

October 17, 2008

SENT VIA EMAIL

Taro Echiburu
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

**RE: Sutter Elk Grove Master Plan Draft Environmental Impact Report (DEIR)
SMAQMD#: SAC200701171b**

Dear Mr. Echiburu:

Thank for the opportunity for the Sacramento Metropolitan Air Quality Management District (District) to review and comment on the above referenced document. Staff comments are as follows:

Climate Change:

As the method for addressing climate change and greenhouse gases in environmental documents continues to evolve at the state level, the approach taken by the City in the Sutter Elk Grove Master Plan DEIR is well thought out. The inclusion of CO₂ emissions estimates, mitigation and a significance determination are important components to proactively address this growing concern.

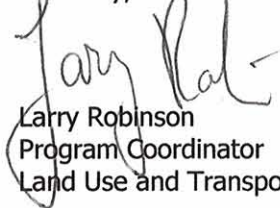
Air Quality Mitigation Plan (AQMP):

Ideally the District recommends that an endorsed AQMP be included in the Draft EIR to allow the public a sense of the operational mitigation that will be required on a given project. Having missed that opportunity, we look forward to working to finalize and endorse an AQMP prior to release of the Final EIR to help ensure that all agreed to mitigation is included in the Mitigation Monitoring and Reporting Plan, which in turn will help to ensure satisfactory implementation.

In addition, development projects are subject to any applicable District rules that may be in affect at the time of construction. An attachment outlining some of those rules is provided for your information. For further details regarding all District rules please check the website at www.airquality.org or call the Compliance Assistance Hotline at (916) 874-4884.

Please contact Charlene McGhee, of my staff, at cmcghee@airquality.org or (916) 874-4883 if you have any questions regarding District comments.

Sincerely,



Larry Robinson
Program Coordinator
Land Use and Transportation

Attachment

c: Lois Northeimer, Sutter Hospital

SMAQMD Rules & Regulations Statement (revised 1/07)

*The following statement is recommended as standard condition of approval or construction document language for **all** development projects within the Sacramento Metropolitan Air Quality Management District (SMAQMD):*

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. A complete listing of current rules is available at www.airquality.org or by calling 916.874.4800. Specific rules that may relate to construction activities or building design may include, but are not limited to:

Rule 201: General Permit Requirements. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permit(s) from SMAQMD prior to equipment operation. The applicant, developer, or operator of a project that includes an emergency generator, boiler, or heater should contact the District early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc) with an internal combustion engine over 50 horsepower are required to have a SMAQMD permit or a California Air Resources Board portable equipment registration.

Other general types of uses that require a permit include dry cleaners, gasoline stations, spray booths, and operations that generate airborne particulate emissions.

Rule 403: Fugitive Dust. The developer or contractor is required to control dust emissions from earth moving activities or any other construction activity to prevent airborne dust from leaving the project site.

Rule 417: Wood Burning Appliances. Effective October 26, 2007, this rule prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments.

Rule 442: Architectural Coatings. The developer or contractor is required to use coatings that comply with the volatile organic compound content limits specified in the rule.

Rule 902: Asbestos. The developer or contractor is required to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of asbestos containing material.