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## SUMMARY OF COMMUNITY MEETING #2

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### **Johnson Drive Economic Development Zone Draft Supplemental Impact Report Community Meeting**

Thursday, November 12, 2015

6:00 p.m. – 7:30 p.m.

Hart Middle School Multipurpose Room (4433 Willow Road)

#### **Staff Present**

Gerry Beaudin, Director of Community Development

Adam Weinstein, Planning Manager

Eric Luchini, Associate Planner

Steve Kirkpatrick, Director of Engineering

Mike Tassano, City Traffic Engineer

Tracy Dunne, Public Information Officer

#### **Meeting Purpose**

A public hearing at the City of Pleasanton Planning Commission was held on September 23, 2015 to solicit public comments on the Draft Supplemental Environmental Impact Report (DSEIR). To maximize public outreach from the neighborhoods in the immediate vicinity of the Johnson Drive Economic Development Zone (JDEDZ), a Community Meeting was held on October 22, 2015 to receive further public comments on the DSEIR. A second Community Meeting was scheduled to further solicit comments on the JDEDZ DSEIR. The comments provided at these Community Meetings will be addressed in the Final Supplemental Environmental Impact Report (FSEIR). Subsequent Planning Commission and City Council Meetings will be held at a later date, where comments may also be provided. No action was taken on the DSEIR or JDEDZ at this Community Meeting.

## 1. Welcome and Review of Meeting Purpose.

Gerry Beaudin opened the meeting, inviting everyone to take a copy of the FAQ handout (attached) and to sign up on the interested parties' notification list.

Mr. Beaudin explained how the first two meetings for the project focused on the DSEIR and that the focus of this meeting would be on transportation and air quality impacts as well as a more in depth explanation of what the EDZ is and how it came to be. Mr. Beaudin outlined the key objectives of the meeting:

- Provide an overview of the Johnson Drive Economic Development Zone (JDEDZ) effort
- Provide an overview of the environmental review process, and the Draft Supplemental Environmental Impact Report (SEIR) prepared for the JDEDZ
- Take your questions/comments and provide additional comments on the project

Mr. Beaudin reviewed the information provided in the PowerPoint presentation (attached) and FAQ handout.

Adam Weinstein provided an overview of the DSEIR contents and purpose, and reviewed the air quality impact information provided in the PowerPoint presentation.

Mike Tassano reviewed the traffic impact information provided in the PowerPoint presentation.

## 2. Meeting Open to the Public.

### Traffic

- Comments were made regarding the danger and congestion caused by the I-580/I-680 interchange
- Several comments were made about whether or not the West Las Positas freeway entrance/exit would be analyzed for mitigating traffic impacts
  - Mr. Tassano responded that West Las Positas has not been analyzed because the discussion was removed from the General Plan several years ago and therefore the City cannot include the possibility in any models. In order to consider the option of a freeway entrance/exit at West Las Positas voters would need to initiate the discussion in the General Plan.
- CalTrans involvement was called in to question and with that it was suggested that traffic issues be analyzed and addressed on a Regional level
- Concern was expressed that the entrance/exit to the sports park has not been addressed in the plan
  - Mr. Tassano agreed that the sports park entrance/exit is important and that the current left yield is not ideal. Mr. Tassano explained how the eight phase signal modification that has to take place would include a left turn arrow which would eliminate the opposing traffic. He also assured the resident that all signals include emergency vehicle preemptions.
- A resident asked why the car counting devices have not been used to assess traffic on Stoneridge Drive or Johnson Drive
  - Mr. Tassano replied that cameras are used to assess traffic on large streets such as Stoneridge Drive and Johnson drive, and that the aforementioned car

counting cords that stretch across the road are typically only used on smaller neighborhood streets.

