March 23, 2010

Memo

To: Brett Jolley, Herum Crabtree

From: Philip King, Ph.D.

Re: Comments on Urban Decay Analysis in EIR for Milpitas Wal-Mart Expansion

In response to your request I have examined the urban decay analysis contained in the EIR for the proposed Milpitas Wal-Mart Expansion including the appendix prepared by the consulting firm CBRE. The volume of the urban decay analysis is impressive, weighing in at over 300 pages. However, despite the volume of data, the EIR bends over backwards to overlook the elephant in the room—Milpitas already has a substantial surplus in *every* retail category except autos.

In addition, it is abundantly clear from the EIR that despite the slowdown in the economy, a large number of further retail projects are planned, which will exacerbate the situation and threaten older shopping areas with closure and eventual urban decay. The EIR's own data indicates that there is a serious problem here, especially in groceries, home furnishings and apparel, but it chooses to sweep this problem under the rug and dismiss it.

I am also troubled by a number of other issues in the EIR:

- The EIR bases its growth projections on 2007-2011 data when this project will not be completed until late 2010 at the earliest.
- The EIR uses artificially low estimates of Wal-Mart's grocery sales, which contradict their own consultant's analyses of other Wal-Mart Superstores in California.
- The EIR's methodology is inconsistent with the methodology employed by the *same* consultant for recent similar projects in California.

In a previous memo to the City, I pointed out that Wal-Marts reduction in sales of general merchandise coupled with an increase in grocery sales (most of which are not subject to sales tax) will actually reduce Milpitas' sales tax revenue by $18 million, while the shift in grocery sales will not create new jobs but simply shift jobs from other stores, many of which pay much higher wages and benefits than Wal-Mart.

In sum it appears clear that the goal of the urban decay analysis is to justify the project at all costs, regardless of what the data actually says. The rest of this memo will elaborate on these details.

The Current Retail Environment

The EIR designates a trade area and estimates the current demand for retail spending in this trade area in relation to actual sales (supply). As indicated in Table 1 below, which uses data directly from the EIR, Milpitas already has a substantial surplus in every retail category except for Autos, presumably because Milpitas has relatively few auto dealers.

Table 1: Retail Surplus/Leakage in Milpitas[1]

Retail Category	Surplus/Leakage ($ millions)	Demand	Surplus as % of demand	Years to Fill Leakage (Before Expansion)
Apparel	129.7	92.9	140%	73
General Merchandise	120.3	234.3	51%	35
Food	42.5	258	16%	13
Eating/Drinking	110.2	251	44%	30
Home Furn./Appliances	107.3	56	192%	89
Building Materials	37.2	159	23%	18
Autos	-153.4	318	-48%	
Gas Stations	132.9	145	92%	54
Other Retail	675.6	206	328%	121

Table 1 also shows the surplus as a percentage of current demand and the number of years it would take at the EIR's assumed population growth rate for demand to catch up with supply.[2] As one can see even without the proposed expansion Milpitas already has a substantial surplus in all categories except Autos.

In many categories it makes sense that Milpitas has a substantial surplus. The Great Mall draws people from a wide area to apparel and general merchandise sales. Milpitas' surplus in eating and drinking makes some sense given the location of Cisco and other large technology firms. However in food, the surplus is a bit more perplexing since people tend to shop for food locally. The substantial surplus here is likely due to the fact that the EIR did a poor job in defining the trade area for food, a serious oversight given that the EIR was tasked to analyze an expansion which would primarily effect food sales.

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[1] Estimates taken from EIR. In particular see the CBRE report (Urban Decay Appendix to DEIR) Exhibit 12.

[2] For some strange reason the EIR uses population growth rates from July 1, 2007 to January 1, 2011 even though population projections are available. The assumptions imply a 4.2% growth rate in the trade area in 3.5 years or a growth rate of 1.2% per year.

Table 1 clearly shows that the trade area does not need an increased capacity for grocery/food sales. Since Table 1 does not even account for currently approved and other proposed stores the picture gets worse.

The Proposed Expansion

The proposed expansion would add 30,000 square feet of grocery space to the existing Wal-Mart. The EIR assumes that sales per square feet will be the same for groceries as for other goods and the consultants cite 10-K (financial) reports prepared by Wal-Mart for the Securities and Exchange Commission (SEC). However, **Wal-Mart's own data as given to federal authorities (in SEC 10-K reports) indicate that 49% of Wal-Marts total sales now come from groceries[3], while the amount of floor space devoted to groceries at a Wal-Mart is no more than 20-25%. Thus it makes no sense to assume that Wal-Mart's grocery sales per square foot will be the same as the rest of the store when the data that the EIR cites indicates otherwise.** Indeed Wal-Mart's own data indicate that grocery sales per square foot are at least double that of other sales.

The EIR bases its estimate of Wal-Mart's grocery sales on this erroneous calculation. It estimates an increase in grocery sales at the expanded store of $13.8 million per year.[4] However this estimate is based on the erroneous assumption. Using Wal-Mart's data, it is clear that the total increased grocery sales at the new store will be at least $18-24 million and could easily be much higher. To put this in perspective a typical new grocery store (e.g. a Safeway) would be expected to have $20 million in sales, so my estimate is actually conservative.

Table 2 indicates the impact to the trade area of the Wal-Mart expansion. In the critical category of food, the expansion increases the number of years it would take for supply to equal demand from 13 years to 17 years or more. Clearly, Milpitas does not need more grocery store capacity.

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[3] See SEC 10-K Report for Wal-Mart stores, year ending January 31, 2009, Table labeled "Strategic Merchandise Units, http://sec.gov/Archives/edgar/data/104169/000010416909000006/d10k.htm

[4] See CBRE Report in EIR, p.7.

Table 2: Tears to Fill Surplus before and after Expansion

Retail Category	Years to Fill Leakage (Before Expansion)	Years to Fill Leakage (After Expansion)
Apparel	73	73
General Merchandise	35	33
Food	**13**	**17-21**
Eating/Drinking	30	30
Home Furn./Appliances	89	89
Building Materials	18	18
Autos		
Gas Stations	54	54
Other Retail	121	121

Cumulative Impacts

In addition to the impacts of the proposed Wal-Mart expansion, the California Environmental Quality Act (CEQA) requires that cumulative impacts be assessed—specifically, the EIR is required to examined proposed, planned and reasonably foreseeable projects in the trade area as well as projects that could compete with stores in the trade area. The EIR does provide a list of proposed retail and it is abundantly clear that this retail will have a large impact on the trade area. However, the EIR seems to simply dismiss these impacts, even though they are large.

Table 3 presents the cumulative impacts in terms of the number of years it will take for population (demand) to catch up with supply. In the critical food category, the already proposed or planned projects will add another seven years and it will take 24-28 years for the demand to equal supply.

Table 3: Years to Fill Surplus—Cumulative Impacts

Retail Category	Years to Fill Leakage (Before Expansion)	Years to Fill Leakage (After Expansion)	Years to Fill Leakage (Cumulative Impacts)
Apparel	73	73	84
General Merchandise	35	33	36
Food	**13**	**17-21**	**24-28**
Eating/Drinking	30	30	35
Home Furn./Appliances	89	89	104
Building Materials	18	18	25
Autos			
Gas Stations	54	54	54
Other Retail	121	121	125

Urban Decay

The small traditional downtown area in Milpitas on Main street is already experiencing urban decay. Many of the buildings on this street are run down and the vacancy rate is high. Although most of these stores would not compete directly with the Wal-Mart grocery expansion, they are part of the retail real estate market for the city. If real other retail in the City becomes depressed, the downtown area will suffer further as existing or potential retailers move elsewhere.

Figure 1: A number of store fronts on Main Street in Milpitas are run down and the vacancy rate is high.

In addition to the downtown area there are several centers that will be seriously damaged by this expansion. The store most susceptible to closure is the Save-Mart store in Milpitas. I spoke to a representative of the firm who stated that the store is currently at "break-even" and would likely close if the Wal-Mart expansion is approved. The current lease on the Save-Mart allows them to do so. The Save Mart anchors a large neighborhood shopping center on West Calaveras. This is an older shopping center. It is co-anchored by a Fedex-Kinkos store, which could easily move to another location. Indeed, it is an odd location already for such a store. If the Save Mart closes, I believe the FedEx-Kinkos store will follow soon after leading the center with no strong anchor tenants. Rents would fall substantially, stores would vacate to other properties or close down completely. Some more marginal tenants may move in at first but over time this center will become run down and become a burden on the City of Milpitas and its taxpayers.

Across the street from the Save Mart, the Serra center is already run down and contains a number of marginal stores. The EIR specifically identified the Serra center as already marginal. If the Save-Mart closes and the FedEx Kinkos follows, this would place further downward pressure on the entire area and urban decay

could eventually set in or the City would be forced to spend its own funds to support the deteriorating area.

Nearby, the Orchard Supply Hardware on N. Milpitas Blvd is also in jeopardy. Although this store does not directly compete with the grocery expansion, it is part of the cumulative impacts, specifically the new Lowe's. With a Home Depot and a Lowe's Milpitas hardware market is already over-saturated and the OSH will likely close. The Sears outlet center at the Great valley mall could also compete with the OSH since OSH is owned by Sears and carries many of the popular products (e.g., Kenmore appliances).

The final center at risk is the Foothill shopping center anchored by the Nob Hill grocery store. Although this center appears to be in good shape physically, it has a very high vacancy rate and the Nob Hill store, according to people I spoke with in the industry, is extremely weak and under serious threat of closure. The center is co-anchored by a fitness center. The original co-anchor tenant was likely a drug store and the presence of a fitness center is an indication of weakness. The vacancy rate in this center is also high with many empty spaces—overall I estimate the number of retail vacancies at over 20%--a disturbingly high number. Should the Nob Hill store close, which I believe is a strong possibility if the Wal-Mart expansion is approved, then this center will be in jeopardy long term.

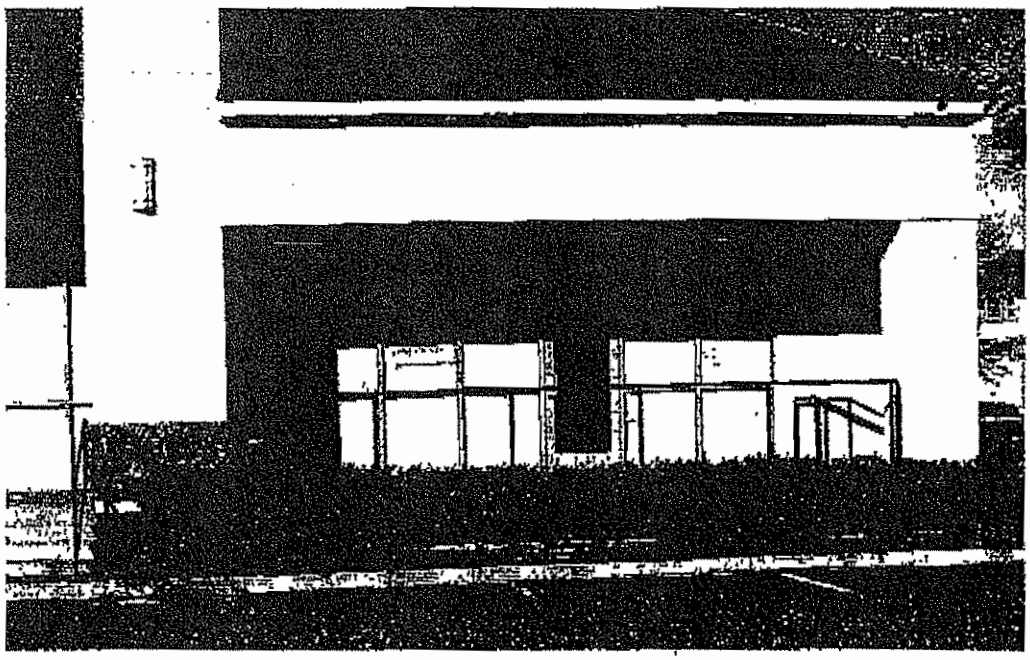

Figure 2: One of many closed retail spaces in the Foothill Center.

The City also has a large number of vacancies in office real estate as indicated by "For Lease" signs everywhere where office space is zoned, except for Cisco. Although retail and commercial office space are different categories, there is some substitutability and the weakness in the commercial office space category should be taken into account as well.

Conclusion

In sum, the proposed Wal-Mart expansion has few benefits for the City of Milpitas and many serious potential liabilities. The project does not generate sales tax revenues. In fact it is likely to reduce sales taxes. It does not create jobs and will shift jobs from supermarkets with higher wages and benefits.

Milpitas and the surrounding area already have an enormous surplus in all types of retail other than autos. The EIR contorts itself to overlook this obvious fact, but its abundantly clear in that data presented in the EIR. If City planning is to have any influence on policy, clearly this is a case where the City of Milpitas needs to say "enough is enough" especially given the weak retail and office space categories.

Although Milpitas is a relatively wealthy City with a huge retail base and headquarters to world-class companies like Cisco, there are still pockets of urban decay and other areas that would be seriously threatened by urban decay should this project be approved. The EIR equates urban decay with "blight" but the standards are not the same and Milpitas does not have to become blighted to suffer urban decay. The closure of two supermarkets, which anchor neighborhood shopping centers, which would directly result from this project, on top of other pressures on retail from the economy and from other expansions (e.g. Lowe's) will create a significant potential for urban decay.

If this project added to Milpitas' retail opportunities or tax base, then it might make sense for the City to approve anyway, but it is abundantly clear that this project creates a number of liabilities for the City and few, if any benefits.

Economic Impact Analysis
Walmart Expansion
Milpitas, CA

Philip King, PhD.
Associate Professor, Economics
San Francisco State University
January 4, 2010

Purpose

The purpose of this analysis is to evaluate the assumed economic benefits of the expansion of the Walmart as described in Section 2.2.3 of the Draft EIR as Project Objectives. Since three of the eight Project Objectives have economic impacts that can be quantified, these have been evaluated below.

Summary of Findings

The following three Project Objectives will have negative consequences for the City of Milpitas.

1. **Increase sales tax revenues for the City of Milpitas. The expansion could reduce sales tax revenues to the City by about $18,100, since it replaces general merchandise sales with food sales, which generate lower sales tax revenues.**

2. **Increase job opportunities. Walmart's sales increase will come at the expense of existing retailers. A peer-reviewed academic study demonstrates that for every new Walmart hire, 1.4 existing retail jobs are lost. Since Walmart expects to add 75 jobs, this implies that 105 existing retail jobs will be lost, for a net reduction of 30 jobs.**

3. **Minimize travel lengths. The Walmart store is west of I-880 and all of the Milpitas population and existing grocery stores are east of I-880. This will increase travel lengths for these Walmart grocery shoppers, and will also add significant, unmitigated impacts to intersections and roadway segments near the Walmart store.**

Detailed Evaluation

The DEIR indicates Walmart will be expanded by 18,457 square feet, and that 14,062 square feet of existing general merchandise space will be converted to create a food store of 32,600 square feet. The economic impact analysis completed by CBRE assumes food sales will total $13.8 million per year, based on average company sales per square foot of $423 in 2007. Note: These sales estimates are extremely conservative based on the May 2009 issue of Progressive Grocer that estimates Walmart Supercenters average $52.9 million in annual supermarket type merchandise.

Sales Taxes

Using data from the DEIR, Table 1 below indicates the proposed expansion will lead to a loss in sales tax dollars from the new store of over eighteen-thousand dollars. The reason for the loss is that the expansion adds food sales, most of which is not taxed, and eliminates some general merchandise space, the sales of which are fully taxed. Using Exhibit 12 of the CBRE report it is assumed that 30% of food sales will be taxed, even though the existing Walmart contains many of these existing taxable items (such as health and beauty aids and paper products).

Table 1: Loss in Walmart Sales Tax Due to Expansion

CBRE Projected Sales due to Expansion	Sources	Estimate	Est. Sales Tax
Food Sales	CBRE Report Exhibit 2	$ 13,780,998.00	$ 41,342.99
Decrease in General Merchandise Sales	CBRE Report Exhibit 2	$ (5,944,429.00)	$ (59,444.29)
Net Impact			$ (18,101.30)

Because food is typically purchased close to home, food sales will likely be at the expense of existing Milpitas grocery stores and hence have little impact on sales taxes for the City of Milpitas. However, while some of the loss of general merchandise (GM) sales will also be recouped by other GM retailers in Milpitas, it is more likely that these sales will "leak" to nearby San Jose or Fremont.

Employment

The DEIR estimates the proposed expansion will increase employment from 330 to 405, an increase of 75 jobs. However, as indicated in the DEIR, increased grocery sales will come at the expense of other grocery stores, which will need to reduce their employment. A detailed study[1] of Supercenters by Professor David Neumark concluded that each Walmart worker replaces about 1.4 retail workers. This would mean that the 75 new Walmart workers would replace 105 existing retail employees, for a net loss of 30 jobs.

1 See The effects of Walmart on local labor markets, David Neumarka, Junfu Zhangb, and Stephen Ciccarella, Journal of Urban Economics, volume 63, Issue 2, March 2008, Pages 405-430.

Finally, in August 2004 the UC Berkeley Labor Center estimated the wage differential in the San Francisco Bay Area "of $10.93 per hour for Walmart workers compared to $17.03 per hour for large retail workers as a whole, a difference of 36%[2]".

Transportation

The existing Walmart store is on the west side of I-880 in an area almost entirely comprised of industrial buildings and offices. The residential areas are on the east side of I-880, and most Milpitas families resides more than one mile from the Walmart, yet all of these families are within one mile of an existing grocery store. It is therefore clear that when Walmart adds groceries the average trip length of these shoppers will be significantly increased.

It is also noted that the Walmart expansion will add additional traffic impacts to traffic intersections and roadway segments near the existing Walmart. Although Walmart is required to contribute $180,000 to mitigate these impacts, the traffic analysis indicates the service levels will remain at unsatisfactory levels. Therefore traffic impacts will increase following the expansion, and they cannot be mitigated to acceptable levels.

[2] See "Hidden Costs of Walmart Jobs," by Anrindrajit Dube and Ken Jacobs, Working Paper UC Berkeley Labor Center, 2004.

gilroy CALIFORNIA
Economic Development Corporation

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APR 19 2010
CITY OF MILPITAS
PLANNING DIVISION

April 14, 2010

Mayor Robert Livengood
City of Milpitas
455 East Calaveras Blvd.
Milpitas, CA 95035

RE: Gilroy Super Walmart

Dear Mayor Livengood:

This letter is being sent at the request of Walmart to specifically address the community impact of the Super Walmart that opened in Gilroy in 2005. It is my understanding that Walmart would like to expand its existing store in Milpitas to include a grocery component, making it similar to the Gilroy store.

The Gilroy Economic Development Corporation was generally supportive of the development of a Super Walmart in Gilroy due to its potential creation of jobs and provision of services to the community. Since its opening in Gilroy, I am not aware that any prior existing grocery store subsequently closed due to the opening of the Super Walmart.

The Super Walmart in Gilroy has become a part of the community and has contributed financially to many local non-profit organizations.

Please call me if you have any questions.

Best regards,

Richard Spitler
Gilroy Economic Development Corporation

Cc:
James Lindsay, Planning & Neighborhood Services Director
Mayor Pinheiro, City of Gilroy

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AL PINHEIRO
MAYOR

April 19, 2010

RECEIVED

APR 20 2010

CITY OF MILPITAS
PLANNING DIVISION

Mayor Robert Livengood
City of Milpitas
455 East Calaveras Blvd.
Milpitas, CA 95035

Dear Mayor Livengood,

As I mentioned to you at the Santa Clara County Cities Association meeting, I would send you a letter regarding Walmart's request to expand their store in the City of Milpitas. I would like to share with you that I was on the City Council when Walmart started the process of closing their existing store and opening a Super Walmart in our City.

too, went through all the pros and cons at that time and ultimately came to the conclusion that our citizens should have a choice as to where to shop. Since the Super Walmart opened, I have not felt any detrimental effects to our community, in fact, their increase in store space has been mirrored by their increase in participation in our community in terms of donations to local non-profit organizations.

My dealings with Walmart and its personnel have been nothing but positive. Please don't hesitate to call if you have any questions.

Sincerely,

Al Pinheiro
Mayor, City of Gilroy

Cc:
James Lindsay, Planning & Neighborhood Services Director
Richard Spitler, Gilroy Economic Development Corporation

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April 30, 2010

Ms. Cindy Hom, Assistant Planner
Planning and Neighborhood Services Department
City of Milpitas
455 E. Calaveras Boulevard
Milpitas, CA 95035

Re: Response to Philip King, Ph.D. March 23, 2010 Memo to Brett Jolley, Herum Crabtree

Dear Ms. Hom:

CBRE Consulting has reviewed the March 23, 2010 Memo from Philip King, Ph.D. to Brett Jolley of Herum Crabtree regarding Dr. King's comments on the urban decay analysis for the Milpitas Walmart expansion EIR. We have prepared the following response to address Dr. King's comments. This response parallels the headings included by Dr. King in his Memo.

The Current Retail Environment

Summary of King Comments. Dr. King presents data and analysis in this section of his Memo to support his belief that Milpitas has a "surplus" of retail in all categories except for autos. He uses this information to support his belief that the proposed Walmart expansion trade area does not need an increased capacity for grocery/food sales. Further, he indicates that the finding of "surplus" in the food category indicates that the trade area for food was poorly defined, comprising a "serious oversight," since people tend to shop for food locally. Finally, on the first page of his Memo, Dr. King mentions that CBRE Consulting's methodology for this project is inconsistent with the methodology employed for recent similar projects in California.

Response to King Comments. Dr. King's Memo includes Table 1, labeled "Retail Surplus/Leakage in Milpitas." Dr. King indicates that this table uses data directly from the EIR. This is a misrepresentation, as Dr. King's Table 1 includes four columns of data, only the first two of which are copied from the EIR. The second two columns, "Surplus as % of demand" and "Years to Fill Leakage (Before Expansion)," reflect Dr. King's own manipulation and interpretation of the data, and have no association with the EIR.

In the process of copying his Table 1 data from the urban decay analysis, Dr. King altered the label of one column, misrepresenting the urban decay analysis' characterization of retail attraction as a more negative connotation of surplus. In addition, Dr. King has the entire table mislabeled, since he represents the data as a reflection of Milpitas. The cited retail attraction/(leakage) and spending estimates pertain to the proposed project's entire market area, which includes all of Milpitas as well as portions of Fremont, San Jose, Santa Clara, and Sunnyvale. In 2007, the timeframe corresponding with the Table 1 data copied by Dr. King, the

City of Milpitas comprised 34 percent of the market area's demographic base.[1] Therefore, all of Dr. King's references to the City of Milpitas are incorrect, and the data findings are not relevant to the City of Milpitas.

Dr. King's fundamental misunderstanding of the geography of the study data aside, CBRE Consulting believes it is not appropriate or relevant to characterize the market as one of "surplus." Within the real estate industry, and especially among real estate economists, retail markets characterized by sales in excess of demand are described as attraction markets, serving to attract more sales than one would expect given the size of the population base. This is generally considered a positive attribute, indicative of inherent retail strength, and is a desirable characteristic to the host cities as a source of much needed revenues through sales tax receipts. Most municipalities achieving attraction would prize this characteristic and engage in economic development and other activities to strengthen and maintain their attraction. Thus, Dr. King's noted "surplus" is actually an inherent positive for the market area. In addition, placing the market area's retail attraction in context, as noted above, the market area includes Milpitas and portions of Fremont, San Jose, Santa Clara, and Sunnyvale. All five of these cities have strong employment bases and a jobs/housing ratio greater than 1.0, meaning they have more jobs than housing units (even with the loss of the NUMMI plant in Fremont).[2] This factor, plus the market area's accessibility from Highway 880 and State Route 237 and the associated high traffic volumes, as well as the presence of major retail centers such as the Great Mall as referenced by Dr. King himself and McCarthy Ranch, where the Walmart expansion will be located, support the expectation that the market area will comprise a retail sales attraction-based retail market.

The purpose of a market area is to define the area from which retail demand for a store or aggregation of stores is anticipated to originate. In the case of the Walmart expansion, the market area is project-specific and focuses on expectations of the geography from which the majority of demand for the Walmart and its associated new food sales will originate. These expectations were shaped by the store's location in McCarthy Ranch, a strong, regional retail shopping center strategically located at the junction of two highways and in the midst of a concentrated employment base. More specifically, the market area for the proposed Walmart expansion was very carefully determined based on the location of competitive retailers, focusing on retailers with a discount food orientation but also taking into consideration that Walmart food shoppers will be attracted to purchase other Walmart items besides food. Thus, the market area is not confined to one associated with food sales exclusively.

According to the results of the urban decay analysis, the level of market area attraction in all retail categories in 2007 was 41.1 percent, meaning that the area attracts 41.1 percent more

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[1] Pursuant to data presented in Exhibit 6 of the Urban Decay Appendix to the DEIR.

[2] While the employment base is high, Dr. King incorrectly cites Milpitas as the Cisco headquarters location, further demonstrating his confusion of the area geography.

sales than would be expected given the size of the demographic base. As noted by Dr. King, this level of attraction reflects sales leakage in one category, Motor Vehicles and Parts, and attraction in all others. The noted level of attraction ranges from 14.2 percent in Food Stores to 76.6 percent in Other Retail Stores. This finding indicates that the attraction was the lowest in Food Stores. Dr. King suggests that because there is noted attraction in food sales, the market area was drawn incorrectly. He apparently believes instead that a market area should have been manipulated in such a manner that there would be no noted attraction or leakage in food sales without regard to retail market dynamics, the geographic distribution of competing stores, or economic base considerations.

In CBRE Consulting's experience, the 14.2 percent level of Food Stores attraction is modest and, given the employment base in the area, is not inconsistent with the expectation that groceries are primarily purchased locally. We have conducted analysis in other communities with a greater level of food sales attraction; in like manner, we have also conducted analysis in communities with leakage of food sales. Every community comprises different market dynamics, and CBRE Consulting's market area definition for the Milpitas Walmart expansion took the local dynamics into consideration. Thus, we believe there is no merit to Dr. King's contention that the market area was drawn incorrectly because food sales and consumer demand for food are not in equilibrium.

Dr. King believes his Table 1 analysis indicates that the market area "does not need an increased capacity for grocery/food sales." The purpose of an EIR is to demonstrate environmental impacts associated with new development projects. Accordingly, the purpose of the urban decay component of the EIR is to determine if urban decay is anticipated to result from development of the project. Accordingly, the EIR is not charged with assessing whether or not a project is "needed" by o market or if it will be successful if built. Instead, the EIR and associated analyses (including the urban decay analysis) presume a project is built and then assess the corresponding environmental impact. Thus, Dr. King's comment about market need is neither germane nor relevant to the EIR and its urban decay analysis.

While he provides little discussion or elaboration, Dr. King's Table 1 includes figures purported to reflect the number of years it would take for future demand to catch up with supply given his representation of the market area's retail sales attraction as surplus sales. In the course of this presentation, Dr. King confuses terminology, since his last column in Table 1 is labeled "Years to Fill Leakage (Before Expansion)," yet the only retail category with identified retail leakage pursuant to the urban decay study is "Motor Vehicles and Parts." Somehow, in his presentation, Dr. King is equating leakage with the amount of sales achieved by the market area in excess of estimated demand, which the urban decay analysis as well as urban economists refer to as sales attraction. This analysis of Dr. King's is nonsensical and based on a false premise. The fact that sales in the amount of Dr. King's identified "surplus" are being achieved indicates there is no surplus in need of absorption by future growth as purported by Dr. King. This analysis by Dr. King is predicated upon the apparent belief that the market area should without exception be

characterized by no net retail leakage or attraction, which is not supported by Dr. King or any industry literature to the knowledge of CBRE Consulting. Finally, Dr. King does not document or fully explain his purported estimation of years to fill leakage, making it difficult for an independent reader to replicate his calculations.

Finally, Dr. King's comment regarding CBRE Consulting's use of an inconsistent methodology for this project relative to other California projects is not clear. He does not provide any specificity regarding the aspect of the methodology that is different. It is therefore not possible to directly respond to this comment. CBRE Consulting has conducted urban decay analyses for many projects throughout California. The general approach in all these studies is the same, involving the same major tasks, including the following:

- defining the project and estimating sales for the first full year of operations;
- identifying the market area;
- identifying and touring existing competitive market area retailers;
- evaluating existing retail market conditions at competitive shopping centers and along major commercial corridors in the market area;
- conducting retail demand, sales attraction, and spending leakage analyses for the market area and other relevant areas;
- forecasting future retail demand in the market area;
- researching the retail market's history in retenanting vacated retail spaces;
- assessing the extent to which project sales will occur to the detriment of existing retailers (i.e., diverted sales);
- determining the likelihood existing competitive and nearby stores will close due to sales diversions attributable to the project;
- researching planned retail projects and assessing cumulative impacts; and
- identifying the likelihood the project's economic impacts and cumulative project impacts will trigger or cause urban decay.

The exact execution of these tasks varies across projects depending upon the size and nature of the project, the level of detail available about the project, and data availability, yet the overall tasks remain the same. Over time, as court cases have provided rulings regarding urban decay analyses, the CBRE Consulting methodology has been refined to best respond to these rulings. As a result, some more recent studies may have refinements not present in earlier studies conducted by CBRE Consulting.

The Proposed Expansion

Summary of King Comments. Dr. King believes that the urban decay analysis underestimated the incremental food sales associated with the Walmart store expansion and cites figures derived from Walmart's SEC 10-K Report for the year ending January 31, 2009 to support his belief. Dr. King cites that 49% of Walmart's total sales now come from groceries,

but that "the amount of floor space devoted to groceries at a Wal-Mart is no more than 20-25%."[3] He uses this information as a basis to state that Walmart data indicate that grocery sales are at least double other store sales on a per square foot basis. In this section Dr. King again brings up the notion of "years to fill leakage" and the lack of need for more grocery store capacity in Milpitas.

Response to King Comments. Wal-Mart Stores, Inc., the parent company of Walmart, provides information on three operating segments in its annual 10-K reports filed with the Securities and Exchange Commission, including the Walmart Stores segment. This segment comprises all Walmart Discount stores, Supercenters, and Neighborhood Market format stores in the United States, as well as the corporation's online sales. Information about annual sales by type of good in the 10-K reports is provided primarily at the Walmart Stores segment level, with the type of stores covered including:[4]

- Supercenters, defined as large format stores averaging 186,000 square feet, which offer a wide assortment of general merchandise and a full-line supermarket;

- Discount stores, with a lesser average square footage of 108,000 square feet, described as offering a wide assortment of general merchandise and a limited variety of food products; and

- Neighborhood Markets, averaging 42,000 square feet and offering a full line supermarket and a limited assortment of general merchandise.

Over time, reporting information for Wal-Mart Stores, Inc. has changed, especially with regard to reporting categories, store sizes, and stores included in the mix. For example, the Wal-Mart Stores, Inc. 10-K for the fiscal year ending January 31, 2007 included 11 reporting categories, and indicated that 31 percent of sales from Discount Stores and Supercenters within the Walmart Stores segment came from the Grocery, candy, and tobacco category and another 7 percent from Health and beauty aids. Notably, these data did not include Walmart's Neighborhood Markets, which are predominantly supermarkets. By fiscal year ending January 31, 2009, Walmart changed its reporting categories, condensing down to only 6 categories, with the 49 percent cited by Dr. King reported as Grocery sales. These more current data now include the previously excluded Neighborhood Markets. Thus, current reporting data are not consistent with prior reporting data, with the shift in percentage reflecting a change in the mix of Walmart stores as well as the collapsing of reporting categories. For example, the Grocery

[3] Please note there is no citation for this 20-25% range.

[4] Store size information and format descriptions are presented in a series of Wal-Mart Stores, Inc. 10-K reports including those for the most recent six fiscal years (i.e., the fiscal year ending January 31, 2004 through the fiscal year ending January 31, 2009). Cited store sizes are for the fiscal year ending January 31, 2009.

category now reported by Walmart is inclusive of the prior Health and beauty aids category, as well as other categories of non-food goods typically carried by grocery stores. In addition, the proportion of Supercenters has grown and the average store size has increased.

With the planned expansion, the Milpitas Walmart store will be a 150,182-square-foot hybrid store format that will be about midway in size between a Discount Store and a Supercenter. Dr. King's Memo indicates his belief that CBRE Consulting underestimated grocery sales because it does not conform to the cited 49 percent grocery sales figure. However, there are several reasons why this figure is not appropriate in this context, including:

- Supermarket sales from the Neighborhood Markets format, with 100 percent grocery sales, are folded into this figure;

- The current Grocery sales category includes the previously separately reported Health and beauty aids classification and other goods; and

- The store already sells merchandise that now falls under the Grocery sales classification reported in Walmart's 10-K, thus the 30,000 square feet of net incremental space devoted to food sales does not comprise all grocery-related sales pursuant to Walmart's current classification.

Together, these factors suggest that the urban decay analysis approach of estimating sales on a per square foot basis pursuant to reported Walmart sales data is a reasonable approach to estimating the store's net incremental food sales. In fact, Dr. King's separate report prepared January 4, 2010 entitled "Economic Impact Analysis, Walmart Expansion, Milpitas, CA" recognizes that the existing Walmart contains the above-referenced items typically paired with grocery sales, yet he neglects to take this into account in his critique of the sales estimate.[5] Thus, even Dr. King's own comments suggest the lack of applicability of the 49% factor as a basis for estimating the store's incremental expansion-related sales.

Finally, Dr. King perpetuates his prior analysis regarding years required for supply in the market area to equal demand, this time including the projected incremental Walmart expansion sales into the mix. This appears in his "Table 2: Tears (sic) to Fill Surplus before and after Expansion." Again, CBRE Consulting believes Dr. King's analysis is based on a false premise that existing sales attraction comprises sales that need to be made up over time, and that he is misusing the term "Leakage" in his column headings. If sales are currently being achieved, there is no surplus or sales necessary to be recouped by future demand.

Cumulative Impacts

[5] See "Economic Impact Analysis, Walmart Expansion, Milpitas, CA" by Philip King, Ph.D., January 4, 2010, where he writes ".... the existing Walmart contains many of these existing taxable items (such as health and beauty aids and paper products), page 2.

Summary of King Comments. Dr. King states that CEQA requires that cumulative impacts are to be assessed as part of the EIR. He states that the EIR includes a list of proposed retail and that it is clear to him that the proposed retail will have a large impact on the trade area, but that the EIR dismisses these impacts. Dr. King then modified his earlier "Years to Fill Surplus" analysis to incorporate his estimate of the "surplus" associated with the cumulative projects.

Response to King Comments. The EIR urban decay analysis includes a detailed analysis of cumulative retail projects in "Chapter VIII. Cumulative Impacts" of the Urban Decay Appendix. The urban decay analysis discusses 6 projects, two in detail, with information on all projects presented in report exhibits (see Exhibits 22 and 23 of the Urban Decay Appendix). The analysis includes projects within the Milpitas Walmart expansion market area as well as projects outside of the market area but with some potential market area overlap with the Walmart store. The degree of market area overlap with the Walmart expansion project is estimated for all cumulative projects (see Exhibit 24 of the Urban Decay Appendix) followed by an estimate of the share of sales competitive with the Walmart expansion project (see Exhibits 25 and 26 of the Urban Decay Appendix) and ending with an estimate of sales impacts on existing food and non-food stores (see Exhibit 27 in the Urban Decay Appendix). The conclusion found that the cumulative projects could potentially lead to store impacts and closures in several categories not relevant to the Walmart expansion, i.e., home furnishings and appliances, apparel, building materials, and other retail stores, as well as the food store category relevant to the Walmart analysis. Both quantitative and qualitative information contributed to the formulation of this conclusion. CBRE Consulting believes the analysis leading to the conclusion was thorough and exceeded the requirements and expectations of CEQA, and thus is not dismissive as claimed by Dr. King.

In addition, the Cumulative Impacts Chapter of the Urban Decay Appendix is followed by a chapter on "Urban Decay Determination." This chapter advances the cumulative impacts analysis, especially with regard to food stores, and discusses the likelihood that urban decay will or will not result from potential store closures associated with the cumulative impacts. The Chapter findings conclude that with the cumulative projects (versus the Walmart expansion alone), one or more food stores could close. The findings further indicate stores in other retail categories represented by the cumulative projects (excluding the Walmart expansion) might close due to cumulative impacts. However, given the market area's documented retail market conditions, the potential for estimated future demand to offset diverted sales, the demonstrated ability for vacant spaces to be backfilled, and local regulations, and the long-term potential for redevelopment with alternative uses, the urban decay analysis concluded that urban decay would not occur as a result of the cumulative projects.

In this section of Dr. King's Memo he again includes a table updating his earlier "Years to Fill Surplus" analysis to accommodate the cumulative projects. For the reasons cited earlier, CBRE

Consulting does not believe this is a valid or appropriate analysis of the cumulative project impacts.

Urban Decay

Summary of King Comments. Dr. King believes the traditional downtown in Milpitas is already experiencing urban decay and that while this area generally does not include stores competitive with the Walmart expansion, the downtown area will suffer further if other Milpitas retail becomes depressed. He additionally believes there are several retail shopping centers that could be "seriously damaged" by the Walmart expansion. These include the following centers: Calaveras Plaza, anchored by a Save Mart grocery store; Serra Center; Orchard Supply Hardware; and Foothill Shopping Center, anchored by Nob Hill grocery store. Dr. King further believes that office space vacancy should also be taken into account in the urban decay analysis because of the potential for substitutability with the commercial retail sector.

Response to King Comments. The urban decay analysis discusses conditions in the retail market and provides examples of newly executed retail leases and backfilling of vacant space. As referenced by Dr. King, the only property specifically pointed out as not being well-maintained at the time the study was conducted was the Serra Center. Since then, the property has experienced a dramatic improvement, with increased occupancy and numerous visual improvements. All other major shopping centers in Milpitas and the market area are also well maintained and do not exhibit signs of urban decay as defined in the urban decay analysis. Thus, existing retail conditions do not suggest the imminent incidence of urban decay as suggested by Dr. King.

Moreover, retail vacancy at the time the urban decay study was conducted was not high by industry standards, and this continues to be the case, despite the current economic recession. Retail vacancy statistics reported by CoStar, a commercial real estate information company, indicate thot in Milpitas alone, the first quarter 2010 retail vacancy was 7.9 percent.[6] Many industry analysts would believe this rate to be below the oft-cited "natural" vacancy rate of 10.0 percent for retail. For a stabilized market this is a healthy vacancy rate. For a market operating during stressed economic times this is an excellent vacancy rate. The vacancy rate varies by property. For example, Dr. King estimates that the vacancy at Foothill Shopping Center is over 20 percent. Based on the vacancy statistics compiled by CoStar, the rate is much lower at 13 percent. While still higher than the average vacancy rate, this is not "disturbingly high" as stated by Dr. King, who further suggests that the presence of a fitness club as a co-anchor tenant to the Nob Hill grocery store at this center is an indicator of weakness. Instead, the fact the center could attract and retain such a large co-anchor tenant despite its age and lack of recent renovation (built in 1988 according to CoStar) and less than ideal location off a major thoroughfare, suggests this center is managing well in the current economy. Most importantly, if

[6] First quarter 2010, per CoStar.

a center such as the Serra Center can improve its conditions during the worst economic recession since the depression, then prospects look favorable for other centers in this economy and during the anticipated recovery to be able to maintain or improve their conditions as well if vacancy increases due to store closures.

Finally, CBRE Consulting did not specifically analyze office market vacancy for the Walmart expansion urban decay analysis because we do not think it is directly relevant to a retail-oriented urban decay analysis. That said, on a historical basis, and relative to a "natural" vacancy rate of 13 to 14 percent, office vacancy in Milpitas is not excessively high. At 16.9 percent as of first quarter 2010, the office market vacancy rate in Milpitas is much lower than prior highs sustained from 2001 to 2006, when office vacancy ranged from 20 to 30 percent.[7] Now or in the past, when office vacancy was higher, no urban decay was evident.

Conclusion

Summary of King Comments. Dr. King closes his Memo with new comments about the Walmart expansion presenting few benefits to the City of Milpitas, including his belief that the project will not generate sales tax revenues or create jobs and will shift jobs away from higher wage and benefit supermarkets. He again discusses the "enormous surplus" of retail space in Milpitas and encourages the City of Milpitas to halt this surplus by rejecting the Walmart expansion project. He believes two supermarkets will close and that areas of the City would be threatened with urban decay pursuant to project approval, economic pressures, and cumulative projects.

Response to King Comments. Dr. King's summary comments regarding sales tax, jobs, and wages have no merit relative to the urban decay analysis. These subjects are not included in the urban decay analysis, nor does he demonstrate how they are germane to the project's environmental impacts. However, Dr. King discusses these project attributes in more than summary form in a report submitted to the City of Milpitas prepared January 4, 2010. There is a separate response to this report prepared by Michael Brandman Associates that addresses these points. CBRE Consulting recommends review of this response relative to Dr. King's comments on sales tax, jobs, and wages.

Dr. King's notion of "surplus" in the market is a distortion of the data and analysis included in the urban decay analysis. He believes that because the Walmart expansion project trade area attracts retail, it must have excess retail. If Milpitas or the market area were characterized by surplus retail, the retail market statistics would support his claim. Instead, even during these difficult economic times, the Milpitas retail market is characterized by only a 7.9 percent vacancy rate. This is a relatively low vacancy rate, especially at this time of economic recession.

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[7] Pursuant to quarterly CoStar office vacancy figures.

It therefore does not follow from this vacancy rate that Milpitas has a surplus of retail as purported by Dr. King.

Finally, Dr. King states that the Walmart expansion project will cause two grocery stores to close and that urban decay will result. He does not present analysis to support his finding that the stores will close, and does not take into consideration past and present demonstration of retail market strength in Milpitas and the market area. Thus, he does not provide evidence to support his finding that the project will "create a significant potential for urban decay."

Closing Comment

Based on our review of Dr. King's comments, we conclude that they do not alter any statements or conclusions contained in the EIR or the urban decay analysis. Please let us know if you have any questions.

Sincerely,

Amy L. Herman, AICP
Senior Managing Director

N:\Team-Strategic Consulting\Projects\2008\1008036\Response to Comments\ CBRE Consulting Response to Milpitas Walmart King Memo v3.doc

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April 30, 2010

Cindy Hom, Assistant Planner
Planning and Neighborhood Services Department
City of Milpitas
455 E. Calaveras Boulevard
Milpitas, CA 95035

Subject: **Milpitas Walmart Expansion Project – Response to King Report (January 4, 2010)**

Dear Cindy:

Michael Brandman Associates, with assistance from CBRE Consulting, prepared this letter to respond to various comments made by Dr. Phillip King of San Francisco State University in a report dated January 4, 2010. Dr. King's report concerns the validity of three of the eight project objectives set forth in the Milpitas Walmart Expansion Project Draft Environmental Impact Report (Draft EIR), dated November 5, 2009. This response will first address CEQA standards for project objectives and then address Dr. King's comments on the three objectives.

Project Objectives

Guidelines Section 15124(b) establishes that project objectives are intended to reflect the "underlying purpose" of the project and are to be used in the development of EIR alternatives, as well as the findings of fact and statement of overriding consideration. As such, their purpose is to document the self-evident, fundamental attributes and characteristics of the project; they are not intended to have inferred or unstated meaning. Note that the project objectives were reviewed and approved by the City of Milpitas prior to release of the Draft EIR.

Furthermore, Dr. King's comments imply that EIR objectives must be substantiated with a high degree of evidence. To be clear, there is no such requirement in the CEQA statute or case law. Rather, it is widely accepted that project objectives need only reflect the underlying purpose of the project as well as the likely outcomes of the project.

In the discussion that follows, Dr. King's comments on the three objectives will be summarized, followed by responses to his various comments.

Sales Tax

Dr. King estimated that the proposed expansion would result in a net loss of $18,101.30 in sales tax revenue based on the general merchandise and food store sales projected in the CBRE Consulting urban decay study. Dr. King asserted that because food is typically purchased close to home, food sales at the expanded Milpitas Walmart will likely occur at the expense of existing grocery stores in Milpitas and result in little impact on sales tax revenues for the City of Milpitas. Dr. King claimed that while the reduction in general merchandise sales area may be recouped by other retailers in Milpitas, it is more likely that these sales would leak to San Jose or Fremont.

First, it should be clarified that the project objective in question simply states "tax revenues" and was intended to encompass sales tax, property tax, corporate tax, payroll tax, and any other sources of tax revenue that may be generated the proposed project. The objective was not intended to be exclusive to sales tax. For this reason alone, the project objective is valid.

As for Dr. King's projections of changes in sales tax revenue, there are several reasons why these estimates are flawed.

As shown in Exhibit 4.11-1, the Market Area encompasses all of Milpitas and portions of Fremont, San Jose, Santa Clara, and Sunnyvale. Table 4.11-3 provides a breakdown of households by market area city and shows that Milpitas accounts for approximately 34 percent of the market area. In other words, the Milpitas Walmart would primarily serve non-Milpitas households and the new sales generated by the store expansion would be expected to mostly come from customers who reside outside the Milpitas city limits. These will represent new sales within the City of Milpitas and—to the extent the sales are taxable—new sales tax dollars.

Furthermore, this invalidates a key pillar of Dr. King's sales tax assumptions, which is that Walmart food store sales will be primarily diverted from other Milpitas supermarkets and, thus represent no net change in sales tax revenue to the City. Given that approximately 66 percent of the Milpitas Walmart households would reside outside the City limits, it is reasonable to assume that there would be net increase in taxable food sales in Milpitas (e.g., alcohol, carbonated soft drinks, ice, hot prepared food, etc.) as opposed to no net change.

Concerning Dr. King's claim that Milpitas is likely to experience leakage of general merchandise sales tax dollars to Fremont and San Jose, this is also not likely to occur for the reasons provided below.

The nearest Fremont general merchandise retailer to Milpitas is the 141,127 square-foot Walmart discount store at 44009 Osgood Road. The expanded Milpitas Walmart store would total 150,182 square feet and would feature general merchandise and grocery sales, offer more in-store services (e.g., medical clinic and Tire Lube Express), and operate 24-hours day. As such, it would be unlikely that current patrons of the Milpitas Walmart would switch their patronage to a smaller Walmart store with fewer product offerings and services, and more limited hours of operation. It should also be noted that Target is no longer involved with the planned Creekside Landing Project, located near the I-880/Dixon Landing Road interchange. No other large floor plate retailer is committed to the Creekside Landing Project at the time of this writing and the project is unlikely to advance until such tenants are signed. For these reasons, it is highly unlikely general merchandise sales would to leak to Fremont as a result of the proposed project.

The nearest existing San Jose general merchandise retailer to Milpitas is the Target at 2155 Morrill Avenue near the Milpitas/San Jose city limit. This existing store is currently the closest general merchandise retailer to the southeastern portion of Milpitas and likely captures a significant amount of retail expenditures from Milpitas residents. It should be noted that Target is pursing the installation of a full grocery component (e.g., fresh meats and produce) within this store and, thus, the general merchandise sales area is expected to be reduced.

A 138,000 square-foot Target store is currently under construction near the SR-237/North First Street interchange in San Jose. (It is uncertain if this Target would feature a full grocery component.) This store would be primarily positioned to serve residents of North San Jose, northern Santa Clara, and Alviso; the existing Morrill Avenue Target store would still be closer to all portions of Milpitas than the North First Street store. Furthermore, this store would be smaller than the expanded Milpitas Walmart and, thus, at most, would have only slightly more general merchandise sales floor area. (If the store features a full grocery component, it may have less general merchandise sales floor area than the expanded Milpitas

Walmart). Thus, it would be doubtful that this Target store would capture any more retail expenditures from Milpitas than are currently captured by the Morrill Avenue store.

Additionally, it has been observed that certain customers display clear preferences for retail brands. As such, local residents who display a strong preference for Walmart would be unlikely to switch their patronage to Target. This is even more unlikely to occur because the expanded Milpitas Walmart would provide additional product offerings and in-store services, and operate 24 hours a day, enhancing its convenience. Likewise, for the same reasons, local residents who display a strong preference for Target would be unlikely to switch their patronage to Walmart, particularly with the opening of a new Target store in North San Jose.

In summary, Dr. King's projections of changes in sales tax revenues are based on flawed assumptions that do not accurately represent the market area characteristics. As such, they do not invalidate the project objective that concerns generating tax revenues to accrue to various agencies with the project area.

Employment

Dr. King claims that the proposed project would result in a net loss of 30 jobs, citing a study authored by Dr. David Neumark titled, "The Effects of Walmart on Local Labor Markets" (Neumark Study) as the basis for his estimates. Dr. King also asserted that Walmart pays employees lower wages than the retail industry as whole. This response will first address the Neumark Study findings and then Dr. King's projections of job loss and his claims about wages.

Neumark Study Findings

The Neumark Study, first released in 2005 and revised in 2007, evaluated county-level population and employment data (payroll data) in the continental United States between 1977 and 1995. The study accounted for more than 3,000 Walmart stores that were open during this period and reconciled employment data to determine the effects of Walmart on employment. The study found that a "representative" Walmart store— one that was open for approximately 8 years during the 19-year study period— reduced new local retail sector employment by 2.7 percent. (The study indicates that 1 Walmart job replaced 1.4 retail sector jobs.) It should be emphasized that the Neumark Study's findings apply to *net job creation*—in other words, new retail sector job growth was more modest than would have otherwise occurred. The Neumark Study does not specifically address how Walmart affected employment at existing businesses.

The study's methodology and findings have been critiqued by various commentators and researchers. In an online article titled "Should Walmart Hike Prices?" Alan Reynolds of the Cato Institute questioned the plausibility that a single company could have a measureable impact on employment at the county level. Mr. Reynolds also highlighted the age of the data and questioned its relevance today. Dr. Michael Hicks of Ball State University referenced the Neumark Study in a 2008 paper titled "Estimating Wal-Mart's Impacts in Maryland: A Test of Identification Strategies and Endogeneity Tests," which also expressed similar skepticism about the magnitude of Walmart's effects on county-level employment. Dr. Hicks noted that the Neumark Study's use of a national sample of counties as the basis for its conclusions about employment was perhaps an inappropriate way to measure the impact of Walmart, since the economic effects of the company vary substantially by region.

In reconciling the Neumark Study's findings with the proposed project, it first should be established that the Milpitas Walmart store opened in 1994 and, therefore, would not meet the definition of a "representative" Walmart store (i.e., open for an 8-year period between 1977 and 1995). Furthermore, no California Walmart store would be classified as a "representative" Walmart store because the company's

first store in the State did not open until 1990. In addition, the data in the Neumark Study range from 15 to 33 years old. Significant changes have occurred to the national, regional, and local retail landscape since 1995, including the rise of e-commerce, changes in store formats (such as superstores, club stores, specialty stores, etc.), and technological changes that have altered retail management and operations. All of these factors have affected retail sector employment and, therefore, call into question the applicability of the Neumark Study's findings to Milpitas in 2010.

Regardless, even if one were to accept the Neumark Study's conclusions about Walmart's effects on retail sector employment, at the very least, it should be acknowledged the findings are more abstract and theoretical in nature and do not provide any specific insight regarding the Milpitas Walmart store's effects on local employment.

Dr. King's Estimate of Job Loss

Dr. King's estimate of job loss was derived by multiplying the estimate of 75 new Walmart jobs[1] by the 1.4 factor set forth in the Neumark Study, which yields 105 "lost jobs" and thus translates to a "net loss" of 30 jobs (105 - 75 = 30). However, this calculation misapplies the key finding of the Neumark Study, which is that "job losses" occur in the context of *net job creation* and not baseline employment. Again, the Neumark Study merely concludes that Walmart's presence results in more modest job growth than would otherwise occur in the retail sector. Furthermore, it should be reiterated that the Neumark Study's conclusions about employment are applicable to Walmart stores that were open for an 8-year period between 1977 and 1995. Thus, applying the Neumark Study's conclusions to the Milpitas Walmart in 2010 is a dubious approach for estimating employment impacts.

Setting aside the Neumark Study's findings, it should be emphasized that predicting changes in employment at competing businesses—much less "assigning blame" for job losses—is an inherently speculative exercise that is rife with error.

First, consumers largely determine the success and failure of retail establishments. The success of a business is largely dependent on its ability to provide the types of products and services desired by consumers at a price they deem fair and reasonable. As such, when a business fails—particularly in highly visible, non-cyclical industry such as food store sales—it suggests that it was not competitive or well-positioned within its market. Thus, it would be in error to attribute job losses at a failed business to another successful business, when it was ultimately the consumers who "voted with their pocketbook."

Second, employment is influenced by factors such as profitability, productivity, corporate management philosophy, and technological change, with circumstances unique to each industry and company. Milpitas is mostly served by chain grocery stores, which are typically large businesses that are more likely to make shifts in employment practices at the corporate level as opposed to at the store level. For example, chain supermarkets have been observed to keep underperforming stores open (and store employees employed) for reasons such as maintaining a presence in a certain market and to make it more difficult for a competitor to enter the market. Thus, any changes in employment at other grocery stores in the market area (or lack thereof) may be the result of factors not directly related to the diversion of sales to the expanded Milpitas Walmart store.

In summary, the proposed Walmart expansion project would create 85 new jobs, which is consistent with the objective of creating new job opportunities for local residents. Dr. King's estimate of job loss is based

[1] Dr. King's letter, which is dated January 4, 2010, was prepared before the Final EIR was released on February 17, 2010. In the Final EIR, the proposed project's employment figure was revised to 85 new jobs, a 10-position increase over the 75 new jobs identified in the Draft EIR.

on a misinterpretation of the Neumark Study findings. Moreover, the Neumark Study's findings do not provide any specific insights into the current market area employment characteristics and, thus, are of very limited value in terms of their applicability to the proposed project. Accordingly, Dr. King's claims about employment are not supported by evidence and, therefore, do not invalidate the objective concerning creating new job opportunities for local residents.

Wages

Dr. King cited a 2004 study from the UC Berkeley Labor Center ("Hidden Cost of Walmart Jobs") that estimated that Walmart paid its workers in the San Francisco Bay Area an average hourly wage of $10.93 versus an average of $17.03 for "large retail" workers as a whole.

First, it should be noted that none of the project objectives make any statements regarding wages and benefits. Thus, the information cited by Dr. King does not have any material bearing on project objectives. However, there are two points worth noting about the UC Berkeley study:

- The study relies on wage data from 2001. A Walmart press release dated March 25, 2010 for the Oxnard Walmart expansion opening indicates that the average full-time hourly wage in California is $12.10, which is 25 percent higher that the statewide hour wage of $9.70 cited in the study. Thus, the wage data cited in the UC Berkeley study is outdated.
- The "large retail" category against Walmart wages are compared against is defined as retail businesses with 1,000 or more employees. This is far from the most accurate control group to compare Walmart wages against, as it includes businesses such as car dealerships, luxury retailers, upscale apparel and home furnishings, and other businesses that do not compete with a discount retailer such as Walmart. Not surprisingly, this distorts the wage differential, particularly given that many of these businesses pay their employees commissions on purchases, whereas discount retailers typically do not. A more relevant comparison would be to compare Walmart's wages with those of its peers, specifically Target, Costco, Best Buy, Home Depot, and Lowe's, which was not provided in the study.

Transportation

Dr. King stated that the proposed Walmart expansion would increase average trip length for Milpitas residents because it is located further away from residential uses than other existing grocery stores in the City. Dr. King claims this is at odds with the project objective concerning minimizing travel length by expanding the existing Walmart store. Dr. King also referenced the conclusion of Impact TRANS-3, which identifies the proposed project's roadway operations as a significant unavoidable impact, and stated that this indicates that the proposed project's traffic impacts cannot be mitigated to acceptable levels.

As discussed previously, the market area for the expanded Milpitas Walmart consists of Milpitas and portions of Fremont, San Jose, Santa Clara, and Sunnyvale. By virtue of its size and regional orientation, the Milpitas Walmart has a larger market area than any of the other supermarkets in Milpitas. Thus, any comparison of changes of trip length should account for the size of the market areas for the stores being compared.

In the context of Walmart, the expanded store would be well positioned to serve portions of the market area outside of Milpitas, which currently lack or have limited grocery offerings. Furthermore, since Walmart is an existing retailer in Milpitas, many existing Walmart customers may choose to do their grocery shopping at the expanded store, in addition to their general merchandise or garden center shopping. Additionally, given Walmart's proximity to the SR-237/McCarthy Boulevard interchange, it would be convenient for residents and workers who are commuting to and from work. For these reasons,

evidence exists that the Walmart expansion would reduce travel lengths (and associated travel costs) for many customers and employees, thus fulfilling this project objective.

Regarding Dr. King's comment about traffic impacts not being mitigated to acceptable levels, it should be clarified that this conclusion only applies to roadway operations. As explained on pages 4.10-72 through 4.10-74, widening McCarthy Boulevard is not considered feasible mitigation because there is insufficient right-of-way. Accordingly, in lieu of widening, the City of Milpitas has determined that the applicant shall pay a traffic management fee of $180,000 for improvements to roadways, which is reflected in Mitigation Measure TRANS-3. Furthermore, all intersection operations and queuing impacts can be mitigated to acceptable levels after the implementation of mitigation identified in the EIR. Additionally, the proposed project would not have a significant impact on freeway ramp operations. Thus, a more accurate characterization of the proposed project's traffic impacts would be that all impacts can be fully mitigated, with the exception of one impact for which no feasible improvements exist.

Conclusion

Based on our review of Dr. King's comments, we conclude that they do not invalidate the basis for any of the project objectives. Please let us know if you have any questions.

Sincerely,

Grant Gruber, Project Manager
Michael Brandman Associates
Bishop Ranch 3
2633 Camino Ramon, Suite 460
San Ramon, CA 94583

Susan Barrett

From: Cindy Hom
Sent: Monday, May 03, 2010 1:47 PM
To: Susan Barrett
Subject: FW: Letter re: response to VTA's comments on Walmart Expansion FEIR
Attachments: ML0902walmartFEIRfollowup_FINAL.pdf

FOR THE WALMART FILE.

From: Swierk, Robert [mailto:Robert.Swierk@vta.org]
Sent: Monday, May 03, 2010 1:34 PM
To: James Lindsay
Cc: Molseed, Roy; Augenstein, Chris; Emoto, Casey; Cindy Hom; Janice Spuller
Subject: Letter re: response to VTA's comments on Walmart Expansion FEIR

James,

Attached is our letter regarding the City's response to VTA's comments in the Walmart Expansion Final EIR. Thank you for helping clarify some of the key topics at the meeting here at VTA on Friday afternoon – it helped us understand the context better. We believe that this letter will be helpful for the City Council hearing later this month.

If you have any questions, don't hesitate to call or email.

Regards,
Rob

Robert Swierk, AICP
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Santa Clara Valley Transportation Authority
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SANTA CLARA
Valley Transportation Authority

May 3, 2010

City of Milpitas
Planning Division
455 East Calaveras Boulevard
Milpitas, CA 95035-5479

Attention: James Lindsay, Director of Planning & Neighborhood Services

Subject: Milpitas Walmart Expansion Final EIR

Dear Mr. Lindsay:

VTA has reviewed the Final EIR responses to our December 23, 2009 comments on the Draft EIR for expansion of the Walmart at the southwest corner of McCarthy Ranch Drive and Ranch Drive. We generally concur with the Final EIR responses to our comments concerning bicycle parking, pedestrian access, bus stop improvements, and technical aspects of the transportation impact analysis (TIA). We have the following specific comments concerning the Final EIR responses to our comment letter.

Response to VTA-3
VTA staff commented on the importance of creating a clear, well-marked pedestrian path between the southeast corner of the store and the sidewalk along North McCarthy Boulevard. Based on the FEIR response and discussion with City staff, it is our understanding that a condition of approval has been included requiring the project to establish/maintain a pedestrian connection between the Walmart entrance and the McCarthy Ranch Marketplace development to the south. This pedestrian connection will tie into the existing east-west sidewalk at the north end of the Marketplace site, allowing a pedestrian connection to North McCarthy Boulevard to the west. These improvements address the intent of our comment in this area.

Response to VTA-8
In this item, VTA staff commented that all approved projects should be listed in the Approved Trip Inventory, and mentioned the McCarthy Ranch Mixed Use Development near the Walmart site. The VTA Congestion Management Program (CMP) Transportation Impact Analysis (TIA) Guidelines state that the Background Conditions shall include the sum of existing trips and trips from approved developments in the area, and that Project Impacts shall be analyzed by including the combination of existing trips, approved project trips, and trips from the project itself.

Based on the FEIR response and discussion with City staff, we believe that the TIA analysis for this project was completed in accordance with the CMP TIA Guidelines. It is our understanding that the City included both approved and pending projects in the TIA analysis, in an effort to assess the impacts of the project in the context of nearby developments. In its analysis, the City included all projects in its Approved Trip Inventory as well as pending projects for which a

development application had been submitted by the date of the Notice of Preparation (NOP) for this DEIR. Based on discussions with City staff, it is our understanding that the McCarthy Ranch Mixed Use Project was not included because an application for an actual development has not been submitted yet; only a General Plan Amendment and Zone Change has been submitted (and approved) at this point. It is our understanding that when an actual development application (i.e., a Site Development Permit) for the McCarthy Ranch Mixed Use Development is submitted, that project will undergo more specific transportation analysis and environmental review, including the identification of site-specific mitigation measures, if any. It is also our understanding that if an actual development application for the McCarthy Ranch Mixed Use Project is approved, the project would then be added to the City's Approved Trip Inventory.

Response to VTA-9

VTA commented that any mitigation measures for automobile impacts (such as proposed Mitigation Measure TRANS-3 at McCarthy Boulevard/SR-237 Westbound Ramps) should not adversely impact bicycle or pedestrian access and safety. The Final EIR response states that it appears there is sufficient space for a sidewalk along the north side of the SR-237 Westbound Ramp approach to McCarthy Boulevard. We concur with effort to maintain pedestrian accommodations and safety. If this intersection modification is pursued, the City should also ensure that any improvements do not adversely affect bicycle access and safety at this location.

In general, VTA encourages the City to continue to broaden its perspective for future projects with regard to the value and importance of high quality pedestrian and bicycling environments for both community building and mitigation of project impacts. The types of pedestrian and bicycle improvements suggested in our comment letter, while minor in the context of a single project, are very important in collectively contributing to a sense of place and the long-term sustainability of the built environment. We encourage the City to continue to work with project applicants to view such improvements as a civic opportunity and a way of reducing reliance on single-occupant automobile use.

Thank you for the opportunity to provide further clarification on these topics. If you have any questions, please call me at (408) 321-7093 or Casey Emoto at (408) 321-5564.

Sincerely,

Chris Augenstein, AICP
Deputy Director, Planning

cc: Casey Emoto, VTA
Roy Molseed, VTA
Robert Swierk, VTA

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from: Art Balanzar
5-11-10

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Economic Impact Analysis
Walmart Expansion
Milpitas, CA

Philip King, PhD.
Associate Professor, Economics
San Francisco State University
January 4, 2010

Purpose

The purpose of this analysis is to evaluate the assumed economic benefits of the expansion of the Walmart as described in Section 2.2.3 of the Draft EIR as Project Objectives. Since three of the eight Project Objectives have economic impacts that can be quantified, these have been evaluated below.

Summary of Findings

The following three Project Objectives will have negative consequences for the City of Milpitas.

1. **Increase sales tax revenues for the City of Milpitas. The expansion could reduce sales tax revenues to the City by about $18,100, since it replaces general merchandise sales with food sales, which generate lower sales tax revenues.**

2. **Increase job opportunities. Walmart's sales increase will come at the expense of existing retailers. A peer-reviewed academic study demonstrates that for every new Walmart hire, 1.4 existing retail jobs are lost. Since Walmart expects to add 75 jobs, this implies that 105 existing retail jobs will be lost, for a net reduction of 30 jobs.**

3. **Minimize travel lengths. The Walmart store is west of I-880 and all of the Milpitas population and existing grocery stores are east of I-880. This will increase travel lengths for these Walmart grocery shoppers, and will also add significant, unmitigated impacts to intersections and roadway segments near the Walmart store.**

Detailed Evaluation

The DEIR indicates Walmart will be expanded by 18,457 square feet, and that 14,062 square feet of existing general merchandise space will be converted to create a food store of 32,600 square feet. The economic impact analysis completed by CBRE assumes food sales will total $13.8 million per year, based on average company sales per square foot of $423 in 2007. Note: These sales estimates are extremely conservative based on the May 2009 issue of Progressive Grocer that estimates Walmart Supercenters average $52.9 million in annual supermarket type merchandise.

Sales Taxes

Using data from the DEIR, Table 1 below indicates the proposed expansion will lead to a loss in sales tax dollars from the new store of over eighteen-thousand dollars. The reason for the loss is that the expansion adds food sales, most of which is not taxed, and eliminates some general merchandise space, the sales of which are fully taxed. Using Exhibit 12 of the CBRE report it is assumed that 30% of food sales will be taxed, even though the existing Walmart contains many of these existing taxable items (such as health and beauty aids and paper products).

Table 1: Loss in Walmart Sales Tax Due to Expansion

CBRE Projected Sales due to Expansion	Sources	Estimate	Est. Sales Tax
Food Sales	CBRE Report Exhibit 2	$ 13,780,998.00	$ 41,342.99
Decrease in General Merchandise Sales	CBRE Report Exhibit 2	$ (5,944,429.00)	$ (59,444.29)
Net Impact			$ (18,101.30)

Because food is typically purchased close to home, food sales will likely be at the expense of existing Milpitas grocery stores and hence have little impact on sales taxes for the City of Milpitas. However, while some of the loss of general merchandise (GM) sales will also be recouped by other GM retailers in Milpitas, it is more likely that these sales will "leak" to nearby San Jose or Fremont.

Employment

The DEIR estimates the proposed expansion will increase employment from 330 to 405, an increase of 75 jobs. However, as indicated in the DEIR, increased grocery sales will come at the expense of other grocery stores, which will need to reduce their employment. A detailed study[1] of Supercenters by Professor David Neumark concluded that each Walmart worker replaces about 1.4 retail workers. This would mean that the 75 new Walmart workers would replace 105 existing retail employees, for a net loss of 30 jobs.

1 See The effects of Walmart on local labor markets, David Neumarka, Junfu Zhangb, and Stephen Ciccarella, Journal of Urban Economics, volume 63, Issue 2, March 2008, Pages 405-430.

Finally, in August 2004 the UC Berkeley Labor Center estimated the wage differential in the San Francisco Bay Area "of $10.93 per hour for Walmart workers compared to $17.03 per hour for large retail workers as a whole, a difference of 36%[2]".

Transportation

The existing Walmart store is on the west side of I-880 in an area almost entirely comprised of industrial buildings and offices. The residential areas are on the east side of I-880, and most Milpitas families resides more than one mile from the Walmart, yet all of these families are within one mile of an existing grocery store. It is therefore clear that when Walmart adds groceries the average trip length of these shoppers will be significantly increased.

It is also noted that the Walmart expansion will add additional traffic impacts to traffic intersections and roadway segments near the existing Walmart. Although Walmart is required to contribute $180,000 to mitigate these impacts, the traffic analysis indicates the service levels will remain at unsatisfactory levels. Therefore traffic impacts will increase following the expansion, and they cannot be mitigated to acceptable levels.

[2] See "Hidden Costs of Walmart Jobs," by Anrindrajit Dube and Ken Jacobs, Working Paper UC Berkeley Labor Center, 2004.

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Supercenters and the Transformation of the Bay Area Grocery Industry: Issues, Trends, and Impacts

Bay Area Economic Forum
a partnership of the Bay Area Council and
the Association of Bay Area Governments

January 2004

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Bay Area Economic Forum

Research and Analysis
Dr. Marlon Boarnet and Dr. Randall Crane, Principals
Daniel Chatman and Michael Manville, Associates
Public Economics Group

INTRODUCTION

The nation's retail grocery sector is undergoing a major transformation, led by supercenters – big-box retail stores with full-scale grocery service. These supercenters are the latest development in the nationwide restructuring of the retail grocery industry. Based on efficient distribution systems, low prices, and shoppers increasingly seeking value, supercenters are intensifying competition within the sector. While they are a national phenomenon, supercenters also have important local impacts. Their imminent appearance in California and the Bay Area raises a complex range of issues concerning their costs and benefits, fiscal implications for local governments, and land use policy.

This report is designed to provide decisionmakers with the information and analytical tools needed to make sound decisions regarding the possible development of supercenters in their communities. It refrains from judging whether these facilities are desirable or not, but instead presents the key issues that local decisionmakers will need to consider.

The report was prepared by Dr. Marlon Boarnet, associate professor of Planning, Policy, Design and Economics at the University of California at Irvine, where he chairs the Department of Planning, Policy and Design, and by Dr. Randall Crane, professor of Urban Planning and associate director of the Institute of Transportation Studies at UCLA. They were assisted by Daniel Chatman and Michael Manville, who are currently doctoral candidates at UCLA.

A Bay Area Economic Forum review panel composed of Lenny Mendonca (Director, McKinsey & Company, San Francisco), Diana Farrell (Director, McKinsey Global Institute), John McCaffrey (Managing Partner, PricewaterhouseCoopers LLP, San Francisco), Fred Furlong (Regional Vice President, Federal Reserve Bank of San Francisco), Sunne McPeak (President, Bay Area Council), Eugene Leong (Executive Director, Association of Bay Area Governments), Paul Fassinger (Research Director, Association of Bay Area Governments), Gerald Raycraft (Planning Director, Association of Bay Area Governments), Sean Randolph (President, Bay Area Economic Forum) and Gary Binger (Smart Growth Director, Urban Land Institute) provided extensive advice and guidance.

On-line copies of this report can be accessed on the Bay Area Economic Forum's website at www.bayeconfor.org. The Bay Area Economic Forum is a civic partnership of business, government, labor, university and community leaders that addresses issues impacting the vitality and competitiveness of the Bay Area's economy and the quality of life of its residents. A non-profit public-private partnership, it is jointly sponsored by the Bay Area Council and the Association of Bay Area Governments.

Executive Summary

Transformations in the discount retail industry are rapidly altering the grocery business nationwide, as California will soon learn firsthand. The engine of this change is the retail format known as the supercenter—a big-box retail store that also contains the equivalent of a full-size grocery store, with total floor space often three to four times as large as that of a conventional supermarket. As recently as the mid-1990s, supercenters occupied niche markets and were confined largely to regional chains. In just a few short years, Wal-Mart, the dominant force in American discount merchandising, has used the new format to make itself the dominant national grocer as well. Wal-Mart is now the largest grocer by sales volume and the fifth largest by number of stores. Other discount chains that have experimented with the supercenter format include Kmart (the nation's 22nd largest grocer, ranked by sales) and Target (the 27th largest).

California has no supercenters today but several are proposed to open soon. Wal-Mart alone plans to open 40 in California over the next few years.

Why is the restructuring of the grocery industry important to the Bay Area economy? Based on trends elsewhere, the region can expect substantial impacts of three kinds:

- **Lower prices charged for grocery goods,**
- **Lower wages and benefits paid to grocery workers, and**
- **An array of local development issues, such as traffic and fiscal effects.**

While some changes will be beneficial, others suggest local costs. Due to their magnitude, the distribution and timing of these benefits and costs raise significant issues.

This report thus has two primary purposes: To profile this trend, by estimating these impacts for the region, and to clarify their relevance and complexity at the municipal level. It also outlines a checklist of costs and benefits for communities considering supercenters.

1. Consumer benefits

For most consumers, the clearest advantage of supercenters is the mix of goods offered at lower than average prices. As supercenters achieve sizeable market share, these savings will be significant.

Assuming that supercenters capture between 6 and 18 percent of the region's grocery sales by 2010, total consumer savings on groceries are estimated to range from $382 million to $1.13 billion per year in the Bay Area, an important issue given the Bay Area's high cost of living. Through multiplier effects, these savings will generate additional stimulative effects on overall regional spending. While multiplier effects from lower prices are difficult to quantify, the overall regional impact could be up to two times the amount of direct expenditure savings.

Consumers also benefit from one-stop shopping, precluding the need for separate trips to buy groceries and other products. These benefits may be diminished, however, to the extent supercenter shopping requires longer trips, increasing the time and money costs to consumers of shopping travel.

2. Lower wages and their impact on the regional economy

The grocery industry is an important, if often overlooked, source of high-wage entry-level jobs in the Bay Area. The entrance of a low-wage competitor into the grocery industry will likely produce downward wage and benefit pressure on grocery jobs throughout the region.

The average grocery job in the large Bay Area supermarket chains currently pays wages and benefits worth about $42,552 per year, of which about a third is the value of the benefit package (including health care coverage, vacation, holiday and sick leave). Supercenters will offer total compensation (wages and benefits) estimated at about $21,000 less yearly per average grocery employee.

As a whole, grocery workers in the Bay Area now earn roughly $1.5 billion in wages plus benefits. However, if lower wage, big box grocery stores obtain a 6-18 percent market share over the next several years, as indicated in other urban areas, this wage/benefit payroll is estimated to fall by between $353 and $677 million.

These direct losses have indirect consequences. Lower regional incomes mean less spending on other goods and services. Through multiplier effects, the net economic impact of this reduction of wages and benefits to the regional economy could be more than double the direct loss, though again such multipliers are difficult to quantify.

3. Local development and fiscal impacts

In many municipalities, land use decisions are linked to fiscal policy, because local governments receive a share of sales tax revenues generated within their borders. California cities thus often seek to so-called sales tax "cash cows," such as auto dealerships and big-box chains, with promises of zoning variances, infrastructure enhancements, or tax rebates.

However, the bottom-line calculation of supercenter tax revenues is more nuanced than often appreciated. First, an expansion into non-taxable grocery sales will not generate the sales tax revenue per square foot of a conventional discount store. Second, net sales tax revenue will be reduced to the extent that supercenter sales simply displace sales at other stores in the same municipality. At a regional scale, supercenters bring the potential for shifting sales tax revenues across municipalities, creating a regional pattern of winners and losers.

Third, any revenue impact must also be weighed against local public sector costs, such as the traffic, possible vacancies at other retail sites, and the public services required by a supercenter. Local government must consider both the positive and negative externalities of the supercenter format to arrive at the true impact of on public revenues.

For example, supermarkets often anchor neighborhood shopping districts. A loss of a supermarket to big box competition could threaten the economic health of other stores that rely on foot traffic generated by the grocery store. In some cases, supercenters—much as the big-box retail format more generally—could impact the economic vitality of existing downtowns or neighborhood shopping centers.

Changes in retail patterns can also be associated with changes in traffic patterns. In some cases, the low-density, land-intensive nature of a supercenter might be at odds with municipal goals of building at higher densities. On average nationwide, supercenters generate over 3,300 car trips per day. Furthermore, because supercenters are generally located on the urban fringe, they often result in more total vehicle miles traveled (VMT) for grocery shopping in comparison with conventional grocery stores.

It is difficult to predict whether these changes will be viewed as alarming or benign in any particular municipality, but two points are important. First, supercenters have the potential to bring land use changes, and local officials should evaluate these. Second, some of those issues, including growth patterns and the character of traffic flow, are regional in nature, meaning the decisions of one municipality can impose undesired consequences on other municipalities.

This report is intended in part as a tool to assist local governments. Its goal is thus two-fold: To illuminate these broader consumer, employment, wage, land use, and fiscal issues associated with the rise of supercenters, and to articulate their regional implications.

The bulk of the report is an industry analysis of both big-box retail and grocery sales. It focuses on Wal-Mart because that firm is by far the national leader in supercenters, and because it is, to large extent, driving the rapid transformation of the grocery industry. In 1994, Wal-Mart had 147 supercenters; in 2002 it had 1,258. During that time, no other national chain came close to achieving a similar growth in supercenters. In the near term, Wal-Mart is the most likely developer of supercenters in the Bay Area.

In the end, the report is cautionary. Supercenters are part of a national and even international change in the retailing and grocery sectors, and those changes, like many other economic restructurings, bring both costs and benefits. Lower consumer prices and efficiency gains should be weighed against the direct and indirect effects of lower wages and benefits in the retail grocery sector, and fiscal and land use impacts that are substantially more complex than conventional "fiscal boon" scenarios assume. The entry of the world's largest grocer into California is anything but simple. At the same time, the basic facts are straightforward.

Chapter 6:
Other Potential Community & Economic Development Impacts

Almost since Wal-Mart first began its explosive growth in the 1980s, that expansion has been accompanied by fears that it will erode the character and drain the vitality of cities and towns. Its critics have contended that big-box retail is a force not only for consolidation but also for homogenization.

Opponents of discount retail contend that by collecting a host of shopping categories under one roof, big boxes empty Main Streets of the individual enterprises—which are smaller, more intimate and more evocative in character of their communities—that traditionally provided those same goods and services. Economic life might grow as the result of a big box's arrival, especially in rural townships with little in the way of sales tax revenue, but it will also shift away from downtowns and toward the peripheries, where open space and lower land costs enable discounters to locate. For many communities, this seemed a fair trade. "In the face of the abundance Wal-Mart produced, in the form of more jobs, consumer savings and expanded trade," one observer commented, "the loss of Main Street seemed an incidental price to pay." [40]

In the late 1980s academics began to take an interest in the impact Wal-Marts had on small towns and their surrounding regions. Studies have shown that the entry of a big box into a community generally does result in the closure of many small businesses. This conclusion should be considered neither new nor surprising: retail has always evolved and reinvented itself, and along the way it has always spun prior formats and ideas into obsolescence. The business cycle was not invented by Wal-Mart, which perhaps explains why the company has rarely tried to deny or apologize for it. Founder Sam Walton, for instance, in a 1992 interview unabashedly acknowledged his company's impact on smaller enterprises:

> Quite a few smaller stores have gone out of business during the time of Wal-Mart's growth. Some people have tried to turn it into this big controversy, sort of a "Save the Small Town Merchants" deal, like they were whales or whooping cranes or something that has the right to be protected.
>
> Of all the notions I've heard about Wal-Mart, none has ever baffled me more than this idea that we are somehow the enemy of small-town America. Nothing could be further from the truth: Wal-Mart has actually kept quite a number of small towns from becoming extinct by saving literally billions of dollars for the people who live in them, as well as by creating hundreds of thousands of jobs in our stores...
>
> I don't want to be too critical of small-town merchants, but the truth is that a lot of these folks just weren't doing a very good job of taking care of their customers. Whenever we put a Wal-Mart store into a town, customers would just flock to us from the variety stores. With our low prices, we ended an era of 45 percent markups and limited selection. We shut the door on variety-store thinking.[41]

Conceding Walton's point does not mean, however, that there is no reason for debate over his company's impacts on communities. For Walton, in that quote, speaks of two separate issues as

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[40] Quoted in Hornbeck, 1994.

[41] "Sam Walton Recounts the Life of a Salesman." *Time*. June 15, 1992.

though they were one—whether Wal-Mart results in the closure of small businesses and whether it is beneficial for the towns in which it locates. There is, realistically, no debate about Wal-Mart's impact on smaller stores that compete with it. But there is some room for discussion as to whether the gains brought by Wal-Mart (e.g., lower prices) are worth the trade-off in lost small firms and diminished downtown or neighborhood commercial vitality. Clearly a Wal-Mart (or other big box retailer) is not of benefit to the shopkeeper who loses business as a result of its entry; the question is whether it is of benefit to the community as whole. It is also a question that has no easy answer, for it inevitably becomes freighted with an awkward cargo of intangible ideas. Many people have emotional investments in their communities that are difficult if not impossible to quantify, and it is hard to construct a cost-benefit analysis that factors in such nebulous concepts as "charm" and "sense of place."

