

From: Earthhelp <earthhelp@earthlink.net>
Sent: Monday, April 29, 2024 7:49 PM
To: Padilla, Ingrid <ipadilla@brisbaneca.org>
Subject: 70 County Road Planning

Dear Ingrid,

Please make this available to the Brisbane Council and Planning Commissioners:

Thank you,
Dana

To: Brisbane City Council
From: Dana Dillworth
Re: 70 Old County Road vs. Housing Planning in Crocker Park and Sierra Point

May 2, 2024

Please stick to 70 Old County Road planning and only to low-income housing and community uses. If you have a willing developer for any of these areas, please disclose it.

Housing on any former industrial and rail-supplied lands should include a history of the prior uses, testing of the soils for contaminants and strength, and approval from state and county agencies involved in the protection of public health. Please consult with the Department of Toxic Substances Control and San Mateo County Environmental Health to determine if the prior known toxic release(s) of mercury in Crocker Park have been cleaned up for housing standards, as children playing in the creeks of known releases may be in danger. DTSC may also help to review for leaking underground storage tanks (LUST's), setting up testing protocols, and map the current state-regulated toxic and volatile chemical storers to provide guidance.

While the Housing Element indicated language to consider re-zoning these toxic areas, the areas have never been evaluated for housing. Housing is strictly prohibited on Sierra Point through land use covenants. This is the time, conversion of zoning from industrial standards, to do the comprehensive study of current uses that transport and use chemicals or produce bio-agents which may not be safe for residential sensitive receptors, including safety scenarios of blocked, one-way egress for evacuations as well as potential for liquefaction.

You may need to create a policy to identify and disallow future business that are not good for 24/7 residential exposure or conversely, continue the housing prohibition from certain current businesses for public safety. Please determine what set-backs are necessary for protection of the public from releases of epoxy paint fumes, solvents, or other products your mixed-use neighbor might engage in.

Keep in mind, Crocker Park was a former marsh... it will rumble during an earthquake. I was at 100 Valley Drive during Loma Prieta, anything stronger or closer will be devastating. You may also need considering a full sea-level rise study to determine if present businesses and building practices will do well in the future or whether ground moisture will create excessive mold, or require expensive pump remedies, as is an issue on the Baylands, prohibiting basements or ground-level housing.

A balanced study should research the benefits of Crocker Park: small business office condos are an asset and should not be consumed by meeting housing quotas. We have had a prohibition of freight forwarders over public concern, so what level of traffic and noxious gases are acceptable to young babies as semi's idle to turn and pass through the Valley Drive intersection or past their housing gateway?

If you chose the "broader planning measure," CEQA requires more than housing to be considered. Our General Plan sets recreation and open space standards per capita, you will need to plan for all impacts including water usage and jobs/housing balance.

Please focus on meeting low-income housing goals with the resources we have, not a plan for speculation of future RHNA housing goals. Thank you.

Attendee panel closed

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