



Eastin, Darryl

From: Blaine Rhodes <rhodesbn8@gmail.com>
Sent: Monday, February 17, 2014 4:43 PM
To: Eastin, Darryl
Subject: Point Wells EIS scoping

Dear Mr. Eastin:

I am writing to comment on the scope of the Environmental Impact Statement required of the Point Wells Mixed-Use Redevelopment Project.

The Plan as published proposes building a high-density Urban Center on the 61 acres of land on the tidelands and hills to the east at Point Wells. Research into the concept of an Urban Center shows that it means approximately 20 square blocks of city center perched on the edge of the water, isolated from the rest of the county by high, possibly unstable, hillsides.

The Plan does not address the safe cleanout and disposal of the tons of oily fill dirt underneath the present oil depot.

The Plan calls for token police and fire in the Development, with a single road in that will obstruct any evacuation or response to a major emergency such as a fire, earthquake, or tsunami. In fact, the Plan seeks to minimize developer costs by using the existing one-lane road as is.

The Plan does not address from where the more than 10,000 residents and day-visitors are going to receive their water, sewer, and utilities services.

The Plan does not address the environmental degradation that comes from dropping an Urban Center into the middle of a quiet suburb.

It is the business of developers to wave their hands at the capacity of support systems. It is the duty of government to limit the developments to the capacity of the existing support systems, or to hold the developers to sharing the costs of adjusting that capacity.

Thank you for your kind attention.

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