The discussion is also complicated by the fact that downtowns and Main Streets—while receiving the lion's share of publicity—are not alone in being victims of retail decline. The proliferation of big boxes has had a profound effect on retail at every level, from strip malls to enclosed shopping centers. And as retail formats continue to evolve, problems can also develop around the physical structures that get left behind: empty shopping centers, failed strip malls, and big boxes that have closed or moved. The arrival of supercenters makes this a point of particular urgency, since supercenters can create vacancies in two ways. First, they may accelerate the demise of grocery stores. Second, in creating a supercenter Wal-Mart usually closes one or more conventional discount stores, and these, too, normally sit empty while the supercenter thrives down the road. (Few retailers, after all, want to move into an old Wal-Mart if it means competing with a nearby supercenter.)[42]

This section will review the existing research on Wal-Mart's impact on local communities. It should be stated at the outset that the discussion here is more speculative than the analysis in earlier sections of this report. This is so for a number of reasons. The first, as mentioned above, is that in many ways the value of discount retail lies—literally—in the eye of the beholder. Big boxes have been assaulted on aesthetic grounds a number of times, and much of the ire it arouses in some opponents stems from its influence (real or alleged) on places' "quality of life." The second reason is that research in the field is not plentiful. For all the interest in big box retail by activists and journalists, relatively few studies have been done on it.

Finally it should be emphasized that all of this research has been conducted on regular discount stores, rather than on supercenters. This is an important distinction discussed further at the close of this chapter. In the event that an entirely new supercenter is built in a town or city, much of the evidence discussed here should be applicable. If, however, a town or city is confronted instead with a discount store being converted into a supercenter, then much of what the research in this chapter describes—particularly about small business closures—may already have happened.

The impacts of a big box will always vary according to the specific conditions in the locale where it opens. There are few universal truths in economic development, and what is a boon for one town may be an intolerable burden for another. The question of aesthetics, for instance, will likely carry more weight in affluent towns, where the savings provided by a Wal-Mart or other discounter will constitute a smaller portion of household income. Lower prices in these places

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[42] "Empty Big Boxes Piling Up in County." *St. Petersburg Times*. May 12, 2003.

may not seem worth the loss of independent merchants. In a less affluent town, the reasoning may be the opposite.

The chapter is divided into two parts. The first addresses the issue of Wal-Mart as a catalyst of small-business closures, and discusses, among other things, the different impacts the firm seems to have in rural and urbanized areas. The second part discusses the emerging problem of vacant retail property, the possible impacts supercenters may have on that problem, and some potential remedies to it that communities around the country are exploring.

Wal-Mart in rural communities

The evidence that has been assembled about Wal-Mart's impact in rural areas has been fairly consistent: communities that had a Wal-Mart or other discount retailer saw a considerable rise in both their retail sales activity and their sales tax revenues, and on some occasions also saw an increase in overall employment. Shops and firms that directly competed with the discount retailer (for instance, lower-end apparel shops or merchants that sold general housewares) tended to lose a significant amount of business and sometimes were forced to close. Merchants that offered noncompeting goods and services, however—such as higher end restaurants and shops, specialty stores and furniture—saw their fortunes rise considerably, as they benefited from the increased flow of consumers that Wal-Mart attracted.

The first comprehensive look at Wal-Mart's impact was done in 1988, by University of Iowa researcher Kenneth Stone. Stone analyzed the retail tax returns of ten small towns with Wal-Marts and then compared them to 85 non-Wal-Mart towns. After that, he controlled his findings for other conditions—such as the overall economic growth in Iowa over the years he examined—and drew his conclusions from there. Stone's findings were essentially the same as those described above, but he also noted that a new Wal-Mart, while providing some new growth for its host region, could draw as much as three-quarters of its sales from the market share of existing stores (Stone 1989; Stone 1997; Ortega 1998).

These findings did not generate a tremendous amount of attention in the academic world (as they were not very surprising), but they were seized on by activists and Wal-Mart opponents, and recited at various small-town rallies and planning commission meetings (Ortega 1998). Wal-Mart, concerned by this development, hired a team of researchers at the University of Missouri's business school to conduct a second study of Wal-Mart's impacts. The team was paid $10,000 for their work, and the study was conducted on ten counties that Wal-Mart chose (Ortega 1998).

The results of the Missouri study were not terribly different from Stone's. It was again shown that the number of businesses fell in all counties that had a Wal-Mart arrive, and that retail taxes rose. The Missouri researchers also pointed out, however, that the businesses remaining after Wal-Mart arrived were larger and employed more people, and they concluded that all the counties had seen "growth or revitalization" after Wal-Mart opened. The study failed to control, however, for external economic conditions—Missouri farm towns were growing in general in the years the researchers chose to examine (Keon, Robb and Franz 1989).

A third examination of Wal-Mart's effects, this one looking at 15 small towns in Western Illinois, was published in 1992. Again the results showed that total retail sales grew considerably (in this case by 15 percent) and that stores competing with Wal-Mart suffered. This study also

restaurant, or a bicycle repair shop. There are, by contrast, relatively few re-uses for a failed big box—generally another big box merchant is required.

Failed outlying retail space is generally divided into two categories: greyfields and ghostboxes. A *greyfield* is a declining regional mall, one whose sales are fading and whose anchor tenants may have left or gone out of business. (A mall is considered a greyfield when its sales fall below $150 per square foot; a Class A mall, by contrast, averages sales of $400 per square foot (Price Waterhouse Coopers 2001). It was estimated in 1998 that 7 percent of the country's regional malls were greyfields, while another 12 percent were declining badly enough to become greyfields by 2005 (Price Waterhouse Coopers 2001; Kures 2003). A *ghostbox* is a freestanding big box retail building that has been abandoned. Both pose the same problem for communities: the potential for blight, and the impression—created by any sort of vacant structure—that something has gone wrong in the community (Armstrong 2001).

Retail structures can go dark for a number of reasons, although one of the most common is a shift in population. Retail follows its customers, and a cursory look at the past fifty years of industrial change in America shows clearly that retail outlets, like Americans overall, have spread out from the center cities. Inner ring malls, which once drew business away from downtown central business districts, are now themselves losing business to exurban discount centers. Retail's evolution is also spurred by demographic changes: the enclosed mall, which was retail's chosen format in the 1970s and 1980s, was designed around families who had more time for leisure shopping. As parents now work more and juggle an increasing number of tasks, shopping formats have altered to meet their needs. Only a handful of enclosed malls are now under construction, and so-called "lifestyle" and "power" centers are the retail style *du jour* (Amstrong 2001; Kures 2003).[44] In the 1980s, 55 percent of all retail stores were built in shopping centers: today that number is 20 percent, as freestanding retail has come more into vogue.[45] Shopping centers, according to the Urban Land Institute, should reinvent themselves every 5 to 10 years in order to stay competitive (Beyard and O'Mara 1999). Many do not, and many decline as a result.

Retail outlets also go dark as a result of the plain fact of competition. A given area can only support so many stores, and a saturated market will eventually correct itself, expelling the least competitive stores from the field. The US retail sector has been undergoing a corrective shakeup since the 1990s, leading a number of observers to assert that the country has a whole was "over-retailed" (Jossi 1998; Beyard, Braun et. al. 2001). The oversupply of space is due in part to retail's rapid evolution (Calthorpe and Fulton 2000) but the restructuring it has triggered has led to a number of mass store closures. Woolworth's closed 400 stores in 1997 as it headed into bankruptcy, and Kmart, a troubled company in the past few years, filed for Chapter 11 protection in 2001, and has closed over 600 stores between 2002-2003 (Kures 2003). Montgomery Ward closed 90 stores in 1998 after announcing its own insolvency, and has plans to close another 250 by 2004. JC Penny, Bradlees, Sears and Ames have also announced closures and cutbacks (Amstrong 2001). And Wal-Mart's entry into the grocery sector has in some instances shown similar results. Albertsons, for instance, left the Dallas area entirely when Wal-Mart entered, and

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[44] Lifestyle centers are shopping areas organized around a particular demographic such as affluent baby boomer or young professionals. A typical lifestyle center might feature a "category-killer" bookstore (such as Barnes & Noble), an upscale coffee house, and a large home furnishing store (such as Bed, Bath & Beyond). A power center is a collection of big box discount stores. A Target, a Lowe's and a Staples would be a typical combination.

[45] Trends in Retail and Shopping Centers, 2002.

left behind a host of empty buildings when it departed. According to Retail Forward, Inc., thirty conventional supermarkets closed between 1997 and 2002 in Oklahoma City after Wal-Mart added seven supercenters to its existing three. The same study asserts that for every Wal-Mart supercenter that will open in the next five years, two supermarkets will close their doors (Retail Forward 2003).

Wal-Mart's phenomenal success has also resulted in the closure of its own stores. The opening of a supercenter usually means the closing of at least one discount store, and because supercenters can be almost twice the size of conventional Wal-Marts, the company is rarely able to re-use the existing building's site. As of July 2003, there were 390 vacant or soon-to-be-vacated Wal-Marts in the United States, amounting to over 30.3 million square feet of unused retail space[46], plus thousands of acres of unused parking. On a larger scale, there is an estimated 500 million square feet of vacant retail space nationwide, out of six billion square feet total.[47]

Vacant retail stores are not a problem so long as they can be quickly re-leased, and many retail companies—Wal-Mart included—have in-house realty divisions whose job it is to sell off or re-lease unused buildings. But prompt re-leasing is rarely easy. Retail leases are complicated documents to draft and execute, and the municipal permitting process is also often time-consuming. Re-leasing can also be hampered by slow communications between a local real estate dispensation agent and the company's corporate headquarters: sometimes corporate real estate committees meet only infrequently to approve sales and dispositions, other times they may disagree with plans to subdivide properties.[48] Even in the best of circumstances (if, for example, a new tenant is secured almost immediately after a building closes) a building may sit empty for between six months and a year. This in turn can generate additional costs in the form of police, fire, and other city services, particularly if a structure becomes blighted, with no compensating sales tax receipts.

Under less than optimal circumstances, the delays can be even longer. One common difficulty is that companies are often particular about the shape and dimensions of their big boxes; although to the untrained eye most big box stores look the same, many have configurations specific to their owners, especially on the interior (Armstrong 2001).[49] In outlying areas where land is plentiful, it may be less expensive to build an entirely new box, rather than refurbish or demolish a box on an already-existing site (Armstrong 2001), because the cost of the new box would be the price of the land plus the price of construction, while the old site would be the price of the land, the price of demolition, and then the price of construction. Even in places where infill development is the only option, an existing box is unlikely to be recycled. When Wal-Mart moved into a former Kmart in Napa, California, it demolished the Kmart building and built its own box in the exact same footprint.[50]

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[46] The count was obtained from the listings of Wal-Mart Realty, Wal-Mart's in-house property disposition company. www.walmartrealty.com.

[47] These figures come from the National Trust for Historic Preservation.

[48] Interview with Jim Fletcher, San Francisco commercial real estate broker, September 10, 2003.

[49] Also see "Empty Big Boxes Piling Up in County." *St. Petersburg Times.* May 12, 2003.

[50] Interview with Donald Barella, planner, City of Napa, September 10, 2003.

-----Original Message-----
From: Rob Means [mailto:rob.means@electric-bikes.com]
Sent: Friday, February 05, 2010 1:39 PM
To: 'Derecka Mehrens'
Cc: pgtucker@aol.com; mstcs2000@aol.com
Subject: reviewing the Transportation section of the Walmart Expansion EIR

Derecka,

In reviewing the Transportation section of the Walmart Expansion EIR, I found the following errors:
1) In Table 4.10-11: Project Trip Generation, the PM Peak Hour (Out) number for the Existing Store is 616; it should be 316.
2) In several tables (including 4.10-4, 4.10-13, and 4.10-14), the intersection of McCarthy Blvd. and Sandisk Drive is referenced. The Drive is actually named Sumac.
3) In Table 4.10-13: Near-Term Intersection Level of Service Summary, the PM Peak delay numbers for McCarthy/Sandisk are listed as 2054.8 and 2216.4 (34 and 37 minutes respectively). Those numbers are an order of magnitude bigger than any other delays, so I suspect they are wrong.

In reviewing the Transportation section of the Walmart Expansion EIR, the following questions occurred:
1) In the last paragraph on page 4.10-30 is a reference to "Trip Generation, 8th Edition", and on the next page in the second paragraph is a reference to "Trip Generation Manual, 2nd Edition". Is this a typographical error, references to separate Editions of the same manual, or references to separate manuals?
2) In Table 4.10-10: Trip Generation Rates, the Daily rates for the existing store is 57.24, while the Daily rate for the expanded store is 53.13. That seems inconsistent with the fact that grocery-selling Walmarts attract their customers to the store more frequently than Walmarts that do not sell groceries. It also suggests that Walmart is spending money to expand its store and get fewer customers per 1000 sq. ft. of store space (an unlikely objective). Are these Daily rates really the values specified in the Trip Generation Manual, 8th Edition?
3) In Table 4.10-10: Trip Generation Rates, the Midday Peak Hour rates for the existing store and the expanded store are the same. If people tend to shop for groceries more during the day than early morning or PM rush hour, then the (apparent) assumption by the authors that the rates will be the same seems to lack support. What is their argument for using the same numbers?
4) In Table 4.10-13: Near-Term Intersection Level of Service Summary, I had difficulty determining how the changes in Critical V/C and Critical Delay were computed. As a result, I don't understand how the Midday Peak Delay for the Southeast Walmart Driveway/Ranch Drive intersection can rise from 42.5 seconds to 54.8 seconds while the V/C is 0.0 and the change in Critical Delay only rises by 3.0. (Two rows down, an increase in delay from 75.7 to 80.7 yields substantially different changes in V/C and Delay.) Can I get an explanation?
5) In Exhibit 4.10-6: Project Trip Distribution, 19% of traffic to/from Walmart is expected to come from west of Walmart along 237 - an area populated mostly by businesses, not homes. It appears that expected traffic to/from Walmart from central Milpitas along Hwy. 237 adds up to 28% (6% plus 7% plus 15% from I-680). Is that correct?

If I can be of further assistance, please contact me.

Rob Means, Electro Ride Bikes and Scooters
408-262-8975 rob.means@electric-bikes.com
1421 Yellowstone Ave., Milpitas, CA 95035-6913
Discover cycling that's Easy, Safe, Fast - and FUN!

Rob Means
262-0420

City Attorney
MAY 17 2010
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Walmart Expansion - Not Worth Subsidizing?

PRO	CON
85 new jobs	119 jobs gone (factor 1.4 from 2007 national study #1) good pay & benefits gone => less taxes & local money ***losing jobs is contrary to Milpitas General Plan***
more sales tax revenue	doubtful due to: non-taxable items displacing taxable sales taken from other local retailers (slices change, not pie size) drop in property taxes from blighted shopping centers Walmart gets about $4M/facility in development subsidies (#2)
low prices (on select items) (externalizing costs)	subsidized by State ($2000/employee in health care & assistance, #3) most Walmart revenue leaves Calif. (86% vs. 47% for local businesses)(#4) ***traffic worsens at 9 badly congested intersections (LOS = E or F)***
free-market competition	***Save-Mart and ??? will close (Nob Hill and/or neighborhood stores)*** more driving, less walking and biking => more CO2 vacant anchor stores => blight in shopping centers ***blight => graffiti, urban decay, public safety issues*** ***losing businesses is contrary to Milpitas General Plan*** cheap alcohol will be sold near two freeways ignore criminal behavior (Walmart's long history of labor law violations) over-concentration of wealth and power (aka monopoly capitalism)
one-stop shopping	lower quality of community life and civic well-being (#5) loss of mom-and-pop stores more driving, less walking and biking fewer well-employed people, more working poor downward pressure on wages and benefits (1.5%, #6) less social capital (non-profits, churches, business groups, etc.) crime in Walmart parking lot above 115 calls for police in 2009 less locally-produced food => less food security more corporate influence on our community and City Council ***contrary to City's support of transit-oriented, mixed-use development*** energy efficiency upgrades missing in expansion plans

Studies and Reports:

#1: The Effects of Wal-Mart on Local Labor Markets, IZA Discussion paper No. 2545
#2: Shopping for Subsidies: How Wal-Mart uses Taxpayer Money fo Finance Its Never-Ending Growth
#3: Hidden Cost of Wal-Mart Jobs and Everyday Low Wages: The Hidden Price we all Pay for Wal-Mart
#4: The Economic Impact of Locally Owned Businesses v. Chains
#5: Wal-Mart and Social Capital
#6: A Downward Push: The Impact of Wal-Mart Stores on Retail Wages and Benefits

Art Balanger

UNDERSTANDING THE TAX BASE CONSEQUENCES OF LOCAL ECONOMIC DEVELOPMENT PROGRAMS

Richard K. Gsottschneider, CRE
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City Attorney
MAY 19 2010
RECEIVED

It is generally accepted by economic development professionals and municipal officials that new real estate development will not only enhance the economic base of the community, but that it will also expand the tax base. The purpose of this article is to show that this is not always the case, and that new developments, if not properly planned, can in aggregate have a negative impact on the tax base. A recent case study prepared for Concord, New Hampshire is used to illustrate some of the main points discussed in this article.

Economic development traditionally focuses on such things as job generation, the provision of affordable housing, and the creation of retail centers. Tax base expansion focuses primarily on maintaining and enhancing real estate values within the municipality. In the author's professional experience, based upon working with cities and towns throughout the United States, municipalities tend to pursue economic development with almost a religious fervor, and often do not think strategically about the overall real estate impacts of their economic development initiatives. Yet the existing tax base in almost every municipality throughout the United States is an important source of revenue for funding municipal and school expenditures.

For public sector officials it is important to recognize the potential for a conflict between these two distinct, yet overlapping areas of public policy, and to establish procedures to achieve the proper balance in this regard. For real estate investors it is important to recognize when public policy is not fully cognizant of the impact of its actions on the real estate market, because of the potential negative impact on property values. The article concludes with a series of recommendations for municipal officials to help them ensure that economic development projects in their community truly do enhance the local tax base.

THE CONFLICT: HOW DOES IT OCCUR?

The conflict between economic development and tax base expansion can occur in one or more of the following ways:

- New Development Detracts From an Existing Component of the Tax Base

  Many forms of new development can detract from the existing tax base. Some examples include a new shopping center which has a negative impact on business and vacancy rates downtown, a new prison which creates a negative impact on an adjacent residential neighborhood, and a large subsidized housing project which adversely impacts market rate rental housing values. Naturally not all new development within a community will have a negative impact, but these are three examples of the types of projects which can. Municipal

officials need to be cognizant of the potential for negative impacts, and if they still decide to proceed with the development, to establish procedures for mitigating these impacts.

- Zoning Does Not Properly Protect Existing Values

  Zoning is the tool by which most municipalities establish and maintain certain land uses. Zoning is generally relatively restrictive, except in certain cases where problems can occur. The two most frequent problems the author has encountered are in the typical office/industrial zone and at the edge of two incompatible zones. Within an office/industrial zone, property values can vary substantially. Suburban office buildings typically cost $90 to $110 per square foot, while light industrial and warehouse buildings cost around $30 per square foot. Also, parking, lighting and landscaping requirements vary substantially. Why communities mix these uses in the same zone is not clear, but it is akin to allowing a mobile home park in the middle of an exclusive single family residential community. The addition of an industrial building into an area of established office buildings will have a negative impact on the value of the office buildings.

  The second type of conflict can occur when an industrial park is developed adjacent to a residential neighborhood without an adequate buffer, or a shopping center generates increased traffic through an existing residential or commercial area.

- An Inordinate Emphasis is Placed on New Development

  Many municipalities seem to forget about their existing tax base and infrastructure. Older neighborhoods, shopping centers and industrial areas are allowed to "exist," but public policy and funding is directed to new development or possibly downtown revitalization. Yet even if these new developments are extremely successful, they seldom contribute more than one or two percent to the tax base. Meanwhile, the existing tax base in the rest of the municipality declines.

The purpose of these three examples is to illustrate some ways in which a municipality can pursue new development at one location and inadvertently cause property values to decline at another location. The following case study for Concord, New Hampshire, which was prepared by the author, illustrates these points more fully.

CASE STUDY: CONCORD, NH.

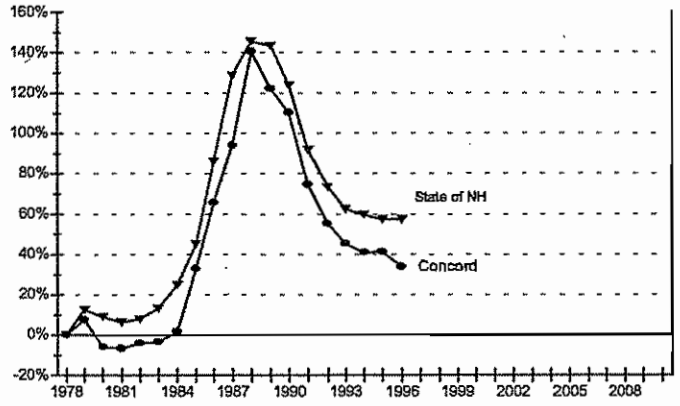
Concord, New Hampshire, the Capital City of the State, has an estimated population of 39,000. The City is located in the central part of the State and has excellent regional highway access. The Merrimack River runs through Concord, but because of highway locations, the City is largely cut off from access to the River. Although total land area in Concord exceeds 41,000 acres, only a small portion of it is developed.

Concord is in the enviable position of having added over 2.8 million square feet of new commercial and industrial development in the last 12 years. The total assessment in the City, however, declined from $1.9 to $1.5 billion, or 19 percent, since 1990 (See Figure 1). Part of this decline is attributable to the recession at the beginning of the decade. Although real estate markets have recovered throughout much of New Hampshire since 1990, Concord's real estate values have

Figure 1:

City of Concord, NH

Real Growth in Assessment from 1978



Source: RKG Associates, Inc. and City of Concord Assessor

languished. Today Concord has one of the highest tax rates in the State.

To help address the question of why, the City was divided into ten subdistricts which were then evaluated for performance trends using the tax assessors data base (which fortunately was fully automated). Residential, retail, industrial and office property trends, along with zoning and existing land uses, were then compared within each subdistrict. The findings from this analysis were as follows:

- New Retail Development Had Been a Mixed Blessing: Retail values were relatively high in the major development corridors, but the assessment data indicates that older retail areas, in and around the downtown, were losing value as a result of additional competition. Alternate uses have not been found for these declining areas.

- Commercial Encroachment Into Residential Neighborhoods Had Created Use and Value Conflicts: Commercial and industrial encroachment into residential neighborhoods was having a negative impact on residential property values. Since residential property represented 57 percent of the municipal tax base, the overall impact on assessed values was sizeable.

- Office Development Was Not Properly Segregated From Light Industrial/Warehouse Uses: Current zoning allowed office and industrial property to be mixed in the same zones. The

result was that developers were building low end office space because of uncertainty over long term values, so the City was not realizing the full value potential from office development within the community.

- Office Development Was Not a High Priority Despite Its Tax Base Benefit: Concord, being the State Capital and having an excellent regional location, has strong office market potential. However the City had not developed a first class office park, despite the fact that in percentage terms office development utilized a relatively small land area which creates the highest tax base yield (see Figure 2).

- Residential Development Was Not Balanced: Residential development over the years was not balanced between affordable, middle income and upper end housing. For example, recent attempts to build an upper end, empty nester golf course community were thwarted by environmentalists, while affordable rental housing projects proliferate and have adversely impacted the value of market rate rentals as well as for-sale properties.

- No Adaptive Reuse Strategy Existed: The City placed an excessive emphasis on preserving and reusing older buildings. The City had over one million square feet of vacancy in older buildings which are physically, functionally and economically obsolete, and which in many cases occupied prime real estate. These vacant buildings had a negative affect on adjacent properties, yet the City had no real plan to work with developers to recycle or demolish these properties. Also, since these properties were zoned for office usage, and were empty, the City incorrectly assumed no office market existed.

Figure 2: City of Concord, NH
Analysis of Land Utilization and Contribution
To Real Estate Assessment

Land Uses	% of Acres	% of Assessment
Residential	32%	57%
Industrial	2%	6%
Retail	1%	13%
Office	2%	11%
Other Improved Prop.	7%	10%
Unimproved Prop.	56%	3%
Total	100%	100%

Source: RKG Associates, Inc. and City of Concord Assessor

The net result of this analysis showed that while substantial new growth had occurred in Concord, it had often been to the detriment of existing property values. The City also lacked a long term strategic focus for managing its tax base and did not fully understand the linkage between tax base management and economic development.

RECOMMENDATIONS FOR BALANCING ECONOMIC DEVELOPMENT AND TAX BASE EXPANSION.

The experience of Concord, New Hampshire is typical of other municipalities across the United States. Well-intentioned efforts to bolster local economies often have unintended negative consequences on some portion of the tax base. Also, State and Federal policies and actions, such as the location of a new highway, can have both positive and negative impacts on local real estate markets. Within this context, as well as local politics, the economic development professional must function.

The following recommendations are offered to municipalities seeking to not only pursue economic development but also to maximize the tax base benefit from these initiatives.

- Monitor Land Uses and Tax Base Contributions. From a strategic perspective it is important to understand not only how land is being utilized within a community, but also the respective contribution of different types of land uses to the tax base. For example, in Concord residential properties represented 57 percent of the assessment in the City, and residential values were declining faster than the City could add new commercial and industrial tax base. It became readily apparent that a neighborhood revitalization strategy was almost more important than building another industrial park.

- Evaluate Impacts of New Projects. Politicians and economic development professionals often assume that a new project, such as a shopping center, is good for the community at large as well as the tax base. While this may be true, it may also be true that the market cannot support a new center without having an adverse impact on either the downtown or existing older centers. As a result the community may gain tax base in one location, only to see values decline in another.

- Monitor Real Estate Markets. It is important for economic development professionals to monitor all real estate markets in their community, and to initiate actions to maintain the viability of these markets.

- Don't Compete With the Private Sector. Many municipalities develop industrial parks and sell the land at or below cost to attract new employment. This concept often makes sense in areas of dire economic need, but does not make sense in a healthy economy and vibrant real estate market. In the case of Concord, NH, the public sector was marketing office/industrial land for around $25,000 acre when the private sector was trying to sell similar land at up to $50,000 per acre. Yes, the lower priced land helped attract some tenants, but it also reduced the real estate value of the private sectors property.

- Separate Office and Industrial Uses Where Possible. Office and light industrial uses are typically included in the same zone in most municipalities, however office buildings often cost three times more than industrial buildings to build. This type of value disparity among uses does not benefit the tax base anymore than mixing subsidized housing and single family homes in the same neighborhood. Also office parks require a more comprehensive set of design standards and guidelines to remain viable, similar to an upscale residential community.

- Utilize Incentives. Traditionally municipalities utilize incentives to attract businesses to create jobs, and it works. Why not use incentives to enhance the real estate asset, such as a zoning density bonus for good design? Commercial and industrial tax abatements are not recommended because they can mushroom out of control, and ultimately can place too much of a burden on residential property.

- Include the Tax Assessor in the Economic Development Process. In most municipalities, the economic development function is managed by an Economic Development Department (or authority) and there is usually a strong working relationship with the Department of Public Works. The Tax Assessor is seldom consulted, but in the author's opinion, should be an integral part of the team.

- Establish Design Standards. Design standards can help a community derive the maximum tax base benefit from a project. Little things, like a brick facade on an industrial building, rather than cinder block or corrugated steel, can make an important difference in the value of the building and in the overall image this project represents to the entire community.

- Buffer Potentially Incompatible Uses. Many communities experience conflicts between industrial and residential zones or commercial and residential areas. These conflicts may arise from traffic, noise or simply a gradual encroachment as properties are converted (via a variance) from one use to the other. For example, in Concord single family residential properties adjacent to the downtown have been converting to multi-family or office usage. The land use and parking requirements of these various uses are different, which can cause conflicts and an ultimate loss in property values. Where possible clear buffers and boundaries should be established.

In summary, the concept of tax base management is really one of asset management and is particularly important in States where municipalities derive much of their revenue from their real estate assessments. To underscore this point, it was demonstrated to City officials in Concord that a five percent overall increase in the assessed value of existing property would have the same impact on the tax rate as the addition of two million square feet of new industrial property or one million square feet of new office/R&D development, both of which are likely to take fifteen or more years to realize.

In addition to being responsible for managing the tax base, a community should also be responsible for helping to ensure economic prosperity for its citizens. These two goals can be in conflict unless a long term view is taken regarding public policy actions, and unless the impact of alternate development actions and programs and priorities are not carefully evaluated. In the author's experience, good tax base management will lead to even better economic development, because investors and businesses will want to be in your community. Instead of offering incentives to attract business, they will be willing to pay to come to your community because it's a good place to live, work, shop and play.

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May 20, 2010

Mr. James Lindsay
Planning & Neighborhood Services Director
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

Re: Report Submitted on May 19, 2010 to City of Milpitas by Art Balangue

Dear Mr. Lindsay:

I have reviewed the "Understanding the Tax Base Consequences of Local Economic Development Programs" report submitted to the City of Milpitas on May 19, 2010 by Art Balangue. Based upon my research, the report was written in 1998.

Given the context, it appears that the report was submitted to suggest that development of this project may result in a negative impact on the tax base due to declining property values of potentially impacted retail centers.

Based upon my review, this document is general in nature and has no specific reference to the City of Milpitas. There is no evidence to suggest that property values in Milpitas will decline due to the proposed Walmart Expansion project, and even if they do, that does not mean urban decay will ensue or that the decline will be permanent.

In addition to not being specific to Milpitas, it should be noted that the case study example provided by Mr. Balangue is 12 years old, with no follow-up provided to the current day. The article cites that as of 1998, alternate uses had not been found for declining older retail areas in and around downtown Concord, New Hampshire. However, no information is provided regarding the condition of those areas today. In my experience, when properties are redeveloped, their property values increase, assuming they were underutilized prior to their redevelopment. Thus, market-based property declines can ultimately be reversed, reversing negative influences that may be attributable to new development impacts.

Please let me know if you have any questions regarding these comments.

Sincerely,

Amy L. Herman, AICP
Senior Managing Director

N:\Team-StrategicConsulting\Team-Projects\2008\1008036\Response to Comments\May 20 Letter to James Lindsay.doc

California Healthy Communities Network
P.O. Box 1353 • Martinez • California • 94553 • info@calhcn.org

May 24, 2010

Councilman Armando Gomez
City of Milpitas
c/o Cindy Hom, Planning Department
455 East Calaveras Boulevard
Milpitas, CA 95035

Re: Information and studies related to Wal-Mart

Dear Councilman Gomez:

We were requested by the Milpitas Coalition for a Better Community to provide you with information related to the community impacts of Wal-Mart supercenters. In preparing this information we have included the survey results of our recent supercenter verses discount store survey completed in American Canyon, CA, and San Francisco State University economist, Philip King's recent economic impact report on Wal-Mart's supercenter expansion in Milpitas. These recent local community impact reports are important in understanding the change in retail dynamics a Wal-Mart supercenter brings to Milpitas.

Particularly troubling is Wal-Mart's aggressive rollout of urban big box stores and remodels that are located in neighborhood serving shopping centers that currently have established co-anchor food store tenants. These urban, neighborhood-serving supermarkets face dramatic loss of sales of 10-25 percent or more in this current economic recession.

During the boom period of retail in 2006-07, Wal-Mart closed its discount store in Gilroy and moved a mile down the highway into a new supercenter. Within 14 months of the supercenter's opening, Gilroy lost two supermarkets including an Albertsons and a Nob Hill store, a loss of more than 150 higher wage jobs. The store closures match the national average of two food store closures for every Wal-Mart supercenter opened ("Wal-Mart's Impacts on the American Supermarket Industry", Dr. David Rogers, DSR Marketing Systems, Inc., February 2004) Also, the job loss corresponds to the 1.4 jobs lost for each Wal-Mart job created cited in the Neumark, Zhangh,Ciccerella study ("The Effects of Wal-Mart on Local Labor Markets," January 2007).

We hope the information included with this correspondence provides you with information that is useful to you in making your decision on the disposition of the proposed Wal-Mart supercenter expansion.

Sincerely,

Phil Tucker
Project Manager

California Healthy Communities Network is a Project of Tides Center,
A non-profit public charity exempt from federal income tax under
Section 501(c)(3) of the Internal Revenue Code

California Healthy Communities Network
P.O. Box 1353 • Martinez • California • 94553 • info@calhcn.org

May 24, 2010

Councilwoman Althea Polanski
City of Milpitas
c/o Cindy Hom, Planning Department
455 East Calaveras Boulevard
Milpitas, CA 95035

Re: Information and studies related to Wal-Mart

Dear Councilwoman Polanski:

We were requested by the Milpitas Coalition for a Better Community to provide you with information related to the community impacts of Wal-Mart supercenters. In preparing this information we have included the survey results of our recent supercenter verses discount store survey completed in American Canyon, CA, and San Francisco State University economist, Philip King's recent economic impact report on Wal-Mart's supercenter expansion in Milpitas. These recent local community impact reports are important in understanding the change in retail dynamics a Wal-Mart supercenter brings to Milpitas.

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We hope the information included with this correspondence provides you with information that is useful to you in making your decision on the disposition of the proposed Wal-Mart supercenter expansion.

Sincerely,

Phil Tucker
Project Manager

California Healthy Communities Network is a Project of Tides Center,
A non-profit public charity exempt from federal income tax under
Section 501(c)(3) of the Internal Revenue Code

Some Impacts of A Wal-Mart Supercenter In Milpitas, CA

The following impacts would be anticipated from the remodel of the current Milpitas Wal-Mart discount store to a new supercenter format with a 20-30,000 square foot food department. These anticipated impacts have been observed in California communities and throughout the U.S. Though each urban center has its own unique demographic and market area characteristics, big box supercenters have a regional draw that has a magnifier effect not present in other Wal-Mart store formats.

Impacts on local supermarkets and neighborhood markets

- The national average of supermarket and food/drug store closures for each community where Wal-Mart has opened a supercenter is two (2) traditional supermarkets (chain or independent stores over 25,000 sq.ft.)
  The best study verifying this trend was conducted in Oklahoma City over a five-year period and further corroborated existing closure statistics from other areas of the U.S. Source: *Wal-Mart's Impacts on the American Supermarket Industry, DSR Marketing Systems, Inc, Feb. 10, 2004*

  This pattern has been observed in Gilroy, CA, where Wal-Mart closed its 115,000 sq. ft discount store in 2005 and opened a new 200,000 sq.ft. store 2 miles from the existing store. Within 16 months of the supercenter opening, two (2) chain grocers closed store operations in Gilroy, Albertson's and Nob Hill Market, displacing over 150 grocery workers and creating a net loss in local retail jobs -- jobs that paid an average of more than $10 per hour.

- In addition to having an impact on traditional supermarkets, smaller neighborhood-serving food stores and convenience stores (without gasoline sales) are impacted by supercenters. A recent economic impact assessment conducted by California Healthy Communities Network in conjunction with Pitney Bowes (MapInfo) and Cohen-Newport LLC forecasts the closure of 2-5 large scale supermarkets and 12 or more smaller neighborhood serving ethnic markets if the current plans to approve a new supercenter and a remodeled Wal-Mart discount store supercenter conversion are permitted. The Salinas supercenters would provide more than 40,000 sq.ft. in expanded discount food sales in a well developed two major retail shopping centers in the community.

- The impact of supermarket closures depends on the type of operations and the size of the market(s) affected. Most chain grocers employ 60-100 employees in markets 45,000 – 65,000 sq.ft. Smaller neighbor-serving markets 1,000 – 15,000 sq.ft. employ 5-20 workers depending on store formats. Ethnic food markets providing fresh meat, produce, bakery and deli operations generally employ additional workers.

- Food retailers that have had a Wal-Mart supercenter open in communities where they have stores in operation have reported overall drops in sales of 30-40

percent during the first 3 months of a new supercenter opening, especially if they are located within a 5 mile-radius of the store or a 12 minute drive of the supercenter. After one-year of supercenter operations, these same stores show a continuing loss of sales from 12 – 25 percent. In some cases, the loss of sales and market share to Wal-Mart is sufficient to force store closure. In all cases, it results in reduction of staffing and other operational cutbacks at neighboring traditional supermarket operations.

- A single Wal-Mart supercenter can adversely impacts hundreds of food/drug store workers within a 12-15 minute drive of the Wal-Mart supercenter (considered the Primary local market area). In rural areas that primary market area can be expanded to a 30-minute drive of the supercenter.

Supercenter Impacts on Wages and Benefits

- A January 2007 study, "The Effects of Wal-Mart on Local Markets" (By David Neumark of UC Irvine and Junfu Zhang of Clark University), analyzed national data on impacts of Wal-Mart on retail wages and employment found that opening a Wal-Mart costs 1.4 jobs for every retail job it creates as a result of competing retail businesses downsizing or closing. This is similar to the findings of other researchers over the past 20 years.

- In a 2007 UC Berkeley research brief, researchers found the impact of a single new Wal-Mart store in a County caused retail earnings to fall by 1.5 percent this paralleled what they observed on a State level. With an average of 50 Wal-Mart stores per state, the average wages for retail workers were 10 percent lower and their job-based health coverage was 5 percentage points less than they would have been without Wal-Mart's presence (see "A Downward Push: The Impact of Wal-Mart Stores on Retail Wages and Benefits, By Adrindrajit Dube, UC Berkeley Institute for Research on Labor and Employment; T. William Lester, UC Berkeley Department of City and Regional Planning; and Barry Eidlin, UC Berkeley Department of Sociology, Labor Center Research Brief, December 2007)

- Wal-Mart supercenters add little beneficial sales tax to City coffers; however, their introduction undermines existing community retail food and drug stores and causes worker displacement and store closures (

Traffic Impacts

- Big box supercenters have a regional draw. In Salinas, the recent traffic projections for the proposed Wal-Mart conversion of a vacant Home Deport off Boronda Road was an additional 3500 car trips a day , which corresponds to ITE

supercenter traffic generation statistics. To further understand the trip generation patterns and impact of supercenters, see "Trip Generation Characteristics of Free-Standing Discount Supercenters", By Georgiena M. Vivian, ITE Journal, August 2006.

- A new supercenter category has been added to the latest release of the Institute of Traffic Engineers Land Use Code and should be referenced along with a recommended traffic study to survey the increased traffic impact on big box store conversions to grocery sales (supercenter). Wal-Mart supercenter remodel conversions can have significant traffic impacts, especially in busy urban retail centers or smaller neighborhood retail centers already impacted by heavy traffic at peak hours.

- In addition to the increase traffic caused by discount supercenter development, many cities cannot mitigate the traffic impacts without making road or traffic signal improvements. Most of the time, these costly improvements are made without cost to the developer of the supercenter leaving the city and the taxpayer holding the bag. These types of subsidies amount to hundreds of millions of dollars a year around the U.S. Some communities have implemented mitigation fees to offset costly road improvements caused by new developments impacting public roadways. A thorough economic impact study on required infrastructure improvements to mitigate such increases in traffic are recommended to identify required improvement costs, especially in cases of supercenter expansion projects.

Wal-Mart Studies & Study References

California Healthy Communities Network
P.O. Box 1353 • Martinez • California • 94553 • info@calhcn.org

March 24, 2010

City of Milpitas
Planning Commission
Cliff Williams, Chair
SudhirMandal, Vice Chair
Lawrence Ciardella
Noella Tabladillo
Gurdev "Dave" Sandhu
Mark Tiernan
Steve Tao
455 East Calaveras Blvd
Milpitas, California 95035

RE: Deficiencies in Wal-Mart Supercenter Expansion

Dear Planning Commissioners:

California Healthy Communities Network/Tides Center was asked to review and comment on the Final Environmental Impact Report on the proposed expansion of the Milpitas Wal-Mart discount store into a supercenter. In reviewing the document, we feel a number of the environmental and economic impacts are understated in their potential impacts to the community, traffic, jobs, crime and blight.

Crime:

The draft EIR estimated the current call for service rate at approximately 250 calls per year. This number of calls was not expected to increase according to your Police Department's comments. If you will contact Police Departments in communities that have 24-hour supercenters you will find that calls for service do increase with the hours of operation, especially the night time hours of operation.

American Canyon's Wal-Mart supercenter, located on Highway 29, 1.5 miles from the previous Wal-Mart discount store location in Vallejo, has seen a marked increase in calls for service over the old abandoned store.

