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May 27, 2015

James M. Moore
Director of Planning & Building Services
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930

Via Email: jmoore@townoffairfax.org

**Subject: General Plan Air Quality and Greenhouse Gas Emissions Impact Analysis
with Amended Land Uses - Update 2**

Dear Mr. Moore:

This is an update to our letter dated February 17, 2015 that was also updated May 7, 2015. Our recent evaluation of greenhouse gas (GHG) emissions included the change resulting from the adding a total of 101 new residential dwelling units, 40 senior apartments and 15,500 square feet of commercial space (assumed as retail because it results in the highest emissions), and the addition of a school that would include 400 students. That evaluation also assumed that 18,196 square feet of commercial uses would be removed. The per capita emissions for that scenario were 4.22 metric tons per year. This is below the per capita significance thresholds of 4.6 metric tons per year. As stated in our last revision to this analysis, the modeled GHG emissions did not take into account the reductions that would occur with new development as a result of the Town's Climate Action Plan and State implemented measures (e.g., new Title 24 requirements). Emissions should be considered to be 8 to 27 percent lower with new development.

In this update, we have modeled just the addition of the 101 residential dwelling units, 40 senior apartments and 15,500 square feet of additional commercial uses, similar to that modeled previously. We did not include a new school use or the removal of 18,196 square feet of commercial uses at the School Plaza Site (to accommodate a new school use) in this analysis. The *Attachment* to this letter includes those emissions and the computed per capita emission of 4.43 metric tons per year. This computation does not include the effects of the Town's Climate Action Plan and State implemented measures. The per capita emissions under this scenario would be on the order of 4.1 to 3.2 metric tons per year if these reductions are considered. The per capita significance threshold for this evaluation is 4.6 metric tons per year.

Sincerely,

James A. Reyff
Principal, Illingworth & Rodkin, Inc.

11-183

Attachment: CalEEMod Emissions Summary

2nd SUPPLEMENT TO
AGENDA ITEM # 1

Fairfax General Plan Update - Opportunity Sites

Fairfax, CA

updated 5/27/2015

Scenario	Total Exhaust/Evaporative Emissions				GHG (metric tons)
	ROG	NOx	PM10	PM2.5	
Emissions in tons per year					
Addition of new uses	1.89	1.8	1.38	0.42	1487 metric tons per CalEEMod 2013.2.2
<i>BAAQMD Thresholds (tons/year)</i>	<i>10</i>	<i>10</i>	<i>15</i>	<i>10</i>	
GHG Emissions Per Capita					
<i>BAAQMD Threshold (MT/year/capita)</i>					4.43 4.60

Population - seniors	88	= 40 apts * 2 person/unit (includes workers)
Population - new residents	196	=100 net new condos/apts at 1.96 people/unit*
New workers	52	= 15,500 sf net new retail at 1 worker/300sf

* <http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk>