
4. Electrical outlets should be installed on the exterior walls of both the front and back of residences to promote the use of electric landscape maintenance equipment.
5. Each single family home should include a conduit raceway to a spare electric box in the garage that is sized for a future minimum 50-amp 220v outlet including a 220v breaker space to promote electric vehicle usage.
6. The CC&R's for the projects within the Plan area shall include the required distribution of educational information on how homeowners can increase energy efficiency and conservation in their new homes. The information shall be delivered as part of a “move-in” packet prior to occupancy of the residence.
7. Streets should be designed to maximize pedestrian access to transit stops.
8. The specific plan should require site design to maximize access to transit lines, to accommodate bus travel, and to provide lighted shelters at transit access points.
9. A pedestrian access network shall link areas of the Plan site with other land uses.
10. The project should provide for pedestrian facilities and improvements such as overpasses and wider sidewalks.
11. The project should provide bicycle storage (Class 1) to promote bicycling.
12. The specific plan project should consider the development predominantly characterized by various land uses such as low and high density residential, office, commercial, and institutional development to reduce the travel distances.
13. The project should provide charging stations in the commercial parking lots to promote the use of neighborhood electric vehicle (NEV).
14. Vanpool parking only spaces and preferential parking for carpools should be required in employment areas (e.g., community commercial, business-professional uses).
15. Consider using concrete or other non-polluting materials for paving parking lots instead of asphalt.
16. The landscaping should be designed to eventually shade buildings and parking lots.

17. The project should provide the minimum amount of parking required.
18. The unshaded parking lot areas should be covered by grass or reflective surface.
19. The project should consider planting more trees that will eventually increase parking lot shading by 20%.
20. The project's landscape should be designed with native drought-resistant plants (ground covers, shrubs and trees) with particular consideration in plantings that are not reliant on gas-powered landscape maintenance equipment.
21. The setback distance should be minimized between development and planned transit, bicycle, or pedestrian corridor.
22. Electric vehicle charging station (Conductive/inductive) and signage should be required within designated spaces for non-residential developments.
23. If it is available, provide electric outlets to promote electric landscape maintenance equipment that can be utilized to the extent feasible on parks and public/quasi-public lands.
24. All flat roofs, on non-residential structures, should have a white or silver cap sheet to reduce energy demand.
25. All truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two-dock doors. Signs shall be posted stating "Diesel trucks are prohibited from idling more than five minutes and trucks requiring auxiliary power shall connect to the 110/208-vot outlets to run auxiliary equipment.

Off-site Mitigation

When proposing an off-site mitigation measure for criteria pollutant emissions, the measure should explicitly identify the type of pollutants and anticipated emission reductions as well as the implementation method. The anticipated emission reductions from the mitigation measure implementation should be calculated by one of the following methods;

- 1) if the mitigation measure is applied as a feasible measure, the anticipated emission reduction shall be calculated based on the amount of emissions exceeding the thresholds for a single season (summer for ozone precursors or winter for PM10), **or**
- 2) if the mitigation measure is applied to support a "less-than-significant" conclusion, the anticipated emission reduction shall be calculated based on the total amount of emissions exceeding the threshold for each year, until the year in which the project's emissions will be equal to the threshold, or for a maximum of 20 seasons.

The off-site mitigation measure for criteria pollutant emissions should be implemented by one of the following methods:

- 1) the applicant can propose their own off-site mitigation project which is verified by the District in which the proposed project will result in an equivalent emission reduction identified by the measure, **or**
- 2) the applicant can pay a mitigation fee, which is calculated based on the anticipated emission reduction and cost-effectiveness identified by CARB's most current Carl Moyer Program Guidance.

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ROG

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SF₆

NO_x

CO₂E

CH₄

N₂O

H₂O

CH₄

HFC

ROG

O₃

SF₆

NO_x

SF₆

NO_x

CO₂E

CH₄

PM₁₀

CO₂

ROG

O₃

SF₆

The followings are samples of operational mitigation measures used in the project's environmental documents. Please note that mitigation measure language may be different than those listed here based on agreements between the local jurisdictions, project developers, and the District.

1. Prior to building permit approval, the applicant shall show, on the plans submitted to the Building Department, provisions for the construction of new residences, where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits.
2. As mitigation for air quality impacts, a bike lane is required for this project. Prior to approval of a Grading Permit, Improvement Plans, or Design Review approval, the applicant shall show that a Class 1, 2, or 3 bicycle lane(s) is provided in areas as approved by the Engineering Division and/or the Department of Public Works (or similar divisions within each jurisdiction), as defined elsewhere in these conditions of approval.
3. Wood burning appliances, including fireplaces and woodstoves, shall not be installed within any residential units associated with this project. If applicable, wording relating to this restriction shall be included within the project's CC&Rs.
4. Prior to Design Review approval, the Site Plan shall show that the applicant has provided ____ (insert number of spaces here) preferential parking spaces for employees that carpool / vanpool / rideshare as required by the District. Such stalls shall be clearly demarcated with signage as approved by the Design Site Review Committee.
5. Diesel trucks shall be prohibited from idling more than five minutes, (Placer County) or ____ minutes (local jurisdictions). Prior to the issuance of a Building Permit, the applicant shall show on the submitted building elevations that all truck loading and unloading docks shall be equipped with one 110/208 volt power outlet for every two dock doors. Diesel trucks idling for more than the allotted time shall be required to connect to the 110/208 volt power to run any auxiliary equipment. A minimum 2'x3' sign which indicates "Diesel Engine Idling limited to a maximum of ____ minutes" shall be included with the submittal of building plans.
6. Prior to Design Review approval, the applicant shall show that on-site bicycle racks, as required by the District, shall be reviewed and approved by the Design Site Review Committee.
7. As required by the District, Landscape Plans submitted for Design Review shall include native drought-resistant species (plants, trees and bushes) in order to reduce the demand for irrigation and gas powered landscape maintenance equipment. In addition, a maximum of 25% lawn area will be allowed on site. As a part of the project design, the applicant shall include irrigation systems which efficiently utilize water (e.g., prohibit systems that apply water to non- vegetated surfaces and systems which create runoff). In addition, the applicant shall install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls, rain "shut off" valves, or other devices as reviewed and approved by the Design Site Review Committee.
8. The proposed project exceeds the cumulative air quality thresholds as established by the District (a maximum of 55 lbs per day of ROG and/or NO_x). The estimated total amount of excessive ROG and NO_x for this project is ____ lbs per day (equivalent to ____ tons per year). In order to mitigate the project's contribution to the long-term emission of pollutants, the applicant shall include one of the following off-site mitigation measures:

- a. Establish mitigation off-site within the same region (i.e., east or west Placer County) by participating in an offsite mitigation program, coordinated through the District. Examples include, but are not limited to: participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (e.g., busses, construction equipment, on road haulers); or other programs that the project proponent may propose to reduce emissions.
- b. Participate in the District's Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NO_x), which exceeds the cumulative threshold of 55 lbs per day. The estimated payment for the proposed project is \$_____ based on \$18,260 per ton for one ozone season (or 20 ozone seasons). The fee should be paid at the time of recordation of the Final Map (residential projects), or issuance of a Building Permit (non-residential projects).
- c. Any combination of a, or b, as determined feasible by the District.

NOTE: The above mitigation measure(s) must be satisfied prior to **(Choose one)**: [recordation of the Final Map, issuance of a Building Permit]. In addition, local jurisdictions shall work with the District in order to arrange a method of satisfying any Condition(s) of Approval associated with this mitigation measure.

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