



# 2023-31

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# Housing

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# Element

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TOWN OF FAIRFAX

Volume 2

Draft Environmental  
Impact Report

SCH: 2022080624

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September 26, 2023



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# APPENDIX A: NOP

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## REVISED NOTICE OF PREPARATION

### Program Environmental Impact Report Fairfax Housing Element Update

**Date** April 3, 2023

**To** Reviewing Agencies, Interested Parties, and Organizations

**Subject** Revised Notice of Preparation of a Draft Environmental Impact Report for the Fairfax General Plan Housing Element Update and Scheduling of a Scoping Meeting on Wednesday April 19, 2023

***The Town of Fairfax circulated a Notice of Preparation (NOP) for the Project on August 26, 2022. Since that time, the inventory of sites available for housing and the projections for their realistic capacity to accommodate housing have been revised. Therefore, the Town is recirculating the Notice of Preparation and will be hosting a new Scoping Meeting. All comments previously submitted to the Town during the 2022 NOP review period (August 26, 2022 to September 25, 2022) have been retained by the Town. If you submitted comments previously, they have been retained and do not need to be resubmitted.***

The Town of Fairfax will be the Lead Agency and will prepare a programmatic Environmental Impact Report (EIR) for the Fairfax Housing Element Update (the Project). The Project, its location, and potential environmental effects are described below. Pursuant to CEQA Section 15060, the Town has determined that an EIR is required for the Project.

Public agencies and members of the general public are invited to provide comments in writing as to the scope and content of the EIR. Specifically, the Town needs to know the views of Responsible and Trustee Agencies as to the potentially significant environmental issues, reasonable alternatives, and mitigation measures that are germane to each agency's statutory responsibilities in connection with the Project. Responsible Agencies will need to use the EIR prepared by the Town when considering permit or other approval for the Project.

Due to the time limits mandated by State law, responses must be sent at the earliest possible date, but no later than the close of the NOP review period, which runs as follows: April 3, 2023 through May 2, 2023.

Please send written responses to Heather Abrams at the address shown below. Public agencies providing comments are requested to include a contact person for the agency.

**PROJECT TITLE:**

Fairfax Housing Element Update

**LEAD AGENCY CONTACT:**

Heather Abrams  
Town Manager  
142 Bolinas Road  
Fairfax, CA 94390  
Email: [habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)

**PROJECT SPONSOR:**

Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94930

**PROJECT LOCATION AND CONTEXT:**

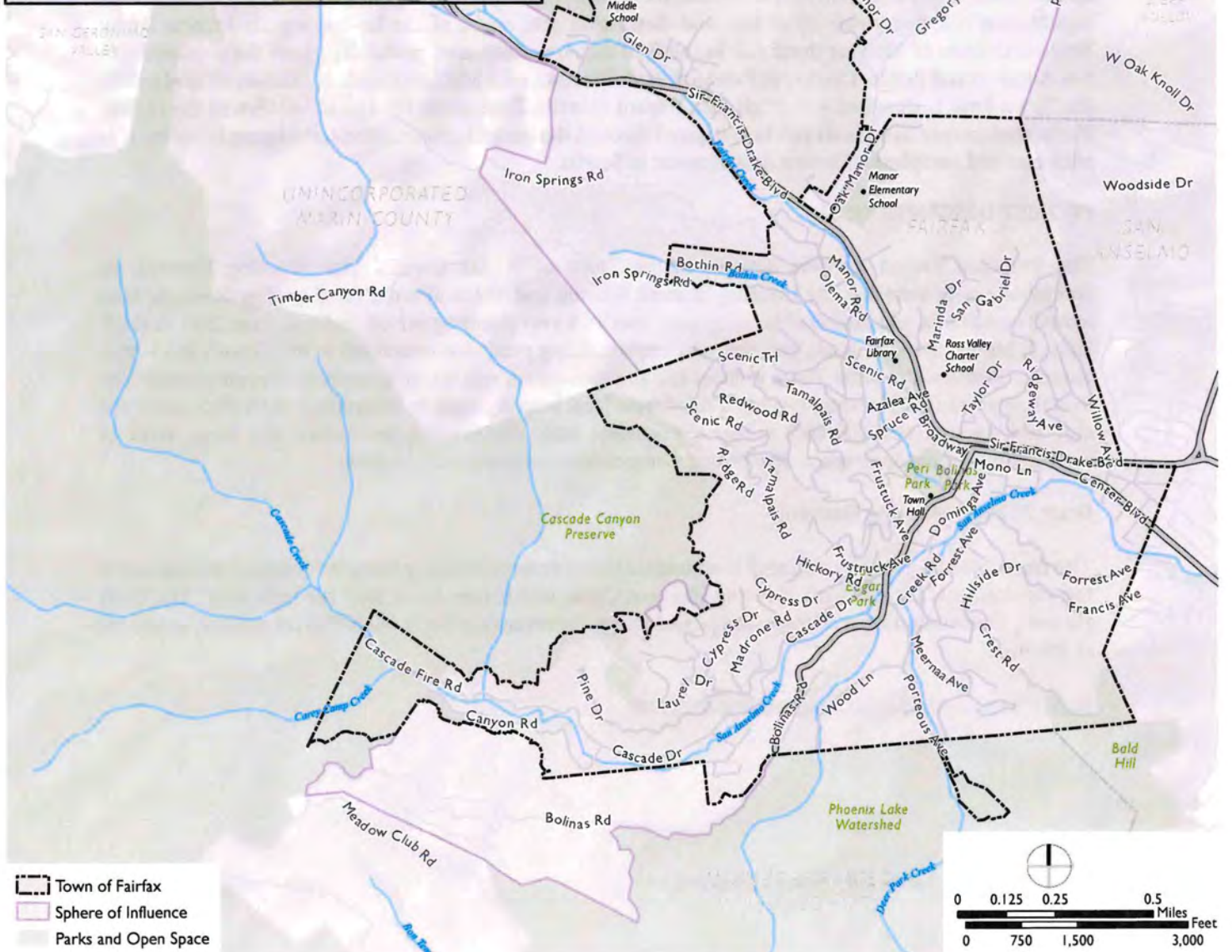
Nestled in the heart of Marin County at the upper end of Ross Valley, the Town of Fairfax retains its small-town charm and atmosphere. Its location provides easy access to San Francisco and the commercial corridor of Marin, while providing a close-knit feel for its residents. The valley and hills that comprise the town provide a strong sense of community and its uniqueness, which attract a strong artistic and entrepreneurial citizenry. The Town's natural setting encompasses a series of valleys, canyons, and forested hills with largely undeveloped ridgelines. Scenic and natural resources are key aspects of the community with mature trees, several creeks, including San Anselmo Creek, and extensive areas of protected open space in and around the Town. The Town of Fairfax acts as a gateway to the Point Reyes National Seashore, to West Marin with its farms and agriculture, to and Samuel P. Taylor State Park, and to recreational opportunities within the Marin Municipal Watershed District (MMWD).

**Planning Area Boundaries**

Approximately 21 miles north of San Francisco and centrally located in Marin County, Fairfax is bounded by the Town of San Anselmo to the east, census-designated place Sleepy Hollow and unincorporated Marin County to the north, the Cascade Canyon Preserve and unincorporated Fairfax to the west, and the Deer Park Wildlife Reserve to the south (see Figure 1). Sir Francis Drake Boulevard, Center Boulevard, Broadway, and Bolinas Road are the major roadways to and through the Town. Marin Transit operates bus service along Sir Francis Drake, connecting Fairfax with Ross, San Rafael, Larkspur, and the wider Bay Area. Fairfax is at the head of the Ross Valley watershed, which lies at the confluence of San Anselmo Creek and Fairfax Creek, establishing the headwaters of Corte Madera Creek.



### Figure 1 Planning Area and Context



Sources: MarinMap, 2022; Town of Fairfax, 2022; Dyett & Bhatia, 2022



## **Existing Land Uses**

Home to 7,399 residents, the Town of Fairfax is the fourth smallest jurisdiction in Marin County, encompassing just 2.2 square miles. The town is composed largely of single-family homes, with a diverse range of small, locally-owned businesses along Sir Francis Drake Boulevard, Broadway, and Bolinas Road. Notable land uses in the downtown area include the Fairfax Post Office, Fairfax Theater, Fairfax Library, and the Marin Museum of Bicycling. The southern parts of Fairfax are lined with open space, including the Cascade Canyon Preserve, the Mount Tamalpais Watershed, Deer Park, and Bald Hill Preserve. Overall, residential uses account for 720.6 acres, commercial uses occupy 46.3 acres, institutional uses occupy 53.1 acres, while parks and open space occupy 4.79 acres. Vacant land accounts for 338 acres. Utilities, roads, and right-of-way uses compose 186 acres of the Town.

## **Natural Resources and Environmental Constraints**

Fairfax is located in the Upper Ross Valley, set amid scenic hills that rise dramatically from the valley floor. The town is at the head of the Ross Valley watershed and lies at the confluence of San Anselmo Creek and Fairfax Creek. Oak and redwood forests, diverse wildlife, streams, a variety of microclimates, and hiking, bicycling, and horse trails are all characteristic of the natural resources in the Planning Area. Most parcels within the Town limit are developed, and almost all the remaining vacant land is located in steeply sloped hillside areas. Significant portions of Fairfax are in areas of environmental hazard, including areas of high liquefaction risk that cover all of the land downtown and much of the land along Sir Francis Drake Boulevard; areas of 100-year flood risk in much of the downtown area, particularly near the confluence of San Anselmo and Fairfax Creeks; and areas of landslide risk in the hills (see Figure 2). Almost all land within the Town limit is classified as a High Fire Hazard Severity Zone given the risk of wildfire in the region. These environmental hazards can be mitigated through design and construction techniques; however, this adds cost and complexity for new development in Fairfax.

## **PROJECT DESCRIPTION:**

The Proposed Project involves updates to the Town of Fairfax General Plan Housing Element. In compliance with State law, the Housing Element is being updated to account for changing demographics, market conditions, and projected housing need over an 8-year planning period that runs from 2023 through 2031. It builds upon the goals, policies, and implementing programs contained in the Town's 2015-2023 Housing Element and other Town policies and practices to address housing needs in the community. The overall focus of the Housing Element is to address local housing need in compliance with State law while also seeking to retain Fairfax's village-like quality, with distinct neighborhoods, and large areas of surrounding visible open space. Key project components are summarized below.

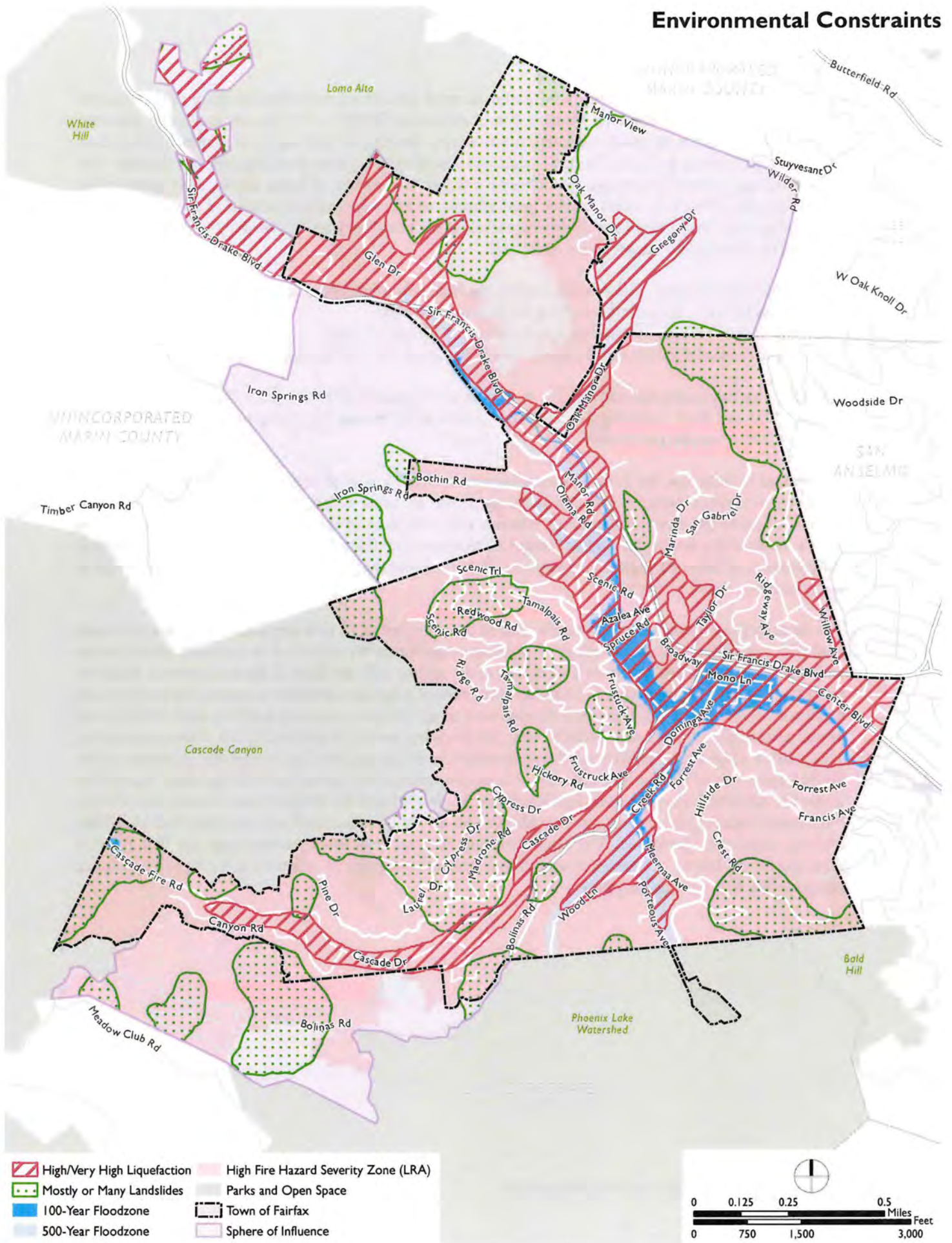
## **Draft 2023-31 Housing Element**

The Draft 2023-31 Housing Element is an update to the current Housing Element prepared to respond to the requirements for the Sixth Housing Element Cycle, which runs from 2023 through 2031. The Draft Housing Element has been released and posted for public review on the Town of Fairfax website, accessible at this link:

<https://www.townoffairfax.org/housing-element/>



# Environmental Constraints





Under State law, each city and county in California must plan to accommodate its share of the regional housing need – called the Regional Housing Needs Allocation (RHNA) – for the coming 8-year planning period. The State determines the estimated need for new housing in each region of California, based on population projections and other factors including rates of vacancy, overcrowding, and cost-burden. The various regional planning agencies then allocate a target to each city or town within their jurisdiction, considering factors such as access to jobs, good schools, and healthy environmental conditions. RHNA is split into four categories representing different levels of affordability, based on median income level in the county. The affordability categories are as follows:

- Very Low Income - Households making less than 50 percent of the average median income (AMI)
- Low Income - Households making 50-80 percent of AMI
- Moderate Income - Households making 80-120 percent of AMI
- Above Moderate Income - Households making more than 120 percent of AMI

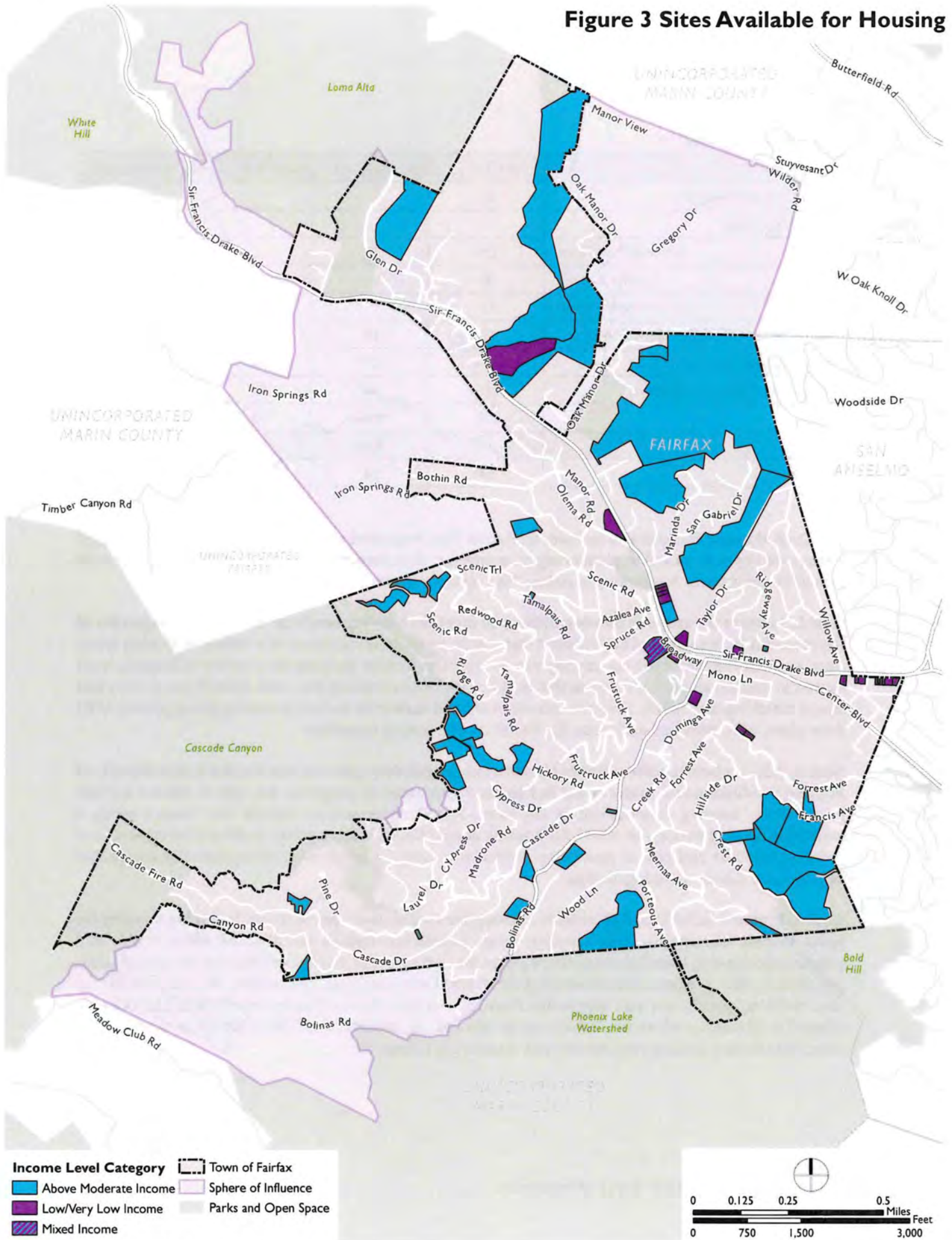
Amid the ongoing housing crisis in California, Fairfax is required to plan for at least 490 new housing units between 2023 and 2031, including 149 Very Low Income units, 86 Low Income units, 71 Moderate income units, and 184 Above Moderate units.

As required by State law, the Draft Housing Element includes a map of sites available for housing and an inventory of realistic capacity (see Figure 3). As shown in Table 1, the inventory demonstrates a total capacity of up to 583 new housing units, which is sufficient to meet the Town's RHNA obligations at all income levels with a buffer. The buffer is required to ensure that there is sufficient capacity to meet RHNA obligations at all times during the planning period, in the event that some sites on the inventory develop at lower densities than envisioned.

The capacity projections for the inventory assume development of 71 new single-family homes on vacant land with residential zoning, including 11 pipeline projects recently approved or currently under review and which are anticipated to receive a certificate of occupancy with the 2023-31 planning period. Based on permitting trends in Fairfax since 2018 and a robust suite of programs intended to incentivize and promote small scale housing, the Town projects development of up to 160 new accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) over the planning period. Additionally, the inventory assumes construction of up to 352 multifamily housing units located on underutilized properties, primarily in the Town Center area of Fairfax. The majority of these properties have commercial zoning, which means that under the Affordable Housing and High Road Jobs Act of 2022 and the Middle Class Housing Act of 2022, multifamily housing projects that pay prevailing wages for construction work and meet specified affordable housing targets are permitted. The Draft Housing Element also incorporates programs that propose revisions to the Town's development and design standards in order to integrate new housing and foster compatibility with surrounding uses.



**Figure 3 Sites Available for Housing**



**Table 1: Sites Inventory**

	<i>Total Units</i>	<i>Low/Very Low</i>	<i>Moderate</i>	<i>Above Moderate</i>
Vacant Single-Family Sites	60			60
Pipeline Projects				
<i>School Street Plaza</i>	175	35		140
<i>Fairfax Market</i>	8			8
<i>Various Single Family</i>	11			11
Town-Owned Sites (002-123-17/144-01)	10	10		
Underutilized Commercial Sites	159	129	30	
ADU/JADU Projection (@20/yr)	160	96	48	16
<b>Total</b>	<b>583</b>	<b>270</b>	<b>78</b>	<b>235</b>
<b>RHNA</b>	<b>490</b>	<b>235</b>	<b>71</b>	<b>184</b>
<b>Buffer</b>	<b>93</b>	<b>35</b>	<b>7</b>	<b>51</b>

The Draft Housing Element also includes an Action Plan, organized around five housing goals. Each goal is supported by policies and implementing programs that describe actions the Town will take to help meet its RHNA obligations. A summary of Action Plan contents is provided below.

**Goal 1, Increase the range of housing options to meet the housing needs for all economic segments of the community**, is supported by programs that seek to promote development of a variety of housing types, sizes, and densities that meet community needs. Programs involve planning for a variety of housing types located in mixed-use areas of the town that include shopkeeper housing, live-work units, home sharing and tenant matching, and ADUs. Program incentives to build such units include providing pre-approved ADU floor plans, ADU technical assistance, fee discounts, and zoning incentives.

**Goal 2, Address housing affordability by addressing regulatory, process, and market factors that limit housing production and preservation in Fairfax**, is supported by programs that seek to remove barriers to affordable housing development in the town. Specific interventions include the Town creating a workforce housing overlay, an affordable housing density bonus, rezoning sites to allow development, and reducing the time and cost of processing residential projects through establishing objective design and development standards and guidelines.

**Goal 3, Promote suitable and affordable housing for special needs populations, including housing for lower income households, large families, single parent households, the disabled, older adults, and people experiencing homelessness**, details programs that support housing development for special needs populations. Such programs include revising the Zoning Code use regulations tables to show that residential care facilities, transitional and supportive housing, and Low Barrier Navigation Centers (LBNCs) are allowed in all districts where residential uses are allowed. In addition, the Town will explore the feasibility of an inclusionary housing requirement and commercial linkage fee.



**Goal 4, Foster equal housing opportunity for all residents of Fairfax, regardless of race, religion, sex, marital status, ancestry, national origin, color, or ability,** is supported by programs that ensure the housing stock will better accommodate the needs of all current and future residents. The Town will encourage and facilitate affordable housing development in Fairfax by preparing information on available sites and potential opportunities for development, conducting targeted outreach to developers, providing technical assistance to developers, and exploring various sources of funding opportunities. The Town will also promote landlord participation in the Housing Choice Voucher program and facilitate awareness of fair housing information and State legislation that prohibits housing discrimination.

**Goal 5, Monitor the effectiveness of housing programs to ensure that they respond to housing needs,** is supported by programs that provide a regular monitoring and update process to assess housing needs and achievements. Programs commit the Town to annual reporting on progress toward Housing Element objectives, ensuring adequate sites are available to meet the Town's share of RHNA at all times throughout the planning period, and monitoring of ADU and JADU trends.

### **PROBABLE ENVIRONMENTAL IMPACTS OF THE PROJECT**

The EIR will fulfill CEQA requirements for environmental review of the Project. The Town has determined that an EIR is necessary following preliminary review of the project; as such, no initial study has been prepared or is required, pursuant to CEQA Guidelines Section 15063(a). The EIR will provide a programmatic environmental assessment of the potential consequences of implementing the Project, identify significant environmental impacts, and recommend feasible measures to mitigate those impacts. The EIR will also: evaluate potential cumulative and growth-inducing effects of the Project; consider and analyze alternatives to the Project; and identify the environmentally superior alternative. Consistent with the State CEQA Guidelines (Appendix G), the following environmental resource categories were analyzed:

- Aesthetics
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



All of the resource categories listed above will be considered in the EIR; however, given the local context of Fairfax, the following issues will be central to the environmental analysis:

### **Air Quality**

The proposed project could result in an increase in operational criteria air emissions through new vehicle trips generated by additional housing. Emissions increases will be evaluated against Bay Area Air Quality Management District thresholds to determine significance. The proposed project may also increase community health risks and hazards by placing sensitive receptors near existing or planned sources of toxic air contaminants or other hazardous emissions; this issue will be evaluated based on Air District guidance. Project consistency with the Bay Area Air Quality Management District's Clean Air Plan will also be evaluated.

### **Biological Resources**

Given the extent of biological resources throughout Fairfax, future development pursuant to the Proposed Project has the potential to adversely affect sensitive species, riparian habitats, sensitive communities, and federally protected wetlands. The potential presence of sensitive biological resources within the Town will be reviewed as a basis to determine whether new development on one or more of the housing opportunity sites may have potential to affect such resources. Where potential impacts are identified, programmatic biological resources mitigation measures will be identified that would apply to future individual development projects.

### **Geology and Soils**

Given the steep terrain in much of Fairfax, there is potential for landslides, particularly in wet weather months. Hillside areas in Fairfax have experienced landslides in the past. The development of housing in or adjacent to areas of geologic hazard could potentially result in significant impacts, which will be analyzed in further detail in the EIR.

### **Hazards and Hazardous Materials**

The risk of natural hazards, including flooding and wildfire, is present in Fairfax. Portions of Sir Francis Drake Boulevard, the principal evacuation route in Town, are located within the 100-year flood plain and could be obstructed in the event of a natural disaster. Further, given the extent of wildfire hazard in Fairfax, project implementation could potentially expose people and structures to risk from wildland fires. Emergency evacuation and wildfire are potentially significant impacts that will be analyzed in further detail in the EIR.

### **Noise**

Vehicle trips generated by new residential development pursuant to the Project may increase ambient noise levels in Fairfax, while construction activities may cause intermittent impacts. Construction-related noise effects and traffic noise effects will be evaluated based on Town standards and data regarding noise intensities for typical construction activities. Noise modeling will be conducted to determine if noise levels

in excess of standards established in the General Plan and Town Code could be exceeded as a result of project implementation, either cumulatively or as a result of project implementation.

### **Transportation**

According to State guidance, transportation impacts would result if home-based vehicle miles travelled (VMT) per resident under the Project are not 15 percent below baseline levels. VMT forecasts will be developed for the Project to determine if Project VMT exceeds the threshold prior to mitigation. Potentially significant impacts will be analyzed in the EIR with mitigation identified accordingly.

### **Tribal Cultural Resources**

Given the high potential for yet undiscovered tribal cultural resources in Fairfax and the ongoing tribal consultation, it cannot be definitively determined that no significant impact will result at this stage. This section will address whether the Proposed Project may have an adverse change on the significance of a tribal cultural resource.

### **Water Supply**

The project is likely to result in a net increase in water demand. As the Marin Municipal Water District is the water purveyor, information in the district's *2020 Urban Water Management Plan* will be used to quantify the projected change in demand and to evaluate whether sufficient water supply may be available to meet that demand. The *Groundwater Sustainability Plan for the Santa Rose Subbasin* was adopted in 2022. The groundwater sustainability plan will be reviewed to assess whether the project could impair implementation of the groundwater sustainability plan.

### **Wastewater**

The project is likely to result in a net increase in wastewater generation and may have potential to require new wastewater conveyance facilities, the construction of which may have environmental impacts. This potentially significant impact will be evaluated in the EIR.

### **Wildfire**

Given the extent of wildfire hazard in and adjacent to Fairfax, this section of the EIR will address whether the project would substantially impair an adopted emergency response plan or emergency evacuation plan; expose people to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire; require installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or expose people or structures to significant risks, including downslope of downstream flooding or landslides as a result of runoff, postfire slope instability, or drainage changes.



**SCOPING MEETING:**

A Special Fairfax Town Council Meeting will be conducted on Wednesday April 19, 2023 to collect oral comments from agencies and members of the public regarding the scope and content of the EIR in accordance with CEQA Section 21083.9.

**Special Fairfax Town Council Meeting on the Fairfax Housing Element Update and EIR**

Wednesday April 19, 2023 | 5:00 PM

In-person at the Fairfax Women's Club, 46 Park Road

And via Zoom teleconference

Information on how to participate in the meeting will be posted on the Town's website at:

<https://www.townoffairfax.org/> three days prior to the scheduled meeting.

For project information, please visit <https://www.townoffairfax.org/housing-element/>

Please contact Heather Abrams at 415-453-1584 or [habrams@townoffairfax.org](mailto:habrams@townoffairfax.org) with any questions regarding this notice or the scoping meeting.



Heather Abrams, Town Manager



Date

## APPENDIX B: NOP COMMENT LETTERS



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## California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660  
[www.dot.ca.gov](http://www.dot.ca.gov)



Governor's Office of Planning & Research

**Sep 20 2022**

September 20, 2022

**STATE CLEARINGHOUSE**

SCH #: 2022080624  
GTS #: 04-MRN-2022-00268  
GTS ID: 27433  
Co/Rt/Pm: MRN/101/13.6

Heather Abrams, Town Manager  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94390

**Re: Town of Fairfax 2023-2031 Housing, Land Use, and Safety Elements Amendments, and Zoning Amendments Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)**

Dear Heather Abrams:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Town of Fairfax Housing, Land Use, and Safety Elements Amendments Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the August 2022 NOP.

### **Project Understanding**

The project includes preparing a 6th cycle housing element to be adopted as a general plan amendment, amending/updating the land use and safety elements of the general plan, and amending the zoning ordinance to: 1) modify existing zoning district regulations that apply to proposed housing opportunity sites to comply with state mandate, and 2) rezone one housing opportunity site.

### **Travel Demand Analysis**

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)). Please note that current and future land use projects proposed near and adjacent to the State Transportation Network (STN) may be assessed, in part, through the TISG.



### **Transportation Impact Fees**

We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the City and local partners to secure the funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

### **Lead Agency**

As the Lead Agency, the Town of Fairfax is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Equitable Access**

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

MARK LEONG  
District Branch Chief  
Local Development Review

c: State Clearinghouse



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Bay Delta Region  
2825 Cordelia Road, Suite 100  
Fairfield, CA 94534  
(707) 428-2002  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



September 9, 2022

Governor's Office of Planning & Research

**Sep 12 2022**

Heather Abrams, Town Manager  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94930  
[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)

**STATE CLEARINGHOUSE**

Subject: Town of Fairfax 6th Cycle Housing Element, General Plan Amendments, and Zoning Amendments, Notice of Preparation of Draft Environmental Impact Report, SCH No. 2022080624, Marin County

Dear Ms. Abrams:

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Town of Fairfax 6th Cycle Housing Element, General Plan Amendments, and Zoning Amendments (Project).

CDFW is providing the Town of Fairfax, as the lead agency, with specific detail about the scope and content of the environmental information related to CDFW's area of statutory responsibility that must be included in the EIR (Cal. Code Regs., tit. 14, § 15082, subd. (b)).

## **CDFW ROLE**

CDFW is a **Trustee Agency** with responsibility under the California Environmental Quality Act (CEQA) for commenting on projects that could impact fish, plant, and wildlife resources (Pub. Resources Code, § 21000 et seq.; Cal. Code Regs., tit. 14, § 15386). CDFW is also considered a **Responsible Agency** if a project would require discretionary approval, such as a permit pursuant to the California Endangered Species Act (CESA) or Native Plant Protection Act (NPPA), Lake and Streambed Alteration (LSA) Program, and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources. Pursuant to our authority, CDFW has the following concerns, comments, and recommendations regarding the Project.

## **PROJECT DESCRIPTION AND LOCATION**

The Project includes updates to the Housing Element of the Town of Fairfax's General Plan. The Project will also update the Land Use Element and Safety Element, as well as portions of the Municipal Code including the Zoning Ordinance, to maintain internal



Heather Abrams  
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September 9, 2022  
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consistency. The updates to the Housing Element and related sections of the General Plan and Municipal Code will extend from 2023 to 2031.

The Housing Element Update will identify specific “opportunity” sites deemed appropriate for developing housing (including affordable units), and the Town would rezone those sites as necessary to meet the requirements of State law. The Project identifies 19 sites, totaling approximately 153.56 acres, which have been identified as housing opportunity areas. The Town of Fairfax anticipates that this will result in the addition of 531 new dwelling units.

The Project includes three types of zoning amendments. The first is to amend regulations for several existing zoning districts in Title 17, Zoning, of the Town of Fairfax Municipal Code to accommodate the proposed development types and capacities. The second is to rezone one housing opportunity site to allow multi-family development. The third is to amend the zoning map to reflect the zone change for that opportunity site.

Per legislative mandates, the Project also includes updates to the General Plan Safety Element to address climate change resiliency, reduce fire and flooding risks, and plan for emergency evacuations.

The CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) require that the EIR incorporate a full project description, including reasonably foreseeable future phases of the Project, that contains sufficient information to evaluate and review the Project’s environmental impact (CEQA Guidelines, §§ 15124 & 15378). Please include a complete description of the following Project components in the Project description:

- Land use changes resulting from, for example, rezoning certain areas.
- Footprints of permanent Project features and temporarily impacted areas, such as staging areas and access routes.
- Area and plans for any proposed buildings/structures, ground disturbing activities, fencing, paving, stationary machinery, landscaping, and stormwater systems.
- Operational features of the Project, including level of anticipated human presence (describe seasonal or daily peaks in activity, if relevant), artificial lighting/light reflection, noise, traffic generation, and other features.
- Construction schedule, activities, equipment, and crew sizes.

Although not stated in the NOP, the EIR may be a Program EIR. In this case, while Program EIRs have a necessarily broad scope, CDFW recommends providing as much

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information related to anticipated future activities as possible. CDFW recognizes that, pursuant to CEQA Guidelines section 15152, subdivision (c), if a Lead Agency is using the tiering process in connection with an EIR or large-scale planning approval, the development of detailed, site-specific information may not be feasible and can be deferred, in many instances, until such time as the Lead Agency prepares a future environmental document. This future environmental document would cover a project of a more limited geographical scale and is appropriate if the deferred information does not prevent adequate identification of significant effects of the planning approval at hand. The CEQA Guidelines section 15168, subdivision (c)(4) states, "Where the later activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were within the scope of the program EIR." Based on CEQA Guidelines section 15183.3 and associated *Appendix N Checklist*, and consistent with other program EIRs, CDFW recommends creating a procedure or checklist for evaluating subsequent project impacts on biological resources to determine if they are within the scope of the Program EIR or if an additional environmental document is warranted. This checklist should be included as an attachment to the EIR. Future analysis should include all special-status species and sensitive habitat including but not limited to species considered rare, threatened, or endangered species pursuant to CEQA Guidelines, section 15380.

When used appropriately, the checklist should be accompanied by enough relevant information and reasonable inferences to support a "within the scope" of the EIR conclusion. For subsequent Project activities that may affect sensitive biological resources, a site-specific analysis should be prepared by a qualified biologist to provide the necessary supporting information. In addition, the checklist should cite the specific portions of the EIR, including page and section references, containing the analysis of the subsequent Project activities' significant effects and indicate whether it incorporates all applicable mitigation measures from the EIR.

## REGULATORY REQUIREMENTS

### *California Endangered Species Act and Native Plant Protection Act*

Please be advised that a CESA Incidental Take Permit (ITP) must be obtained if the Project has the potential to result in "take" of plants or animals listed under CESA or NPPA, either during construction or over the life of the Project. Issuance of a CESA ITP is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, such as those identified in **Attachment 1**, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA ITP.

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CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c) & 21083; CEQA Guidelines, §§ 15380, 15064, and 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The CEQA Lead Agency's FOC does not eliminate the Project proponent's obligation to comply with CESA.

#### *Lake and Streambed Alteration Agreement*

CDFW will require an LSA Notification, pursuant to Fish and Game Code sections 1600 et. seq. for Project activities affecting lakes or streams and associated riparian habitat. Notification is required for any activity that will substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are subject to notification requirements. CDFW, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

### **ENVIRONMENTAL SETTING**

The EIR should provide sufficient information regarding the environmental setting ("baseline") to understand the Project's, and its alternative's (if applicable), potentially significant impacts on the environment (CEQA Guidelines, §§ 15125 & 15360).

CDFW recommends that the CEQA document prepared for the Project provide baseline habitat assessments for special-status plant, fish and wildlife species located and potentially located within the Project area and surrounding lands, including but not limited to all rare, threatened, or endangered species (CEQA Guidelines, § 15380). The EIR should describe aquatic habitats, such as wetlands or waters of the U.S. or State, and any sensitive natural communities or riparian habitat occurring on or adjacent to the Project site (for sensitive natural communities see: <https://wildlife.ca.gov/Data/VegCAMP/NaturalCommunities#sensitive%20natural%20communities>), and any stream or wetland set back distances the Town may require. Fully protected, threatened or endangered, candidate, and other special-status species that are known to occur, or have the potential to occur in or near the Project site, include but are not limited to those listed in **Attachment 1**.

Habitat descriptions and the potential for species occurrence should include information from multiple sources: aerial imagery, historical and recent survey data, field reconnaissance, scientific literature and reports, U.S. Fish and Wildlife Service's



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(USFWS) Information, Planning, and Consultation System, and findings from “positive occurrence” databases such as California Natural Diversity Database (CNDDDB). Based on the data and information from the habitat assessment, the EIR should adequately assess which special-status species are likely to occur on or near the Project site, and whether they could be impacted by the Project.

CDFW recommends that prior to Project implementation, surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at: <https://www.wildlife.ca.gov/Conservation/Survey-Protocol>.

Botanical surveys for special-status plant species, including those with a California Rare Plant Rank (<http://www.cnps.org/cnps/rareplants/inventory/>)<sup>1</sup>, must be conducted during the blooming period within the Project area and adjacent habitats that may be indirectly impacted by, for example, changes to hydrological conditions, and require the identification of reference populations. More than one year of surveys may be necessary based on environmental conditions. Please refer to CDFW protocols for surveying and evaluating impacts to special status plants available at: <https://www.wildlife.ca.gov/Conservation/Plants>.

