

January 12, 2007

Jessica Shalamunec
City of Elk Grove
8401 Laguna Palms Way
Elk Grove, CA 95758

**RE: Southeast Area Specific Plan Environmental Impact Report Notice of Preparation (NOP)
SMAQMD# 200601004**

Dear Ms. Shalamunec:

Thank you for the opportunity to the review and comment on the above referenced environmental document. There are a number of objectives and guidelines identified in the NOP that are to be complimented as they further air quality goals as well, such as the proposal that 50% of the residential uses be RD-10 or higher; locating higher densities along proposed transit corridors and; including a mix of office, parks and schools throughout the project area. In addition, Sacramento Metropolitan Air Quality Management District staff has the following comments:

1. To facilitate and support the guidelines and objectives identified in the NOP we recommend that, per Elk Grove General Plan policy CAQ-30, an Air Quality Mitigation Plan (AQMP) be developed for the Southeast Area that will help ensure plan objectives are met. The SMAQMD has recently released new Guidance for Land Use Emission Reductions that can be found on our website in PDF format at <http://www.airquality.org/ceqa/index.shtml#landprojects>. SMAQMD staff is available to assist the proponent(s) and the City staff in drafting a plan that will support the goals and objectives of the Southeast Area Specific Plan Guiding Principles.
2. One of the Guiding Principles of this plan states: *Prepare a transportation plan for the area that provides adequate and effective access throughout the plan, including adequate secondary roadways to provide excellent connectivity.* We would recommend and encourage that as a transportation plan is developed that addresses needs for vehicular travel that bicycle and pedestrian features are not sacrificed. Good connectivity and access to parks, schools, and other activity centers should also ensure no barriers to safe, convenient bicycle and pedestrian facilities.

3. Development projects are subject to all applicable District Rules that may be in effect at the time of construction. An attachment outlining some of those is provided for your information. In addition, please note that the SMAQMD Board of Directors has recently approved Rule 417 Wood Burning Appliances that prohibits the installation of any new, permanently installed, indoor or outdoor, uncontrolled fireplaces in new or existing developments, effective October 26, 2007. For further details on all District Rules please refer to the above website or call Compliance Assistance at (916) 874-4884.

Please contact me with any questions you may have regarding these comments at (916) 874-4883 or cmcghee@airquality.org.

Sincerely,

Charlene McGhee
Associate Air Quality Analyst

Attachment