

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Knut Ojermark
Sent: Tuesday, January 19, 2016 4:41 PM
To: Mayor and City Council
Subject: Costco - yes we want it

Dear friends on the council.

I run into Kathy the other day and we talked about brining in Costco to Pleasanton. She asked me to submit my two cents worth.

Please take a look at my comment on the net forum. YES Joan and I are all for bringing in Costco to Pleasanton.

Special interest group should not be a deciding factor. The common good should decide. I hope you will not be bought by lobby money to make this decision.

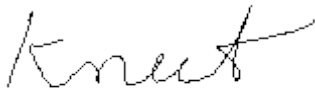
580 has already to much traffics. Anything to reduce that will be great.

The dumps off Johnson drive will be removed, great, it is an eye sore.

All of you, make the right decision on this one. I have spoken... Thanks Kathy for the suggestion. Jerry T, Karla, Arne and Jerry P, I trust you to do the right decision.

Happy New Year and see you when I get after 60 days cruise, leaving soon.

Your friend here at Golden Eagle,



Knut Ojermark

From: Devon Drake

Sent: Thursday, January 21, 2016 9:48 AM

To: Mayor and City Council

Subject: Oppose Johnson Drive Retail Center

I'm writing to express my objection to building a Costco or Walmart on Johnson Drive.

The reasons I oppose this are:

- Johnson Drive is a single lane road (in each direction) and can not handle the increased traffic a retailer of this size will draw (It's already nearly impossible to make a left turn out of the ClubSport parking lot)
- Streets adjacent to Johnson Drive - especially Stoneridge Drive - are already impacted with traffic due to cut through traffic from Central Valley residents trying to avoid 680/580 traffic, and people getting reclaimed water at the water treatment plant

I urge you not to move forward with a retail center on Johnson Drive. Thank you for considering my request and thank you for everything you do to make Pleasanton a GREAT place to live!

Sincerely,
Devon Drake

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Myriam Allouko Fiankan
Sent: Thursday, February 04, 2016 11:52 AM
To: Mayor and City Council
Subject: NO on getting a new costco in Pleasanton

To Whom It May Concern,

it was brought to my attention that the city of Pleasanton is proposing to allow a Costco retail store to settle in our city.

I am against it, since we already have 2 Costco in the vicinity (Livermore & Danville)

We (residents of Pleasanton) live in a smaller city by choice and don't need our own Costco. This is bound to increase the amount of traffic that we already encounter all around us. Since my family moved to Pleasanton in 2003, the amount of traffic on 580/680 and on the city of Pleasanton roads

has increase tremendously.

Everywhere you turn there is new development, road work, construction.

Now we are facing traffic jams wherever we want to go.

We are really hoping that Pleasanton is not in the process of becoming urbanized like Dublin to the point that we no longer have the quality of life that we were seeking when we moved here.

This really would force us to have to move, like some of our neighbors in the past 2 years.

It is a concern that several neighbors have shared with us, and at this time I am starting to feel the same.

Frankly, I am not against smart development and bringing some anchor stores, but already 2 Walmart in such a small city, and now a Costco when we already have Stoneridge Mall, several Mom's and Pops stores all over town, Smart & Final, and the list goes on.

It just doesn't make sense to bring a Costco.

We want to keep supporting stores that have already made a commitment to our community instead of pushing some to close.

Or bringing others just for the sake of bringing another store, when we don't really need it.

Many thanks for taking the time to read my concerns.

Myriam Allouko F.

From: Timothy Baker
Sent: Sunday, February 07, 2016 7:15 PM
To: Mayor and City Council
Subject: Costco at Johnson Drive

Please , please please stop and reconsider the impact of this continued unnecessary growth in the tri community of Pleasaston, Dublin and Livermore

As a family we utilize Costco quite a bit and I cannot say that having another Costco nearer to me does anything to make my life any more convenient.

There is absolutely no reason we need another Costco with all the traffic and congestion and poor use of land mass in Pleasanton. Novel concept. Why don't people adjust their shopping patterns somewhat to accommodate getting their gas and food.

PLEASE DO not take the PLEASANT out of Pleasanton

Tim Baker

Tim Baker | Project Manager
Digital Medical Solutions / HCIS

Carestream
HEALTHCARE INFORMATION SOLUTIONS
The New Benchmark in Healthcare IT

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Samantha Reid
Sent: Tuesday, February 09, 2016 4:18 PM
To: Mayor and City Council
Subject: Proposed Costco

Dear Sir / Madam,

I am writing to voice my objection to the proposed new development on Johnson Drive. I am a local resident and feel that the increased traffic and congestion is a real issue. As a car user this part of stoneridge is already very busy with traffic, and as a cyclist it is already a busy journey. The increase of trucks and cars will make this very congested as well as extremely dangerous for cyclists - Johnson drive is opposite the entrance to the park and sports fields - this should be safe for families. Pleasanton recently had a campaign to get more people cycling - cycling to this park will with the commercial traffic from this proposed development will become a nightmare that I would not expose my children to.

Pleasanton is an awesome family town, and we should value what makes us such a desirable location - we do not need more big box stores. I am a Costco member and from my house on Springdale Ave it only take me about 8 mins to get to the Livermore Costco. I do not need another Costco or Walmart etc.

Please stop this development and save Pleasanton from turning into another over developed commercialized town.

Samantha Reid

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Noelle Malindzak
Sent: Wednesday, February 10, 2016 11:16 AM
To: Mayor and City Council
Subject: No Costco Please

Hi,

I've been a resident of Pleasanton my entire life and love this city! Proud to call it home. I am a bit concerned about reports that Costco is going to be at Johnson drive and stoneridge? I'm all for new businesses but I'm worried the cons such as traffic inconveniences may outweigh the benefits. For example, if there is a ton of traffic every day, people may not want to go shopping and spending money at other stores!

Please make sure it really will benefit our awesome city!

Thank you,

--

Noelle Malindzak

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: John Malindzak

Sent: Thursday, February 11, 2016 5:38 PM

To: Mayor and City Council

Subject: Counting on Your NO Vote for Approving Costco in Pleasanton

Dear City Council,

As long time residents, we urge you to not approve Costco locating in Pleasanton.

Two Costcos are in close proximity to Pleasanton and the Livermore one in particular is very easy to get too. For some areas of Pleasanton it would be an easier drive than going to one in Pleasanton.

Pleasanton is already gridlocked from traffic and we certainly do not need this addition.

Please do what will help Pleasanton preserve its character and vote "NO."

Best regards,

John Malindzak, a long-time resident

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Michael Miller

Sent: Tuesday, February 16, 2016 9:36 AM

To: Mayor and City Council

Subject: Costco - YES Please!

As a consumer, I would find it much more convenient to have Costco in Pleasanton. This would reduce the one hour commute time it takes me to get to Costco in either Livermore or San Ramon from my home in Sunol. The commute time is really not that much shorter from my office at Stoneridge mall, due to traffic congestion.

Michael Miller

Becker Interactive, Inc.