## IMPACT ANALYSIS AND MITIGATION MEASURES

The EIR should discuss all direct and indirect impacts (temporary and permanent) that may occur with implementation of the Project (CEQA Guidelines, § 15126.2). This includes evaluating and describing impacts such as:

- Land use changes that would reduce open space or agricultural land uses and increase residential or other land use involving increased development;
- Encroachments into riparian habitats, wetlands or other sensitive areas;
- Potential for impacts to special-status species;
- Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal, alternation of soils and hydrology, and removal of habitat structural features (e.g., snags, roosts, vegetation overhanging banks);

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<sup>1</sup> California Rare Plant Rank (CRPR) 1B plants are considered rare, threatened, or endangered in California and elsewhere. Further information on CRPR ranks is available in CDFW's *Special Vascular Plants, Bryophytes, and Lichens List* (<https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>) and on the California Native Plant Society website (<https://www.cnps.org/rare-plants/cnps-rare-plant-ranks>).

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- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic or human presence; and
- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.

The CEQA document should also identify reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the Project's contribution to the impact (CEQA Guidelines, §15355). Although a project's impacts may be insignificant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative impact – e.g., reduction of available habitat for a special-status species – should be considered cumulatively considerable without mitigation to minimize or avoid the impact.

Based on the comprehensive analysis of the direct, indirect, and cumulative impacts of the Project, the CEQA Guidelines direct the lead agency to consider and describe all feasible mitigation measures to avoid potentially significant impacts in the EIR, and/or mitigate significant impacts of the Project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.2, 15126.4 & 15370). This includes a discussion of impact avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with CDFW, USFWS, and the National Marine Fisheries Service. These measures can then be incorporated as enforceable Project conditions to reduce potential impacts to biological resources to less-than-significant levels.

## **ENVIRONMENTAL DATA**

CEQA requires that information developed in EIRs and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations (Pub. Resources Code, § 21003, subd. (e)). Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link:

<https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link:  
<https://wildlife.ca.gov/Data/CNDDDB/Plantsand-Animals>.

## **FILING FEES**


CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish & G. Code, § 711.4; Pub. Resources Code,

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§ 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

If you have any questions, please contact Alex Single, Environmental Scientist, at (707) 799-4210 or [Alex.Single@wildlife.ca.gov](mailto:Alex.Single@wildlife.ca.gov); or Melanie Day, Senior Environmental Scientist (Supervisory), at (707) 210-4415 or [Melanie.Day@wildlife.ca.gov](mailto:Melanie.Day@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
B77E9A6211EF486  
Erin Chappell  
Regional Manager  
Bay Delta Region

Attachment 1: Special-Status Species

ec: State Clearinghouse # 2022080624



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## ATTACHMENT 1: Special-Status Species

Species Name	Common Name	Status
<i>Acipenser medirostris</i> pop. 1	green sturgeon - southern DPS	FT
<i>Amorpha californica</i> var. <i>napensis</i>	Napa false indigo	CRPR 1B.2
<i>Amsinckia lunaris</i>	bent-flowered fiddleneck	CRPR 1B.2
<i>Antrozous pallidus</i>	pallid bat	SSC
<i>Aplodontia rufa phaea</i>	Point Reyes mountain beaver	SSC
<i>Arctostaphylos montana</i> ssp. <i>montana</i>	Mt. Tamalpais manzanita	CRPR 1B.3
<i>Arctostaphylos virgata</i>	Marin manzanita	CRPR 1B.2
<i>Astragalus pycnostachyus</i> var. <i>pycnostachyus</i>	coastal marsh milk-vetch	CRPR 1B.2
<i>Athene cunicularia</i>	burrowing owl	SSC
<i>Bombus caliginosus</i>	obscure bumble bee	ICP
<i>Bombus occidentalis</i>	western bumble bee	ICP
<i>Calamagrostis crassiglumis</i>	Thurber's reed grass	CRPR 2B.1
<i>Cardamine angulata</i>	seaside bittercress	CRPR 2B.1
<i>Carex lyngbyei</i>	Lyngbye's sedge	CRPR 2B.2
<i>Ceanothus masonii</i>	Mason's ceanothus	SR, CRPR 1B.2
<i>Chloropyron maritimum</i> ssp. <i>palustre</i>	Point Reyes salty bird's-beak	CRPR 1B.2
<i>Chorizanthe cuspidata</i> var. <i>cuspidata</i>	San Francisco Bay spineflower	CRPR 1B.2
<i>Cirsium hydrophilum</i> var. <i>vaseyi</i>	Mt. Tamalpais thistle	CRPR 1B.2
<i>Collinsia corymbosa</i>	round-headed Chinese-houses	CRPR 1B.2
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	SSC
<i>Dicamptodon ensatus</i>	California giant salamander	SSC

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<i>Dirca occidentalis</i>	western leatherwood	CRPR 1B.2
<i>Emys marmorata</i>	western pond turtle	SSC
<i>Entosthodon kochii</i>	Koch's cord moss	CRPR 1B.3
<i>Eriogonum luteolum</i> var. <i>caninum</i>	Tiburon buckwheat	CRPR 1B.2
<i>Fissidens pauperculus</i>	minute pocket moss	CRPR 1B.2
<i>Fritillaria lanceolata</i> var. <i>tristulis</i>	Marin checker lily	CRPR 1B.1
<i>Gilia capitata</i> ssp. <i>chamissonis</i>	blue coast gilia	CRPR 1B.1
<i>Gilia millefoliata</i>	dark-eyed gilia	CRPR 1B.2
<i>Helianthella castanea</i>	Diablo helianthella	CRPR 1B.2
<i>Hemizonia congesta</i> ssp. <i>congesta</i>	congested-headed hayfield tarplant	CRPR 1B.2
<i>Hesperoleucus venustus subditus</i>	southern coastal roach	SSC
<i>Hesperolinon congestum</i>	Marin western flax	ST, FT, CRPR 1B.1
<i>Holocarpha macradenia</i>	Santa Cruz tarplant	SE, FT, CRPR 1B.1
<i>Kopsiopsis hookeri</i>	small groundcone	CRPR 2B.3
<i>Lessingia micradenia</i> var. <i>micradenia</i>	Tamalpais lessingia	CRPR 1B.2
<i>Microseris paludosa</i>	marsh microseris	CRPR 1B.2
<i>Mielichhoferia elongata</i>	elongate copper moss	CRPR 4.3
<i>Navarretia rosulata</i>	Marin County navarretia	CRPR 1B.2
<i>Oncorhynchus kisutch</i> pop. 4	coho salmon - central California coast ESU	SE, FE
<i>Oncorhynchus mykiss irideus</i> pop. 8	steelhead - central California coast DPS	FT
<i>Pentachaeta bellidiflora</i>	white-rayed pentachaeta	SE, FE, CRPR 1B.1
<i>Pleuropogon hooverianus</i>	North Coast semaphore grass	ST, CRPR 1B.1
<i>Polygonum marinense</i>	Marin knotweed	CRPR 3.1

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<i>Quercus parvula</i> var. <i>tamalpaisensis</i>	Tamalpais oak	CRPR 1B.3
<i>Rana boylei</i>	foothill yellow-legged frog - northwest/north coast clade	SSC
<i>Sidalcea calycosa</i> ssp. <i>rhizomata</i>	Point Reyes checkerbloom	CRPR 1B.2
<i>Sidalcea hickmanii</i> ssp. <i>viridis</i>	Marin checkerbloom	CRPR 1B.1
<i>Stebbinsoseris decipiens</i>	Santa Cruz microseris	CRPR 1B.2
<i>Streptanthus batrachopus</i>	Tamalpais jewelflower	CRPR 1B.3
<i>Streptanthus glandulosus</i> ssp. <i>pulchellus</i>	Mt. Tamalpais bristly jewelflower	CRPR 1B.2
<i>Strix occidentalis caurina</i>	Northern spotted owl	ST, FT
<i>Trifolium amoenum</i>	two-fork clover	FE, CRPR 1B.1

FE = federally listed as endangered under the Endangered Species Act (ESA); FT = federally listed as threatened under ESA; SE = state listed as endangered under CESA; ST = state listed as threatened under CESA; SR = state listed as rare under the Native Plant Protection Act; ICP = California Terrestrial and Vernal Pool Invertebrate of Conservation Priority <sup>2</sup>; SSC = state Species of Special Concern; CRPR = California Rare Plant Rank

<sup>2</sup> The list of California Terrestrial and Vernal Pool Invertebrates of Conservation Priority was collated during CDFW's Scientific Collecting Permit rulemaking process: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=157415&inline>





## NATIVE AMERICAN HERITAGE COMMISSION

August 26, 2022

Governor's Office of Planning &amp; Research

**Aug 26 2022****STATE CLEARINGHOUSE**

Heather Abrams, Town Manager  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94930

**Re: 2022080624, Town of Fairfax 2023-2031 Housing, Land Use, and Safety Elements  
Amendments, and Zoning Amendments Project, Marin County**

Dear Ms. Abrams:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

CHAIRPERSON  
**Laura Miranda**  
Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

PARLIAMENTARIAN  
**Russell Attebery**  
Karuk

SECRETARY  
**Sara Dutschke**  
Miwok

COMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
Apache

COMMISSIONER  
**Isaac Bojorquez**  
Ohlone-Costanoan

COMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
Nomlaki

COMMISSIONER  
**Wayne Nelson**  
Luiseño

COMMISSIONER  
**Stanley Rodriguez**  
Kumeyaay

EXECUTIVE SECRETARY  
**Raymond C.  
Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

**1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:**

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

**2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

**3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

**4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

**5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

**6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
    - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i.** Protecting the cultural character and integrity of the resource.
    - ii.** Protecting the traditional use of the resource.
    - iii.** Protecting the confidentiality of the resource.
  - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)



SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

#### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

Sincerely,

*Cody Campagne*

Cody Campagne  
Cultural Resources Analyst

cc: State Clearinghouse

## NATIVE AMERICAN HERITAGE COMMISSION

April 4, 2023

Heather Abrams  
Town of Fairfax  
142 Bolinas Rd.  
Fairfax, CA 94930

Re: 2022080624, Fairfax Housing Element Update, Marin County

Dear Ms. Abrams:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

CHAIRPERSON  
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Luiseño

VICE CHAIRPERSON  
**Reginald Pagaling**  
Chumash

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COMMISSIONER  
**[Vacant]**

COMMISSIONER  
**[Vacant]**

EXECUTIVE SECRETARY  
**Raymond C. Hitchcock**  
Miwok/Nisenan

**NAHC HEADQUARTERS**  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)



AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

**1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:**

Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

- a. A brief description of the project.
- b. The lead agency contact information.
- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).

**2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).

**3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).

**4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).

**5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).

**6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).



- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
    - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i.** Protecting the cultural character and integrity of the resource.
    - ii.** Protecting the traditional use of the resource.
    - iii.** Protecting the confidentiality of the resource.
  - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

#### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([https://ohp.parks.ca.gov/?page\\_id=30331](https://ohp.parks.ca.gov/?page_id=30331)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Cody.Campagne@nahc.ca.gov](mailto:Cody.Campagne@nahc.ca.gov).

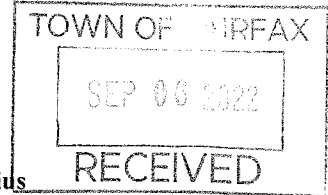
Sincerely,



Cody Campagne  
Cultural Resources Analyst

cc: State Clearinghouse

# REUBEN, JUNIUS & ROSE, LLP



Andrew J. Junius  
ajunius@reubenlaw.com

August 31, 2022

**Delivered Via U.S. Mail**  
**and Email (dwoltering@townoffairfax.org)**

David Woltering  
Interim Community Development Director  
Town of Fairfax  
142 Bolinas Rd.  
Fairfax, CA 94930

**Re: Fairfax Housing Element**  
**Our File No.: 12418.01**

Dear Mr. Woltering:

This office represents the owners of the Marin Town Country Club ("MTCC"). We are assisting MTCC in tracking and actively participating in the ongoing Fairfax housing element process.

The MTCC site represents a unique opportunity. The 25 acre site, located within walking distance of downtown Fairfax, is perfectly positioned for medium to high density multifamily residential development. The property could make a significant contribution to Fairfax's housing stock and help satisfy the Town's Housing Element requirements.

We would like to meet with you at your earliest convenience in order to discuss including the MTCC site within the Fairfax Housing Element and ultimately rezoning the property for residential use.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Andrew J. Junius

cc: Marin Town Country Club (via email)  
Tuija Catalano, Partner, Reuben, Junius & Rose, LLP (via email)  
California Department of Housing and Community Development (via email)

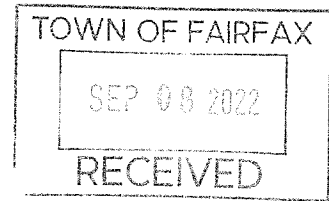
**San Francisco Office**  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

**Oakland Office**  
492 9th Street, Suite 200, Oakland, CA 94607  
tel: 510-527-5589

[www.reubenlaw.com](http://www.reubenlaw.com)



10 Olema Road Fairfax



9/7/22

Town of Fairfax Planning Department,

I am Ray Bakowski, a long time Fairfax resident and business owner. My wife and I own *House To Home* at 52 Bolinas Road. I work in real estate, my wife works in interior design and our daughter is a student at Archie Williams High School, I was a member of the the now defunct Design Review Board and have volunteered for many years at town functions.

I'm writing this letter to inform you I have the property at 10 Olema Rd. under contract to purchase. I'm very familiar with how important housing is in the community and state wide. I have been engaged with "Fairfax Speaks" and have been following the new general plan as well as the housing element closely. 10 Olema Road is an ideal site for development and has been included in previous housing element plans. My intention moving forward is to develop the property into a multi-family project consistent with the town's housing element and character. The property is over 1 acre, flat, walking distance to downtown, on a major transit line and would require no resident displacement. It would also be an in-fill project with very little evacuation/fire issues and would transform a woefully underutilized parcel into an ideal site that could meet a wide arrange of housing needs to help meet our allotted RHNA numbers.

I look forward to working with the town on this endeavor.

Regards,

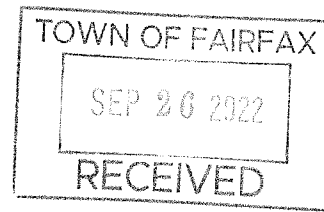
  
**Ray Bakowski** (Lic: 01723889)

**Coldwell Banker Realty** (Office Lic.: 01908304)

**Primary: 415-608-7806**

**HouseToHomeMarin.com**

Ling shien Bell  
63 Dominga ave  
Fairfax CA 94930



September 25 2022

Regarding the prospect of adding 576 housing units in Fairfax, my concerns are:

\_safety, it is sketchy as it is now, I don't see how we'll be able to evacuate in case of fire.

\_ biological diversity: we have seen a return of more diverse wild life with the calming effect of the pandemic, less traffic and activity. We can now hear a lot of different birds, not just crows and blue jays, it would be a shame to lose them again. at night the owls have made a come back too.

\_ noise: the construction would mean an extremely noisy next 10 years, and traffic increase, all this noise would be detrimental to the birds, who need to communicate at a distance.

\_ water: there certainly wouldn't be enough water, considering there is barely enough for the amount of houses we have now.

Please consider these factors in the E.I.R.

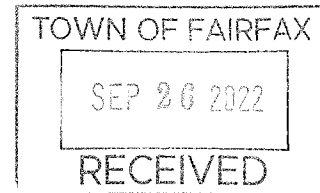
Thank you,

Ling shien Bell

Comments to be included with the CEQA/EIR Housing Elements 2023-2031

1 of 3

Mark Bell  
63 Dominga Ave  
Fairfax, CA 94930  
415-258-9421



### **General comments**

The numbers don't lie and those numbers prove that people are leaving California in droves. Further evidence is the fact that California has lost a seat in Congress. Add in the fact that in San Francisco County alone, there are over 43,000 unoccupied housing units. If this was really about housing, then passing laws to open these hundreds of thousands of already built units would address any needs than adequately and immediately.

Nowhere in the CA constitution or the US Constitution is there given the right for the government to knowingly place the entire civilian population under the direct threat of injury or death. Hundreds of communities, as is, would be unable to evacuate in an emergency fire for example. These absurd increases in housing numbers assures that many people will die. This is a violation of our civil rights.

What is the price of graft these days?

### **Comments on items**

There is supposed to be a 30 day period granted to citizens to make comments. Virtually no one in Fairfax had any idea this was happening until a couple weeks ago. Nothing in the Town's newsletter and nothin on the Town's website. The consultant, Andie Flowers, didn't even know where or when this notification was given. Since this consultant didn't provide any pronouns, I am forced to keep using either "consultant" or the pronoun "it". It thinks it was posted on the private website used by it's company but wasn't even sure of that. A further violation of our rights.

There are approximately 3500 residences so forcing the Town to increase this by over 500, not counting the density bonuses which we have been informed are not to be included, is over 14%. Adding in density bonuses will push this closer to 25%.

### **Air Quality**

Over 500 units will translate to over 1,000 cars with the national average at 5 car trips per day per vehicle and that's just new residents. Construction vehicles alone will spew a heavy amount of pollution including heavy metals throughout the Town for years. With the advent of Covid-19 and the reduction of traveling, the Town has experienced a resurgence in wildlife especially among birds. Owls have returned and a detailed EIR is needed to see if spotted owls are among them.

### **Biological resources**

California, as it seems just a few people know, is currently in a drought and the Town of Fairfax is primarily dependent on water obtained from the Marin Water utility. The water comes from local reservoirs and a small percentage from the Russian River. This river already has a lot of

demand on it and factoring in thousands of new residents not only in Fairfax but in Marin County is not an option. Marin Water asked for voluntary reductions to restrict use to 50-60 gallons per person as is; the addition of tens of thousands of people county wide will severely tax the agency's ability to meet even 50% of that.

Another area proposed as a possible site is the area known as the Wall property. Comprehensive geological studies have shown this is an unstable region. Not only is it unsafe to build here, there is a strong likelihood that any construction in this zone will severely damage the existing houses below, possibly to the point of demolition, thereby further diminishing existing housing. There have also been sightings of endangered species in this area.

Furthermore most utilities were founded and their pipelines laid decades ago with the result that the infrastructure is breaking down. An EIR logically should include detailed reports from these agencies such as Ross Valley Sanitary and Marin Water as to the condition of their infrastructures, how many years would it take to replace them, and the costs associated to complete these projects. And, by the way, this means more construction vehicles, more air pollution, more landfill, more roads collapsing, more traffic delays for more vehicles. You get the idea?

#### Greenhouse Gases

Obviously comments regarding air pollution go here as well. While more equipment is becoming electric powered, more electric energy must be generated somewhere. It is delusional to think that since it's electric it is clean. There are still major coal burning power plants throughout the USA. Even incidental use of gas leaf blowers by companies will continue for quite a while, people "firing up" their gas grills especially during power outages and the dramatic increase of gas burning generators will continue, people will continue to use gas water heaters and fireplaces.

The general population in Fairfax has been exposed to the concepts of cutting greenhouse gas emissions and water conservation for decades. Bringing in over 1,000+ new people, who haven't, will cause a geometric rise in emissions not an arithmetic one.

#### Noise

One of the proposed sites which has been given the highest units number is on the highest ground of the downtown. This will project the noise not only during a construction phase but also the implementation phase. Already the noise from the adjacent ball field covers an immense area. The area of Frustuck, Dominga, and the north side of Sir Frances Drake Blvd (SFBD) are negatively impacted. To put 100+ units there will make it much worse. That site alone requires a full scale EIR alone. I believe the former Wall property is also listed as a prospective site. Not only is this currently undeveloped property geologically unsound for any construction, noise generated there will be like a megaphone of noise.

#### Public Services

I already touched on this. Current infrastructure can not possibly deal with the proposed housing increase. And, unless, you've got a direct line to God to bring more rain, the absurdity of this is obvious. This proposed EIR must make a full study of these issues.



### Transportation

The roads are deteriorating, a massive increase in heavy vehicles will destroy them further, even a minor accident on SFDB, Center, Broadway or Bolinas causes total, TOTAL, gridlock, there is virtually no public transportation except during commute hours, adding a 1,000+ cars is not any kind of answer, people will die in any kind of evacuation event. Any real comprehensive study will come to this conclusion.

### Tribal Cultural Resources

It is a known and proven fact that there are Miwok artifacts throughout most of what is downtown Fairfax. Remains have been uncovered and acknowledged on the current Good Earth market site and on the various roadways throughout the downtown streets. There is a strong likelihood that the School Street Plaza area also contained remains of the Miwok that were ignored during the construction that took place decades ago when such finds were given little priority. Any attempt to reconfigure the main traffic corridors in Town, such as widening them, will most likely uncover more artifacts thereby delaying construction and further endangering current residents. Add in that putting in multi-story complexes require deeper foundations which in turn will uncover more Cultural Resources which in turn will delay any construction timeline by months, if not years, and again contribute to deaths if any evacuation is required.

### Water Supply

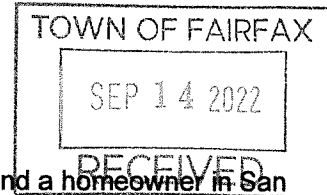
California, as it seems just a few people know, is currently in a drought and the Town of Fairfax is primarily dependent on water obtained from the Marin Water utility. The water comes primarily from local reservoirs and a small percentage from the Russian River. This river already has a lot of demand on it and factoring in thousands of new residents not only in Fairfax but in Marin County is not an option. Marin Water asked for voluntary reductions to restrict use to 50-60 gallons per person as is; the addition of tens of thousands of people county wide will severely tax the agency's ability to meet even 50% of that.

### Conclusion

The residents of Fairfax were not notified of this report until half of the time period had elapsed. I don't know if these comments go to any sanctioning body. If they do, then the primary consultant, Andi Flowers, should be fined or banned. This person is compulsively disingenuous (I believe that's the polite word these days for "liar"). I don't know why we, the citizenry, have to be punished for this. An EIR that refuses to account for state density bonuses is obviously going to be severely flawed. How can a real conclusion be made by ignoring 30-40% of what will be a real life projection? Simply put, the Town of Fairfax does not currently have the evacuation capability now, a crumbling infrastructure that can not possibly handle the proposed increase in population even disregarding state density bonuses, no possibility of creating water, a delicate hydrology that already is taxed when the rains come, and major geological and Tribal resource issues that further limit site possibilities.

There is no way 19 sites can possibly undergo an even half-assed EIR in six months time. Seriously, what current data could be established? Even the hiring of 19 firms would not give a clear, accurate report of current conditions.

Mark Bell



Thank you for the opportunity to comment.

I am an employee of the town of Fairfax, an environmental advocate, and a homeowner in San Rafael with emergency response training. My request is for a survey of town employees who live within/outside the town of Fairfax to be included in the EIR and some accounting of the environmental impact of daily workforce migration.

It is widely accepted that a sustainable community must be able to house firefighters, local police, town administrators, medical personnel, and more in order to respond to crisis. I have heard concern at every meeting about townspeople exiting in an emergency without the understanding that all communities need to be prepared to shelter in place and fend for themselves for up to one week. The town of Fairfax safety plan would benefit from more affordable housing. Fairfax includes elderly, children, and disabled persons that require trained employees to care for them. When all the homeowners in the Cascades exit for an emergency, who will be available in the town to continue to provide emergency care and services? A survey would benefit the EIR, town decision makers, and the town emergency plan.

The survey should also include; landscapers, janitors, teachers, food service workers, consultants and other persons on payroll as an indicator of the hundreds of private workers who must commute into Fairfax. Public transit is an unreliable option in Marin County and there is little political will to improve it. The costs of daily workforce migration include current petrol prices (less profits), increased greenhouse gasses (less planet), and the loss of human resources housed within the town (less people). Can Fairfax, Marin County, California and the world climate heal with our current transportation centric lifestyle?

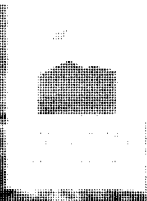
I live in a WUI (Wild Urban Interface) and understand forced migration challenges. I fear drought and wildfires and joined my local CERT program. I also coordinated a workshop with the United Nations Group for Youth and Children about it all for the Global Climate Action Summit in San Francisco. CLICK HERE FOR VIDEO In the video [48:15] Former Mill Valley Fire Department Battalion Chief, Michael St. John, discusses the challenges of fire evacuation. Well placed affordable housing is not a barrier to evacuation and that lie needs to be rebuked. Fire danger in our area is exacerbated by existing high value homes bordering wild areas. Wealthy single family households have higher carbon footprints and use more resources (think water) than more affordable, multi family homes.

Marin County has strongly resisted affordable housing for many years and yet the drought and fire danger have only increased here. The town of Fairfax safety plan would benefit from more affordable housing areas. It's an inconvenient truth.

An affordable unique eco-village would be a fabulous mitigation and showcase the town's fabulous style! I think the voters would love to see one at the Town and Country Club.

I have attached a scanned copy of research from 2011 provided by the Non-profit Housing Association of Northern California and Greenbelt Alliance. We know it's not much better today. We can do better tomorrow.

Respectfully,  
Tamela Fish



# MILES *from* HOME

THE TRAFFIC AND CLIMATE IMPACTS OF  
MARIN'S UNAFFORDABLE HOUSING

#### ACKNOWLEDGMENTS

The Non-Profit Housing Association of Northern California (NPH) is very grateful to the Marin Community Foundation for funding this research as part of its multi-year investment in the Marin Community Housing Action Initiative. With the foundation's generous support, NPH and Greenbelt Alliance are working to improve Marin's quality of life through innovative efforts to ensure an adequate supply of new affordable homes.

Thanks to Dianne Spaulding (NPH), who served as editor; Jennifer Gennari (Greenbelt Alliance), who provided editorial assistance and managed production; and Elizabeth Stampe, who wrote an early draft.

Thanks also to Linda Wagner (Marin Workforce Housing Trust) for her helpful edits and feedback.

#### AUTHOR

Robert Hickey (NPH)

#### RESEARCH ASSISTANT

Gabriella Chiarenza (NPH)

#### DESIGN

Adam Hoffman; [www.blucneckdesign.com](http://www.blucneckdesign.com)

#### PHOTOGRAPHY

All images by Greenbelt Alliance and NPH except p.10 by EMH Housing and p. 12 by Eric Hunt.

February, 2011

#### ABOUT LIVE LOCAL MARIN

Live Local Marin is a broad coalition effort to reduce traffic, protect the environment, and create healthier communities by making it easier for people with strong roots in Marin to live closer to their jobs.

[www.livemarin.org](http://www.livemarin.org) or [www.LiveLocalMarin.org](http://www.LiveLocalMarin.org)

Whitney Merchant, Marin Field Representative, Greenbelt Alliance  
[wmerchant@greenbelt.org](mailto:wmerchant@greenbelt.org)

415.491.4993

[www.nonprofithousing.org](http://www.nonprofithousing.org)

Robert Hickey, Marin Program Manager, NPH

[robert@nonprofithousing.org](mailto:robert@nonprofithousing.org)

415.491.4731



## FOREWORD

### MARIN RESIDENTS CARE DEEPLY ABOUT THEIR ENVIRONMENT.

As a result, the county is quite literally green: Marin County has protected 84% of its land as parks, open space, watersheds, tidelands, and farmlands. No other Bay Area county has protected nearly as high a percentage of its land.

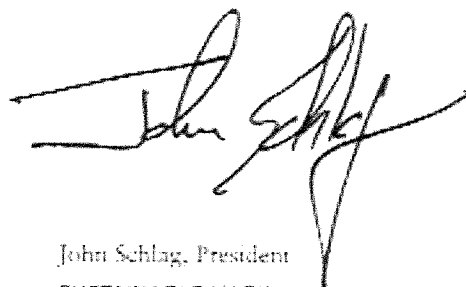
Marin County residents personally make green choices, too: the county has the highest rate of ownership of Priuses and other hybrid cars of any California county—four times the statewide average, in a state known for its environmental leadership. Marin is also a leader in clean energy, having launched the first community choice energy program, which provides its customers with the option to receive power from renewable resources.

But it's not enough. In spite of Marin's track record in protecting land and embracing individual green choices at home, Marin's impact on climate change is disproportionately large, and growing. On average, per person, Marin residents emit 13.5 metric tons of greenhouse gases per year.

For 10 years, Sustainable Marin has been working for a future we can live in: one that advances environmental and economic sustainability and social well-being. We advocate and collaborate in our communities on climate protection, zero waste, clean energy, water conservation, green building and schools, and transportation.

Increasingly, we understand that where people live in relationship to their jobs affects how much they drive, and the size of their carbon footprint. The Live Local campaign, a partnership between NPH, Greenbelt Alliance, and the Marin Community Foundation, envisions a future Sustainable Marin endorses: a range of home types, next to transportation choices and affordable to many, that will mean less driving and less polluting for Marin's workers and residents.

*Miles from Home* provides compelling reasons to shorten commutes and realize this vision. Sustainable Marin urges the residents and leaders of Marin County to work together to make the Live Local vision a reality.



John Schlag, President  
SUSTAINABLE MARIN



## INTRODUCTION

MUCH HAS BEEN WRITTEN about the role of affordable housing in providing security, choice, and upward mobility for its residents. Businesses increasingly understand the connection between housing costs and retaining a quality, competitive workforce. Neighbors see the positive impact of affordable housing when derelict properties are replaced with attractive, well-managed homes that provide stability during times of economic setback.

*Miles from Home* addresses the role that affordable housing can play in taking cars off the road and protecting against climate change—two issues that are particularly important in Marin.

Marin's workforce drives a tremendous amount to get to work each day—farther on average than any other workforce in the Bay Area. In fact, THE MAJORITY OF MARIN'S WORKFORCE NOW LIVES OUTSIDE MARIN COUNTY. A majority of those who commute in from outside the county work at jobs that pay less than \$40,000 per year. This is not entirely surprising, given Marin's real shortage of housing choices at prices these employees can afford.

The result is long commutes—mostly by car. This is unsustainable for families and individuals working in Marin. It is also unsustainable for Marin's existing residents and businesses. Extensive driving by MARIN'S WORKFORCE TO TOLLING ALREADY LAD HIGHWAY 101 CONGESTION WHILE INCREASING CARBON DIOXIDE EMISSIONS IN THE ATMOSPHERE. The great distance between home and work for Marin employees is compromising the county's quality of life while undercutting local efforts to reduce greenhouse gas pollution.

Affordable workforce housing can help. Better housing options can reduce Marin's highway congestion and help protect our climate by enabling more Marin employees to live locally in walkable neighborhoods closer to where they work.

FOR MORE INFORMATION: 340.0000

## TOO MANY MILES TO WORK

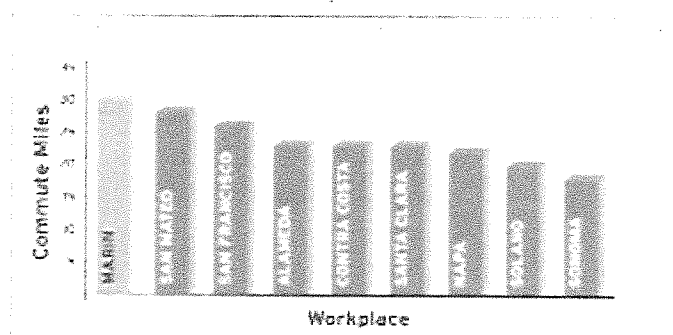
MARIN WORKERS LIVE THE FARTHEST FROM THEIR JOBS OF ANY BAY AREA WORKFORCE. FURTHERMORE, MOST OF THEIR TRIPS TO WORK ARE MADE BY CAR. THIS TRANSLATES INTO A LOT OF CARS ON THE ROAD.

Marin employees commute on average 30 miles round-trip to and from work<sup>1</sup> (figure 1). Of all Marin's employment centers, workers in Novato drive farthest, followed by San Rafael and southern Marin. Novato not only leads the county but also leads the Bay Area in commute length: the average commute to a Novato job (31.2 miles round-trip) is further than for any other employment area including downtown San Francisco.<sup>2</sup>

The majority of Marin's workforce does not live in Marin. Nearly 60% of Marin's workforce commutes in from outside county lines, where home prices tend to be cheaper, and rental options more plentiful.<sup>7</sup> This gives Marin the highest percentage of in-commuters of any county in the Bay Area (figure 2). The percentage of in-commuters has been rising steadily over the past decade. By 2008, a total of 62,590 employees lived outside and commuted into the county.<sup>8</sup>

Included in Marin's commute statistics are a growing number of "extreme" commuters. In 2008, more than 9,900 Marin employees (9% of Marin's total workforce) commuted

Average Work Trips in Miles, by County of Workplace  
(figure 1)



Workforce In-Commuters\* by County of Workplace  
(figure 2)

County	In-Commuters' as a Percentage of Total County Workforce (2000)
MARIN	55.5%
SAN MATEO	50.1%
SAN FRANCISCO	56.9%
ALAMEDA	51.3%
CONTRA COSTA	48.7%
SOLANO	47.7%
NAPA	46.1%
SANTA CLARA	39.4%
SONOMA	28.0%



San Francisco, CA  
 Commuter: 100 miles  
 Relies on a carpool to  
 avoid traffic on each  
 San Rafael



in from places outside the region, such as Sacramento County (a distance of approximately 83 miles one way). The percentage of extreme commuters has grown by 50% over the past six years.<sup>1</sup>

Nearly all of Marin's in-commuters drive to work rather than taking transit, biking, or walking. More than 73% of commuters drive alone. The remainder mostly commutes by carpool. Only 3.5% of commuters travel

without a car. This is not surprising given limited transit service from Sonoma County, and the need to cross bridges when traveling from the south or east (figure 3).

Cumulatively Marin's workers drive a total of 2.6 million miles each work day, factoring in carpooling and other modes of transportation.<sup>2</sup> LAID END TO END, THIS WOULD TOTAL 103 TRIPS AROUND THE EARTH.

## CONGESTION CONSEQUENCES

THE LONG DISTANCES DRIVEN BY MARIN EMPLOYEES WORSEN TRAFFIC CONGESTION FOR EXISTING RESIDENTS, PARTICULARLY ON HIGHWAY 101.



It's not news that Marin's highway traffic is bad. Between 2004 and 2008, Marin saw the largest increase in daily freeway delay of any county in the Bay Area – an increase of 55%, compared to an average increase of 15% for the Bay Area as a whole. In 2008, Highway 101 in Marin became the second worst traffic spot in the entire Bay Area.<sup>3</sup>

Marin's struggle to house its workforce is making already bad traffic worse. Between 2004 and 2008, the number of in-commuters rose by 3,500, adding more than 4,800 new cars on a daily basis to Marin freeways and local roads, taking into consideration carpooling and transit use.<sup>4</sup>



Marin's growing workforce is making traffic worse for existing residents.

Marin's growing number of in-commuters plays out visibly on Highway 101. According to the Transportation Authority of Marin, 60% of morning commuters coming from the north on Highway 101 are headed to final destinations in Marin.<sup>10</sup> While a portion of the morning rush hour is comprised of commuters passing through the county, many more are headed to workplaces in Marin, contrary to popular perception.<sup>11</sup>

Absent significant changes in where Marin and the region provide housing and transportation options, Marin traffic delays are projected to triple over 2006 levels by 2035.<sup>12</sup>

## How Marin Employees Who Live Outside the County Get to Work

(figure 3)

	Drive Alone	Shared Auto	Transit	Bicycle or Walk
In-Commuters to Marin	73.4%	23.1%	2.3%	1.2%
Bay Area Averages	71.1%	14.0%	10.5%	4.4%

Source: Transportation Authority of Marin, "Marin Transportation Study," March 2007.

BETWEEN 2004 AND 2008, THE RISING NUMBER OF IN-COMMUTERS ADDED MORE THAN 4,600 CARS TO MARIN COUNTY'S DAILY COMMUTE.

## CLIMATE IMPACTS

MARIN'S DEPENDENCE ON WORKERS WHO LIVE ELSEWHERE IN THE GREATER BAY AREA NOT ONLY AGGRAVATES CONGESTION BUT ALSO TAKES A SERIOUS TOLL ON THE ENVIRONMENT.

EACH DAY, MARIN'S WORK-ORHOLE PLTS 2.57 MILLION POUNDS OF CARBON DIOXIDE INTO THE ATMOSPHERE (traveling to and from work).<sup>13</sup> This translates into 2.45 metric tons per worker per year.<sup>14</sup>

To put this figure in context: cutting these total emissions in half would be equivalent to completely eliminating energy use in more than 10,000 homes.<sup>15</sup>

Fundamental to reducing emissions is reducing driving distances. Statewide research shows that without new development patterns that allow us to drive shorter distances, increased driving will overwhelm technological advances in fuel economy and decreases in the carbon content of fuel—resulting in carbon emissions well above 1990 levels for the state as a whole.<sup>16</sup> Exceeding 1990 carbon levels is significant because scientists believe



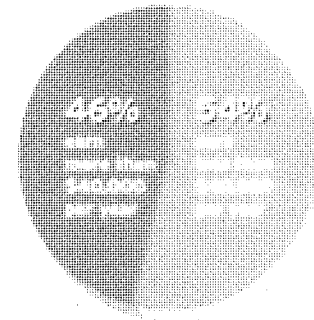


## Income Profile of Marin's In-Commuters

(figure 4)

that carbon emissions must drop below 1990 levels by 2030 if we are to stabilize the earth's climate.<sup>17</sup>

The consequences of not reducing driving emissions, and not stabilizing our climate, are grim. Potential adverse impacts include worsening air quality problems, reductions in the quality and supply of water from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal residences and businesses, damage to marine ecosystems and the natural environment, and an increase in infectious diseases, asthma, and other human health-related problems.<sup>18</sup>



SOURCE: U.S. Census Bureau, Census 2000, Census of the Economic Status of the Population, Table S001.

## FEW AFFORDABLE HOMES FOR WORKERS

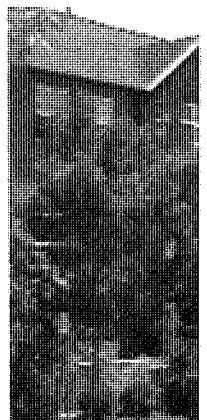
**WHY DO MARIN'S COMMUTERS DRIVE SO FAR? ONE CLEAR COMPONENT OF THIS PROBLEM IS THAT MARIN'S INCREASINGLY SERVICE-ORIENTED WORKFORCE HAS LIMITED HOUSING CHOICES THAT ARE AFFORDABLE AND CLOSE TO WORK.**

Marin employees are predominantly lower-income. Nearly two thirds earn less than 80% of area median income for a one person household.<sup>19</sup> MARIN'S MANY WEALTHY HOUSEHOLDS AND AGING POPULATION CREATE A STRONG DEMAND FOR SERVICES THAT NOW DOMINATE THE COUNTY'S ECONOMY. Between 1990 and 2003, Marin created jobs more rapidly than the Bay Area as a whole. Many of these were lower-paying retail and service jobs.<sup>20</sup>

Marin's largest employment sector is now retail, with more than 11,000 jobs and an average salary of \$11,169. Other large, relatively



As the county's economy shifts toward services, the demand for housing near the county's major employment centers has increased. The demand for affordable housing is also increasing as the county's population grows and the number of people working in the service sector increases.