The first 24 months of the American Canyon stores operations (9/07 – 9/09) there were a total of 1201 calls for police services at that store. This was more than twice as many calls as experienced at their old Vallejo store, which had less than 275 calls its last year of operation. The 24-hour supercenter received an average of 4.17 calls for service a day and 50.4 calls per month. Of the 1201 calls recorded by American Canyon PD, 255 calls were considered serious crimes including: 53 burglaries, 63 acts of vandalism, 53 disturbances, 13 stolen vehicles, 10 alcohol related arrests, 3 bomb threats, 7 robberies, 7 grand thefts, 8 assaults, 6 child neglect, 5 embezzlements, 9 frauds, etc, 21 gun reports.

The national average of time per police response to a call for service is 45 minutes.or 540.45 hours.

This is consistent with reports from other 24 hour supercenter operations.

Market Area Economic Impacts:

In addition to six neighboring Walmarts that are 15 miles from the Milpitas store, there is a Target store just 10 minutes away on Morrill Avenue in San Jose that is currently scheduled for a supercenter remodel starting in July 2010. This store is in the primary market area of Milpitas and will have an impact on local food and drug stores as will the neighboring Wal-Marts. There was no mention of this planned Target supercenter conversion in the DEIR or the final EIR.

The big box supercenter expansion in the area will undoubtedly have economic impacts on Milpitas supermarkets and drug stores.

Calls for Service at Vallejo Wal-Mart Discount store, 5180 Sonoma Blvd, Vallejo, CA (Final year of operation – September 3rd, 2006 to September 3rd, 2007)

Year	Total Calls	Night Calls Between 10 p.m and 7 a.m.	Calls for Serious Incidents*	Calls for Medical, Traffic, Misdemeanors, and Miscellaneous*	Daily Average Of Calls	Monthly Average Of Calls	Arrests
9/3/06 - 9/3/07	330	40	70	260	.9	27.5	31

Calls for Service at American Canyon Wal-Mart Supercenter, 7011 Main St, American Canyon, CA (First two years of operation)

Year	Total Calls	Night Calls Between 10 p.m and 7 a.m.	Calls for Serious Incidents*	Calls for Medical, Traffic, Misdemeanors, and Miscellaneous*	Daily Average Of Calls	Monthly Average Of Calls	Arrests (includes misdemeanor citations)
9/24/07 9/24/08	581	95	79	502	1.59	48.4	75
9/25/08 9/23/09	787	143	141	646	2.15	65.5	105

* Calls for Serious Incidents – includes the categories of assault, bomb threats, burglary, battery, child in custody, embezzlement, fraud, rape, robbery, grand theft, theft, physical fights, hit and run, murder, and suicide.

* Calls for Medical, Traffic, Misdemeanors, and Miscellaneous – includes the categories of alarms, alert, car blocking, collisions, customer disturbance, verbal fight, welfare check, pedestrian check, vehicle check, bicycle check, motorist assist, solicitor alert, drunk, drunk-driver, reckless driver, shoplifting, petty theft, suspicious circumstance, lost property, child neglect, viscous dog, 911 hang up, person down, medical response, patrol, subpoenas, store request for police, vandalism and other categories.

Economic Impact Analysis
Walmart Expansion
Milpitas, CA

Philip King, PhD.
Associate Professor, Economics
San Francisco State University
January 4, 2010

Purpose

The purpose of this analysis is to evaluate the assumed economic benefits of the expansion of the Walmart as described in Section 2.2.3 of the Draft EIR as Project Objectives. Since three of the eight Project Objectives have economic impacts that can be quantified, these have been evaluated below.

Summary of Findings

The following three Project Objectives will have negative consequences for the City of Milpitas.

1. **Increase sales tax revenues for the City of Milpitas. The expansion could reduce sales tax revenues to the City by about $18,100, since it replaces general merchandise sales with food sales, which generate lower sales tax revenues.**

2. **Increase job opportunities. Walmart's sales increase will come at the expense of existing retailers. A peer-reviewed academic study demonstrates that for every new Walmart hire, 1.4 existing retail jobs are lost. Since Walmart expects to add 75 jobs, this implies that 105 existing retail jobs will be lost, for a net reduction of 30 jobs.**

3. **Minimize travel lengths. The Walmart store is west of I-880 and all of the Milpitas population and existing grocery stores are east of I-880. This will increase travel lengths for these Walmart grocery shoppers, and will also add significant, unmitigated impacts to intersections and roadway segments near the Walmart store.**

Detailed Evaluation

The DEIR indicates Walmart will be expanded by 18,457 square feet, and that 14,062 square feet of existing general merchandise space will be converted to create a food store of 32,600 square feet. The economic impact analysis completed by CBRE assumes food sales will total $13.8 million per year, based on average company sales per square foot of $423 in 2007. Note: These sales estimates are extremely conservative based on the May 2009 issue of Progressive Grocer that estimates Walmart Supercenters average $52.9 million in annual supermarket type merchandise.

Sales Taxes

Using data from the DEIR, Table 1 below indicates the proposed expansion will lead to a loss in sales tax dollars from the new store of over eighteen-thousand dollars. The reason for the loss is that the expansion adds food sales, most of which is not taxed, and eliminates some general merchandise space, the sales of which are fully taxed. Using Exhibit 12 of the CBRE report it is assumed that 30% of food sales will be taxed, even though the existing Walmart contains many of these existing taxable items (such as health and beauty aids and paper products).

Table 1: Loss in Walmart Sales Tax Due to Expansion

CBRE Projected Sales due to Expansion	Sources	Estimate	Est. Sales Tax
Food Sales	CBRE Report Exhibit 2	$ 13,780,998.00	$ 41,342.99
Decrease in General Merchandise Sales	CBRE Report Exhibit 2	$ (5,944,429.00)	$ (59,444.29)
Net Impact			$ (18,101.30)

Because food is typically purchased close to home, food sales will likely be at the expense of existing Milpitas grocery stores and hence have little impact on sales taxes for the City of Milpitas. However, while some of the loss of general merchandise (GM) sales will also be recouped by other GM retailers in Milpitas, it is more likely that these sales will "leak" to nearby San Jose or Fremont.

Employment

The DEIR estimates the proposed expansion will increase employment from 330 to 405, an increase of 75 jobs. However, as indicated in the DEIR, increased grocery sales will come at the expense of other grocery stores, which will need to reduce their employment. A detailed study[1] of Supercenters by Professor David Neumark concluded that each Walmart worker replaces about 1.4 retail workers. This would mean that the 75 new Walmart workers would replace 105 existing retail employees, for a net loss of 30 jobs.

1 See The effects of Walmart on local labor markets, David Neumarka, Junfu Zhangb, and Stephen Ciccarella, Journal of Urban Economics, volume 63, Issue 2, March 2008, Pages 405-430.

Finally, in August 2004 the UC Berkeley Labor Center estimated the wage differential in the San Francisco Bay Area "of $10.93 per hour for Walmart workers compared to $17.03 per hour for large retail workers as a whole, a difference of 36%[2]".

Transportation

The existing Walmart store is on the west side of I-880 in an area almost entirely comprised of industrial buildings and offices. The residential areas are on the east side of I-880, and most Milpitas families resides more than one mile from the Walmart, yet all of these families are within one mile of an existing grocery store. It is therefore clear that when Walmart adds groceries the average trip length of these shoppers will be significantly increased.

It is also noted that the Walmart expansion will add additional traffic impacts to traffic intersections and roadway segments near the existing Walmart. Although Walmart is required to contribute $180,000 to mitigate these impacts, the traffic analysis indicates the service levels will remain at unsatisfactory levels. Therefore traffic impacts will increase following the expansion, and they cannot be mitigated to acceptable levels.

[2] See "Hidden Costs of Walmart Jobs," by Anrindrajit Dube and Ken Jacobs, Working Paper UC Berkeley Labor Center, 2004.

Trip Generation Characteristics of Free-Standing Discount Superstores

FREE-STANDING DISCOUNT SUPERSTORES HAVE GAINED IN POPULARITY BECAUSE OF THEIR CONVENIENCE, COMBINING GENERAL RETAIL MERCHANDISE, FULL-SERVICE GROCERY DEPARTMENTS AND OTHER SPECIALTY SHOPS AT DISCOUNT RATES. THIS STUDY SHOWED A P.M. PEAK-HOUR TRIP GENERATION RATE OF 5.50, SUBSTANTIALLY HIGHER THAN THE STANDARD ITE FREE-STANDING DISCOUNT SUPERSTORE P.M. PEAK-HOUR RATE OF 3.87.

BY GEORGIENA M. VIVIAN

IN THE PAST DECADE, THE NUMber of proposed free-standing discount superstores has increased throughout the United States. These stores have continued to gain in popularity because of their convenience, combining general retail merchandise, full-service grocery departments and other specialty shops, such as pharmacies and photo processing, at discount rates.

Due to this popularity, many localities are growing concerned over the impact of these stores on their communities and infrastructure system. Regarding traffic impacts, an important issue has been raised concerning whether the published Institute of Transportation Engineers (ITE) trip generation rates for free-standing discount superstores are accurate for superstores that are larger than the average facilities documented in *Trip Generation*.

This feature provides a summary of a trip generation study prepared for a major discount superstore company located throughout the United States by looking at traffic conditions related to five free-standing discount superstores.

INTRODUCTION

Trip generation for traffic impact analyses typically is conducted using trip generation rates published by ITE. For most retail land uses, traffic impacts are focused on the p.m. peak-hour of adjacent street traffic to determine the needed infrastructure improvements surrounding the store.

In the case of free-standing discount superstores, the published trip generation rates are based on surveys conducted during the 1990s and 2000 throughout the United States.

It is believed that larger superstores may generate at different rates. It should be noted that: only 10 stores were surveyed for the ITE rate; the average size of the stores surveyed in determining the ITE rate was 161,000 square feet, although many of today's free-standing discount superstores have more than 200,000 square feet (213,210 for purposes of this study); and free-standing discount superstores intuitively should have a higher trip generation rate than free-standing discount stores, which by definition do not contain a full-service grocery store but have most of the other amenities of the superstore.

This study was undertaken to provide additional information regarding the issues noted above. The principal question to be addressed in the study was whether today's free-standing discount superstores with sizes greater than 200,000 square feet have different trip generation characteristics than the free-standing discount superstores averaging 161,000 square feet, which were sources of data for ITE Land Use Code 813. The current ITE category used for a free-standing discount superstore is Land Use Code 813.

Discount superstores are free-standing stores with off-street parking. They offer a variety of customer services and centralized cashiering and contain a full-service grocery department under the same roof that shares entrances and exits with the discount superstore area. They typically maintain long store hours, seven days a week.

The stores included in this land use often are the only ones on the site, but they also can be found in mutual operation with a related or unrelated garden center and/or service station. They sometimes are found as separate parcels within a retail complex with their own dedicated parking area. Land Use Code 815 (free-standing discount store) is a related use.

Table 1 depicts the ITE published average daily weekday rate of traffic and the p.m. peak-hour rate of adjacent street traffic for a free-standing discount superstore per 1,000 square feet of gross floor area (GFA). Per the discussion, Table 1

Table 1. ITE *Trip Generation, 7th Edition*, Volume 3.

Comparison of published trip generation rates

	ITE Free-Standing Discount Superstore (Land Use Code 813)	ITE Free-Standing Discount Store (Land Use Code 815)	ITE Shopping Center (Land Use Code 820)
Number of studies	10	47	407
Average 1,000 square feet of GFA	161	115	379
Average weekday trip generation rate	49.21	56.02	42.94
Average p.m. peak-hour trip generation rate per 1,000 square feet, peak hour of adjacent street traffic	3.87	5.06	3.75

also includes the rate for Land Use Code 815 for comparison.

In addition to the use of the free-standing discount superstore, often when part of a larger retail development, traffic impact analysis will be conducted using the ITE rate for Land Use Code 820 (shopping center). For discussion purposes, the shopping center rate also is included in Table 1.

METHODOLOGY

This study included five stores in the states of Oklahoma and Texas that fit the ITE definition of free-standing discount superstore to estimate their peak-hour trip generation. Field review of all locations included a sketch-level drawing of the site plan, including the driveways to be counted at each location.

Each building's square footage was attained and calculated either by site plans obtained from each local jurisdiction in which the superstore was located, by a measuring wheel during field review, or by contact with the store. The square footage of the garden center and tire and lube shop were included in the square footage calculations.

Staff were positioned at the driveway openings and traffic counts at each of the facilities were conducted on two typical weekdays (Tuesday, Wednesday and/or Thursday) from 4:00 p.m. to 6:00 p.m. The first weekday count was taken in July 2003 and the second in October 2003. It should be noted that no inclement weather occurred during either season of the traffic counts. The peak hour of adjacent traffic was determined to be from 4:30 p.m. to 5:30 p.m. and was used for analysis purposes.

SITE SELECTION

As defined in ITE's *Trip Generation, 7th Edition*, free-standing discount superstore locations chosen for study had dedicated parking, provided general merchandise and a grocery store and operated seven days a week. In addition, it was decided to include only srores with a size of 200,000 square feet or greater. Each location is described below, including the type of services (in addition to general merchandise) provided at that superstore location.

Garden Center/Grocery/Pharmacy/Photo Center/Portrait Studio/Tire and Lube

The GFA totals 210,945 with the garden center and tire and lube shop and currently is on the site with no other developments. Six driveways were counted for the analysis.

Garden Center/Gas Station/Grocery/Pharmacy/Photo Center/Portrait Studio/Tire and Lube

The superstore site totals 209,115 square feet with the garden center and tire and lube shop. The building has a driveway entrance from a gas station located at the southwest corner of the property. For analysis purposes, the traffic entering in and out of the driveway connecting the gas station and superstore parking lot was counted and, therefore, the gas station was excluded from the analysis. A total of four driveways were counted for analysis.

Garden Center/Gas Station/Grocery/McDonald's/Pharmacy/Photo Center/Portrait Studio/Tire and Lube

The building totals 204,000 square feet with the garden center and tire and lube shop and has an additional four-pump gas station of 225 square feet. For purposes of this study, the gas station's square footage was not included in the analysis. Six driveway entrances to the parking lot were counted for the analysis.

Garden Center/Grocery/McDonald's/Pharmacy/Photo Center/Portrait Studio/Tire and Lube/Vision Center

The superstore site totals 209,000 square feet with the garden center and tire and lube shop. Four driveways were counted for analysis.

Garden Center/Gas Station/Grocery/Pharmacy/Photo Center/Portrait Studio/Tire and Lube/Vision Center

The superstore totals 233,000 square feet with the garden center and tire and lube shop. Five driveways were counted, including a driveway entrance between the parking area for the superstore and another retail store with a separate driveway entrance.

TRIP GENERATION ANALYSIS

Trip generation was conducted by utilizing the average peak-hour (4:30 p.m. to 5:30 p.m.) counts and the square footage of each free-standing discount superstore to derermine the trips per 1,000 square feet during the p.m. peak hour. Furthermore, the average traffic turning in and out of the superstore driveways each was divided by total traffic to determine the p.m. peak hour in and out percentages.

The two days of traffic counts (July and October 2003) were summarized for each of the five locations. The average rate of the two weekday counts for p.m. peak hour traffic and the in and out percentages are calculated in Table 2. In addition, Table 3 utilizes the ITE fitted curve equation for the free-standing discount superstore.

LIMITATIONS OF STUDY

Although this study was conducted using standards that comply with ITE

Table 2. Trip generation for free-standing discount superstore trip generation included in this study.

Site	Day	p.m. peak-hour trips				Site traffic	1,000 square feet	p.m. peak-hour trip generation rate (trips per 1,000 square feet), peak hour of adjacent street traffic
		In	In %	Out	Out %			
1	1	672	50.8%	650	49.2%	1322	210.95	6.27
	2	715	49.6%	727	50.4%	1442	210.95	6.84
	Average	694	50.2%	689	49.8%	1383	210.95	6.56
2	1	484	49.7%	489	50.3%	973	209.12	4.65
	2	508	49.4%	520	50.6%	1028	209.12	4.92
	Average	496	49.6%	505	50.4%	1001	209.12	4.79
3	1	651	51.9%	604	48.1%	1255	204.00	6.15
	2	759	51.7%	708	48.3%	1467	204.00	7.19
	Average	705	51.8%	656	48.2%	1361	204.00	6.67
4	1	438	49.2%	453	50.8%	891	209.00	4.26
	2	397	47.0%	448	53.0%	845	209.00	4.04
	Average	418	48.1%	451	51.9%	869	209.00	4.16
5	1	606	51.5%	570	48.5%	1176	233.00	5.05
	2	624	48.0%	677	52.0%	1301	233.00	5.58
	Average	615	49.6%	624	50.4%	1239	233.00	5.32
Average			49.9%		50.2%	1170	213.21	5.50

Table 4. Comparison of study trip generation rates to ITE trip generation rates, p.m. peak hour, peak hour of adjacent street traffic.

	Average 1,000 square feet of GFA	Average rate
ITE *Trip Generation, 7th Edition* Free-Standing Discount Superstore (Land Use Code 813)	161.00	3.87
ITE *Trip Generation, 7th Edition* Free-Standing Discount Superstore fitted curve trip generation, p.m. peak hour, peak hour of adjacent street traffic	213.21	3.96
Study average	213.21	5.50

trip generation procedures, it is important to note its limitations so that transportation professionals can determine how best to use the results. The following limitations are noted:

- The study included sites located only in the south central United States.
- Only five sites were included in the study.
- The study analyzed only weekday p.m. peak-hour conditions and did not include daily counts or Saturday counts.

Despite these limitations, the study provides new information on a land use category that does not appear to be fully addressed in previous studies.

CONCLUSIONS

Trip generation rates for the stores included in this study, as shown in Table 2, were compared to the p.m. peak-hour rate of adjacent street traffic for free-standing discount superstore as shown in Table 1. Table 4 summarizes the ITE trip generation rate and the average trip generation rate for the free-standing discount

Table 3. Fitted curve free-standing discount superstore trip generation, p.m. peak hour, peak hour of adjacent street traffic.

Site	1,000 square feet	Fitted curve equation average vehicle trip ends	Trip generation rate (trips per 1,000 square feet)
1	210.95	834.85	3.96
2	209.12	827.11	3.96
3	204.00	805.45	3.95
4	209.00	826.60	3.96
5	233.00	928.12	3.98
Average	213.21	844.43	3.96

superstores analyzed in this study for the p.m. peak hour of adjacent street traffic.

The results shown in Table 4 indicate that today's free-standing discount superstores with sizes greater than 200,000 square feet have significantly higher trip generation rates than the stores used to supply data for ITE Land Use Code 813. This leads to the following recommendations:

- Transportation professionals should consider using the trip generation rates documented in this study when analyzing free-standing discount superstores that more closely match the characteristics of the stores included in this study as compared to the stores used to supply data for ITE Land Use Code 813.
- ITE should consider adding a new land use category consistent with today's free-standing discount superstores with sizes greater than 200,000 square feet, as described below.

The proposed definition for the new ITE land use category is:

- Large Free-Standing Discount Superstore (greater than 200,000 square feet)

This category generally is described as a free-standing superstore with off-street parking and a GFA of 200,000 square feet or greater. These stores usually have a variety of customer services, centralized cashiering and a wide range of products, and include a garden center, service station, auto service center, full-line grocery

store and, often, a fast-food restaurant (all inclusive in the GFA).

These stores typically are open 24 hours, seven days a week and often are stand-alone facilities, but also can be found in mutual operation with other retail store(s). Typically, the discount superstore will maintain its own dedicated parking when part of a larger shopping center.

It is recommended that the square footage used for this category include any garden centers, tire and lube shops, internal restaurants and external gas station. This recommendation is made to provide a common basis for comparison that is based on total square footage.

As mentioned previously, the ITE trip generation rate for a shopping center is frequently used to develop trip rates for free-standing discount superstore locations that share parking with other unrelated retail stores. When preparing traffic impact assessments, this issue should be looked at closely because the currently accepted ITE trip generation rate using the average rate for a shopping center during the p.m. peak hour of adjacent traffic is 3.75, as identified in Table 1. ■

GEORGIENA M. VIVIAN

is vice president of VRPA Technologies Inc., which she founded in 1988. She has more than 35 years of experience in transportation planning and financing, congestion management, traffic engineering, environmental assessment and community outreach. Specific experience includes preparation of regional and local transportation plans and programs and associated environmental documents; peer review and development of traffic impact studies; and preparation of 1/2-percent sales tax plans and impact fee programs for transportation improvements.

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Hidden Cost of Wal-Mart Jobs

Use of Safety Net Programs by Wal-Mart Workers in California

Arindrajit Dube, Ph.D.
UC Berkeley Institute of Industrial Relations

Ken Jacobs
UC Berkeley Center for Labor Research and Education

August 2, 2004

HIDDEN COST OF WAL-MART JOBS

Use of Safety Net Programs by Wal-Mart Workers in California

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August 2, 2004

Executive Summary

Wal-Mart is the largest employer in the United States, with over one million workers. It is the largest food retailer and the third largest pharmacy in the nation. The company employs approximately 44,000 workers in California, and has plans to expand significantly in the state over the next four years. Wal-Mart workers receive lower wages than other retail workers and are less likely to have health benefits. Other major retailers have begun to scale back wages and benefits in the state, citing their concerns about competition from Wal-Mart.

We estimate that Wal-Mart workers in California earn on average 31 percent less than workers employed in large retail as a whole, receiving an average wage of $9.70 per hour compared to the $14.01 average hourly earnings for employees in large retail (firms with 1,000 or more employees). In addition, 23 percent fewer Wal-Mart workers are covered by employer-sponsored health insurance than large retail workers as a whole. The differences are even greater when Wal-Mart workers are compared to unionized grocery workers. In the San Francisco Bay Area, non-managerial Wal-Mart employees earn on average $9.40 an hour, compared to $15.31 for unionized grocery workers—39 percent less—and are half as likely to have health benefits.

At these low-wages, many Wal-Mart workers rely on public safety net programs—such as food stamps, Medi-Cal, and subsidized housing—to make ends meet. The presence of Wal-Mart stores in California thus creates a hidden cost to the state's taxpayers.

This study is the first to quantify the fiscal costs of Wal-Mart's substandard wages and benefits on public safety net programs in California. It also explores the potential impact on public programs of Wal-Mart's competitive effect on industry standards.

Main Findings:

- Reliance by Wal-Mart workers on public assistance programs in California comes at a cost to the taxpayers of an estimated $86 million annually; this is comprised of $32 million in health related expenses and $54 million in other assistance.

- The families of Wal-Mart employees in California utilize an estimated 40 percent more in taxpayer-funded health care than the average for families of all large retail employees.

- The families of Wal-Mart employees use an estimated 38 percent more in other (non-health care) public assistance programs (such as food stamps, Earned Income Tax Credit, subsidized school lunches, and subsidized housing) than the average for families of all large retail employees.

- If other large California retailers adopted Wal-Mart's wage and benefits standards, it would cost taxpayers an additional $410 million a year in public assistance to employees.

Introduction

When workers do not earn enough to support themselves and their families through their own jobs, they rely on public safety net programs to makes ends meet. In fact, more than half of the public assistance in California now goes to the working poor.[1]

This report estimates the public assistance expenditures for California workers employed by Wal-Mart. The report quantifies the cost of public assistance in California resulting from Wal-Mart's pay and benefit package, using data compiled on the ten largest public assistance programs in the state.[2] Wal-Mart is the largest employer in the United States, with more than one million workers. As of 2001, Wal-Mart had 143 stores and employed about 44,000 workers in California. It is expanding rapidly. Wal-Mart's wages and benefits are significantly below retail industry standards. Since Wal-Mart's future growth trajectory may have a significant impact on industry standards, the study also assesses the potential costs that taxpayers would incur if other large retailers in the state were to follow the Wal-Mart model due to real or perceived competitive pressure.

Several recent reports have explored the issue of public supports to Wal-Mart workers. The best documented example comes from Georgia and involves a single healthcare program. A state survey found that Wal-Mart employees rely disproportionately on the state's Children's Health Insurance Program, PeachCare, accounting for more than 10,000 of the 166,000 children enrolled in the program (see A. Miller 2004). A report by the Democratic Staff of the Committee on Education and the Workforce of the U.S. House of Representatives, prepared for Congressman George Miller (2004), looked at the issue of public support to Wal-Mart workers across a wider range of programs. Using employee eligibility for programs to estimate the public costs of Wal-Mart's compensation policies, the report estimates that a typical 200-employee Wal-Mart store may cost federal taxpayers $420,750 a year—about $2,103 per employee. The research reported here goes a step further and models actual program utilization, as opposed to worker eligibility, across the same wide range of programs.

To fully understand the impact of Wal-Mart's compensation policies on public safety net programs, we must look beyond the number of Wal-Mart workers who participate in these programs and also consider Wal-Mart's growing influence on the retail industry as a whole. Wal-Mart is expanding into retail sectors and geographic areas with traditionally higher standards for wages and benefits. With the development of "supercenters" that combine retail with groceries in mega-stores, Wal-Mart has become the largest grocery retailer in the United States, accounting for a 19 percent share of the grocery market. Wal-Mart is the third largest pharmacy in the country, behind Walgreens and CVS. While more than half of Wal-Mart's stores nationwide are supercenters, they have only just begun to enter the California grocery market. The first supercenter opened in Palm Springs earlier this year; Wal-Mart plans to open 40 more supercenters in the state over the next five years (Goldman, 2003).

[1] By public assistance we are referring to the following means tested safety net and tax credit programs: Transfer Assistance to Needy Families (TANF), Food Stamps, Section 8 housing vouchers, Low income energy assistance program, women and infant care program, free or reduced price school lunch and breakfast, Earned Income Tax Credit (EITC), Women, Infants and Children (WIC) nutrition program, Medi-Cal (Medicaid), and Healthy Families (State Children's Health Insurance Program–SCHIP).

[2] See the ten programs listed in footnote 1.

Other major retailers, most notably in grocery, have begun to scale back wages and benefits, citing concern over competition from Wal-Mart. In a report for the Orange County Business Council, Boarnet and Crane (1999) found that the economic impact of Wal-Mart's entry into Southern California could depress wages and benefits in the region by as much as $2.8 billion a year by driving down compensation in the retail sector. The threat of competition from Wal-Mart supercenters was used to justify—however accurately—the major grocery chains' proposal to significantly reduce wage and benefit levels for new employees in unionized stores in Southern California (Raine 2004).[3]

Wal-Mart's impact on compensation across the retail industry is due to a combination of both genuine and perceived threats of competition, and to the fact that as the country's largest employer, it has become a standard setter. In a commentary in *Business Week*, Holmes and Zellner (2004) discuss the pressure from Wall Street to follow the Wal-Mart model, noting that CEOs find it easier to follow Wal-Mart's low-wage route, even when a higher wage/high productivity model may do as well for shareholders and be better for the economy over the long run. We will refer to this as Wal-Mart's *demonstration* effect. In the final part of this report, we estimate the potential cost on taxpayer supported safety net programs in the state of Wal-Mart expansion and impact on industry standards.

Finally, we should ask if Wal-Mart's expansion affects employment in a way that would offset the public costs for assistance to the firm's employees. If Wal-Mart's entry into a market creates net new jobs, an argument can be made that though Wal-Mart workers earn wages that leave many below self-sufficiency, the alternative for a part of the workforce would be unemployment, with other attending public costs. There is strong evidence, however, that the jobs created by new Wal-Mart stores generally replace other, often higher-paying jobs, as existing retailers are forced to scale back or go out of business. Stone (1997) found that in the 10 years following the opening of a Wal-Mart, nearby towns lost up to 47 percent of their retail trade. Retail trade in urban areas also declined following the entry of Wal-Marts in nearby suburbs. Studies of the overall impact of Wal-Mart on employment are inconclusive, with some pointing to a net job loss and others to small increases in employment.[4] For the purposes of this study, we take the middle ground and assume no overall change in employment levels from Wal-Mart's entry into the market.

Wal-Mart Wages and Benefits

Data Sources

In the absence of data on actual public assistance utilization by Wal-Mart workers, we rely on information about Wal-Mart's compensation policies and on the March 2002 Current Population Survey data to estimate the taxpayer cost, covering the period between March 2001 and March 2002. For wage and benefit information, we utilize 2001 data made available publicly by Wal-Mart via the testimony of Dr. Richard Drogin in a sex-discrimina-

[3] For a discussion of the impact of the two-tier contract on grocery industry compensation see Dube and Lantsberg (2004).

[4] For example, in a study of Talbot County, Maryland, Harris (1996) reports net job loss from Wal-Mart entering the market. Basker (2003) estimates a small net gain in employment using a longitudinal statistical analysis of county business patterns. Retail Forward (2003) projects two supermarket closures for each new Wal-Mart supercenter.

tion lawsuit brought against Wal-Mart. The wage data we utilize is national in scope, and is not broken down by state. However other corroborative evidence suggests that applying this national data to California is unlikely to exaggerate Wal-Mart's share of public assistance and is therefore unlikely to inflate our cost estimates.[5]

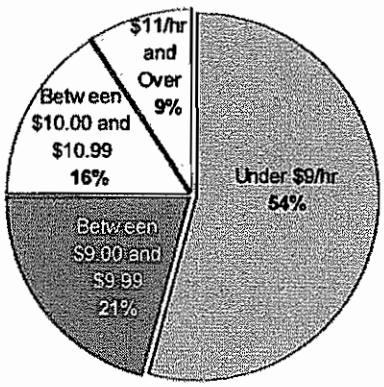
Number of Wal-Mart Workers in California

Wal-Mart employed 930,770 employees nationally in 2001,[6] the most recent year for which we have data and on which we base our analysis. Although we do not have specific employment numbers for California, we are able to estimate the size of the California Wal-Mart workforce using store locations data available publicly on Wal-Mart's website. We find that there are 3,018 Wal-Mart and Sam's Club stores, and that 143 (or 4.7 percent) are located in California. Applying this proportion to total Wal-Mart employment, **we estimate that there are roughly 44,000 Wal-Mart employees in California.**

Wages and Benefits of Wal-Mart Workers

The wage data provided by Wal-Mart via Dr. Drogin's testimony[7] covers all active part-time workers and active full-time workers with at least one year of tenure—about 65 percent of Wal-Mart's workforce. The dataset provides wage levels and number of employees for 382 full-time and 313 part-time occupational classifications. This level of detail allows us to estimate the distribution of Wal-Mart's wages. **We find that 54 percent of Wal-Mart workers in 2001 earned below $9 per hour, 21 percent earned between $9.00 and $9.99, while another 16 percent earned between $10.00 and $10.99 per hour** (see Figure 1). Since the dataset only includes those full-time workers who have completed one-year of tenure, the wages in the sample are likely to be higher than the wages of the full Wal-Mart worker population. Since higher wage levels result in lower participation in safety net programs, this will produce conservative estimates of public assistance costs.

Figure 1: Wal-Mart Wage Distribution



Source: Drogin's Testimony based on Wal-Mart Payroll Data

Wal-Mart's wages are significantly below retail industry standards. Figure 2 compares Wal-Mart's average wages with the average wages of large retailers (defined as having 1,000 or more employees) as a whole. We find that Wal-Mart workers earn on average 31 percent less than workers in large retail as a whole, with wages of $9.70 per hour compared to the $14.01 average per hour earnings

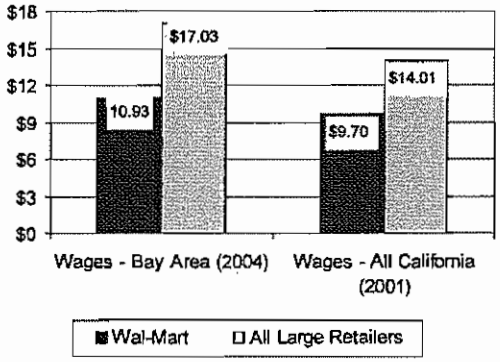
[5] Utilizing separate Wal-Mart data for wages at stores only in the high-wage San Francisco Bay Area, we find a differential of 36 percent between average Wal-Mart wages and the average wage rate for workers in large retail as a whole in the same geographic area. This is a *larger* wage differential than we find comparing the national Wal-Mart data with the averages for large retail workers in the state. This provides confidence that our use of national data for wage comparisons is unlikely to have significantly inflated the wage differential between Wal-Mart and other large retailers in the state.

[6] Dr. Richard's Drogin's Testimony, Appendix 4a, based on PeopleSoft Data.

[7] Ibid. Appendix 8a and 8b.

for large retail workers. Utilizing Wal-Mart data for wages at stores only in the high-wage San Francisco Bay Area, we find an even greater wage differential of $10.93 per hour for Wal-Mart workers compared to $17.03 per hour for large retail workers as a whole, a difference of 36 percent.

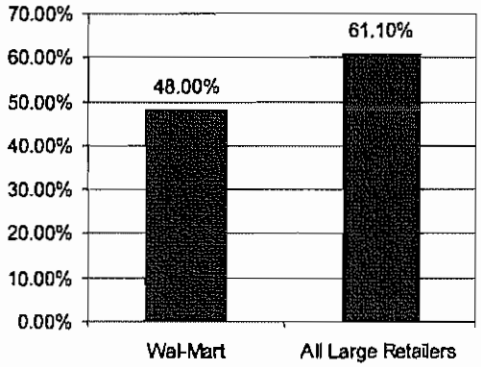
Figure 2: Average Wages—Wal-Mart versus All Large California Retailers



Source: Drogin's Testimony based on Wal-Mart Payroll Data, Wal-Mart Press Releases, CPS ORG 2004, CPS ORG 2001

Wal-Mart reports that 48 percent of its workforce is enrolled in its health plan (Goldman 2003). This data implies that **of the 44,000 California Wal-Mart workers, 22,900 do not receive employer-sponsored health insurance, while 21,100 do**. Figure 3 compares the rate of employment based health coverage for Wal-Mart employees with the average coverage rate for workers in all large retail establishments. We find that 23 percent fewer Wal-Mart employees are covered by employer-sponsored health insurance than large retail employees in general.[8]

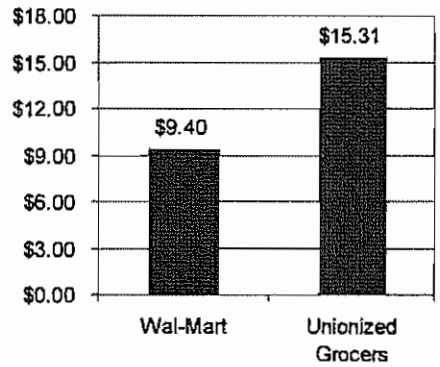
Figure 3: Employment Based Health Coverage in California (2004)



Source: March 2003 CPS; Goldman (2003)

We next compare Wal-Mart wages and benefits for non-managerial workers with those of unionized grocery workers in the Bay Area. Wal-Mart employees earn on average $9.40 an hour, compared to $15.31 for the unionized grocery workers, or 39 percent less (Figure 4).[9] They are half as likely as unionized groeery workers to have health benefits (Figure 5).

Figure 4: Non Managerial Wages in Bay Area: Wal-Mart versus Unionized Grocers

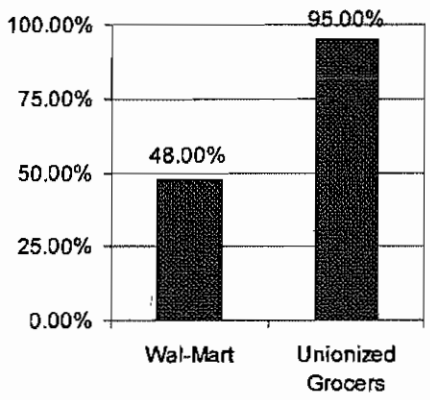


Source: Drogin's Testimony based on Wal-Mart Payroll Data, Wal-Mart Press Releases, CPS ORG 2004, March 2001 CPS

[8] We assume Wal-Mart's health coverage between March 2001 and March 2003 was the same as the present rate of 48 percent.

[9] We impute this by multiplying the average Wal-Mart wage in the Bay Area ($10.93) by the ratio of non-managerial wage to overall wage of Wal-Mart workers nationwide.

Figure 5: Employment Based Health Coverage in Bay Area: Wal-Mart versus Unionized Grocers



Source: Drogin's Testimony based on Wal-Mart Payroll Data, Wal-Mart Press Releases, CPS ORG 2004, March 2001 CPS

Public Assistance Received by Wal-Mart's California Workforce

We estimate the public costs going to Wal-Mart workers by utilizing (1) wage and benefit information about Wal-Mart workers, and (2) a statistical model of public assistance utilization based on a worker's wages, employment based health coverage and demographic information (including race, age, gender, family size structure, non-wage income, other family members' employment based coverage, number of children).[10] We simulate Wal-Mart's share of public assistance by using Wal-Mart data on wages and benefits; in the absence of demographic data on Wal-Mart workers specifically, we assume the same demographic structure of its workforce as that of other large retailers in California.[11] For comparative purposes, we calculate assistance going to all workers in retail companies with 1,000 or more employees (the largest firm-size category in the CPS) in California. Finally we project the public assistance cost for large retailers in California under "Wal-Martization"—i.e., if wages and benefits at all large retail stores fell to the Wal-Mart standard. We report health and non-health public assistance amounts separately. Health related public assistance refers to Medi-Cal and Healthy Families, as California's Medicaid and State Children's Health Insurance Program are known, respectively.

We find that overall, families of California Wal-Mart workers rely heavily on public safety net programs. We estimate the total cost to the public for public assistance to Wal-Mart workers at $86 million a year. This includes $32 million in health related expenses, and $54 million in other assistance.

Wal-Mart workers rely disproportionately on public assistance compared to workers in other large retail firms. The following table shows that the average Wal-Mart worker receives $1,952 in public assistance, compared to $1,401 for workers in large retail in general. This figure is close to the estimates from G. Miller (2004), in spite of the different

[10] Here we use a similar methodology to that used in our study *The Hidden Public Costs of Low Wage Work* (http://laborcenter.berkeley.edu/livingwage/workingpoor.pdf); details on methodology can be found in the appendix of that report.

[11] This very well may underestimate Wal-Mart's receipts. Wal-Mart tends to employ a greater share of women in its workforce than other retailers. Since women are more likely utilize public assistance programs than men, adjusting for gender differences would produce larger estimates. However, since data on gender is the only demographic information we have on Wal-Mart employees, we erred on the side of caution by excluding any adjustment, as it may be that there are other offsetting demographic factors.

methodologies employed in the two studies.[12] Wal-Mart workers in California receive an estimated 40 percent more in family-level Medi-Cal and Healthy Families than workers at large retailers generally. Workers at Wal-Mart receive an additional 38 percent in non-health related public assistance compared to their counterparts at other large California retailers. It is worth noting that this premium is in addition to an already high public cost for retail workers. Zabin, Dube and Jacobs (2004) found that workers in the retail industry in general in California rely disproportionately on public assistance programs, compared to workers in other industries.

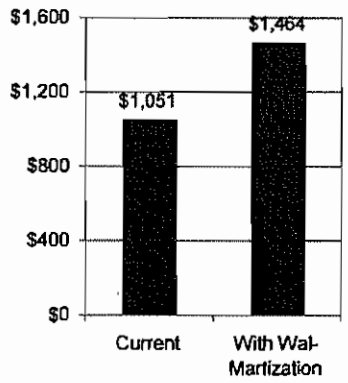
Table: Family Level Public Assistance—Workers at Wal-Mart and Large California Retailers

	Health Related	Other	Total Public Assistance
Wal-Mart			
Public Assistance per Worker	$730	$1,222	$1,952
Total Public Assistance Going To Wal-Mart Workers	$32,100,000	$53,800,000	$85,900,000
Large Retailers in California			
Public Assistance per Worker	$521	$880	$1,401
Total Public Assistance Going To Large Retail Workers	$390,800,000	$660,000,000	$1,050,800,000

Source: Drogin's Testimony based on Wal-Mart Payroll Data, Wal-Mart Press Releases, March 2003 CPS, Administrative Data on Public Assistance Program Enrollment and Cost

There are 750,000 workers in large retail firms in California. Multiplying the average cost of benefits to Wal-Mart workers by the total number of retail workers in the state, we find that if other large California retailers adopted Wal-Mart's wage and benefits standards, the total annual cost of public assistance to workers in large retailers would be $1.46 billion, an increase of $410 million (Figure 6). In other words, if other large retailers in the state adopted Wal-Mart's wage and benefits policies, it would cost California taxpayers an additional $410 million a year. This provides an estimate of the long-term potential impact on California taxpayers of Wal-Mart's effect on the retail industry as a whole in the state.

