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APR 15 2016

Comm. Dev. Dept. Brisbane

Ibarra, Angel

**From:** clara johnson <  
**Sent:** Thursday, April 14, 2016 8:11 PM  
**To:** planningcommission@ci.brisbane.ca.us; Ibarra, Angel  
**Subject:** Baylands Meeting "4 Consideration of Baylands Fiscal and Economic Considerations

4/14/16

Dear Planning Commissioners

I have been waiting for several years for this document. I was on the City Council when the Council required that a short, mid-range and long term analysis be done to determine how much benefit or how much of a liability this project would be to The City of Brisbane. It was my understanding that the intent was an honest assessment would be made. Mr. Holstine and Mr. Schillinger have designed the scope of work given to the consultants so that it provides maximum benefit to the developer.

This analysis ignores the cost of sea level rise threat avoidance measures. Sea Level rise may also threaten to undo the remediation efforts that have been done. Where is there some acknowledgement and allocation for these likely expenses?

It does not include any allowance for expenditures needed to repair damage to streets and public utilities caused by settlement of the fill underlying the project. An effect that is guaranteed according to the DEIR.

It does not include any allowances for expenses related to toxic contamination that may occur over the minimum 30 year oversight of the land by DTSC and RWQCB. There are and will be ongoing operations and managements plans to assure that the environment and human beings are protected. There is a 5 year review every 5 years, when contaminants that were allowed to remain un-remediated because levels were within the statutory limit when first examined, have been found to be more toxic and therefore need further remediation.

It does not include any mention of nearby approved projects that might make this project less successful, e.g. The adjacent housing being built on Schlage and the shopping center planned for the Candlestick Park site.

There is a tone that suggests the idea that the City directed the contractor to create a product which would reflect the desire that this project go forward or how can we get this done.

This is not a thorough or complete analysis of the fiscal impacts of the Baylands Project. It is inadequate like the EIR.

Sincerely

Clara Johnson