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Earl Whetstone, Sr.
Sent: Friday, February 19, 2016 3:55 PM
To: Nelson Fialho; Pleasanton Response
Subject: ContactUs Form Submission

MAYOR THORNE AND CITY COUNCIL,

I AM REQUESTING THAT MAYOR THORNE AND CITY COUNCIL NOT SUPPORT OR APPROVE THE COSTCO ON JOHNSON DR PROJECT. WE DON'T NEED THIS TYPE OF TRAFIC PROBLEM ON STONERIDGE, JOHNSON AND HOPYARD, AND, WE DON'T NEED ANOTHER COSTCO ALL WITHIN 15 MINUTES OF EACH OTHER. I WILL BE ATTENDING COUNCIL MEETINGS TO DETERMINE WHO IS SUPPORTING THIS PROJECT AND WILL BE FORCED BY MY LOVE OF PLEASANTON TO CAMPAIGN AND VOTE AGAINST THEM IN THE NEXT ELECTION. I HOPE I DO NOT HAVE TO DO THAT. REGARDS, EARL WHETSTONE

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Carl Cox
Sent: Wednesday, March 02, 2016 11:29 AM
To: Mayor and City Council
Subject: Fwd: Council Speech, 3-1

Good morning Mayor Thorne and Council Members,

First, Mayor Thorne, thank you for allowing me extra time last night. I had practiced at just under 3 minutes - but my initial comments, and my Texas drawl slowed me down during the actual speech!

I ended by saying there are "better alternatives for the land". I believe this. The SEIR studied 6 scenarios, but not one was to add retail to the existing businesses, which did not include adding "club retail".

It is my belief that there are many retail businesses that would have less negative impact on the City than Costco - but still generate significant tax revenue.

I have included my speech, and welcome challenges to any of my numbers.

My daughter and I really do appreciate your continued indulgence of our speeches. We have gotten to know you better, and feel that we have developed a positive connection. We appreciate your smiles and gracious welcome, even when you do not always agree with us.

Very best regards,
Carl Cox

Mr Mayor and Council Members:

My name is Carl Cox.

I KNOW THAT EACH OF YOU TRULY WANT THE BEST FOR OUR CITY. THESE NUMBERS THAT I PRESENT TO YOU TONIGHT ARE NOT MEANT TO BE CONFRONTATIONAL, BUT TO GIVE YOU INFORMATION TO HELP YOU DECIDE ABOUT COSTCO. HOPEFULLY, YOU HAVE NOT ALREADY MADE UP YOUR MIND.

*IF COSTCO IS INCLUDED in the JDEDZ...THESE ARE THE ANNUAL NUMBERS:
NUMBER OF ADDITIONAL VEHICLES on CITY STREETS AND FREEWAY INTERCHANGES4,800,271
THESE ARE ADDITIONAL VEHICLES PER YEAR*

*SOURCE OF THIS NUMBER: SEIR:
12,160 ADDITIONAL VEHICLES PER DAY ON WEEKDAYS...15,630 ADDITIONAL VEHICLES PER DAY ON WEEKENDS.*

*NUMBER OF VEHICLES IDLING AND FUELING...1,148,290
SOURCE: SEIR
20 FUELING POSITIONS.. AT 157.3 VEHICLES...PER FUELING POSITION...PER DAY*

*NUMBER OF INBOUND DELIVERY TRUCKS....9,125
SOURCE: COSTCO's HEAD OFFICE REPORT*

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

THE REPORT SHOWS STORES OF 150,000 SQUARE FEET... HAVE 5 UNLOADING DOCKS... WITH 25 DELIVERIES....PER 24 HOUR PERIOD

NUMBER OF GASOLINE TANKER TRUCKS....DELIVERING TO COSTCO....ON OUR CITY STREETS ..AND..FREEWAY INTERCHANGES 1,621

SOURCE: SEIR and INDUSTRY STANDARDS

USING SEIR FUELING NUMBERS... PLUS 12 GALLONS PER VEHICLE...AND 8,500 GALLONS PER TANKER

.THIS IS...13,778,500 GALLONS...DELIVERED ANNUALLY.....

THESE NUMBERS ARE STAGGERING!!! TWO OTHER FACTORS:

POLLUTION ...

THE SEIR STATES THAT POLLUTION AND AIR QUALITY.....WILL BE UNACCEPTABLE ACCORDING TO THE CITY GUIDELINES...AND UNAVOIDABLE....A LETTER TO THE CITY FROM BAY AREA AIR QUALITY MANAGEMENT DISTRICT, DATED OCTOBER 26, ANALYZING THE COSTCO PROPOSAL, RECOMMENDS PROHIBITING VEHICLES FROM IDLING FOR MORE THAN 2MINUTES...THIS IS LAUGHABLE!!! HOW CAN IT BE ENFORCED!!

IT TAKES 4-5 MINUTES TO FUEL A VEHICLE... IF YOU ARE 3 DEEP IN LINE...THAT'S 12-15 MINUTES OF POTENTIAL IDLING! ...THIS POLLUTION FACTOR IS SO LARGE, THE SEIR DID NOT ATTEMPT TO QUANTIFY.

THE AFFECT ON SMALL BUSINESSES

THE SEIR COMMENTS THAT THERE WILL BE ...AN AFFECT ON SMALL BUSINESSES....BUT DID NO STUDY ...THE CITY STAFF HAS PROMISED A STUDY...BUT NO STUDY HAS BEEN SEEN TO DATE.

MANY SMALL BUSINESSES ARE STRUGGLING!

DO WE REALLY NEED A COSTCO?

THE DANVILLE/ SAN RAMON COSTCO IS 8.2 MILES FROM THE PROPOSED JOHNSON DRIVE SITE..

LIVERMORE IS 8.1 MILES.

THERE ARE BETTER ALTERNATIVES FOR THE LAND

THANK YOU FOR ALLOWING ME TO SPEAK.

From: Carl Cox
Sent: Friday, March 04, 2016 11:29 AM
To: Mayor and City Council
Subject: Fwd: Costco Customer Comments

Mayor Thorne and Council,

Respectfully, I send you customer comments from yesterday regarding Costco at Johnson Drive. I am doing so, not to be combative on this issue, but so that you may see the thoughts of the people. We record these each day, and have well over 1,000.

As you can see, we try to note where the person lives. Not all are Pleasanton residents.

I hope you find this of some value.

Very best regards,
Carl Cox

Begin forwarded message:

From: Carrie Hanna
Date: March 4, 2016, 10:56:58 AM PST
To: Dad
Subject: Costco Customer Comments

Date: 03/03/2016

6-2 Cashiers: Julio & Sagar

- 1. Oh my God! A Costco? I had no idea! So that's why they demolished the old Clorox building for? That's a very bad idea. I live close by! (Pleasanton)*
- 2. Traffic will increase even more on Johnson Drive. Stoneridge is already packed because of the mall. (Pleasanton)*
- 3. Pollution will impact the quality of our children's life in the near future. (Pleasanton)*
- 4. I agree with the sign. Let's protect our city! We have a couple of Costco stores very close from here. We don't want or need another one. (Pleasanton)*
- 5. Who needs a Costco! There is already a Walmart that serves Pleasanton. (Pleasanton)*
- 6. If this Costco will make a lot of traffic then there will be more accidents. I will get home even later! (Livermore)*