## Figure 5)

In fact, approximately two-thirds of all Marin employees (those who live inside as well as outside the county) earn less than the \$55,716 annual income needed to affordably rent a median 1-bedroom apartment.<sup>23</sup>

Figure 5 profiles some of the occupations that struggle to find affordable rentals in Marin's housing market.

For the vast majority of Marin employees, homeownership is even more out of reach (figure 6).

## Most Marin Employees Can't Afford to Own a Home

(figure 6)

	Marin Median Price (2009)	Annual Income to Afford	% of AMI* (2 person)	Down Payment
Single Family Residence	\$769,500	\$191,067	247%	\$76,950
Condominium	\$330,000	\$89,394	115%	\$33,000

\*The county's area median income (AMI) for a two-person household in 2009 was \$77,450.

Sources: West Bay Realty, Marin Real Estate Report, 2009 (<http://westbayre.com>); California Housing Partnership Corporation; California HCD, State Income Limits, 2009.

## MISMATCH BETWEEN SUPPLY AND NEED

APARTMENTS PRICED AT LESS THAN \$1,500 A MONTH ARE IN SHORT SUPPLY IN MARIN COMPARED TO THE NUMBER OF MARIN EMPLOYEES WHO EARN LESS THAN \$54,000 PER YEAR AND NEED HOMES IN THIS PRICE RANGE. As shown in figure 7, there is a significant gap between supply and need at various rent levels below \$1,500. This gap is particularly acute in the \$750-\$999 per month rental range (affordable to employees earning less than \$40,000 per year).

For Marin workers seeking an affordable rental option costing less than \$1,500 per month, the discrepancy between supply and need totals more than 25,000 homes. This is not to suggest that Marin should aim to build 25,000 affordable homes next year. But this does shed light on the scale of the problem, and the limited choices available to Marin employees earning less than \$54,000 per year.



Edgewater Place in Larkspur provides affordable apartments for families, but has long waiting lists.



Next Key in Novato gives formerly homeless people job training as well as a place to live. It too has long waiting lists.

For example, for every nine Marin employees who earn less than \$30,000 per year (affordable rent: \$500-\$749 per month), there is only one Marin home for rent in their price range. But at the other end of the scale, Marin has a

surplus of rental choices for employees who can afford \$1,500 to \$1,999 per month (salaries of \$60,000-\$80,000).

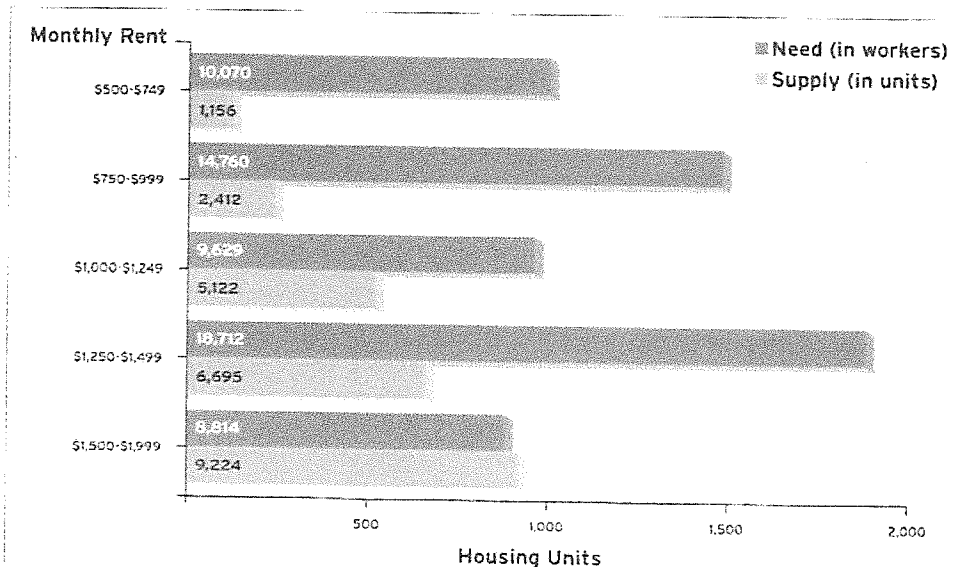
This helps explain why so many lower-wage workers commute in from outside the county each day.

Absent changes in housing options, the mismatch between worker salaries and Marin housing costs is projected to worsen. Sixty-five percent of the new jobs projected for Marin by 2016 are expected to be in sectors that pay wages too low, on average, to afford a market-rate rent, including: retail; health and education; and hospitality, arts, and recreation.<sup>24</sup>

The people doing these jobs—from teachers and emergency medical technicians to grocery clerks and waitresses—are making important contributions to Marin's health and quality of life. But they won't be able to afford to live in the communities they serve.

## Rental Options In Marin Do Not Meet Workers' Needs and Budgets

(figure 7)



The number of workers in Marin greatly outnumbers the supply of apartments priced to their monthly salaries.

Sources: U.S. Census Bureau, American Community Survey, 2008; U.S. Census Bureau, Quarterly Census of Employment and Wages, 2008; U.S. Dept. of Housing and Urban Development, 2008. The U.S. Dept. of Housing and Urban Development states that housing is affordable if it costs 30% or less of a household's income.

FOR EVERY NINE  
MARIN EMPLOYEES  
WHO EARN LESS THAN  
**\$30,000**  
PER YEAR, THERE IS  
ONLY ONE MARIN RENTAL  
IN THEIR PRICE RANGE

## MISSED OPPORTUNITIES

HOW DID MARIN GET TO THIS POINT? AS MARIN'S ECONOMY HAS GROWN, IT HAS FAILED TO PROVIDE THE HOUSING ITS WORKERS REQUIRE. THE MISMATCH BETWEEN MARIN SALARIES AND AVAILABLE HOUSING OPTIONS IS NOT THE RESULT OF NO-GROWTH POLICIES.

In fact, Marin continues to build new single-family homes. But most of the new homes that Marin builds are priced for the wealthiest households, rather than a fuller spectrum of the county's workforce.

MORE THAN THREE QUARTERS OF THE HOMES PERMITTED BETWEEN 1999 AND 2006 WERE PRICED FOR HOUSEHOLDS EARNING MODERATE TO ABOVE-MODERATE INCOMES (greater than \$63,500 per year for a household of one). Only 28% of the county's workforce can afford housing at that level.<sup>23</sup>

In permitting only a limited set of new housing choices, Marin shifts the burden of building lower-priced homes to other counties, and low-wage workers are forced to look farther and farther away from their jobs to find homes they can afford.

Drake's Way in Larkspur provides workforce housing for lower-income earners in a transit-rich setting.

## Snapshot of Marin Government Employees

The County of Marin is one of the county's largest single employers.

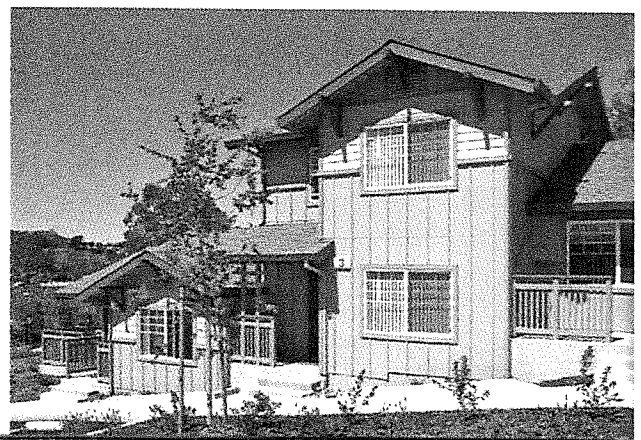
**LOW WAGES:** Almost a third of county government employees are very low-wage workers, earning less than half of Marin's median income (less than \$33,875 per year in 2009 dollars).

**LONG COMMUTES:** Half of all county employees live outside the county; one-quarter have a commute longer than 45 minutes each way.

**A NEED FOR OPTIONS:** Over half of the employees who live outside the county would be willing to relocate to be closer to their jobs if housing were available.

Sources: Marin County Community Development Agency, Employee Housing Needs Report, December 2009

Ruby Ming  
commutes each  
day from Petaluma  
to her job with the  
Marin Employment  
Connection in  
San Rafael.





## THE SOLUTION: MORE OPTIONS FOR LOCAL LIVING

MANY MARIN COUNTY RESIDENTS HAVE MADE SIGNIFICANT EFFORTS TO REDUCE THEIR ENERGY CONSUMPTION, TO RECYCLE, AND TO SHOP LOCALLY. SUSTAINABILITY IS HIGHLY VALUED.

But Marin is lagging in the fight to combat climate change and reduce freeway congestion. One important step to cementing a position of environmental leadership is to reduce long commutes by creating affordable new homes close to employment centers in Marin's cities and towns.

Locating these homes in walkable communities served by transit and amenities can further reduce overall driving.

A 2002 study (see "Snapshot" on p. 10) found that OVER HALF OF COUNTY GOVERNMENT EMPLOYEES WHO LIVE OUTSIDE MARIN WOULD BE WILLING TO RELOCATE TO BE CLOSER TO THEIR JOBS IF HOUSING WERE AVAILABLE.

More recent surveys of Marin's existing affordable homes provide further evidence of the relationship between affordable housing and shorter commutes. The *2008 Marin County Affordable Housing Inventory* found that 91% of employed affordable housing residents work within Marin, compared to 68% of county residents overall.

The *Marin County Affordable Housing Inventory* also found that in moving to new homes, affordable housing residents shortened their commutes. More than half shortened their commute to within 10 miles of their workplace.<sup>26</sup>





# THE ROAD FORWARD

THE FOLLOWING STEPS CAN HELP MARIN reduce its highway congestion, shrink its carbon footprint, and provide needed affordable homes:

1. IDENTIFY PLACES FOR AFFORDABLE HOMES

**THROUGH HOUSING ELEMENTS:** Marin's cities and towns are in the midst of renewing the section of their general plans that deal with housing. These Housing Elements lay out the location and type of new homes to be built in each city over the next four years. This is the perfect opportunity to plan for a diversity of housing choices to help meet the workforce housing needs of each community.

2. SUPPORT HIGH-QUALITY DEVELOPMENT FOR

**WORKERS:** Marin can use its planning processes to make well-designed workforce housing feasible. This takes supportive zoning, dedicated local resources, and sites freed from encumbrances such as excessive parking requirements.

3. CREATE WALKABLE NEIGHBORHOODS CLOSE TO

**TRANSIT:** Marin can reduce driving further by building affordable homes in areas that are walkable, close to

amenities, and in areas with good potential for transit, such as the SMART train. This is essential for minimizing the driving that new residents do when they are not commuting to work. Additionally, transit access and walkability, when combined with a short commute distance, make commuting without a car significantly more viable. Lastly, well-located, new affordable housing can help existing communities increase their capacity to support new transit, reducing driving for new and existing residents alike.

4. SEE UNDERUSED LAND AS OPPORTUNITIES FOR

**INFILL:** Infill development recycles land and channels new development to areas that were previously built up. This can transform vacant land, excess parking lots, and other underused areas into attractive neighborhoods, making areas more lively and safe while providing needed workforce housing.

By taking bold action to provide homes close to jobs, Marin can restore its reputation for green leadership, and lead the way in tackling the greatest environmental challenge of our time.

- <sup>1</sup> Metropolitan Transportation Commission (MTC), *Transportation 2035 Plan for the San Francisco Bay Area: Travel Forecasts Data Summary*, Table D.1, December, 2008.
- <sup>2</sup> MTC, *Travel Forecasts Data Summary*, Table D.10, December, 2008.
- <sup>3</sup> US Census Bureau, *Local Employment Dynamics, OnTheMap Origin-Destination Database*, 2008 (<http://lehdmap4.did.census.gov/themap4/>).
- <sup>4</sup> US Census Bureau, *Local Employment Dynamics, OnTheMap Origin-Destination Database*, 2008.
- <sup>5</sup> US Census Bureau, *Local Employment Dynamics, OnTheMap Origin-Destination Database*, 2008.
- <sup>6</sup> This is based on 105,208 total Marin employees, 77% of Marin commuters driving alone, 14% carpooling, and an average of 2.25 persons per carpool (Sources: US Census Bureau, *Local Employment Dynamics, OnTheMap Origin-Destination Database*, 2008; MTC, *Travel Forecasts Data Summary*, Tables E1 and E10, 2008.)
- <sup>7</sup> Metropolitan Transportation Commission and Caltrans District 4, *Daily (Morning and Evening Peak-Period) Freeway Delay by Bay Area County, 2004-2008*. ([http://www.mtc.ca.gov/news/press\\_releases/congestion/2008/congestion\\_by\\_county\\_table.pdf](http://www.mtc.ca.gov/news/press_releases/congestion/2008/congestion_by_county_table.pdf))
- <sup>8</sup> Metropolitan Transportation Commission and Caltrans District 4, *Bay Area Freeway Locations with Most Delay During Commute Hours*, 2008. ([http://www.mtc.ca.gov/news/press\\_releases/congestion/2008/top\\_ten\\_map\\_and\\_table.pdf](http://www.mtc.ca.gov/news/press_releases/congestion/2008/top_ten_map_and_table.pdf))
- <sup>9</sup> This accounts for an average of 2.4 passengers per carpool for in-commuters. (Sources: MTC, *Travel Forecast Data Summary*, 2008, Table E10; US Census Bureau, *Local Employment Dynamics, OnTheMap Origin-Destination Database*, 2008).
- <sup>10</sup> Transportation Authority of Marin, *Transportation Projects & Programs in Marin County*, April 25, 2008 (presentation by Dianne Steinhäuser, Executive Director).
- <sup>11</sup> County of Marin and Marin County Congestion Management Agency, *Marin County Traffic Pattern*, 2001 (PowerPoint).
- <sup>12</sup> Metropolitan Transportation Commission, *Transportation 2035 Plan for the San Francisco Bay Area: Travel Forecasts Data Summary*, December 2008, Table E.13, E.14. ([http://www.mtc.ca.gov/planning/2035\\_plan/Supplementary/T2035-Travel\\_Forecast\\_Data\\_Summary.pdf](http://www.mtc.ca.gov/planning/2035_plan/Supplementary/T2035-Travel_Forecast_Data_Summary.pdf))
- <sup>13</sup> Daily, cumulative CO2 emissions were computed as follows: 2.6 million vehicle miles x 0.916 lbs/passenger mile (Source: US Environmental Protection Agency, *Average Annual Emissions and Fuel Consumption for Passenger Cars and Light Trucks*, 2000).
- <sup>14</sup> Yearly metric tons per worker were calculated assuming 5 workdays per week and 48 workweeks per year.
- <sup>15</sup> US EPA, *Greenhouse Gas Equivalencies Calculator*, 2010. (<http://www.epa.gov/cleanenergy/energy-resources/calculator.html>)
- <sup>16</sup> Reid Ewing, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen, *Growing Cooler: The Evidence on Urban Development and Climate Change*, Urban Land Institute, 2008. (<http://www.smartgrowthamerica.org/gcindex.html>)
- <sup>17</sup> See for example the Intergovernmental Panel on Climate Change (<http://www.ipcc.ch/>).
- <sup>18</sup> California Assembly Bill 32: Global Warming Solutions Act – Preamble.
- <sup>19</sup> US Census Bureau, *Quarterly Census of Employment and Wages*, Marin County, 1st-quarter, 2009; California Department of Housing and Community Development (HCD), *State Income Limits*, 2009.
- <sup>20</sup> Nari Rhee and Dan Acland, *New Economy, Working Solutions, The Limits of Prosperity: Growth, Inequality, and Poverty in the North Bay*, Table 2.2, 2.4a, March 2005. ([http://www.neweconomynorthbay.org/limits\\_of\\_prosperity.pdf](http://www.neweconomynorthbay.org/limits_of_prosperity.pdf))
- <sup>21</sup> US Census Bureau, *Quarterly Census of Employment and Wages*, Marin County, 1st-quarter, 2009.
- <sup>22</sup> US Department of Housing and Urban Development, *50<sup>th</sup> Percentile Rent Estimates*, 2009. Note: federal housing guidelines state that housing is affordable if it costs 30% or less of a household's income.
- <sup>23</sup> US Census Bureau, *Quarterly Census of Employment and Wages*, Marin County, 1st-quarter, 2009.
- <sup>24</sup> US Department of Housing and Urban Development, *50<sup>th</sup> Percentile Rent Estimates*, 2009; US Census Bureau, *Quarterly Census of Employment and Wages*, 2009.
- <sup>25</sup> Association of Bay Area Governments, *A Place to Call Home: Housing the San Francisco Bay Area*, 2007; U.S. Census Bureau, *Quarterly Census of Employment and Wages*, 2008; California HCD, *State Income Limits*, 2009.
- <sup>26</sup> Marin Community Development Agency, *Marin County Affordable Housing Inventory* 2008.



  
THE NON-PROFIT HOUSING  
ASSOCIATION OF  
NORTHERN CALIFORNIA

  
GREENBELT ALLIANCE  
Open Spaces & Vibrant Places

  
MARSH COMMUNITY FOUNDATION  
MAN CHANGS JEFFREY

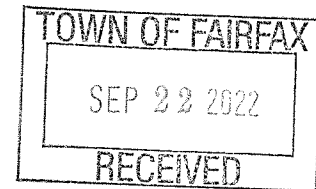
# REUBEN, JUNIUS & ROSE, LLP

Andrew Junius  
ajunius@reubenlaw.com

September 22, 2022

**Delivered Via Email**

David Woltering  
Interim Community Development Director  
Town of Fairfax  
142 Bolinas Rd.  
Fairfax, California 94930



**Re: Housing Element—Marin Town and Country Club  
Request to Include Property in the Fairfax Site Inventory  
Our File No.: 12418.01**

Dear Mr. Woltering:

This office represents MT&CC LLC (“**Property Owner**”) in connection with the Marin Town & Country Club (“**MTCC**”) site (Assessor Parcel Numbers 002-131-10, 002-131-11, and 002-123-36) (the “**Property**”).

As we have communicated to you previously, the MTCC is an iconic mostly undeveloped 25.21 acre property in an ideal location less than a half mile from the center of Downtown Fairfax. With the Housing Element update for the Town of Fairfax (the “**Town**”) underway, the Property presents an unparalleled opportunity for housing development as part of the Town’s upcoming Housing Element planning period. The Property Owner is excited about the potential for meaningful residential development at this site. The Property has remained underutilized since the club closed 50 years ago. It is time for the Town to recognize this opportunity and work with the Property Owner to ensure that the Property is a major part of addressing housing needs in Fairfax and the entire Ross Valley.

We were very surprised when we reviewed the Town’s current Site Inventory for the Housing Element update (“**Site Inventory**”), and found that the Property was not included. This is the largest buildable site in Fairfax. This site is flat, above the 500 Year Flood Plain, outside of the high-risk Fire area, includes a 14” unused Sewer Trunk line, 4” Water line, PG&E, and 3 places for Egress. And yet the Town did not include it in the Site Inventory. We write to urge you to reverse this decision and include the Property in the Site Inventory.

Including the Property will help ensure that the Town is able to realistically plan for 490 new homes for the 2022-2030 planning cycle as required by its Regional Housing Needs Allocation (“**RHNA**”). This will allow the Town to provide much needed new housing to help alleviate California’s severe housing crisis while also safeguarding the Town against significant legal consequences in the future. On the other hand, leaving the Property off the Town’s Site Inventory will make it much more difficult for the Town to comply with the latest housing element laws. Should the Town fail to comply with California’s updated

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
492 9<sup>th</sup> Street, Suite 200, Oakland, CA 94607  
tel: 510-527-5539

[www.reubenlaw.com](http://www.reubenlaw.com)



Housing Element laws and regulations, it will face severe legal consequences, including possible fines and loss of local control over development.

*1. The Property is ideal for housing development at a range of income levels*

The MTCC presents a prime housing development opportunity—combining ample developable area and an ideal location. Of the Property’s 25.21 flat acres, 23.5 are developable; allowing for up to approximately 450 new dwelling units. Given the size of the Property, smaller portions of the Property which are most appropriate for development can easily be subdivided into ideal parcels for housing development that could serve a range of income levels, while leaving open space for residents to enjoy.

Sites that are planned to accommodate the RHNA number for lower income households must be carefully chosen. To determine whether a site is suited to accommodate the RHNA for lower income households, the California Department of Housing and Community Development (“HCD”) recommends jurisdictions consider a variety of factors, including proximity to transit, access to high performing schools and jobs, access to amenities, such as parks and services, and access to health care facilities and grocery stores. The Property meets and exceeds these criteria:

- MTCC is less than a half mile walk to Sir Francis Drake Blvd. & Kent Ave., where a Marin Transit bus stop is serviced by the 23, 23X, 6B, 22B, and 625 bus lines. These bus lines provide access to the greater bay area, as well as north to neighboring counties. For regional transportation, the Golden Gate Ferry and the Sonoma Marin Area Rapid Transit are both within 6 miles of the Property.
- The site is also within the Tamalpais Union High School District, an extremely high performing school district in a very active, supportive, and educated community.
- Within a mile of the Property, The Caterpillar Academy, Treesprites Farm Preschool, Brookside Elementary, and Ross Valley Charter School provide high quality educational options for younger children in the area. Additionally, the Property is within 2.8 miles of the College of Marin.
- There are ample job opportunities available in Downtown Fairfax and the larger Marin County community. Further, the Property is within a reasonable commuting distance to San Francisco, which offers additional job opportunities (the Property is about a mile from the Golden Gate Transit San Anselmo Hub).
- The Property also has access to many nearby amenities. Located 0.3 miles from Fairfax’s town center, the Property is a short walk from cafes and restaurants, independent shops, the Fairfax Theater, the Marin Museum of Bicycling, and annual events.
- The Property is adjacent to the Fair-Anselm shopping center, where the Good Earth Natural Food grocery store is located. Numerous health care options are also within a half-hour or less drive from the Property, including the Elizabeth Medical Clinic, Planned Parenthood – San Rafael Health Center, Marin Community Clinics, Marin General Hospital, and the Kaiser Permanente San Rafael Medical Center. Hiking and biking opportunities are abundant within two miles of the Property, and plentiful parks and playgrounds surround the area, including

Lansdale Station Playground, Peri Park, and Doc Edgar Park—all less than a mile from the Property.

All of the benefits described above make the Property the ideal site in Fairfax for a mix of both lower income and market rate housing development. Further, a significant remaining portion of the Property could remain undeveloped, allowing the Property to maintain its natural landscape and open space. The Property presents the perfect setting for world class residential development, without impacting other more sensitive areas and neighborhoods in Fairfax that are more challenging to develop, e.g. due to hillsides, narrow roads, fire risk zones, and conflicts with existing residences and other developments.

*2. Other Sites Listed in the Site Inventory are Less Desirable for Development*

We have reviewed the sites that the Town included in the Town's latest Site Inventory. We note that many of these sites have serious constraints and limitations. For example, one site with no setbacks is now proposed at a density of 89 units/acre. Has the Town reviewed the cost of building to ensure such density is feasible to build?

There are numerous site specific limitations burdening many of the Town's listed sites. We will be providing additional information detailing these concerns in a separate letter.

Given the many deficiencies in these sites, we are troubled by the fact that the Property was not included in the Site Inventory. On what basis was the decision made to not include the Property in your Site Inventory? The Property is *not* burdened by any of the limitations of these other sites.

*3. State law requires adequate planning for and development of residential units*

Given the strict legal requirements for the Housing Element updates and planning for residential units, the Property presents an obvious choice for the Town's Site Inventory for future development. In the Site Inventory, local governments are required to demonstrate projected residential development that can be realistically achieved. The Property has already been flagged for the potential to develop 100 to 450 housing units. The Property already has the utility infrastructure in place for housing and/or other mixed development.

Should the Town's Housing Element update not comply with state law, the Town could face significant repercussions. HCD is tasked with reviewing "any action or failure to act" by any local jurisdiction that it determines to be inconsistent with housing element information required under state law. HCD is required to issue written findings to each local jurisdiction regarding whether an action or failure to act substantially complies with the state's housing element law and can provide up to 30 days for a local jurisdiction to respond to the findings before taking other action. If HCD finds a local jurisdiction is in violation of the housing element law, it must notify the jurisdiction and can notify the Office of the Attorney General. Should a court find a housing element is not consistent with state law, it may suspend the jurisdiction's authority to issue any building or zoning permit or any subdivision map approval, require a jurisdiction to approve certain housing projects, or a jurisdiction may also be prevented from denying certain affordable housing developments even when inconsistent with the zoning and general plan.

*4. Conclusion*

Property Owner recognizes that any major development at the Property will require substantial community outreach and input. That said, a key first step is for Fairfax to acknowledge the obvious: the Property is the prime residential development site in town. It must be included in the Site Inventory.

In order to protect Fairfax from serious legal consequences, the Town must make prudent and informed decisions in crafting its Housing Element update. The Property presents a unique opportunity for Fairfax. We urge the Town to immediately include the Property in the Town's Site Inventory.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Andrew J. Junius

cc: MT&CC LLC (via email)  
Tuija Catalano, Reuben, Junius & Rose, LLP (via email)  
California Department of Housing and Community Development (via email)  
Heather Abrams, Town Manager for the Town of Fairfax (via email)

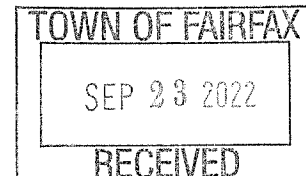
# REUBEN, JUNIUS & ROSE, LLP

Andrew J. Junius  
ajunius@reubenlaw.com

September 23, 2022

**Delivered Via Email (habrams@townoffairfax.org)**

Heather Abrams, Town Manager  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94390



**Re: Housing Element NOP/IS—Marin Town and Country Club  
Our File No.: 12418.01**

Dear Ms. Abrams:

This office represents MT&CC LLC ("**Property Owner**") in connection with the Marin Town & Country Club ("**MTCC**") site (Assessor Parcel Numbers 002-131-10, 002-131-11, and 002-123-36) (the "**Property**"). Please accept this letter as a comment to the Fairfax NOP and Environmental Impact Report that will support the upcoming Housing Element analysis.

There is an opportunity to transform this underutilized site into something spectacular that will benefit the Town of Fairfax (the "**Town**") and exciting to the Town's residents. Including housing as the core of that transformation is the right approach, and also responsive to addressing local and regional needs for more housing. Most immediately, due to the pendency and schedule for the Town's Housing Element update, it is important that the site be included as part of the Town's analysis under the California Environmental Quality Act ("**CEQA**").

It is important that the MTCC site maintain the widest possible range of housing development opportunities. We appreciate that the Town has included the Property as an alternate site with potential density of up to 200 units. However, the Property can easily accommodate a greater number of housing units. MTCC requests that the Town analyze their Property as an opportunity site with a potential for residential development up to a density of 450 units.

It is possible that the site could be subdivided so that different densities and housing types could be located on different parts of the site. Having this wide variety of potential projects, along with the understanding that subdividing the site may help make one or more of the projects economically viable, will make it possible to consider a number of different mixed-use development scenarios. However, it is critical that the larger number – 450 units – be analyzed in the Town's EIR.

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
492 9<sup>th</sup> Street, Suite 200, Oakland, CA 94607  
tel: 510-527-5589

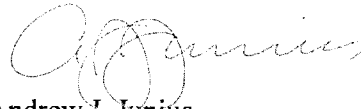
www.reubenlaw.com

Heather Abrams, Town Manager  
Town of Fairfax  
September 23, 2022  
Page 2

Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**

A handwritten signature in dark ink, appearing to read "A. Junius", written over a circular stamp or seal.

Andrew J. Junius

cc: MT&CC LLC (via email)  
Tuija Catalano, Reuben, Junius & Rose, LLP (via email)  
California Department of Housing and Community Development (via email)





Scott L. Hochstrasser  
**IPA, Inc.**

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E-Mail slh3ipa@gmail.com \*195 John Street, Tomales (mail: P.O. Box 318), CA 94971\* Tele (415)572-2777

April 24, 2023

Mayor Cutrano, Town of Fairfax Council  
c/o Heather Abrams, Town Manager  
142 Bolinas Road  
Fairfax, CA 94930  
(Emailed: habrams@townoffairfax.org)

RE: 615 Oak Manor Drive, Fairfax CA 94930  
**NOP – Housing Element Environmental Impact Report (EIR) Scoping Comments**

Dear Heather Abrams, Town Manager Town Council,

My office has been retained by Mr. Robert Schwartz owner of the property known as 615 Oak Manor Drive, Fairfax CA. (APN 174-070-71). The subject property is listed in the Draft Housing Element update 2023-2031 (item #36) in Appendix A Fairfax Sites Inventory –HCD Form( #1) as a potential site for future development of up to 10 new above moderate income single family homes. This 40 plus acre property was not identified in prior housing elements. However, in previous iterations of the current draft housing element the site inventory, this site was identified as a potential opportunity site for up to 40 dwelling units or one dwelling per one acre. The site is vacant except for one single family detached home and one accessory dwelling unit that now occupy a small portion of the site.

In our comments on the Draft Housing Element released March 31, 2023 we have asked the following: **a request that prior to adoption of the draft Housing Element that the town committee modifies the “Appendix A-Fairfax Sites Inventory” for the property at 615 Oak Manor Drive (APN 174-070-71 to include a potential for up to 27 units.** With the Draft Housing Element comments we provided a single page (11”x17”) “Preliminary Site Plan- Robert Schwartz –Fairfax CA – APN 174-070-71” prepared by “b.thomas-draft design” dated April 24, 2023. The purpose of this preliminary site plan is to provide an aerial visual of the property characteristics and its juxtaposition to the existing developed areas.

Our request for the housing element EIR is that the following preliminary project description and attached exhibit be included in the document to show specifics of the site being considered for future housing opportunities. A careful review of the exhibit demonstrates potential housing opportunity locations in “infill” sites (shown in white) exist. There may be more site opportunities to create more than 27 units in the final analysis. The sites included in the project description and site map are located on public roadways, transit line, fronting pedestrian/bike ways and where ample established utilities exist.

## EIR SCOPE SHOULD INCLUDE A DESCRIPTION OF THE PROPERTY CHARISTICS AT 615 OAK MANOR DRIVE

Assessor's parcel # 174-070-71 is a large vacant property located on the northwest part of the Town of Fairfax. It is generally an upslope and wooded hillside and secondary ridge of the Loma Alta landmark. The southern corner of the lot fronts Sir Francis Drake Blvd, a major roadway arterial, the flat portion of the site sits cross the road from four (4) large two story multiple attached rental home complexes. To the east the property backs up to approximately fifty (50) existing single family detached homes that front on Oak Manor Drive. There is hillside open space to the west and north property boundary.

## EIR SCOPE SHOULD INCLUDE AN ANALYSIS OF THE POTENTIAL SIGNIFICANT ENVIRONEMNTAL IMPACTS OF FUTURE HOUSING DEVELOPMENT ON THE PROPERTY AT 615 OAK MANOR DRIVE

The Housing Element EIR should include a site assessment of the property characteristics and the selected potential development sites to determine constraints and potential opportunities for future housing development on the entire 40 plus acres property known as 615 Oak Manor Drive, Fairfax.

The EIR analysis must include a site specific review of the potential for the following housing locations, unit types presented in the "preliminary project" site plan attached herewith and as described in the project description below in **bold**.

## PRELIMINARY PROJECT PROPOSAL 615 OAK MANOR DRIVE FAIRFAX

### **A. Potential Opportunities for Seven (7) New Single Family Homes**

**The attached exhibit shows the location (See Exhibit Table Item #1) of a recently developed single family home and accessory dwelling constructed by Mr. Schwartz. Although the client supports use of portions of his property to meet Town housing needs he intends to maintain approximately 15 acres of the large site for his own enjoyment. Lot 1 on the exhibit shows the existing developed area with two buildings and the private property of the owner.**

**Lot 2 in the exhibit shows a future larger parcel with up to four (4) new homes clustered on the Oak Manor roadway frontage. The four (4) new lots could be approximately ½ acre lots and show potential for single family dwelling footprints and ADUs. These would be "infill" lots completing the row of housing on the west side of Oak Manor Drive. By locating the lots on the existing roadway frontage they are generally significantly down slope from the higher property elevations and comply with a long standing policy of the town to avoid development on visually prominent ridge lines. Homes in this location provide future residents with immediate access to existing roadway and utilities, public open space and are within less than a mile from public transit, two public schools, two churches and a small shopping center.**

**Lot 3 in the exhibit shows two additional ½ acre lots with single family home and ADU**

footprints. These lots would be accessed with a common driveway leading from Oak Manor an established roadway with utilities. The lots are within 2000 ft of a public transit stop, an elementary school (Manor School), a church and small neighborhood shopping center.

**B. Potential Opportunities for Twenty (20) New Multifamily Attached Homes**

Lot 4 on the attached exhibit shows an area at the most southern portion of the subject property where generally there is over an acre of flat land fronting on Sir Francis Drake Blvd. (SFDB) SFDB is a major roadway, transit route and pedestrian walk/bikeway used by the public for access to two public schools, churches, neighborhood shopping center and Fairfax downtown. This lot is located in the western end of the Town of Fairfax which is developed with several large rental apartment buildings on the adjacent and south side of Sir Francis Drake Blvd. The subject property practically shares a common boundary with a neighborhood shopping center.

Based on a land use compatibility assessment this location is exactly where “infill” housing is needed. The site provides an ideal location for multiple attached rental or moderate or lower cost ‘for sale’ condominiums with immediate pedestrian/bike access to utilities, transit and community resources including schools, churches and shopping.

**SUMMARY OF COMMENTS**

Opportunities for new housing development on the subject property had been a challenge for many years for previous owners because of regulatory barriers, mostly Town zoning restrictions and the community desires to preserve the upper reaches of the ridgeline for public open space.

It has been argued that the property has site specific challenges related to geologic, biologic, hydrologic, and fire hazard conditions. Moreover, claims have been made that the secondary ridgeline is a scenic visual resource and the site provides for public open space. Each of these potential constraints must be studied in the housing element EIR to fully disclose the development opportunities and constraints.

The propose project description and site plan attached herewith demonstrates that it is conceptually possible for the subject property to address two competing goals of the Town and the citizens. First, to meet significant housing needs with additional housing opportunities with various unit types. This can potentially be provided with “infill” locations where multi model access, utilities and community resources are immediately available. Secondly, with careful project planning over 30 acres of the subject property can be protected for its ridge line scenic and open space values desired by the Town citizens. To fully disclosed impacts the EIR should be as site specific as possible. It is in that spirit that our team has provided a preliminary project description and concept site plan to facilitate the EIR review process.

Thank you in advance for your kind consideration of this request.

Sincerely,

Scott L. Hochstrasser

CC – via email: Client, Legal Counsel, California Housing and Community Development

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**From:** Housing <Housing@townoffairfax.org>  
**Sent:** Wednesday, April 26, 2023 11:18 AM  
**To:** Daniel Hortert  
**Subject:** Fw: Housing Element, questions and comments

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**From:** Barbara Coler <bcoler@townoffairfax.org>  
**Sent:** Tuesday, April 25, 2023 7:32 PM  
**To:** imjschatz@msn.com <imjschatz@msn.com>; Housing <Housing@townoffairfax.org>  
**Cc:** Heather Abrams <habrams@townoffairfax.org>  
**Subject:** Fw: Housing Element, questions and comments

Dear Ms. Schatz - I am forwarding your comments on the housing element (HE) to the email address for HE comments. Our consultant is compiling the comments and questions and will be working on a response to comments. This is not a time for Q&A on the HE or on the NOP. Your comments will help inform any potential changes (if needed) to the HE and response to comments. As far as your comments on the NOP, again they will help inform as we proceed with the EIR for the HE. Thank you for writing and for taking the time to review the draft HE and the NOP.

Thanks again, Barbara

Barbara Coler, Vice Mayor  
Town of Fairfax

*\*\*The opinions expressed in this email are those of this individual Council Member and are not representative of the entire Council or Town of Fairfax unless otherwise stated. \*\**

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**From:** Jean Schatz <imjschatz@msn.com>  
**Sent:** Tuesday, April 25, 2023 6:59 PM  
**To:** Heather Abrams <habrams@townoffairfax.org>; Barbara Coler <bcoler@townoffairfax.org>  
**Subject:** Housing Element, questions and comments

Hello Administrator Abrams and Councilmember Coler,

I have spent hours reading the Public Review Draft Sixth Cycle Housing Element and the Revised NOP of a Draft Environmental Impact Report. They seem deliberately obscure, especially the Inventory of Sites being an Excel Spreadsheet, certainly making it arduous to be an engaged citizen. I did watch the April 19 presentation, but not many of my questions were answered.

Here are my questions: In Revised NOP, Figure 3: Sites Available for Housing, this map shows a site next to or at Victory Village color coded as low/very low income. This is the largest area on the map coded for this type of housing. Are you counting Victory Village's already built units in the sites available to build? Or does this refer to the "RFC Property" (Assessor Parcel Number 174-300-05) listed in the Fairfax Sites Inventory Spreadsheet? Why is this remaining property owned by Resources for Community Development a "Planned Development District", as the spreadsheet says? Is further multifamily housing development planned on the property next to and behind Victory Village? On a hillside? (I live nearby in Village West.)

My comments...I am very disappointed that Town and Country property was not included in the sites inventory. So it has to be rezoned—put it on the ballot. You may be surprised at the outcome. Rezone that property into a "Planned Development District." Get Resources for Community Development to build mixed income housing on this T & C site. It is not clear where the mixed-income multifamily units will be built otherwise.

I do hope to get a reply from both of you.

Sincerely,

Jean Schatz  
18 Banchero Way  
415-785-4434

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Public comment  
Date: 01.05.2023 16:51:01 (+02:00)

---

**From:** heatherabramsemail@gmail.com <heatherabramsemail@gmail.com>  
**Sent:** Sunday, April 30, 2023 4:32 PM  
**To:** Andrew Hill <andrew@dyettandbhatia.com>; Housing <Housing@townoffairfax.org>  
**Subject:** Public comment





OPEN LETTER TO THE TOWN OF FAIRFAX RE:  
HOUSING ELEMENT

This is not only inappropriate and flies in the face of the expressed wishes of our town residents and its General Plan, but it is unsustainable in terms of our infrastructure; it is imperative that our town leadership represent this, stand up for our interests and stop wasting tax payer time and money on a study that has no real relevance to the vision of Fairfax's future that we all have been collectively working for.

