

September 25, 2007

**SENT VIA E-MAIL**

Mr. Chris Erias  
City of Galt Planning Department  
495 Industrial Drive  
Galt, CA 95632

**Wal-Mart Site Plan Review (SAC200701178)**

Dear Mr. Erias:

Thank you for providing the Wal-Mart site plan to the Sacramento Metropolitan Air Quality Management District (SMAQMD) for review. Staff comments follow.

In order to determine if the building of the proposed 132,295 square foot store will have significant construction or operational air quality impacts, an URBEMIS analysis should be conducted. This analysis should be done prior to the preparation of the draft environmental impact report (DEIR) and included as part of the DEIR. If significant air quality impacts are identified, the SMAQMD recommends applying its standard mitigation measures (reduced emissions from construction fleet, construction fee, and air quality mitigation plan) to reduce or eliminate the impacts.

The loading dock is adjacent to a residential area. Diesel emissions from delivery trucks need to be evaluated. The CARB's *Air Quality and Land Use Handbook* may provide some guidance on this issue. Anti-idling devices and shore power should be considered to reduce emissions from idling. Wal-mart's website indicates it is investing in low-emission trucks. Using delivery trucks with the cleanest emission control technologies would reduce impacts to the nearby residential areas.

SMAQMD believes the project could be designed to be more pedestrian and bicycle friendly, by providing clearly marked connections to the surrounding neighborhoods and adjacent commercial development, the installation of bicycle facilities for customers and employees, and end of trip facilities for employees.

The project proponent should coordinate with the transit provider to ensure there is a safe and convenient bus stop for the site. There should also be a clear and convenient pedestrian pathway from the bus stop to the store.

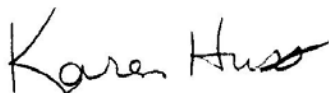
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The SMAQMD encourages the project proponent to consider energy efficiency measures when building the project, similar to its experimental stores in Texas and Colorado (noted on Wal-mart's website). Mitigation measures in the SMAQMD's *Recommended Guidance for Land Use Emission Reductions* could be included in the design of the project to reduce emissions.

All projects are subject to SMAQMD rules and regulations in effect at the time of construction. The attached document describes SMAQMD Rules which may apply to this project whether the air quality impacts are determined to be significant or not.

The SMAQMD appreciates the opportunity to provide meaningful comments early in the planning process. If you have any questions regarding these comments, please contact me at 916-874-4881 or [khuss@airquality.org](mailto:khuss@airquality.org).

Sincerely,

A handwritten signature in black ink that reads "Karen Huss". The signature is written in a cursive, slightly slanted style.

Karen Huss  
Associate Air Quality Planner/Analyst

Cc: Mr. Larry Robinson, SMAQMD

Attachment

## **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](http://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.