Figure 6: Total Annual Public Assistance to Workers of Large California Retailers (In Millions)



Source: Drogin's Testimony based on Wal-Mart Payroll Data, Wal-Mart Press Releases, March 2003 CPS, Administrative Data on Public Assistance Program Enrollment and Cost

If our estimates for California are indicative of Wal-Mart workers' utilization of safety net programs nationally, as the Miller report (2004) suggests, the cost to taxpayers nationally for public assistance to Wal-Mart workers could be as much as $2 billion a year.

[12] G. Miller (2004) uses eligibility criteria to determine the amount of assistance Wal-Mart employees may *qualify* for; we estimate assistance *utilized* by Wal-Mart employees.

Other Potential Costs Not Considered in Our Estimation

We believe our results provide conservative estimates of the indirect public subsidy to Wal-Mart. There is reason to believe that Wal-Mart affects public assistance utilization not only through its compensation policies, but also by actively encouraging employees to participate in such programs. For example, the PBS television program *Now with Bill Moyers* reported that Wal-Mart provides all new employees with a 1-800 number to call to determine benefits eligibility. This is important because for many programs, fewer people actually participate in the programs than are eligible for them. Assistance to help employees receive benefits by Wal-Mart may increase take-up rates. This is not factored into our analysis, which means we very likely *understated* the true cost of Wal-Mart to taxpayers. Second, our public health costs are limited to Medi-Cal and Healthy Families. In reality, some Wal-Mart workers are likely neither insured nor enrolled in Medi-Cal. When such workers or their family members get sick, they might visit emergency rooms—a particularly expensive form of care delivery. Moreover, oftentimes such care is not paid for by the patient, leaving taxpayers to pick up the tab. This "uncompensated care" costs California about $5 billion each year, with the greatest burden falling on County Health Systems.[13] The share of these costs for Wal-Mart workers should be taken into account in a full accounting of the company's impact on state taxpayers.

Conclusion

Wal-Mart workers' reliance on public assistance due to substandard wages and benefits has become a form of indirect public subsidy to the company. In effect, Wal-Mart is shifting part of its labor costs onto the public. We estimate the cost of the subsidy to Wal-Mart in California for state taxpayers to be $86 million a year. Other retail firms that carry their own weight by providing self-sufficiency wages and employer-sponsored health insurance are placed at a competitive disadvantage, which can result in a downward cycle for wages and benefits across the industry. As we have shown, Wal-Mart's long term impact on compensation in the retail industry has the potential to place a significant strain on the state's already heavily burdened social safety net. We estimate the cost if large retailers throughout the state adopted Wal-Mart's wage and benefits standards to be an additional $410 million a year in public assistance expenses. The public cost of low-wage jobs should be taken into account by policy makers at all levels as they make decisions about the kinds of economic development we should encourage in California and in our communities.

[13] Extrapolated from Finocchio (2003).

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Table 5: Estimated Effects of Wal-Mart Stores on Retail Payrolls ($1,000's)

	Distance-Specific Time Trends Excluded (Equation (1))			Distance-Specific Time Trends Included (Equation (1'))		
	Agg. Retail	Agg. Retail	Gen. Merch.	Agg. Retail	Agg. Retail	Gen. Merch.
	(1) *A Sample*	(2) *B Sample*	(3) *B Sample*	(4) *A Sample*	(5) *B Sample*	(6) *B Sample*
OLS						
Wal-Mart stores	270.2*** (90.0)	166.4 (145.1)	458.9*** (38.9)	282.2*** (90.7)	182.8 (146.5)	456.4*** (39.0)
Total payrolls per person	0.024*** (0.005)	0.020*** (0.005)	0.001** (0.0003)	0.024*** (0.005)	0.020*** (0.005)	0.001** (0.0003)
Adjusted R^2	0.110	0.151	0.067	0.111	0.152	0.068
IV for Wal-Mart stores						
Wal-Mart stores	-1,711.4** (778.1)	-1,669.8* (912.6)	684.3*** (132.2)	-1,219.9* (722.7)	-1,159.8 (826.3)	572.3*** (133.3)
Total payrolls per person	0.023*** (0.005)	0.020*** (0.005)	0.001*** (0.0003)	0.023*** (0.005)	0.020*** (0.005)	0.001** (0.0003)
Reject null of no endogeneity bias at 5% level	Yes	Yes	Yes	Yes	No	No
N	54,554	32,668	32,668	54,554	32,668	32,668

The notes from Table 4 apply. The only difference is that the dependent variable is the change in retail payrolls per person, so the coefficients now measure the effect of one Wal-Mart store opening on county-level retail payrolls (measured in units of thousands of 1999 constant dollars). The F-statistics for the first stage are as reported in Table 4.

WAL-MART'S IMPACTS ON THE AMERICAN SUPERMARKET INDUSTRY

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February 10, 2004

SUMMARY (Continued)

Based on the example of Oklahoma City, Wal-Mart's increasing dominance of grocery retailing will have the following longer-term effects: -

- Planning

  Big box retailing will continue to sap the economic vitality of downtowns. Adding food to superstores will also result in the closure of neighborhood supermarkets creating additional physical blight and decay in suburban areas. These closures also have inevitable consequences for adjacent retailers and the affected shopping centers.

  Increased traffic, air pollution, and infrastructure costs will result from the reinforced trend to big box retailing.

- Economic

  The job losses at conventional neighborhood supermarkets are not equaled in number, nor in wages and benefits, by the positions created at Wal-Mart.

  Reduced real estate values will result at the shopping centers with vacant supermarkets. This will lead to the waste and abandonment of existing public and private investments in buildings and other community assets.

  Beyond these direct effects, living standards will be reduced as a result of the lower wages and benefits offered across all retail and manufacturing channels.

- Competition

  When the number of competitors is reduced, so is consumer choice. There will be a reduction in product choices, service levels, and the other amenities that are typically offered in a diverse competitive climate.

  Further, the impact on prices may not turn out as expected. Wal-Mart argues it brings low prices (in the short-term) but if a local monopoly results from Wal-Mart's massed market entries there are no competitive safeguards for the longer-term. Prices may then increase.

WAL-MART STORE DEVELOPMENTS

After an unsuccessful test with its Hypermart USA format in the 1980's, Wal-Mart entered the grocery business seriously with its first Supercenter in Washington, Missouri in 1988. The Supercenter format underwent several years of testing by Wal-Mart and by 1993 there were only 34 in the U.S.

The Wal-Mart Supercenter format essentially adds a 65,000 sq. ft. supermarket to a standard Wal-Mart discount store. Please refer to Exhibit 1.

The first Wal-Mart Neighborhood Market opened in 1999. These are stand-alone supermarkets of approximately 46,000 sq. ft. which are designed to fill the voids between Supercenters in urban areas. Please refer to Exhibit 2.

By the end of 2003, there were 1,471 Supercenters and 65 Neighborhood Markets operating in the USA (see Table 1 below). Wal-Mart is planning between 220 and 230 Supercenters in 2004 of which approximately two-thirds (or 150) will be expansions or replacements of existing discount stores and the rest will be new stores. Additionally, Wal-Mart is still expanding its Sam's Clubs. Groceries and consumables comprise about 62% of Sam's Club sales, about 60% of which are to consumers rather than to businesses.

Over the coming years, Wal-Mart will add more grocery space than the three (3) largest supermarket chains combined. Wal-Mart will open 50 million square feet of new space during 2004, of which 15.8 million square feet will be grocery space in Supercenters and Neighborhood Markets. In contrast, Kroger, Albertson's and Safeway opened a combined 11.3 million square feet in 2003.

Table 1

NUMBER OF WALMART STORES

Year End January	Wal-Mart Supercenters	Neighborhood Markets	Sam's Clubs	Discount Stores
1992	10	—	208	1,714
1993	34	—	256	1,648
1994	72	—	417	1,950
1995	147	—	426	1,965
1996	239	—	433	1,995
1997	344	—	436	1,960
1998	441	—	443	1,921
1999	564	4	451	1,869
2000	721	7	463	1,801
2001	888	19	475	1,735
2002	1,066	31	500	1,647
2003	1,258	49	525	1,568
2004	1,471	65	537	1,478

WAL-MART'S MARKET SHARE (Continued)

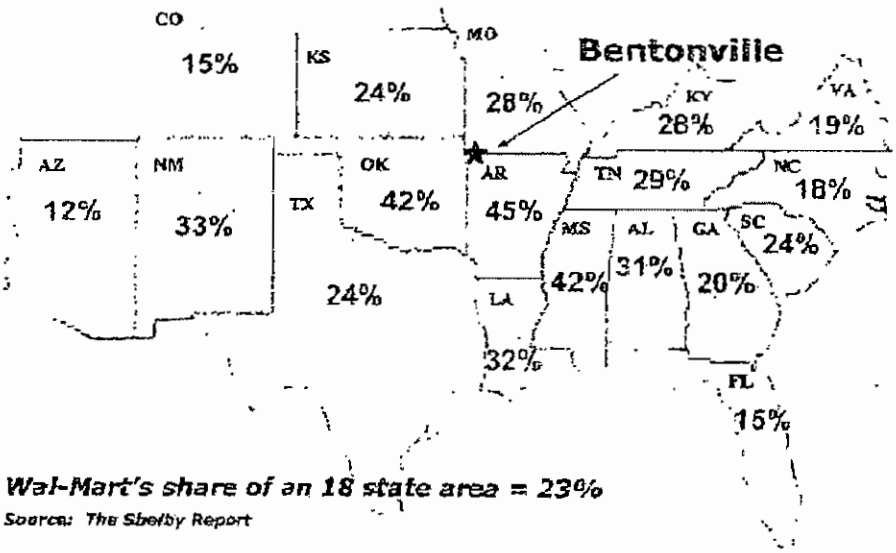
Walmart's 11.0% share of the grocery/consumables market includes many States where Wal-Mart's entry into the grocery industry is yet undeveloped. Therefore, the current national average market share figure is a poor indicator of Wal-Mart's future potential and impact. A better indication of the future is to be found in those States where Wal-Mart has already focused its efforts. The Shelby Report (Atlanta, Georgia) publishes the estimated grocery market shares for an 18-State area throughout the U.S. southeast and southwest (please refer to Exhibit 3). By the end of 2003, Wal-Mart captured 23% of all the grocery sales in these 18 States.

Furthermore, in markets where Wal-Mart's Supercenters have been operating for more than five (5) years, such as Arkansas, Oklahoma and Mississippi, its market share is in excess of 40%. Since these data do not include the significant grocery sales taking place through Sam's Clubs and the traditional Wal-Mart discount stores, they undoubtedly underestimate Wal-Mart's actual market shares.

Exhibit 3

WAL★MART

Grocery Market Share - 12/2003



Wal-Mart's share of an 18 state area = 23%

Source: The Shelby Report

Impacts

Wal-Mart's focused assault on the Oklahoma City grocery market has had an inevitable impact on pre-existing supermarkets. Between July 1998 and the end of 2003, thirty-one (31) supermarkets in the Oklahoma City area - representing a total of 1.24 million square feet of floorspace - have closed and remain vacant. Ten (10) of these were chain supermarkets and twenty-one (21) were independents. Please refer to Exhibits 7 and 8, and the accompanying photographs.

The opening of seventeen (17) new Wal-Mart grocery stores between 1998 and 2003 has, therefore, already produced the closure of 31 competitors....a ratio of almost two (2) closures for each new Wal-Mart store. Additional store closures will occur as the impacts of the Wal-Mart store openings work their way through the local economy....and more Walmart stores open in 2004-5.

Wal-Mart has also closed five (5) of its discount stores and two (2) Sam's Clubs....leaving an additional 538,000 sq. ft. of vacant space on the local real estate market. Please refer to Exhibit 9.

Besides producing extensive store closures, Wal-Mart's massed assault on the Oklahoma City market has also dissuaded full-size supermarket competitors from opening new stores. Only one (1) new conventional supermarket has opened in the metro area since 1998 (the Albertson's in Yukon) and two (2) Target Supercenters. Buy For Less and Crest Foods have opened a combined four (4) stores but these were all takeovers of existing supermarkets+.

In our opinion, within the next three years, Wal-Mart's share of the Oklahoma City grocery market will exceed 50%.

Competitive Issues

The U.S. Department of Justice and the Federal Trade Commission (FTC) both measure market competitiveness using the Herfindahl-Hirschman Index (HHI). This Index is derived by

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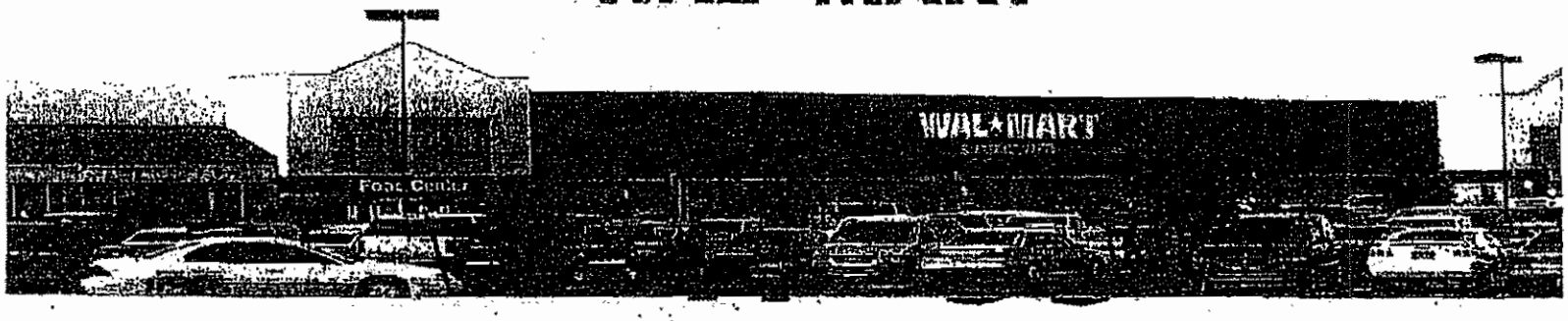
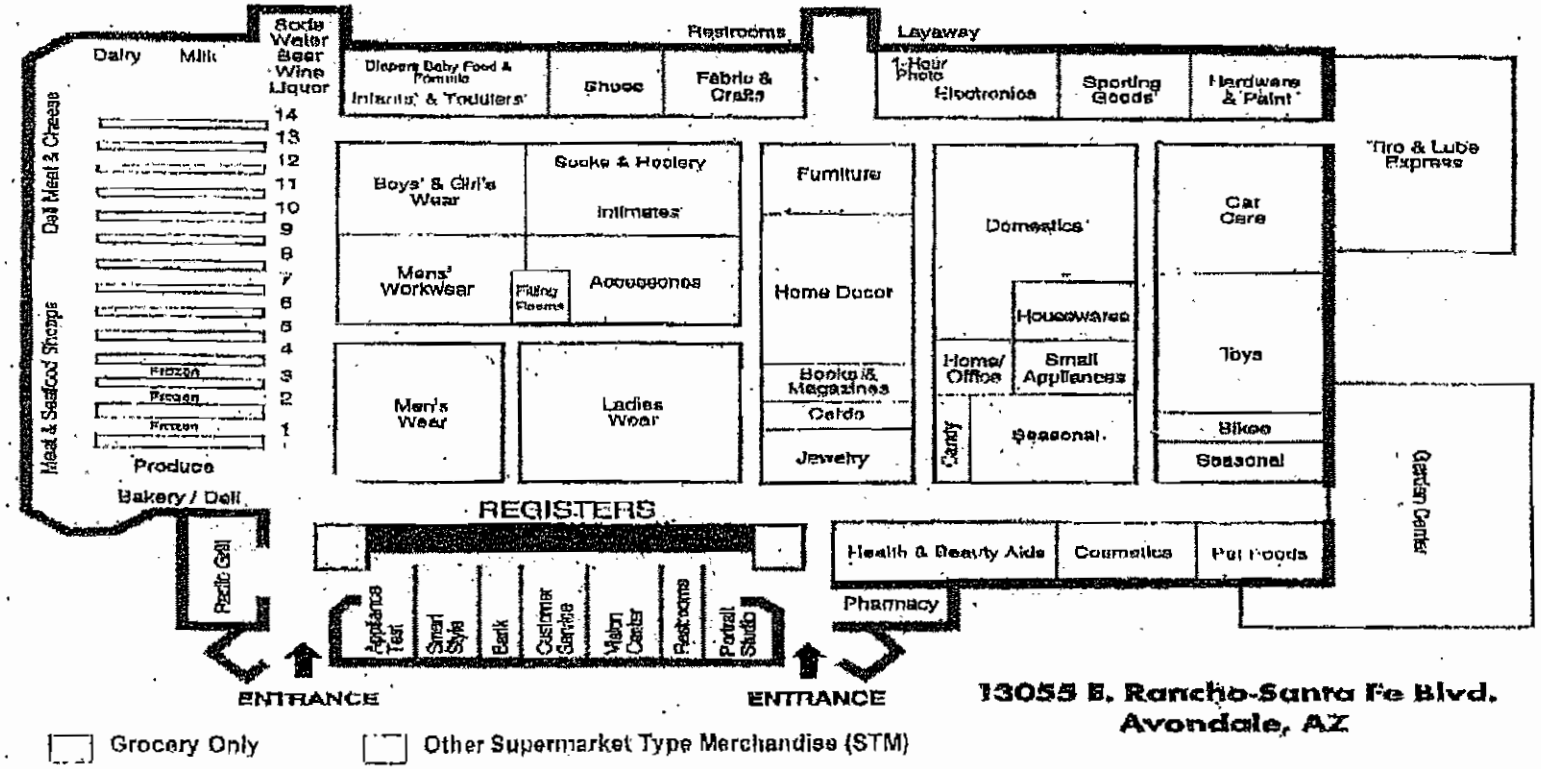
+ There have been a small number of store-openings by Save-A-Lot and, more recently, Aldi but these are both Limited Assortment Store operators which do not offer a full range of grocery products.

Exhibit 1

WAL★MART SUPERCENTER



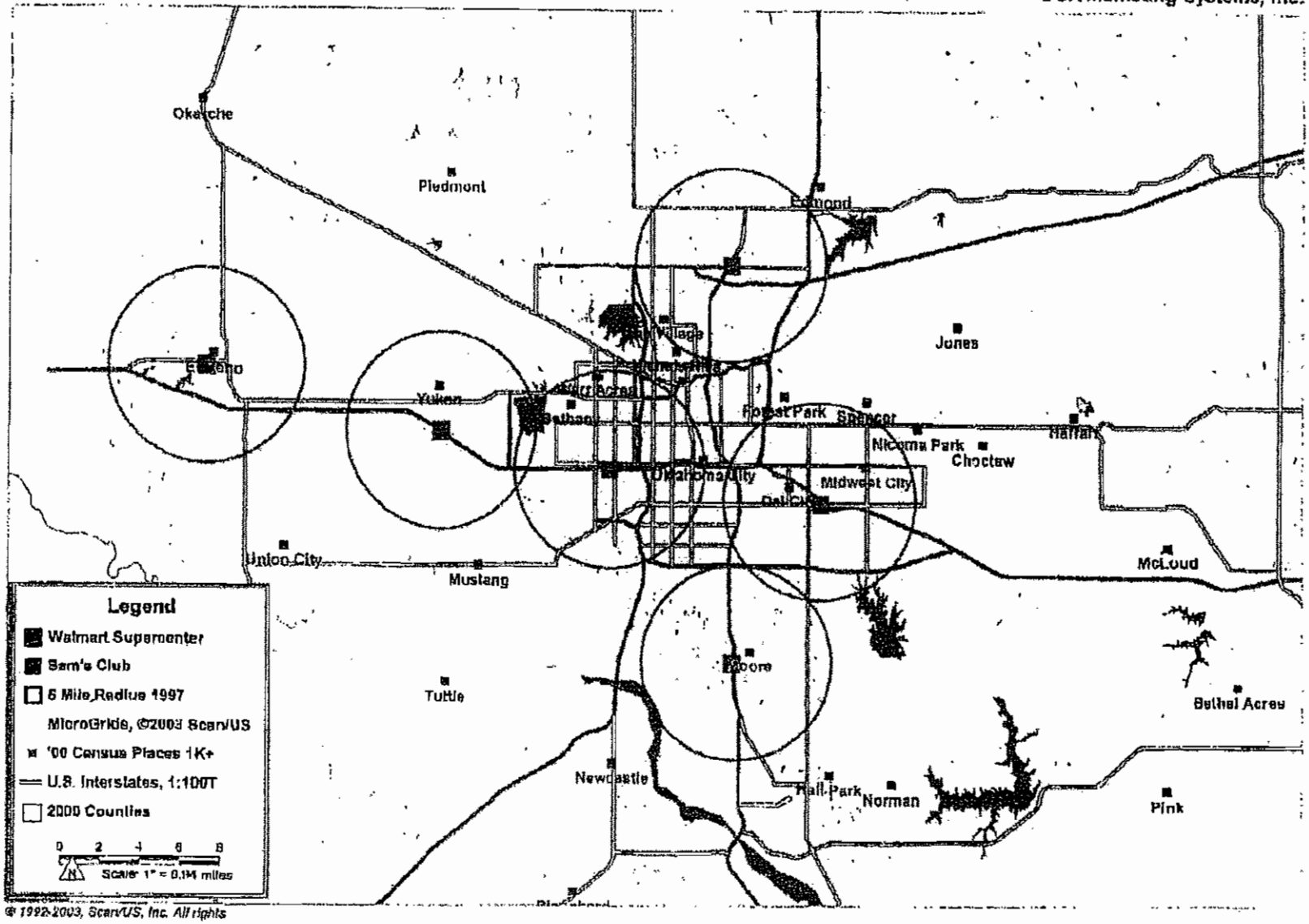


13055 E. Rancho-Santa Fe Blvd.
Avondale, AZ

Exhibit 1

Exhibit 3: OKC Walmart Locations 1997

DSR Marketing Systems, Inc.



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07/19/04

Exhibit 2

Exhibit 5

OKLAHOMA CITY WALMART LOCATIONS
(as of December 2003)

Year Opened	Store Type*	Store #	Location	City
1983	Sam's	6241	6520 SE 29th	Midwest City
1986-7	Sam's	8289	5510 SW 5th	Oklahoma City
1992	SC	221	Garth Brooks & I-40	Yukon
1994	SC	227	I-40/Country	El Reno
1995	SC	277	19th & I-35	Moore
1998	SC	564	MacArthur & I-40	Oklahoma City
1999	SC	212	I-35 & Main	Norman
1999	SC	2734	Alameda/6th/12/Main	Norman
2000	NM	3275	164th & Western	Edmond
2000	NM	2876	2nd & Bryant	Edmond
2000	NM	2393	Eastern & 9th	Moore
2000	NM	2877	Rockwell & Hefner	Oklahoma City
2000	NM	2875	NW 23rd & MacArthur	Oklahoma City
2000	NM	2394	Penn & SW 59th	Oklahoma City
2000	NM	2878	Western & SW 104th	Oklahoma City
2000	SC	2803	Danforth & Santa Fe	Edmond
2000	SC	622	Northwest Hwy & Council	Oklahoma City
2000	SC	2804	I-44 & Classen	Oklahoma City
2000	Sam's	4731	Northwest Hwy & Council	Oklahoma City
2001	SC	1626	Penn & Memorial	Oklahoma City
2001	Sam's	8117	Penn & Memorial	Oklahoma City
2002	SC	743	I-240 & Shields	Oklahoma City
2003	SC	517	State Hwy 152 & Sara Rd.	Mustang
2003	SC	1056	Northwest 32nd St.	Newcastle

To Open	Store Type*	Store #	Location	City
2004	NM	?	Britton & Pennsylvania	The Village
2004	NM	?	SW 44th & Western	Oklahoma City
2005?	SC	?	I-35 & SE 15th	Edmond
2005?	SC	?	?	Midwest City

* NOTES: SC = Supercenter
NM = Neighborhood Market
Sam's = Sam's Club

Exhibit 7

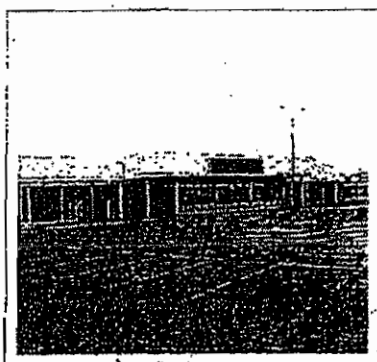
CLOSED OKLAHOMA CITY AREA SUPERMARKETS SINCE JULY 1998
(Facility not subsequently occupied by a supermarket)

Map Key	City	Store Name	C/I*	Location	Total Area (Approx. sq. ft.)
2	Edmond	Snyder's/IGA	I	Danforth & Kelly	65,000
3		Food World/Jim's IGA+	I	Bryant & Danforth	33,000
9		Homeland	C	2nd & Broadway	34,000
89	Moore	Buchanan's IGA	I	4th & Eastern	26,000
87		Pratt's	I	12th & Eastern	42,000
96	Norman	Buy For Less (Goodner's)	I	Main Street & 24th Ave. SW	61,000
93		Buy For Less (Goodner's)	I	12th and Alameda	42,000
94		Wright's IGA	I	12th & Alameda	30,700
		Pratt's	I	12th & Lindsey	30,000
82	Oklahoma City	Albertson's[1]	C	SW 104th & Western	51,000
79		Buchanan's IGA	I	SW 89th & Pennsylvania	31,000
84		Buchanan's IGA	I	SW 119th & Western	30,000
71		Don's Food Fair	I	SW 59th & May	18,000
70		Spencer's Super Thrift/Grider's+	I	SW 59th & May	29,000
72		Don's Food Fair	I	SW 59th & Pennsylvania	18,000
21		IGA Super Thrift	I	Hefner & May	43,000
23		Food World/Jim's IGA+	I	NW 122nd & MacArthur	31,000
26		Homeland/IGA+	C	Northwest Hwy & Rockwell	56,000
15		Homeland[2]	C	Pennsylvania & Britton	46,000
46		Homeland/Baker's+	C	NW 23rd & Pennsylvania	61,000
44		Homeland	C	NW 16th & Drexel	35,000
41		Homeland	C	NW 23rd & Ann Arbor	29,000
74		Homeland	C	SE 59th & Walker	38,000
77		Homeland/Price Chopper+	C	I-240 & Pennsylvania	70,000
80		Homeland[3]	C	SW 89th & Pennsylvania	48,000
18		IGA Super Thrift	I	NW 63rd & May	26 000
76		Pratt's	I	I-240 & Walker	56,000
27		Price Mart	I	Northwest Hwy & Rockwell	65,000
73		Super Foods/Sav-Mor	I	SW 59th & Western	20,000
35		Pratt's	I	39th & Portland	35,000
103	Yukon	Snyder's IGA	I	Cornwell Road and Main St.	41,000
				TOTAL	1,240,700

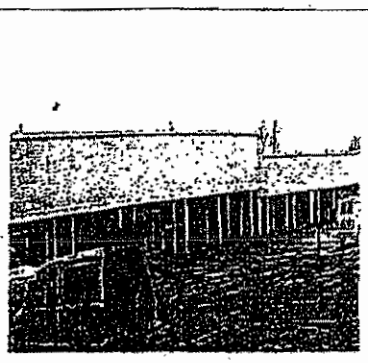
* C (Chain) or I (Independent)
\+ Closed twice under two (or more) different ownerships.
[1] Replaced at former Homeland/Baker's at 104th/Pennsylvania.
[2] To be demolished and replaced by a Walmart Neighborhood Market.
[3] Part converted to a Hong Kong Market.

CLOSED SUPERMARKETS
OKLAHOMA CITY & METRO AREAS

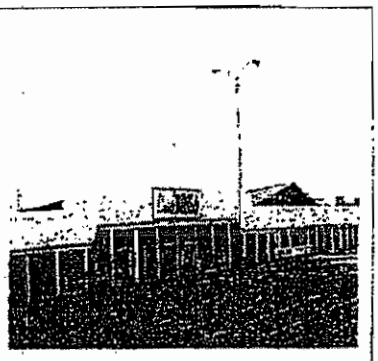
Exhibit 8



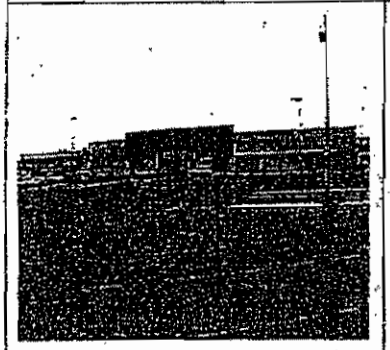
13. FORMER HOMELAND – NEC SW 59TH & WALKER



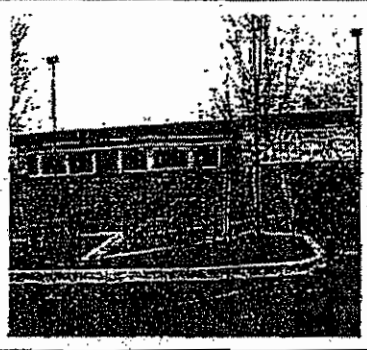
14. FORMER DON'S FOOD FAIR – SWC PENNSYLVANIA & 59TH



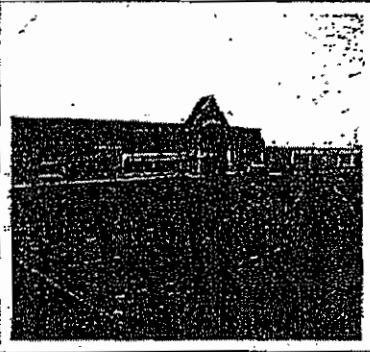
15. FORMER DON'S FOOD FAIR (NOW BINGO) – SWC MAY & 59TH



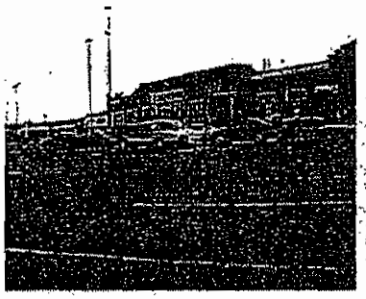
16. FORMER HOMELAND – NWC PENNSYLVANIA & I-240



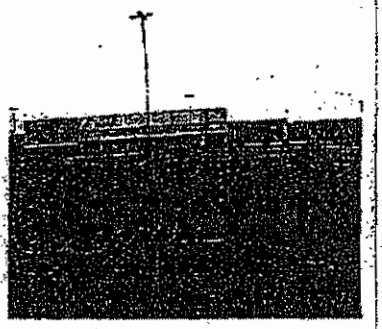
17. FORMER PRATTS – SWC WALKER & I-240



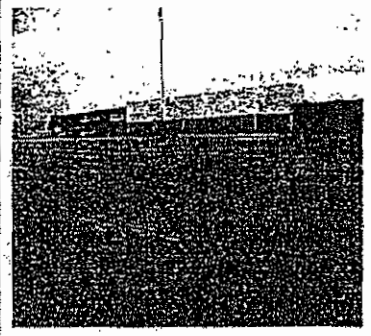
18. FORMER BUCHANAN'S(RE-LEASING TO DRUG EMPORIUM) – NWC 89TH & PENNSYLVANIA



19. FORMER HOMELAND (NOW HONG KONG MARKET) – SEC 89TH & PENNSYLVANIA



20. FORMER PRATTS – SEC EASTERN & 12TH - MOORE, OK



21. FORMER BUCHANAN'S – NEC EASTERN & 4TH - MOORE, OK

Appendix 1

ABOUT DSR MARKETING SYSTEMS

DSR Marketing Systems, Inc. is a market research and consulting firm which specializes in retail research, including store location analysis and consumer research.

Dr. David Rogers is the President of DSR Marketing Systems, Inc. He was formerly Head of Site Potential Statistics for J. Sainsbury PLC, the British supermarket chain.

He has given presentations on market research topics for a wide variety of U.S. and British retail trade organizations, and is a Tutor at the annual Retail Location Analysis seminar at Oxford University's Business School (Templeton College).

Dr. Rogers is co-editor of Store Location and Store Assessment Research, a text-book published by John Wiley and Sons Ltd., the international publishers, and is a regular columnist for a variety of retail trade magazines in Australia, the USA and UK, including Retail Merchandiser and Progressive Grocer in New York, the European Retail Digest and Retail Week in Britain, and Shopping Centre News in Australia.

Dr. Rogers has consulted with an extensive number of retail, restaurant, and shopping center clients in Australia, Canada, France, Iceland, Puerto Rico, Saudi Arabia, Sweden, the United Kingdom, and the U.S.A.

His experience includes expert witness testimony at planning and traffic impact inquiries and in cases concerning Retail Competition and Eminent Domain.

Dr. Rogers received his undergraduate degree from the University of Bristol (England), his M.S. from the University of Wisconsin (Madison), USA, and his doctorate from the University of Reading (England). All three degrees were in the field of Urban Studies.

UC BERKELEY LABOR CENTER

UC BERKELEY CENTER FOR LABOR RESEARCH AND EDUCATION

December 2007

RESEARCH BRIEF

A DOWNWARD PUSH:

THE IMPACT OF WAL-MART STORES ON RETAIL WAGES AND BENEFITS

Arindrajit Dube
UC Berkeley Institute for Research on Labor and Employment

T. William Lester
UC Berkeley Department of City and Regional Planning

Barry Eidlin
UC Berkeley Department of Sociology

EXECUTIVE SUMMARY

Empirical evidence suggests that employees at Wal-Mart earn lower average wages and receive less generous benefits than workers employed by many other large retailers. But controversy has persisted on the question of Wal-Mart's effect on local pay scales. Our research finds that Wal-Mart store openings lead to the replacement of better paying jobs with jobs that pay less. Wal-Mart's entry also drives wages down for workers in competing industry segments such as grocery stores.

Looking at the period between 1992 and 2000, we find that the opening of a single Wal-Mart store in a county lowered average retail wages in that county by between 0.5 and 0.9 percent. In the general merchandise sector, wages fell by 1 percent for each new Wal-Mart. And for grocery store employees, the effect of a single new Wal-Mart was a 1.5 percent reduction in earnings.

When Wal-Mart entered a county, the total wage bill declined along with the average wage. Factoring in both the impact on wages and jobs, the total amount of retail earnings in a county fell by 1.5 percent for every new Wal-Mart store. Similar effects appeared at the state level.

With an average of 50 Wal-Mart stores per state, the average wages for retail workers were 10 percent lower, and their job-based health coverage rate was 5 percentage points less than they would have been without Wal-Mart's presence. Nationally, the retail wage bill in 2000 was estimated to be $4.5 billion less in nominal terms due to Wal-Mart's presence.

The study addressed a number of methodological issues that have plagued previous attempts to assess the effect of Wal-Mart on local labor markets. A less sophisticated statistical model risks confounding the effects of Wal-Mart openings with unobserved economic factors (positive or negative) that might have drawn the retailer to specific locations. We use the spatial pattern of Wal-Mart's growth (radiating out of Arkansas over time) to identify Wal-Mart store openings that are not driven by local economic conditions. This helps ensure we are measuring the results of store openings, not preexisting conditions.

Further, we investigate (and reject) the possibility that wage declines were an artifact of changes in demographics of the retail workforce. If Wal-Mart jobs bring more minorities, women, young people or workers with lower educational attainment into the retail work force, the wage decline could be accounted for by the lower earning potential of these groups. But controlling for age, gender, ethnicity and education did not change the results. Overall, the results strongly support the hypothesis that Wal-Mart entry lowers wages and benefits of retail workers.

WAL-MART WAGES

Wal-Mart's size and growth over the past two decades, and its contribution to reshaping retailing in America, means that it may be an important force in shaping wages for low-end workers. Existing evidence suggests that Wal-Mart pays lower wages and benefits than other large retailers. In 2005, the company reported an average hourly wage of $9.68 per hour.[1] An earlier study of pay scales in California found that Wal-Mart employees earned 26 percent less than workers in comparable jobs, defined as retail firms with 1,000 or more workers.[2] A national study found a 25 percent earnings gap with retailers overall, and 28 percent with large retailers, though wages did not look significantly different from those paid by other discount stores.[3]

There are two general problems with comparing Wal-Mart workers' wages with those of other retailers. Wal-Mart started and has its greatest presence in lower-wage and more rural areas, which will account for some part of the wage differential. Second, Wal-Mart makes up a large share of general merchandise workers, giving it a significant impact on the average wage of these workers. Its employees account for 55 percent of all general merchandise workers, and 71 percent of employees who work for large general merchandise companies in the country. To get a valid comparison with *other* general merchandisers, we adjusted retail wages in the Current Population Survey to match Wal-Mart's location and adjusted for Wal-Mart's contribution to the average general merchandise wage.

---

[1] Wal-Mart Stores, Inc. 2005. http://www.walmartfacts.com/associates/default.aspx#a41.

[2] Dube, Arindrajit and Ken Jacobs, 2004. *Hidden Cost of Wal-Mart Jobs: Use of Safety Net Programs by Wal-Mart Workers in California*. University of California-Berkeley, Center for Labor Research and Education.

[3] Bernhardt, Annette, Anmol Chaddha and Siobhan McGrath, 2005. *What Do We Know About Wal-Mart?* New York University Brennan Center for Justice.

The results still found a sizeable wage gap between Wal-Mart and *other* general merchandising employers: 17.4 percent. The gap is smaller when compared to all grocery workers (7.5 percent) but larger when compared to large grocers (17.5 percent). In the area of large general merchandise companies, meaning businesses with more than 1,000 employees, Wal-Mart employees earned more than 25 percent less than workers in competing stores.[4]

RESEARCH METHODS

Anecdotal evidence suggests that competitors perceive the need to lower wages and reduce benefits to compete with Wal-Mart. In 2003, as Southern California unions negotiated their contracts with grocery chains, competition with Wal-Mart came up repeatedly as a rationale for lowering wages and cutting benefits.[5] Although such anecdotal accounts are common and reported often in the media, there is not much in the way of rigorous academic research on this question. We sought to test the hypothesis that Wal-Mart store openings depress local wages and benefits. Our research investigated the effect that a new Wal-Mart store had on the economy of the surrounding county and state by comparing how wages for retail workers, especially grocery and general merchandise employees, changed over time in response to a store opening.

Any effort to estimate the impact of individual store openings in a credible way encounters a fundamental methodological obstacle: Wal-Mart does not randomly choose where to expand. In deciding where to open a new store, management may take into account several factors, including the cost of labor. If the company selects areas where wages are already falling in order to minimize competition for employees, the results might artificially indicate that Wal-Mart's arrival in a county *caused* wages to fall. Alternatively, and more important in reality, Wal-Mart may choose sites with strong economic prospects to take advantage of a healthy consumer market. Such local booms usually lead to an uptick in workers' wages. When Wal-Mart store openings are correlated with local economic booms, the results would mistakenly indicate that Wal-Mart raised wages or had no effect on local wages—*even when its entry caused wages to be lower than they would have been.* In either case, there is the danger of confusing the factors enticing Wal-Mart to open a particular store with the effects of the store's arrival in the local economy. This problem is what economists call selection bias.

