

FAQs on Supplemental Environmental Analysis for Johnson Drive Economic Development Zone

Updated July 15, 2019

1. What is the Johnson Drive Economic Development Zone (JDEDZ)?

The JDEDZ is a project that began in April 2014 to encourage investment in roughly 40 acres of underutilized land fronting I-680 along Johnson Drive at Stoneridge Drive. The project would allow new club retail (also known as warehouse club), hotel, recreational facilities, and other retail establishments, while also permitting existing uses to remain. As the project was being considered by the public via community meetings, as well as meetings of the Economic Vitality Committee, Planning Commission and City Council, an initiative to prohibit large retail uses in this area qualified for the November 2016 ballot, but was defeated by 63% of voters. The City Council subsequently approved the project in November 2017.

2. Why is more environmental review occurring?

After the City Council approved the project, a lawsuit was filed in December 2017 challenging the California Environmental Quality Act document underlying the project. As a result of this lawsuit, the following additional environmental analysis has been prepared:

- Health Risk Assessment
- Updated Air Quality Technical Memorandum – Criteria Pollutant Emissions Analysis
- Greenhouse Gas Analysis
- Energy Resources Technical Memorandum

as well as recirculation of the unchanged and previously published Economic Impact Analysis.

3. What did the additional environmental analysis find?

The additional analysis made findings in four areas:

- A Health Risk Assessment noted that impacts due to exposure to toxic air contaminants are less than significant;
- An updated air quality/pollutant emissions analysis identified that construction emissions changed from less than significant to less than significant with mitigation

while operational emissions changed from significant and unavoidable to less than significant;

- A greenhouse gas analysis determined that the project would have no significant effect on the environment;
- Construction energy impacts are less than significant, and that projects within the JDEDZ would incorporate energy saving features that will further reduce energy impacts.

4. How can I get more information?

- Visit the project webpage, which has information about the project, and notices of upcoming meetings: cityofpleasantonca.gov/JDEDZ
- Sign up for email notifications about project-related meetings and information at [Johnson Drive EDZ Notifications](#).
- Check us out on Facebook [@CityofPleasanton](#) Twitter [@pleasantonca](#) and sign up for Nextdoor.com for email updates.

5. How can the public be involved?

As this supplemental environmental analysis has now been completed and is being recirculated for public comment **through 5:00 pm on Friday, August 23, 2019**, you can send your comments to the City in writing by contacting Eric Luchini, Associate Planner at eluchini@cityofpleasantonca.gov or attend any of the public meetings where the project will be discussed. After receiving comments, the City will then prepare a response, after which additional Planning Commission and City Council meetings will be held to consider the project later in 2019.