

Metro Air Park Air Quality Mitigation Plan

Form ID: PER-211

All projects in the Metro Air Park Special Planning Area (SPA) are required to describe how they will comply with the adopted **Metro Air Park Air Quality Mitigation Plan (AQMP)**. Measures provided in this form are paraphrased/summarized. For complete details on each measure, please review the AQMP of the text of the SPA ordinance.

Measure M1: Bike Parking/Storage

Commercial uses provide 20% more Class I and Class II bicycle parking spaces than zoning requirements. 50% will be Class I, 50% will be Class II (frame locking style). Non-commercial uses will follow MAP's zoning. Parking is consistent with the Association of Pedestrian and Bicycle Professional's Bicycle Parking Guidelines. (pg. 3 AQMP)

Planning Phase for Applicants. Site plans identify the location, type, and amounts of bicycle storage.

Implementation Phase. The Project installs bicycle parking.

Monitoring Phase. Facilities remain in good repair with easy access.

Describe how the proposed project complies with Measure M1:

- In the Planning Phase, the project has complied with Measure M1.
Planning Phase M1 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M1.
Implementation Phase M1 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M1.
Monitoring Phase M1 Staff Name Signoff: _____ Date: _____

Measure M1 Staff Notes:

Measure M2: End-of-Trip Facilities

For every 80 designated employee parking spaces: The Project will provide one shower and four clothing lockers. For projects with 160 or more employee-designated parking spaces: provide separate facilities for each gender. This measure is optional for retail employers. (pg. 3 AQMP)

Planning Phase for Applicants. Site plans identify end-of-trip facility location(s) and amounts where applicable.

Implementation Phase. The Project constructs end-of-trip facilities.

Monitoring Phase. Facilities remain in good repair and are kept available to employees.

Describe how the proposed project complies with Measure M2:

- In the Planning Phase, the project has complied with Measure M2.
Planning Phase M2 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M2.
Implementation Phase M2 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M2.
Monitoring Phase M2 Staff Name Signoff: _____ Date: _____

Measure M2 Staff Notes:

Measure M4: Proximity to Bike Path/Bike Lanes

Individual projects provide safe cycling routes between bicycle parking facilities and nearest bike lanes/trails. (pg. 3 AQMP) Metro Air Park installed bike lanes on all streets and will install bike/ped trails in the recreation corridor.

Planning Phase for Applicants. Site plans identify bicycle connections.

Implementation Phase. The Project constructs bicycle connections.

Monitoring Phase. Connections remain in good repair.

Describe how the proposed project complies with Measure M4:

- In the Planning Phase, the project has complied with Measure M4.
Planning Phase M4 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M4.
Implementation Phase M4 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M4.
Monitoring Phase M4 Staff Name Signoff: _____ Date: _____

Measure M4 Staff Notes:

Measure M5: Pedestrian Network

Project provides safe pedestrian routes internally linking Project and connecting to all existing or planned external streets and pedestrian facilities contiguous with the project site, as described in the Metro Air Park SPA. Pedestrian routes must meet specific standards including, but not limited to illumination, scale, orientation within parking lots and landscaping areas, visual cues for navigating pathways through multi-building complexes, crosswalks requirements at mid-block stops, connection to open spaces and trails and design thereof, masonry wall/fence length and articulation, access gate materials and orientation, and building clustering. For more details, see the AQMP and SPA documents. (pg. 3 AQMP)

Planning Phase for Applicants. Site plans identify pedestrian routes.

Implementation Phase. The Project constructs pedestrian routes.

Monitoring Phase. Pedestrian routes remain in good repair.

Describe how the proposed project complies with Measure M5:

- In the Planning Phase, the project has complied with Measure M5.
Planning Phase M5 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M5.
Implementation Phase M5 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M5.
Monitoring Phase M5 Staff Name Signoff: _____ Date: _____

Measure M5 Staff Notes:

Measure M6: Pedestrian Barriers Minimized

Project provides pedestrian walkways and well-marked paths of travel through landscape areas. Hard surface areas shall not cover more than 25% of the required landscape areas. A barrier-free, 4-foot-wide paved walkway may be provided through the required planter at street and driveway intersections. (pg. 5 AQMP).

Planning Phase for Applicants. Site and landscape plans show pedestrian routes through landscaping areas.

Implementation Phase. The Project constructs pedestrian routes through landscaping areas.