In order to resolve this problem, our research began with the fact that Wal-Mart has spread out over time from its initial headquarters. The first Wal-Mart store in 1962 was in Rogers, Arkansas. Since then, new stores have sprung up at increasing distances from the center, like a circular ripple spreading away from a drop of water. The farther a county is from Benton County, Arkansas (ground zero for Wal-Mart), the later it experienced the Wal-Mart growth spurt (see Figure 1 on page 4). This pattern of expansion allowed the company to take full advantage of distribution networks and lower the overall costs of expansion.[6]

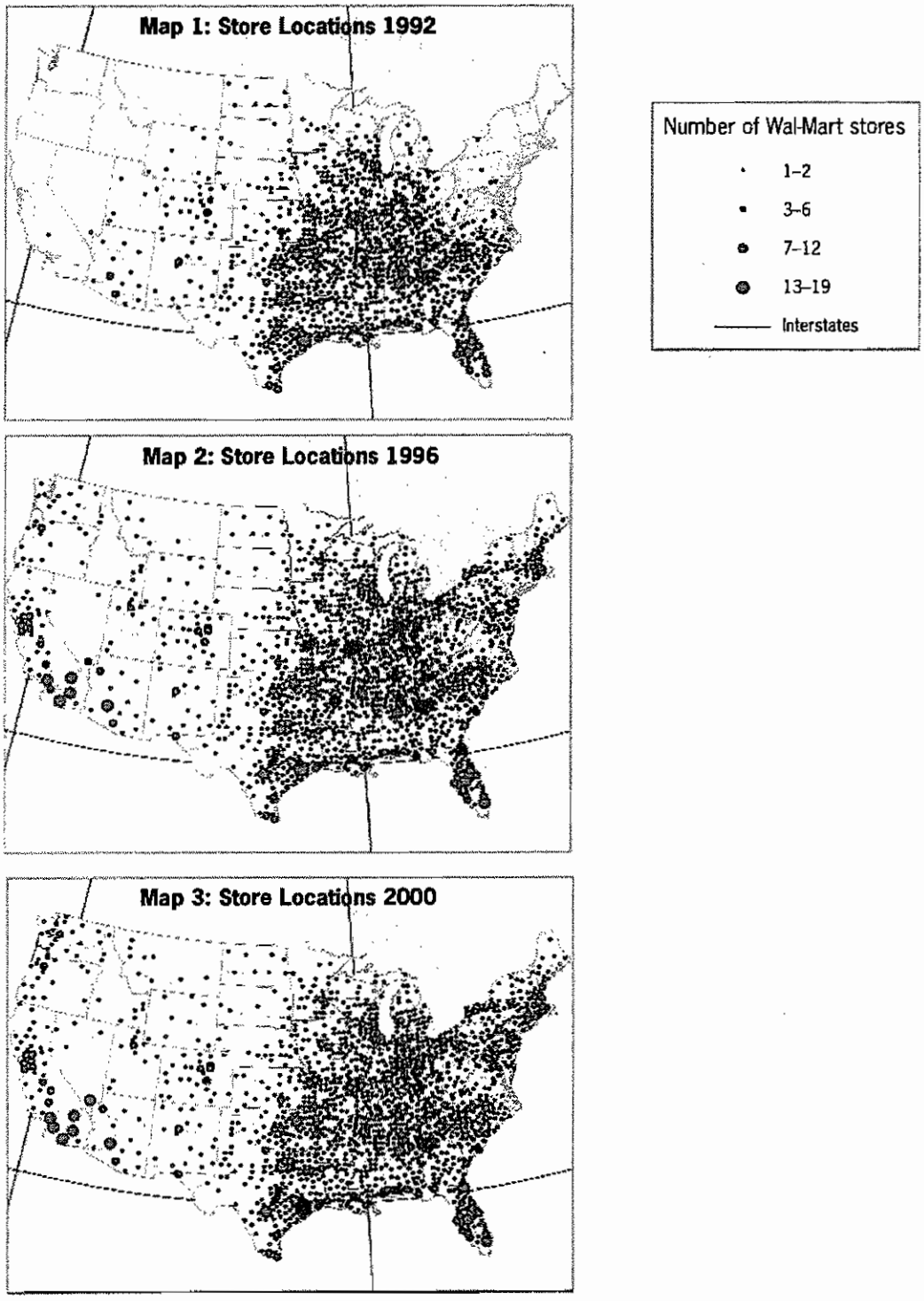
---

[4] Dube, Arindrajit and Steve Wertheim, 2005. *Wal-Mart and Job Quality: What Do We Know, and Should We Care?* University of California–Berkeley, Center for Labor Research and Education.

[5] Goldman, Abigail and Nancy Cleeland, 2003. "An Empire Built on Bargains Remakes the Working World," *Los Angeles Times* (November 23, 2003). Pearlstein, Steven, 2003. "Wal-Mart's Hidden Costs," *Washington Post* (October 29, 2003).

[6] Graff, Thomas O., 1998. "The Locations of Wal-Mart and Kmart Supercenters: Contrasting Corporate Strategies," *The Professional Geographer* 50 (1): 46-57. Holmes, Thomas J. 2005. *The Diffusion of Wal-Mart and Economics of Density.* Unpublished manuscript.

Figure 1. Wal-Mart store locations 1992, 1996 and 2000



By following the ripple of store openings across the country and over time, we are able to test whether retail wages fell in its wake. Looking at store openings based on both how far the county is from Wal-Mart's "ground zero" and the year in question, our estimates avoid the selection bias that can be a problem for similar studies. We also subject our results to a number of different tests of internal and external validity, which all indicate that our methodology is robust.

Our study uses two sources for data on wages: the Quarterly Census of Employment and Wages, employed by the US Bureau of Labor Statistics, which provides county-level information; and the March Supplement to the Current Population Survey, which provides greater detail about wages and benefits, but only at the state level.

WAL-MART'S NATIONAL EXPANSION

The study focuses on the period 1992–2000, the time period when Wal-Mart expanded outside the South and exploded into major metropolitan areas. During this time, Wal-Mart grew from 1,800 US stores to 2,500, an increase of almost 40 percent. During the 1990s, the corporation expanded from the South to the Midwest, and then to the West and Northeast. By the end of the 1990s, more than half the counties in America had a Wal-Mart in them, and some had many more.

In 1992, half the Wal-Mart stores were in rural counties. But during the next eight years, three-quarters of new stores were in metropolitan counties, as Wal-Mart expanded from its rural starting point.

WAL-MART OPENINGS PUT DOWNWARD PRESSURE ON COUNTY WAGES

When Wal-Mart's timing of expansion is taken into account, we find strong evidence that each new Wal-Mart lowered retail wages (see Table 1). Opening a single Wal-Mart store lowers the average retail wage in the surrounding county between 0.5 and 0.9 percent. In the category of general merchandise, wages fell about 1 percent for each new store, while workers in grocery stores saw average wages decline about 1.5 percent. As we would expect, there was no noticeable effect on wages in other low-paying economic sectors that did not compete with Wal-Mart. Restaurant workers, for example, saw no change in their take-home pay as a result of big box entry into their county.

Table 1. County-level effects from the entry of a single Wal-Mart store

Average Wage		Aggregate Wage Bill	
Retail workers:	0.5–0.9% lower	*Retail sector:*	1.5% lower
General merchandise workers	1% lower		
Grocery employees:	1.5% lower		

WAL-MART AND SUPERMARKET EMPLOYEES

Wal-Mart's effect on earnings of grocery workers is particularly striking. The opening of a single Wal-Mart store lowered grocery wages by 1.5 percent. This is in large part because supermarkets typically pay higher wages and have higher rates of unionization than other retail businesses. In 2005, the unionization rate in supermarkets was 21 percent, compared to 5 percent in general merchandising and 6 percent in retail overall. Wages of unionized supermarket workers are 27 percent higher than their non-union counterparts, as compared to a 6 percent union wage premium for general merchandise and 8 percent for all retail workers.[7] Because of higher wages and the greater advantage to union membership, competition with a large low-wage, non-union employer like Wal-Mart is particularly significant in the grocery sector.

Wal-Mart sells groceries and competes with grocery stores, but its workers are categorized as general merchandise employees, not grocery workers. The average wages for grocery workers does not include Wal-Mart workers. Hence, the decline in grocery worker wages found in the research results must be due to a decline in wages among Wal-Mart's competitors in the grocery industry.

[7] Current Population Survey, 2005.

Several independent factors explain the fall in wages associated with Wal-Mart openings. First is the substitution effect: a new Wal-Mart store replaces better paying jobs with lower-paying ones. Since Wal-Mart workers account for more than half of general merchandising employees, mixing lower-paid Wal-Mart jobs in with higher-paid jobs reduces average wages noticeably. A second factor is competition: Wal-Mart pushes down wages in competing businesses. This is most evident for grocery stores, where the effect on wages is purely a result of competitors cutting costs in response to Wal-Mart (see sidebar.)

Some research suggests that Wal-Mart may be responsible for a small net increase in jobs.[8] Our study demonstrates that the opening of new Wal-Mart stores produces a decline not just in average wages but in the total wage bill of a county. Every new Wal-Mart in a county reduced the combined or aggregate earnings of retail workers by around 1.5 percent. Given that the fall in total wages was greater than the decline in average wages, it is highly unlikely that there is compensating positive employment growth associated with a Wal-Mart store opening. This is consistent with research by Neumark et al.,[9] who find that once the timing of store openings is taken into account, there is no evidence of job gains.

At the national level, our study concludes that in 2000, total earnings of retail workers nationwide were reduced by $4.5 billion due to Wal-Mart's presence, and these losses were concentrated in metropolitan areas.[10]

WAL-MART OPENINGS REDUCED STATE-LEVEL EARNINGS AND BENEFITS POTENTIAL IMPACT ON FIRMS' COSTS

We also perform a state-level analysis of Wal-Mart's impact. By the year 2000, there were 2,500 Wal-Mart stores in the US, an average of 50 per state. Our study finds that each new Wal-Mart lowered the average hourly wage of retail workers in the surrounding state by two-tenths of a percent (see Table 2). Fifty new Wal-Mart stores would mean a 10 percent average wage reduction.

[8] Basker, Emek, 2005. "Job Creation or Destruction: Labor Market Effects of Wal-Mart Expansion," *Review of Economics and Statistics* 87(1): 174-183.

[9] Neumark, David, Junfu Zhan and Stephen Ciccarella, 2005. "The Effects of Wal-Mart on Local Labor Markets," *NBER Working Paper* No. 11782..

[10] On average, a single store reduced the retail wage bill by 1 percent in a metro county. In 2000, metro counties had an average of 1.5 Wal-Mart stores, and had a total retail wage bill of $300 billion. This produced an annual reduction in the nominal wage bill by $4.5 billion.

Table 2. State-level effects of Wal-Mart openings on retail workers

	Average Retail Wages	Employer-Sponsored Health Insurance
Effects of a single store opening	0.2 percent lower	0.1 percentage point lower
Effects of 10 store openings	2 percent lower	1 percentage point lower
Effects of 50 Wal-Marts (the average number per state)	10 percent lower	5 percentage points lower

The study was also able to measure the effect of Wal-Mart stores on healthcare benefits using the Current Population Survey. While employees in the retail sector typically do not enjoy good health-care benefits, anecdotal evidence suggests that Wal-Mart employees receive employer-sponsored health insurance at a lower level than workers in competing businesses. Our data indicates Wal-Mart's job-based coverage rate was higher than retailers in general, but lower than large retailers, including large general merchandisers and large grocery stores.[11]

Just as Wal-Mart's low wages depressed wages in competing businesses, we found similar effects on the rate of health insurance. The research demonstrates that 10 new Wal-Mart store openings in a state translated to a 1 percentage point reduction in the proportion of retail workers who received health insurance from their employer.

EFFECT ON METROPOLITAN COUNTIES

Wal-Mart's effect on county wages appeared only in metropolitan statistical areas. The strong decline in earnings that was evident in metropolitan counties did not show up in rural counties. This result is consistent with other research that shows that rural areas are more likely to have low-wage firms.[12] Where wages are low to begin with, the arrival of the retail chain is less significant. This is especially true because the minimum wage becomes binding at low wage levels, which is more likely in rural areas. In metro areas with better-paying jobs and a higher rate of unionization, Wal-Mart's entry was more likely to have an impact on the labor market. This is particularly important since the large majority of new Wal-Mart stores are located in metro areas. This also explains the greater resistance to Wal-Mart store locations in metropolitan compared to rural areas, since workers and unions have more to lose in urban settings.

[11] Dube and Wertheim, 2005.

[12] Anderrson, Fredrik, Harry Holzer and Julia Lane, 2002. "The Interaction of Workers and Firms in the Low-Wage Labor Market," *LEHD Working Paper.*

CONTROLLING FOR DEMOGRAPHICS

One possible explanation for the apparent reduction in wages is a change in the mix of the workforce. If Wal-Mart hires more minorities, women and young-people than its competitors, then the wage difference could be explained by the lower earnings of these groups, regardless of where they work. A related possibility could be a change in hours of work, skills of workers and fringe benefits. If Wal-Mart hires disproportionately more part-time workers or less skilled workers, for example, then the apparent decline in average wages might not result from a reduction in wages for comparable employees.

In order to investigate this possibility, we use the Current Population Survey data (from the Annual Demographic Supplement), which provides details on individual worker characteristics. We look at the impact of Wal-Mart expansion in a state on the average hourly wages for retail workers (as opposed to earnings per worker in our other dataset, the QCEW), and control for the demographics of the workforce, i.e., gender, age, education and race, as well as the average wage of workers without a college education.[13] Controlling for these factors does not change the overall conclusion. Wal-Mart's effects on wages in surrounding areas created lower wages for a set of retail workers, not a change in who was working retail.

CONCLUSIONS

Until now there have been few studies documenting the effects on compensation from Wal-Mart's entry into a new labor market. The few studies that do address the question focus on a small set of counties in primarily rural states. Because of methodological limitations, none are able to distinguish the effects of Wal-Mart's arrival from the particular conditions that attracted the retailer to open in a given area in the first place.

The new research strongly suggests that Wal-Mart entry lowers wages for employees in competing businesses, and the effect can be seen at both the county and state levels. Controlling for demographic or skill mix of the workforce cannot explain the results. Wal-Mart openings depress average and aggregate wages and reduce the proportion of the workforce that is covered by employer-sponsored health insurance.

Of course, Wal-Mart's presence is also likely to bring lower prices. Existing research shows big-box stores like Wal-Mart can use their distribution systems and leverage with suppliers to produce substantial savings to consumers.[14] However, to the extent that competing on cost produces negative effects on low-wage workers, this is an important consideration when deciding the "rules of the game" that big-box retailers need to abide by. And since wage and benefit savings are not the main part of the cost advantage for a company like Wal-Mart, it could continue to pass on most of these savings while paying higher wages and benefits. These factors should be taken into account by policy makers in their decision-making on economic development.

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[13] To be sure, whether or not lower wages bring in more disadvantaged groups does not change the fact that wages are reduced for retail jobs. Our analysis further shows that this cannot "explain" the fall in wages.

[14] Hausman, Jerry and Ephraim Leibtag, 2005. "Consumer Benefits from Increased Competition in Shopping Outlets: Measuring the Effect of Wal-Mart," *NBER Working Paper No. 11809.*

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A Program of the Institute for Local Self-Reliance

Key Studies on Wal-Mart and Big-Box Retail

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Below are summaries and links to key studies that examine the impact of Wal-Mart and other large retail chains and, in some cases, the benefits of locally owned businesses. For ease of use, we've organized these studies into the following categories, although they do not all fit neatly into one category. (Also see the Research section [2] of the News Archive for more detailed stories on some of these studies).

- Economic Impact of Local Businesses vs. Chains [3]
  Studies have found that locally owned stores generate much greater benefits for the local economy than national chains.
- Retail Employment [4]
  These studies examine whether the arrival of a superstore increases or decreases the number of retail jobs in the region.
- Wages & Benefits [5]
  Studies have found that big-box retailers, particularly Wal-Mart, are depressing wages and benefits for retail employees.
- Existing Businesses [6]
  These studies look at how the arrival of a big-box retailer displaces sales at existing businesses, which must then downsize or close. This results in job losses and declining tax revenue, which some of these studies quantify.
- Poverty Rates [7]
  Counties that have gained Wal-Mart stores have fared worse in terms of family poverty rates, according to this study.
- Social and Civic Well-Being [8]
  This study found that Wal-Mart reduces a community's level of social capital, as measured by voter turnout and the number of active community organizations.
- City Costs [9]
  These studies compare the municipal tax benefits of big-box development with the cost of providing these stores with city services, such as road maintenance, police and fire—finding that cities do not always come out ahead.
- State Costs [10]
  Because many of their employees do not earn enough to make ends meet, states are reporting high costs associated with providing healthcare (Medicaid) and other public assistance to big-box employees.
- Subsidies [11]
  The expansion of big-box retailers has been financed in part by massive development subsidies and tax advantages provided by local and state governments. These studies document those subsidies and their failure to produce real economic benefits for communities.
- Consumers & Prices [12]
  Are chains better for consumers?
- Traffic [13]
  How do vehicle miles traveled and trips increase as a result of big box developments?
- Charitable Contributions [14]
  Small businesses donate about twice as much per employee to charitable organizations as large businesses, according to this study

1. ECONOMIC IMPACT OF LOCAL BUSINESSES VS. CHAINS

The following studies have found that locally owned stores generate much greater benefits for the local economy than national chains.

Thinking Outside the Box: A Report on Independent Merchants and the Local Economy [15] - by Civic Economics, September 2009

> This study examined financial data from 15 locally owned businesses in New Orleans and compared their impact on the local economy to that of an average SuperTarget store. The study found that only 16% of the money spent at a SuperTarget stays in the local economy. In contrast, the local retailers returned more than 32% of their revenue to the local economy. The primary difference was that the local stores purchase many goods and services from other local businesses, while Target does not. The study concludes that even modest shifts in spending patterns can make a big difference to the local economy. If residents and visitors were to shift 10% of their spending from chains to local businesses, it would generate an additional $235 million a year in local economic activity, creating many new opportunities and jobs. Likewise, a 10% shift in the opposite direction - less spending at local stores and more at chains - would lead to an economic contraction of the same magnitude. Another noteworthy finding of the study is that locally owned businesses require far less land to produce an equivalent amount of economic activity. The study found that a four-block stretch of Magazine Street, a traditional business district, provides 179,000 square feet of retail space, hosts about 100 individual businesses, and generates $105 million in sales, with $34 million remaining in the local economy. In contrast, a 179,000-square-foot SuperTarget generates $50 million in annual sales, with just $8 million remaining in the local economy, and requires an additional 300,000 square feet of space for its parking lot. See our New Rules article [16] for more background on this study.

Local Works: Examining the Impact of Local Business on the West Michigan Economy [17] - by Civic Economics, September 2008

> This study concludes that if residents of Grand Rapids and surrounding Kent County, Michigan, were to redirect 10 percent of their total spending from chains to locally owned businesses, the result would be $140 million in new economic activity for the region, including 1,600 new jobs and $53 million in additional payroll. The study calculates the market share of independent businesses in four categories: pharmacy (41%), grocery (52%), restaurants (50%), and banks (6%). It analyzes how much of the money spent at these businesses stays in the area compared to national chains. Local restaurants, for example, return more than 56% of their revenue to the local economy in the form of wages, goods and services purchased locally, profits, and donations. Chain restaurants return only 37%. Measuring the total economic impact of this difference, including indirect and induced activity, the study estimates that $1 million spent at chain restaurants produces about $600,000 in additional local economic activity and supports 10 jobs. Spending $1 million at local restaurants, meanwhile, generates over $900,000 in added local economic activity and supports 15 jobs. The study also analyzes the economic impact of independent vs. chain businesses on a square footage basis, noting, "In a largely built-out city like Grand Rapids, policy dictates seeking the highest and best use of available properties, and this analysis strongly supports the idea that local firms should be the preferred tenants for city sites."

The San Francisco Retail Diversity Study [18] - By Civic Economics, May 2007

> This study finds that San Francisco remains a stronghold for locally owned businesses, which generate sizable benefits for the city's economy. The study has three parts. The first calculates market shares for independents and chains in several categories: bookstores, sporting goods stores, toy stores, and casual dining restaurants. In all four categories, independent businesses capture more than half of sales within the city of San Francisco, a much larger share than they have nationally. The second part examines the economic impact of locally owned businesses versus chains. It finds that local businesses buy more goods and services locally and employ more people locally per unit of sales (because they have no headquarters staff elsewhere). Every $1 million spent at local bookstores, for example, creates $321,000 in additional economic activity in the area, including $119,000 in wages paid to local employees. That same $1 million spent at chain bookstores generates only $188,000 in local economic activity, including $71,000 in local wages. The same was true in the other categories. For every $1 million in sales,

due to Wal-Mart's presence," the researchers find. Most of these losses were concentrated in metropolitan areas. Although Wal-Mart is often associated with rural areas, three-quarters of the stores it built in the 1990s were in metropolitan counties.

What Do We Know About Wal-Mart? [25] - By Annette Bernhardt, Anmol Chaddha, and Siobhán McGrath, Brennan Center for Justice, August 2005

This scrupulously fact-checked and footnoted report outlines what we know about Wal-Mart, in terms of its wages, health insurance benefits, compliance with labor laws, and cost to states. It details average starting wages for various job classifications. It reports that Wal-Mart employees earn 20 percent less than retail workers on average. It outlines the out-of-pocket costs, coverage limitations, and eligibility requirements for the retailer's health insurance plan, and compiles information on what various states are spending to provide Medicaid to uninsured Wal-Mart employees and their children. The report also summarizes Wal-Mart's record of labor law violations.

Reviewing and Revising Wal-Mart's Benefits Strategy [26] - Memo to the Wal-Mart Board of Directors from Susan Chambers, Wal-Mart's executive vice president for benefits, Oct. 2005

This internal memo leaked to Wal-Mart Watch assesses Wal-Mart's current health care benefits and offers strategies to both reduce the company's health insurance costs and neutralize criticism of its employment practices. The memo reports that only 48 percent of the company's employees are enrolled in its insurance plan, compared to an average of 68 percent for national employers. Excessive out-of-pocket costs, including expensive premiums and high deductibles, are to blame. "Our coverage is expensive for low-income families, and Wal-Mart has a significant percentage of Associates and their children on public assistance," the memo notes. Employees enrolled in Wal-Mart's insurance plan spend an average of 8 percent of their income on health care, nearly twice the national average. Almost 40 percent spend more than 16 percent of their income, a crippling cost for workers who earn less than $20,000 a year on average. The memo also reports that Wal-Mart has a larger share of its employees and their children enrolled in Medicaid compared to other companies. "In total, 46 percent of Associates' children are either on Medicaid or are uninsured," it notes. The memo offers strategies for reducing Wal-Mart's health care costs, including increasing the percentage of part-time employees and "design[ing] all jobs to include some physical activity (e.g., all cashiers do some cart gathering)." The latter recommendation aims to "dissuade unhealthy people from coming to work at Wal-Mart."

The Impact of Big Box Grocers on Southern California: Jobs, Wages, and Municipal Finances [27] - Prepared for the Orange County Business Council by Dr. Marlon Boarnet of the University of California at Irvine and Dr. Randall Crane of the University of California at Los Angeles, 1999.

The most useful parts of this study deal with Wal-Mart's impact on wages. The study concluded that, as Wal-Mart builds supercenters in southern California, the company will absorb up to 20 percent of the region's grocery market and cut grocery workers' income by up to $1.4 billion annually. Unionized supermarket workers in southern California make the equivalent of $18.25 an hour in wages and benefits, according to the study, while Wal-Mart employees earn just $9.63 per hour. As Wal-Mart expands in the region, it will replace high-wage jobs with low-wage jobs. It will probably also force unionized supermarket workers to accept substantial wage and benefit cuts to keep their employers competitive. The combined losses are estimated in the range of $500 million to $1.4 billion. The study also compares health insurance benefits at unionized supermarkets and Wal-Mart, and examines the tax and revenue implications of supercenter development.

4. EXISTING BUSINESSES

These studies look at how the arrival of a big-box retailer displaces sales at existing businesses, which must then downsize or close, resulting in job losses and declining tax revenue.

The Impact of an Urban Wal-Mart Store on Area Businesses [28] - by Julie Davis, David Merriman, Lucia Samayoa, Brian Flanagan, Ron Baiman, and Joe Persky, published by the Center for Urban Research and Learning Loyola University Chicago, December 2009. [29]

The opening of a Wal-Mart on the West Side of Chicago in 2006 led to the closure of about one-quarter of the businesses within a four-mile radius, according to this study by researchers at Loyola University. They tracked 306 businesses, checking their status before Wal-Mart opened and one and two years after it opened. More than half were also surveyed by phone about employees, work hours, and wages. By the second year, 82 of the businesses had closed. Businesses within close proximity of Wal-Mart had a 40 percent chance of closing. The probability of going out of business fell 6 percent with each mile away from Wal-Mart. These closures eliminated the equivalent of 300 full-time jobs, about as many Wal-Mart added to the area. Sales tax and employment data provided by the state of Illinois for Wal-Mart's zip code and surrounding zip codes confirmed that overall sales and employment in the neighborhood did not increase, but actually dipped from the trend line. Although Wal-Mart claims its urban stores recapture dollars leaking to the suburbs, the findings of this study suggest that urban Wal-Mart stores primarily displace sales from other city stores. "There is no evidence that Wal-Mart sparked any significant net growth in economic activity or employment in the area," the researchers conclude. The study also examines Wal-Mart's Job and Opportunity Zones initiative, which provided marketing for five local businesses, and found it largely ineffective.

Major Flaws Uncovered in Study Claiming Wal-Mart Has Not Harmed Small Businesses [PDF] [30] - by Stacy Mitchell; Institute for Local Self-Reliance, December 2008

A new and widely publicized study, "Has Wal-Mart Buried Mom and Pop?", claims that there is no evidence that Wal-Mart has had an overall negative impact on the small business sector. A close inspection of the study by the Institute for Local Self-Reliance, however, found major flaws. The authors failed to use the correct U.S. Census data when attempting to show that "mom and pop" businesses have not experienced a net decline over the past two decades. When the correct data set is used, it is clear that the small business sector is much less robust now than it once was, with the number of retail businesses with fewer than 10 employees declining by one-fifth from 1982-2002. This decrease is even more drastic when measured relative to the population. During the 20-year period, the number of retail firms with 1-4 employees per 1 million people fell by 38% and retail firms with 5-9 employees per 1 million people declined by 30%.

The Impact of 'Big-Box' Building Materials Stores on Host Towns and Surrounding Counties in a Midwestern State [31] - by Economics Professor Kenneth E. Stone and Extension Program Specialist Georgeanne M. Artz, Iowa State University, 2001.

This study examines several Iowa communities where big box building supply stores, such as Menards and Home Depot, have opened in the last decade. Sales of hardware and building supplies in the host community and surrounding counties are tracked over several years to test what the authors call the "zero-sum-game theory," namely that the retail sales gains generated by big box stores are offset by sales losses at existing, often locally owned, retail stores. The results confirm the theory, finding that sales of hardware and building supplies grow in the host communities, but at the expense of sales in smaller towns nearby. Moreover, after a few years, many of the host communities experienced a reversal of fortune: sales of hardware and building supplies declined sharply, often dropping below their initial levels, as more big box stores opened in the surrounding region and saturated the market.

What Happened When Wal-Mart Came to Town? A Report on Three Iowa Communities with a Statistical Analysis of Seven Iowa Counties - by Thomas Muller and Elizabeth Humstone, National Trust For Historic Preservation, 1996.

This study examined the impact of Wal-Mart on several Iowa communities. It found that 84 percent of all sales at the new Wal-Mart stores came at the expense of existing businesses within the same county. Only 16 percent of sales came from outside the county---a finding which refutes the notion that Wal-Mart can act as a magnet drawing customers from a wide area and benefiting other businesses in town. "Although some suggest that the presence of Wal-Mart outside of, but near to, the downtown area results in additional activity downtown, both sales

The city of Concord, New Hampshire provides an example of what can happen when a community allows massive commercial growth while failing to protect its existing economic assets. Over the last 12 years, Concord added 2.8 million square feet of new commercial and industrial development. Yet tax revenue has actually declined by 19 percent. To make up for lost revenue, the town now has one of the highest property tax rates in the state. This study by RKG Associates, an independent economic consulting firm, found that there were several reasons for the declining tax base. One was that new retail development, primarily big box stores, had harmed local businesses. Property values, and subsequently tax revenue, in the older shopping areas had declined sharply. Another factor was that the new development had eroded the value of residential property, probably due in part to increased traffic and noise. The end result was that the city actually experienced a declining tax base despite all of the new growth.

Impacts of Development on DuPage County Property Taxes - Prepared by DuPage County Development Department for the County Regional Planning Commission, Illinois, October 1991.

This study demonstrated that the costs of encouraging new commercial development--- extending highways and utilities, expanding municipal services like police and fire protection, and providing development financing and incentives---exceeded the new property and sales tax revenues the new development generated. The study concluded "... there is a significant statistical relationship between new development (both residential and nonresidential) and increases in personal property taxes."

8. STATE COSTS

Because many of their employees do not earn enough to make ends meet, states are reporting high costs associated with providing healthcare (Medicaid) and other public assistance to big-box employees. In addition to the following studies, see Good Jobs First's web page [40] detailing states that have disclosed how much they are spending on providing health insurance for employees of Wal-Mart, Home Depot, Target, and other big-box retailers.

Hidden Cost of Wal-Mart Jobs [41] - by UC Berkeley's Institute for Industrial Relations, August 2004

California taxpayers are spending $86 million a year providing healthcare and other public assistance to the state's 44,000 Wal-Mart employees, according to this study. The average Wal-Mart worker requires $730 in taxpayer-funded healthcare and $1,222 in other forms of assistance, such as food stamps and subsidized housing. Even compared to other retailers, Wal-Mart imposes an especially large burden on taxpayers. Wal-Mart workers earn 31 percent less than the average for workers at large retail companies and require 39 percent more in public assistance. The study estimates that if competing supermarkets and other large retailers adopt Wal-Mart's wage and benefit levels, it will cost California's taxpayers an additional $410 million a year in public assistance.

Everyday Low Wages: The Hidden Price We All Pay for Wal-Mart [42] - by the Democratic Staff of the House Committee on Education and the Workforce, Feb.2004

Although this study uses different methodology than the one above, it arrives at the same conclusion: Wal-Mart's low wages and meager benefits are costing taxpayers. The average Wal-Mart employee requires $2,100 per year in public assistance, including Section 8 housing vouchers, reduced-cost lunches for dependent children, health care programs, and tax credits for the working poor.

9. SUBSIDIES

The expansion of big-box retailers has been financed in part by massive development subsidies and tax advantages provided by local and state governments. These studies document those subsidies and their failure to produce real economic benefits for communities.

An Assessment of the Effectiveness and Fiscal Impacts of the Use of Local Development Incentives in the St. Louis Region. [PDF] [43]
By East-West Gateway Council of Governments; January 2009

This study finds that, despite spending more than $2 billion in tax breaks for new shopping centers and big-box stores, the St. Louis metro region has seen no growth in either retail sales or jobs. Between 1993 and 2007, the study estimates that tax increment financing (TIF) and special tax districts alone cost taxpayers $2.5 billion. About 80 percent of this was directed to retail development, including many large shopping centers filled with chain stores and located in affluent suburbs. The study concludes that the subsidies did not increase taxable retail sales, nor did they boost revenue for local governments. Furthermore, the subsidies did not produce significant job gains. Although TIF-financed big-box stores and shopping centers created 32,550 new retail jobs, some 27,150 retail jobs were lost at existing businesses, resulting in a net gain of only 5,400 jobs. That works out to a public cost of $370,370 per job created — a staggering figure considering that the average retail job pays $18,000 per year. Using tax incentives to lure development pitted municipalities against each other, which ultimately resulted in more communities losing taxable sales than gaining them. The study identifies the loose definition of "blight" as a main cause for the excessive amount of TIF subsidies going to new suburban retail development, and documents how lax disclosure and reporting requirements make it impossible for citizens and local governments to monitor whether incentives are actually producing economic benefits.

Skimming the Sales Tax: How Wal-Mart and Other Big Retailers (Legally) Keep a Cut of the Taxes We Pay on Everyday Purchases [PDF] [44]
By Philip Mattera with Leigh McIlvaine; Good Jobs First; November 2008

This study highlights little-noticed laws in 26 states that allow retailers to keep a portion of the sales taxes they collect from shoppers. The stated purpose of these policies is to compensate retailers for the costs they incur collecting the tax. However, while half of these states cap the amount retailers can keep, the other 13 states have no cap. Because the cost of collecting sales taxes declines with volume, states without caps are providing big retailers with outsized compensation that bears little relationship to their actual costs. This practice is costing states over $1 billion a year and lining the pockets of large chains, notably Wal-Mart. The report breaks down the losses for each state. Additionally, this study exposes how local governments subsidize the large chains by giving them sales tax rebates or funding part of their projects with sales tax increment financing. Using these two strategies, Wal-Mart has received $130 million in sales tax diversion over the past decade.

Shopping for Subsidies: How Wal-Mart Uses Taxpayer Money to Finance Its Never-Ending Growth [45] - by Good Jobs First, August 2004

This study identifies 244 Wal-Mart stores and distribution centers in 35 states that have received state and local development subsidies totaling just over $1 billion. The subsidies took many forms, including property tax rebates, free or reduced-priced land, and funding of site preparation and on-site infrastructure. Tax increment financing (TIF) ranked as one of the most common mechanisms used by local governments to underwrite Wal-Mart's growth. The total value of public giveaways to Wal-Mart is undoubtedly much higher than the $1 billion documented by the report. Obtaining complete data on subsidies is virtually impossible. In most states, local governments and state agencies are not required to report subsidies, and there is no centralized record or database. Good Jobs First relied primarily on the online archives of local newspapers to assemble the list of subsidy deals, the details of which were confirmed by interviews with local officials.

10. CONSUMERS & PRICES

Wrestling with Wal-Mart: Tradeoffs Between Profits, Prices, and Wages [46] - By Jared Bernstein, Josh Bivens, and Arindrajit Dube, Economic Policy Institute, June 15, 2006

This analysis refutes the findings of a 2005 study by Global Insights (GI) that found that Wal-Mart saves U.S. consumers $263 billion annually, or $2,329 for the average household. The Economic Policy Institute concludes that the GI study is "fraught with problems." It

[38] http://www.newrules.org/sites/newrules.org/files/barnstable-study.pdf
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[49] http://www.newrules.org/sites/newrules.org/files/concordtaxstudy.pdf

Wal-Mart News Articles

Wal-Mart settlement in environmental lawsuit nets Solano about $1.3 million

Published By Times Herald
Posted: 05/04/2010 01:48:52 AM PDT

A statewide environmental lawsuit against Wal-Mart Stores, Inc. that originated in Solano County, has been settled for about $25 million, Solano County District Attorney, David W. Paulson, announced Monday.

Solano County will get nearly $1.3 million -- $930,000 in civil penalties to the court and $365,000 to the Department of Resource Management, a county spokeswoman said.

The civil complaint, brought by district attorneys statewide, charged the Bentonville, Ark.-based retail giant with violating California's hazardous waste-handling laws in stores statewide, Paulson's office said.

The complaint stemmed from an incident in the Vacaville Walmart's garden center, according to the announcement.

The 2003 incident began when local officials received a report of a child "playing in a pile of yellowish colored powder near the garden center at the Vacaville Wal-mart," Paulson's announcement notes. The Agriculture Commissioner's office was dispatched to the scene where "piles of multicolored unknown fertilizer-type substances and torn sacks of ammonium sulfate" were observed, according to Paulson's office.

Ammonium sulfate is a chemical compound that causes eye and respiratory tract irritation, experts say.

A more detailed investigation produced allegations that for several years, the store "failed to comply with various environmental regulations and laws related to the proper handling, storage, transportation and disposal of fertilizers, pesticides and herbicides," officials said. The prosecutors also alleged the violations constituted an unfair or unlawful business practice.

"Other counties may also have been looking into these kinds of concerns at about the same time," said Solano County Senior Deputy District Attorney Cris Gonzalez.

While not admitting to the allegations, Wal-Mart agreed to comply with all environmental laws and regulations and pay a $20 million civil penalty to the case's prosecuting offices and regulatory agencies.

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Court: Wal-Mart gender pay lawsuit can go to trial

By **Bill Mears**, CNN

STORY HIGHLIGHTS

- **NEW:** "Walmart is an excellent place for women to work," company says
- Lawsuits say company paid women less and promoted them less
- Hundreds of thousands of current, former works can band together in lawsuit
- A decision against world's largest retailer could cost billions

RELATED TOPICS

- Wal-Mart Stores Inc.
- Labor Law

Washington (CNN) -- A federal appeals court has certified the largest class-action employment lawsuit in U.S. history, in a long-standing dispute against retailer Wal-Mart Stores Inc. over alleged gender bias in pay and promotions.

The divided 6-5 ruling by the San Francisco-based 9th U.S. Circuit Court of Appeals on Monday allows the combined multiparty litigation to move ahead to trial, where a decision against the company could result in billions in damages. The Arkansas-based chain of stores has the option of appealing Monday's ruling to the U.S. Supreme Court for review.

At issue is whether more than a million current and former Wal-Mart employees can band together in their claims of discrimination, which they say has occurred over the past decade, at least.

The plaintiffs allege that women were paid less than, and were given fewer opportunities for promotion than, their male counterparts. They seek back pay and punitive damages against the world's largest retailer.

The lawsuit alleges that the company's "strong, centralized structure fosters or facilitates gender stereotyping and discrimination."

The workers bringing suit also say women make up more than 70 percent of Wal-Mart's hourly work force but in the past decade made up less than one-third of its store management.

The suit was first filed by Betty Dukes, a store greeter in Pittsburg, California, along with five of her co-workers in 2001.

"It has taken a very long time, and a tremendous amount of work, but it looks like we're finally going to get our day in court," Dukes said after the ruling was announced. "That's all we've ever asked for."

"We disagree with the decision of the sharply divided 6-5 court to uphold portions of the certification order, and are considering our options, including seeking review from the Supreme Court," Wal-Mart said in a statement. "We do not believe the claims alleged by the six individuals who brought this suit are representative of the experiences of our female associates. Walmart is an excellent place for women to work and fosters female leadership among our associates and in the larger business world."

The federal appeals court concluded that there was enough merit in the claims to proceed to trial on a class-action track. Since the lawsuit was filed, both sides of the dispute have held so-called discovery hearings, in which preliminary testimony was taken to establish facts.

Judge Susan Graber of the appeals court said that although "the size of this class action is large, mere size does not render a

WALMART DENIED THE OPTION TO DEFEND GENDER-DISCRIMINATION CLAIMS ON A CASE-BY-CASE BASIS

April 26th, 2010
Largest Gender-Discrimation Case Set to Proceed in Court as Class Action Suit

(Washington, DC) – The following statement was released today by Wake Up Walmart:

"Today, the 9th Circuit U.S. Court of Appeals ruled that Walmart's women workers can vindicate their rights together in a class action case, instead of facing the company one case at a time. Today's ruling holds the nation's largest private employer accountable to a class-action claim that could cost the company billions of dollars in lost wages and benefits owed to female employees who have lost opportunities as a result of Walmart's discriminatory actions.

With more than 1.4 million associates nationwide, Walmart has single-handedly transformed the American economy by setting workplace standards by which all other retailers and employers are forced to compete. Walmart argued against the class-action status by claiming the class was too big. But as the banks were too big to fail, Walmart's employment practices are too influential to let them remain unexamined and unchallenged in court. We congratulate the brave women who initiated this complaint and who seek to create a Walmart workplace that treats all associates equally."

-30-

For more information call (866) 587-2299 or email press@ufcw.org

Wal-Mart readies next round of grocery price cuts

By Matt Andrejczak, MarketWatch
March 15th, 2010

Wal-Mart is "lacing up the gloves as it prepares to step back into the ring and win the modern day price war in food retail," Citigroup analyst Deborah Weinswig wrote in a research note Monday.

She upgraded Wal-Mart (WMT 56.06, +0.64, +1.16%) to buy from hold, betting the world's biggest retailer will increase its share of U.S. supermarket sales to 21.6% this year, up from 20.5%. Weinswig upped her 12-month price target on Wal-Mart shares to $64, from $54.

During the current recession, the nation's three largest grocery chains -- Safeway (SWY 24.94, +0.05, +0.20%) , Supervalu (SVU 17.39, +0.02, +0.12%) , and Kroger (KR 22.35, +0.05, +0.22%) -- have all stepped up price cuts to keep customers from heading to Wal-Mart or other food outlets for groceries. And it appears to have worked, according to Citigroup.