2-10 Cashiers: Sachit & Shafi

- 1. Costco works out for people with large families. If you are single you don't shop there. I don't! I prefer to spend the extra dollar but avoid long lines. (Pleasanton)*
- 2. Big Bosses are greedy. It seems like they want to force us to accept a new store. They want to open a store everywhere they can. (Works in Pleasanton)*
- 3. That's right, let's keep our city Pleasant. It is getting kind of unpleasant already but we shouldn't let them bring more traffic and problems here. (Pleasanton)*
- 4. This is all politics. Let's see what happens. I doubt the council will listen to the people. (Dublin)*
- 5. Johnson is too small. It is so difficult to drive by there. I work next to the FedEx and I dislike all the traffic there. (Works in Pleasanton)*

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

6. I moved to Dublin not so long ago. I still wouldn't want a Costco there even now that I live on the other side. There is no need for it. (Dublin)

10-6 Cashier: Ramon

1. That Johnson Drive is kind of weird. Is only a one way. I see that being a potential issue. (Pleasanton)

2. Wow... More traffic! I live in Tracy but it takes me a good hour and a half going home. This will make my commute even worse. (Tracy)

3. I hope it doesn't happen. It will just add more problems to worry about for our Policeman. (Senior resident of Pleasanton)

4. What can I say? I like Costco I won't lie. I just hope they consider a different place for it. (Pleasanton)

Carrie Cox

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Ann Luce

Sent: Wednesday, March 09, 2016 1:24 PM

To: Mayor and City Council

Subject: Costco Johnson drive

I think Livermore Costco is close enough for our residents.

Don't want the increased traffic on stone ridge - it's already too congested. Also would have more cut thru in my neighborhood. Not to mention would affect many small businesses.

I disapprove of this plan

Ann Luce

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Michael Grossman
Sent: Saturday, March 12, 2016 4:14 PM
To: Eric Luchini
Subject: JDEZ

Hello Eric,

I found on line your undated letter,
Dear Property Owners, Residents, and Interested Parties:
You are invited to a Joint Meeting of the City Council and Planning Commission to discuss the potential Johnson Drive Economic Development Zone (Johnson Drive EDZ). The meeting will take place on April 12, 2016 at 6:30 p.m. at the Pleasanton Senior Center.

What date did you send this out?

To whom did you send this?

The map at the bottom of the letter shows the economic development zone.

Where are the existing businesses on this map? The ones along Johnson Dr. the ones on Commercial Dr. and others including, by not limited to the Christian school or Church, Club Sport, DoubleTree Hotel, and any others?

What is behind the end of the zone in the back on the east end?

How much empty land is behind the end of the zone in the back on the east end?

Where is the water coming from for this development? - Zone 7 can't supply enough water to Pleasanton now, and we have to reduce our water consumption. This will only cause less water to Pleasanton residents. Will any businesses opening in the JohnsonDrive EDZ supply their own water?

I would like to be kept informed of all public information concerning the JohnsonDrive EDZ.

Michael Grossman

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Angela Siegert

Sent: Tuesday, March 15, 2016 1:02 PM

To: Eric Luchini

Subject: In favor of Johnson Drive Economic Development Zone

Hello,

I've been reading a lot of information from people against the Johnson Drive Economic Development Zone, and the possibility of having Costco or other big box retailer in the area. I am not finding information from people in favor of it, and I'd like to let you know that my husband and I are in favor of this change. It will be very beneficial to our city and community.

So, you can count on us to support this change.

Best regards,

Angela Siegert

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Hinshaw

Sent: Wednesday, March 16, 2016 2:09 PM

To: Eric Luchini

Subject: Johnson Drive- in reply to your recent notice

We live in Val Vista and are opposed to the proposed development of the Johnson drive site. Traffic on Stoneridge Drive presently is terrible during rush hours. It would adversely effect traffic on Hopyard also. Please do not allow high traffic retail businesses to locate there. Traffic in Pleasanton is already very bad. Our population has been increasing rapidly but no new infrastructure has been added. Current streets are in very poor shape because of high traffic.

Thank you, Richard and Heidi Hinshaw

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Pam Holmes
Sent: Monday, March 21, 2016 11:52 AM
To: Eric Luchini
Subject: NO, NO, NO ON COSTCO

Hello Eric,

My husband and I have spoken with you a couple of times about our opposition to having a Costco on Johnson Drive because of the additional impact it will have on the neighboring area. We've already got the traffic to deal with at Stoneridge Shopping Center, 680 on and off ramps, nearness of 580 and traveling on Stoneridge Drive . . . especially during the holidays and commute times and when the water recycle center is open.

I don't have a problem with some office development and, perhaps, a boutique hotel. But to put in something in like Costco would overwhelm the already impacted area with additional traffic, noise and environmental issues.

Pleasanton sits between 2 Costco's that are each less than 5 miles from driveway to Costco. That's close enough. Why on earth would we need another one any closer???

I believe that residents who don't live in the Johnson Drive area think Costco is a great idea but for those of us who live in neighboring tracts it would have a MAJOR impact.

Please pass this on to the City Council and Planning Commission for serious consideration. Hopefully, they will listen to the residents in that area who will be most affected by high use commercial development. We are more and more losing the homey, quaint atmosphere of Pleasanton. Downtown is wonderful but don't forget those of us who live on the "outskirts" of downtown who will suffer with this kind of development so close our residential areas.

Regards,
Pam & Cornell Holmes

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Robert Jacobsen
Sent: Tuesday, March 22, 2016 12:51 PM
To: Mayor and City Council
Subject: Costco traffic issues

We come out of our neighborhood on West Las Positas at Santa Rita - and have lived in this area for over 30 years and traffic is getting to be a social nightmare. (Gas station, grocery store, fire station, and hospital at this intersection.)

Just trying to turn left and south onto Santa Rita during many times of the days is really congested. Example driving down Santa Rita we want to turn left at Mohr but cannot even get to the left turn lane as we wait for one of two traffic signal cycles to advance to the beginning of the left turn lane. This is just one example. - - I used to work at the Safeway Corp headquarters at Stoneridge and can well attest to gridlock near and around the Stoneridge Mall, Stoneridge which is now impacted critically by Bart and any holiday shopping traffic.

With the San Francisco Premium Outlets Mall just east of Pleasanton continuing to expand, and more drivers learning of the cut through route using Stoneridge Drive to this massive outlet mall and Livermore - it is all too obvious more traffic is coming to Stoneridge Drive.

Adding a major traffic draw like Costco that links directly to Stoneridge Drive is like asking for more GRIDLOCK guaranteed on top of an already almost critical conditions many times of the day. The schools of Fairlands, Alisal and Foothill also complicate gridlock traffic patterns twice a day around Santa Rita, Black Ave and Stoneridge Drive.

Common sense and an appreciation of Pleasanton should be a big no for Costco or any other high traffic additive to our already congested traffic grid.

I have also witnessed the increasing gridlock on 680 to 580 that is ongoing the last 15 years of the over 30 years we have enjoyed Pleasanton - surely our city council can see the same thing residents of Pleasanton are seeing and witnessing over time.

Best regards, Bob Jacobsen

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Carl Cox
Sent: Tuesday, March 22, 2016 3:34 PM
To: Mayor and City Council
Subject: Re: Responses to Comments on SEIR

Dear Mayor and Council,

On 46-2, I meant 13,800,000 gallons annually. If these do not affect local gas stations, they must be coming from out of the area?? That's a lot of traffic. In fact 3,150 cars per day coming mostly from out of the area. Yet, only 60 will return on northbound I-680 during peak hours.

