To: Jim Binder, ARI  
From: Enid Pearson, Member, Baylands Conservation Committee  
Date: 9/15/10

Here are my thoughts re the feasibility analysis after reading the Scope of Services on-line.

1) My concern is that the goal might be biased by what I have perceived in the past—an engineer’s tendency to believe that all problems can be solved by technology. Anything can be made feasible through technology. No amount of money is too much if a goal can be reached through technology.

2) Is equal weight being given to No Project? The preservation of open space and the park is as important as an engineered project.

3) It is not obvious to me, and I don’t see reference to the importance of the adopted Baylands Master Plan. Are all those associated with this project aware of and expected to read the plan?

4) What are the environmental costs of loss of open space and a park? What are the financial costs of time related to years of planning for a completed park?

5) Will the time and costs associated with the requirement of a revised master plan be studied, including staff and public time?

6) What is the impact of the City’s policy to encourage drought-tolerant gardening on the feedstock needed for this industrial facility? Any water impacts?

7) What is the impact financially on Palo Alto if the pilot project can’t make a profit for the vendor? Who pays? Who makes up the difference—residents or the vendor?

8) Are expansion plans being addressed? What triggers the need to become a regional facility and would expansion require additional park land? What would be the increased traffic impact and financial impact of an expansion?

9) How is the public assured that the remainder of the Park is open to the public and will the vendor be required to contribute to park maintenance?

10) Will this study include the CO2 and GHG impact of actually constructing the industrial plant, i.e., amount of concrete, steel, wood, etc. needed?

11) Will this study include the huge impact of moving old buried landfill? What gases, etc. are released and how is our air compromised? What role does the BAAQMD have in this massive disturbance of old landfill?

12) Contrary to Peter’s comments, this feasibility study is not supposed to be a search for a study to find an HD that works in PA, but it is an analysis of impacts—environmental & financial.
19) If rent is not paid, the general funds have income, so what is the cost in lost services to citizens of R.A.? This is a decrease in number that can be calculated.