"Shoppers no longer consider the price savings offered by Wal-Mart to outweigh the experience and convenience" of shopping at their local supermarkets, Weinswig said.

While Wal-Mart acknowledged last week it is about to whittle down grocery prices, they didn't say by how much.

It is too soon to tell if Wal-Mart's planned price cuts will be deep enough to steal traffic from Kroger, Supervalu or Safeway, said Walter Stackow, a portfolio manager at investment firm Manning & Napier, which owns shares in all three supermarket chains.

Safeway recently said its shelf prices are now on par with other traditional grocery stores, while Kroger said it picked up share in most of the markets where it competes with Wal-Mart. Kroger also expects the price wars among grocers to moderate.

Stackow suggested Wal-Mart could be dangling the idea of food-price cuts to lure shoppers into their stores. For the quarter ended Jan. 29, comparable-store sales fell 2% at Wal-Mart's U.S. outlets due to deflation in food and electronics.

Rising gasoline prices hurt sales at rural-area stores, the company said.

Grocery store investors will pay close attention to Wal-Mart's price cuts. If Wal-Mart does indeed get aggressive, grocery chains may be forced to enact more price cuts of their own. This could hurt their sales at established stores and eat into profit growth just when they were hoping the worst of the recession is over.

Supermarket chains have been feeling the brunt of the high U.S. jobless rate and food price deflation. They've already slashed most of their prices, which is squeezing profit margins. And identical-store sales have worsened over the past year.

In trading Monday, Wal-Mart shares rose 3% to $55.42. Kroger rose 0.2% to $22.30. Safeway rose 0.2% to $24.89. Supervalu gained 1% to $17.37.

YAHOO! NEWS
REUTERS

Wal-Mart to pay $11.7 million in EEOC gender bias suit

By Jonathan Stempel Jonathan Stempel Tue Mar 2, 1:28 pm ET
NEW YORK (Reuters) – Wal-Mart Stores Inc will pay more than $11.7 million to settle a gender discrimination lawsuit filed by the U.S. Equal Employment Opportunity Commission, the agency said.

The lawsuit accused the world's largest retailer of regularly hiring male workers for warehouse jobs at its London, Kentucky, distribution center from January 1, 1998, through February 15, 2005, and denying jobs to equally or better qualified female applicants.

According to the EEOC, employment officials hired mainly 18- to 25-year-old men because they believed order-filling positions were not suitable for women. The lawsuit began in August 2001. Wal-Mart spokesman Greg Rossiter said the company was pleased to settle, and the claims "do not reflect Wal-Mart's continuing commitment to build an even more inclusive workplace through hiring and training initiatives."

The Bentonville, Arkansas-based company did not admit wrongdoing in agreeing to settle. Wal-Mart is awaiting a ruling by the federal appeals court in San Francisco in a separate lawsuit, over whether to let roughly 2 million current and former female Wal-Mart workers sue the retailer as a group for gender bias.

That lawsuit is the largest alleging sexual discrimination in U.S. history.
In the Kentucky case, Wal-Mart and the EEOC entered a five-year consent decree that was signed by U.S. District Judge Karen Caldwell on Monday.

The decree calls for Wal-Mart to hire women for the next 50 order-filler positions, and offer women half of the following 50 positions and a third of positions thereafter. It also calls for increased training and other remedies.

"The terms of this decree are adequate, fair, reasonable, equitable and just," Caldwell wrote. The monetary terms include $8.41 million of back pay, $3.29 million of compensatory damages, and various fees and employer taxes, the decree said.

The case is EEOC v. Wal-Mart Stores Inc, U.S. District Court, Eastern District of Kentucky, No. 01-00339.

(Reporting by Jonathan Stempel, editing by Gerald E. McCormick and John Wallace)

Wal-Mart will pay $40m to workers

By Dave Copeland,
Boston Globe
December 3rd, 2009

Wal-Mart Stores Inc., the world's largest retailer, has agreed to pay $40 million to as many as 87,500 current and former employees in Massachusetts, the largest wage-and-hour class-action settlement in the state's history.

The class-action lawsuit, filed in 2001, accused the retailer of denying workers rest and meal breaks, refusing to pay overtime, and manipulating time cards to lower employees' pay. Under terms of the agreement, which was filed in Middlesex Superior Court yesterday by the employees' attorneys, any person who worked for Wal-Mart between August 1995 and the settlement date will receive a payment of between $400 and $2,500, depending on the number of years worked, with the average worker receiving a check for $734.

"The magnitude is large - it's bigger than most settlements paid in wage-and-hour cases," said Justin M. Swartz of New York-based law firm Outten & Golden LLP, who has handled similar cases, including a pending case against Wal-Mart. "But you would expect it to be bigger since Wal-Mart is the biggest retailer."

Under the terms of the settlement, neither side is allowed to comment. But in an affidavit filed with the settlement, the lead counsel for the employees, Philip Gordon of Boston's Gordon Law Group, said the accord "dwarfs settlements of similar class actions against Wal-Mart across the country."

"For many employers, this settlement will serve as a reminder to take the payment of earned wages and benefits seriously. For many other employers, it will provide comfort that all Massachusetts businesses must operate on a level playing field," Gordon wrote in the affidavit. "But most importantly, for employees of Wal-Mart, it finally pays them their earned wages and it puts in place systems and processes to ensure that abuses like those alleged never happen again."

The Massachusetts case is similar to many others that have been brought against the retail behemoth by employees across the country, most alleging that the Bentonville, Ark.-based company violated laws by requiring employees to work through breaks, to work beyond their regular shifts, and similar practices. Wal-Mart has denied the allegations, but in December, the merchant agreed to pay up to $640 million to settle 63 federal and state class-action wage-and-hour lawsuits.

The Massachusetts case, which was not part of that settlement, was initially filed eight years ago on behalf of 67,000 people who worked for Wal-Mart in Massachusetts between 1995 and 2005. The two plaintiffs, Elaine Polion and Crystal Salvas, left Wal-Mart years ago. The case has been moving back and forth for years, first being certified as a class action, being almost thrown out as a trial date approached in 2006, and then being revived on appeal and sent back to trial as a class action by the state Supreme Judicial Court two years ago.

What price, America? The high cost of 'cheap'

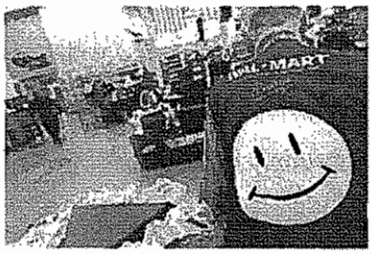
Fredericksburg.Com

October 18, 2009 12:36 am

NEWTONVILLE, Mass.

--Last month, a bevy of Richmond residents joined with preservationists in filing a legal objection to the proposed construction of a Walmart Supercenter within firing range of the Wilderness battlefield. Roughly 30,000 American soldiers were injured or killed on that field 145 years ago, and while hopefully no blood will be spilled in the eventual outcome of the present skirmish, the stakes are still fairly high.

In recessionary times, more people than ever shop at Walmart. But are the 'low prices' really that much lower than at other discount stores?



Walmart workers' relatively low wages and benefits are reflected in flat wages for all workers nationwide.

On one side are the buffs, historians, concerned citizens, and celebrities who argue that the Civil War landmark is both sacrosanct and vulnerable. "The Walmart project would irrevocably harm the battlefield and seriously undermine the visitor's experience," declaimed Zann Nelson, president of Friends of the Wilderness Battlefield. On the other side are Walmart executives, who counter that far from besmirching hallowed ground, the intent is to boost the region with hundreds of jobs, hundreds of thousands of tax dollars, and an unbeatable shopping experience.

Neither side of this ongoing dispute is likely to see the world through the other's eyes. But a close look at the evidence makes clear that, historical significance aside, the addition of another 130,000 square feet of Walmart to a region already cluttered with the stores will bring significant collateral damage.

protect. Walmart is fairly secretive about its pay scale, but what is clear is that most members of its rank-and-file work force do not make enough to build a solid middle-class life. Often these workers require supports in the form of subsidized health care and even food stamps, and the taxpayers foot the bill.

We've been asked to believe that low prices on T-shirts and toilet paper and hamburger compensate for these poverty-level wages, but we know in our hearts that they don't. Especially when so many of the cheap goods these "associates" stock and sell are manufactured or grown far away, in low-wage countries siphoning off jobs that once made possible the middle-class futures our ancestors sacrificed their lives to preserve.

WE'RE ALL PAYING

It's not just Walmart workers who are suffering under this system. For 90 percent of Americans, wages and benefits have been flat or declined for years: We may be able to afford those cheap T-shirts and toys, but it has become increasingly difficult to pay for the necessities–fuel, housing, health care, and a decent education for our kids. Low prices are made possible by low wages, job insecurity, and the loss of workers' rights up and down the supply chain. With the unemployment rate hovering at 10 percent, can we really afford to continue on this path?

Civil War battlefields deserve our respect. And so do the memories of the soldiers who fought on them. One of the more famous of those soldiers was William McKinley, who later became the nation's 25th president. It's impossible to know for sure what President McKinley would have said about the Wilderness battlefield, but we can garner some clues from the historical record. "I do not prize the word 'cheap,' he once said. "It is not a badge of honor. Cheap merchandise means cheap men."

More than a century later, his words ring truer than ever.

Ellen Ruppel Shell, a professor at Boston University and a contributing editor of The Atlantic, is author most recently of "Cheap: The High Cost of Discount Culture" (Penguin).

YAHOO! NEWS
TIME

Walmart's Project Impact: A Move to Crush Competition

By SEAN GREGORY / WEST DEPTFORD, N.J. Sean Gregory / West Deptford, N.j. Wed Sep 9, 4:30 pm ET

Walmart loves to shock and awe. City-size stores, absurdly low prices ($8 jeans!) and everything from milk to Matchbox toys on its shelves. And with the recession forcing legions of stores into bankruptcy, the world's largest retailer now apparently wants to take out the remaining survivors.

Thus, the company is in the beginning stages of a massive store and strategy remodeling effort, which it has dubbed Project Impact. One goal of Project Impact is cleaner, less cluttered stores that will improve the shopping experience. Another is friendlier customer service. A third: home in on categories where the competition can be killed. "They've got Kmart ready to take a standing eight-count next year," says retail consultant Burt Flickinger III, managing director for Strategic Resources Group and a veteran Walmart watcher. "Same with Rite Aid. They've knocked out four of the top five toy retailers, and are now going after the last one standing, Toys "R" Us. Project Impact will be the catalyst to wipe out a second round of national and regional retailers." (See 10 things to buy during the recession.)

Though that's bad news for many smaller businesses that can't compete, Walmart investors have clamored for this push. Despite the company's consistently strong financial performance, Wall Street hasn't cheered Walmart's growth rates. During the 1990s, the company's stock price jumped 1,173%. In this decade, it's down around 24% (Walmart's stock closed at $51.74 per share on Sept. 3). "Walmart is under excruciating pressure from employees and frustrated institutional investors to get the stock up," says Flickinger. (Read "Can Toys "R" Us Sell Toilet Paper?")

Many analysts believe that the store-operations background of new CEO Mike Duke will keep investors quite happy. Though the recession finally caught up to Walmart last quarter, when the company reported a 1.2% drop in U.S. same-store sales, Walmart was a consistent winner during the worst days of the financial crisis, as frugal consumers traded down. While most retailers are shutting down stores, Walmart has opened 52 Supercenters since Feb. 1. Joseph Feldman, retail analyst at Telsey Advisory Group, estimates that each store costs Walmart between $25 and

scrapbooking material, baskets and yarns. "Look, they're selling the stuff that accounts for 80% of Michael's business, at 20% of the space," says Flickinger. "It's very hard for any company to compete with that." (Read "That Viral Thing: People of Walmart.")

Apparel, one of Target's traditional strengths, gets a prominent position at the center. The color palettes of the shirts and dresses are brighter and more appealing than they've been in the past. "Walmart has figured out fashion for the first time in 47 years," Flickinger says. "They've gone from a D to an A-minus." Briefs and underwear have been shuttled to the back. "That's a smart move," Flickinger says. "People know to come to Walmart for the commodity clothing. Now, they have to walk past the higher margin, more fashionable merchandise to get what they need."

Of course, Project Impact isn't perfect. You'd think that if Walmart was going to open a massive new store with a cutting-edge layout, the company would at least put a sign up. In West Deptford, it's easy to miss the entrance to the Walmart - which is buried in the back of a parking lot - while driving along a main thoroughfare. And of course, customers will always nitpick. One elderly shopper complained about a shortage of benches in the store (she needed a rest). Another had a more esoteric, yet legitimate, gripe. "Their meat is leaky," says Jeff Winter, 30, a West Deptford shopper. "And instead of giving you a wet wipe to clean it off, they give you a dry towel. How's that going to prevent E. coli or whatever?" (See which businesses are bucking the recession.)

What analysts really want to see from Project Impact, however, is a faster pace of implementation. "The biggest hurdle facing Walmart is the speed with which they can roll this out," says Feldman. As more Project Impact stores pop up, the existing stores appear worse by comparison. For example, while the merchandise at the Project Impact store outside of Philadelphia really speaks to that particular market - there's tons of Eagles and Phillies gear - at one regular discount store outside New York City, Minnesota Twins and Seattle Mariners pajama pants wasted away on the racks. There were plenty of associates staffing the electronics section at the Project Impact store; at the discount store, five frustrated shoppers waited in line for help from a customer-service rep. Soon, it was closer to 10.

What about the friendly service? In West Deptford, the associates were sunny and bright. At the New York–area discount store, not so much. "You'll notice we've been in the store for two hours, and no one has even said hello to us," Flickinger says after he and I toured that store. He's right, we weren't feeling any love. But if Project Impact keeps picking up momentum, many more Walmart salespeople, and shareholders, should be smiling.

Associated Press
Wal-Mart agrees to pay workers up to $640 million
By SARAH SKIDMORE , 12.24.08, 06:37 AM EST

Wal-Mart Stores Inc., the world's largest retailer, said Tuesday it will pay as much as $640 million to settle 63 lawsuits over wage-and-hour violations, ending years of dispute.
The discount retailer, which has more than 1.4 million employees, said the amount it pays will depend on how many claims are submitted by eligible workers and could range from $352 million to $640 million.

The agreement the company announced Tuesday ends the vast majority of such cases against Wal-Mart (nyse: WMT - news - people). Each settlement still must be approved by a trial court.

Wal-Mart faced 76 similar class action lawsuits in courts across the country as of March 31, the company said in its most recent 10-K filing with the Securities and Exchange Commission.

The Bentonville, Ark.-based company said many of the settled lawsuits were filed years ago and the allegations are not representative of the company Wal-Mart is today.
Real-Time Quotes

"Our policy is to pay associates for every hour worked and to provide rest and meal breaks," Tom Mars, Wal-Mart's executive vice president and general counsel, said in a statement.

The company declined to discuss the case further. Lawyers for the plaintiffs did not return calls for comment Tuesday.

Wal-Mart has been working steadily to rehabilitate its image amid continuing scrutiny of its labor and business practices.

Earlier this month, Wal-Mart said it would pay up to $54.25 million to settle a class-action lawsuit alleging it cut workers' break time and didn't prevent employees from working off the clock in Minnesota.

Last year, Wal-Mart said it would pay more than $33 million in back wages to thousands of employees after turning itself in to the Labor Department for paying too little in overtime over the previous five years. Also last year, a judge in Pennsylvania ruled that Wal-Mart workers in that state who previously won a $78.5 million class-action award for working off the clock will share an additional $62.3 million in damages.

Under the announced agreement, Wal-Mart will continue to use various electronic systems and other measures to ensure its compliance with wage-and-hour policies and law.
Wal-Mart labor critics welcomed the settlement but said it gives no indication the company is changing its ways. Wal-Mart Watch Executive Director David Nassar said many workers still suffer mistreatment.

He said such lawsuits could have been avoided if the company had followed the law to begin with or allowed workers to unionize for better representation of their rights.

Susan Barrett

From: Bryan Otake
Sent: Tuesday, May 25, 2010 5:17 PM
To: Susan Barrett
Cc: James Lindsay
Subject: FW: Attachment Deadline for June 1st
Attachments: 120293.pdf; 120034.pdf

From: Brett S. Jolley [mailto:BJolley@herumcrabtree.com]
Sent: Tuesday, May 25, 2010 5:01 PM
To: James Lindsay
Cc: Bryan Otake; Cindy Hom; Miriam Montesinos; artur0cb@yahoo.com
Subject: RE: Attachment Deadline for June 1st

Dear James,

Without waiving the legal right of the Appellant or others to submit materials up to the close of the final public hearing on the project, enclosed please find a letter and proposed resolution from the Appellant to be included in the City Council packet. Thanks.

Regards,

HERUM\CRABTREE
ATTORNEYS

BRETT S. JOLLEY

T: 209.472.7700 \ F: 209.472.7986
bjolley@herumcrabtree.com

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STOCKTON, CA 95207

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From: Miriam Montesinos [mailto:mmontesinos@sheppardmullin.com]
Sent: Tuesday, May 25, 2010 12:06 PM
To: James Lindsay; Brett S. Jolley; artur0cb@yahoo.com
Cc: Bryan Otake; Cindy Hom; Angela Stoner
Subject: RE: Attachment Deadline for June 1st

Hi James

I just wanted to let City staff know that Walmart will not be making any submittals for the City Council hearing on June 1st. We appreciate receiving copies of any submittals made by the appellants by today's 5pm deadline.

Thank you,
Miriam

SHEPPARD MULLIN
ATTORNEYS AT LAW

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From: James Lindsay [mailto:jlindsay@ci.milpitas.ca.gov]
Sent: Wednesday, May 19, 2010 1:24 PM
To: BJolley@herumcrabtree.com; Miriam Montesinos; artur0cb@yahoo.com
Cc: Bryan Otake; Cindy Hom
Subject: Attachment Deadline for June 1st

Any additional material for the City Council's consideration of the Walmart appeal needs to be submitted to the City by 5:00pm Tuesday May 25th, this will allow time to make copies and provide the material in the Council's binders. Thank you!

James Lindsay

HERUM\CRABTREE
ATTORNEYS

Brett S. Jolley
bjolley@herumcrabtree.com

May 25, 2010

VIA E-MAIL

Hon. Robert Livengood
and Members of the Milpitas City Council
C/O James Lindsay, Planning Director
Milpitas Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035
e-mail: jlindsay@ci.milpitas.ca.gov

Re: Milpitas Coalition for a Better Community: City Council Hearing for Appeal of Supercenter Expansion Project

Dear Mayor Livengood and Members of the City Council:

This office represents the appellant Milpitas Coalition for a Better Community ("Coalition"). The Coalition opposes any decision to certify the Final Environmental Impact Report ("EIR"), to adopt a statement of overriding considerations, or to approve the Walmart Supercenter Project ("Project"). The EIR has not adequately addressed the Project's significant environmental impacts and the Project will pose a greater detriment than benefit to the Greater Milpitas community.

Accordingly, the Coalition encourages the City Council to make the following findings regarding the Project and its impacts to the community:

1. Store Closures and Urban Decay

The Final EIR must consider all potentially significant physical impacts to the environment which may result from Project-related store closings and the Final EIR's economic/urban decay analysis is inadequate for this reason.

Although the EIR assumes that no anchor tenant supermarkets will close (DEIR at 4.11-51), it also warns "This Save Mart store [located in Calaveras Plaza], because of its close proximity, will probably experience the most impacts from the Milpitas Walmart, and diverted sales may be enough to lead to the store's closure." (DEIR Appendix I at 37.) Thus the closure of the Save Mart store in the Calaveras Plaza shopping center is a reasonably foreseeable result from this project. This conclusion is consistent with a plethora of studies on the impacts of Supercenters which have been cited with authority by appellate courts.[1]

And contrary to the EIR's conclusion, such store closures pose potentially significant physical impacts and must be mitigated prior to approving the Project. The EIR assumes any closed supermarket anchors will not create urban decay or other physical changes because (1) "the market areas is currently very healthy with low vacancy"; (2) former occupants of vacated properties and/or their landlords will continue to maintain the properties (3) City of Milpitas Code Chapters 202, 203, and 500 require property owners to maintain their properties so as not to create a nuisance by creating health and safety problems and enforcement of the ordinances "can help prevent physical deterioration due to any long-term closures of retail spaces," and (4) vacant properties can be redeveloped with private capital for other uses. (DEIR at 4.11-68). But this analysis fails to account for current blight and redevelopment activities in the City of Milpitas. The Milpitas City Council created the Redevelopment Agency on June 3, 1958. The Original Project Area was adopted on September 21, 1976, which consisted of 577 acres. The Milpitas Merged Redevelopment Agency now consists of two redevelopment project areas: Project Area No. 1 and the Great Mall Project Area. Project Area No. 1 encompasses approximately 2,230 acres including the Town Center, Midtown Milpitas, Oak Creek and Milpitas Business Parks. The Calaveras Plaza shopping center is located in the Midtown Milpitas portion of Project Area No. 1. In November 2009 the City Council acting as the Redevelopment Agency adopted several resolutions expanding Project Area No.1 to include additional areas of existing blight in Milpitas. Based on these redevelopment activities substantial evidence reveals that the

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[1] Rea & Parker Research report prepared for San Diego County Taxpayers Association entitled The Potential Economic and Fiscal Impact of Supercenters in San Diego, A Critical Analysis (2000) of report by Boarnet & Crane entitled The Impact of Big Box Grocers on Southern California Jobs, Wages and Municipal Finances; The Impact of Big Box Grocers on Southern California, Jobs, Wages, and Municipal Finances prepared for Orange County Business Council (1999); Rea & Parker Research, Smart Growth's Response to Big-Box Retailers: City of Villages–A Renewed Orientation Toward Communities and Neighborhoods (2001) prepared for the independent Grocers Association of Calexico; Shils & Taylor, Measuring the Economic and Sociological Impact of the Mega-Retail Discount Chains on Small Enterprise in Urban, Suburban and Rural Communities (1997); Welles, *When Wal-Mart Comes to Town* (July 1, 1993) Inc. Incorporated herein by reference.

Project's market area suffers from significant blight not identified or considered by CBRE or in the EIR. Yet as the City's redevelopment efforts reveal, former occupants and landlords do not necessarily maintain vacant properties – for if they did, there would be no blight and no need for redevelopment efforts. The same holds true for Municipal Ordinances requiring property owners to maintain properties – the law itself does not prevent physical blight, decay, and deterioration of vacant or neglected properties, and redevelopment of properties in redevelopment areas necessitates public capital investment.

Displacement of convenient neighborhood shopping, like the Calaveras Plaza Save Mart store, in favor of the Supercenter Project also presents a significant physical impact to the environment – independent of physical deterioration of the Calaveras Plaza shopping center – as such an impact creates additional vacancies in Project Area No. 1 while expanding development beyond the redevelopment area. As expressed by several speakers during the Planning Commission hearing, the established neighborhoods around Calaveras Plaza rely on the close and convenient conventional grocery shopping and displacing that shopping choice will necessitate residents to travel further for these amenities increasing vehicle travel and air pollution and impairs planning, rehabilitation, and redevelopment efforts in Project Area No. 1. Neighborhood shopping centers, like Calaveras Plaza, act as the physical link between residential uses in the area and are integral to effective planning for Milpitas.

The EIR also improperly dismisses impacts to so-called "ethnic markets" on the assumption that current customers of the identified ethnic markets will not shop at the Supercenter. Yet no evidence supports this conclusion and, indeed, Walmart will likely sell ethnic products to compete with these local stores.

2. Inconsistent Traffic Study Area and Market Area

The project's defined Market Area does not correspond with the EIR's traffic study area. The EIR assumes the Project would generate $12.4 million in food sales from the market area (FEIR at 2-2). The Final EIR further assumes that 19% of project's trip generation will come from west of McCarthy Blvd. and 34% of the Project's trip generation will come from east of Milpitas Blvd. yet the Final EIR does not consider traffic impacts at any intersections east of Milpitas Blvd. or West of McCarthy Blvd. (DEIR at 4-10.31 to 56). Accordingly, the Final EIR is inadequate for failing to consider traffic impacts from trip generation across the market area and not merely at select intersections near the Project.

3. Greenhouse Gas Emissions

The State of California has declared that reducing greenhouse gas emission and global climate change impacts is incumbent upon new development projects. Yet the EIR fails to adequately evaluate and mitigate the Project's individual and cumulative greenhouse gas emissions and global climate change impacts. The EIR applies the

BAAQMD Draft CEQA Guidelines threshold of significance of 1,100 $MTCO_2e$ to the project and concludes the Supercenter will only generate 710 $MTCO_2e$ and therefore will be less than significant. Although the expansion area is anticipated to produce 710 $MTCO_2e$ – below the threshold of significance – the "project" entails not only a 19,000 sq. ft. expansion of the existing store but "expansion and alteration of the existing Walmart store" which includes an external remodel and increased hours of operations for the *entire* 150,725 sq. ft. Supercenter from 7am-11pm (current) to 24 hours per day (proposed). (DEIR at 3-13 to 14). According to the Final EIR, the entire Supercenter which would result in annual emissions of 8,135 $MTCO_2e$ and which exceeds the BAAQMD Threshold of Significance of 1,100 $MTCO_2e$. The calculations for the expansion area also appear artificially low. Accordingly this impact should be deemed significant and mitigation measures should be discussed in the EIR.

4. Solid Waste Impacts

The EIR concludes that the project will create significant solid waste impacts without providing sufficient mitigation measures to reduce the Project's significant solid waste impacts. The EIR should be revised and recirculated to address individual and cumulative project impacts from increased recyclable and non-recyclable materials.

5. General Plan Inconsistencies

Although the Project is consistent with some Guiding Principles and Implementing Policies of the Milpitas General Plan, the Project is inconsistent with a sufficient number of policies that the City Council should refuse to approve the project:

A. *Policy 2.a-1-3 "Encourage economic pursuits which will strengthen and promote development through stability and balance."* The Project's potential to result in the closure of at least one grocery store in the redevelopment Project Area No. 1 conflicts with General Plan policy 2.a-1-3. Increasing vacancies and decreasing convenient neighborhood shopping in the Project Area No. 1 in order to establish grocery sales outside of Milpitas redevelopment areas will weaken and prevent rather than strengthen and promote development through stability and balance.

B. *Policy 2.a-l-6 "Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector."* The Walmart Project simply adds grocery sales to a market area that is oversaturated by a variety of supermarkets, including discount, upscale, and ethnic grocery stores (all of which will compete with the Supercenter) and therefore the Project will not enhance the City's retail offerings.

C. *Policy 2.a-l-7 "Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and*

promote business retention." Because the Supercenter is likely to result in the closure of at least one grocery store (e.g. Save Mart anchor located in Calaveras Plaza) the Project will not promote business retention, but will actually promote business attrition from areas declared blighted and subject to redevelopment. Such action is inconsistent with the Milpitas General Plan.

D. *Policy 3.a-G-2 "Maintain acceptable service standards for all major streets and intersections."* The Project will result in significant and unavoidable traffic impacts. Although Walmart will be required to pay a traffic mitigation fee, the impacts to four roadway segments will remain significant and unavoidable even after improvements are implemented. Therefore, approving the Project would be inconsistent with Policy 3.a-G-2 of the Milpitas General Plan and the City Council should not approve a project that will contribute to unacceptable levels of service for major streets and intersections in Milpitas.

6. Statement of Overriding Considerations.

Pursuant to Section 15093 of the CEQA Guidelines, before the City Council can approve a project "which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record." The Final EIR concludes the Project will cause or contribute to significant and unavoidable traffic impacts at four intersections in the City of Milpitas requiring the City Council to adopt a statement of overriding considerations before approving the Project. The Statement of Overriding Considerations must find that specific "economic, legal, social, technological or other benefits" of the Project outweigh the significant and unavoidable impacts and must be based upon substantial evidence. Simply stated, none of the Project's suggested benefits overrides the Project's significant and unavoidable environmental impacts.

A. *Tax Base.* The Project will actually reduce the Supercenter's taxable sales area and will likely reduce taxable sales as compared to the existing Walmart store. The property currently contains 131,000 sq. ft. Walmart store that primarily sells taxable (non-grocery) items. The Project would result in adding 18,457 sq. ft. to the existing building. Yet this addition would result in 32,600 sq. ft. of new grocery (non-taxable) sales and support area while decreasing the sales area devoted "General Merchandise Sales" (taxable sales) by 14,062 sq. ft. (DEIR Table 3.1 at 3-13). No evidence supports concluding the Project will increase or otherwise positively affect Milpitas' tax revenue. According to CBRE only 30% of the grocery sales will be taxable. Additionally, the Project is expected to result in the closure of one or more grocery store(s) competing in the same market area, including redevelopment Project

Area No. 1. Therefore, the Project would simply result in a shift in grocery sales dollars from closed grocery stores to the Supercenter without an actual increase in tax revenues.

B. *Additional Employment Opportunities.* The applicant suggests that the Project will create additional employment opportunities by adding 85 new full and part time jobs. This statement is not supported by substantial evidence. The existing Milpitas Walmart store's current employment rate is approximately 2.5 employees/1,000 sq. ft. (330 employees/131,725 sq. ft). Adding 18,500 sq. ft. to the existing footprint will only create 46 additional jobs at 2.5 employees/1000 sq. ft. (and only 55 employees at 3.0 employees/1000 sq. ft). To reach 85 new jobs as Walmart claims, the Supercenter would have to employ 4.7 employees/1000 sq. ft. – and no evidence suggests the Supercenter will operate at this employment ratio. The assumption of 85 new jobs is also contradicted by the EIR which says only 75 new jobs will be created (DEIR at 6-2). The applicant's proposed overriding consideration also fails to account for the approximately 65 jobs that will be lost if the Calaveras Blvd. Save Mart closes as suggested by the EIR. Based on the foregoing information, the City Council finds that substantial evidence supports the conclusion that the Supercenter will only create 46 additional jobs and will likely result in the loss of a larger number of jobs in Milpitas, causing a net decrease in employment opportunities in Milpitas.

C. *High Quality Development Design.* Providing a cosmetic facelift to the existing Walmart building is not directly related to or contingent upon converting the existing store to a Supercenter. Walmart can and should endeavor to maintain and improve its property whether or not it receives approval for the Supercenter.

D. *Wide Variety of Goods and Services.* Walmart already operates in Milpitas and sells general merchandise. Denying the project will not affect the existing store's operations. This Project will result in 32,000 sq ft. of new grocery area, while reducing general merchandise by area by approximately 14,000 sq. ft. Therefore this Project will simply add non-taxable grocery sales to a community that is already over-served by grocery sellers at the risk of closing existing neighborhood and community grocery stores and increasing retail vacancies in Milpitas redevelopment areas.

E. *Increased Retail Activity.* No evidence suggests that adding grocery sales will increase retail activity at the site – or by what amount and therefore the City Council cannot find that the benefits of increased retail activity outweigh the Project's environmental burdens. In fact, substantial evidence shows that the Project will *not* induce significant growth (DEIR at

6-2) and therefore the City Council cannot find the project will increase retail growth.

F. *Contribution to Needed Infrastructure.* Pursuant to State and Federal Constitutional protections, all mitigation measures and Project conditions, including mitigation fees, must have a nexus to the Project's environmental impacts and that the level of mitigation is proportional to the intensity of the impact. This means development projects can only be required to compensate for or mitigate their specific impacts. Because of this, the Project can and will only be required to contribute to infrastructure necessary for *the Project* and without the Project, this infrastructure is unnecessary. That is, the Project will not be required to oversize or upsize any infrastructure to benefit other public or private projects. Accordingly, the Project's contribution to infrastructure would not provide a public benefit that would outweigh the significant and unavoidable environmental impacts of this Project.

7. Proposed Resolution Denying Project

In order to assist the City Council in considering these arguments and to make a decision denying the Project, enclosed please find a proposed City Council Resolution to this effect.

Very truly yours,

Brett A Jolley

BRETT S. JOLLEY
Attorney-at-Law

cc: Bryan Otake, Assistant City Attorney (botake@ci.milpitas.ca.gov)
Miriam Montesinos, Attorney for Walmart (mmontesinos@sheppardmullin.com)
Client

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILPITAS DETERMINING TO NOT CERTIFY A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE WALMART EXPANSION PROJECT OR TO ADOPT A STATEMENT OF OVERRDING CONSIDERATIONS AND DENYING CONDITIONAL USE PERMIT AMENDMENT NO. UA09-0002, SITE DEVELOPMENT PERMIT NO. SA09-0003, AND ENVIORNMENTAL ASSESSMENT NO. EA09-0006 WALMART EXPANSION PROJECT, A REQUEST TO ALLOW FOR AN 18,457 SQUARE FOOT BUILDING EXPANSION TO ACCOMMODATE GROCERY AND ALCOHOL SALES AND FOR THE INSTALLATION OF RELATED BUILDING AND SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 301 RANCH DRIVE (APN 22-29-016), MILPITAS, CA 95035.

WHEREAS, an application has been submitted to expand and alter the existing 131,725-squarefoot Walmart store in the McCarthy Ranch Marketplace in Milpitas, California, by a maximum of 19,000 additional square feet, thereby allowing the conversion of the store into a "Supercenter" or superstore use through the addition of a new grocery sales area and grocery stockroom space and the reduction of the general merchandise sales area by approximately 14,062 square feet and the total number of vehicular parking from 835 spaces to 779 spaces, and extension of the hours of operation from 16 hours/day to 24 hours/day. These actions are collectively referred to as the "Project." The Project would also include remodel of the exterior building façade, installation of associated site improvements, replacement of existing signage with Walmart's new corporate branding, and an amendment to the existing conditional use permit to allow for grocery and alcohol sales. The property is located within the General Commercial Zoning District and Site and Architectural Overlay (C2-S); and

WHEREAS, the City determined that an Environmental Impact Report ("EIR") would be required for the Project and circulated a Notice of Preparation dated March 4, 2009 to public agencies and interested parties for consultation on the scope of the EIR; and

WHEREAS, based on the responses to the Notice of Preparation, the City prepared a Draft Environmental Impact Report ("Draft EIR") dated November 5, 2009 (SCH No. 2009032018) as to the potential environmental effects of the Project. The Draft EIR was circulated for a 45 day public review and comment period, from November 5 to December 21, 2009; and

WHEREAS, City Staff and Consultants reviewed all comments received on the Draft EIR during the public review period and prepared a Final Environmental Impact Report ("Final EIR") containing written responses and on the environmental issues raised by the comments. Revisions to the Draft EIR were identified as appropriate. City staff reviewed all written responses to comments and all revisions to the Draft EIR and determined that none of the responses and/or revisions included significant new

information requiring recirculation of the Draft EIR pursuant to CEQA Guidelines § 15088.5. The November 5, 2009 Draft EIR and the February 18, 2010 Final EIR both of which are available for public review at the Office of the City Clerk, together constitute the final Environmental Impact Report for the Project pursuant to CEQA Guidelines §§ 15089 and 15132; and

WHEREAS, the Final EIR identifies the potential for significant effects on the environment from development of the Project, most of which can be substantially reduced through implementation of mitigation measures but some of the significant effects identified in the Final EIR cannot be lessened to a level of less than significant; therefore, the Project cannot be approved unless the City adopts a Statement of Overriding Considerations and findings as required by Section 15093 of the CEQA Guidelines; and

WHEREAS, on March 23, 2010, the Planning Commission held a noticed public hearing on the Project at which time the Commission considered a written staff report, the Final EIR, and all other oral and written comments presented to them, and voted 5-2 to certify the EIR and approve of the Project; and

WHEREAS, Appellant Milpitas Coalition for a Better Community ("Appellant") timely filed an appeal of the Planning Commission's decision in accordance with the Section 5, Chapter 20, Title I of the Milpitas Municipal Code and Section 15091, subdivision (b) of the CEQA Guidelines; and

WHEREAS, the City Council has considered the Final EIR and the Project as well as the comments submitted prior to and during a duly noticed public hearing conducted on June 1, 2010 at 7:00 p.m. in the City Council chambers.

NOW THEREFORE, the City Council of the City of Milpitas hereby finds, determines, and resolves as follows:

Section 1: Recitals. The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: Findings.

A. The City Council has reviewed the Final EIR for the Project which was prepared by staff and consultants. Pursuant to Section 15090 of the CEQA Guidelines, the City Council finds that it cannot certify the Final EIR because the Final EIR has not been adequately prepared in compliance with the requirements of CEQA and because the information contained in the Final EIR does not reflect the City Council's independent judgment and analysis.

B. The City Council finds that with respect to indirect physical changes to the environment resulting from development of the Project, the Final EIR considers only whether the project will cause "urban decay" which the Final EIR defines as "multiple

long-term store vacancies or...the abandonment of multiple buildings within the retail market served by the proposed project, which results in the physical deterioration of properties or structures that impairs the proper utilization of the properties or structures, or the health, safety, and welfare of the surrounding community." (DEIR at 4.11-31) but fails to consider other potentially significant physical impacts to the environment which may be caused or contributed to by the Project.

C. The City Council finds that the Final EIR's urban decay analysis is inadequate. The Final EIR underestimates the Project's impacts on area supermarkets by adding approximately 30,000 square feet of grocery space to Milpitas and therefore does not adequately analyze, disclose, or provide mitigation for the Project's potential to cause urban decay and other significant physical impacts resulting from store closures and economic displacement in the City of Milpitas. Although the EIR assumes that no anchor tenant supermarkets will close (DEIR at 4.11-51), the City Council finds that the closure of the Save Mart store in the Calaveras Plaza shopping center is a reasonably foreseeable result from this project. The City Council finds that substantial evidence shows a likelihood for one or more existing Milpitas supermarkets to close as a result of this project as the City is over-served by grocery and food sales. This conclusion is expressly supported by the "Retail Economic Impact/Urban Decay Analysis" prepared by CBRE Consulting, Inc./CB Richard Ellis (CBRE) in April 2009 and attached as Appendix I to the DEIR. This report concludes "This Save Mart store, because of its close proximity, will probably experience the most impacts from the Milpitas Walmart, and diverted sales may be enough to lead to the store's closure." (DEIR Appendix I at 37.)

D. The City Council finds that the physical impacts resulting from store closures are potentially significant and must be mitigated prior to approving the Project. The EIR assumes any closed supermarket anchors will not create urban decay or other physical changes because (1) "the market areas is currently very healthy with low vacancy"; (2) former occupants of vacated properties and/or their landlords will continue to maintain the properties (3) City of Milpitas Code Chapters 202, 203, and 500 require property owners to maintain their properties so as not to create a nuisance by creating health and safety problems and enforcement of the ordinances "can help prevent physical deterioration due to any long-term closures of retail spaces," and (4) vacant properties can be redeveloped with private capital for other uses. (DEIR at 4.11-68). The Council finds that this analysis fails to account for current blight and redevelopment activities in the City of Milpitas. The Milpitas City Council created the Redevelopment Agency on June 3, 1958. The Original Project Area was adopted on September 21, 1976, which consisted of 577 acres. The Milpitas Merged Redevelopment Agency now consists of two redevelopment project areas: Project Area No. 1 and the Great Mall Project Area. Project Area No. 1 encompasses approximately 2,230 acres including the Town Center, Midtown Milpitas, Oak Creek and Milpitas Business Parks. The Calaveras Plaza shopping center is located in the Midtown Milpitas portion of Project Area No. 1. In November 2009 the City Council acting as the Redevelopment Agency adopted several resolutions expanding Project Area No.1 to include additional areas of existing blight in Milpitas. Based on these redevelopment activities the City Council finds that the Project's market area suffers from significant blight not identified or considered by CBRE or in the EIR. The

Council further finds that former occupants and landlords do not necessarily maintain vacant properties – particularly those located in redevelopment areas, the enactment of Municipal Ordinances requiring property owners to maintain properties does not prevent physical blight, decay, and deterioration of vacant properties, and redevelopment of properties in the Redevelopment Area necessitates public capital investment.