- Comments were made with regard to surrounding streets including the Johnson Drive bridge to get on southbound I-680 and the Hopyard/Owens intersection
  - Mr. Tassano replied that several options are being considered for the Johnson Drive area. He added that developers are being assessed Traffic Impact Fees to pay for several other improvements throughout Pleasanton that as addressed in the General Plan.
- The source of funding for traffic improvements was called in to question
  - Mr. Beaudin responded that developers typically fund improvements that are related to their development. Additional potential funding sources include State and Federal funds, fee waivers/rebates, Traffic Impact Fees, and possible broader contributions from the City.
- A resident commented on the impacts to quality of life and safety of those residing in the Val Vista neighborhood if Stoneridge Drive were widened

### Water

- A resident inquired why a water reclamation facility is not being considered for the site and suggested that the focus should be on providing clean drinking water to residents
  - Mr. Beaudin replied that the City is working on recycled water in Zone 7 and that the DSRSD has expressed interest in property within the JDEDZ which the City would support.
- A resident asked where the water for development would come through as we're in the midst of a historic drought
  - Mr. Weinstein responded that the EIR does address the use of recycled water from the DSRSD facility and that there is also a mitigation measure in the EIR that requires the certification of adequate water supply before any developer can develop in the JDEDZ.

### Air Quality

- A resident asked if carbon emissions have been addressed
  - Adam responded with the numbers from the Climate Action Plan and EIR

### Costco/Club Retail/Big Box Retail

- A significant number of comments were made in opposition of Costco
- The proximity to Costco in San Ramon and Livermore was addressed
- Small business owners commented on the sense of community and support that will be lost when club retail and big box stores push out family-owned businesses
- The question was asked why is Costco the only option, why not consider other possibilities, why not solicit other businesses such as an event center
  - Mr. Beaudin replied that all options are being considered, the City is not courting any specific business.
- A resident asked if the City is signing a development agreement with Costco as rumored
  - Mr. Beaudin described what a development agreement is and assured the attendees that no agreements have been signed, again reiterating the fact the EIR is looking at land use and not selecting individual tenants.

## EDZ

- A resident asked who the project benefits
  - Mr. Beaudin replied that the City benefits from tax revenue, property owners in JDEDZ benefit from rezoning with a wider range of uses, all residents will benefit through the City's distribution of revenue to services provided throughout the community.
- The fiscal analysis mentioned at the previous meeting was called in to question. Specific concerns included: (1) loss of wages to residents due to the fact big box stores are notorious for paying low wages and not offering benefits; (2) does not take in to account the negative impact on rest of economy; (3) sales tax received from Costco will be taken from some other business in town; (4) existing stores in town may go out of business; (5) profits from small businesses stay within the City while profits from big box stores and hotels flow out of the City.
  - Mr. Beaudin responded that the City will do additional financial analysis, fiscal impact analysis, and economic analysis to ensure that the report is thorough and complete.
- A resident expressed concern that if the rezoning passes and an application is submitted for a permitted use it would be processed at the staff level and nobody would know about the project. Another resident added to the comment asking if the residents would be able to vote on the applications such as Costco.
  - Mr. Beaudin referred to the key objectives mentioned in the PowerPoint presentation in the beginning of the meeting and explained the judicial process.
- Concern was expressed that the residents' don't have input on the development of the property or what businesses come in to Pleasanton, that the decisions are made by City staff regardless of public opinion
  - Mr. Beaudin explained the procedures for Development Review including the Planning Commission and City Council hearing process.
- Several residents commented that they would like to be notified when applications are submitted for individual businesses in the JDEDZ and they would like the applications to be processed by the Planning Commission and not at the staff level
- Several comments were made requesting that the project be put to a vote by the residents before continuing any further studies
- A comment was made that if an existing business in the JDEDZ wanted to buy a neighboring property for parking they would not be allowed to with the proposed rezoning
  - Mr. Beaudin replied that parking could be added to the list of uses

The Meeting was adjourned at 8:20 p.m.

**For further information call Eric Luchini at (925) 931-5612 or email [eluchini@cityofpleasantonca.gov](mailto:eluchini@cityofpleasantonca.gov)**