It is disrespectful to the people of Fairfax and to the commitment made by so many of our past leaders to ensuring a sustainable community integrated with healthy open spaces.

I know that the challenges are formidable, but we are relying on our town leaders to be formidable in return. Use your skills, vision, courage, and heart.

Please, do not succumb to the bullying and threats of outside agencies and interests.

That is why you were elected,

we believe you can stand up for us, we believe you have what is needed at this time. Dig deep, and we will be with you on this journey.

Sincerely,

Susan Pascal Beran

From: Andrew Hill <andrew@dyettandbhatia.com>  
To: Clare Kucera <clare@dyettandbhatia.com>  
Subject: Fwd: Commenting on Fairfax's Housing Element  
Date: 02.05.2023 09:04:32 (-0700)  
FYI

Begin forwarded message:

**From:** Heather Abrams <[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)>  
**Subject:** FW: Commenting on Fairfax's Housing Element  
**Date:** May 2, 2023 at 8:59:05 AM PDT  
**To:** "[andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)" <[andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)>, "[dhortert@4leafinc.com](mailto:dhortert@4leafinc.com)" <[dhortert@4leafinc.com](mailto:dhortert@4leafinc.com)>

Regards,  
**Heather Abrams**  
Town of Fairfax | Town Manager  
[www.townoffairfax.org](http://www.townoffairfax.org)

---

**From:** Michele Gardner <[mgardner@townoffairfax.org](mailto:mgardner@townoffairfax.org)>  
**Sent:** Monday, May 1, 2023 4:35 PM  
**To:** Heather Abrams <[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)>; [dhortert@4leafinc.com](mailto:dhortert@4leafinc.com)  
**Subject:** FW: Commenting on Fairfax's Housing Element

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**From:** Michelle Simonson <[michelles21c@gmail.com](mailto:michelles21c@gmail.com)>  
**Sent:** Sunday, April 30, 2023 4:37 PM  
**To:** Michele Gardner <[mgardner@townoffairfax.org](mailto:mgardner@townoffairfax.org)>  
**Subject:** Fwd: Commenting on Fairfax's Housing Element

Hi all TC members (and Michelle),

I know all of you care about Fairfax and conserving open spaces, and I am praying you will do absolutely everything in your power to protect our town and especially our beautiful land.

Susan said exactly what I would like to say, so I am forwarding her letter and you can pretend I wrote it!

Thank you,

Michelle

PS I know there's a lot going on these days and your plates are pretty full, but I am begging you to please keep these issues really high on your priority list!

Begin forwarded message:

**From:** Susan Beran <[pascalberandesign@yahoo.com](mailto:pascalberandesign@yahoo.com)>  
**Subject:** Fw: Commenting on Fairfax's Housing Element  
**Date:** April 30, 2023 at 2:02:11 PM PDT

**To:** Michelle Simonson <[michelle@sparksandleaps.com](mailto:michelle@sparksandleaps.com)>

----- Forwarded Message -----

**From:** Pascal Beran Designs <[pascalberandesigns@yahoo.com](mailto:pascalberandesigns@yahoo.com)>

**To:** [housing@townoffairfax.org](mailto:housing@townoffairfax.org) <[housing@townoffairfax.org](mailto:housing@townoffairfax.org)>

**Sent:** Sunday, April 30, 2023 at 01:25:36 PM PDT

**Subject:** Commenting on Fairfax's Housing Element

To Whom it Concerns;

I am writing to urge Fairfax to reconsider the ill-conceived plan for Housing put forward by Dyett & Bhatia, a firm with no evident knowledge of the realities of Fairfax and its history, As part of their proposed Housing Element, numerous properties which have been designated by the Town's General Plan as Open Space parcels, and even deemed of high priority conservation land by ABAG itself (eg: the Marinda Heights/Wall Property) are listed as potential sites for filling the density quotas.

This is not only inappropriate and flies in the face of the expressed wishes of our town residents and its General Plan, but it is unsustainable in terms of our infrastructure; it is imperative that our town leadership represent this, stand up for our interests and stop wasting tax payer time and money on a study that has no real relevance to the vision of Fairfax's future that we all have been collectively working for.

It is disrespectful to the people of Fairfax and to the commitment made by so many of our past leaders to ensuring open spaces integrated with a sustainable community.

I know that the challenges are formidable, but we are relying on our town leaders to be formidable in return. Use your skills, vision, courage, and heart. Please, do not succumb to the bullying and threats of outside agencies and interests. That is why you were elected, we believe you can stand up for us, we believe you have what is needed at this time. Dig deep, and we will be with you on this journey.

Sincerely,

Susan Pascal Beran

---

Virus-free. [www.avast.com](http://www.avast.com)



From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Housing element comments  
Date: 27.04.2023 16:52:08 (+02:00)

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**From:** Morgan Cantrell <morgancantrell@gmail.com>  
**Sent:** Wednesday, April 26, 2023 11:40 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Subject:** Housing element comments

Hi,

We are proposing to build more housing when water supply is already a major concern.

We don't have enough water to support more housing so Marin Water is looking to pipe it in from other counties or desalinate bay water (major ecological damage). As Bolinas has done for decades (<https://bcpud.org/wp/wp-content/uploads/2020/12/Ord-38.pdf>), I suggest we acknowledge that we are using more water than our local watershed can support and push back against pressure to develop at these levels. We need to look more broadly at the hydrologic impact this will have on our ecosystem.

I also suggest we build strict landscaping requirements into any new housing that gets built, including those projects in the pipeline:

- Lawns and pools aren't allowed (excessive water use)
- Artificial turf not allowed (increased flood risk/no absorption)
- Landscape plans must include only plants native to Fairfax (habitat value)
- Hardscape must use permeable materials (runoff/flood mitigation)

Finally, I see the land above Cypress Road and before Toyon Fire Road in blue on the map and want to make sure the town is aware that the old growth forest in that canyon is perennial nesting habitat for the endangered Northern Spotted Owl and should not be built on.

In summary, it's time to look at this through the lens of sustainable development.

Morgan

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Comments on Fairfax's Housing & Safety Elements prepared by consultants Dyett & Bhatia  
Date: 01.05.2023 16:53:15 (+02:00)

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**From:** Jane Richardsonmack <janerichardsondesign@gmail.com>  
**Sent:** Monday, May 1, 2023 9:05 AM  
**To:** Frank Egger <fegger@pacbell.net>  
**Cc:** Heather Abrams <habrams@townoffairfax.org>; Housing <Housing@townoffairfax.org>  
**Subject:** Re: Comments on Fairfax's Housing & Safety Elements prepared by consultants Dyett & Bhatia

Oh Frank, what would we do without you? And what can we do?  
This is the WORST news ever.  
Is it possible to force the TC to respond to this email?  
May I forward it to them, even if you've previously sent? Maybe every should.  
Thank you, Jane Richardson Mack

On Sun, Apr 30, 2023 at 11:56 PM Frank Egger <[fegger@pacbell.net](mailto:fegger@pacbell.net)> wrote:

DATE: April 30, 2023  
TO: Housing@TownofFairfax.org, Town Manager Heather Abrams  
RE: Comments, Fairfax's Housing & Safety Elements prepared by Dyett & Bhatia  
FROM: Frank Egger and Save Fairfax

In reading what Dyett & Bhatia has prepared for Fairfax's Housing & Safety Elements, it is clear they have no institutional knowledge of Fairfax, either the historical background as to why Fairfax remains the last of the old small towns in Marin or the legal battles fought out in local & appellate courts to preserve, protect & restore Fairfax. Dyett & Bhatia prepared the 2nd reiteration of Fairfax's Housing & Safety Elements after the initial process had been started by the EMC Planning Group and then after the firing of EMC.

The proposed Fairfax Housing Element has identified every vacant parcel of land in Fairfax and Dyett & Bhatia has set a density on these vacant and or underutilized parcels in Town knowing neither the history, the previous General Plan Elements, the Court decisions impacting any future development nor the applicable Town Code sections that apply to these parcels.

**School Street Plaza has been designated for 175 units in the Housing Element with 5 to 7 story buildings on 1.92 acres backing onto Fairfax Creek whose portion is in the known flood plain. The 1.92 acres is zoned CL LIMITED COMMERCIAL ZONE, § 17.092.040 PRINCIPAL PERMITTED USES AND STRUCTURES are commercial. School Street Plaza is a place for small businesses to locate, a spot for incubator businesses. The Fairfax zoning ordinance does not allow residential as a principal permitted use in the CL Limited Commercial Zone. Residence may be allowed by Use Permit if appropriate findings can be made by the**



Planning Commission & ultimately the Town Council. The height limit is 28.5 feet and may not contain more than two stories.

**Dyett & Bhatia has designated the 10.53 acre ridgetop open space parcel (174-060-21) for six units. It was the private Open Space for the 52 unit Meadowland subdivision that Fairfax annexed and re-approved in the later 1960's in a Planned District Development (PDD) zone. The County of Marin had initially approved the 52 unit subdivision conditioned on the 10.53 acre parcel being set aside as Private Open Space. That parcel is landlocked. The 10.53 acre open space parcel was sold about 4 years ago and the new owner still has no frontage on an improved Fairfax public street as required by Fairfax Town Code. The only way a vehicle can access the 10.53 acre Meadowland ridgetop parcel is by leaving Fairfax Town Limits and driving through unincorporated Fairfax up a very steep side ridge portion of the Marin County Open Space District's land which is prohibited by a Fairfax Ordinance adopted in 2001. The Private Open Space Parcel is above the Canon Tennis & Swim Club and has no access from Canon Village.**

Fairfax has many zoning ordinances on the books that I authored. One says a Fairfax development must be accessed through a Fairfax roadway and a developer cannot access their property in Fairfax through another jurisdiction like either Marin County or San Anselmo. The purpose there is to give direct access for emergency response from Fairfax Police and not require FPD to travel through another jurisdiction to get to a Fairfax property for emergencies. Another ordinance says any housing development in Fairfax must have frontage on a Fairfax public street. Each unit must have frontage on an improved public street, The 10.53 acre parcel has no Fairfax street frontage.

**There are 3 landlocked parcels close to our easterly border with San Anselmo, none of which have Fairfax street frontage, and Dyett & Bhatia has designated those 3 parcels with 10 units, all three parcels can only be accessed through San Anselmo, a 10 minute drive out of Fairfax east on Center Blvd to San Anselmo and then up Scenic Avenue. The first of the three is parcel # 002-181-20, the former Jammie Williams 6.99 acre property zoned Upland Residential 10 acre minimum above Sky Ranch. The Fairfax Town Council rejected development of that property in 2001 based on no frontage on an improved Fairfax public street and the only vehicle access was a narrow driveway easement through private property from Scenic Avenue in San Anselmo.**

**The second and third parcels are 002-181-04 and 002-181-05 (same owner) are designated for six units, roughly 10 acres combined and zoned Upland Residential 10 acre minimum. It is impossible to extend Hillside Drive to these two parcels and access from Scenic Avenue in San Anselmo and Francis Avenue in Fairfax will not work either.**

**Another parcel is a large parcel that was dedicated as Open Space through a Marin County Superior Court Order, the mandatory settlement requirement when the owner of the proposed Fairfax Hills subdivision sued Fairfax in the 1980's over our restrictions on the project. Dyett & Bhatia has designated a portion of that Private Open Space, parcel #174-070-71 with an address of 615 Oak Manor Drive, for 10 units. That parcel is the Remainder Parcel, originally the 50 acre parcel that was all Private Open Space as required by Marin County Superior Court Judge William H. Stephens' Order and signed by the Hill Family and the Town of Fairfax. Fairfax has already violated that court order once when the Planning Commission approved the building of at least one house on the Private Open Space towards the top on a cul de sac off of Oak Manor Drive when James Moore was Planning Director. The only two members of that Town Council still with us are former mayor Wendy Baker and myself.**

**Another 2 parcels that we purchased for Open Space in the late 1960's or early 1970's, Dyett & Bhatia want to put 10 units on them. Parcels 002-123-17 & 002-144-01 are on Forrest Ave and are very steep and forested. They border Marin Town & Country Club. Another reason Fairfax purchased those two parcels was to provide access to the Marin Town & Country Club should one day either a private or public club or recreation area, for which the land is zoned for, be restored there.**

**There is a 100 acre parcel that a developer wanted to subdivide into 10 estate lots with ADUs that is in a mapped Wildland Urban Interface Zone (WUI), a known high landslide prone area and mansions built on the Ridgeline Scenic Corridor and he called it Marinda Heights. 250 trees would have to be cut down and 4 years ago the then Town Council said an EIR was necessary for CEQA compliance but the developer refused to pay for an EIR. So, no EIR was ever done and now Dyett & Bhatia wants to designate it for a 10 estate lot subdivision with 10 acres for each lot with the**

**possibility of both an ADU and JADU on each parcel, perhaps 30 units.**

**The Ross property parcels, 003-171-02, 05 and 08 at the top of the north side of Toyon is shown with four units. The parcels are known as Northern Spotted Owl habitat and they sit in the middle of the Town's WUI Zone. A public roadway would have to be built and accepted by the Town for maintenance to provide vehicle access to 3 of the 4 units.**

**Fairfax banned septic tanks in 1974 and that ordinance has never been repealed. Canyon Road residents taxed themselves to install Ross Valley Sanitary District's system for new development. Fairfax allows new development on cascade drive on a septic tank in violation of Fairfax's ordinance.**

**During the early 1980's Fairfax merged over 1,000 parcels because they did not meet development and zoning standards. The Dyett & Bhatia proposal lists a number of vacant parcels to be developed. There is an Assessor's Parcel Book in the Town Safe with all of the merged parcels marked. Fairfax recorded the merged parcels at the Marin County Recorder's Office. Someone must review the Dyett & Bhatia listed vacant parcels to determine if any of them have been merged.**

**10 Olema, parcel 001-104-12 is zoned CL Limited Commercial, it has the same zoning constraints as School Street Plaza. It backs onto Fairfax Creek with a required creek setback of at least 20 feet from the top of the bank. The whole property flooded in 1982. One of Fairfax's oldest historical Victorian homes sits on the property. Dyett & Bhatia designated it for 31 units.**

**Dyett & Bhatia designates the Jehovah Witnesses Church property on SF Drake Blvd for 29 units.**

**Two parcels at the east end of SF Drake, the historic "Old Timer Club", now a beer pub, and the oldest home in Fairfax next door adjacent to the Town Limits of San Anselmo. Dyett & Bhatia has designated them for at least 6 units with no way to preserve the existing historic structures.**

**Dyett & Bhatia's Redevelopment proposals will turn the SF Drake Boulevard corridor from small commercial shops into a highrise zone.**

**Page 3-15, 2nd paragraph states Fairfax will undertake a focused geologic study to identify a range of measures that developers could incorporate to save costs. What Dyett & Bhatia do not know is that Fairfax has always suffered from landslides, homes sliding down the hillsides. Then, because of slides in the late sixties and early seventies and Fairfax's propensity of high hazards for landslides, The State of California, Division of Mines & Geology, moved State geologist Ted Smith to Fairfax for one year for the purpose of mapping every known landslide in Fairfax. The State rented Mr. Smith a house in Fairfax and he walked every street and road checking for both active and inactive landslide formations. He mapped the whole Town and each landslide area was marked with a number. A 4 being the most susceptible for a landslide.**

**In 1973 we hired Wallace McGarg Roberts & Todd (WMRT) to prepare Fairfax's 1974 Open Space Element. WMR&T was given a copy of State geologist Ted Smith's field notes to map Fairfax's known landslides. That General Plan Open Space Map was in the Town Safe when I left the Town Council in 2005. Now Dyett & Bhatia wants Fairfax to spend hundreds of thousands of dollars to remap all of the known landslides.**

**Fairfax is in the worst shape for disasters, fires and floods, than any other of Marin's towns/cities. Most of Fairfax is in the Wildland Urban Interface Zone (WUI) and what is not in the WUI Zone, is in the Flood Zone. In 1982 we had 18 inches of rainwater flowing through downtown Fairfax businesses. The Sunnyside Detention Basin constructed by the Ross Valley Flood Zone 9 will reduce downtown Fairfax Fairfax flooding by 4 inches so instead of 18 inches of flood water flowing through downtown businesses, only 14 inches of flood water will flow through them.**

**I was here in Fairfax in 1944 when Marin County prepared to evacuate the entire Town of Fairfax because of the wildland fire that came over Mount Tam burning north. The wind shifted to the northwest and Fairfax was spared. My father and I drove out to the Taylor Campgrounds (before it became Samuel Taylor State Park) and the fire burned itself out when it hit Lagunitas Creek.**

**Fairfax has one way in and one way out. A vehicle accident on SF Drake in Fairfax turns the Upper Ross Valley into**

**gridlock for hours. Fairfax must have a real Evacuation Plan to get 7,500 people out of here. The mapping we have today is useless in a major conflagration. Fairfax will end up being another "Paradise" if this Redevelopment Plan proposed by Dyett & Bhatia is approved as written.**

**Who will accept liability for death and destruction when the conflagration hits Fairfax, the Town Council? The State of California?**

**Fairfax must find a real environmental lawyer and challenge the CA Dept of Housing & Community Development and ABAG's RHNA numbers in court.**

**Thank you,  
/s/ Frank Egger for Save Fairfax  
[13 Meadow Way, Fairfax, CA](#)**

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Housing element  
Date: 01.05.2023 16:51:14 (+02:00)

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**From:** Jessica Herbold <jessherbold@gmail.com>  
**Sent:** Sunday, April 30, 2023 4:33 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Subject:** Housing element

Dear Members of the Town Council,

I am writing to express my grave concern about the housing element and the future of Fairfax.

Previously I spoke at a meeting that was focused on the property formerly known as the Marin Town and Country Club. I live across the creek from that property.

Fairfax is a beautiful oasis of calm and beauty in the Bay Area. Please do everything you can to preserve our natural beauty and open space for residents, for wildlife, and for future generations.

If having more rent control will protect our town from increased development, I am strongly in favor of rent control. I would also be willing to serve on a committee and or to volunteer time in some other way if this would help to protect our town from development.

Thank you,

Jessica Herbold  
26 Baywood Ct, Fairfax, CA 94930



From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: FOSC Comments on Housing Element Update  
Date: 01.05.2023 16:51:44 (+02:00)  
Attachments: 20230428 FOSC Comments on Housing Element Update.docx (7 pages), Exhibit 1 to FOSC Comments on Housing Element Update.pdf (1 page), Exhibit 2 to FOSC Comments on Housing Element Update.pdf (11 pages)

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**From:** Jack Judkins <junkthrd@gmail.com>  
**Sent:** Sunday, April 30, 2023 4:46 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Cc:** Susan Beran <pascalberandesign@yahoo.com>; Michael Ardito <michael.ardito@sbcglobal.net>; Chance Anthony Cutrano <ccutrano@gmail.com>; Stephanie Hellman <shellman@townoffairfax.org>  
**Subject:** FOSC Comments on Housing Element Update

The attached memo, with accompanying Exhibits, is submitted on behalf of the Fairfax Open Space Committee, a committee created by the Town by resolution and which is charged specifically with the obligation to participate as an advisory body to the Town on open space matters and specifically to **"review planning and development matters in order to formulate policies that it may deem appropriate to advocate"**. We hope that we will be more directly brought into the process so that we can carry out our statutory responsibilities as a committee of the Town. Please direct any questions to me on behalf of the committee

Jack Judkins, Vice Chair, Fairfax Open Space Committee



**TOWN OF FAIRFAX  
FAIRFAX OPEN SPACE COMMITTEE**

**MEMORANDUM**

To: Town Councilmembers, Town Manager, Town Planning Director  
From: Fairfax Open Space Committee  
Jack Judkins, Vice Chair  
Date: April 28, 2023  
Re: FOSC Comments on Updated Housing Element: Priority Open Space lands

***Introduction: Role of the OS Committee and the Public Process***

The Fairfax Open Space Committee (FOSC or the Committee) was established by Resolution of the Town (Resolution No. 2334, as subsequently amended) in 2004. Under that resolution the purposes of the Committee include advising the Town on matters affecting open space lands which are environmentally sensitive and which have aesthetic qualities. In addition, the Committee was given the specific responsibility to participate as an advisory body and to **“review planning and development matters in order to formulate policies that it may deem appropriate to advocate”**.

Consistent with these purposes, the Open Space Element of the Town General Plan, adopted in 2012, specifically identifies the Committee as having the responsibility to “create an inventory of undeveloped and underdeveloped lands within the Fairfax Planning Area”. See General Plan Objective OS-1.2. Appendix OS-A to the Open Space Element provides “a preliminary inventory of approximately 30 known parcels within the Fairfax Planning Area that are undeveloped or underdeveloped”.

The “Miranda Heights Property”, the “Ross Property” and the undeveloped 18 acres of the “RFC Property”, as now identified in the Housing Element Update as sites available for housing, were included on the General Plan open space “inventory” as high priority open space parcels since the adoption of the current General Plan in 2012.

Under the General Plan, FOSC was also charged with the responsibility to: “create an inventory of undeveloped and underdeveloped land parcels within the Fairfax Planning Area, and make the inventory publicly accessible”. This inventory shall take the form of a map and a list”. See Open Space Element, Program OS-1.2.1.1.

Consistent with that directive, in 2015 FOSC submitted to the Town Council and the Town Council approved additional properties that were identified as high priority open space lands to be conserved. At the same time, The Town Council approved the submission of an application by the Town to the Association of Bay Area Governments (ABAG), through the “One Bay Area” process, for ABAG acknowledgment and designation of these properties as “Priority Conservation Areas” (PCAs). Under this process, in 2015, ABAG approved and designated 3 new areas in the Fairfax planning area as PCAs, adding to the earlier approved (2008) designation of the “Central Marin Ridge Lands” PCA. ABAG made these PCA designations in large part on the conclusion that these properties were deemed to be located within an area that had significant and exceptional open space values, including recreational opportunities, visual qualities, and plant and animal ecosystems. A copy of the map submitted to and approved by ABAG, showing the 2015 designated “Fairfax Open Space PCAs (PCAs 1-3)”, as well as depicting the earlier 2008 approved Central Marin Ridge Lands PCA, is attached as Exhibit 1. Also attached, as Exhibit 2, is a 2016 MTC memo referencing the approval by ABAG of these PCAs.

A comparison of the PCA maps with the “vacant single-family lots” identified in the Housing Element Update as sites available for housing reveals that many of these sites that are “available for housing” are also specifically designated as priority conservation lands by ABAG, by the General Plan and by the General Plan inventory.

Because of their inclusion under the inventory and designation under the PCA process as high priority open space properties, the Open Space Element affords these properties special status and protection. The following objectives, policies and programs of the Open Space Element require that:

- Objective OS-1.4: Protect undeveloped and underdeveloped lands according to the [inventory] list and priorities established by Objective OS-1.2 and OS-1.3 by converting them to Designated Open Space.

- Policy OS-1.4.3:: Acquire parcels in this inventory if they become available for purchase if possible.
- Program OS-1.4.3.1: If high-priority parcels on the inventory list come up for sale or auction, the Town Council shall consider allocation of funds from any available sources to acquire the property and create additional Designated Open Space (see Appendix OS-B).
- Policy OS-1.4.4: Acquire and encourage the acquisition of appropriate [open space] easements on parcels in this inventory, if possible.
- Program OS-1.4.4.1: Conservation and open space easements acquire development rights for the public, for all or part of a property, while ownership is retained by the property owner. If purchase is not feasible, the Town of Fairfax shall approach the owners of these properties to investigate the possibility of creating Designated Open Space through acquisition of an appropriate easement.
- Policy OS-1.4.5: Dedicate all or part of privately owned parcels in the inventory for use as open space, whenever possible.
- Program OS-1.4.5.1: Property owners shall be encouraged to set aside land dedicated to open space as a condition to development of parcels in the inventory. While access to these open space lands may be restricted, the preservation of open space land in its natural state is valuable.
- Program OS-1.4.5.2: Identify opportunities early in the planning process for transferring development rights between parcels to create dedicated open space.

Other language in the Open Space Element and elsewhere in the General Plan also recognize the critical importance of these priority open space lands and the visual, recreational, and natural resources found on them:

- General Plan Introduction, pp. 16-17: Today, Fairfax is a small town located at the western edge of Marin County's city centered corridor that parallels U.S. Highway 101, with the agriculturally rich rural portion of the county just beyond to the west. The town's natural setting encompasses a series of valleys, canyons, and forested hills with largely undeveloped ridgelines. Scenic and natural resources are key aspects of the community's sense of place and contribute to

the overall quality of life in Fairfax. In addition to the form of the land, mature trees and the extensive areas of protected open space in and around the Town help define the Town's identity as a community that values nature and environmental preservation.

- Open Space Element, OS-1 to OS-2: In 2004, the Town Council created a standing Open Space Committee to further long-term goals to acquire and maintain open space lands in the Fairfax Planning Area. The Open Space Element of the General Plan plays a major role in maintaining what residents cherish about living in Fairfax, and shaping the future of the town. Open space tends to vanish over time unless it is protected. This document outlines ways for the Town of Fairfax and its residents to consider existing open space areas, protect them from development, and expand protections for open space in the future. This Open Space Element establishes a series of programs in support of these goals.
- Open Space Element, OS-2: The Fairfax Planning Area (see Figure LU-4 in the Land Use Element) is visually and geographically defined by prominent ridgelines that separate it from adjacent communities in Marin County.
- Open Space Element, Objective OS-3.2: Preserve the visual appeal of the natural landscape in the Fairfax Planning Area.
- Open Space Element, Policy OS-3.2.2: Discourage development of any man-made structure on the ridgelines and within the ridge zones within the Fairfax Planning Area.
- Open Space Element, Policy OS-3.2.3: Prevent development from blocking or impairing existing views of Visually Significant Areas identified in Figure OS-1.
- Open Space Element, Program OS-3.2.3.1: Review development applications to ensure that views of Visually Significant Areas are not negatively impacted.
- Open Space Element, Objective OS-3.3: Constrain anthropogenic sound levels in and around open space areas so that natural sounds of flora and fauna are audible.
- Open Space Element, Policy OS-3.3.1: Constrain noise levels in Fairfax-Designated Open Space.

- Open Space Element, Objective OS-4.1: Create and preserve Designated Open Space to mitigate the threat of natural hazards.
- Open Space Element, Policy OS-4.1.1: Areas that are prone to landslides must remain as open space, or be developed with adequate engineering to mitigate the hazard.
- Open Space Element, Policy OS-4.1.2: Designated Open Space along creek channels and in flood-prone areas should be created whenever possible to mitigate flood hazards.
- Open Space Element, Policy OS-4.1.3: Mitigate extreme wildfire hazard in open space areas by reducing fire risk and removing invasive non-native species.
- Open Space Element, Program OS-4.2.1.1: Require that the design, location and construction of utilities, in existing open space or parcels in the inventory established by OS-1.2.1, minimize harm to the area's environmental and visual qualities.
- Land Use Element, Policy LU-1.1.1: New development shall be limited and of a scale that preserves the significant scenic and natural resources and rural character of the areas adjacent to the Town.
- Land Use Element Objective, LU-1.2: Limit development on hillside and ridgeline parcels to preserve and enhance the scenic qualities of the Town.
- Land Use Element, Policy LU-1.2.4: No roads or streets shall be permitted to traverse a ridge, except as deemed necessary specifically for emergency access and egress.
- Open Space Element, Objective OS-3.1: Provide and maintain a system of recreational trails that will create access amongst and between downtown Fairfax, neighborhoods of Fairfax, and open space in the Fairfax Planning Area.
- Land Use, Policy LU-1.1.3: Existing public easements will be utilized to develop a system of pathways as a potential recreational, circulation, and public safety resource.
- Land Use, Policy LU-7.1.6: New and renewed residential development outside of the Town Center Area should be compatible with, and subordinate to, the



topography, wildlife corridors and habitat, natural vegetation pattern, hydrology, and geotechnical characteristics of the area.

- Conservation Element, Objective CON-6.1: Protect special-status species, resident and migrant wildlife and their associated habitats.

Despite the obvious disconnect between the strong protections under the General Plan, required for these special status properties and the resource values associated with them, the draft updated Housing Element continues to show these properties as ones which could be developed to meet the new housing requirements imposed by ABAG. Equally inconsistent is that this same regional agency, ABAG, through a parallel process (One Bay Area), has identified these very properties as PCA's, indicating that they should not be developed but, instead, to the extent possible, preserved and protected as open space.

By including these properties on the list of properties on which housing could be built to meet the ABAG housing requirements, not only is the Town acting inconsistently with the existing General Plan and PCA designations, but, worse, such inclusion might be used to argue against any opportunity to acquire or otherwise protect all or a part of these properties as open space, should that opportunity present itself. It seems unlikely that the community or Town Council would desire this outcome.

For these reasons, FOSC voted unanimously that we strongly recommend to the Town that it reconsider the designation of these properties as suitable to meet the housing needs under the Updated Housing Element. We urge you and your Housing Element contractor to involve the Committee in the update process and to consider these issues and to look for other opportunities, especially ones involving infill, for meeting housing needs.

At a minimum, the update to the Housing Element should seek to minimize the impact on these priority open space properties by imposing constraints on any development the would:

1. Require significant clustering.
2. Limit development to a minimum size.
3. Preserve ridgelines corridors.
4. Avoid impact on visual resources, water resources, and native flora and fauna
5. Respect and preserve wildlife corridors.
6. Identify those properties with special status species and preclude development that would affect those species.

7. Avoid impact on recreational uses which exist and have existed on many of these properties for well over a half-century and which may well be public access easements created by implication.

In addition, the bulk of housing development should be encouraged only in already developed areas, where infill opportunities exist and infrastructure is already present or can be readily provided.



# ATTACHMENT 2, PART A: Fairfax Open Space Priority Conservation Areas

Fairfax Open Space  
Parcels for Open Space Consideration

Parks / Open Space

Central Marin Ridgeland  
Priority Conservation Areas

PCA - 1: West of Sir Francis Drake

PCA - 2: South of Bolinas

PCA - 3: North of Sir Francis Drake

Building Footprint

Fairfax City Boundary

Parcel Boundaries

This map displays the Fairfax Open Space Priority Conservation Areas. The map is divided into several color-coded and pattern-coded regions. A solid green area represents Parks / Open Space, which covers a large portion of the western and southern edges of the map. A light yellow area represents Central Marin Ridgeland Priority Conservation Areas, located in the northern and central parts. Three orange areas with diagonal hatching represent Priority Conservation Areas (PCA): PCA - 1 (West of Sir Francis Drake) is in the central-western part; PCA - 2 (South of Bolinas) is in the southern part; and PCA - 3 (North of Sir Francis Drake) is in the northern part. Brown squares represent Building Footprints, which are densely packed in the central and eastern parts of the map. A thick grey line outlines the Fairfax City Boundary, and thin grey lines represent individual Parcel Boundaries. The map shows a complex interplay of these different land use zones, with the urban area (building footprints) primarily situated within or adjacent to the various conservation areas.





**DATE:** March 24, 2016

**TO:** Transportation Authority of Marin Board of Commissioners

**FROM:** Dianne Steinhauser, Executive Director  
David Chan, Programming Manager

**SUBJECT:** Adopt Priority Conservation Area (PCA) Guidelines for OBAG 2 (Action), Agenda Item No. 10

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## **RECOMMENDATION**

Recommend the TAM Board adopt the Marin PCA Program guidelines as shown in Attachment A.

On March 14, 2016, the Programming and Projects Executive Committee discussed the proposed Marin PCA Guidelines and unanimously approved staff's recommendation as presented.

## **BACKGROUND**

The Metropolitan Transportation Commission (MTC) adopted the One Bay Area Grant (OBAG) Program Cycle 2 to establish policies and programming guidance for federal surface transportation funds, covering five years - FY 17/8 to FY 21/22. OBAG was devised with the intent to integrate the federal surface transportation program with the region's land-use and housing policies with supportive transportation investments. More specifically, OBAG is MTC's attempt to effectuate the Sustainable Community Strategy (SCS), promulgated by SB 375.

In an effort to support the SCS under OBAG, MTC heavily emphasized the effort to promote transportation investments in Priority Development Areas (PDAs), which are infill development opportunity areas within existing communities identified by local jurisdictions. They are generally areas of at least 100 acres where there is local commitment to developing more housing along with amenities and services to meet the day-to-day needs of residents in a bicycle and pedestrian-friendly environment served by transit. By concentrating transportation investments in PDAs, MTC believes that the OBAG program will be consistent with the goals of SB 375.

While one of the primary goals of OBAG is targeted transportation investment in PDAs, MTC also recognizes the importance of the Bay Area's open space and agricultural lands by creating the Priority Conservation Area (PCA) Program in OBAG 1 where funding was set aside for projects in designated PCAs around the Bay Area. MTC has continued this commitment in OBAG 2.

## **PRIORITY CONSERVATION AREA (PCA) PROGRAM**

The goal of the PCA Program is to support Plan Bay Area by preserving and enhancing the natural, economic and social value of rural lands in the Bay Area, for residents and businesses. These values include globally unique ecosystems, productive agricultural lands, recreational opportunities, healthy fisheries, and climate protection (mitigation and adaptation), among others. The PCA Program should also be linked to SB 375 goals which direct MPOs to prepare sustainable community strategies which consider resource areas and farmland in the region.

PCAs were nominated by local jurisdictions and adopted by the ABAG Executive Board during opened call periods in 2008, 2013, and 2015. In 2015, the ABAG Executive Board adopted 68 new PCAs and confirmed 97 existing PCAs for a total of 165 PCAs in the Bay Area.

There are 21 PCAs within Marin's boundaries. In addition, there are three regional PCAs with portions that lie within Marin, such as the San Francisco Bay Trail that circumvents the San Francisco Bay. See Attachment B for the list of PCAs in Marin.

### **PCA Funds Available**

Unless amended, a total of \$790 million is available to the Bay Area under OBAG Cycle 2. MTC has set aside \$436 million for regional programs that will be administered by MTC with the remaining funds apportioned to the CMAs. Within the \$436 million regional programs, MTC allocated \$16.4 million for the Priority Conservation Area (PCA) Program under OBAG 2.

The fund source used for the PCA Program is federal Surface Transportation Program (STP) funds. Project eligibility is limited by the eligibility of STP funding; unless the CMA can exchange these funds or leverage new fund sources for their programs.

While MTC's intent was to manage a competitive program across all nine Bay Area counties, the four North Bay Counties were able to influence MTC leadership to retain and expand the unique programs in the North Bay. Marin's program was used as an example of a very well run program. The four North Bay counties of Marin, Napa, Sonoma and Solano will therefore receive \$8.2 million (\$2.05 million each); the rest of the Bay Area counties will be participating in a regionally-managed PCA program to be administered by MTC, ABAG, and the Coastal Conservancy.

Agencies in any of the four North Bay Counties must apply in the county in which they reside. Therefore, an agency in a North Bay County cannot apply to the Regional PCA Program to avoid "double-dipping."

### **MTC/ABAG Program Evaluation**

The PCA Program was a pilot program under OBAG 1. Under OBAG 1, MTC and ABAG evaluated the selected projects from the North Bay Counties to determine their consistency to the program goal and their success in delivery. Marin was showcased with selecting projects that were consistent with the goals of the PCA program.

It is important that Marin and the other North Bay Counties continue to select projects that meet PCA goals in OBAG 2 and demonstrate to MTC and ABAG the effectiveness and efficiency of a locally-determined program so that the North Bay PCA program may advance in future federal authorizations.

## **PCA Administrators**

The Regional PCA Program will be administered by the Coastal Conservancy in partnership with MTC and ABAG. MTC has adopted Guidelines for the Regional PCA Program as shown in Attachment A.

The North Bay PCA Program framework is to be developed by the four North Bay county Congestion Management Agencies. The Regional Guidelines are similar to the first cycle of the PCA program, with a few notable two differences that include 1) reducing the minimum local match requirement from 3:1 in OBAG 1 to 2:1 in OBAG 2 and 2) adding a new eligible category, called Urban Greening, that allows the funding of green spaces in cities that increase habitat connectivity, improve community health, capture carbon emissions, and address stormwater.

TAM is the administrator for the Marin PCA Program and is responsible for adopting guidelines for the Marin PCA Program.

## **Proposed Marin PCA Guidelines**

After reviewing the adopted Regional PCA Program guidelines, it is the recommendation of staff to use many of the Regional guidelines for the proposed Marin guidelines, except for a few areas noted below.

PCA Designation – Eligible projects must be within a designated PCA.

Since there are 24 PCAs in Marin, there should be ample applications to consider when the Call for Projects is issued without having to expand the description. ABAG has periodically conducted Calls for Nominating PCAs. After requests are received, ABAG approved those qualified requests to be PCAs at one time as a group.

In OBAG 1, applicants had the option to request ABAG to consider new PCAs on an individual basis, separate from the Calls for Nominating PCAs. This option will not be available in OBAG 2 because the most recent Call for Nominating PCAs just concluded in September 2015. ABAG will not be considering new PCAs on an individual basis like it did in OBAG 1.

Non-Federal Local Match – MTC requires a 2:1 minimum match from non-federal funds, which means that 66% of the total funds will be from non-federal funding source(s) and 33% from PCA funds.

Under OBAG 1, TAM imposed a 1:1 minimum match for the Marin Program. Staff asked MTC if TAM has the discretion to use the 1:1 minimum match for OBAG 2. MTC maintains that the minimum match of 2:1 will be required for the Regional Program and the North Bay Counties.

TAM staff will conduct a Call for Projects under the 2:1 minimum match rule, and screen results. If insufficient candidates come forward, staff will bring further discussion back to the TAM Board.

Meets the Program Goals – The Regional Program listed four criteria as meeting program goals. TAM staff is recommending adopting the same four criteria, and adding two additional criteria, which include complete funding plan and non-substitution of existing funding source.

Staff anticipates receiving many applications for limited funds and recommends the additional criteria to better distinguish the applications from one another.

Emphasis Areas/Eligible Projects – Staff is essentially proposing the same emphasis areas/eligible projects for the Marin Program as the Regional Program with the addition of “Farm to Market” in the

description, entitled “5. Protection.” This recommendation is consistent with our adopted guidelines from OBAG 1.

## **EXECUTIVE COMMITTEE**

On March 14, 2016, the Programming and Projects Executive Committee discussed the proposed Marin PCA Guidelines and adopted to support staff’s recommendation as presented.

