

# Blum Properties, LLC

1837 San Benito Street, Richmond, California 94804  
510.528.1830

Monday, May 24, 2004

Caron Parker  
Planning Department  
City of Richmond  
1401 Marina Way South  
Richmond, CA 94804

Dear Ms. Parker,

I am writing in reference to the Draft EIR dealing with the proposed Campus Bay Residential Project. I own the building at 1345 So. 50th Street, one block east of the proposed project. My concerns are the following:

1 Zoning, General Plan, and Specific Plan Amendments. The Knox-Cutting Corridor Specific Plan should not be modified to allow this proposed development. The Specific Plan was carefully crafted, taking into consideration the toxic history of the Campus Bay site, and specifying appropriate future uses. Residential use is prohibited, and should remain so. There have been no compelling reasons given for changing the zoning or Specific Plan. Other businesses, like mine, have been built according to the Specific Plan guidelines. If the Plan is abandoned to suit one builder you will undermine the purpose of long term planning.

2 Toxicity. The century-long history of toxic pollution at the site makes residential development inappropriate. Building a residential community on a toxic waste dump is a recipe for disaster. Remediation plans are superficial at best. The plans submitted are suitable only for industrial development. We are setting ourselves up for a "Love Canal" type disaster with the City of Richmond holding the bag of liability.

3 Health Risk to Neighborhood. The applicant has displayed a cavalier attitude towards the toxicity of the site, The neighbors were exposed to constant toxic dust during the applicant's first building phase. Toxic soils were moved about dry, without sufficient remediation to keep them from becoming airborne. Many who work in the area have become ill as a result. The proposed project will involve massive earth-moving, with more exposure to the neighbors. We do not want to go through that again! The applicant has not addressed this issue.

4 Traffic. The large numbers of new residents will have quite a distance to travel for groceries, etc. The most likely path will be through the Richmond Annex neighborhood, up Burlingame Avenue, to the Safeway at Moeser and San Pablo Avenues. This will create a torrent of traffic through the Annex, a quiet neighborhood of small single family homes, whose streets can barely accommodate two cars at once. The applicant has no traffic remediation plan.

5 School Impact. When asked how the developers will mitigate the impact of 1300 new homes on the local school district, they replied that there will be no children. This flippant response is indicative of their disregard for the impact their proposed development will have on the local community. The children will need a local elementary school. The applicant must coordinate with the West Contra Costa Unified School District to ensure that there are adequate facilities for any new students.

I hope the City of Richmond will reaffirm its commitment to the integrity of the Knox Freeway-Cutting Boulevard Corridor Specific Plan and its goal of "orderly development" by rejecting the Campus Bay Residential Project.

Sincerely,



Eric Blum