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Larry Greene
AIR POLLUTION CONTROL OFFICER

May 12, 2006

Mr. Scott Mende
New Growth Manager
The City of Sacramento
915 I Street
New City Hall 3rd Floor
Sacramento, CA 95814

**SUBJECT: Preliminary Review, Stone-Boswell Property
SMAQMD # SAC200600975**

Dear Mr. Mende:

Thank you for providing the project listed above to the Sacramento Metropolitan Air Quality Management District (District). Staff comments follow.

District comments given at this preliminary stage are based on limited information and a conceptual land use map for this 126 acre project. We look forward to being able to review more detailed subsequent planning documents and environmental documents. At this point, we see the following issues:

1. We understand the project is primarily comprised of residential uses (103 acres), with some park land (14 acres) and some commercial/office/employment uses (5 acres). We applaud the higher residential densities being sited near the future light rail station. However, we would like to see even more retail and employment uses sited there as well. Restaurant or convenience store uses at that location would be useful to Light Rail users.
2. We applaud the neighborhood-serving commercial uses in the south west corner of this project. The ability of Delta Shores and Stone-Boswell residents to get their retail needs met close to their homes will benefit air quality.
3. We are especially interested in there being good connectivity for all modes between the Light Rail station and the Regional Retail Center and we are also interested that the density of the project be transit-supportive along the transportation corridor between the two.
4. The project will likely have significant air quality impacts for both construction and operational emissions. We invite the proponent to contact us early in the process so that we can begin discussions on

developing an operational Air Quality Mitigation Plan. We recommend that such a Plan be crafted by the proponent and endorsed by us prior to the release of the draft environmental document. In that way, it can be included in the environmental document.

5. Finally, the District is in the process of developing a new State Implementation Plan (SIP) for the 8 hour ozone standard. This project should be included by the City in its projections of growth which it has or will give to SACOG.

If you have questions, please contact me at 874-4885 or jborkenhagen@airquality.org

Sincerely,



Jeane Borkenhagen
Associate Air Quality Planner Analyst

cc: Larry Robinson
Taiwo Jaiyeoba
Arlan Nickel

SMAQMD
Regional Transit
Dunmore Homes