Commissioner Furst asked if maps are available, showing the boundaries of each designated PCA in Marin. Staff was able to ascertain that maps are not currently available, but ABAG is the process of developing maps for the adopted PCAs. ABAG is not certain when the maps will be finished but is hoping to make them available on its website by the summer of 2016.

## **NEXT STEPS**

After the adoption of the Marin PCA Program Guidelines, staff will issue a Call for Projects in the amount of \$2.05 million. Applicants will be given about 8 weeks to submit applications. An evaluative committee will be formed to evaluate the applications against the adopted guidelines. A proposed list of projects will be presented to the TAM Board for adoption, tentatively scheduled for July 2016. The TAM Board adopted list of projects will be forwarded to MTC for inclusion into the federal TIP database.

## **ATTACHMENT**

Attachment A: Draft Marin PCA Program  
Attachment B: PCA Areas in Marin  
Attachment C: Approved PCA Projects from OBAG 1



**OBAG 2 - Priority Conservation Area (PCA) Programs  
(Draft March 14, 2016)**

	<b>Regional PCA Program</b>	<b>Marin PCA Program</b>
<b>Administrator</b>	<b>Coastal Conservancy</b>	<b>TAM</b>
<b>Program Goals</b>	Support Plan Bay Area by preserving and enhancing the natural, economic and social value of rural lands and open space for residents and businesses, including globally unique ecosystems, productive agricultural lands, recreational opportunities, healthy fisheries, and climate protection (mitigation and adaptation), among others.	Same
<b>Funding Amount</b>	\$8.2 million	\$2.05 million
<b>Funding Source</b>	Federal Surface Transportation Program (STP) funds unless funds can be exchanged with other local funds.	Same
<b>Programmed FYs</b>	Funds can be programmed in FY 17/18, FY 18/19, FY 19/20, FY 20/21, and/or FY 21/22.	Same
<b>Screening Criteria</b>	<b>PCA Designation:</b> Eligible projects must be within a designated PCA.	Same
	<b>Regionally Significant:</b> Indicators of regional significance include a project's contribution to goals stated in regional habitat, agricultural or open space plans, countywide Plans or ABAG's PCA designations. Applicants should describe who will benefit from the project and regional (greater-than-local need) it serves.	Same
	<b>Open Space Protection In Place:</b> Linkages to or location in an area that is protected from development. Land acquisition or easement projects would be permitted in an area without open space policy protections in place.	Same
	<b>Non-Federal Local Match:</b> 2:1 minimum match,	Same, but greater consideration will be given to projects with higher than the minimum match.
	<b>Meets Program Goals:</b> Projects that meet one of the following program goals from Group A:	Projects must have one of the goals from Group A and all of the program goals from Group B

	<p><u>Group A</u></p> <ul style="list-style-type: none"> <li>o Protects or enhances “resource areas” or habitats.</li> <li>o Provides or enhances bicycle and pedestrian access in an open space /parkland resources. Notable examples are the Bay and Ridge Trail Systems.</li> <li>o Supports the agricultural economy of the region.</li> <li>o Includes existing and potential urban green spaces that increase habitat connectivity, improve community health, capture carbon emissions, and address stormwater.</li> </ul>	<p><u>Group B</u></p> <ul style="list-style-type: none"> <li>o With the requested PCA funds, project sponsor has substantially all funds needed to complete the project without seeking other funds.</li> <li>o Does not replace existing funding source.</li> </ul>
<b>Eligible Applicant</b>	Local governments (cities, counties, towns), county congestion management agencies, tribes, water/utility districts, resource conservation districts, park and/or open space districts, land trusts and other land/resource protection nonprofit organizations based in Marin County are invited to nominate projects. Applicants are strongly encouraged to collaborate and partner with other entities on the nomination of projects, and partnerships that leverage additional funding will be given higher priority in the grant award process. Partnerships are necessary with cities, counties, or CMAs in order to access federal funds. Project must have an implementing agency that is able to receive a federal-aid grant (master agreement with Caltrans)	Same
<b>Emphasis Areas / Eligible Projects</b>	<p><b>1. Planning Activities</b></p> <p><b>2. Pedestrian and Bicycle Facilities/ Infrastructure:</b> On-road and off-road trail facilities, sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming, lighting and other safety related infrastructure, and ADA compliance, conversion and use of abandoned rail corridors for pedestrians and bicyclists.</p> <p><b>3. Visual Enhancements:</b> Construction of turnouts, overlooks and viewing areas.</p> <p><b>4. Habitat / Environmental Enhancements:</b> Vegetation management practices in transportation rights-of-way, reduce vehicle-caused wildlife</p>	<p>Same, except the following:</p> <p><b>5. Protection (Land Acquisition or Easement) or Enhancement of Natural Resources, Open Space or Agricultural Lands:</b> Parks and open space, <b>farm to market</b>, staging areas or environmental facilities; or natural resources, such as listed species, identified priority habitat, wildlife</p>

	<p>mortality or to restore and maintain connectivity among terrestrial or aquatic habitats, mitigation of transportation project environmental impacts funded through the federal-aid surface transportation program.</p> <p><b>5. Protection (Land Acquisition or Easement) or Enhancement of Natural Resources, Open Space or Agricultural Lands:</b> Parks and open space, staging areas or environmental facilities; or natural resources, such as listed species, identified priority habitat, wildlife corridors, wildlife corridors watersheds, or agricultural soils of importance.<sup>1</sup></p> <p><b>6. Urban Greening:</b> Existing and potential green spaces in cities that increase habitat connectivity, improve community health, capture carbon emissions, and address stormwater.</p> <p>Note: MTC encourages PCA project applicants to partner with other agencies and programs to leverage other funds in order to maximize benefits. As such, PCA funded projects may become eligible to deliver net environmental benefits to a future Regional Advance Mitigation Planning (RAMP) program project, above any required mitigation requirements. Note that such projects may need to rely on funding exchanges with eligible non-federal funds because most land acquisition and habitat restoration projects that are not mitigation for transportation projects are not eligible for federal transportation funds. Any such funding exchanging must be consistent with MTC's funding exchange policy (MTC Resolution No. 3331).</p>	<p>corridors, wildlife corridors watersheds, or agricultural soils of importance.<sup>1</sup></p>
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<sup>1</sup> Projects under this category would need another funding source to exchange with grant funds since federal STP funds are prohibited from land acquisition and non-transportation related projects.

Adopted Priority Conservation Areas  
as of September 2015

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
MR2	3rd Valley Creek/Chicken Ranch Beach Conservation Area	Inverness	Marin County	Inverness	29	Tomales Bay Watershed Council	Point Reyes National Seashore, Gulf of the Farallones National Marine Sanctuary, State Lands Commission, California Department of Fish and Game, Coastal Commission, California State Parks, Marin County, Inverness Public Utility District, Environmental Action Committee of West Marin, Inverness Association, and private property owners.	NL			2008
MR3	San Geronimo Valley headwaters of the Lagunitas Watershed and shore of Tomales Bay		Marin County	San Geronimo Valley and shore of Tomales Bay, west Marin County; 9 square-miles headwaters (out of a total 103 square mile watershed)	5,760	Salmon Protection And Watershed Network	Point Reyes National Seashore (National Park Service)	NL, RR			2008
MR4	Marin County Agricultural Lands		Marin County	agriculturally zoned land in unincorporated Marin County	75,000	Marin Agricultural Land Trust	State Coastal Conservancy, Department of Conservation Farmland Conservancy Program, Marin County, Marin Resource Conservation District, Marin Farm Bureau, Tomales Bay Watershed Council, National Park Service	AL			2008
MR5	Marin City Ridge	Marin City	Marin County	Marin City Ridge adjacent to the Golden Gate National Recreation Area	72	National Park Service, Golden Gate National Recreation Area	Potential partners could include Marin County Open Space District and the Golden Gate Parks Conservancy	NL, RR			2008
MR6	North GGNRA Lagunitas Creek Parcels		Marin County		331	National Park Service, Golden Gate National Recreation Area	Marin County Open Space District, Marin County Bicycle Coalition, Point Reyes National Seashore	NL, RR			2008
MR7	Central Marin Ridge lands	Central urban Marin, San Anselmo, Fairfax, Ross, County, San Rafael	Marin County	Central Marin	996	Marin County Parks and Open Space Department	San Anselmo, Ross, Fairfax, San Rafael, Marin Conservation League, County Flood Control, TPL	NL			2008
MR8	North County Gateway		Marin County	Unincorporated undeveloped lands north of Novato on either side of Highway 101 to the Sonoma County line and the Petaluma River	5,330	Marin County Parks and Open Space Department	Marin Conservation League, Sierra Club, Bay Area Ridge Trail Council, Bay Trail, SCAPOSD, State Parks	NL			2008

Adopted Priority Conservation Areas  
as of September 2015

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
MR9	Bothin Waterfront		Marin County	The Upper Richardson Bay waterfront in City of Mill Valley and County Jurisdiction	50	Marin County Parks and Open Space	County Flood Control, City of Mill Valley, Marin Audubon, Bay Trail, MCL, Sierra Club	NL			2008
MR10	Big Rock Ridge Lands		Marin County	Unincorporated Central Big Rock Ridge area, City of Novato backdrop	3,000	Marin County Parks and Open Space Department	Bay Area Ridge Trail Council, City of Novato	NL			2008
MR11	Tiburon Ridge Lands		Marin County	Incorporated and Unincorporated lands along the Tiburon Ridge from the bay to Ring Mountain	322	Marin County Parks and Open Space Department	Town of Tiburon, Native Plant Society, Marin Conservation League	NL			2008
MR12	Bowman Canyon	Adjacent to Novato	Marin County	SW of 101 adjacent to Stafford Lake and Mt. Bordell open space	1,200	Marin Conservation League	Marin County Open Space District, Marin County Flood Control District, Marin Agricultural Land Trust, California State Parks, Sierra Club, Friends of Novato Creek, Bay Area Ridge Trail Council	NL, AL, RR			2008
MR14	St. Vincent's and Silveira Properties	Unincorporated area of San Rafael	Marin County	Unincorporated area between Hwy 101 and SF Bay	335	Marin Audubon Society/Marin Baylands Advocates	Sierra Club, Marin Conservation League	NL			2008
MR15	Central Marin Bayfront, Madera Bay Park	Town of Corte Madera	Marin County	Shorebird Marsh, owned by the Town of Corte Madera is to the west, and the Department of Fish and Game owned, Corte Madera Ecological Reserve is to the north, east and south.	5	Marin Audubon Society/Marin Baylands Advocates	Marin County Open Space District, Sierra Club, Marin Conservation League, Priority Conservation Area Committee	NL			2008
MR18	Central Marin Bayfront, Canalways		Marin County	San Rafael Waterfront, adjacent to San Rafael Shoreline Park; Bayfront of the City of San Rafael	85	Marin Audubon Society	Sierra Club, Marin Conservation League, Priority Conservation Area Committee, Marin County Department of Parks and Open Space	NL			2008
MR19	Fairfax Zone 1 - Western Fairfax/Tamarancho/Cascade	Fairfax	Marin County	located west of developed areas of Fairfax, west of Sir Francis Drake Blvd, north of Bolinas/Fairfax Rd	308	Town of Fairfax	Town of San Anselmo, County of Marin, San Anselmo Open Space Committee	NL, UG, RR	terrestrial ecosystems, water supply and quality, compact growth, community health, recreation		2015
MR20	Fairfax Zone 2 - Southern Fairfax/Bald Hill	Fairfax	Marin County	south of Sir Francis Drake Blvd and Bolinas/Fairfax Rd	275	Town of Fairfax	Town of San Anselmo, County of Marin, San Anselmo Open Space Committee	NL, UG, RR	terrestrial ecosystems, water supply and quality, compact growth, community health, recreation		2015

Adopted Priority Conservation Areas  
as of September 2015

Area ID	Area Name	City	County	Location Description	Acreage	Lead Nominating Agency	Partnering Agencies/Orgs	Designation	Benefits	Co-Benefits	Year Designated
MR21	Fairfax Zone 3 - Northern Fairfax/Sleepy Hollow/Oak Manor/Wall	Fairfax	Marin County	north of Sir Francis Drake Blvd	448	Town of Fairfax	Town of San Anselmo, County of Marin, San Anselmo Open Space Committee	NL, UG, RR	terrestrial ecosystems, water supply and quality, compact growth, community health, recreation		2015
MR22	Carmel Open Space	Novato	Marin County	south of Carmel Drive, north of Vallejo Ave	5	City of Novato		NL, RR	recreation, terrestrial ecosystems		2015
MR23	Davidson Hill Area	Novato	Marin County	Davidson St south of Olive Ave	30	City of Novato		NL, RR	recreation, terrestrial ecosystems		2015
MR24	Hill Recreation and Arroyo Avichi Creek Area	Novato	Marin County	1560 Hill Road and 1521 Hill Road, Novato	23	City of Novato		NL, AL, UG, RR	community health, terrestrial ecosystems, agricultural resources	compact growth	2015
MR25	O'Hair Park	Novato	Marin County	855 Sutro Ave, Novato	100	City of Novato		UG, RR	recreation, community health, terrestrial ecosystems	wildlife habitat	2015
MULTI1	San Francisco Bay Trail – Bay Area Ridge Trail	Fremont, Albany,	Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma counties	Completion of regional trail systems	1,675	San Francisco Bay Trail Project	Bay Area Ridge Trail Council	NL			2008
MULTI4	California Coastal Trail	Regional	Sonoma, Marin, San Francisco, San Mateo counties	Over 137 miles of Coastal trail are currently open to the public along the Sonoma, Marin, San Francisco, and San Mateo coasts; once completed, the Coastal Trail in the Bay Area will be approx 170 miles long	400	San Mateo County, on behalf of the State Coastal Conservancy	Coastal Conservancy, numerous counties and cities along the 1,200-mile California coast	RR	recreation	scenic, economic, alternative transportation, health, environmental protection	2015
MULTI5	San Francisco Bay Area Water Trail	Regional	Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma counties	Along the shoreline of San Francisco Bay and its tributary waters in all nine counties	30	San Mateo County, on behalf of the State Coastal Conservancy	ABAG, Coastal Conservancy, Bay Conservation & Development Commission, Division of Boating and Waterways, 9 counties, numerous cities, ports resource agencies, nonprofit organizations	RR	recreation	scenic, economic, health, environmental protection and stewardship	2015

<b>Approved PCA Projects from OBAG 1</b>				
<b>Sponsor</b>	<b>Project</b>	<b>Total Project Cost</b>	<b>PCA Fund Requested</b>	<b>Approved PCA Funds</b>
MALT	Thacher Ranch Easement Acquisition	\$1,628,000	\$250,000	\$250,000
Novato	Pacheco Hill Parkland Acquisition	\$6,600,000	\$500,000	\$500,000
Mill Valley	Bayfront Park Recreational Bay Access Pier Rehabilitation	\$223,000	\$100,000	\$100,000
San Anselmo	Sunny Hills Ridge Trail	\$160,000	\$80,000	\$80,000
Marin County	Mill Valley-Sausalito Pathway Rehabilitation	\$1,756,000	\$878,000	\$320,000
	<b>Total</b>	<b>\$10,367,000</b>	<b>\$1,808,000</b>	<b>\$1,250,000</b>



From: **Andrew Hill** <[andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)>  
To: **Clare Kucera** <[clare@dyettandbhatia.com](mailto:clare@dyettandbhatia.com)>  
Subject: Fwd: Comments for the NOP // Housing Element  
Date: 28.04.2023 16:51:53 (+02:00)  
Attachments: site comparrison.xls (4 pages), text.html (1 page)

Please double check and make sure this is reflected in the comments summary memo and compiled with other emails/letters. - Andrew

Begin forwarded message:

**From:** Rajeev Bhatia <[rajeev@dyettandbhatia.com](mailto:rajeev@dyettandbhatia.com)>  
**Subject:** Fwd: Comments for the NOP // Housing Element  
**Date:** April 28, 2023 at 4:22:59 PM PDT  
**To:** Andrew Hill <[andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)>

Begin forwarded message:

**From:** Marin Town and Country Club <[mtcc@classactionlocator.com](mailto:mtcc@classactionlocator.com)>  
**Subject:** Comments for the NOP // Housing Element  
**Date:** April 28, 2023 at 4:15:54 PM PDT  
**To:** "[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)" <[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)>  
**Cc:** "[bcoler@townoffairfax.org](mailto:bcoler@townoffairfax.org)" <[bcoler@townoffairfax.org](mailto:bcoler@townoffairfax.org)>, "[backerman@townoffairfax.org](mailto:backerman@townoffairfax.org)" <[backerman@townoffairfax.org](mailto:backerman@townoffairfax.org)>, "[shellman@townoffairfax.org](mailto:shellman@townoffairfax.org)" <[shellman@townoffairfax.org](mailto:shellman@townoffairfax.org)>, "[lblash@townoffairfax.org](mailto:lblash@townoffairfax.org)" <[lblash@townoffairfax.org](mailto:lblash@townoffairfax.org)>, "[ccutrano@townoffairfax.org](mailto:ccutrano@townoffairfax.org)" <[ccutrano@townoffairfax.org](mailto:ccutrano@townoffairfax.org)>, "[info@dyettandbhatia.com](mailto:info@dyettandbhatia.com)" <[info@dyettandbhatia.com](mailto:info@dyettandbhatia.com)>, "[dhortert@4leafinc.com](mailto:dhortert@4leafinc.com)" <[dhortert@4leafinc.com](mailto:dhortert@4leafinc.com)>, "[mlockaby@townoffairfax.org](mailto:mlockaby@townoffairfax.org)" <[mlockaby@townoffairfax.org](mailto:mlockaby@townoffairfax.org)>, "[lneal@townoffairfax.org](mailto:lneal@townoffairfax.org)" <[lneal@townoffairfax.org](mailto:lneal@townoffairfax.org)>

Dear Heather:

Attached please find a spreadsheet (Entitled: Site Comparison) supporting that the Town of Fairfax is recycling parcels that were listed in prior Housing Elements and again they are being included in our current Housing Element. We call this to your attention as it illustrates the continued misfeasance and nonfeasance of the Town of Fairfax's Town Council as it relates to the Housing Element and public disclosure.

The attached spreadsheet illustrates 29 parcels that are included in our current Housing Element Public Review Draft, that were included in prior Housing Elements. These are highlighted in yellow for your convenience.

Undeveloped parcels included in prior Housing Elements have proven to be infeasible to develop due to the costs related to access, slope, and lack of utilities. On our current Housing Opportunity Site list, we have brought to your attention that Miranda Heights is a collective 50.2% and the Manor parcel is a collective 49.5%. HCD has already shared their reservations about including such steep parcels, contrary to what your consultant Andrew Hill publicly shared at our April 19th Housing Element NOP meeting.

In your new list the Town has out done itself by including APN #002-123-17 and APN #002-144-01. These slopes are 57.61% and 63.28%

respectively. We ask, which illustrates your subjective approach, why was APN # 002-191-13, also Town owned property not included?

Please recall these three parcels are downhill from an unreinforced single lane road. The cost to develop would exceed any reasonable expectations. Therefore, the Town must have included these to fluff your RHNA with no real expectations that they will ever or could ever be developed.

These parcels, as well as 2600 Sir Francis Drake, Miranda Heights and Manor property, do not have infrastructure for any development.

I also feel it in bad form to re-zone our publicly paid for open space property which we have reserved for safety access to the Lands of MT&CC. Please recall APN #002-123-17, #002-144-01, and #002-191-13, are all adjacent to the MT&CC's 25 acres of flat land, located above the 500-year floodplain.

Furthermore, we call to your attention that the newly presented Housing Opportunity site list uses "Family Sur Names" in place of some street addresses and street addresses in other. This obfuscates the information so as to confuse and restrict peoples ability to comment. Even further you have no rhyme or reason to your sorting of APNs. They are not consecutive nor are they next to each other to illustrate adjacent parcels.

The Town continues to diminish the only viability for meaningful development, the MT&CC. We have a 14" sewer trunk line bifurcating the meadow and 4" of water.

Please include this in your comments and make certain the general public has access to this information this time.

Michael Mackintosh

Parcel #:	Acreage:	Capacity:	Address:	Year:		2015 Capac	2023 Capac	Previous Cycle:	Net Capacity:	
174-290-06	2.15	1		2007-2014		1				
174-290-05	2.21	1		2007-2014		1				
174-290-03	1.69	1		2007-2014		1				
174-290-01	2.11	1		2007-2014		1				
174-070-50	6.22	29		2023-2031			29			29
174-070-017	20	40	Cal Lutheran	2007-2014		40				
002-213-27	0.24	1	Eastside Com	2007-2014		1				
002-213-26	0.24	1	Eastside Com	2007-2014		1				
002-213-25	0.27	1	Eastside Com	2007-2014	*	1		1		
002-213-25	0.25	6		2023-2031			6		5	5
002-213-10	0.19	1	Eastside Com	2007-2014	*	1		1		
002-213-10	0.2	6		2023-2031			6		5	5
002-213-07	0.08	1	Eastside Com	2007-2014	*	1		1		1
002-213-07	0.08	2		2023-2031			2		1	
002-213-06	0.11	1	Eastside Com	2007-2014	*	1		1	2	2
002-213-06	0.1	3		2023-2031			3			
002-213-05	0.06	1	Eastside Com	2007-2014	*	1		1	1	1
002-213-05	0.05	2		2023-2031			2			
002-213-04	0.09	1	Eastside Com	2007-2014	*	1		1	1	1
002-213-04	0.09	2		2023-2031			2			
002-211-21	0.26	1	Eastside Com	2007-2014	*	1		1	3	3
002-211-21	0.26	4		2023-2031			4			
002-211-20	0.22	1	Eastside Com	2007-2014	*	1		1	4	4
002-211-20	0.23	5		2023-2031			5			
002-211-05	0.11	1	Eastside Com	2007-2014	*	1		1	2	2
002-211-05	0.11	3		2023-2031			3			
002-211-04	0.09	1	Eastside Com	2007-2014		1				
002-211-03	0.05	1	Eastside Com	2007-2014		1				
002-211-02	0.06	1	Eastside Com	2007-2014		1				
002-181-22	0.74	1		2007-2014		1				
002-181-21	11	1		2007-2014		1				
002-181-20	6.79	1		2007-2014		1				

002-181-12	11.21	1		2007-2014		1				
002-181-04	4.78	1		2007-2014		1				
002-181-03	4.78	1		2007-2014		1				
002-144-01	both forrest parcels	5		2023-2031		5				5
002-131-15	0.59	3	FairAnselm P	2007-2014		3				
002-131-14	2.69	6	FairAnselm P	2007-2014	*	6		1		1
002-131-14				2006						
002-131-14				2006						
002-131-13				2006						
002-131-12	2.12	6	FairAnselm P	2007-2014	*	6		1		1
002-131-12	2.12			2006						
002-131-12				2006						
002-131-09	0.01	1	FairAnselm P	2007-2014	*	1		1		
002-131-09				2006						
002-131-07	0.02	1	FairAnselm P	2007-2014	*	1		1		
002-131-07				2006						
002-127-02				2006						
002-127-01	0.28	2	FairAnselm P	2007-2014	*	2		1		
002-127-01	0.35	2	FairAnselm P	2007-2014		2				
002-127-01				2006						
002-123-17	0.5	5		2023-2031		5				5
002-122-47	0.51	7		2023-2031		7				7
002-116-07	0.14	1	West Comme	2007-2014	*	1		1		
002-116-07				2006						
002-116-06	0.17	1	West Comme	2007-2014	*	1		1		
002-116-06				2006						
002-116-04	0.17	1	West Comme	2007-2014	*	1		1		
002-116-04				2006						
002-113-08	0.35	10		2023-2031		10				10
002-112-13	1.8	9	School Street	2007-2014	*	9		1	164	164
002-112-13	1.92	175		2023-2031		175				
002-112-13	1.8			2006						
002-101-13				2006						

002-071-01	0.04	1		2007-2014		1				
001-251-31	11.5	1		2007-2014		1				
001-236-56				2006						
001-236-55				2006						
001-236-54				2006						
001-236-53				2006						
001-235-11				2006						
001-235-10				2006						
001-235-08				2006						
001-226-53	0.33	5		2023-2031			5			5
001-221-12	0.5	2	West Comme	2007-2014	*	2		1		
001-221-12				2006						
001-183-20	0.19	6		2023-2031	*		6	1		6
001-183-20	0.19	6		2023-2031			6			6
001-183-17	0.42	2	West Comme	2007-2014	*	2		1	12	12
001-183-17	0.51	14		2023-2031			14			14
001-183-17				2006						
001-183-17				2006						
001-183-16	0.17	1	West Comme	2007-2014	*	1		1		
001-183-16				2006						
001-183-16				2006						
001-183-15	0.17	1	West Comme	2007-2014	*	1		1		
001-183-15	0.17			2006						
001-183-14	0.17	1	West Comme	2007-2014		1				
001-183-13	0.16	1	West Comme	2007-2014	*	1		1		
001-183-13	0.15			2006						
001-183-12	0.17	1	West Comme	2007-2014	*	1		1	4	4
001-183-12	0.17	5		2023-2031			5			
001-183-12	0.17			2006						
001-183-10	0.41	12		2023-2031	*		12	1		12
001-183-10	0.36			2006						
001-183-10	0.36			2006						
001-183-08	0.17	1	West Comme	2007-2014	*	1		1		
001-183-08	0.17			2006						
001-183-04	0.92	2	West Comme	2007-2014	*	1		1		
001-183-04	0.95			2006						

001-183-04				2006						
001-183-014	0.17			2006						
001-181-01				2006						
001-160-09	18.45	2		2007-2014		2				
001-150-12	68.05	6		2007-2014		6				
001-104-012	1.24	22	10 Olema Rd	2007-2014	*	22		1	9	
001-104-012	1.21	31	10 Olema Rd	2023-2031			31			31
001-018-01	0.16	1	West Comme	2007-2014		1				
						141	343	29	213	336
							Total:			





From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Housing sites on the Housing opportunity list  
Date: 01.05.2023 16:47:45 (+02:00)  
Attachments: Parcel info Sheet1 (2), Table A.pdf (4 pages), Parcel info sheet Sheet1, Table B.pdf (2 pages)

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**From:** Barbara Coler <bcoler@townoffairfax.org>  
**Sent:** Friday, April 28, 2023 7:05 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Subject:** Fw: Housing sites on the Housing opportunity list

Barbara Coler, Vice Mayor  
Town of Fairfax

*\*\*The opinions expressed in this email are those of this individual Council Member and are not representative of the entire Council or Town of Fairfax unless otherwise stated.\*\**

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**From:** Marin Town and Country Club <mtcc@classactionlocator.com>  
**Sent:** Friday, April 28, 2023 4:55 PM  
**To:** Heather Abrams <habrams@townoffairfax.org>  
**Cc:** Chance Cutrano <ccutrano@townoffairfax.org>; Barbara Coler <bcoler@townoffairfax.org>; Bruce Ackerman <backerman@townoffairfax.org>; Stephanie Hellman <shellman@townoffairfax.org>; Lisel Blash <LBlash@townoffairfax.org>; Linda Neal <lneal@townoffairfax.org>; Mark Lockaby <mlockaby@townoffairfax.org>; dhortert@4leafinc.com <dhortert@4leafinc.com>; info@dyettandbhatia.com <info@dyettandbhatia.com>; Housing <Housing@townoffairfax.org>; housing@doj.ca.gov <housing@doj.ca.gov>  
**Subject:** Housing sites on the Housing opportunity list

Dear Heather:

Attached please find two spreadsheets representing the parcels cited on your Housing Opportunity Site list. We have numbered your identified sites so as to help you better understand the information provided.

The attached parcel sheets will illustrate slopes, fire overlays, and flood zoning requiring a more exhaustive CEQA review. For the safety of our community please ensure this legal requirement.

We again call out that your nonfeasance and misfeasance will become malfeasance when properties are developed that will require new roads, new water lines, new gas lines, new electric lines, and new sewer lines; if the associated feasibility reports are not undertaken. Has the Town initiated a feasibility study summing all related expenses of this new construction when the majority of those expenses could be mitigated by placing the housing burden on the lands of the MT&CC?

Additionally, we call to your attention that a CEQA report covering circulation and safety egress/access must be addressed. Placing all this housing density on small hillside streets places an unsafe burden on the occupants should a fire or other safety issue present itself, without rebuilding and upgrading the roads. Some communities have no choice where to place the

required housing. In Fairfax you have the MT&CC, 25 acres of flat land above the 500-year floodplain.

Further attempting conversations with 76 stakeholders, instead of inviting the MT&CC to the table for a single stakeholder is curious. The additional town and staff time might be overwhelming.

Please recall the MT&CC LLC has a willing stakeholder asking to be included in the Housing Element.

Michael Mackintosh

	Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy
#1	VACANT LOT - BARKER	002-071-01		UR - 7	UR - 1	UR-7	10	9.20	Vacant
#2	Standard Properties	174-060-21		Planned Dev	PDD			11.42	Single Family
#3	Morales Property	003-191-24		Residential 1	RS-6		0.25	1.74	Vacant
#4	67 TAMALPAIS	001-123-03		Residential 1	RS-6	1	6	0.13	Single Family
#5	Read Property	002-041-21		Residential 1	RS-6	1	6	1.48	Vacant
#6	Cummins Property	001-014-02		Residential 1	RS-6		0.25	2.01	Vacant
#7	125 LIVE OAK AVENUE	001-236-03		Residential 1	RD-5.5-7	1	6	0.11	Single Family
#8	Patel Property	002-181-22		Residential 1	RS-6		6	1.40	Vacant
#9	Gilevskaya Property	003-022-05		Residential 1	RS-6	1	6	1.04	Vacant
#10	Hubbel Property	001-241-38		Residential 1	RS-7.5	1	6	1.22	Vacant
#11	155 FORREST AVENUE	002-192-50		Residential 1	RS-6	1	6	0.82	Single Family
#12	Miranda Heights	001-251-31		UR - 7	UR - 1	UR-10	10	11.43	Vacant
#13	Miranda Heights	001-150-12		UR - 7	UR - 1	UR-10	10	73.82	Vacant
#14	Miranda Heights	001-160-09		UR - 7	UR - 1	UR-10	10	16.88	Vacant
#15	Godwin Property	001-015-07		Residential 1	RS-6		6	1.62	Vacant
#16	Godwin Property	001-021-03		Residential 1	RS-6		6	1.36	Vacant
#17	Taylor Property	002-051-04		Residential 1	RS-6			1.23	Vacant
#18	Taylor Property	003-142-36		Residential 1	RS-6	0.25		1.02	Vacant
#19	34 HILL AVENUE	002-214-01		Residential 1	RD-5.5-7	0.25		0.07	Vacant
#20	100 SUMMIT ROAD	002-181-12		UR - 7	UR - 1	UR-10	10	11.75	Vacant
#21	Island Pickle Property	002-181-05		UR - 7	UR - 1	UR-10	10	5.92	Vacant
#22	350 BOLINAS ROAD	002-032-23		Residential 1	RS-6	1	6	0.15	Multi Family
#23	Island Pickle Property	002-181-04		UR - 7	UR - 1	UR-10	10	4.61	Vacant
#24	2040 SIR FRANCIS DRAKE	001-183-04		Central Com	CC	6.25		1.04	Retail/Gener
#25	Kuhler Property	003-181-07		Residential 1	RS-6	0.25	7.69	1.82	Vacant

#26	Ross Property	003-171-02	Residential 1 RS-6	0.25	7.69	1.90	Vacant
#27	Ross Property	003-171-08	Residential 1 RS-6	0.25	7.69	2.25	Vacant
#28	75 PINE DRIVE	003-101-06	Residential 1 RS-6	1	6	0.15	Single Family
#29	Ross Property	003-171-05	Residential 1 RS-6	0.25	2.67		Vacant
#30	200 TOYON ROAD	003-161-01	Residential 1 RS-6		0.25	1.92	Vacant
#31	Second Prospect Property	002-181-20	UR - 7 UR - 10 UR-10		10	6.99	Vacant
#32	Piombo Property	001-093-37	Residential 1 RS-6	1	6	1.63	Vacant
#33	Tomlinson Property	002-174-04	Residential 1 RS-6	1	6	1.02	Vacant
#34	615 OAK MANOR DR	174-070-71	Residential 1 RS-6	0.25	39.34		Single Family
#35	Elterman Property	003-032-42	Residential 1 RS-6	1	6	1.02	Vacant
#36	RFC Property	174-300-05	Planned Dev UR-7		6.25	11.77	Vacant

Infrastruct ure	Publicly- Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity
Yes - Current NO - Private	Available	Used in Prior	0	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	6	6	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Used in Prior	0	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Used in Prior	0	0	2	2	
Yes - Current NO - Private	Available	Used in Prior	0	0	6	6	
Yes - Current NO - Private	Available	Used in Prior	0	0	2	2	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Not Used in	10	0	3	3	
Yes - Current NO - Private	Available	Used in Prior	0	0	1	1	
Yes - Current NO - Private	Available	Used in Prior	0	0	3	3	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	
Yes - Current NO - Private	Available	Used in Prior	0	0	3	3	
Yes - Current NO - Private	Available	Used in Two	0	0	8	8	
Yes - Current NO - Private	Available	Not Used in	10	0	1	1	

Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Not Used in f0	0	2	2
Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Used in Prior 0	0	4	4
Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Not Used in f0	0	10	10
Yes - Current NO - Privatel Available	Not Used in f0	0	1	1
Yes - Current NO - Privatel Available	Used in Two 0	0	6	6

	Site Address/Intersection	Assessor Parcel Number	Parcel Size (Acres)	Slope	Current General Plan Designation	Current Zoning	Proposed Zoning	Maximum Density Allowed	Total Capacity	Year:
#1	10 OLEMA	001-104-12	1.21	17.93	Planned Development District	CL	Workforce Housing Overlay	20 du/ac maximum base	31	2023-2031
#2	2600 SIR FRANCIS DRAKE BLVD	174-070-50	6.22	52.82	Planned Development District	UR-7	Workforce Housing Overlay	20 du/ac maximum base	29	2023-2031
#3	95 BOLINAS RD	002-122-47	0.51	4.91	Central Commercial	CC	Workforce Housing Overlay	20 du/ac maximum base	7	2023-2031
#4	1810 SIR FRANCIS DRAKE BLVD	001-226-53	0.33	37.13	Central Commercial	CC	Workforce Housing Overlay	20 du/ac maximum base	5	2023-2031
#5	2000 SIR FRANCIS DRAKE BLVD	001-183-17	0.51	7.54	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	14	2023-2031
#6	1577 SIR FRANCIS DRAKE BLVD	002-213-25	0.25	5.42	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	6	2023-2031
#7	1591 SIR FRANCIS DRAKE BLVD	002-213-04	0.09	5.65	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	2	2023-2031
#8	1601 SIR FRANCIS DRAKE BLVD	002-211-20	0.23	2.84	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	5	2023-2031
#9	1625 SIR FRANCIS DRAKE BLVD	002-211-21	0.26	4.26	Central Commercial; Residential 1 - 6 du/acre	CH/RD-5.5-7	Workforce Housing Overlay	20 du/ac maximum base	4	2023-2031
#10	1626 SIR FRANCIS DRAKE BLVD	001-183-10	0.41	25.65	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	12	2023-2031
#11	2090 SIR FRANCIS DRAKE BLVD	001-183-12	0.17	3.58	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	5	2023-2031



#12	2086 SIR FRANCIS DRAKE BLVD	001-183-20	0.19	4.02	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	6	2023-2031
#13	2082 SIR FRANCIS DRAKE BLVD	001-183-20	0.19	4.02	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	6	2023-2031
#14	1607 SIR FRANCIS DRAKE BLVD	002-211-05	0.11	5.02	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	3	2023-2031
#15	1589 SIR FRANCIS DRAKE BLVD	002-213-05	0.05	5.04	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	2	2023-2031
#16	1585 SIR FRANCIS DRAKE BLVD	002-213-06	0.1	4.98	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	3	2023-2031
#17	1583 SIR FRANCIS DRAKE BLVD	002-213-07	0.08	6.29	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	2	2023-2031
#18	1573 SIR FRANCIS DRAKE BLVD	002-213-10	0.2	6.88	Central Commercial	CH	Workforce Housing Overlay	20 du/ac maximum base	6	2023-2031
#19	89 BROADWAY	002-113-08	0.35	7.07	Central Commercial	CC	Workforce Housing Overlay	20 du/ac maximum base	10	2023-2031
#20	FORREST AVE	002-123-17	0.5	57.61	Town Owned Properties; Residential 1 - 6 du/acre	RS-6	Workforce Housing Overlay	20 du/ac maximum base	5	2023-2031
#21	FORREST AVE	002-144-01	both forrest parcels	63.28	Town Owned Properties; Residential 1 - 6 du/acre	RS-6	Workforce Housing Overlay	20 du/ac maximum base	5	2023-2031
#22	6 SCHOOL ST	002-112-13	1.92	13.59	Planned Development District	PDD	Workforce Housing Overlay	20 du/ac maximum base	175	2023-2031

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Fairfax' Housing Element  
Date: 01.05.2023 23:08:57 (+02:00)

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**From:** Barbara Petty <barbarapetty@barbarapetty.com>  
**Sent:** Monday, May 1, 2023 1:54 PM  
**To:** Housing <Housing@townoffairfax.org>; Heather Abrams <habrams@townoffairfax.org>  
**Cc:** James M. Allen <jallen@lpslaw.com>  
**Subject:** Fairfax' Housing Element

Forrest Ave is a narrow winding road with fire evacuation issues. Adding more housing will increase the fire danger for everyone on this street, and surrounding areas. The lots are extremely steep. Having any construction done on this street requires road closures and special equipment. This is NOT the street to add more housing – it is a public safety concern.

Please remove Forrest Ave from the potential list of additional housing.

Barbara Petty and Jim Allen  
272 Forrest Ave.

From: **Heather Abrams** <habrams@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: FW: some questions regarding new Housing Element Draft  
Date: 19.04.2023 21:56:41 (+02:00)

Regards,

**Heather Abrams**

Town of Fairfax | Town Manager

[www.townoffairfax.org](http://www.townoffairfax.org)

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**From:** robert schwartz <robmschwartz@yahoo.com>

**Sent:** Wednesday, April 5, 2023 10:40 AM

**To:** Andrew Hill <andrew@dyettandbhatia.com>; Heather Abrams <habrams@townoffairfax.org>; Barbara Coler <bcoler@townoffairfax.org>

**Subject:** some questions regarding new Housing Element Draft

Good morning Andrew, Heather, and Barbara,

Surely you are all fielding many questions regarding the recently released new draft of the Housing Element. However, I couldn't help but notice and feel the need to comment on a number of important changes to this new draft and some possible inaccuracies that I wanted to point out and hopefully have you address before perhaps submitting further comments.

