



MEMORANDUM

Date: June 10, 2011

To: Rachel Warner, Marin County Development Agency

From: John Wynne Skywalker Properties

Copy: Angelo Garcia, Skywalker Properties
Tom Forster, Skywalker Properties
Scott Hochstrasser, International Planning Associates
Georgia McDaniel, CSW SS
Jim Abrams, Gibson, Dunn, Crutcher

Subject: **Green House Gas Calculations Information**

Per our meeting of May 25th in which we discussed the calculation of green house gas emissions of the Grady Ranch project we are to reply to you addressing three topics; average daily population for the project, additional engineered systems utilization or efficiency and the inclusion of dedicated open space in the project impact assessment. I am with this memo addressing the population and engineered systems. Additional discussion are ongoing concerning the open space inclusion.

Average Daily Occupancy

As discussed in the meeting, Ascent is using the site maximum occupancy of 340 persons as a daily average occupancy for the project. While this is presumed to be an average, it would only be achievable if the actual occupancy every day was 340 and never changing. In reality the operations of the proposed Grady Ranch will be similar to the existing operations at Skywalker Ranch. The activities are largely project based and population fluctuates considerably from day to day depending on production schedules.

Based on the traffic count total for each of the past 3 years taken at Skywalker Ranch, we can extrapolate the anticipated daily population of the Grady Ranch Facility. The following are the incoming vehicle counts from Skywalker Ranch (SR) gate for the entire year (365 days) indicated.

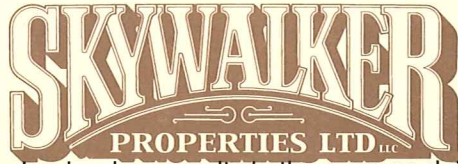
INBOUND VEHICLE TRIPS PER YEAR

2008	SR	81,993
2009	SR	68,064
2010	SR	72,157

Multiplying each of the counts by 2 to arrive at total vehicle trips inbound and outbound and using the data from the traffic study previously submitted for Grady Ranch ((February 2010) of 2.7 trips per employee per day results in total employees on Skywalker ranch at:

TOTAL EMPLOYEE DAYS PER YEAR

2008	SR	60,735
2009	SR	50,418
2010	SR	53,449



Dividing employee days by 356 calendar days results in the average daily occupancy for the year indicated.

AVERAGE DAILY OCCUPANTS

2008	SR	166
2009	SR	138
2010	SR	146

Average for Skywalker Ranch over the 2008 – 2010 period is:

2008-10 SR 150

Calculated as a percentage of the total allowable occupancy of 300 persons at Skywalker Ranch.

SR $150/300 = 50\%$

Comparing this information to Grady Ranch with a total allowable occupancy of 340 and a similar facility use profile we can estimate the average daily occupancy of the Grady Facility to be 50% of maximum allowable or 170 persons per day average for an average year.

Building Systems

In discussions during the meeting last week between our engineer and Ascent the indication is that the Grady Ranch system was by far the most innovative system they have come across while doing GHG calculations. That being said, we are not going to be able to squeeze additional performance out of the MEP system without costing the project a large premium.

We recommend calculating the systems load as currently presented on the drawings and expressed in the narrative. If your team has additional question or need technical clarifications please forward the specific request and we will answer them to the best of our ability.

-End of memo -