Subject: Comment on final EIR for SID Commons Project, Petaluma

From: Clayton Gibb
Sent: Monday, February 03, 2020 4:04 PM
To: -- City Clerk <CityClerk@cityofpetaluma.org>
Subject: Comment on final EIR for SID Commons Project, Petaluma
City Clerk, Please forward this email to all City Council Members.

Dear City Council: It is your duty to protect us. Sid Commons development in Parcel 09 will unacceptably increase flood risk and traffic congestion and danger on Graylawn and Payran.

- Development there will burden the City with risk liability of class action flood lawsuit $$$.  
  - Is building there really more important than the safety of the citizens you represent?
  - Does building there really outweigh the huge flood $$ risk?

- Development there will increase flooding risk for both Payran neighborhood and Downtown.

- Development there will pave over the large flood-protection area, which has been protected for 38 years and will increase our neighborhood’s flood risk.
  - Areas like this are essential in our City’s fight against sea level rise.
  - Adding 180+ residences to this area is a disaster in the making.
  - Neighborhood is land-locked by railroad chain fence on west and river on east.
  - There is only one street out (Payran), which serves thousands more homes beyond our neighborhood. Emergency evacuation was not adequately analyzed in the EIR.
  - 1982 flooding only escape for homes near Jess and Graylawn intersection, including Oak Creek was on foot, through the brush, over the railroad tracks. Luckily, there was no SMART fence.
  - Saying "City has some boats" is not an appropriate emergency evacuation solution or excuse to build on this flood-sensitive land.
  - Future funding for river dredging will be challenging and unlikely, compounding our flood risk.
• Negative environmental impacts of air and noise pollution and traffic congestion off-set the “green” or “sustainable” sales pitch developer is making.
  o Sid Commons is not walkable, bikable or transit-accessible.
  o It’s not green or sustainable to pave over land the land that slows storm water from entering the river, contributing to flooding.
  o Developer’s promise of a partial-solar and all-electric project is irrelevant because that will soon be a REQUIREMENT for all developments.

• Sid Commons will generate 1,650+ cars/day and increase traffic on Payran to 10,000 per day.
  o Parked cars lining W. Payran obstruct fields of view and make getting onto the street dangerous.
  o Currently very difficult and dangerous to pull out of driveways on Payran.
  o Current critical level of side-swiped cars and other assets (signs, posts, trees, trash bins).

• Development there will remove City’s 1982 protection of Graylawn Ave. residents.
  o More cars will destroy community for seniors who are prone to depression due to isolation.
  o Child playing w/ others in street was struck by car this past year.
  o More traffic endangers children walking to school, play with each other.
  o Children are prone to social disconnection and obesity due to lack of physical activity.

• Noise and air pollution means no open windows and fresh air for inside homes.

• Sid Commons EIR is missing analysis.
  o Sediment buildup in the river not studied in EIR.
  o Impacts on the Army Corps Flood Project not analyzed in EIR.
• “Terracing” the river here put hydraulic pressure on the concrete weir/dam, which is key in Army Corps Flood Wall, which City paid $100 million for.

• New weather patterns of Atmospheric Rivers not included in EIR hydro model.
  
  o Sonoma County #1 in Atmospheric Rivers damage in 11 Western States: $5B in damages.

• Impacts combined with Sea Level Rise not studied in EIR.

• Emergency evacuation was not adequately analyzed for Payran in the EIR.

• Development there will remove the City’s 1982 protection of Heritage Oak Trees.
  
  o Developer only says they will “evaluate” not cutting down.
  o We all saw what happened with Baywood Oak trees: developer cut them down in violation and suffered no/minimal consequences.

Please do not allow this project to destroy our neighborhood and endanger our children.

Clayton Gibb
Sent from my iPhone