First, let me say that the apparent new strategy of more infill development in the downtown area makes overall sense to me. Nonetheless, you might imagine my surprise to see that my property was no longer listed as an "opportunity site" (which we recently met about with David Woltering) for 40 units as indicated in the last draft information - to now just 10 units as listed in **Table 3-3: Vacant Single-Family** on the entire "39.34" acre site and **Map 3-5 labeled "Sites Available for Housing"**

Therefore, my preliminary comments and/or questions are as follows:

- Please note that my property is listed as 39 acres in Table 3-3, though 50.2 is shown on the county's parcel map and that number was listed in the Title Report: However, I had a survey done recently that roughly indicates that it may in fact be closer to 45 acres.
- Regardless of size, how did you arrive at just 10 units? Is that arrived at through subdividing, through the possible housing clusters that were discussed in the new draft element, or through some other means? How are you reducing the number of presumably legally entitled units under its current RS-6 zoning? Are you including ADU's or JADU's? One way or another, with RS-6 zoning, the math doesn't seem to make sense with even just 39 acres (as incorrectly stated). Please explain.
- The recently revealed Environmental Hazard Risk Map shows many relevant parts of my land as being of "mostly or many landslides" character: Please note some of those areas have been deemed not only stable enough to build by the

same geologist that the town uses, but they would not characterize much of those areas the same way - and building technologies can be employed that mitigate many conditions.

- Areas deemed "high or very high fire risk" are characterized by the state map as not being of high or very high fire risk, leaving me to wonder what source is being relied on for this information. Please confirm what sources are being used.
- It seems that the southern narrow strip of land-area fronting Sir Francis Drake Blvd may have been left out of the maps: Please note that most maps, due to the irregular boundaries of my property, are substantially inaccurate, and that section is left out of most town maps. Likewise, please note, that the same geologist the town uses did say that it was geologically feasible to build there. And importantly, that area has a bus stop, and there is ample interest expressed in the housing element to build along that transit corridor. Surprised that it has been dropped as a possible site for workforce or affordable housing. Or perhaps it is an oversight.

Finally, in order to help me think about how to move forward with assisting the Town with meeting it's RHNA requirements during this next planning period by developing these essential units (whatever the number), I will need more information about the above questions as well as perhaps a few more in the near future.

Once again, I realize you are very busy, but I do hope that you or someone can take a few minutes to respond to these questions, so that I can plan accordingly.

much thanks  
Rob Schwartz

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Housing Element Feedback  
Date: 27.04.2023 16:52:20 (+02:00)

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**From:** Artem Shnayder <artem.shnayder@gmail.com>  
**Sent:** Wednesday, April 26, 2023 8:50 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Cc:** Elise Hartinger <Elisehartinger@gmail.com>  
**Subject:** Housing Element Feedback

Hello,

My name is Artem Shnayder of 66 San Gabriel Dr. My fiancée, Elise Hartinger, and I bought a house here last summer. We are writing to express our concern over the prospect of development at the Wall Property / Marinda Heights.

The day before we made an offer on this house, Elise and I hiked along the Wall Property ridgeline. We took in the beautiful vistas and fell in love with the storybook town of Fairfax. Since then, we've gotten to know the Wall Property ridgeline well. It sits right above our house. There's a little known, steep trail you can climb all the way up there, right from our backyard. The eucalyptus trees that line the ridge whistle on those windy nights and they remind us of why we moved to this beautiful town on the wildlife-urban interface.

As you prepare your plans for the Housing Element, please consider the essence of what's made Fairfax such a great place to live for all the people that have settled here. The open space, the ridgelines, and that feeling of simultaneous peace and excitement from a walk up the hill and through the woods.

We urge you to keep that space open, free, and undeveloped for the current generation and for all future generations to enjoy.

Best,  
Elise & Artem

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Comments  
Date: 24.04.2023 20:18:30 (+02:00)

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**From:** julie sullivan <juliesullivan@earthlink.net>  
**Sent:** Wednesday, April 19, 2023 7:34 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Subject:** Comments

Hello,

I was in attendance for the Housing element portion of the meeting this evening (via Zoom) but lost my voice (due to illness) and couldn't comment publicly. Coincidentally, I feel that I have struggled to find a voice within this process.

I genuinely appreciate the work that has been done on this project to this point, and I also value the efforts to create affordable housing, especially for those who work in this community. Marin is expensive and we can do more (as a state) to address the needs and concerns of the many of us who live and work in the Bay Area.

As a teacher, I am intimately aware of these cost of living challenges. In fact, I currently benefit from a previous housing effort--built on a steep slope along Glen Dr--which enabled my family to move into this community.

However, one aspect of the current report that was not addressed in the meeting were the changes made in the site inventory from the initial announcement about site considerations. While some questions were raised about sites that were offered and not included, I was surprised (and concerned) to see the hilltop site above Glen Dr added.

This site was not on the original list sent out to the community. It is also on a ridge in a high-liquefaction zone with no road access to the property. In addition, the current landowner has engaged in some questionable practices in attempt to create a road and begin construction.

The six units being proposed at this site would not even alleviate the need for affordable housing.

This development makes me hope that the council will take a deeper look at all of the sites (and the number of units being proposed per site) before approving this plan. While some landowners were not informed that their sites were included in this list, neighboring property owners were also not informed.

I recognize that there are additional studies to be conducted and issues (such as water supply and fire egress) to be considered, but it seems like the current site inventory could use serious reconsideration.

Thank you for your time,  
Julie Sullivan  
42 Glen Dr, Fairfax

From: **Housing** <Housing@townoffairfax.org>  
To: **Daniel Hortert** <dhortert@4leafinc.com>  
Subject: Fw: Housing Element: In regards to APN 174-060-21  
Date: 01.05.2023 16:51:27 (+02:00)

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**From:** Christopher Tonry <ctonry@gmail.com>  
**Sent:** Sunday, April 30, 2023 4:45 PM  
**To:** Housing <Housing@townoffairfax.org>  
**Subject:** Housing Element: In regards to APN 174-060-21

Sunday, April 30, 2023

Dear Fairfax Town Council Members,

We are writing to express our strong objection to the proposed inclusion of the 10-acre parcel of land on the ridge above Glen Dr and Canon Village (APN 174-060-21) in the latest draft of the Housing Element. There are several reasons why we believe this development should not move forward and should not be included in the Housing Element.

Firstly, the property lacks any street frontage, which is a current ordinance requirement. Secondly, there is no current street access to the property, making it difficult for emergency services to reach in case of an emergency. For the parcel to be developed, the developer/owner will need to construct a driveway for one house, or, as proposed in the Element, for 6 houses they will need to construct a road. There is no easy location for this road, which we believe the developer envisions will be built along an easement through Marin County Open Space at the Glen Drive trailhead, creating a significant development in what now is open hillside.

Moreover, we believe the status of the property may be in question as it was supposed to remain a remainder or open space parcel as a condition of the development of the Meadowlands of Marin. If the property is developed, it will violate this agreement and set a dangerous precedent for future developments in the area.

The proposed development will also negatively impact neighbors who live downslope on both sides, as it will increase traffic and potentially damage the local ecosystem.

Additionally, the development of six luxury homes, as currently proposed, will not have a meaningful impact on affordable housing in Fairfax, which is a more pressing issue that needs to be addressed. 6 homes is not significant in terms of the Housing Element, but it has an incredibly significant impact on what now is an open hillside above White Hill Middle School, the Canon swim and tennis club, and much of West Fairfax.

Finally, the property is contiguous with Marin Open Space property and offers a prime opportunity to expand the Loma Alta preserve and protect its viewshed. This area is a valuable resource for the community and should be preserved for future generations to enjoy.

In conclusion, we urge the Town Council to reconsider the inclusion of this 10-acre parcel of land in the Housing Element. The negative impacts of this potential luxury development far outweigh any potential benefits, and preserving this land without houses is crucial for the well-being of the community and the environment.

Sincerely,

Christopher Tonry (30 Glen Dr)  
Anne Altman (Glen Dr)  
Mike Altman (Glen Dr)  
Sonya Sakaske (30 Glen Dr)  
Dine DeMarlie (36 Glen Dr)  
John S. Lando (60 Glen Dr)

# APPENDIX C: SUPPORTING MATERIALS FOR CULTURAL AND TRIBAL CULTURAL RESOURCES



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March 3, 2023

NWIC File No.: 22-1188

Claire Villegas  
Dyett & Bhatia  
Urban and Regional Planners  
1330 Broadway, Ste. 604  
Oakland, CA 94612

Re: Record search results for the proposed Town of Fairfax General Plan and Housing Element Update.

Dear Claire Villegas:

Per your request received by our office on the 6<sup>th</sup> of February, 2023, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Marin County. An Area of Potential Effects (APE) map was provided depicting the Town of Fairfax General Plan and Housing Element Update project area will be used to conduct this records search. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

Fairfax is an incorporated town in Marin County, located approximately 20 miles north of San Francisco. The Housing Element is one of the Town of Fairfax's General Plan Elements. It is a policy document that identifies where, how, and how much housing Fairfax is mandated to plan for to accommodate existing and projected future housing needs for people of all income groups. In accordance with State law, the Town of Fairfax, must update its Housing Element every 8 years. This is the sixth time the Town will have updated its Housing Element and may also be referred to as the 6<sup>th</sup> Housing Element Cycle or 6th Cycle. In the 2023-2031 6th Cycle update, the Town is expected to accommodate a minimum of 490 new homes.

Review of this information indicates that there have been thirty-eight cultural resource studies that in total, cover approximately less than 10% of the Town of Fairfax project area. See attached Report List. This Town of Fairfax project area contains three recorded Native American archaeological resources; including tool processing areas, habitation sites, and burial sites, as well as two historic-period archaeological resources; including a road and a pavilion area. See table below:

Primary #	Trinomial #	Resource Name	Other IDs	Resource Type	Age
P-21-000440	CA-MRN-000490/H	Possibly Mrn-74	Resource Name - Possibly Mrn-74; Other - Fairfax Pavillion;	Structure, Site	Prehistoric, Historic
P-21-002567	CA-MRN-000668	Horace Site	Resource Name - Horace Site; Other - ARS 02-040-01	Site	Prehistoric
P-21-002620		Fair-Anselm Plaza	Resource Name - Fair-Anselm Plaza	Site	Prehistoric
P-21-002661		Bolinas Road, Fairfax, California	Resource Name - Bolinas Road, Fairfax, California	Site	Prehistoric, Historic

The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists twenty-four recorded buildings or structures within the proposed Town of Fairfax project area. See attached California Historical Resource Status Codes. See table below:

OTIS #	Name	St #	St Name	City	Other Geography	Evaluation Info	Const. Yr.
404094	AZALEA AVENUE BR		AZALEA AVE	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0003-0000	1927
404095	BOLINAS RD BR		BOLINAS-FAIRFAX RD	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0004-0000	1925
404093	ALPINE BUILDING		BROADWAY	FAIRFAX	BOLINAS RD (Corridor)	7R, , 4930-0002-0000	1921
544909	CINEMA WEST THEATER	9	BROADWAY BLVD	FAIRFAX		6Y, 04/21/2005, FCC050228F	1950
686032		333	Cascade Dr	Fairfax		6Z, 08/28/2019, FHWA_2019_0819_001	1959
404096	DEER PARK BR		CREEK RD	FAIRFAX	SAN ANSELMO CR (Corridor)	7N, , 4930-0005-0000	1929
551326		276	FORREST AVE	FAIRFAX		6U, 09/25/1995, DOE-21-95-0003-0000   6U, 09/25/1995, HUD950925D	1923
404097	MARIN AVENUE BR		MARIN AVE	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0006-0000	1925
404098	MEADOW WAY BRIDGE, BRIDGE #27C-8		MEADOW WY	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0007-0000	1932
686030		1	Meadow Wy	Fairfax		6Z, 08/28/2019, FHWA_2019_0819_001	1947
686038		6 & 6A	Meadow Wy	Fairfax		6Z, 08/28/2019, FHWA_2019_0819_001	1955
686040		7	Meadow Wy	Fairfax		6Z, 08/28/2019, FHWA_2019_0819_001	1948
404099	MERWIN AVENUE BR		MERWIN AVE	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0008-0000	1920
404100	OLEMA RD BR		OLEMA RD	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0009-0000	1925
404101	PACHECO AVENUE BR		PACHECO AVE	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0010-0000	1920
467571	FAIRFAX YOUTH CENTER	14	PARK RD	FAIRFAX		6Y, 10/05/1988, HUD880829T	
675796		75	Park Rd	Fairfax		6Y, 06/02/2014, HUD_2014_0530_001	1986

485938		16	PORTEOUS AVE	FAIRFAX		6Y, 01/14/2019, HUD_2019_0114_002   6Y, 03/24/1994, HUD940218M	1927
468406	CHILDREN'S CENTER ACQUISITION AND BUILDING	199	PORTEOUS AVE	FAIRFAX		6Y, 10/20/1987, HUD870922ZZ	
404102	SCENIC RD BR		SCENIC RD	FAIRFAX	SAN ANSELMO CR (Corridor)	7R, , 4930-0011-0000	1925
704900		117	Scenic Rd.	Fairfax		6Y, 12/23/2021, HUD_2021_1210_001	1928
404103	SPRUCE RD BR		SPRUCE RD	FAIRFAX	SAN ANSELMO (Corridor)	7R, , 4930-0012-0000	1920
659267		133	TAMALPAIS RD	FAIRFAX		6Y, 08/17/2015,	1962
688819		96	Willow Ave	Fairfax		6Y, 12/12/2019, HUD_2019_1206_006	1949

In addition to these inventories, the NWIC base maps show twenty-one recorded buildings or structures within the proposed Town of Fairfax project area. Please note some of these resources overlap with previous listings. See table below:

Primary #	Trinomial #	Resource Name	Res Type	Age
P-21-000440	CA-MRN-000490/H	Possibly Mrn-74	Structure, Site	Prehistoric, Historic
P-21-001123		Azalea Avenue Bridge	Structure	Historic
P-21-001124		Bolinas Road Bridge	Structure	Historic
P-21-001125		Deer Park Bridge	Structure	Historic
P-21-001126		Marin Avenue Bridge	Structure	Historic
P-21-001127		Meadow Way Bridge	Structure	Historic
P-21-001128		Merwin Avenue Bridge	Structure	Historic
P-21-001129		Olema Road Bridge	Structure	Historic
P-21-001130		Pacheco Avenue Bridge	Structure	Historic
P-21-001131		Scenic Road Bridge	Structure	Historic
P-21-001132		Spruce Road Bridge	Structure	Historic
P-21-001353		Pastori Bridge	Structure	Historic
P-21-002278		Home of Lord Charles Snowden Fairfax	Building	Historic
P-21-002570		Fairfax Theater	Building	Historic
P-21-003010		1573 Sir Francis Drake Blvd	Building	Historic
P-21-003111		1 Meadow Way	Building	Historic



P-21-003112		6 & 6A Meadow Way	Building	Historic
P-21-003113		7 Meadow Way	Building	Historic
P-21-003114		333 cascade Drive	Building	Historic
P-21-003115		30 Creek Road	Building	Historic
P-21-003117		145 Bolinas Road, Fairfax	Building	Historic

The Caltrans Bridge Inventory also indicates seven bridges (Hope 2005). Please note these resources overlap with previous listings. See table below.

Bridge #	Name	Fac	City	Yr Blt	Notes
27C0008	SAN ANSELMO CREEK	MEADOW WAY	Fairfax	1950	Does not meet significance criteria.
27C0141	FAIRFAX CREEK	SPRUCE RD	Fairfax	1930	Does not meet significance criteria.
27C0142	FAIRFAX CREEK	AZALEA AVE	Fairfax	1930	Does not meet significance criteria.
27C0143	FAIRFAX CREEK	BOTHIN RD-MARIN DR	Fairfax	1930	Remains ineligible in 2004 survey.
27C0144	SAN ANSELMO CREEK	CREEK ROAD	Fairfax	1929	Does not meet significance criteria.
27C0146	SAN ANSELMO CREEK	CANYON ROAD	Fairfax	1998	
27C0147	SAN ANSELMO CREEK	PASTORI ST	Fairfax	1930	Does not meet significance criteria.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Coast Miwok language, part of the California Penutian language family (Kelly 1978:414). Using Milliken's study of various mission records, the proposed project area is located within the lands of the *Habasto* tribe, whose territory held the eastern side of the Marin Peninsula, Point San Pedro, and the small valleys just to its north and south, as well as sites on the upper San Anselmo Creek area (Milliken 1995: 242-243).

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Marin County have been found in areas marginal to the San Francisco Bayshore, and inland on ridges, midslope benches, in valleys, near intermittent and perennial watercourses and near areas populated by oak, buckeye, manzanita, and pine, as well as near a variety of plant and animal resources. The Town of Fairfax project area is located in Marin County, the Town of Fairfax is situated between the towns of Sleepy Hollow and San Anselmo on its Eastern Boundary and Woodacre, formerly Bothin to its Northwest. The project area is located at the northern portion of Ross Valley and is bisected by Fairfax Creek, San Anselmo Creek and Deer Park Creek. The project area is East of White Hill, Blue Ridge and Pams Blue Ridge. Current aerial maps indicate a high percentage of densely wooded areas, as well as areas of bare dirt, areas including buildings, roads, landscaped areas, etc. Given the similarity of these environmental factors and the ethnographic and archaeological sensitivity of the project area, there is a high potential for unrecorded Native American resources to be within the proposed Town of Fairfax General Plan and Housing Element Update project area.

Review of historical literature and maps indicated historic-period activity within the Town of Fairfax General Plan and Housing Element Update project area. The 1859 Rancho Plat for Canada de Herrera and the 1865 Rancho Plat for Punta de Quintin indicates the project area included Bautines Road. The 1897 Mt. Tamalpais USGS 15-minute topographic quadrangle depicts buildings and structures within the Town of Fairfax project area, including a portion of the [NPC] North Pacific Coast Railroad. The 1914 Petaluma USGS 15-minute topographic quadrangle depicts a portion of the San Francisco and Cazadero Line Railroad within the project area and buildings within the project area. With this in mind, there is a high potential for unrecorded historic-period archaeological resources to be within the proposed Town of Fairfax Housing Element Update project area.

The 1958 Petaluma and the 1950 Mt. Tamalpais USGS 15-minute topographic quadrangles depict numerous buildings and structures within the Town of Fairfax General Plan and Housing Element Update project area. If present, any unrecorded buildings or structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

## **RECOMMENDATIONS:**

1) There are five recorded archaeological resources in the proposed Town of Fairfax General Plan and Housing Element Update project area. There have been thirty-eight cultural resource studies that in total cover approximately less than 10% of the Town of Fairfax General Plan and Housing Element Update project area. According to our research, there is a high potential of identifying Native American archaeological resources and a high potential of identifying historic-period archaeological resources in unsurveyed portions of the project area.

Given that the proposed Town of Fairfax General Plan and Housing Element Update project area covers such a large area, and the proposed improvements will guide future projects, it is recommended that these future projects be considered on an individual basis under the Northwest Information Center's Project Review Program. This Program is organized to aid cities and counties in meeting their CEQA obligations on a project-by-project basis. These reviews result in project specific information and recommendations, and are completed in seven calendar days. Please contact the NWIC Coordinator at 707/588-8455 for additional information.

2) If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

3) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: [https://ohp.parks.ca.gov/?page\\_id=28351](https://ohp.parks.ca.gov/?page_id=28351)

4) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

5) Our research indicates that there are twenty-four buildings and structures included in the OHP BERD within the Town of Fairfax General Plan and Housing Element Update project area. NWIC base maps show twenty-one recorded buildings or structures within the proposed project area. The Caltrans Bridge Inventory also indicates seven bridges. Additionally, the project area has the potential to contain other unrecorded buildings or structures that meet the minimum age requirement. Therefore, prior to commencement of project activities, if any of these buildings or structures are to be affected by future projects, it is recommended that these resources be assessed by a professional familiar with the architecture and history of Marin County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

6) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions,  
(707) 588-8455.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jillian Guldenbrein", written in dark ink on a light background.

Jillian Guldenbrein  
Researcher

## LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources File System, the following literature was reviewed:

Barrett, S.A.

- 1908 *The Ethno-Geography of the Pomo and Neighboring Indians*. In *American Archaeology and Ethnology*, vol. 6, edited by Frederic Ward Putnam, pp. 1-332, maps 1-2. University of California Publications, Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

Fickewirth, Alvin A.

- 1992 *California Railroads*. Golden West Books, San Marino, CA.

General Land Office

- 1859 Rancho Canada de Herrera, Survey Plat for Township 2 North/Range 7 West.  
1865 Rancho Punta de Quentin, Survey Plat for Township 2 North/Range 7 West.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

- 1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hope, Andrew

- 2005 *Caltrans Statewide Historic Bridge Inventory Update*. Caltrans, Division of Environmental Analysis, Sacramento, CA.

Kelly, Isabel

- 1978 Coast Miwok. In *California*, edited by Robert F. Heizer, pp. 414-425. *Handbook of North American Indians*, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Kroeber, A.L.

- 1925 *Handbook of the Indians of California*. Bureau of American Ethnology, Bulletin 78, Smithsonian Institution, Washington, D.C. (Reprint by Dover Publications, Inc., New York, 1976).

Mason, Jack and Helen Van Cleave Park

- 1971 *Early Marin*. House of Printing, Petaluma, CA.

Milliken, Randall

- 1995 *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1769-1810*. Ballena Press Anthropological Papers No. 43, Menlo Park, CA.

Myers, William A. (editor)

- 1977 *Historic Civil Engineering Landmarks of San Francisco and Northern California*. Prepared by The History and Heritage Committee, San Francisco Section, American Society of Civil Engineers. Pacific Gas and Electric Company, San Francisco, CA.



Nelson, N.C.

- 1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

Nichols, Donald R., and Nancy A. Wright

- 1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

Sanborn Map Company

- 1919 Fairfax, California.

State of California Department of Parks and Recreation

- 1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

- 1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation \*\*

- 2022 *Built Environment Resources Directory*. Listing by City (through September 23, 2022). State of California Office of Historic Preservation, Sacramento.

Williams, James C.

- 1997 *Energy and the Making of Modern California*. The University of Akron Press, Akron, OH.

Woodbridge, Sally B.

- 1988 *California Architecture: Historic American Buildings Survey*. Chronicle Books, San Francisco, CA.

Works Progress Administration

- 1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State* in 1939 by Books, Inc., distributed by Hastings House Publishers, New York).

\*\*Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

## Report List

### NWIC File # 22-1188 Town of Fairfax General Plan and Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-001628		1979	Stephen A. Dietz	An archaeological reconnaissance of the approximately 48.3 acre McInerney property near Fairfax, Marin County, California (letter report)	Archaeological Consulting and Research Services, Inc.
S-002821		1982	David Chavez	School Street Plaza Building Site, Fairfax, California (letter report).	
S-010438		1987	Miley Paul Holman	Fairfax Redevelopment Plan and General Plan Update: Archaeological Literature Review (letter report).	Holman & Associates
S-010686		1989	Thomas M. Origer	An Archaeological Survey for Improvements Along 1600 Feet of Sir Francis Drake Blvd., near Fairfax, Marin County, California	
S-011759		1989	Miley Paul Holman	Archaeological Field Inspection of the Lands of Busse, Fairfax, Marin County, California (letter report)	Holman & Associates
S-011769		1989	Miley Paul Holman	Fairfax Townhouse Project Archaeological Research, Fairfax, Marin County(letter report)	Holman & Associates
S-013433	Submitter - A.R.S. Project 91-40	1991	William Roop	A Cultural Resources Evaluation of the Proposed Connolly Residence, .30 Deer Park Drive, Fairfax, Marin County, California	Archaeological Resource Service
S-013820		1990	Miley Paul Holman	Archaeological Field Inspection of the Baywood Canyon Ranch, 3200 Sir Francis Drake Blvd., Fairfax, Marin County, California (letter report)	Holman & Associates
S-015810		1994	Miley Paul Holman	Archaeological Field Inspection of the Proposed Shadow Creek Development near Fairfax, Marin County, California (letter report)	Holman & Associates
S-017665		1994	Dea Bacchetti and William Roop	ARS 94-35, Reevaluation of a parcel at 80 Park Road, Fairfax, Marin County (letter report)	Archaeological Resource Service
S-017666	Submitter - A.R.S. Project 95-40	1995	Katherine Flynn	A Cultural Resources Evaluation of the Fairfax Inn Project, 19 Broadway, Fairfax, Marin County, CA. (APN 02-121-10, 11, & 18)	Archaeological Resource Service
S-019040	Submitter - A.R.S. Project 97-05	1997	Cassandra Chattan	A Cultural Resources Evaluation of the Meadow Club Golf Course, Fairfax, Marin County, California	Archaeological Resource Service

## Report List

### NWIC File # 22-1188 Town of Fairfax General Plan and Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-019926		1993	Miley P. Holman	Archaeological Field Inspection of the Fairfax Housing Project, Parcels 201203, 211108, 114801, Fairfax, Marin County, California (letter report)	Holman & Associates
S-020778		1998	Sunshine Psota	Review of Historic Resources for Site SF-342-01, Joint Pole Mount at End of Ridgeway Ave., Fairfax, Marin County, CA (50001 56D/98) (letter report)	Anthropological Studies Center, Sonoma State University
S-025049		2002	Stephen Byrne	Cultural Resources Inventory of APN 174-050-68, 100 Iron Springs Road, Fairfax, Marin County, California	Garcia and Associates
S-026626		2002	Stephen Byrne	A Cultural Resource Inventory of the Camp Tamarancho Hiking/Biking Trail, 1000 Iron Springs Road, Fairfax, Marin County, California	
S-029399		2004	Lisa M. Pesnichak and Cassandra Chattan	A Cultural Resources Evaluation of the Fairfax Pavilion, Fairfax, and the Site CA-MRN-490, Marin County, California.	Archaeological Resource Service
S-029772		2005	Lorna Billat	9 Broadway, Fairfax, CA Fairfax/CA-2086A	EarthTouch, Inc.
S-030211		2005		Cultural Resources Study of the Park Road and School Street Project, AT&T Wireless Service Site No. SNFCCA2176, The Fairfax Theater, 9 Broadway Boulevard, Fairfax, Marin County, California 94930.	Historic Resource Associates
S-035882		2009	Barb Siskin and Cassidy Baker	Cultural Resources Mitigation for the Discovery of Native American Remains on Bolinas Road, Fairfax, California (letter report)	Garcia and Associates
S-036177		2009	Sally Evans	ARS 09-011, Results of a Cultural Resources Records Search for the Sir Francis Drake Slurry Overlay Project (Phase C), June Court to Western Town Limits of Fairfax, Marin County, California (letter report)	Archaeological Resource Service
S-036212		2009	Carolyn Losee	Cultural Resources Investigation for Verizon Site #183003 "Fairfax" 1000 Iron Springs Road, Fairfax, Marin County, California, 94930	Archaeological Resources Technology
S-037494		2010	Carlie D. Wills and Kathleen A. Crawford	Cultural Resources Records Search and Site Visit for AT&T Mobility, LLC Candidate CN0868 (Downtown Fairfax), 9 Broadway Boulevard, Fairfax, Marin County, California (letter report)	Michael Brandman Associates

## Report List

### NWIC File # 22-1188 Town of Fairfax General Plan and Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-038067	Submitter - LSA Project #TOF1001	2011	Heather Blind	Cultural Resources Monitoring for the Peir Park Bank Stabilization, Pedestrian Bridge, Erosion Protection, and Floodplain Restoration Project, Fairfax, Marin County, California	LSA Associates, Inc.
S-038221		2011	Heidi Koenig	White Hill Middle School Reconstruction, Fairfax, Marin County, Archaeological Survey Report	Environmental Science Associates
S-038726	Other - PL #2558-01	2011	John Holson	Archaeological Assessment Report for the San Anselmo Creek Stabilization Project, Town of Fairfax, Marin County, California (letter report)	Pacific Legacy, Inc.
S-045694		2013	Cassidy DeBaker and Thomas Martin	Archaeological Testing and Monitoring Program, Fair-Anselm Creek Bank Stabilization Project, Fairfax, Marin County, California	Garcia and Associates
S-049336		2017	Daniel Shoup	Results of Archaeological Testing, ATC Iron Springs, Site Number BA 20351A	Archaeological/Historical Consultants
S-049336a		2017	Dina Bazzil and Autumn Dubois	Collocation ("CO") Submission Packet, FCC Form 621, American Tower - 41606 (Fairfax CA), 1000 Iron Springs Road, Fairfax, Marin County, CA	Environmental Corporation of America
S-049336b			Ben Salter		
S-049467		2017	Taylor Alshuth	Archival Search Results for the Cascade Canyon Preserve, near Fairfax, Marin County, California (letter report)	Tom Origer & Associates
S-050292	Agency Nbr - 016-94-GOGA; Agency Nbr - GOGA 1990 T, GOGA 1993 N; OHP PRN - NPS940216A	1993	Martin T. Mayer	Archaeological Clearance Survey Form, Prescribed Burn Program, GGNRA-North, 1993, Coyote Coastal, Marin Headlands and Bolinas Fairfax, Stinson Beach, Marin County, Golden Gate National Recreation Area, California	National Park Service, Golden Gate National Recreation Area
S-050292a		1994	Carol A. Martin	16-94-GOGA, Archaeological Clearance: Prescribed burn program, GGNRA-North, 1993, Coyote Coastal, Marin Headlands and Bolinas Fairfax, Stinson Beach, Marin County, Golden Gate National Recreation Area, California	National Park Service

## Report List

### NWIC File # 22-1188 Town of Fairfax General Plan and Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-050532	Submitter - ESA Project No. D211423.07	2018	Heidi Koenig and Paul Zimmer	San Anselmo Flood Risk Reduction Project, San Anselmo & Fairfax, Marin County, Cultural Resources Survey Report	Environmental Science Associates
S-051211		2017	Alice P. Duffee	Historic Resource Evaluation, 1573 Sir Francis Drake Boulevard, Fairfax, Marin County, California 94930 (APN 002-213-10)	APD Preservation LLC
S-052685		2005	Dana E. Supernowicz	Architectural Study of the Fairfax Theater, Nextel Site No. CA-2086A, 9 Broadway Boulevard, Fairfax, Marin County, California 94930	Historic Resource Associates
S-053111	Submitter - File No. 2018-037	2018	Taylor Alshuth and Tom Origer	A Cultural Resources Survey for the Old Railroad Grade Trail Upgrade Project, Loma Alta Open Space Preserve, Fairfax, Marin County, California	Tom Origer & Associates
S-053661		1959	Jean Reid	Application for Registration of Historical Point of Interest: "Bird's Nest Glen", Home of 'Lord' Charles Snowden Fairfax	
S-053661a		1979	Jim Arbuckle	Survey of California Registered Historical Landmarks, Home of Lord Charles Snowden Fairfax	
S-053661b		1992	[various]	Information on California Historical Landmark #679	
S-053845		2019	Adrian Whitaker	Historic Properties Survey Report for Meadow Way Bridge, Town of Fairfax, Marin County, California, BRL0-5277 (025)	Far Western Anthropological Research Group, Inc.
S-053845a		2019	Andrew Ugan	Archaeological Survey Report for the Meadow Way Bridge (No. 27C-0008), Town of Fairfax, Marin County, California	Far Western Anthropological Research Group, Inc.
S-053845b		2019	Christopher McMorris and Heather Miller	Historical Resources Evaluation Report, Meadow Way Bridge (Bridge 27C0008) Replacement Project, Fairfax, California, Federal Aid Project No. BRL0-5277 (025)	JRP Historical Consulting, LLC
S-053898	Submitter - Federal Aid Project No. STPLZ 5277 (027)	2016	Adrian Whitaker	Historic Property Survey Report for the Creek Road Bridge (No. 27C-0144), Fairfax, Marin County, California	Far Western Anthropological Research Group, Inc.
S-053898a		2015	Christopher McMorris and Cheryl Brookshear	Historic Resources Evaluation Report, Creek Road Bridge (Bridge 27C0144) Seismic Retrofit Project, Fairfax, California, Federal Aid Project No. STPLZ 5277 (027)	JRP Historical Consulting, LLC



**Report List**

NWIC File # 22-1188 Town of Fairfax General Plan and Housing Element Update

Report No.	Other IDs	Year	Author(s)	Title	Affiliation
S-053898b		2016	Adrian Whittaker	Archaeological Survey Report for the Creek Road Bridge (No. 27C-0144), Fairfax, Marin County, California	Far Western Anthropological Research Group, Inc.
S-054888		2021	Alice P. Duffee	Historic Resource Evaluation, 145 Bolinas Road, Fairfax, Marin County, California (APN 002-104-03)	APD Preservation LLC



## NATIVE AMERICAN HERITAGE COMMISSION

November 7, 2021

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EMC Planning

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(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)

**Submitted via Electronic Mail**  
**Via Email to:** [ruppert@emcplanning.com](mailto:ruppert@emcplanning.com)

**Re: Fairfax, California Housing Project, Marin County.**

Dear Ms. Ruppert:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: [katy.sanchez@nahc.ca.gov](mailto:katy.sanchez@nahc.ca.gov).

Sincerely,

Katy Sanchez  
Associate Environmental Planner

Attachment

**Native American Heritage Commission  
Native American Contacts List  
November 3, 2021**

**Federated Indians of Graton Rancheria**

Gene Buvelot

6400 Redwood Drive, Ste 300

Rohnert Park CA 94928

gbuvelot@gratonrancheria.com

(415) 279-4844 Cell

(707) 566-2288 ext 103

Coast Miwok

Southern Pomo

**Federated Indians of Graton Rancheria**

Greg Sarris, Chairperson

6400 Redwood Drive, Ste 300

Rohnert Park CA 94928

gbuvelot@gratonrancheria.com

(707) 566-2288 Office

(707) 566-2291 Fax

Coast Miwok

Southern Pomo

**Guidiville Indian Rancheria**

Donald Duncan, Chairperson

P.O. Box 339

Talmage CA 95481

admin@guidiville.net

(707) 462-3682

(707) 462-9183 Fax

Pomo

**Wuksache Indian Tribe/Eshom Valley Band**

Kenneth Woodrow, Chairperson

1179 Rock Haven Ct.

Salinas CA 93906

kwood8934@aol.com

(831) 443-9702

Foothill Yokuts

Mono

Wuksache

February 22, 2022

TO: Federate Indians of Graton Rancheria  
c/o Chairperson Greg Sarris  
6400 Redwood Drive Ste 300  
Rohnert Park, CA 94928

Re: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014); and in Accordance with the Statutory Requirements of SB 18 (Burton, 2004). Formal Notification of Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code (PRC) § 21080.3.1 and § 65352.3.

Dear Chairperson Sarris:

In response to the 6<sup>th</sup> Housing Cycle Regional Housing Needs Assessment (RHNA) for the 2023-2031 planning period, the Town of Fairfax (Town) has initiated a process to amend its general plan by updating the Housing, Safety, and Land Use Elements, and related amendments to the zoning code. Pursuant to PRC § 21080.3.1 and § 65352.3, a map showing the properties that may be affected by the general plan amendment is attached to this letter, and the name of our project point of contact is provided below.

Pursuant to PRC § 21080.3.1 (b), you have 30 days from the receipt of this letter to request AB 52 consultation, in writing, with the Town of Fairfax. Pursuant to PRC § 65352.3(a)(2), you have 90 days from the receipt of this letter to request SB 18 consultation, in writing, with the Town of Fairfax. Please direct any consultation requests to the following Town staff person:

February 22, 2022

TO: Guidiville Indian Rancheria  
c/o Chairperson Donald Duncan  
P.O. Box 339  
Talmage, CA 95481

Re: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014); and in Accordance with the Statutory Requirements of SB 18 (Burton, 2004). Formal Notification of Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code (PRC) § 21080.3.1 and § 65352.3.

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February 22, 2022

TO: Wuksache Indian Tribe/ Eshorn Valley Band  
c/o Chairperson Kenneth Woodrow  
1179 Rock Haven Ct.  
Salinas, CA 93906

Re: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014); and in Accordance with the Statutory Requirements of SB 18 (Burton, 2004). Formal Notification of Decision to Undertake a Project, and Notification of Consultation Opportunity, pursuant to Public Resources Code (PRC) § 21080.3.1 and § 65352.3.

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<input type="checkbox"/> Adult Signature Required \$0.00	
Postage \$1.96	
Total Postage and Fees \$3.76	
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Street and Apt. No., or PO Box No. 6400 Redwood Dr. Ste 300	
City, State, ZIP+4® Rohnert Park, CA 94928	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



Submitted via electronic e-mail: [flower@emcplanning.com](mailto:flower@emcplanning.com)

March 22, 2022

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subds. (b), (d) and (e) for the 6<sup>th</sup> Housing Cycle Regional Housing Needs Assessment (RHNA) for 2023-2031, Town of Fairfax.

Dear Agency Representative:

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e) for the mitigation of potential project impacts to tribal cultural resources for a project within the Federated Indians of Graton Rancheria's ancestral lands.

Receiving this letter sets forth the Tribe's formal request for consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a)):

- ☒ Alternatives to the project
- ☒ Recommended mitigation measures
- ☒ Significant effects of the project

The Tribe also requests consultation on the following discretionary topics checked below (Public Resources Code section 21080.3.2, subd. (a)):

- ☒ Type of environmental review necessary
- ☒ Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural resources
- ☒ Significance of the project's impacts on tribal cultural resources
- ☒ Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:

- (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;
- (2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:
  - a. Protecting the cultural character and integrity of the resource;





- b. Protection the traditional use of the resource; and
- c. Protecting the confidentiality of the resource.
- (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- (4) Protecting the resource.

Additionally, the Tribe would like to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

- (1) The results of any record search(es) conducted at an archaeological information center of the California Historical Resources Information System (CHRIS), including, but not limited to:
  - (a) Any known cultural resources that have already been recorded on or adjacent to the potential APE;
  - (b) Whether the probability is low, moderate or high that cultural resources are located in the potential APE; and
  - (c) If a survey is required to determine whether previously unrecorded cultural resources are present in the potential APE.
- (2) The results of any archaeological inventory survey that was conducted of all or part of the potential APE, including, but not limited to:
  - (a) Any report that may contain site forms, site significance, and suggested mitigation measures.
- (3) The results of any Sacred Lands File searches conducted through the Native American Heritage Commission for all or part of the potential APE;
- (4) Any ethnographic studies conducted for any area including all or part of the potential APE;
- (5) Any geotechnical reports regarding all or part of the potential APE; and
- (6) The administrative drafts of all environmental documents.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that "feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts." *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48,



disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The Tribe would like to begin consultation within 30 days of your receipt of this letter. Please contact my office at (707) 566-2288 or by email at [bmcquillen@gratonrancheria.com](mailto:bmcquillen@gratonrancheria.com) as the person who will serve as the lead contact on behalf of the Tribe.

