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May 29, 2012

Jessica Jones, City Planner  
City of Santa Rosa  
100 Santa Rosa Avenue Room 3  
Santa Rosa, CA 95404

Subject: Santa Rosa Station Area Specific Plan Draft Environmental Impact Report

Dear Ms. Jones,

Bay Area Air Quality Management District (District) staff reviewed your agency's Draft Environmental Impact Report (DEIR) for the North Santa Rosa Station Area Specific Plan (Plan). District staff understands that the Plan would create a transit-supportive environment in the 987 acre site surrounding the planned Sonoma-Marín Area Rail Transit (SMART) North Santa Rosa station.

District staff commends the City's commitment to implement a variety of transit-friendly measures as part of the Plan, including Transit Village use classifications to increase the residential density and diverse mix of uses in the Plan area. Staff also supports the Plan's emphasis on alternative transportation modes, through bicycle and pedestrian route expansion and improvements, additional bus stops, providing shuttle service connecting the SMART station to local employment centers, and transportation demand management (TDM) requirements of large employers. In addition to measures to encourage alternative transportation modes, the Plan also contains measures to reduce energy use in the built environment, such as CALGreen Tier 1 standards for new construction, utilizing solar power, and cool roof and cool paving strategies.

However, since the DEIR concludes that impacts to air quality remain significant after mitigation, District staff recommends that the City also consider including additional mitigation measures such as parking pricing strategies, car sharing, a tree replacement policy, a requirement of employers to provide on-site bicycle amenities such as lockers and showers, and reducing the minimum size requirements of employers targeted for TDM programs to capture employers of fewer than 50 employees.

If you have any questions, please contact Abby Young, Principal Environmental Planner, (415) 749-4754.

Sincerely,

Jean Roggenkamp  
Deputy Air Pollution Control Officer

cc: BAAQMD Director Susan Gorin  
BAAQMD Director Shirlee Zane

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