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MEMO

Date: April 4, 2023

To: Ali Kia Shabahangi
Spirit Living Group, LLC
101 Larkspur Landing Circle, Suite 220
Larkspur, CA 94939

From: James Reyff
Illingworth & Rodkin, Inc.
429 East Cotati Avenue
Cotati, CA 94931

RE: 500 Hopper St., Parcels 5 & 6, Riverfront Master Plan, Petaluma, CA
I&R Job #22-095

SUBJECT: Air Quality and Greenhouse Gas Emissions Assessment

Illingworth & Rodkin, Inc. prepared an air quality and greenhouse gas assessment for a project that included both lots 5 and 6 at 500 Hopper Street in Petaluma, California.¹ That analysis tiered off the Draft EIR (DEIR) for the Riverfront Mixed-Use Plan that was adopted in 2014. We understand that only Parcel 5 is being proposed at this time and you have requested that the report be revised to address only that parcel. The difficulty in breaking Lot 5 out is that we do not know specifically what the DEIR assumed for land uses at Lot 5. We know Lot 5 and 6 was previously assumed to include 100 apartments and 30,000 square feet (sf) of ground level commercial and that was the basis for our 2022 report. We understand that build-out assumptions for Lot 5 that we analyzed will not change and that the assumptions for Lot 6 are not expected to change when that project moves forward. We recommend that our 2022 report should support the Lot 5 entitlement process. In the future when Lot 6 is proposed, the assumptions used in the report should be confirmed as still adequate. As it is, the construction and operation of Lot 5 (and Lot 6 as previously proposed) would not cause new or more substantial significant impacts than those identified in the 2014 DEIR for the Riverfront Mixed-Use Plan DEIR.

¹ Illingworth & Rodkin, Inc., 500 Hopper Street, Lots 5 & 6 (Riverfront Mixed Use) Air Quality and Greenhouse Gas Assessment, August 22, 2022.