Sincerely,

Buffy McQuillen, THPO/NAGPRA  
Federated Indians of Graton Rancheria



## APPENDIX D: GHG AND AIR QUALITY DATA

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# Fairfax Existing Conditions Detailed Report

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## 8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Fairfax Existing Conditions
Operational Year	2023
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	24.0
Location	142 Bolinas Rd, Fairfax, CA 94930, USA
County	Marin
City	Fairfax
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	928
EDFZ	2
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.16

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Government (Civic Center)	301	1000sqft	6.91	301,000	—	—	6,341	—

Elementary School	1,625	1000sqft	37.3	1,625,000	—	—	2,311	—
Place of Worship	388	1000sqft	8.91	388,000	—	—	—	—
City Park	82.0	Acre	82.0	0.00	—	—	—	—
Apartments Low Rise	963	Dwelling Unit	60.2	1,020,780	—	—	2,311	—
Single Family Housing	2,642	Dwelling Unit	858	5,151,900	30,945,368	—	6,341	—
Strip Mall	2,021	1000sqft	46.4	2,021,000	—	—	—	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	78.2	330	89.8	539	0.70	6.63	18.1	24.7	6.51	4.58	11.1	6,192	150,810	157,002	634	3.47	160	174,050
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	24.0	280	87.9	147	0.67	6.18	18.1	24.3	6.17	4.58	10.8	6,192	148,332	154,524	634	3.56	67.8	171,510
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	47.5	302	70.8	324	0.56	4.96	17.1	22.0	4.89	4.32	9.21	6,192	125,569	131,761	634	3.45	104	148,737
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	8.66	55.2	12.9	59.1	0.10	0.90	3.11	4.02	0.89	0.79	1.68	1,025	20,789	21,814	105	0.57	17.3	24,625
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## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	15.8	14.7	9.78	103	0.21	0.15	18.1	18.3	0.14	4.58	4.73	—	21,054	21,054	1.11	0.86	94.5	21,432
Area	55.8	312	21.9	400	0.14	1.93	—	1.93	1.82	—	1.82	0.00	24,513	24,513	0.49	0.05	—	24,541
Energy	6.59	3.29	58.1	36.7	0.36	4.55	—	4.55	4.55	—	4.55	—	103,017	103,017	11.4	0.75	—	103,527
Water	—	—	—	—	—	—	—	—	—	—	—	724	2,226	2,949	74.6	1.81	—	5,352
Waste	—	—	—	—	—	—	—	—	—	—	—	5,468	0.00	5,468	547	0.00	—	19,132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65.3	65.3
Total	78.2	330	89.8	539	0.70	6.63	18.1	24.7	6.51	4.58	11.1	6,192	150,810	157,002	634	3.47	160	174,050
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	15.3	14.1	11.6	103	0.20	0.15	18.1	18.3	0.14	4.58	4.73	—	19,898	19,898	1.29	0.96	2.45	20,219
Area	2.14	262	18.3	7.77	0.12	1.48	—	1.48	1.48	—	1.48	0.00	23,191	23,191	0.44	0.04	—	23,215
Energy	6.59	3.29	58.1	36.7	0.36	4.55	—	4.55	4.55	—	4.55	—	103,017	103,017	11.4	0.75	—	103,527
Water	—	—	—	—	—	—	—	—	—	—	—	724	2,226	2,949	74.6	1.81	—	5,352
Waste	—	—	—	—	—	—	—	—	—	—	—	5,468	0.00	5,468	547	0.00	—	19,132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65.3	65.3
Total	24.0	280	87.9	147	0.67	6.18	18.1	24.3	6.17	4.58	10.8	6,192	148,332	154,524	634	3.56	67.8	171,510
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	14.4	13.3	10.5	93.6	0.19	0.15	17.1	17.2	0.14	4.32	4.46	—	19,102	19,102	1.17	0.88	39.1	19,433
Area	26.5	286	2.25	193	0.01	0.26	—	0.26	0.20	—	0.20	0.00	1,224	1,224	0.04	0.01	—	1,227



Energy	6.59	3.29	58.1	36.7	0.36	4.55	—	4.55	4.55	—	4.55	—	103,017	103,017	11.4	0.75	—	103,527
Water	—	—	—	—	—	—	—	—	—	—	—	724	2,226	2,949	74.6	1.81	—	5,352
Waste	—	—	—	—	—	—	—	—	—	—	—	5,468	0.00	5,468	547	0.00	—	19,132
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65.3	65.3
Total	47.5	302	70.8	324	0.56	4.96	17.1	22.0	4.89	4.32	9.21	6,192	125,569	131,761	634	3.45	104	148,737
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.62	2.43	1.92	17.1	0.03	0.03	3.11	3.14	0.03	0.79	0.81	—	3,163	3,163	0.19	0.15	6.47	3,217
Area	4.84	52.2	0.41	35.3	< 0.005	0.05	—	0.05	0.04	—	0.04	0.00	203	203	0.01	< 0.005	—	203
Energy	1.20	0.60	10.6	6.70	0.07	0.83	—	0.83	0.83	—	0.83	—	17,056	17,056	1.89	0.12	—	17,140
Water	—	—	—	—	—	—	—	—	—	—	—	120	368	488	12.3	0.30	—	886
Waste	—	—	—	—	—	—	—	—	—	—	—	905	0.00	905	90.5	0.00	—	3,168
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.8	10.8
Total	8.66	55.2	12.9	59.1	0.10	0.90	3.11	4.02	0.89	0.79	1.68	1,025	20,789	21,814	105	0.57	17.3	24,625

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Element ary	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartme nts Low Rise	3.77	3.51	2.33	24.6	0.05	0.04	4.31	4.35	0.03	1.09	1.13	—	5,018	5,018	0.26	0.20	22.5	5,108
Single Family Housing	12.0	11.2	7.45	78.5	0.16	0.12	13.8	13.9	0.11	3.49	3.60	—	16,036	16,036	0.85	0.65	72.0	16,324
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	15.8	14.7	9.78	103	0.21	0.15	18.1	18.3	0.14	4.58	4.73	—	21,054	21,054	1.11	0.86	94.5	21,432
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Element ary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartme nts Low Rise	3.64	3.37	2.77	24.5	0.05	0.04	4.31	4.35	0.03	1.09	1.13	—	4,743	4,743	0.31	0.23	0.58	4,819
Single Family Housing	11.6	10.8	8.84	78.2	0.15	0.12	13.8	13.9	0.11	3.49	3.60	—	15,156	15,156	0.98	0.73	1.87	15,400
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	15.3	14.1	11.6	103	0.20	0.15	18.1	18.3	0.14	4.58	4.73	—	19,898	19,898	1.29	0.96	2.45	20,219

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Elementary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartments Low Rise	0.58	0.54	0.42	3.78	0.01	0.01	0.69	0.69	0.01	0.17	0.18	—	700	700	0.04	0.03	1.43	712
Single Family Housing	2.04	1.89	1.49	13.3	0.03	0.02	2.42	2.44	0.02	0.61	0.63	—	2,463	2,463	0.15	0.11	5.03	2,505
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	2.62	2.43	1.92	17.1	0.03	0.03	3.11	3.14	0.03	0.79	0.81	—	3,163	3,163	0.19	0.15	6.47	3,217

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	3,545	3,545	0.57	0.07	—	3,580

Element School	—	—	—	—	—	—	—	—	—	—	—	—	4,091	4,091	0.66	0.08	—	4,131
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	2,248	2,248	0.36	0.04	—	2,270
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,846	1,846	0.30	0.04	—	1,864
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	10,378	10,378	1.68	0.20	—	10,480
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	9,429	9,429	1.53	0.18	—	9,522
Total	—	—	—	—	—	—	—	—	—	—	—	—	31,537	31,537	5.10	0.62	—	31,849
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	3,545	3,545	0.57	0.07	—	3,580
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	4,091	4,091	0.66	0.08	—	4,131
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	2,248	2,248	0.36	0.04	—	2,270
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,846	1,846	0.30	0.04	—	1,864
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	10,378	10,378	1.68	0.20	—	10,480
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	9,429	9,429	1.53	0.18	—	9,522
Total	—	—	—	—	—	—	—	—	—	—	—	—	31,537	31,537	5.10	0.62	—	31,849

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	587	587	0.09	0.01	—	593
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	677	677	0.11	0.01	—	684
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	372	372	0.06	0.01	—	376
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	306	306	0.05	0.01	—	309
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	1,718	1,718	0.28	0.03	—	1,735
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	1,561	1,561	0.25	0.03	—	1,577
Total	—	—	—	—	—	—	—	—	—	—	—	—	5,221	5,221	0.84	0.10	—	5,273

#### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.21	0.10	1.88	1.58	0.01	0.14	—	0.14	0.14	—	0.14	—	2,249	2,249	0.20	< 0.005	—	2,255
Elementary School	2.11	1.05	19.2	16.1	0.11	1.46	—	1.46	1.46	—	1.46	—	22,858	22,858	2.02	0.04	—	22,921



Place of Worship	0.49	0.24	4.43	3.72	0.03	0.34	—	0.34	0.34	—	0.34	—	5,290	5,290	0.47	0.01	—	5,305
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	0.46	0.23	3.92	1.67	0.03	0.32	—	0.32	0.32	—	0.32	—	4,975	4,975	0.44	0.01	—	4,989
Single Family Housing	2.95	1.47	25.2	10.7	0.16	2.03	—	2.03	2.03	—	2.03	—	31,947	31,947	2.83	0.06	—	32,036
Strip Mall	0.38	0.19	3.49	2.93	0.02	0.27	—	0.27	0.27	—	0.27	—	4,162	4,162	0.37	0.01	—	4,173
Total	6.59	3.29	58.1	36.7	0.36	4.55	—	4.55	4.55	—	4.55	—	71,480	71,480	6.33	0.13	—	71,679
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.21	0.10	1.88	1.58	0.01	0.14	—	0.14	0.14	—	0.14	—	2,249	2,249	0.20	< 0.005	—	2,255
Elementary School	2.11	1.05	19.2	16.1	0.11	1.46	—	1.46	1.46	—	1.46	—	22,858	22,858	2.02	0.04	—	22,921
Place of Worship	0.49	0.24	4.43	3.72	0.03	0.34	—	0.34	0.34	—	0.34	—	5,290	5,290	0.47	0.01	—	5,305
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	0.46	0.23	3.92	1.67	0.03	0.32	—	0.32	0.32	—	0.32	—	4,975	4,975	0.44	0.01	—	4,989
Single Family Housing	2.95	1.47	25.2	10.7	0.16	2.03	—	2.03	2.03	—	2.03	—	31,947	31,947	2.83	0.06	—	32,036
Strip Mall	0.38	0.19	3.49	2.93	0.02	0.27	—	0.27	0.27	—	0.27	—	4,162	4,162	0.37	0.01	—	4,173
Total	6.59	3.29	58.1	36.7	0.36	4.55	—	4.55	4.55	—	4.55	—	71,480	71,480	6.33	0.13	—	71,679
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government	0.04	0.02	0.34	0.29	< 0.005	0.03	—	0.03	0.03	—	0.03	—	372	372	0.03	< 0.005	—	373
Elementary School	0.38	0.19	3.50	2.94	0.02	0.27	—	0.27	0.27	—	0.27	—	3,784	3,784	0.33	0.01	—	3,795
Place of Worship	0.09	0.04	0.81	0.68	< 0.005	0.06	—	0.06	0.06	—	0.06	—	876	876	0.08	< 0.005	—	878
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	0.08	0.04	0.72	0.30	< 0.005	0.06	—	0.06	0.06	—	0.06	—	824	824	0.07	< 0.005	—	826
Single Family Housing	0.54	0.27	4.59	1.95	0.03	0.37	—	0.37	0.37	—	0.37	—	5,289	5,289	0.47	0.01	—	5,304
Strip Mall	0.07	0.04	0.64	0.53	< 0.005	0.05	—	0.05	0.05	—	0.05	—	689	689	0.06	< 0.005	—	691
Total	1.20	0.60	10.6	6.70	0.07	0.83	—	0.83	0.83	—	0.83	—	11,834	11,834	1.05	0.02	—	11,867

### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.14	1.07	18.3	7.77	0.12	1.48	—	1.48	1.48	—	1.48	0.00	23,191	23,191	0.44	0.04	—	23,215
Consumer Products	—	225	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	36.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape	53.6	50.0	3.65	392	0.02	0.45	—	0.45	0.34	—	0.34	—	1,322	1,322	0.06	0.01	—	1,327
Total	55.8	312	21.9	400	0.14	1.93	—	1.93	1.82	—	1.82	0.00	24,513	24,513	0.49	0.05	—	24,541
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.14	1.07	18.3	7.77	0.12	1.48	—	1.48	1.48	—	1.48	0.00	23,191	23,191	0.44	0.04	—	23,215
Consumer Products	—	225	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	36.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.14	262	18.3	7.77	0.12	1.48	—	1.48	1.48	—	1.48	0.00	23,191	23,191	0.44	0.04	—	23,215
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	< 0.005	0.08	0.03	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	94.7	94.7	< 0.005	< 0.005	—	94.8
Consumer Products	—	41.0	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	6.61	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.83	4.50	0.33	35.3	< 0.005	0.04	—	0.04	0.03	—	0.03	—	108	108	< 0.005	< 0.005	—	108
Total	4.84	52.2	0.41	35.3	< 0.005	0.05	—	0.05	0.04	—	0.04	0.00	203	203	0.01	< 0.005	—	203

## 4.4. Water Emissions by Land Use

### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	115	216	331	11.8	0.28	—	710
Elementary School	—	—	—	—	—	—	—	—	—	—	—	90.3	171	261	9.29	0.22	—	560
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	23.3	43.9	67.2	2.39	0.06	—	144
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	55.8	105	161	5.74	0.14	—	346
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	153	1,148	1,301	15.9	0.40	—	1,815
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	287	542	829	29.5	0.71	—	1,778
Total	—	—	—	—	—	—	—	—	—	—	—	724	2,226	2,949	74.6	1.81	—	5,352
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	115	216	331	11.8	0.28	—	710
Elementary School	—	—	—	—	—	—	—	—	—	—	—	90.3	171	261	9.29	0.22	—	560
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	23.3	43.9	67.2	2.39	0.06	—	144

City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Apartme nts Low Rise	—	—	—	—	—	—	—	—	—	—	—	55.8	105	161	5.74	0.14	—	346
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	153	1,148	1,301	15.9	0.40	—	1,815
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	287	542	829	29.5	0.71	—	1,778
Total	—	—	—	—	—	—	—	—	—	—	—	724	2,226	2,949	74.6	1.81	—	5,352
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	19.0	35.8	54.8	1.95	0.05	—	118
Element ary School	—	—	—	—	—	—	—	—	—	—	—	14.9	28.2	43.2	1.54	0.04	—	92.6
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	3.85	7.27	11.1	0.40	0.01	—	23.9
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Apartme nts Low Rise	—	—	—	—	—	—	—	—	—	—	—	9.23	17.4	26.7	0.95	0.02	—	57.2
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	25.3	190	215	2.63	0.07	—	301
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	47.5	89.7	137	4.88	0.12	—	294
Total	—	—	—	—	—	—	—	—	—	—	—	120	368	488	12.3	0.30	—	886

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)



Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	925	0.00	925	92.4	0.00	—	3,235
Elementary School	—	—	—	—	—	—	—	—	—	—	—	1,139	0.00	1,139	114	0.00	—	3,983
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	1,192	0.00	1,192	119	0.00	—	4,170
City Park	—	—	—	—	—	—	—	—	—	—	—	3.80	0.00	3.80	0.38	0.00	—	13.3
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	384	0.00	384	38.4	0.00	—	1,343
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	682	0.00	682	68.2	0.00	—	2,386
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,144	0.00	1,144	114	0.00	—	4,001
Total	—	—	—	—	—	—	—	—	—	—	—	5,468	0.00	5,468	547	0.00	—	19,132
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	925	0.00	925	92.4	0.00	—	3,235
Elementary School	—	—	—	—	—	—	—	—	—	—	—	1,139	0.00	1,139	114	0.00	—	3,983
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	1,192	0.00	1,192	119	0.00	—	4,170

City Park	—	—	—	—	—	—	—	—	—	—	—	3.80	0.00	3.80	0.38	0.00	—	13.3
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	384	0.00	384	38.4	0.00	—	1,343
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	682	0.00	682	68.2	0.00	—	2,386
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,144	0.00	1,144	114	0.00	—	4,001
Total	—	—	—	—	—	—	—	—	—	—	—	5,468	0.00	5,468	547	0.00	—	19,132
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	153	0.00	153	15.3	0.00	—	536
Elementary School	—	—	—	—	—	—	—	—	—	—	—	188	0.00	188	18.8	0.00	—	659
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	197	0.00	197	19.7	0.00	—	690
City Park	—	—	—	—	—	—	—	—	—	—	—	0.63	0.00	0.63	0.06	0.00	—	2.20
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	63.5	0.00	63.5	6.35	0.00	—	222
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	113	0.00	113	11.3	0.00	—	395
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	189	0.00	189	18.9	0.00	—	662
Total	—	—	—	—	—	—	—	—	—	—	—	905	0.00	905	90.5	0.00	—	3,168

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.73	0.73
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.28	6.28
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.50	1.50
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.31	7.31
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	36.9	36.9
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12.6	12.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65.3	65.3
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.73	0.73
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.28	6.28
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.50	1.50

City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.31	7.31
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	36.9	36.9
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12.6	12.6
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	65.3	65.3
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12	0.12
Element ary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.04	1.04
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.21	1.21
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.11	6.11
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.08	2.08
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	10.8	10.8

## 4.7. Offroad Emissions By Equipment Type

### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipme nt Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



## 4.9. User Defined Emissions By Equipment Type

### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.10. Soil Carbon Accumulation By Vegetation Type

### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

## 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Government (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Elementary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apartments Low Rise	780	876	674	284,209	5,460	6,134	4,719	1,989,462
Single Family Housing	2,774	2,801	2,510	1,000,148	19,419	19,604	17,569	7,001,036
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## 5.10. Operational Area Sources

## 5.10.1. Hearths

## 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Low Rise	—
Wood Fireplaces	0
Gas Fireplaces	491
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	472
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0

Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	528
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2114
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
12499677	4,166,559	6,502,500	2,167,500	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
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Government (Civic Center)	6,343,842	204	0.0330	0.0040	7,016,835
Elementary School	7,319,623	204	0.0330	0.0040	71,322,040
Place of Worship	4,022,901	204	0.0330	0.0040	16,506,988
City Park	0.00	204	0.0330	0.0040	0.00
Apartments Low Rise	3,303,356	204	0.0330	0.0040	15,522,409
Single Family Housing	18,569,673	204	0.0330	0.0040	99,682,993
Strip Mall	16,871,849	204	0.0330	0.0040	12,986,339

## 5.12. Operational Water and Wastewater Consumption

### 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	59,796,565	0.00
Elementary School	47,119,990	0.00
Place of Worship	12,140,096	0.00
City Park	0.00	0.00
Apartments Low Rise	29,103,786	0.00
Single Family Housing	79,846,524	311,384,917
Strip Mall	149,700,566	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	1,716	—
Elementary School	2,113	—
Place of Worship	2,212	—

City Park	7.05	—
Apartments Low Rise	712	—
Single Family Housing	1,266	—
Strip Mall	2,122	—

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Elementary School	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Elementary School	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Elementary School	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Elementary School	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Place of Worship	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Place of Worship	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Place of Worship	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Place of Worship	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
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5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	9.66	annual days of extreme heat
Extreme Precipitation	18.8	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	7.65	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about  $\frac{3}{4}$  an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

## 6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	5	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.



The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	5	1	1	4
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	7.52
AQ-PM	16.4
AQ-DPM	4.73

Drinking Water	7.43
Lead Risk Housing	59.2
Pesticides	0.00
Toxic Releases	37.9
Traffic	62.8
Effect Indicators	—
CleanUp Sites	68.9
Groundwater	0.00
Haz Waste Facilities/Generators	0.00
Impaired Water Bodies	12.5
Solid Waste	0.00
Sensitive Population	—
Asthma	10.1
Cardio-vascular	8.39
Low Birth Weights	11.2
Socioeconomic Factor Indicators	—
Education	16.8
Housing	72.6
Linguistic	—
Poverty	11.3
Unemployment	23.8

## 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	88.82330296

Employed	99.70486334
Median HI	86.84717054
Education	—
Bachelor's or higher	92.03131015
High school enrollment	1.039394328
Preschool enrollment	87.03965097
Transportation	—
Auto Access	58.83485179
Active commuting	80.18734762
Social	—
2-parent households	57.30784037
Voting	99.42255871
Neighborhood	—
Alcohol availability	44.62979597
Park access	58.38573078
Retail density	25.58706532
Supermarket access	62.22250738
Tree canopy	99.12742205
Housing	—
Homeownership	70.46066983
Housing habitability	53.4838958
Low-inc homeowner severe housing cost burden	37.50802002
Low-inc renter severe housing cost burden	18.55511356
Uncrowded housing	80.21301168
Health Outcomes	—
Insured adults	80.68779674
Arthritis	0.0

Asthma ER Admissions	76.9
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	62.7
Cognitively Disabled	78.9
Physically Disabled	36.0
Heart Attack ER Admissions	91.5
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	69.7
Elderly	38.0
English Speaking	95.9

Foreign-born	4.4
Outdoor Workers	58.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	93.8
Traffic Density	69.2
Traffic Access	62.8
Other Indices	—
Hardship	3.0
Other Decision Support	—
2016 Voting	98.5

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	4.00
Healthy Places Index Score for Project Location (b)	92.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.  
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

## 8. User Changes to Default Data

Screen	Justification
Operations: Vehicle Data	Based on VMT analysis from Ferh and Peers



# Fairfax Proposed Conditions Detailed Report

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## 8. User Changes to Default Data

# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	Fairfax Proposed Conditions
Operational Year	2031
Lead Agency	—
Land Use Scale	Plan/community
Analysis Level for Defaults	County
Windspeed (m/s)	3.60
Precipitation (days)	24.0
Location	142 Bolinas Rd, Fairfax, CA 94930, USA
County	Marin
City	Fairfax
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	928
EDFZ	2
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.16

## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Government (Civic Center)	301	1000sqft	6.91	301,000	—	—	6,341	—



Elementary School	1,625	1000sqft	37.3	1,625,000	—	—	2,311	—
Place of Worship	388	1000sqft	8.91	388,000	—	—	—	—
City Park	82.0	Acre	82.0	0.00	—	—	—	—
Apartments Low Rise	981	Dwelling Unit	61.3	1,039,860	—	—	2,354	—
Single Family Housing	2,869	Dwelling Unit	931	5,594,550	33,604,187	—	6,886	—
Strip Mall	2,021	1000sqft	46.4	2,021,000	—	—	—	—
Apartments High Rise	175	Dwelling Unit	2.82	168,000	—	—	420	—
Apartments Mid Rise	188	Dwelling Unit	4.95	180,480	—	—	451	—

### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	79.5	352	95.3	568	0.78	7.23	23.8	31.0	7.11	6.02	13.1	6,438	165,251	171,689	659	3.62	121	189,375
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	23.8	300	92.9	139	0.75	6.79	23.8	30.6	6.78	6.02	12.8	6,438	162,547	168,984	659	3.71	72.4	186,649
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	47.6	323	71.7	333	0.61	5.20	22.3	27.5	5.14	5.65	10.8	6,438	134,038	140,476	659	3.58	91.6	158,108
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.69	58.9	13.1	60.7	0.11	0.95	4.07	5.02	0.94	1.03	1.97	1,066	22,192	23,257	109	0.59	15.2	26,177

## 2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	14.5	13.6	7.44	92.1	0.23	0.13	23.8	23.9	0.12	6.02	6.14	—	23,815	23,815	0.98	0.87	49.8	24,149
Area	58.1	335	26.6	438	0.17	2.29	—	2.29	2.18	—	2.18	0.00	30,334	30,334	0.60	0.07	—	30,369
Energy	6.97	3.49	61.3	38.1	0.38	4.82	—	4.82	4.82	—	4.82	—	108,736	108,736	12.0	0.79	—	109,273
Water	—	—	—	—	—	—	—	—	—	—	—	759	2,366	3,125	78.2	1.90	—	5,645
Waste	—	—	—	—	—	—	—	—	—	—	—	5,679	0.00	5,679	568	0.00	—	19,868
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	71.1	71.1
Total	79.5	352	95.3	568	0.78	7.23	23.8	31.0	7.11	6.02	13.1	6,438	165,251	171,689	659	3.62	121	189,375
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	14.1	13.2	8.79	90.7	0.22	0.13	23.8	23.9	0.12	6.02	6.14	—	22,525	22,525	1.12	0.97	1.29	22,843
Area	2.67	283	22.8	9.70	0.15	1.84	—	1.84	1.84	—	1.84	0.00	28,920	28,920	0.54	0.05	—	28,950
Energy	6.97	3.49	61.3	38.1	0.38	4.82	—	4.82	4.82	—	4.82	—	108,736	108,736	12.0	0.79	—	109,273
Water	—	—	—	—	—	—	—	—	—	—	—	759	2,366	3,125	78.2	1.90	—	5,645
Waste	—	—	—	—	—	—	—	—	—	—	—	5,679	0.00	5,679	568	0.00	—	19,868
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	71.1	71.1
Total	23.8	300	92.9	139	0.75	6.79	23.8	30.6	6.78	6.02	12.8	6,438	162,547	168,984	659	3.71	72.4	186,649

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	13.3	12.4	7.92	82.9	0.21	0.12	22.3	22.4	0.11	5.65	5.76	—	21,526	21,526	1.02	0.89	20.5	21,837
Area	27.4	307	2.44	212	0.01	0.26	—	0.26	0.21	—	0.21	0.00	1,411	1,411	0.04	0.01	—	1,414
Energy	6.97	3.49	61.3	38.1	0.38	4.82	—	4.82	4.82	—	4.82	—	108,736	108,736	12.0	0.79	—	109,273
Water	—	—	—	—	—	—	—	—	—	—	—	759	2,366	3,125	78.2	1.90	—	5,645
Waste	—	—	—	—	—	—	—	—	—	—	—	5,679	0.00	5,679	568	0.00	—	19,868
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	71.1	71.1
Total	47.6	323	71.7	333	0.61	5.20	22.3	27.5	5.14	5.65	10.8	6,438	134,038	140,476	659	3.58	91.6	158,108
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.42	2.26	1.44	15.1	0.04	0.02	4.07	4.09	0.02	1.03	1.05	—	3,564	3,564	0.17	0.15	3.39	3,615
Area	5.00	56.0	0.45	38.6	< 0.005	0.05	—	0.05	0.04	—	0.04	0.00	234	234	0.01	< 0.005	—	234
Energy	1.27	0.64	11.2	6.95	0.07	0.88	—	0.88	0.88	—	0.88	—	18,002	18,002	1.99	0.13	—	18,091
Water	—	—	—	—	—	—	—	—	—	—	—	126	392	517	12.9	0.31	—	935
Waste	—	—	—	—	—	—	—	—	—	—	—	940	0.00	940	94.0	0.00	—	3,289
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.8	11.8
Total	8.69	58.9	13.1	60.7	0.11	0.95	4.07	5.02	0.94	1.03	1.97	1,066	22,192	23,257	109	0.59	15.2	26,177

## 4. Operations Emissions Details

### 4.1. Mobile Emissions by Land Use

#### 4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Element ary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartme nts Low Rise	3.08	2.89	1.58	19.5	0.05	0.03	5.04	5.07	0.03	1.28	1.30	—	5,054	5,054	0.21	0.18	10.6	5,125
Single Family Housing	10.5	9.88	5.40	66.9	0.17	0.09	17.3	17.4	0.09	4.37	4.46	—	17,291	17,291	0.71	0.63	36.2	17,533
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartme nts High Rise	0.31	0.29	0.16	1.94	< 0.005	< 0.005	0.50	0.50	< 0.005	0.13	0.13	—	502	502	0.02	0.02	1.05	509
Apartme nts Mid Rise	0.59	0.55	0.30	3.75	0.01	0.01	0.97	0.97	< 0.005	0.24	0.25	—	969	969	0.04	0.04	2.03	982
Total	14.5	13.6	7.44	92.1	0.23	0.13	23.8	23.9	0.12	6.02	6.14	—	23,815	23,815	0.98	0.87	49.8	24,149
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Element ary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartments Low Rise	3.00	2.79	1.87	19.3	0.05	0.03	5.04	5.07	0.03	1.28	1.30	—	4,780	4,780	0.24	0.21	0.27	4,848
Single Family Housing	10.3	9.56	6.38	65.9	0.16	0.09	17.3	17.4	0.09	4.37	4.46	—	16,354	16,354	0.81	0.70	0.94	16,585
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartments High Rise	0.30	0.28	0.19	1.91	< 0.005	< 0.005	0.50	0.50	< 0.005	0.13	0.13	—	475	475	0.02	0.02	0.03	481
Apartments Mid Rise	0.57	0.54	0.36	3.69	0.01	0.01	0.97	0.97	< 0.005	0.24	0.25	—	916	916	0.05	0.04	0.05	929
Total	14.1	13.2	8.79	90.7	0.22	0.13	23.8	23.9	0.12	6.02	6.14	—	22,525	22,525	1.12	0.97	1.29	22,843
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Elementary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Apartments Low Rise	0.48	0.45	0.29	3.01	0.01	< 0.005	0.81	0.81	< 0.005	0.20	0.21	—	708	708	0.03	0.03	0.67	719
Single Family Housing	1.80	1.67	1.07	11.2	0.03	0.02	3.02	3.04	0.02	0.76	0.78	—	2,644	2,644	0.13	0.11	2.52	2,682
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Apartments High Rise	0.05	0.05	0.03	0.32	< 0.005	< 0.005	0.09	0.09	< 0.005	0.02	0.02	—	75.6	75.6	< 0.005	< 0.005	0.07	76.7
Apartments Mid Rise	0.09	0.09	0.06	0.58	< 0.005	< 0.005	0.15	0.16	< 0.005	0.04	0.04	—	136	136	0.01	0.01	0.13	138
Total	2.42	2.26	1.44	15.1	0.04	0.02	4.07	4.09	0.02	1.03	1.05	—	3,564	3,564	0.17	0.15	3.39	3,615

## 4.2. Energy

### 4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	3,545	3,545	0.57	0.07	—	3,580
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	4,091	4,091	0.66	0.08	—	4,131
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	2,248	2,248	0.36	0.04	—	2,270
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,881	1,881	0.30	0.04	—	1,899
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	11,269	11,269	1.82	0.22	—	11,381
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	9,429	9,429	1.53	0.18	—	9,522



Apartme High Rise	—	—	—	—	—	—	—	—	—	—	—	—	312	312	0.05	0.01	—	315
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	335	335	0.05	0.01	—	339
Total	—	—	—	—	—	—	—	—	—	—	—	—	33,111	33,111	5.36	0.65	—	33,438
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	3,545	3,545	0.57	0.07	—	3,580
Element ary School	—	—	—	—	—	—	—	—	—	—	—	—	4,091	4,091	0.66	0.08	—	4,131
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	2,248	2,248	0.36	0.04	—	2,270
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Apartme nts Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	1,881	1,881	0.30	0.04	—	1,899
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	11,269	11,269	1.82	0.22	—	11,381
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	9,429	9,429	1.53	0.18	—	9,522
Apartme nts High Rise	—	—	—	—	—	—	—	—	—	—	—	—	312	312	0.05	0.01	—	315
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	335	335	0.05	0.01	—	339
Total	—	—	—	—	—	—	—	—	—	—	—	—	33,111	33,111	5.36	0.65	—	33,438
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Governm (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	587	587	0.09	0.01	—	593
Element ary School	—	—	—	—	—	—	—	—	—	—	—	—	677	677	0.11	0.01	—	684
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	372	372	0.06	0.01	—	376
City Park	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	—	0.00
Apartme nts Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	311	311	0.05	0.01	—	314
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	1,866	1,866	0.30	0.04	—	1,884
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	1,561	1,561	0.25	0.03	—	1,577
Apartme nts High Rise	—	—	—	—	—	—	—	—	—	—	—	—	51.7	51.7	0.01	< 0.005	—	52.2
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	55.5	55.5	0.01	< 0.005	—	56.1
Total	—	—	—	—	—	—	—	—	—	—	—	—	5,482	5,482	0.89	0.11	—	5,536

#### 4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Government (Civic Center)	0.21	0.10	1.88	1.58	0.01	0.14	—	0.14	0.14	—	0.14	—	2,249	2,249	0.20	< 0.005	—	2,255
Elementary School	2.11	1.05	19.2	16.1	0.11	1.46	—	1.46	1.46	—	1.46	—	22,858	22,858	2.02	0.04	—	22,921
Place of Worship	0.49	0.24	4.43	3.72	0.03	0.34	—	0.34	0.34	—	0.34	—	5,290	5,290	0.47	0.01	—	5,305
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	0.47	0.23	3.99	1.70	0.03	0.32	—	0.32	0.32	—	0.32	—	5,068	5,068	0.45	0.01	—	5,082
Single Family Housing	3.20	1.60	27.3	11.6	0.17	2.21	—	2.21	2.21	—	2.21	—	34,692	34,692	3.07	0.07	—	34,788
Strip Mall	0.38	0.19	3.49	2.93	0.02	0.27	—	0.27	0.27	—	0.27	—	4,162	4,162	0.37	0.01	—	4,173
Apartments High Rise	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	630	630	0.06	< 0.005	—	632
Apartments Mid Rise	0.06	0.03	0.53	0.23	< 0.005	0.04	—	0.04	0.04	—	0.04	—	677	677	0.06	< 0.005	—	679
Total	6.97	3.49	61.3	38.1	0.38	4.82	—	4.82	4.82	—	4.82	—	75,625	75,625	6.69	0.14	—	75,834
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.21	0.10	1.88	1.58	0.01	0.14	—	0.14	0.14	—	0.14	—	2,249	2,249	0.20	< 0.005	—	2,255
Elementary School	2.11	1.05	19.2	16.1	0.11	1.46	—	1.46	1.46	—	1.46	—	22,858	22,858	2.02	0.04	—	22,921
Place of Worship	0.49	0.24	4.43	3.72	0.03	0.34	—	0.34	0.34	—	0.34	—	5,290	5,290	0.47	0.01	—	5,305

City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	0.47	0.23	3.99	1.70	0.03	0.32	—	0.32	0.32	—	0.32	—	5,068	5,068	0.45	0.01	—	5,082
Single Family Housing	3.20	1.60	27.3	11.6	0.17	2.21	—	2.21	2.21	—	2.21	—	34,692	34,692	3.07	0.07	—	34,788
Strip Mall	0.38	0.19	3.49	2.93	0.02	0.27	—	0.27	0.27	—	0.27	—	4,162	4,162	0.37	0.01	—	4,173
Apartments High Rise	0.06	0.03	0.50	0.21	< 0.005	0.04	—	0.04	0.04	—	0.04	—	630	630	0.06	< 0.005	—	632
Apartments Mid Rise	0.06	0.03	0.53	0.23	< 0.005	0.04	—	0.04	0.04	—	0.04	—	677	677	0.06	< 0.005	—	679
Total	6.97	3.49	61.3	38.1	0.38	4.82	—	4.82	4.82	—	4.82	—	75,625	75,625	6.69	0.14	—	75,834
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	0.04	0.02	0.34	0.29	< 0.005	0.03	—	0.03	0.03	—	0.03	—	372	372	0.03	< 0.005	—	373
Elementary School	0.38	0.19	3.50	2.94	0.02	0.27	—	0.27	0.27	—	0.27	—	3,784	3,784	0.33	0.01	—	3,795
Place of Worship	0.09	0.04	0.81	0.68	< 0.005	0.06	—	0.06	0.06	—	0.06	—	876	876	0.08	< 0.005	—	878
City Park	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	0.09	0.04	0.73	0.31	< 0.005	0.06	—	0.06	0.06	—	0.06	—	839	839	0.07	< 0.005	—	841
Single Family Housing	0.58	0.29	4.99	2.12	0.03	0.40	—	0.40	0.40	—	0.40	—	5,744	5,744	0.51	0.01	—	5,760
Strip Mall	0.07	0.04	0.64	0.53	< 0.005	0.05	—	0.05	0.05	—	0.05	—	689	689	0.06	< 0.005	—	691

Apartments High Rise	0.01	0.01	0.09	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	104	104	0.01	< 0.005	—	105
Apartments Mid Rise	0.01	0.01	0.10	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	—	112	112	0.01	< 0.005	—	112
Total	1.27	0.64	11.2	6.95	0.07	0.88	—	0.88	0.88	—	0.88	—	12,521	12,521	1.11	0.02	—	12,555

### 4.3. Area Emissions by Source

#### 4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.67	1.33	22.8	9.70	0.15	1.84	—	1.84	1.84	—	1.84	0.00	28,920	28,920	0.54	0.05	—	28,950
Consumer Products	—	242	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	39.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	55.4	51.6	3.81	429	0.02	0.44	—	0.44	0.33	—	0.33	—	1,414	1,414	0.06	0.01	—	1,419
Total	58.1	335	26.6	438	0.17	2.29	—	2.29	2.18	—	2.18	0.00	30,334	30,334	0.60	0.07	—	30,369
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	2.67	1.33	22.8	9.70	0.15	1.84	—	1.84	1.84	—	1.84	0.00	28,920	28,920	0.54	0.05	—	28,950

Consumer	—	242	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	39.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	2.67	283	22.8	9.70	0.15	1.84	—	1.84	1.84	—	1.84	0.00	28,920	28,920	0.54	0.05	—	28,950
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.01	0.01	0.10	0.04	< 0.005	0.01	—	0.01	0.01	—	0.01	0.00	118	118	< 0.005	< 0.005	—	118
Consumer Products	—	44.2	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	7.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.99	4.65	0.34	38.6	< 0.005	0.04	—	0.04	0.03	—	0.03	—	115	115	< 0.005	< 0.005	—	116
Total	5.00	56.0	0.45	38.6	< 0.005	0.05	—	0.05	0.04	—	0.04	0.00	234	234	0.01	< 0.005	—	234

