

May 8, 2006

City of Citrus Heights
Nick Lagura, Associate Planner
6237 Fountain Square Drive
Citrus Heights, CA 95621

SUBJECT: Mariposa Residential
FILE NO: DPR-05-13, TT-05-06, RZ-05-02
AQMD NO: SAC200600964

Dear Mr. Lagura:

Thank you for submitting the Mariposa Residential project to the Sacramento Metropolitan Air Quality Management District (District) for review. District staff comments follow.

District staff applauds the density and location of the Mariposa Residential project, which we feel is very appropriate given its close proximity to Skycrest Elementary School and San Juan Park. The density and location of this project are important trip reduction features that will reduce the project's potential air quality impacts. Potential air quality impacts can be further reduced by ensuring excellent pedestrian connectivity to San Juan Park, and most importantly, Skycrest Elementary School.

We strongly suggest pedestrian and bicycle access connecting the north of the project site to Skycrest Elementary School. Such an access way would provide students an alternative to walking and bicycling Mariposa Road. In any case, we strongly recommend bicycle lanes and 8 foot sidewalks along Mariposa Avenue if not already present.

Due to the size of this project, it does not appear that the District's adopted CEQA thresholds for NO_x and ROG will be triggered. Nevertheless, this and all projects are subject to the District's Rules and Regulations in effect at the time of construction. I have attached a list of the rules and regulations which may apply to this project. For a complete list, please visit www.airquality.org, or call 916.874.4800.

Please do not hesitate to contact me at 916.874.4876 or rdubose@airquality.org if you have any questions regarding this letter.

Sincerely,

Rachel DuBose
Assistant Air Quality Planner Analyst

C: Larry Robinson, Sacramento Metropolitan Air Quality Management District
Gregory D. Thatch, Applicant
Ruth Ku, Owner

SMAQMD Rules & Regulations Statement

*The following statement is recommended as standard condition of approval or construction document language for **all** construction 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 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.

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 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.

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