Pardon me for bothering you again. I did want to correct my mistake.

Best regards,
Carl Cox

On Mar 22, 2016, at 2:58 PM, Carl Cox wrote:

Dear Mayor and Council Members,

I read the responses to my comments on the SEIR. I question all responses, but two in particular were absurd.

46-2 "none of the cities experienced negative impact...including gas stations." I wonder where the 1,300,000 gallons annually (which Costco will sell) will come from? These will be new gallons; none coming from our local businesses?"

46-4 "Full buildout of the EDZ would result in approximately 60 new vehicle trips during weekday PM peak using the northbound I- 680 ramp entrance at Stoneridge Drive." Really? Does this say 60?"

I respectfully repeat: these are absurd!

Have a nice evening.

*Best regards,
Carl Cox*

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Eric Helmgren
Sent: Tuesday, April 05, 2016 11:16 AM
To: Mayor and City Council
Subject: Yes for Costco on Johnson Drive.

Mayor and Council,

My family and I are absolutely FOR Having a Costco in our town.
I don't like having my tax dollars going to Danville, Contra Costa County or Livermore.
I would love to have those tax dollars stay right here at home.
As for traffic, when I go to Danville or Livermore Costco I have never been in gridlock or hung up on the streets because thousands of people are having to go there at the same time.
I heard people spout off about increased crime in the neighborhood. One word, hogwash.
Costco pays their people a good living wage and provides decent benefits.
Costco in Pleasanton is nothing but a win for us.

Eric Helmgren

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: Matt Sullivan

Sent: Thursday, April 07, 2016 11:03 AM

To: Mayor and City Council; Nelson Fialho

Subject: Johnson Drive EDZ Economic and Fiscal Study

Dear Mayor, Council, and Nelson,

My comments and questions regarding the Johnson Drive Economic and Fiscal Study are attached. I would appreciate a response prior to or during the meeting on the 12th.

Thank you

Matt Sullivan

April 7, 2016

Dear Mayor, Council, and Nelson,

Since it will be difficult for me to squeeze my comments regarding the Economic and Fiscal Analysis performed for the Johnson Drive EDZ in the three minutes I will be allowed during the April 12th workshop, I am providing them in advance.

1. I believe that the local economic impacts from this project described in the study prepared by ALH are understated and flies in the face of dozens of other studies completed nationwide on the impacts of big box stores on local economies, as well as the “on the ground” experience across the country of the devastating impacts from these retailers, whose business model is nothing less than dominating markets and eliminating the competition - mostly small, locally owned businesses. The findings of the study are largely based on the assumption that continued growth in the Tri-Valley will create enough new market demand to satisfy both existing retail and the new Costco. What better incentive for pro-growth Council’s in the Tri-Valley to put the pedal to the metal for new residential development! However, you can hardly characterize this project as sustainable development, which is a key goal of our General Plan and so important that the Vision Statement reads: “Pleasanton is committed to sustainable community principles and will meet the needs of the current generation without compromising the ability of future generations to meet their needs as our city approaches buildout in the next few years, we will strive to maintain these desirable qualities by continuing to develop a safe, convenient, and uncongested circulation system by preserving our natural resources, including water and air quality, and our community’s environmental sensitivity”. This project is a huge step backward in achieving this vision.
2. The conclusion in the ALH study that there is sufficient retail demand for the Costco is odd in that ALH completed another economic study in 2013 on behalf of James Tong of Charter Properties that asserted that there was *not enough* demand in the Tri-Valley for the modest retail component of the Promenade mixed-use project proposed for Dublin at that time. This just happened to be the study result that Charter Properties wanted, and that the City of Dublin ultimately rejected. Either there is, or there is not, enough retail demand in the Tri Valley. You can’t have it both ways depending on the goals of the developer.
3. A review of a half dozen random economic studies for big-box stores, major regional shopping centers, and hotel/conference centers performed by ALH since 2011 concluded that NONE of the projects examined would negatively impact local economies nor cause urban decay from existing abandoned businesses. These studies, completed for projects in Alameda, Roseville, Eldorado County, Kelseyville, Ukiah, as well as for the Villages at Dublin, look strikingly similar in tone, assumptions, and conclusions to the Johnson Drive Study. This all may be a coincidence, but it clearly calls for an independent peer review of the Johnson Drive economic and fiscal study from an independent consultant without a history of consistently supporting development projects.
4. The study also states that 60% of its sales will come from the market area of Dublin and Pleasanton, and the cumulative impacts from other planned retail projects will be negligible. However, the cumulative analysis considered only currently planned projects. How long do you

think it will take growth-crazy Dublin to figure this out and try to recapture these sales with their own new Sam's Club or Super Walmart? What about the impacts from the new Ikea?

5. There is no discussion of the effects that a future recession, which is more likely than not, will have on this project and the rest of the Pleasanton economy? A recession will certainly curtail the growth needed to support the Costco without damaging existing businesses. The assumption of never-ending growth to rationalize this project is foolish at best.
6. The Staff Report for the April 12th meeting states that this project is important to provide diversity to our economy. However, more retail that replaces what little light industrial zoning we have left is not diversity. When all our eggs are in the retail basket our economy is more susceptible to economic downturns. And jobs in light industrial, R&D, and commercial services are better paid, generally have benefits, and provide a much more resilient base to our economy that yet another big box store or fancy strip mall.
7. For the fiscal study, ALH says is relied heavily of the assumptions and methodology of the February 2015 fiscal analysis prepared by Brion & Associates for the developer, Nearon. The fiscal study should be a new, independently developed study that does not use an analysis prepared by the developer. This is further evidence that the ALH study should be peer reviewed.
8. The ALH study concludes that with the best case build out the annual revenue generated by the project of \$2.3 million it would represent 2.3% of the roughly \$100,000,000 city operating budget. However, since I believe that one of the drivers for this project is to use the revenue to fund future capital improvement projects, the revenue should be compared to the combined operating and capital improvement budgets (including reserves) of \$270,000,000. This results in a percentage of the combined budgets of less than one percent (.85% to be exact). This project is hardly the cash cow it's portrayed to be considering the numerous negative impacts on the community it will have. And this is the *best case* disregarding the significant problems with the analysis already pointed out!
9. Finally, there is still no information on the proposed City of Pleasanton subsidies for the developer on this project and how those will affect the short-term and long term fiscal benefits to the city. Without this information you cannot make an informed decision on moving forward with this project.

I would appreciate a response to the points and questions either prior to or during the workshop on the 12th.

Thank you,

Matt Sullivan
Resident of Pleasanton

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

From: mail@changemail.org

Sent: Wednesday, January 20, 2016 10:54 PM

To: Mayor and City Council

Subject: 100 more people signed "Pleasanton City Council: Support Responsible Growth in Pleasanton- Say NO to More Traffic and Big Box Stores"

Pleasanton Mayor and City Council – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Pleasanton City Council: Support Responsible Growth in Pleasanton- Say NO to More Traffic and Big Box Stores

Petition by Responsible Growth Pleasanton · [495 supporters \(April 8, 2016\)](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

[I am opposed to this type of growth in Pleasanton. We do not need a big box store or a hotel at this location. Traffic is already bad enough with on/off 680 and mall and business traffic.](#)

[Lynn Allen, Pleasanton, CA](#)

[5 months ago](#)

[No big box stores in Pleasanton](#)

[Gail James, Pleasanton, CA](#)

[5 months ago](#)

[We don't need more traffic and people in Pleasanton.](#)

[John Lewis, San Bruno, CA](#)

[5 months ago](#)

[We dont need traffic](#)

[Natalie Rigor, Pleasanton, CA](#)

[5 months ago](#)

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

I oppose this development. For traffic reasons, drought restrictions, and Pleasanton does NOT need to keep on building anymore!!!! Please leave our city alone.