Monitoring Phase. Pedestrian routes through landscaping areas remain in good repair.

Describe how the proposed project complies with Measure M6:

- In the Planning Phase, the project has complied with Measure M6.
Planning Phase M6 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M6.
Implementation Phase M6 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M6.
Monitoring Phase M6 Staff Name Signoff: _____ Date: _____

Measure M6 Staff Notes:

Measure M8: Bus/Shuttle Shelter for Planned Transit Service

Installed as development occurs will be bus stop facilities. Shelters shall have seating and be made of durable materials protecting from rain, sun, and wind. Shelters offer visibility from the interior to aid in public security. (pg. 5 AQMP).

Planning Phase for Applicants. The project applicant will coordinate with the transit agency and MAP in creating a project site that accommodates any shuttle and transit facilities if the site and street plans show any shuttle and transit facility needs.

Planning Phase for MAP. As the Project builds, the MAP TSM Committee creates a plan identifying shuttle routes and shuttle stops. The MAP TSM Committee will coordinate the installation of public bus stops in desired locations requested by the transit agency if bus stop sites are not located at applicant projects.

Implementation Phase. The Project and transit provider constructs shuttle/transit facilities as directed by transit provided and County. As it develops, the MAP TSM Committee and transit provider constructs shuttle/transit facilities as directed by transit provider and County.

Monitoring Phase. Shuttle and transit facilities remain in good repair.

Describe how the proposed project complies with Measure M8:

- In the Planning Phase, the project has complied with Measure M8.
Planning Phase M8 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M8.
Implementation Phase M8 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M8.
Monitoring Phase M8 Staff Name Signoff: _____ Date: _____

Measure M8 Staff Notes:

Measure M13: Pedestrian Pathway Through Parking

The Project includes well marked pathways to business entries from public streets, sidewalks, transit stops, and trails. Pedestrian pathways will be distinguished from vehicular drive aisles through differing paving textures, colors, and materials. Provide delineated crosswalks where the pedestrian pathways cross vehicular drives. Provide adequate lighting for pedestrian safety— design building footprints with offsets and recesses. Orient buildings to create courtyards and plazas to provide for a variety of gathering places. (pg. 6 AQMP).

Planning Phase for Applicants. Site plans show buildings oriented toward courtyards and plazas. Pedestrian pathways are well marked.

Implementation Phase. The Project constructs buildings toward courtyards and plazas, with clearly marked pedestrian pathways.

Monitoring Phase. Pedestrian pathways are maintained in good repair.

Describe how the proposed project complies with Measure M13:

- In the Planning Phase, the project has complied with Measure M13.
Planning Phase M13 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M13.
Implementation Phase M13 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M13.
Monitoring Phase M13 Staff Name Signoff: _____ Date: _____

Measure M13 Staff Notes:

Measure M23: Suburban Mixed-Use

Land uses in the MAP include airport-related uses, light manufacturing, high tech research and development, professional offices, retail, and recreation. Projects must follow MAP's zoning requirements. Rezoning may compromise the AQMP.

Planning Phase for Applicants. The project plans are consistent with the Specific Plan (zoning is SPA).

Implementation Phase. The Applicant Project is built consistent with land use zoning.

Monitoring Phase. Use remains consistent with zoning.

Describe how the proposed project complies with Measure M23:

- In the Planning Phase, the project has complied with Measure M23.
Planning Phase M23 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M23.
Implementation Phase M23 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M23.
Monitoring Phase M23 Staff Name Signoff: _____ Date: _____

Measure M23 Staff Notes:

Measure M33: Transportation Management Association (TMA)

Employees working at projects within Metro Air Park have access to a minimum level of transportation demand management (TDM) services funded by the Metro Air Park Property Owners Association and implemented by the MAP Transportation Systems Management Committee and private contracts with transit and trip reduction professionals acting as a TMA. Services include Guaranteed Ride Home, trip planning assistance, telework support, bike support, pedestrian support, Employee Transportation Coordinator, reporting/member feedback/advocacy. The funding is annual and assessed on developed properties with employees on-site per an approved TMA budget and apportioned on an FTE basis. (pg. 8 AQMP).

Planning Phase for Applicants. Applicant coordinates with MAP TSM Committee during a preliminary project design review and receives TMA and trip reduction requirement information. The Project application is submitted to the County.

