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Comm. Dev. Dept. Brisbane

Delivered by Ray
Miller at Planning
Commission

**Proposed Modifications
Parkside and Related Matters**

From Ray Miller - August 22, 2017

In my view the Community would be better served with the following minor modifications to the Parkside and related General Plan documents that are before the Planning Commission this evening.

1. Two important dimensions seem missing in the changes to the General Plan:

a. The existence and role of the City's Open Space Plan in the Guadalupe Hills sections.

b. The existence and implications of sea level rise for the Parkside Area.

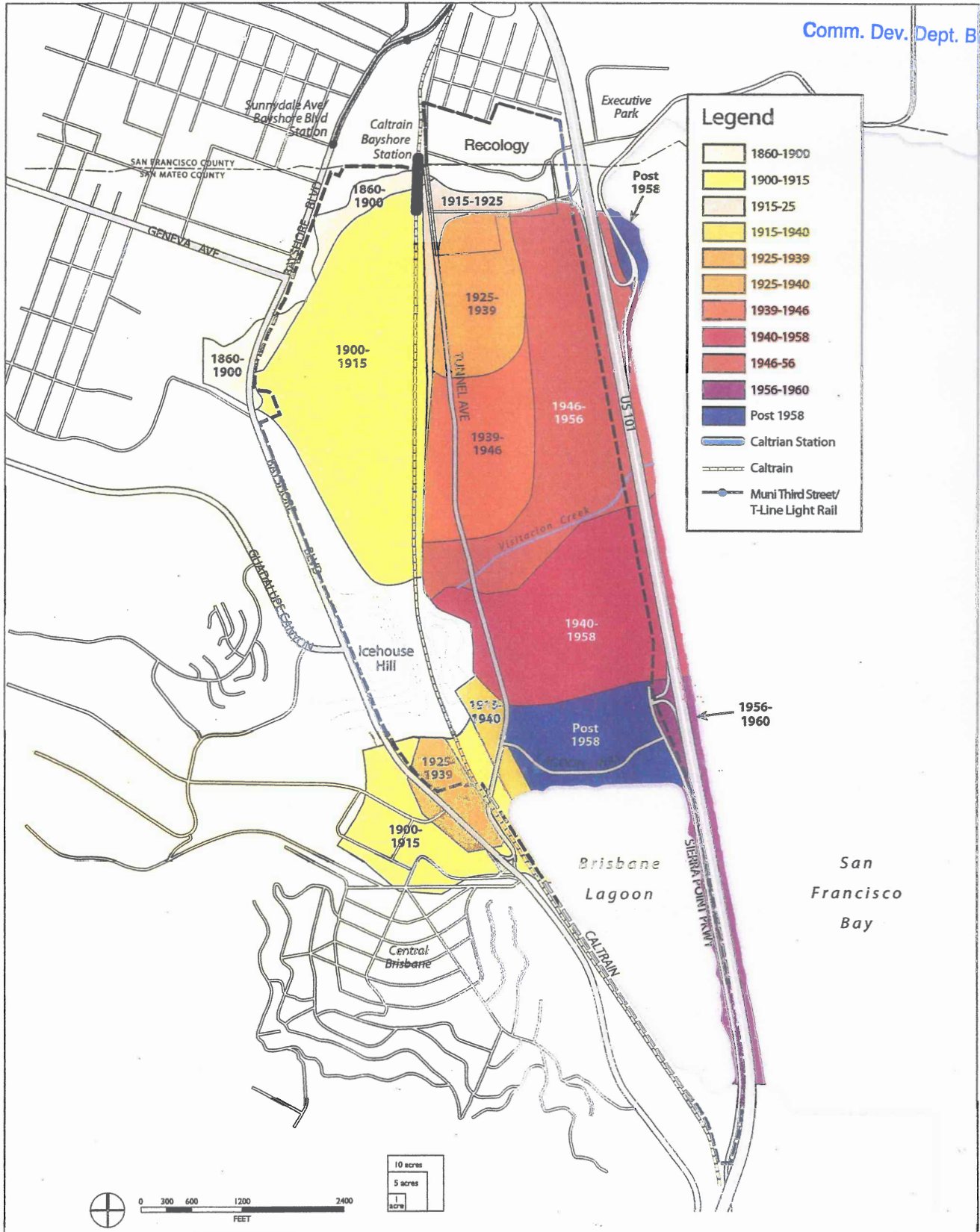
2. The Parkside Area has some important environmental issues that are not adequately addressed by the Precise Plan. All three of them should be seriously studied and a comprehensive mitigation plan needs to be in place before any site development approvals occur.

a. Nearly all of the Parkside Area is unregulated fill. According to the map in the Baylands EIR (3-11), most of the fill occurred in 1900-1915.

b. Some of the Parkside Area is in the FEMA flood plain. However, FEMA does not take into account sea level rise. How much and how fast sea level rise will occur is uncertain. However, so far all scientific models have under predicted what has already happened. The latest models of climate scientists give 3 meters or 10 feet as a possible increase in the 21st century, even if the Paris Accord is implemented by most countries.

c. The location of the multi-unit housing, especially the furthest West site, is surrounded by warehouse operations that could create serious truck-caused air pollution. Ironically, the most vulnerable site is nearly adjacent to the same warehouse at which there was considerable public opposition to a proposal for a freight forwarding operation. The proximity of the school to potential small particle pollution was the concern. This proposed multi-unit project would have children in residence on a 24/7 basis.

3. It should be possible to move ahead with the zoning for the Housing Element while including a statement in the General Plan and the Precise Plan that requires a targeted environmental review and comprehensive mitigation plan before any development sites are approved. It seems like the responsible thing to do. Besides the State legislature might pass legislation that truncates or eliminates environmental analyses for housing projects unless they are already in place.



SOURCE: Dyett & Bhatia, 2011

Brisbane Baylands . 206069
Figure 3-4
Project Site Historic Fill