Yvette DeSisto, Pleasanton, CA
5 months ago

Pleasanton already has enough traffic problems and population explosion.

Marge Swansen, Pleasanton, CA
5 months ago

I'm already upset about the boxes being built next to the new Safeway off of bernal and fear that anymore 'growth' like this and we will be the next San Jose. Pleasanton has been loved because of its quaintness!

Julia Ford, Pleasanton, CA
5 months ago

The citizens deserve right to vote. The City leaders, including the council, have not been transparent. We need a big turnout at the April 12 meeting.

Carl Cox, Pleasanton, CA
5 days ago

My church is on Johnson and we don't want traffic or to have to move.

Sherri Kennedy, Pleasanton, CA
1 week ago

I don't want a big nice store near my neighborhood. I use a kennel and other businesses on Johnson Drive. I also regularly use Stoneridge drive and the 680 on and off ramp. I don't want the construction and aggravation the big stores bring.

Edward Lecco, Pleasanton, CA
2 weeks ago

Johnson Drive is already busy enough without adding additional traffic and buisness to the street

Mary Lou Stuart, Pleasanton, CA
2 weeks ago

[We need smart, responsible planning for our city.](#)

[**Frank Chang**, Pleasanton, CA](#)

[2 weeks ago](#)

[I do not want any big box scoters and a halt toFill-In of our empty spaces. Keep Pleasanton liveable!](#)

[**Hanneke Sijmons**, Pleasanton, CA](#)

[2 weeks ago](#)

[I'm concern about Pleasanton over population and turn it into a commercial city with lots of traffic instead of a family pleasant neighborhood where we all chose to live!](#)

[**ROSA CERUTTI**, Pleasanton, CA](#)

[2 weeks ago](#)

[I don't want Pleasanton to continue changing into something like east Dublin.](#)

[**Lindsey Eastburn**, Pleasanton, CA](#)

[2 weeks ago](#)

[I want to keep my city safe](#)

[**Oleg Boiko**, Pleasanton, CA](#)

[2 weeks ago](#)

[We need more construction like we need a hole between our eyes. We need to vote the current city elected officials out of office.](#)

[**JP De Oliveira** , Martinez, CA](#)

[2 weeks ago](#)

[Traffic is bad as it is, and we have enough retail/big stores in the surrounding cities. Why do we need another Costco 7 miles from the other Costco?](#)

[**ALVIN CARROLL**, Pleasanton, CA](#)

[2 weeks ago](#)

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

No more pollution, traffic and construction in Pleasanton!

May Heravi, Pleasanton, CA

2 weeks ago

I don't want Pleasanton to become Dublin or Vallejo. Ugly and overcrowded with too much 'high density' housing. Dublin is basically a strip mall.

david soska, pleasanton, CA

2 weeks ago

No Costco or other big box stores. Let Dublin have em. They'll approve anything.

Gary Pruette, Pleasanton, CA

2 weeks ago

we already have too much traffic they're over expanding

Madison graham, Pleasanton, CA

2 weeks ago

I do not want a big box store in my neighborhood where there is already so much traffic

Kim Limato, Pleasanton, CA

2 weeks ago

We don't need more traffic congestion!

Jennifer Guerin, Pleasanton, CA

2 weeks ago

Enough is enough. We don't need to turn Pleasanton into Dublin. Who does it benefit besides the land developers?

Steve Abatangle, Pleasanton, CA

2 weeks ago

More is NOT better, except for greedy developers, when it comes to urban planning.

Linda Wheeler, Arvada, CO 80005, CO

2 weeks ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

I'm against mass growth! It's crowded enough as it is!!

Krystal Anderson, Pleasanton, CA

2 weeks ago

The building in Pleasanton has gotten completely out of control. More people means more crime, more traffic and more congestion. Hopyard and Santa Rita roads are clogged with traffic. What's wrong with you people? This used to be such a nice city.

Sandi Fisher, Pleasanton, CA

2 weeks ago

Way too much traffic for a small town. No need for another Costco or any stores or houses. Too Greedy

Lourdes Bruguier, Pleasanton, CA

2 weeks ago

We don't want any more traffic congestion on Stoneridge Dr

Sandra Medeiros, Pleasanton, CA

2 weeks ago

we do not need another Costco. And we do not need a big box store located on a street with such limited freeway access options.

Marsha deBrestian, Dublin, CA

2 weeks ago

While I approve of development along Johnson Drive, a big box store is too large a draw for a site as hard to access as the proposed Johnson Drive property. Something like a new Trader Joe's would be a better choice.

Ann Pfaff-Doss, Pleasanton, CA

2 weeks ago

Costco is currently in Livermore & San Ramon; we don't need another one. We have Stoneridge Mall and Outlets in Livermore. Two Bart Stations; enough in adding additional high traffic problems!!!

Lucretia Samuels, Pleasanton, CA

2 weeks ago

Pleasanton does not need a Costco at the cost of increasing traffic. We should not follow Dublin's example

Sarup Paul, Pleasanton, CA
2 weeks ago

We don't need another Costco. We need a center for teens and affordable housing for elder.

Anne Toth, Pleasanton, CA
2 weeks ago

Traffic all around Pleasanton has increased substantially in the last 5 yrs already because of development in surrounding cities and towns. Pleasanton is not what it used to be and why we moved here...it;s losing its safe small town feel.

Juby Bernardeau, Pleasanton, CA
2 weeks ago

I don't want Costco to be in Pleasanton! It will cause lots of traffic and pollution!!!

Peggy Kong, Pleasant, CA
2 weeks ago

I am a Livermore resident, who has worked and resided in Pleasanton. Our business need to support the growth of the people who live here and our community. Not big box store corporations. We owe it to our towns and the dwindling agricultural areas to not push them out by placing these large scale companies that take from small businesses and farms.

Jack Heinemann, Bloomfield, NJ
2 weeks ago

Sufficient big box stores exist within close radius of Pleasanton. Additionally, being in the middle of 2 large freeway systems, our traffic situation had degraded to one of an intolerable small city.

Everett Abernathy, Pleasanton, CA
2 weeks ago

There is a better plan for this empty lot. Pleasanton does not need Costco when there are 2 nearby. Please reconsider a better plan.