## 4.4. Water Emissions by Land Use

### 4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	115	216	331	11.8	0.28	—	710



Element School	—	—	—	—	—	—	—	—	—	—	—	90.3	171	261	9.29	0.22	—	560
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	23.3	43.9	67.2	2.39	0.06	—	144
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	56.8	107	164	5.84	0.14	—	352
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	166	1,246	1,412	17.2	0.43	—	1,971
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	287	542	829	29.5	0.71	—	1,778
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	10.1	19.1	29.3	1.04	0.03	—	62.8
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	10.9	20.6	31.5	1.12	0.03	—	67.5
Total	—	—	—	—	—	—	—	—	—	—	—	759	2,366	3,125	78.2	1.90	—	5,645
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	115	216	331	11.8	0.28	—	710
Elementary School	—	—	—	—	—	—	—	—	—	—	—	90.3	171	261	9.29	0.22	—	560
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	23.3	43.9	67.2	2.39	0.06	—	144
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	56.8	107	164	5.84	0.14	—	352

Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	166	1,246	1,412	17.2	0.43	—	1,971
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	287	542	829	29.5	0.71	—	1,778
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	10.1	19.1	29.3	1.04	0.03	—	62.8
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	10.9	20.6	31.5	1.12	0.03	—	67.5
Total	—	—	—	—	—	—	—	—	—	—	—	759	2,366	3,125	78.2	1.90	—	5,645
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	19.0	35.8	54.8	1.95	0.05	—	118
Elementary School	—	—	—	—	—	—	—	—	—	—	—	14.9	28.2	43.2	1.54	0.04	—	92.6
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	3.85	7.27	11.1	0.40	0.01	—	23.9
City Park	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	9.41	17.8	27.2	0.97	0.02	—	58.3
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	27.5	206	234	2.85	0.07	—	326
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	47.5	89.7	137	4.88	0.12	—	294
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	1.68	3.17	4.85	0.17	< 0.005	—	10.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	1.80	3.40	5.21	0.19	< 0.005	—	11.2

Total	—	—	—	—	—	—	—	—	—	—	—	126	392	517	12.9	0.31	—	935
-------	---	---	---	---	---	---	---	---	---	---	---	-----	-----	-----	------	------	---	-----

## 4.5. Waste Emissions by Land Use

### 4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	925	0.00	925	92.4	0.00	—	3,235
Elementary School	—	—	—	—	—	—	—	—	—	—	—	1,139	0.00	1,139	114	0.00	—	3,983
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	1,192	0.00	1,192	119	0.00	—	4,170
City Park	—	—	—	—	—	—	—	—	—	—	—	3.80	0.00	3.80	0.38	0.00	—	13.3
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	391	0.00	391	39.1	0.00	—	1,368
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	741	0.00	741	74.0	0.00	—	2,591
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,144	0.00	1,144	114	0.00	—	4,001
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	69.7	0.00	69.7	6.97	0.00	—	244
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	74.9	0.00	74.9	7.49	0.00	—	262

Total	—	—	—	—	—	—	—	—	—	—	—	5,679	0.00	5,679	568	0.00	—	19,868
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	925	0.00	925	92.4	0.00	—	3,235
Element ary School	—	—	—	—	—	—	—	—	—	—	—	1,139	0.00	1,139	114	0.00	—	3,983
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	1,192	0.00	1,192	119	0.00	—	4,170
City Park	—	—	—	—	—	—	—	—	—	—	—	3.80	0.00	3.80	0.38	0.00	—	13.3
Apartme nts Low Rise	—	—	—	—	—	—	—	—	—	—	—	391	0.00	391	39.1	0.00	—	1,368
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	741	0.00	741	74.0	0.00	—	2,591
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	1,144	0.00	1,144	114	0.00	—	4,001
Apartme nts High Rise	—	—	—	—	—	—	—	—	—	—	—	69.7	0.00	69.7	6.97	0.00	—	244
Apartme nts Mid Rise	—	—	—	—	—	—	—	—	—	—	—	74.9	0.00	74.9	7.49	0.00	—	262
Total	—	—	—	—	—	—	—	—	—	—	—	5,679	0.00	5,679	568	0.00	—	19,868
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governm ent (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	153	0.00	153	15.3	0.00	—	536

Elementary School	—	—	—	—	—	—	—	—	—	—	—	188	0.00	188	18.8	0.00	—	659
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	197	0.00	197	19.7	0.00	—	690
City Park	—	—	—	—	—	—	—	—	—	—	—	0.63	0.00	0.63	0.06	0.00	—	2.20
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	64.7	0.00	64.7	6.47	0.00	—	226
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	429
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	189	0.00	189	18.9	0.00	—	662
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	11.5	0.00	11.5	1.15	0.00	—	40.4
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	12.4	0.00	12.4	1.24	0.00	—	43.4
Total	—	—	—	—	—	—	—	—	—	—	—	940	0.00	940	94.0	0.00	—	3,289

## 4.6. Refrigerant Emissions by Land Use

### 4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.73	0.73

Element School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.28	6.28
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.50	1.50
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.45	7.45
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.1	40.1
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12.6	12.6
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.29	1.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	71.1	71.1
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.73	0.73
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.28	6.28
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.50	1.50
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.45	7.45



Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	40.1	40.1
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	12.6	12.6
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.20	1.20
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.29	1.29
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	71.1	71.1
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Government (Civic Center)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.12	0.12
Elementary School	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.04	1.04
Place of Worship	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.25	0.25
City Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00
Apartments Low Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.23	1.23
Single Family Housing	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	6.63	6.63
Strip Mall	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	2.08	2.08
Apartments High Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.20	0.20
Apartments Mid Rise	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.21	0.21

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.8	11.8
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	------	------

## 4.7. Offroad Emissions By Equipment Type

### 4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.8. Stationary Emissions By Equipment Type

### 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.9. User Defined Emissions By Equipment Type

### 4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 4.10. Soil Carbon Accumulation By Vegetation Type

### 4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
------------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

#### 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
---------	-----	-----	-----	----	-----	-------	-------	-------	--------	--------	--------	------	-------	------	-----	-----	---	------

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequest ered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove d	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

## 5. Activity Data

### 5.9. Operational Mobile Sources

#### 5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Government (Civic Center)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Elementary School	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Place of Worship	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apartments Low Rise	932	1,040	795	338,627	6,430	7,175	5,483	2,336,528
Single Family Housing	3,500	3,558	3,185	1,264,102	24,151	24,547	21,974	8,722,303
Strip Mall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Apartments High Rise	102	103	82.3	36,135	700	712	568	249,332
Apartments Mid Rise	179	199	152	64,895	1,232	1,375	1,051	447,775

### 5.10. Operational Area Sources

#### 5.10.1. Hearths



## 5.10.1.1. Unmitigated

Hearth Type	Unmitigated (number)
Apartments Low Rise	—
Wood Fireplaces	0
Gas Fireplaces	500
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	481
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Single Family Housing	—
Wood Fireplaces	0
Gas Fireplaces	574
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	2295
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Apartments High Rise	—
Wood Fireplaces	0
Gas Fireplaces	89
Propane Fireplaces	0
Electric Fireplaces	0

No Fireplaces	86
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0
Apartments Mid Rise	—
Wood Fireplaces	0
Gas Fireplaces	96
Propane Fireplaces	0
Electric Fireplaces	0
No Fireplaces	92
Conventional Wood Stoves	0
Catalytic Wood Stoves	0
Non-Catalytic Wood Stoves	0
Pellet Wood Stoves	0

### 5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
14140352.25	4,713,451	6,502,500	2,167,500	—

### 5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

### 5.11. Operational Energy Consumption

## 5.11.1. Unmitigated

## Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Government (Civic Center)	6,343,842	204	0.0330	0.0040	7,016,835
Elementary School	7,319,623	204	0.0330	0.0040	71,322,040
Place of Worship	4,022,901	204	0.0330	0.0040	16,506,988
City Park	0.00	204	0.0330	0.0040	0.00
Apartments Low Rise	3,365,101	204	0.0330	0.0040	15,812,548
Single Family Housing	20,165,174	204	0.0330	0.0040	108,247,731
Strip Mall	16,871,849	204	0.0330	0.0040	12,986,339
Apartments High Rise	558,741	204	0.0330	0.0040	1,965,441
Apartments Mid Rise	600,247	204	0.0330	0.0040	2,111,445

## 5.12. Operational Water and Wastewater Consumption

## 5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Government (Civic Center)	59,796,565	0.00
Elementary School	47,119,990	0.00
Place of Worship	12,140,096	0.00
City Park	0.00	0.00
Apartments Low Rise	29,647,782	0.00
Single Family Housing	86,706,918	338,139,039
Strip Mall	149,700,566	0.00
Apartments High Rise	5,288,850	0.00
Apartments Mid Rise	5,681,736	0.00

## 5.13. Operational Waste Generation

### 5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Government (Civic Center)	1,716	—
Elementary School	2,113	—
Place of Worship	2,212	—
City Park	7.05	—
Apartments Low Rise	725	—
Single Family Housing	1,374	—
Strip Mall	2,122	—
Apartments High Rise	129	—
Apartments Mid Rise	139	—

## 5.14. Operational Refrigeration and Air Conditioning Equipment

### 5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Government (Civic Center)	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Government (Civic Center)	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Elementary School	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Elementary School	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Elementary School	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00

Elementary School	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
Place of Worship	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
Place of Worship	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Place of Worship	Stand-alone retail refrigerators and freezers	R-134a	1,430	< 0.005	1.00	0.00	1.00
Place of Worship	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0
City Park	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
City Park	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Apartments Low Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Low Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Single Family Housing	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Single Family Housing	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Strip Mall	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Strip Mall	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00
Strip Mall	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

Apartments High Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments High Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Apartments Mid Rise	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.50	2.50	10.0
Apartments Mid Rise	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00

## 5.15. Operational Off-Road Equipment

### 5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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## 5.16. Stationary Sources

### 5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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### 5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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## 5.17. User Defined

Equipment Type	Fuel Type
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## 5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	9.66	annual days of extreme heat
Extreme Precipitation	18.8	annual days with precipitation above 20 mm
Sea Level Rise	0.00	meters of inundation depth
Wildfire	7.65	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.



Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about  $\frac{3}{4}$  an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider different increments of sea level rise coupled with extreme storm events. Users may select from four model simulations to view the range in potential inundation depth for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 50 meters (m) by 50 m, or about 164 feet (ft) by 164 ft.

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

## 6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	5	0	0	N/A
Sea Level Rise	1	0	0	N/A
Wildfire	1	0	0	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

## 6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	5	1	1	4
Sea Level Rise	1	1	1	2
Wildfire	1	1	1	2

Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

## 6.4. Climate Risk Reduction Measures

# 7. Health and Equity Details

## 7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	7.52
AQ-PM	16.4
AQ-DPM	4.73
Drinking Water	7.43
Lead Risk Housing	59.2
Pesticides	0.00
Toxic Releases	37.9
Traffic	62.8
Effect Indicators	—
CleanUp Sites	68.9
Groundwater	0.00

Haz Waste Facilities/Generators	0.00
Impaired Water Bodies	12.5
Solid Waste	0.00
Sensitive Population	—
Asthma	10.1
Cardio-vascular	8.39
Low Birth Weights	11.2
Socioeconomic Factor Indicators	—
Education	16.8
Housing	72.6
Linguistic	—
Poverty	11.3
Unemployment	23.8

## 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	88.82330296
Employed	99.70486334
Median HI	86.84717054
Education	—
Bachelor's or higher	92.03131015
High school enrollment	1.039394328
Preschool enrollment	87.03965097
Transportation	—
Auto Access	58.83485179

Active commuting	80.18734762
Social	—
2-parent households	57.30784037
Voting	99.42255871
Neighborhood	—
Alcohol availability	44.62979597
Park access	58.38573078
Retail density	25.58706532
Supermarket access	62.22250738
Tree canopy	99.12742205
Housing	—
Homeownership	70.46066983
Housing habitability	53.4838958
Low-inc homeowner severe housing cost burden	37.50802002
Low-inc renter severe housing cost burden	18.55511356
Uncrowded housing	80.21301168
Health Outcomes	—
Insured adults	80.68779674
Arthritis	0.0
Asthma ER Admissions	76.9
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	62.7

Cognitively Disabled	78.9
Physically Disabled	36.0
Heart Attack ER Admissions	91.5
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	69.7
Elderly	38.0
English Speaking	95.9
Foreign-born	4.4
Outdoor Workers	58.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	93.8
Traffic Density	69.2
Traffic Access	62.8
Other Indices	—
Hardship	3.0

Other Decision Support	—
2016 Voting	98.5

### 7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	4.00
Healthy Places Index Score for Project Location (b)	92.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

### 7.4. Health & Equity Measures

No Health & Equity Measures selected.

### 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

### 7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

## 8. User Changes to Default Data

Screen	Justification
Operations: Vehicle Data	Based on VMT analysis from Fehr and Peers

# APPENDIX E: TRANSPORTATION VMT ASSESSMENT



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# Memorandum

Date: August 2, 2023  
To: Andrew Hill, Dyett & Bhatia  
From: Bob Grandy and Jess Sandoval, Fehr & Peers  
Subject: **Town of Fairfax Housing Element Update – CEQA Transportation VMT Assessment**

*SF23-1278*

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The purpose of this revised memorandum is to document a CEQA transportation VMT assessment for the purposes of environmental review for the Town of Fairfax Housing Element Update. The memo includes a description of the context, the transportation VMT assessment methodology, a VMT impact determination, and mitigation measures needed to address significant impacts.

## Context

### State Regulations

#### *Senate Bill (SB) 743*

With the passage of SB 743 (September 27, 2013) and the subsequent adoption of revised California Environmental Quality Act (CEQA) Guidelines in 2019, level of service (LOS) can no longer be used as a criterion for identifying significant transportation impacts for most projects under CEQA. LOS measures the average amount of delay experienced by vehicle drivers at an intersection during the most congested time of day, while the new CEQA metric (vehicle miles traveled, or VMT) measures the total number of daily miles traveled by vehicles on the roadway network and the impacts on the environment from those miles traveled.

In other words, SB 743 changes the focus of transportation impact analysis in CEQA from measuring impacts to drivers, to measuring the impact of driving. Land use projects with one or more of the following characteristics would have lesser VMT impacts:

- Higher land use densities
- Mix of project uses



- Support of a citywide jobs-housing balance (i.e., provide housing in a job rich area, or vice versa)
- Proximity to the core of a region
- Proximity to high quality transit service
- Located in highly walkable or bikeable areas

This shift in transportation impact criteria is expected to better align transportation impact analysis and mitigation outcomes with the state's goals to reduce GHG emissions, encourage infill development, and improve public health through more active transportation. Specific to SB 743, Section 15064.3(c) of the revised Guidelines states that, "a lead agency may elect to be governed by the provisions of this section immediately. Beginning on July 1, 2020, the provisions of this section shall apply statewide." However, CEQA Statute Section 21099(b)(2) states that, "upon certification of the guidelines by the Secretary of the Natural Resources Agency pursuant to this section, automobile delay, as described solely by level of service or similar measures of vehicular capacity or traffic congestion, shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the Guidelines."

Although the State's Governor's Office of Planning and Research (OPR) provides recommendations for adopting new VMT analysis guidelines, lead agencies have the final say in designing their methodology. Lead agencies must select their preferred method of estimating and forecasting VMT, their preferred significance thresholds for baseline and cumulative conditions, and the mitigation strategies they consider feasible. Lead agencies must prove that their selected analysis methodology aligns with SB 743's goals to promote infill development, reduce GHGs, and reduce VMT.

## Methodology

### VMT Forecasts

This section describes the methodology for VMT forecasts developed for this transportation assessment and as supporting data for other assessments in the CEQA document including the GHG assessment. The new CEQA Guidelines Section 15064.3(b)(4) establishes that the lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence.

The VMT forecasts generated for this CEQA assessment were produced using the Transportation Authority of Marin Demand Model (TAMDM). For this CEQA assessment, the 2015 base year for TAMDM was updated and validated for a new 2019 base year for the City of San Rafael General Plan Update. A key reason for applying the updated 2019 base year is that it includes the SMART



rail system that was not in place in 2015. This analysis includes a 2040 No Project scenario that is based on the TAMDM horizon year and reflects land use changes and transportation improvements consistent with the San Rafael General Plan 2040 adopted in 2021. The 2019 base year model developed for the San Rafael General Plan Update was validated based on model confidence thresholds defined in the California Transportation Commission 2017 RTP guidelines. VMT estimates were produced using the updated 2019 TAMDM model for all 1,400 analysis zones within Marin County as well as for the entire Bay Area.

### Housing Element Land Use Forecasts

A breakdown of the number of housing units added with the Fairfax Housing Element Update, by unit type and income range, is provided below in **Table 1**.

**Table 1: Added Housing Units**

Unit Type	Resident Income Range			Total Units
	Low/Very Low	Moderate	Above Moderate	
Single-Family Residential	0	0	67	<b>67</b>
Multi-Family Residential	193	40	148	<b>381</b>
Accessory Dwelling Units	96	48	16	<b>160</b>
<b>Total Units</b>	<b>289</b>	<b>88</b>	<b>231</b>	<b>608</b>

Source: Dyett & Bhatia.96

### Standard of Significance for VMT

For residential projects, OPR indicates that VMT per capita should be used as the metric to determine whether a proposed project may cause a significant transportation impact. OPR identifies the recommended significance threshold for residential projects as the point where a proposed project exceeds a level of 15 percent below existing VMT per capita. Existing VMT per capita may be measured as regional VMT per capita or as city VMT per capita. Town of Fairfax staff have indicated that city VMT per capita shall be used as the existing baseline for residential uses.

For land use plans such as the Housing Element, OPR indicates that the same thresholds described above for individual residential projects may be employed. A plan may have a



significant impact on transportation if proposed new residential uses would in aggregate exceed the respective thresholds.

For the purposes of this assessment, based on the above OPR and Town of Fairfax guidance, VMT impacts would be significant if the aggregate of new residential development would exceed the following threshold:

- Aggregate Future (2040) Home VMT per resident with new housing units exceeds 15% below baseline (2019) Aggregate Town VMT per resident

## Impact Assessment

The California Air Resources Board, in both its 2030 Scoping Plan and 2018 Progress Report, conclude that reducing VMT is a key objective to meeting California's greenhouse gas (GHG) emission reduction goals. Future potential development under the proposed project would contribute to an increase in VMT in the EIR study area.

On September 27, 2013, Governor Jerry Brown signed SB 743 into law, which initiated a process to change transportation impact analyses completed in support of CEQA documentation. SB 743 eliminated level of service (LOS) as a basis for determining significant transportation impacts under CEQA and provided a new performance metric, vehicle miles traveled (VMT). To help lead agencies with SB 743 implementation, the Governor's Office of Planning and Research (OPR) produced a *Technical Advisory*.<sup>1</sup>

Implementation of the additional 608 housing units identified in the updated Housing Element by 2032 would result in a total of up to about 1,469 new residents.

### VMT Impact Assessment

**Table 2** provides a summary of the VMT forecasts for all of the added residential elements included in the Housing Element Update. The baseline 2019 Town Home-Based VMT per capita as estimated by the Transportation Authority of Marin Demand Model (TAMDM) is 16.3. The Town Home-Based VMT per capita for 2040, with the added Housing units, is 14.6. This indicates that the added housing units would generate about 10 percent lower VMT per capita than the existing mix of housing units. This is because the multi-family housing (about 60 percent of the new units) and accessory dwelling units (about 25 percent of the new units) generate lower Home-Based VMT per capita than single family homes that make up the majority of the existing housing inventory. For reference, the Town Home-Based VMT per capita for 2040 without the added Housing units (i.e., 2040 no project conditions) would be 17.7, or about 9 percent higher than the baseline 2019 Town Home-Based VMT per capita. As such, the Town Home-based VMT per capita

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<sup>1</sup> Governor's Office of Planning and Research, *Technical Advisory on Evaluating Transportation Impacts in CEQA*, 2018.



in 2040 is forecast to be about 18 percent lower with the added housing units than 2040 conditions without the housing units.

The threshold recommended by OPR for residential uses involves comparing the project VMT per capita to the baseline Town VMT per capita. A significant impact would occur if a proposed project VMT per capita exceeds a level of 15% below existing baseline Town VMT per capita. The VMT forecasts indicate that the proposed residential uses would result in a Home-Based VMT per capita that is 10.4 percent below the baseline 2019 Town VMT per capita.

**Table 2: Daily Home-Based Vehicle Miles Traveled (VMT) for Residential Uses**

Scenario	Home-Based VMT	Home VMT Per Resident
BASELINE TOWN VMT METRIC (2019)	122,350	16.3
2040 PLUS HOUSING ELEMENT UNITS	142,900	14.6
<b>PERCENT CHANGE – 2040 Plus Project Home VMT per Resident Rate Compared to Baseline Rate for Fairfax 2019</b>		
2040 PLUS HOUSING ELEMENT UNITS		-10.4%

Notes:

1. The VMT shown in the table above is home-based VMT for all residential uses in the project including single family residential, multi-family residential, affordable housing, and the residential care facility.
2. The VMT per resident values are based on 7,515 residents for the baseline (2019) scenario and 9,777 future residents for the 2040 plus Project scenario.

Data for the Bay Area Region is for the full nine-county area.

Source: Fehr & Peers.

The cumulative effect of adding 608 housing units on Daily Home-Based VMT for residential uses in the Town of Fairfax is considered a **significant impact**. This is due to the fact that the Aggregate 2040 Home VMT per Resident with the added housing units, while 10 percent lower, is not 15 percent or below the Baseline Aggregate 2019 Home VMT per Resident for the Town of Fairfax as measured using the Transportation Authority of Marin Demand Model (TAMDM).

### Mitigation Summary

No feasible mitigation measures are available to reduce VMT to a less-than-significant level.

**Significant and unavoidable.** Given the level of VMT reduction that would need to occur with a small number of housing units and the lack of feasible VMT reduction measures, the Town will not achieve the overall VMT threshold reduction level. As such, the VMT impact would be significant and unavoidable. (SU)

## FAIRFAX AVERAGE TRIP LENGTH AND DAILY TRIP CALCULATIONS

8.8.2023

### TAM MODEL-GENERATED VMT DATA

SCENARIO	Home-Based VMT	Vehicle Trips
BASELINE TOWN VMT METRIC (2019)	122,350	17509
2040 PLUS HOUSING ELEMENT UNITS	142,900	20706

### AVERAGE TRIP LENGTH FOR NEW HOUSING

	Average Trip Length
2040-2019 Increment: Home-Based VMT	20,550
2040-2019 Increment: Vehicle Trips	3197
Avg. Trip Length for New Housing Increment	6.4


### AVERAGE DAILY VEHICLE TRIPS DUE TO NEW HOUSING

METRIC	DATA
2040 VMT	142,900
2019 VMT	122,350
VMT GROWTH DUE TO NEW HOUSING	20,550
Avg. Trip Length for New Housing Increment	6.43
Added Daily Vehicle Trips for New Housing Increment	3197

### CHECK DAILY VEHICLE TRIPS/NEW UNIT

ADDED DAILY VEHICLE TRIPS	3197
ADDED UNITS	608
DERIVED DAILY VEHICLE TRIPS/NEW UNIT	5.26



**From:** Jess Sandoval J.Sandoval@fehrandpeers.com   
**Subject:** Re: Fairfax HE Transportation VMT Assessment  
**Date:** July 31, 2023 at 2:20 PM  
**To:** Bob Grandy B.Grandy@fehrandpeers.com, Andrew Hill andrew@dyettandbhatia.com  
**Cc:** Clare Kucera clare@dyettandbhatia.com

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JS

Hi Andrew/Clare,

Here's the ADT data for the segment requested:

**Fairfax Housing Element Update**  
**WEEKDAY DAILY VOLUME FOR SIR FRANCIS DRAKE**  
**SEGMENT BETWEEN BUTTERFIELD ROAD AND WILLOW AVENUE**

SCENARIO	DAILY VOLUME
Existing	19,400
2040 No Project	21,100
2040 Plus Project	21,700

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## APPENDIX F: PUBLIC SERVICE PROVIDER CORRESPONDENCE

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# Ross Valley Fire Department

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Serving Fairfax, Sleepy Hollow, San Anselmo, and Ross

To: Town Manager Heather Abrams

From: Interim Fire Chief Dan Mahoney

Re: Environmental Impact Report for the 2023-31 Fairfax Housing Element

Date: July 5, 2023

Dear Manager Abrams,

Please see the answers below relating to the Town of Fairfax, Dyett & Bhatia Urban and Regional Planners Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element.

1. Can you provide an annual report or similar document with details of RVFD's current staffing and equipment levels? If no document exists, please summarize details.

Ross Valley Fire Department is a Joint Powers Authority (JPA) consisting of the towns of Fairfax, San Anselmo, Ross and the Sleepy Hollow Fire Protection District.

The department currently has four fire stations located within the jurisdiction. Station 18 in the Town of Ross, Station 19 and Station 20 in the Town of San Anselmo and Station 21 in the Town of Fairfax. Our current minimum staffing for the department is nine on duty personnel consisting of two Firefighters (one Captain and one Engineer) at each one of the four fire stations and one Battalion Chief housed at Station 19. Additionally we have one Fire Chief (vacant at this time), one Administrative Assistant, one Sr. Fire Inspector, one Fire Inspector, one Emergency Preparedness Coordinator, one Defensible Space Lead I Inspector and one Defensible Space Lead II Inspector. The Department has 36 employees.

## Equipment levels:

Station 18 - (1) Type I engine, (1) Utility Vehicle, (1) Air Trailer, (1) Type 1 reserve engine

Station 19 - (1) Type I engine, (1) command vehicle, (1) Hazardous Materials Unit

Station 20 - (1) Type I engine, (1) State Issued Type 1 engine

Station 21 - (1) Type 1 engine, (1) Type III engine, (1) Utility Vehicle



# Ross Valley Fire Department

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Serving Fairfax, Sleepy Hollow, San Anselmo, and Ross

2. We understand Station 18 in the Town of Ross is to be closed and consolidated with other RVFD facilities. Does RVFD currently have plans to increase staffing/equipment levels or to construct new facilities between 2023 and 2031?

Fire Station 19 and 21 will experience an increase in minimum staffing from two Firefighters to three Firefighters due to the closure of Station 18 on July 1, 2025.

Station 21 is currently in the beginning stages of a remodel to help accommodate the projected increased staffing in July 2025. The remodel is anticipated to stay within the existing footprint of the building. Station 20 is in a similar situation however due to its location, within the flood zone, a more extensive approach may be required such as an addition outside the existing building footprint or a complete rebuild of the station on the existing property.

The closure of Station 18 will have a direct impact on the availability of our fire engines. The closure will reduce the department's daily response from (4) Type 1 fire engines to (3) Type 1 fire engines.

3. Would RVFD need to construct new facilities or expand existing facilities in order to serve the Town of Fairfax in 2031, assuming the construction of 583 new homes as envisioned in the Housing Element?

At this time I do not see a need to construct or expand our station facilities due to the proposed construction of 583 new homes, keeping in mind that Fairfax is just one part of the Ross Valley Fire Department Joint Powers authority. Requirements for each town within our JPA may have a greater impact on the department as a whole and trigger some type of new facility or expansion in the future within any of our towns.

Dan Mahoney  
Interim Fire Chief  
Ross Valley Fire Department

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**From:** Rico Tabaranza <rtabaranza@fairfaxpd.org>  
**Sent:** Monday, July 3, 2023 6:54 PM  
**To:** Heather Abrams  
**Cc:** andrew@dyettandbhatia.com; Clare Kucera  
**Subject:** RE: FPOA re: Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element

Hello Town Manager Abrams,

Here are the answers to the information requested.

**Does the Department currently have plans to increase staffing/equipment levels or to construct new facilities between 2023 and 2031?**

No, the police department has no plans to increase staffing/equipment levels or construct new facilities between 2023 and 2031.

**Would the Department need to construct new facilities or expand existing facilities in order to serve the Town of Fairfax in 2031, assuming the construction of 583 new homes as envisioned in the Housing Element?**

No, I do not believe the police department needs to construct new facilities to serve the Town of Fairfax in 2031, assuming the construction of 583 homes occurs. The additional 583 homes can still be adequately served by the existing staffing of 2 officers on duty 24/7. However, re-instating a current frozen position would allow for consistently having 2 officers 24/7 between the hours of 3am and 7am when vacations, training, sick time off are taken into account from existing staffing.

Thank you,  
-Rico

**Rico Tabaranza** | Chief of Police  
Fairfax Police Department  
144 Bolinas Road Fairfax, Ca 94930  
415-453-5330 Office  
415-457-8769 Fax  
fairfaxpd.org

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**From:** Heather Abrams <habrams@townoffairfax.org>  
**Sent:** Monday, July 3, 2023 4:39 PM  
**To:** Rico Tabaranza <rtabaranza@fairfaxpd.org>  
**Cc:** andrew@dyettandbhatia.com; Clare Kucera <clare@dyettandbhatia.com>  
**Subject:** RE: FPOA re: Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element

Oops, sorry Chief, I should have included this sites map as well.

Regards,  
**Heather Abrams**  
Town of Fairfax | Town Manager  
[www.townoffairfax.org](http://www.townoffairfax.org)

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**From:** Heather Abrams  
**Sent:** Monday, July 3, 2023 4:35 PM  
**To:** Rico Tabaranza <[rtabaranza@fairfaxpd.org](mailto:rtabaranza@fairfaxpd.org)>  
**Cc:** [andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com); Clare Kucera <[clare@dyettandbhatia.com](mailto:clare@dyettandbhatia.com)>  
**Subject:** FPOA re: Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element

Dear Chief Tabaranza:

On behalf of the Town of Fairfax, Dyett & Bhatia Urban and Regional Planners is preparing an Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element. The EIR will analyze the environmental impacts that could result from implementation of the Housing Element, including potential environmental impacts related to the construction or expansion of Fairfax Police Department facilities and need for contracted law enforcement services. A brief description of the Housing Element Update is provided below.

To assist us with the environmental analysis we would like to request some information about Fairfax Police Department facilities, staffing and equipment. A short list of questions is provided below. In order to keep to the timeline established for publication of the Draft EIR, we would greatly appreciate it if you could provide a response by July 14, 2023.

#### PROJECT DESCRIPTION

The project involves an update to the Town of Fairfax General Plan Housing Element, as required under California law to account for changing demographics, market conditions, and projected housing need over an 8-year planning period that runs from 2023 through 2031. The Draft Housing Element includes an inventory of housing sites (see Map 1 attached) and implementation programs to facilitate development on those sites. In total, the inventory has a projected capacity for up to 583 new homes, including 71 new single-family homes on vacant lots throughout the town; 352 new multifamily homes concentrated in the town center area and along Sir Francis Drake Boulevard; and 160 accessory dwelling units on lots with existing single-family homes.

#### INFORMATION REQUESTED

- Does the Department currently have plans to increase staffing/equipment levels or to construct new facilities between 2023 and 2031?
- Would the Department need to construct new facilities or expand existing facilities in order to serve the Town of Fairfax in 2031, assuming the construction of 583 new homes as envisioned in the Housing Element?

Regards,

**Heather Abrams**

Town of Fairfax | Town Manager

[www.townoffairfax.org](http://www.townoffairfax.org)



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**From:** Marci Trahan <mtrahan@rossvalleyschools.org>  
**Sent:** Thursday, July 6, 2023 8:48 PM  
**To:** Andrew Hill  
**Cc:** Heather Abrams; Clare Kucera  
**Subject:** RE: RVSD re: Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element

Thank you, Andrew, for the info. Here's what we anticipate related to the information you all have requested:

- Current enrollment, projected enrollment, and capacity of schools in the Ross Valley School District.
  - **2022-23 Enrollment was 1,739**
  - **Enrollment Estimates: 2023-24 is 1,722 (if all the partially registered students come), 2024-25 is 1,724, 2025-26 is 1,741**
- Rates or factors used for the purpose of forecasting future enrollment (e.g. students/ new single-family residence or new multifamily housing unit).
  - **Our Chief Business Official and I reviewed the breakdown you provided against the rates/factors I mentioned in my earlier response, and given the rapid change in housing growth caused by the housing elements in Towns of Fairfax and San Anselmo as well as the County of Marin, we would need updated rates/factors which would require a new study. Such a study is not budgeted for nor scheduled to be conducted. We imagine, though, the rates/factors would be higher.**
- Does the District currently have plans to increase staffing/equipment levels or to construct new facilities between 2023 and 2031?
  - **No**
- Would RVSD need to construct new facilities or expand existing facilities in order to serve the Town of Fairfax in 2031, assuming the construction of 583 new homes as envisioned in the Housing Element?
  - **Based on the Town of Fairfax's housing element, we anticipate we would have sufficient space at Manor School for TK through Grade 5.**
  - **We would need to know the projected housing element growth planned for the Town of San Anselmo and for the County of Marin to assess the need for new/expanded facilities for the middle school level at White Hill Middle School. We anticipate there would be a need to expand White Hill.**

I hope this helps, and please let me know if you have any additional questions.

Marci



**Marci Trahan**  
*Pronouns: She/Her |*  
**Superintendent**  
[Ross Valley School District](https://www.rossvalleyschools.org/)  
100 Shaw Drive | San Anselmo, CA 94960  
Phone: (415) 451-4064 | Fax: (415) 453-3152  
[mtrahan@rossvalleyschools.org](mailto:mtrahan@rossvalleyschools.org)

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**From:** Andrew Hill <[andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com)>

**Sent:** Wednesday, July 5, 2023 5:23 PM

**To:** Marci Trahan <[mtarahan@rossvalleyschools.org](mailto:mtarahan@rossvalleyschools.org)>

**Cc:** Heather Abrams <[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)>; Clare Kucera <[clare@dyettandbhatia.com](mailto:clare@dyettandbhatia.com)>

**Subject:** Re: RVSD re: Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element

Hi Marci

Thanks for the quick reply. My firm is assisting the Town of Fairfax with this project. In answer to your question, here is a breakdown of the 583 units projected to result from implementation of the Housing Element Update:

- 60 new single-family homes
- 363 new apartments and condominiums
- 160 new accessory dwelling units

Let me know if you need any further clarification.

Thanks,

Andrew

On Jul 5, 2023, at 11:53 AM, Marci Trahan <[mtarahan@rossvalleyschools.org](mailto:mtarahan@rossvalleyschools.org)> wrote:

Hi All,

Thank you, Heather, for your email and your request for information. I appreciate the Town of Fairfax's consideration of the potential impact your housing element will have on our schools' enrollment.

It's likely a bit more complicated to determine what the potential impact on enrollment will be for RVSD because we serve both the towns of Fairfax and San Anselmo and our enrollment growth will be impacted by not only Fairfax's housing element but also by the Town of San Anselmo's and the County of Marin's. Additionally, our facility considerations will also be based on what maximum class size the state funds. Currently, the funding model is 24:1 in grades TK-3 and 30:1 in grades 6-8. As an example, if the State were to go back to the former funding model of 20:1 in grades TK-3, that would change our facility considerations/needs. Although I haven't heard of any change to class size funding, things could change by 2031.

As you know, Manor is our only elementary school in Fairfax and it serves Fairfax residents, but White Hill, located in Fairfax, serves all 6<sup>th</sup>-8<sup>th</sup> grade students from both Fairfax and San Anselmo.

Our current enrollment planned for the 2023-24 school year is approximately 1,700 students (with the maximum based on current staffing levels is approximately 1900). We've been in declining enrollment since the 2019-20 school year, and if the trend continues as anticipated in the State, then by the 2031 school year, we could see a total drop of another 11-14%. However, with a %age of each of the entity's housing elements being dedicated to low-income residents, then we might not see that level of

decline. In 2016-17, we were at our historical height of enrollment and utilized all classrooms with approximately 2,250 students in grades TK-8. As such, we've seen a decline of approximately 550 students since then. If we get more than 550 students because of housing growth in Fairfax and San Anselmo, we will definitely need add classrooms and consider other facility/equipment increases.

The "student generation rates based on new construction" we currently use is likely too low given the communities that make up RVSD do not typically experience much new residential development and is based on the last decade's construction considerations. To get an updated generation rate based on the housing elements for the Towns of Fairfax and San Anselmo as well as the County of Marin will likely cost us to update and I'd like to hold off on asking for it to be updated until we know the yield of each entity's housing element. To see if we can determine if the generation rate will remain constant, can you, please, give me a better sense of the 583 new homes being planned for in Fairfax's housing element, how many of those will be single-family and how many will be multi-family units?

Thanks much,

Marci

**Marci Trahan**

*Pronouns: She/Her | [Why Pronouns Matter](#)*

**Superintendent**

**[Ross Valley School District](#)**

100 Shaw Drive | San Anselmo, CA 94960

Phone: (415) 451-4064 | Fax: (415) 453-3152

[mtarahan@rossvalleyschools.org](mailto:mtarahan@rossvalleyschools.org)

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**From:** Heather Abrams <[habrams@townoffairfax.org](mailto:habrams@townoffairfax.org)>

**Sent:** Monday, July 3, 2023 4:37 PM

**To:** Marci Trahan <[mtarahan@rossvalleyschools.org](mailto:mtarahan@rossvalleyschools.org)>

**Cc:** [andrew@dyettandbhatia.com](mailto:andrew@dyettandbhatia.com); Clare Kucera <[clare@dyettandbhatia.com](mailto:clare@dyettandbhatia.com)>

**Subject:** RVSD re: Environmental Impact Report (EIR) for the 2023-31 Fairfax Housing Element

Dear Superintendent Trahan:

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To assist us with the environmental analysis we would like to request some information about Ross Valley School District facilities, staffing and equipment. A short list of questions is provided below. In order to keep to the timeline established for publication of the Draft EIR, **we would greatly appreciate it if you could provide a response by July 14, 2023.**

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development on those sites. In total, the inventory has a projected capacity for up to 583 new homes, including 71 new single-family homes on vacant lots throughout the town; 352 new multifamily homes concentrated in the town center area and along Sir Francis Drake Boulevard; and 160 accessory dwelling units on lots with existing single-family homes.

#### INFORMATION REQUESTED

- Current enrollment, projected enrollment, and capacity of schools in the Ross Valley School District.
- Rates or factors used for the purpose of forecasting future enrollment (e.g. students/ new single-family residence or new multifamily housing unit).
- Does the District currently have plans to increase staffing/equipment levels or to construct new facilities between 2023 and 2031?
- Would RVSD need to construct new facilities or expand existing facilities in order to serve the Town of Fairfax in 2031, assuming the construction of 583 new homes as envisioned in the Housing Element?

Regards,

**Heather Abrams**

Town of Fairfax | Town Manager

[www.townoffairfax.org](http://www.townoffairfax.org)



**DYETT & BHATIA**  
Urban and Regional Planners