Implementation Phase. All property owners are members of the MAP TSM Committee. The property owner pays the MAP TSM Committee (TMA) assessment.

Monitoring Phase. The property owner continues active participation in the TSM Committee programs and engages their tenants in programs. Provided to all employers and commuters is the MAP Commuter Concierge as an amenity service.

MAP TSM Committee (TMA): SMAQMD receives an annual report of TSM activities and services.

Describe how the proposed project complies with Measure M33:

- In the Planning Phase, the project has complied with Measure M33.
Planning Phase M33 Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure M33.
Implementation Phase M33 Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure M33.
Monitoring Phase M33 Staff Name Signoff: _____ Date: _____

Measure M33 Staff Notes:

Measure T-a: Anti-Idling

Metro Air Park management has committed to engage in policies and awareness campaigns to minimize the time drivers idle company trucks and personal vehicles or visiting fleet vehicles. Anti-idling campaigns typically include education efforts, anti-idling signs in loading/unloading zones, and pledges to change behavior. Outreach will include recommendations to limit engines' idling beyond what is required by regulation at loading docks or provide electrified loading docks.

Planning Phase for Applicants. Applicant receives information on anti-idling strategies from the MAP TSM Committee at building design review.

Implementation Phase. The Applicant Project has electrified loading docks and/or signage at loading docks.

Monitoring Phase. Continuous anti-idling program. Signage is intact, and electric loading docks are kept in good repair.

Describe how the proposed project complies with Measure T-a:

- In the Planning Phase, the project has complied with Measure T-a.
Planning Phase T-a Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure T-a.
Implementation Phase T-a Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure T-a.
Monitoring Phase T-a Staff Name Signoff: _____ Date: _____

Measure T-a Staff Notes:

Measure 99a: Campus Bikeshare Program

Option 1: Private Metro Air Park Bikeshare program – The Metro Air Park Commuter Program will fund a private, parkwide bikeshare program for use by those who work at the Park. A campus bike fleet would be branded for Metro Air Park and managed by a third-party vendor (e.g., Zagster).

Option 2: Public Bikeshare program – Metro Air Park will partner with Lime or JUMP to add electric bicycles at the Park. Employees can rent bikes as needed for travel to a transit connection, recreation, or commuting.

Planning Phase for Applicants. Site plans show that bikeshare bicycles can easily access the project site, and bike parking is conveniently located.

Implementation Phase. The MAP TSM Committee creates and operates the bikeshare program.

Monitoring Phase. The bikeshare program remains intact, and bicycles and infrastructure are maintained in good repair. Bikes are available to all employees.

Describe how the proposed project complies with Measure 99a:

- In the Planning Phase, the project has complied with Measure 99a.
Planning Phase 99a Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure 99a.
Implementation Phase 99a Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure 99a.
Monitoring Phase 99a Staff Name Signoff: _____ Date: _____

Measure 99a Staff Notes:

Measure 99b: Clean Fuel Shuttle

When Metro Air Park achieves access to transit connectivity (RT or Yolo bus, or light rail), it will implement a campus shuttle program. The shuttles will operate on electric or hydrogen fuel or other zero-emission technology.

The shuttle system will service commuters by providing internal circulation, thereby making transit a viable option for employees throughout the Park; to provide off-peak trips to the restaurants, supporting commercial facilities and visitors. Service routes will connect to bus stops, Metro Air Park retail uses, and possibly nearby residential areas.

Planning Phase for Applicants. No action required.

Implementation Phase. The clean fuel shuttle service will commence as MAP is built.

Monitoring Phase. Clean fuel shuttle program remains intact. Shuttle stops are kept in good repair. Shuttle vehicles remain zero-emission.

Describe how the proposed project complies with Measure 99b:

- In the Planning Phase, the project has complied with Measure 99b.
Planning Phase 99b Staff Signoff: _____ Date: _____
- In the Implementation Phase, the project has complied with Measure 99b.
Implementation Phase 99b Staff Signoff: _____ Date: _____
- In the Monitoring Phase, the project has complied with Measure 99b.
Monitoring Phase 99b Staff Name Signoff: _____ Date: _____

Measure 99b Staff Notes:

Measure 99C: Payment and Dedication of Land for Light Rail Transit Network

Fair share payment and land dedication.

This measure is already implemented by Metro Air Park.

Planning & Environmental Review Staff Only

Additional Staff Notes