Christine Catura, Pleasanton, CA
3 weeks ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

[Our planet does not need so many big boxes being used once just to carry a few pears to someone's car.](#)

[Kathy Cannon, Pleasanton, CA](#)

[3 weeks ago](#)

[Pleasanton is TOO congested.](#)

[Jessica Newby, Pleasanton, CA](#)

[3 weeks ago](#)

[Too much traffic in the area. There is already one in Livermore and San Ramon.](#)

[Pam Marks, Livermore, CA](#)

[3 weeks ago](#)

[I don't want the traffic and pollution. I also don't want Pleasanton turned into big box store land. I hate Costco and the very idea of it. It is a monument to excessive consumerism.](#)

[Barbara Hill, Pleasanton, CA](#)

[4 weeks ago](#)

[Traffic and crime rate](#)

[Kanika Saxena, Pleasanton, CA](#)

[4 weeks ago](#)

[I work in this area and I love the industrial feel. This is a beautiful area, great for corporate offices.](#)

[Kristina Figueroa, Pleasanton, CA](#)

[1 month ago](#)

[I don' want more traffic. Also there isn't a need for another box store in this town. Everything we need is already accessible.](#)

[Manu Bedi, Pleasanton, CA](#)

[1 month ago](#)

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

Traffic on Stoneridge is terrible with "cut thru drivers trying to get ahead of 580 traffic at 580/680 interchange. Plus the enormous traffic a CostCo would generate within half a mile of the the major I-580/I-680 interchange. This area was light Industrial/office zoning, not high intensity retail

Walter Bolling, Pleasanton, CA

1 month ago

I love that Pleasanton is a small city, but if we keep on building more & more we will not be small anymore. Lets also vote in a mayor that wont build so much!

Pauline Thomas, Pleasanton, CA

1 month ago

It is not a good idea to have a Costco on Johnson Drive. The area's infrastructure cannot support such a lmassive new activity. Traffic and congestion will increase intolerably and destroy Pleasanton's placid enviornment.

Arvind Jain, Pleasanton, CA

1 month ago

Too much new building in the area already.Don't need anymore big box stores in Pleasaton.No more traffic!

Rose Mary Gerecke, Pleasanton, CA

1 month ago

I would HATE more traffic on Johnson Drive. DO NOT APPROVE THIS PLAN. COSTCO is close enough in San Ramon and Livermore.

Douglas Jr Vierra, Pleasanton, CA

1 month ago

I am a long time Pleasanton resident who is already fed up with number of cars on our streets. No more congestion!

Shannon West, Pleasanton, CA

1 month ago

I'm concerned about traffic on that side of town, added incentive (to existing mall) for crime, and the threat this poses to our town's businesses. Tully's moved out due to Starbucks going in downtown. Enough is enough.

Karen Zengel, Pleasanton, CA

1 month ago

I'm signing this because a big box store like Costco doesn't fit the "Pleasanton Community feeling"

Gitanjali Singhal, Pleasanton, CA

1 month ago

I Want to keep Pleasanton a desirable living community not a giant big commercial development

Emilio Garcia, Pleasanton, CA

2 months ago

Just want to say that I complete agree - they are letting dollar signs cloud their judgment on what is truly best for the city and it's residents.

John Hamlin, Pleasanton, CA

2 months ago

No more traffic and stop the building.

David Fisch, Pleasanton, CA

2 months ago

No Big Box store needed in Pleasanton.

Costco is already as close as 4 miles away and Walmart in the city. "Small town" and charming atmosphere of family oriented city of Pleasanton should not be compromised.

Such a poorly planned addition will certainly cause many residents including my family to move out of this city.

Mina Ba, Pleasanton, CA

2 months ago

While I think Costco is a fair and socially responsible business that my family shops at regularly, I believe the proposed location would cause serious traffic congestion.

Karen Yanagisako, San Ramon, CA

2 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

The increase in traffic is unacceptable.

MaryAnn Jones, Livermore, CA

2 months ago

This interchange and traffic in this corridor is already a nightmare. Why not south of Bernal?

Janet Holmes, San Ramon, CA

2 months ago

The location is a terrible place for a big box store.

Brian Gunney, Pleasanton, CA

2 months ago

I don't want more traffic on the streets and this store is not required in Pleasanton at all.

Vishavdeep Singh, Pleasanton, CA

2 months ago

We don't need a Costco here since we have two other close by. I think this is poor planning on someone's part!

Diane Haddad, Pleasanton, CA

2 months ago

I own a home near the Stoneridge outlets. These stores and the traffic they generate have dramatically impacted our quality of life and the character of the area. Please save what it is left of Pleasanton.

Olga Kay, Pleasanton, CA

2 months ago

I'm signing this petition because I don't want a box box store to go in on Johnson drive. There just isn't enough room for all the traffic this will create

Laura Schoenweiler, Pleasanton, CA

3 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

I do not believe that a Costco will be beneficial to the residents, community, and environment of Pleasanton. There are two Costcos within 15 minutes of the property, which shows the city of Pleasanton does not need one but would sure welcome it's tax revenue. With the short supply of commercial and industrial space in Pleasanton, prices are too high for many businesses to open up a small shop or garage. Adding more commercial space and giving small businesses a shot at opening up will benefit this city and it's residents much more than a Costco.

Matt Musgrove, Pleasanton, CA
3 months ago

I do not want a big store right in my hood!! Its crazy how neighbor cities are growing, adding to traffic and crimes in this area.

Mona Sethi, Pleasanton, CA
3 months ago

Stop commercializing Pleasanton, we'll survive without a Costco or any other big retail store ...

Shamik Bandopadhyay, Pleasanton, CA
3 months ago

PLEASE DO NOT RUIN OUR PLEASANT-TOWN!!!

EARL WHETSTONE, Pleasanton, CA
3 months ago

Let's keep the big box stores out of Pleasanton. This will increase the already bad traffic!

Cecilia Jenrick, Pleasanton, CA
3 months ago

Pleasanton is overpopulated

Alex Aune, Pleasanton, CA
3 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

This town isnt just a place you can develope on and sell to families. Its a land where animals and plant life live and survive. We have to respect the history of the land by leaving it at peace, not forgetting what was there before. Trampling over the earth like we have no regard for what she has given us. The definition of Humane is the ability to have compassion and empathy for other things. Why god created the human and not the robot.

Joshua Michael, Pleasanton, CA
3 months ago

I am signing because it messed with our wildlife also. I love I'm a town this happened in. I loved my town now I can't even get parking without getting flipped off at the grocery store.

Michelle Vieira, Castro Valley, CA
3 months ago

No more building!!! Just stop!!! Just say NO!!! What are you trying to do here??? Your children and grandchildren have to live here!!! What are you people thinking?? Wake up!!! Don't screw up something good!!! Leave Pleasanton as it is!!! You already let Starbucks downtown!!!

miriam Babco, Pleasanton, CA
3 months ago

I want to keep Pleasanton small and local.

katlyn Haus, pleasanton, CA
3 months ago

I live in pleasanton and bought a home only because of its calm abd serene atmosphere. I definitely don't want to add traffic and have pollution make my allergies worse and more so affect the growth of my child. Further more a lot of parents take their kids to Donlon and this is not good

Santosh Rohira, Pleasanton ., CA
3 months ago

Traffic is already a huge problem on Stoneridge Dr. and Foothill by the Mall. Hopyard is also becoming more and more congested. If we wanted to live in the BIG city we would never have move out here. Been here 45 years, and the past 20 have exploded the traffic problem. Another question, instead of building on every empty corner of land, why not zone the ridge and outlying areas for viticulture. It would bring in tourists and spare the land and the air.

Irene Eggers, Pleasanton, CA
3 months ago

Pleasanton has limited freeway access and we do not need to give up another one due to excessive traffic as we already have on I-580.

Margo Tarver, Pleasanton, CA
3 months ago

We are surrounded on every side by traffic, traffic and more traffic. If we can keep it to a minimum in our neighborhoods that would be great. We already have enormous amounts of traffic with the Fairground events.

Nancy Steffan, Pleasanton, CA
3 months ago

I am against adding to the already very poor traffic conditions on Stoneridge Dr.

Bret Snow, Berlin, CT
3 months ago

There is too much development going on in town that lacks thought and planning. We need to strive to be a City Of Planned Progress.

Patricia Freitas, Pleasanton, CA
3 months ago

no more building...should be a moratorium against the growth in this city...no more building toooooo many cars on road!

enlow marianne, Pleasanton, CA
3 months ago

We already have COSTCO in Livermore.

Yinghai Lu, Pleasanton, CA
3 months ago

The traffic is unbearable in that area already. The city won't do anything to help with the traffic after Costco arrives. It will be a disaster! !!!

Cheryl Takens, Pleasanton, CA
3 months ago

I don't want Pleasanton to become like every other genetic town in the US, where all the business are the same. We already have 2 Wallmarts in town!! We have Cistco in Livermore and Danville. We don't need another. Let Pleasanton continue to be a small, lovely, with character and soul town. I say NO to more businesses, more cars, more parking lots, more pollution, more people.

Leonor Broch, Pleasanton, CA
3 months ago

I am signing because I believe the big box stores fail to take the same care and interest for the community as our small businesses do. I also feel they are less responsive to the interest of the community as opposed to their shareholders.

I built my business specifically to unite the community so they can better support small businesses and give them a fighting chance to compete against such mega corporation. www.cotonomy.com

Christopher Dailey, Pleasanton, CA
4 months ago

I believe in what this group stands for and my husband and I have built a company to help support this.

Lane Dailey, Stamford, CT
4 months ago

no more development in Pleasanton. The traffic is awful. We have lived here 19 years and can't believe how bad the congestion with cars has gotten.

Stacey Knight, Pleasanton, CA
4 months ago

We are already overcrowded and have plenty of big box stores. It will ruin this town to get more.

Victoria Squier, Pleasanton, CA
4 months ago

There is already an over saturation of large scale retail in the area, we need to protect small/Independant business. The traffic infrastructure also cannot support the additional burden.

William Trankle, Pleasanton, CA
4 months ago

We do not need this kind of growth in pleasanton.

Natalie Rigor, Pleasanton, CA
4 months ago

No more growth...

Michele Bonham, San Ramon, CA

4 months ago

I have lived in ptown since 1969.it is ruined. Traffic is horrible already.

Valerie Barry, Pleasanton, CA

4 months ago

I'm singing this because this is really going to cause a lot of traffic to and from our neighborhood. It's also going to add to all the mall traffic we already have on weekends.

Laurie Uyeda, Pleasanton, CA

4 months ago

I don't want our great city to turn into Dublin. We don't need the tax revenue from big business. And we definitely don't need the traffic and theft that come along with all of the attention of these gigantic stores.

Mark Smith, Pleasanton, CA

4 months ago

I moved here because of the small town feel and the convenience of shopping and getting around the City. I did not realize the traffic jams that currently appears in the mornings, evenings and events at the fair grounds! We have enough traffic!

Harriet Fong, Fremont, CA, CA

4 months ago

I feel the current infrastructure can't support more traffic, more people.

Margaret Orandi, Pleasanton, CA

4 months ago

No re zoning

No big box

No more additional lanes and signal lights on Johnson or Stoneridge drive

Denice Dogan, Dallas, TX

4 months ago

Dublin is already teaching us what uncontrolled, irresponsible growth does to a city and its surrounding towns! Let's not go down that slippery slope of urban sprawl!

Jennifer Ford, Pleasanton, CA

4 months ago

Traffic is already horrible in that area -especially during rush hour. We have enough big box commercialism in town. Don't let Pleasanton sellout. Support the small business that make this city great!!

Margherita Valeriano, Pleasanton, CA

4 months ago

The mall is enough, we don't need or want a big box store development

John Corden, Pleasanton, CA

4 months ago

We want to maintain responsible growth and not a congested city. We have enough big box stores in the area including an outlet that has produced dead stop traffic

Leonore Soppet, Pleasanton, CA

4 months ago

We don't need more traffic or big box stores.

Kim Gillilan, Pleasanton, CA

4 months ago

Keep Pleasanton personal. Support local businesses. If we need Costco, we can go to Dublin

Teresa Oliver-Merrill, Pleasanton, CA

4 months ago

The current city council continues to ignore the wishes of its citizens to maintain what is special about Pleasanton. Ease atop the Dublinization of our city!

Laura Berkley, Pleasanton, CA

4 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

Im signing because i dont want big box store so close in our city that it will kill all the individual shops that are part of our community. Costco in Livermore is only 3 miles away. With our population growth we already see increasing traffic in our streets.

Zoe Ng, Pleasanton, CA

4 months ago

I'm oppose because not only do I live close by but I work on Johnson Dr. and we would be forced to move.

Paula Cravens, Pleasanton, CA

4 months ago

We don't need another big box store.

Catherine Jancoski, Pleasanton, CA

4 months ago

Carolyn Ulitsky

Carolyn Ulitsky, Pleasanton, CA

4 months ago

As a Pleasanton resident, I can attest to the growing congestion and influx of crime due to more retail developement.

Sharon MacLean, Pleasanton, CA

4 months ago

I live on Stonedale Drive. It is already congested with the mall. The other side of the freeway where this is proposed to be built will add to the nightmare of traffic in our area. We can easily drive to Livermore or San Ramon to get to Costco

Valerie Joyce, Pleasanton, CA

4 months ago

During commute times, traffic trying to get on to Johnson from Stonebridge backs up all the way to Tom Burnett Lane, this will only make traffic worse. There are 3 Costcos within 15 minutes of Pleasanton (San Ramon, Livermore, and Fremont), and there are already tons of Walmarts and Targets. We do not need a big box store in this location.

Katie Alexander, Pleasanton, CA
4 months ago

We don't need it. It will hurt all the smaller grocery stores around.

Kathy Donohue, Pleasanton, CA
4 months ago

Building a Costco on Johnson Drive would cause too much congestion in an area not designed to handle it. Traffic already backs up on Stoneridge getting onto the freeway at certain times of the day. We already have to deal with people cutting through Pleasanton to avoid 680/580. Don't add more congestion and traffic to our small town.

Sharon Alexander, Pleasanton, CA
4 months ago

Oppose more growth of unnecessary retail stores that already have presence in Pleasanton or surrounding cities.

Shannon Duke, Pleasanton, CA
4 months ago

I'm signing this because the traffic congestion that will result will be miserable. We have Costco in Livermore and Danville that Pleasanton residents can use.

Joan Bonnickson-Nibert, Pleasanton, CA
4 months ago

Keep Pleasanton's small town beauty. Our streets are already overcrowded as are our schools. We do not need another big box store in town.

Maryann James, Pleasanton, CA
4 months ago

we have lived in Pleasanton for 13 years and love it. Over the last year we have noticed a considerable amount of new building. We don't need Pleasanton to be any bigger or busier.

Mark and Linda o'Hagan, Pleasanton, CA
4 months ago

No big box stores or another hotel... and a complete environmental inspection before anything else is planned! Contaminated water is the last thing we need with the drought.

Sima Pandya, Pleasanton, CA
5 months ago

I do not want another big box retailer on this site.

Isabel Stearns, Pleasanton, CA
5 months ago

Poorly designed traffic for a retailing center probably causing residents to pay for more and potentially unwanted infrastructure

Mark Hjerpe, Pleasanton, CA
5 months ago

Don't need more Walmarts or costco's around. As for the housing. Houses are unaffordable now in & around Pleasanton. These tiny uninspiring houses with almost no yards are awful. Shame we have to see all these here now. Start building houses that families can live in & kids can play in a decent size garden/yard. Please

Leza Shaw, Pleasanton, CA
5 months ago

We don't need anymore big box stores!

Shirley Crumpler, Pleasaston, CA
5 months ago

We don't need it!

Lesli Mauldin, San Ramon, CA
5 months ago

I want Pleasanton to remain a small-ish town! We don't need more retail!

Nicole Friedrich, LONG BEACH, CA

5 months ago

there is enough business where we live already!

victoria derossett, Pleasanton, CA

5 months ago

I live, work and pray in that area. We did not move to Pleasanton to be close to Big Box Stores or sit in their customers traffic. Let them pay for and build adequate roads FIRST, then see if they still want to move in.

Gilbert Saenz, Pleasanton, CA

5 months ago

Traffic, air pollution and pedestrian casualties are affecting the quality of life for our children and community.

Carrie Bruin, Pleasanton, CA

5 months ago

Just because we have the space doesn't mean we need more retail in Pleasanton - we have plenty already. This will permanently and negatively impact the "Pleasanton" feel of our city plus the environmental impact study has shown that the air pollution and traffic can not be mitigated. Why would you continue? Stop letting the developers and their money drive our city's agenda! This will ruin Pleasanton!! Have any impact studies been done on the local housing neighborhoods and public schools - of course not... BUT, I bet they know exactly how much revenue Pleasanton expects to generate if this moves forward.

STOP THIS FOOLISHNESS!!!!

John Hamlin, Pleasanton, CA

5 months ago

Too much damage to the environment with the added traffic and pollution. There is already more traffic on Johnson due to the drought and the need for the water from the treatment plant. Pleasanton has plenty of retail let the small businesses on Johnson drive thrive and expand, if need be and, by rezoning the land they will not be able to do so.

Shannon Hamlin, San Ramon, CA

5 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

[There is enough traffic in our not so small town anymore!!!](#)

[Michelle Gibson, Pleasanton, CA](#)

[5 months ago](#)

[Born and raised in Pkeasanton. We don't need any more growth here!](#)

[Maria Popp, Pleasanton, CA](#)

[5 months ago](#)

[The traffic will be very bad. Already have a lot from mall. Kaiser. Office building. Gym. Home Depo. Sports park. Please no rezoning. Property owner can make money as it is zoned now. Thank you.](#)

[Steve Campisi, Pleasanton, CA](#)

[5 months ago](#)

[I believe this type of development to be detrimental to Pleasanton.](#)

[PEGGY PURNELL, Pleasanton, CA](#)

[5 months ago](#)

[We don't need another big box store. We have 2 Costco's we don't need another. And we definitely don't need another Wal-Mart.](#)

[Susan Edwards, Oakland, CA](#)

[5 months ago](#)

[I oppose more traffic and congestion in Pleasanton.](#)

[John Anderson, Pleasanton, CA](#)

[5 months ago](#)

[Why are you turning Pleasanton into Dublin? Enough already. Thanks to all the new high density housing in Dublin and the new outlets in Livermore it takes 25 minutes to drive from PTown to Livermore. Our youngest daughter already has asthma, do we really need more traffic jacking up the air quality - which is already some of the worst in the Bay Area. No tax dollars are with it. Enough.](#)

[Chris Madsen, Pleasanton, CA](#)

[5 months ago](#)

This would turn Pleasanton into a hectic, traffic nightmare.

monique frias, HAYWARD, CA

5 months ago

Our infrastructure in Pleasanton is no longer efficient to carry the current traffic. Adding large retailers would be irresponsible and create a disaster on the 580/680 corridor. Add a solar farm or something quiet...that area has the worst, toxic, fecal smell as it is...I can't imagine the homeowners in that area having to deal with anything else.

Sally Ricker, Pleasanton, CA

5 months ago

I'm opposed to this rezoning

Larry Coy, Pleasanton, CA

5 months ago

I'm signing because traffic in and around Pleasanton is very bad already and we don't need any more traffic generating shopping areas!

Shellie Gianotti, pleasanton, CA

5 months ago

I like the local feel of Pleasanton and don't want it more commercialized. We have too much traffic as it is. I want to help build local businesses and lower pollution.

Kris Thompson, Pleasanton, CA

5 months ago

I used to love working in Pleasanton! What a great place to work and live. Don't ruin Pleasanton and turn it into another JUNK city! Keep your integrity, don't allow this change.

Jeanne France, Whitmore, CA

5 months ago

Seems like there is already so much development in the last 2 years. I am for growth, but in well planned and timely manner.

Ibarra Alfonso, Pleasanton, CA

5 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

I am opposed to the Costco application to build on Johnson Dr. The positives are minimal, compared to the significant negatives.

Tim Tim McKeon, Pleasanton, CA
5 months ago

No big box stores!!!! Too much traffic. Not the right fit for Pleasanton.

Barbara Correia, San Jose, CA
5 months ago

I'm very concerned about the impact on traffic and the quality of life this type of development will cause.

Tim Correia, Pleasanton, CA
5 months ago

I enjoy going to the Livermore Costco which is somewhat out of the way and doesn't create traffic getting to and from. Johnson Drive would create a traffic nightmare on an already busy freeway any time of the day. Also creating more traffic on Stoneridge Drive.

Linda Wilson, Pleasanton, CA
5 months ago

I am signing this petition because I am strongly against the rezoning and creating a 40 acre redevelopment project on Johnson Drive for the following reasons:

1. So much additional unmanageable traffic will be generated on Stoneridge Drive and Johnson Drive.
2. This project will especially impact the nearby neighborhoods and existing businesses.
3. This project will impact the use of water in the City.

Joyce Woo, Pleasanton, CA
5 months ago

It will cause too much traffic !!

Brent Curtis, Pleasanton, CA
5 months ago

PUBLIC COMMENTS: Johnson Drive Economic Development Zone

[It's too congested already](#)

[Elma Gatchalian, Pleasanton, CA](#)

[5 months ago](#)

[I think such a store will lead to more traffic and congestion in Pleasanton.](#)

[Nicole Montez, Pleasanton, CA](#)

[5 months ago](#)

[There needs to be more measured, thoughtful and responsible growth in Pleasanton compared to recent City Council decisions concerning real estate development. The City Council votes for ongoing development do not appear to reflect what Pleasanton residents want for our city.](#)

[Katherine Fadum, Pleasanton, CA](#)

[5 months ago](#)

[I'm signing because Pleasanton is a wonderful community that I am proud of, and I do not want to see it taken over by big consumer stores. We love our open land, parks and small town feel.](#)

[Sara Morales, Pleasanton, CA](#)

[5 months ago](#)