E. The City Council further finds that the displacement of convenient neighborhood shopping, like the Calaveras Plaza Save Mart store, in favor of the Supercenter Project presents a significant physical impact to the environment – independent of physical deterioration of the Calaveras Plaza shopping center as – such an impact creates additional vacancies in the Project Area No. 1 while expanding development beyond the redevelopment area, eliminates close and convenient conventional grocery shopping serving the established neighborhoods and requires residents of the established neighborhoods to travel further for these amenities increasing vehicle travel and air pollution, impairs planning, rehabilitation, and redevelopment efforts in Project Area No. 1 and surrounding neighborhoods. The City Council finds that neighborhood shopping centers, like Calaveras Plaza, act as the physical link between residential uses in the area and are integral to effective planning for Milpitas. Foreseeable impacts from the Walmart Project present a significant physical change to the environment that has not been adequately diselose, and for which appropriate mitigation measures and alternatives have not been considered, in the Final EIR.

F. The City Council further finds that the Project will complete with and likely displace so-called "ethnic markets" in the City of Milpitas and the Final EIR errs in assuming that current customers of the identified ethnic markets will not shop at the Supercenter. The Final EIR cannot be certified prior to considering the impacts to these competing, smaller local stores.

G. The City Council finds that the project's defined Market Area does not correspond with the Final EIR's traffic study area. The Final EIR assumes the Project would generate $12.4 million in food sales from the market area (FEIR at 2-2). The Final EIR further assumes that 19% of project's trip generation will come from west of McCarthy Blvd. and 34% of the Project's trip generation will come from east of Milpitas Blvd. yet the Final EIR does not consider traffic impacts at any intersections east of Milpitas Blvd. or West of McCarthy Blvd. (DEIR at 4-10.31 to 56). The City Council finds that the Final EIR is inadequate for failing to consider traffic impacts from trip generation across the market area and not merely at select intersections near the Project.

H. The City Council finds reducing greenhouse gas emission and global climate change impacts is incumbent upon new development projects. The Final EIR fails to adequately evaluate and mitigate the Project's individual and cumulative greenhouse gas emissions and global climate change impacts. The Final EIR applies the BAAQMD Draft CEQA Guidelines threshold of significance of 1,100 $MTCO_2e$ to the project and concludes the Supercenter will only generate 710 $MTCO_2e$. The City Council finds the EIR's estimate and conclusion that the project's GHG emission will be less than significant is not based on substantial evidence. Although the expansion area is

anticipated to produce 710 $MTCO_2e$ – below the threshold of significance, the "project" entails not only a 19,000 sq. ft. expansion of the existing store but "expansion and alteration of the existing Walmart store" which includes an external remodel and increased hours of operations for the entire 150,725 sq. ft. Supercenter from 7am-11pm (current) to 24 hours per day (proposed). (DEIR at 3-13 to 14). According to the Final EIR, the entire Supercenter would result in annual emissions of 8,135 $MTCO_2e$, which exceeds the BAAQMD Threshold of Significance of 1,100 $MTCO_2e$. The City Council finds that this impact is significant and the EIR must address the significance of this impact in light of the entire project, not merely the expansion area.

I. The City Council finds that the Final EIR does not adequately address or describe feasible, enforceable mitigation measures to reduce the Project's individual and cumulative significant solid waste impacts, including impacts from increased recyclable and non-recyclable materials and impacts to landfills.

J. The City Council finds that although the Project is consistent with some Guiding Principles and Implementing Policies of the Milpitas General Plan, the project is inconsistent with the following General Plan Guiding Principles and Implementing Policies:

1. *Policy 2.a-1-3 "Encourage economic pursuits which will strengthen and promote development through stability and balance."* The City Council finds that the Project's potential to result in the closure of at least one grocery store in the redevelopment Project Area No. 1 conflicts with General Plan policy 2.a-1-3. Increasing vacancies and decreasing convenient neighborhood shopping in the Project Area No. 1 in order to establish grocery sales outside of Milpitas redevelopment areas will weaken and prevent rather than strengthen and promote development through stability and balance.

2. *Policy 2.a-I-6 "Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector."* The City Council finds that the project simply adds grocery sales to a market area that is oversaturated by a variety of supermarkets, including discount, upscale, and ethnic grocery stores (all of which will compete with the Supercenter) and therefore the Project will not enhance the City s retail offerings. The City Council further finds that this type of development should be targeted toward blighted and redevelopment areas rather than in the outskirts of the City.

3. *Policy 2.a-I-7 "Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention."* The City Council finds that because the opening of the Supercenter may result in the closure of at least one grocery store (likely the Save Mart anchor located in Calaveras Plaza) the Project will not promote business retention, but will actually promote business attrition from areas declared blighted and subject to redevelopment. Such action is inconsistent with the Milpitas General Plan.

4. *Policy 3.a-G-2 "Maintain acceptable service standards for all major streets and intersections."* The City Council finds that the Project will result in

significant and unavoidable traffic impacts. Although Walmart will be required to pay a traffic mitigation fee, the impacts to four roadway segments will remain significant and unavoidable even after improvements are implemented. The City Council finds that approving the Project would be inconsistent with Policy 3.a-G-2 of the Milpitas General Plan and the City Council should not approve a project that will contribute to unacceptable levels of service for major streets and intersections in Milpitas.

K. The City Council finds because the Project is not consistent with th goals and policies of the General Plan the City Council cannot approve the Project.

L. The City Council cannot make the findings of overriding considerations regarding the Project's significant and unavoidable impacts to transportation. Pursuant to Section 15093 of the CEQA Guidelines, before an agency can approve a project "which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record." The Final EIR concludes the Project will cause or contribute to significant and unavoidable traffic impacts at four intersections in the City of Milpitas requiring the City Council to adopt a statement of overriding considerations before approving the Project. The City Council cannot make findings that adding 19,000 sq. ft. of grocery space to the existing Walmart store and increasing the hours of operation from 16 hours/day to 24 hours/day in an area that is already over-served by grocery stores and supermarkets outweighs the unavoidable adverse impacts. The Statement of Overriding Considerations must find that specific "economic, legal, social, technological or other benefits" of the Project outweigh the significant and unavoidable impacts and must be based upon substantial evidence. The City Council finds that none of the Project's suggested benefits overrides the Project's significant and unavoidable environmental impacts.

1. *Tax Base.* The City Council finds that the Project will actually reduce the Supercenter's taxable sales area and will likely reduce taxable sales as compared to the existing Walmart store. The property currently contains 131,000 sq. ft. Walmart that primarily sells taxable (non-grocery) items. The project would result in adding 18,457 sq. ft. to the existing building. Yet this addition would result in 32,600 sq. ft. of new grocery (non-taxable) sales and support area while decreasing the sales area devoted "General Merchandise Sales" (taxable sales) by 14,062 sq. ft. (DEIR Table 3.1 at 3-13). The City Council finds that Substantial Evidence does not support concluding the Project will increase or otherwise positively affect Milpitas' tax revenue. According to CBRE only 30% of the grocery sales will be taxable. Additionally, the Project is expected to result in the closure of one or more grocery store(s) competing in the same trade area, including the redevelopment Project Area No. 1. Therefore, the Project would simply result in a shift in grocery sales dollars from closed grocery stores to the Supercenter without an actual increase in tax revenues.

2. *Additional Employment Opportunities.* The applicant suggests that the Project will create additional employment opportunities by adding 85 new full and part time jobs. The City Council finds this statement is not supported by substantial

evidence. The existing Milpitas Walmart store's current employment rate is approximately 2.5 employees/1,000 sq. ft. (330 employees/131,725 sq. ft). Adds 18,500 sq. ft. to the existing footprint will only create 46 additional jobs at 2.5 employees/1000 sq. ft. (and only 55 employees at 3.0 employees/1000 sq. ft). To reach 85 new jobs as Walmart claims, the Supercenter would have to employ 4.7 employees/1000 sq. ft. – and no evidence suggests the Supercenter will operate at this employment ratio. The assumption of 85 new jobs is also contradicted by the EIR says only 75 new jobs will be created (DEIR at 6-2). The applicant's proposed overriding consideration also fails to account for the approximately 65 jobs that will be lost if the Calaveras Blvd. Save Mart closes as suggested by the EIR. Based on the foregoing information, the City Council finds that substantial evidence supports the conclusion that the Supercenter will only create 46 additional jobs and will likely result in the loss of a larger number of jobs in Milpitas, causing a net decrease in employment opportunities in Milpitas.

3. *High Quality Development Design.* The City Council finds that providing a cosmetic facelift to the existing Walmart building is not directly related to or contingent upon converting the existing store to a Supercenter. Walmart can and should endeavor to maintain and improve its property whether or not it receives approval for the Supercenter.

4. *Wide Variety of Goods and Services.* The City Council finds that Walmart already operates in Milpitas and sells general merchandise. This Project will result in 32,000 sq ft. of new grocery area, while reducing general merchandise by area by 14,000 sq. ft. Accordingly the City Council finds that this Project will simply add grocery sales to a community that is already over-served by grocery sellers at the risk of closing existing neighborhood and community grocery stores and increasing retail vacancies in Milpitas redevelopment areas.

5. *Increased Retail Activity.* The City Council finds that no evidence suggests that adding grocery sales will increase retail activity at the site – or by what amount and therefore the City Council cannot find that the benefits of increased retail activity outweigh the Project's environmental burdens. The City Council further finds that substantial evidence shows that the Project will *not* induce significant growth (DEIR at 6-2) and therefore the City Council cannot find the project will increase retail growth.

6. *Contribution to Needed Infrastructure.* The City Council finds that all mitigation measures and Project conditions, including mitigation fees, have a nexus to the Project's environmental impacts and that the level of mitigation is proportional to the intensity of the impact. Because of this, the City Council further finds that Project can and will only be required to contribute to infrastructure necessary for the Project and without the Project, this infrastructure is unnecessary. The City Council finds that the EIR contains substantial evidence at DEIR 6-2 ("project site is surrounded by urban development and infrastructure on four sides. The site has existing utility connections...and the development of the proposed project would not require the extension or upsizing of such services.") demonstrating that the Project will not be required to oversize or upsize any infrastructure to benefit other public or private

projects. Therefore the City Council finds that the Project's contribution to infrastructure would not provide a public benefit that would outweigh the significant and unavoidable environmental impacts of this Project.

Section 3: Decision to Not Certify Final EIR

Having independently considered the Final EIR, the City Council hereby refuses to certify that the Final EIR for the Project reflects the City Council's independent judgment or has been prepared and completed in compliance with the requirements of CEQA. The Final EIR does not adequately disclose all of the Project's significant and potentially-significant environmental impacts and does not provide an adequate discussion of mitigation measures to reduce the project's significant and potentially significant impacts.

Section 4: Decision to Deny the Project

Because the City Council finds the Final EIR is inadequate for certification, the Project is inconsistent with the Milpitas General Plan and Milpitas Redevelopment Agency's Redevelopment Plans, and the Project's potential benefits do not outweigh its significant and unavoidable impacts, the City Council hereby DENIES the Project application including Conditional Use Permit No. UA09-002, Site Development Permit Amendment No. SA09-003, and Environmental Assessment No. EA09-0006 Walmart Expansion Project.

PASSED AND ADOPTED this ___ day of 2010, but the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

APPROVED:

Mary Lavelle, City Clerk

Robert Livengood, Mayor

APPROVED AS TO FORM:

Michael J. Ogaz, City Attorney

Cindy Hom

From: Yvonne Andrade
Sent: Wednesday, March 31, 2010 9:46 AM
To: Cindy Hom; James Lindsay
Subject: FW: Walmart Expansion: Planning Commission Meeting on 3/24/10

FYI...

From: COMSteveTao@aol.com [mailto:COMSteveTao@aol.com]
Sent: Tuesday, March 30, 2010 5:08 PM
To: Yvonne Andrade; Bryan Otake
Cc: Cliff Williams
Subject: Fwd: Walmart Expansion: Planning Commission Meeting on 3/24/10

Brian/Yvonne, additional after Walmart vote email. Don't know where to deposit them or the protocol in processing them.

Planning Commissioner
City of Milpitas

455 East Calaveras Blvd.
Milpitas, CA. 95035
510.249.0844 (O)
510.919.5034 (C)
510.657.5500 (F)

From: madhulika@hindu-world.com
To: comstevetao@aol.com
Sent: 3/30/2010 3:58:00 P.M. Pacific Daylight Time
Subj: Walmart Expansion: Planning Commission Meeting on 3/24/10

Dear Commissioner Tao,

Thank you very much for your time, deliberation and vote on the issue of Walmart's expansion.
Your dedication to put in long hours and weigh your options carefully, no matter how late it was getting that night, is truly appreciated by us, Milpitas citizens, even though the vote was not in favor of our position.

The pro-expansion side was emotionally very appealing, "Let the people vote with their dollars"; "Don't shop there if you don't want to but do not limit my selection/freedom to choose where to shop". We had come well-prepared and quoted fallacies in the EIR. We were logically appealing but, perhaps, looked like elite with deep pockets who can afford to shop elsewhere and don't care about the have-nots. That is far from the truth. Like some of the Commissioners, we do not shop at Walmart and won't because of its corporate policies and it treatments of its employees.

The Walmart Rep said Walmart will not compete in the ethnic food area. However, that's tough to believe. Costco already has and it has begun to hurt the local Indian stores. However, Costco is a more respectable employer. As you had mentioned, a cauliflower costing 99c at an Indian/ethnic store costs $2.99 at Safeway. Walmart will be able to undercut these prices and even take a loss to drive out the small, local stores. Then these ethnic stores will truly become "convenience stores", a dismissive term used by Cindy Hom, Assistant Planner. They will sell only a limited selection of ethnic items **if** Walmart truly doesn't enter this market but

knowing its ruthlessly competitive spirit, it will.

In the extremely short term, Walmart may help those who have fallen on bad times but in the long run, how can a Walmart Supercenter be good for Milpitas, when it's questionable that it is good for America (sources mentioned below)?

Once again, thank you for your dedication, time and efforts towards our city of Milpitas,

Madhulika Singh
Michael Babcock
Madhur Singh
Manisha Singh

Sources
======

1. Is Walmart Good for America?
http://www.pbs.org/wgbh/pages/frontline/shows/walmart/

2. Walmart: The High Cost of Low Prices
http://video.google.com/videoplay?docid=-3836296181471292925#

3. "The Retail Revolution: How Walmart Created a Brave New World of Business" by Nelson Lichtenstein
It's a voluminous book but a review is at http://www.powells.com/review/2009_09_29.html

Susan Barrett

From: Cindy Hom
Sent: Wednesday, April 28, 2010 10:00 AM
To: Susan Barrett
Cc: Bryan Otake; James Lindsay
Subject: FW: WALMART

For the file.

From: Mary Lavelle
Sent: Tuesday, April 27, 2010 4:55 PM
To: Cindy Hom
Subject: FW: WALMART

From: JIM WILBANKS [mailto:jim.wilbanks@sbcglobal.net]
Sent: Tuesday, April 27, 2010 4:17 PM
To: Mary Lavelle
Subject: WALMART

MY WIFE AND ARE ON VERY FIXED INCOME SO WALMART IS A LIFE SAVER FOR US . COSTCO IS GOOD BUT YOU HAVE TO BUY SUCH A LARGE AMOUNT AT A TIME , IT IS NOT GOOD FOR US . AT WALMART YOU DO NOT HAVE TO BUY LARGE AMOUNTS .
WE GO TO THE SUPPER WALMART IN GILROY WHEN WE CAN , SO IT WOULD BE GREAT IF WE HAD ONE AS CLOSE AS MILPITAS . PLEASE KEEP ALL OF THE RETIRED PEOPLE IN MIND AT THE COUNCIL MEETING . WE THINK WALMART SHOULD BE ABLE TO EXPAND THE STORE THERE INMILPITAS .
THANK YOU KEEPING US IN MIND

JAMES AND ALTA WILBANKS
2970 DRIFTWOOD DR
SAN JOSE , CA . 95128
408-379-3568
jim.wilbanks@sbcglobal.net

Susan Barrett

From: Cindy Hom
Sent: Wednesday, April 28, 2010 10:00 AM
To: Susan Barrett
Cc: Bryan Otake; James Lindsay
Subject: FW: Walmart Expansion

for the file.

From: Mary Lavelle
Sent: Wednesday, April 28, 2010 8:31 AM
To: Cindy Hom
Subject: FW: Walmart Expansion

From: george angermeir [mailto:gpangermeir@sbcglobal.net]
Sent: Tuesday, April 27, 2010 7:29 PM
To: Mary Lavelle
Subject: Walmart Expansion

Please consider this my and my wifes vote for the Walmart expansion. It is odd that most every place we travel outside of Calif. there is a Walmart that includes groceries and we are thankful because we can get everything we need and at low prices. I know Safeway and Lucky probably will be upset but competition is good. Right now we drive to Gilroy because we can make a trip there and save enough money to pay for our gas. We live in San Jose but always go to the Milpitas Walmart to shop. It will also be good for the other businesses at Macarthy Ranch. Please count this as our votes for it.
Sincerely,
George and Cheryl Angermeir

Susan Barrett

From: Cindy Hom
Sent: Thursday, April 29, 2010 10:00 AM
To: Susan Barrett
Subject: FW: Wal Mart and our City's Future

From: Mary Lavelle
Sent: Thursday, April 29, 2010 8:19 AM
To: Cindy Hom
Subject: FW: Wal Mart and our City's Future

From: Jan Robbins [mailto:janisrobbins@gmail.com]
Sent: Wednesday, April 28, 2010 5:07 PM
To: Mary Lavelle
Cc: David Jensen
Subject: Wal Mart and our City's Future

Hello, Please, when able, distribute this to your city council members!
Thanks for your time. You do so much that keeps the city council going!

I apologize for sending this without your name- I haven't had the pleasure of meeting you yet, but I've worked side by side with so many city councils, dignitaries, judicial leaders and elected officials, and know first hand where they'd be without the dedicated behind the scenes people like you!

That said, Pls distribute this email to each of the city council members.
Thanks!

Dear friends of the City, Honorable Mayor, and Council Members

First and foremost, thank you for the continued energy and tireless effort that each of you have brought to this careful planning and step back first approach to this significant development- a possible Wal Mart Expansion. I applaud your direct approach to vision. For clarification of intent, I am a resident, and my family resides at 734 London Drive, Milpitas. I have instructed students and teachers for many years, but my current assignment is at Milpitas High School as a Specialist.
I Love my city.

It is with heavy heart that I say yes, the expansion ---it's going to mean sacrifice and financial loss to some of the long time or existing community partnerships. Some of these partnerships and the individuals behind them will be financially stretched or face significant loss as we open wide the birth for an expansion. That er to is the core fuss and real challenge that most of the people I listen to see in all this.

Many other cities have met this opportunity head on and have completed it, way ahead of us and

to great profit and city growth without significant negative impact and I have been watching. Our economy stretches all of our abilities to buy what we once did and this economy, isn't fixed, the challenges aren't over, it brings to the table a dire need that before was only whispered, muted in a flourishing city growth and booming real estate. Wal Mart's already a Giant.

So, who's this Giant? Personally, I have had only positive experiences and generous financial support through my years working with Wal Marts quiet and unselfish side, as I seamlessly brought together - dignitaries, city councils and Mayors, judicial leaders from Criminal Courts, (Honorable Lance Ito of the imfamous Simpson Trial) and other Criminal courts to our Congress and even the California Assembly. Seven years running Wal Mart assisted me in some way, in a community program at the West Covina Parkway Criminal Court House in West Covina, California. Wal Mart stepped up to assist and never asked for notoriety or credit. Until today, in this email to you, none was given. They were happy to help.

Those who were the to know people in any Wal Mart, made themselves available and were unselfishly part of everything the program and dignitaries did for the community those seven years. No one knows about some of the greater good projects that Wal Mart supports, pays for or funds or backs from the unseen shadows.

I had support of the California Governor's Office, my plaque to him for his time, still hangs in the foyer of His office, from me, on Spring Street, Los Angeles. I had support from a Congressman, Senator, and many judges. I tell you this because it was the clear sightedness of my three city councils, Azusa, West Covina and Glendora whose vision and effort paved the way for the rest of, including Wal Mart. This changed lives and affected the betterment of the community. Wal Mart was an Icon then but short in stature compared to where they stand today. I encourage you to pave the way for this expansion. As friends of the city you are first, honorary leaders and we look to you not so much for difficult talk as we look to you for direct action. I welcome you to open wide the pathways for this movement for your community to grow and your city to prosper and I know you will find some way to assist those partnerships and individuals who may be hurt or stretched by the expansion. Think on this. From what I know of each of you, I believe you will find some common good. It can happen when you pave the way for us.

Finally, while many of the individuals coming in desperation or loss, please remember, many more come with hope and excitement. We all know Wal Mart is a giant amongst us and believe me, it's not one to be caged. Wal Mart brings gigantic reward for our financial stability as a city, and unimaginable generosity to those who seek their quiet side. I would add ....in this slice of time, my humble experience with Wal Mart- the quiet side of Wal Mart that I was greeted with, in Covina, California, that affected the lives of so many and for so long.
Crossroads are just that-- crossroads. I wish you well in your planning
but most of all I offer you a sincere and deep applaud for your vision. Hold tight, for the losses of the few can sound incredibly loud and urgent. We must help to direct our empathetic vision to the opportunity at hand. We must stand for progress in a most challenging economy. You've done a masterful job!

Respectfully submitted,

Jan Robbins
www.shadowmountainstables.com
408 510 2663

Susan Barrett

From: Cindy Hom
Sent: Friday, April 30, 2010 12:32 PM
To: Susan Barrett
Subject: FW: Support the Milpitas Walmart expansion project.

for the file

From: Mary Lavelle
Sent: Friday, April 30, 2010 12:31 PM
To: Cindy Hom
Subject: FW: Support the Milpitas Walmart expansion project.

From: Charles Tony Russell [mailto:TRussell@barracuda.com]
Sent: Friday, April 30, 2010 12:30 PM
To: Mary Lavelle
Subject: Support the Milpitas Walmart expansion project.

The subject says it all.

Thank you,
Charles Russell
498 Boynton Ave
San Jose CA 95117

Check out the Barracuda Spam & Virus Firewall - offering the fastest virus & malware protection in the industry: www.barracudanetworks.com/spam

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 04, 2010 12:55 PM
To: Susan Barrett
Subject: FW: Expanding Walmart
Attachments: FW: Support; FW: Walmart expansion; FW: Expanding Walmart; FW: want an expanded walmart...pass on to council

For the file.

From: Mary Lavelle
Sent: Tuesday, May 04, 2010 12:47 PM
To: Cindy Hom
Subject: FW: Expanding Walmart

From: Satterfield,Diane [mailto:Diane.Satterfield@gartner.com]
Sent: Tuesday, May 04, 2010 10:42 AM
To: Mary Lavelle
Subject: Expanding Walmart

Dear Council Members,

I am totally in favor of upgrading our current Walmart. In these days of having to tighten our belts, I don't know how we could get along without Walmart. Even though I would continue to do some of my shopping at my local Nob Hill or Safeway, being able to increase the amount/type of shopping I can do at Walmart would be a tremendous help to my budget.

Please help get this approved. Milpitas (and San Jose) residents need it.

Thank you.
Diane Satterfield

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Susan Barrett

From: Mary Lavelle
Sent: Tuesday, May 04, 2010 12:48 PM
To: Cindy Hom
Subject: FW: Support

From: Pearl Almondia [mailto:pearl.almondia@yahoo.com]
Sent: Tuesday, May 04, 2010 11:33 AM
To: Mary Lavelle
Subject: Support

Hello,
I am a registered voter, I am completely for the expansion for our Milpitas Walmart.

I love the fact everything we need will be all rolled into one place, a one stop shop.

Pearl Almondia
408 401.4006

Susan Barrett

From: Mary Lavelle
Sent: Tuesday, May 04, 2010 12:47 PM
To: Cindy Hom
Subject: FW: Walmart expansion

From: CharleneBautista [mailto:charkie50@yahoo.com]
Sent: Tuesday, May 04, 2010 11:06 AM
To: Mary Lavelle
Subject: Walmart expansion

I would like to express my interest in the expansion of the Milpitas Walmart. I do most of my "personal" shopping at Walmart and would like to grocery shop as well. I've been to your Walmart's in Missouri and find the shopping experience excellent.

I'm not sure what the controversy is, but I for one, vote for the grocery portion being added to Walmart!

A Walmart supporter,
Charlene Bautista
Sunnyvale, CA

Susan Barrett

From: Mary Lavelle
Sent: Tuesday, May 04, 2010 12:47 PM
To: Cindy Hom
Subject: FW: Expanding Walmart

From: dunntimesfour@sbcglobal.net [mailto:dunntimesfour@sbcglobal.net]
Sent: Tuesday, May 04, 2010 10:56 AM
To: Mary Lavelle
Subject: Expanding Walmart

Please know that me and my family fully support and are excited by the prospect that we will have access to a "Super" Walmart. It is about time!

Ken and Kim Dunn

Susan Barrett

From: Mary Lavelle
Sent: Tuesday, May 04, 2010 12:47 PM
To: Cindy Horn
Subject: FW: want an expanded walmart...pass on to council

-----Original Message-----
From: Brian Brown [mailto:sparky_brown@mac.com]
Sent: Tuesday, May 04, 2010 10:42 AM
To: Mary Lavelle
Cc: Brian Brown
Subject: want an expanded walmart...pass on to council

2076 Foxhall Loop
San Jose, CA 95125

May 4. 2010

Dear Milpitas City Council Members...

I fully endorse the expansion and renovation of the Milpitas Walmart store, to include a full service grocery department. My parents and I both enjoy these options in the Walmart locations in the Palm Springs area. First let me tell you we DO NOT exclusively shop at Walmart for groceries and the like. We also patronize local grocery stores as they often run ads featuring lower prices than Walmart...thus, local stores still thrive alongside the 3 Mega-Walmarts in the Palm Springs area.

Please consider my endorsement of the Walmart expansion plan in Milpitas...it will benefit many families.

Best regards,

Brian Brown

Susan Barrett

From: Cindy Hom
Sent: Wednesday, May 05, 2010 8:51 AM
To: Susan Barrett
Subject: FW: In support of the Wal Mart Expansion

for your file.

From: Mary Lavelle
Sent: Wednesday, May 05, 2010 8:51 AM
To: Cindy Hom
Subject: FW: In support of the Wal Mart Expansion

From: Oorangeglo@aol.com [mailto:Oorangeglo@aol.com]
Sent: Wednesday, May 05, 2010 6:50 AM
To: Mary Lavelle
Subject: In support of the Wal Mart Expansion

Please distribute the following email to the City Council members, as we understand that they will be meeting on May 18th to discuss the Wal Mart Expansion. Please know that we are in favor of this move that Wal Mart has requested for expansion. We are now Senior Citizens that have lived in this community for 47 years and now finding that we are on a limited income a store like Wal Mart can give us a quality of life within our income. Please vote in favor of this request as you will not only be helping us, but others. Thank you.

Sincerely,
Atlis & Gloria Orange
454 Matthews Court
Milpitas CA 95035

Susan Barrett

From: Cindy Hom
Sent: Monday, May 10, 2010 7:24 AM
To: James Lindsay; Bryan Otake
Cc: Susan Barrett
Subject: FW: Letter to the Editor of the Milpitas Post

fyi

From: Rob Means [mailto:rob.means@electric-bikes.com]
Sent: Friday, May 07, 2010 5:36 PM
To: 'Milpitas Post Opinion'
Cc: Robert Livengood; Althea Polanski; Pete McHugh; Debbie Giordano; Armando Gomez
Subject: Letter to the Editor of the Milpitas Post

Letter to the Editor of the Milpitas Post

Did the City of Milpitas get snookered? Or, in modern parlance, scammed? Did Walmart cheat the City out of a fair and impartial Environmental Impact Report (EIR)?

At the Planning Commission hearing that examined the EIR, CBRE Consulting was asked whether it had prepared other EIRs for Walmart. The firm's representative was vague, but did confirm that they had participated in ten to twenty other Walmart EIRs. That made me suspicious that a conflict of interest might exist. So, I asked how City staff selected the consulting firm to do the EIR. I assumed it was put out to bid like other City contracts. But, no, the consultants that prepared the EIR were picked by Walmart and managed by City staff.

Those of us who read through parts of the EIR came away with a feeling of bias built into that report. That bias could easily result from a company that does lots of work for Walmart. I can understand their interest in minimizing in EIRs the negative impacts of Walmart projects. Their paycheck sort of depends on it. Unfortunately, that tendency conflicts with our City's desire for an impartial evaluation.

So, a conflict of interest exists, but how severe is it? When you add in that CBRE Consulting is a subsidiary of multi-national commercial real estate broker CB Richard Ellis, things definitely get more conflicted. The latter has prepared multiple economic analyses for Wal-Mart Supercenter projects - including Bakersfield, Clovis, and Yuba City.

But wait, there's more. In the communities of Lodi, Selma and Red Bluff, CBRE actually appeared as Walmart's personal economic consultant disputing findings of those cities' consultants. Let me get this straight. If Milpitas hired a consultant that prepared an EIR stating Walmart will cause urban blight, CBRE would come and say our consultant was wrong. Hmmm.

This may explain why CBRE has never reported in an EIR that a Walmart Supercenter project could cause or contribute to urban decay. And, of course, if there is no decay and blight, there is no need for any mitigation. Only one problem. There is plenty of evidence to the contrary, including what happened in Gilroy recently.

At the Planning Commission meeting, staff was supporting Walmart's expansion. I wonder if they will maintain that stand when the subject comes before the City Council on Tuesday, May 18. If they (rightfully) feel cheated, they may change their recommendation. Wouldn't that be amazing?

Rob Means

1421 Yellowstone Avenue

Milpitas, CA 95035-6913

408-262-0420 rob.means@electric-bikes.com

5/10/2010

Susan Barrett

From: Cindy Hom
Sent: Monday, May 10, 2010 9:04 AM
To: Susan Barrett
Subject: FW: expansion of Wal-Mart at McCarthy Ranch

-----Original Message-----
From: Mary Lavelle
Sent: Monday, May 10, 2010 8:29 AM
To: Cindy Hom
Subject: FW: expansion of Wal-Mart at McCarthy Ranch

-----Original Message-----
From: Robert Bleidt [mailto:rbl@imagecircuits.com]
Sent: Saturday, May 08, 2010 9:39 PM
To: Mary Lavelle
Cc: milpitaswalmart@gmail.com
Subject: expansion of Wal-Mart at McCarthy Ranch

To the Milpitas City Council:

I would like to encourage you to approve expansion of the Wal-Mart at McCarthy Ranch for the following reasons:

A larger, newer store makes for a more attractive community. Most Americans, at every income level, shop at WalMart for household supplies. It makes a big impression on me (and I'm sure others) when I compare the cramped Miltiptas store with its narrow aisles to the clean new ones in other cities I visit with wide aisles, skylights, and a full grocery,

I live in the Rivermark area of Santa Clara, where the only grocery store is Safeway. Wal-mart would be the nearest competitor. If Wal-Mart were to offer groceries, I would shift some of my grocery buying there. You would gain additional revenues from my business even though I'm not a city resident.

Other stores in this shopping center are vacant or poorly stocked. A larger Wal-Mart as the main tenant could help bring some additional business to the center.

Robert Bleidt - rbl@imagecircuits.com

Susan Barrett

From: Cindy Hom
Sent: Monday, May 10, 2010 9:04 AM
To: Susan Barrett
Subject: FW: I support the extension of Walmart

From: Mary Lavelle
Sent: Monday, May 10, 2010 8:29 AM
To: Cindy Hom
Subject: FW: I support the extension of Walmart

From: Tony Bruguier [mailto:tony.bruguier@gmail.com]
Sent: Saturday, May 08, 2010 8:37 PM
To: Mary Lavelle
Subject: I support the extension of Walmart

This will bring jobs and lower the food prices. If that doesn't pass, elected officials stand to lose their jobs.

Susan Barrett

From: Cindy Hom
Sent: Monday, May 10, 2010 1:22 PM
To: Susan Barrett
Subject: FW: Walmart Expansion Supporters

fyi

From: Mary Lavelle
Sent: Monday, May 10, 2010 1:22 PM
To: Cindy Hom
Subject: FW: Walmart Expansion Supporters

From: Polly Quach [mailto:pollyq121@yahoo.com]
Sent: Monday, May 10, 2010 12:23 PM
To: Mary Lavelle
Subject: Walmart Expansion Supporters

Please let Walmart expand to an SuperStore, this will open many job opportunity in area as well as provide a lot more grocery availablity. With the economic not at its best, we do need any of the lower dicount stores around to keep us be able to sketch our dollars. This would be a great ideal for the city and communities. Walmart has been a great supporters of Milpitas, and its communities. This is definitely a benefit for the community and the city, there isn't much reasons not to support a Superstore Walmart.

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 11, 2010 8:19 AM
To: Susan Barrett
Subject: FW: support for Walmart expansion

From: Mary Lavelle
Sent: Monday, May 10, 2010 5:27 PM
To: Cindy Hom
Subject: FW: support for Walmart expansion

From: Janis Lee [mailto:jtlee11972@yahoo.com]
Sent: Monday, May 10, 2010 5:24 PM
To: Mary Lavelle
Subject: support for Walmart expansion

I support the expansion b/c I go there all the time and get so frustrated when I can't even move thru some of the very crowded aisles with my shopping cart. I am also thinking that thinking that this would be a serious fire hazard. Thank you.

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 11, 2010 9:49 AM
To: Susan Barrett
Subject: FW: walmart

From: Mary Lavelle
Sent: Tuesday, May 11, 2010 9:47 AM
To: Cindy Hom
Subject: FW: walmart

From: Frances Niczewicz [mailto:grandmafranie@gmail.com]
Sent: Tuesday, May 11, 2010 9:25 AM
To: Mary Lavelle
Subject: walmart

i am totally in favor of the expansion and addition of groceries but will be unable to attend the meeting. thank you, frances niczewicz

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 11, 2010 9:09 AM
To: Susan Barrett
Subject: FW: Proposed Walmart Expansion

From: Mary Lavelle
Sent: Tuesday, May 11, 2010 8:28 AM
To: Cindy Hom
Subject: FW: Proposed Walmart Expansion

From: Tina Wilkinson [mailto:tina_3236@yahoo.com]
Sent: Monday, May 10, 2010 9:31 PM
To: Mary Lavelle
Subject: Proposed Walmart Expansion

To Whom it May Concern:

I am in **full support** of the planned expansion to the Milpitas Walmart. As I understand it, the expansion will bring in new jobs for city residents not to mention more revenue for the city. Being new here to the Bay Area (San Jose) from the East Coast of Florida, I was completely shocked that the closest Super Walmart was in Gilroy- 45 minutes from my home. It seems that Safeway has had a corner on the market when it comes to grocery store options and as such can (and do) charge a fortune for most items. I think expanding Walmart to include a grocery department would allow for some needed competition where the consumer would ultimately be the beneficiary.

Sincerely

Tina Stenhouse
1145 W. Hedding St.
San Jose, CA 95126

Cindy Hom

From: Mary Lavelle
Sent: Wednesday, May 12, 2010 8:27 AM
To: Cindy Hom
Subject: FW: Walmart Expansion

From: ajnissalke@aol.com [mailto:ajnissalke@aol.com]
Sent: Tuesday, May 11, 2010 8:28 PM
To: Mary Lavelle
Subject: Walmart Expansion

M. Lavelle --

My family and I strongly support the expansion of the Milpitas Walmart store. Their location (on the other side of 880) means there will be no harm done to the stores in "downtown" Milpitas. The increase in the number of employees, the increase in local and state taxes paid and the increase of dollars donated to local charities make the expansion a major benefit to the city of Milpitas and the state of California. I urge you to support the expansion of Walmart.

Alan Nissalke

Susan Barrett

From: Cindy Hom
Sent: Thursday, May 13, 2010 11:29 AM
To: Susan Barrett
Subject: FW: YES ON WALMART EXPANSION IN MILPITAS

From: Mary Lavelle
Sent: Thursday, May 13, 2010 10:52 AM
To: Cindy Hom
Subject: FW: YES ON WALMART EXPANSION IN MILPITAS

From: Ellen McGann [mailto:emcgann@rocketdog.com]
Sent: Thursday, May 13, 2010 10:44 AM
To: Mary Lavelle
Subject: YES ON WALMART EXPANSION IN MILPITAS

Please pass this bill, it will mean jobs for more Milpitas residents.

Thanks,
Ellen
510-264-4762

Susan Barrett

From: Cindy Hom
Sent: Monday, May 17, 2010 8:11 AM
To: Susan Barrett
Subject: FW: walmart expansion

From: Mary Lavelle
Sent: Friday, May 14, 2010 3:01 PM
To: Cindy Hom
Subject: FW: walmart expansion

From: george angermeir [mailto:gangermeir@sbcglobal.net]
Sent: Friday, May 14, 2010 2:56 PM
To: Mary Lavelle
Subject: walmart expansion

I hope and pray that you approve the expansion of Walmart, I really can't imagine why anyone would want to stymie competition. You might like Walmart but they have saved the citizens billions of dollars. I live in Northern San Jose but do a lot of shopping at this store and I would even do a lot more if they start selling groceries, now I drive to Gilroy. Competition is good, it will reduce prices for everyone and also help the environment.

Susan Barrett

From: Cindy Hom
Sent: Monday, May 17, 2010 8:11 AM
To: Susan Barrett
Subject: FW: Please act responsibly and embrace an expansion

From: Mary Lavelle
Sent: Friday, May 14, 2010 1:56 PM
To: Cindy Hom
Subject: FW: Please act responsibly and embrace an expansion

From: Jan Robbins [mailto:janisrobbins@gmail.com]
Sent: Friday, May 14, 2010 1:52 PM
To: Mary Lavelle
Subject: Please act responsibly and embrace an expansion

Thank you for your time and consideration. I am watching as a resident.

I hope your actions will support the views of the greatest number of your community leaders but should the majority of community leaders be opposed, that number must not weigh in heavier than the numbers of your community neighbors and family residences who placed you in the chairs you are sitting in as you read this.

To do so, would be a betrayal of trust from those who placed you in office.
Placing you in office precedes the actions you now consider, and your actions must represent the wishes and votes of those who put you where you are.

The community leaders against the expansion will ever more be valid and heard. But, should not interfere with your responsibility to act in accordance with the wishes of those who residents you represent.

Respectfully yours,

Jan Robbins
734 London Dr
Milpitas, California 95035

408 729-8185
408 510-2663

Susan Barrett

From: Cindy Hom
Sent: Monday, May 17, 2010 8:11 AM
To: Susan Barrett
Subject: FW: walmart expansion

From: Mary Lavelle
Sent: Friday, May 14, 2010 3:01 PM
To: Cindy Hom
Subject: FW: walmart expansion

From: george angermeir [mailto:gangermeir@sbcglobal.net]
Sent: Friday, May 14, 2010 2:56 PM
To: Mary Lavelle
Subject: walmart expansion

I hope and pray that you approve the expansion of Walmart, I really can't imagine why anyone would want to stymie competition. You might like Walmart but they have saved the citizens billions of dollars. I live in Northern San Jose but do a lot of shopping at this store and I would even do a lot more if they start selling groceries, now I drive to Gilroy. Competition is good, it will reduce prices for everyone and also help the environment.

Susan Barrett

From: Cindy Hom
Sent: Monday, May 17, 2010 12:42 PM
To: Susan Barrett
Subject: FW: Walmart Expansion - City council hearing

From: Mary Lavelle
Sent: Monday, May 17, 2010 10:25 AM
To: Cindy Hom
Subject: FW: Walmart Expansion - City council hearing

From: ramulal rayaroth [mailto:rayaroth@rocketmail.com]
Sent: Monday, May 17, 2010 9:28 AM
To: Mary Lavelle
Subject: Walmart Expansion - City council hearing

Hi,

I want to bring to your attention certain actions by some unwanted elements who are against the Walmart Milpitas expansion plans.

Few weeks/months back I received a post card from Walmart expansion team requesting to mail the post card back to the Milpitas City Hall to show consumers' support for the expansion plans. I received the postcard two days after the deadline. When I sent the postcard back to the city I mentioned the delay along with my reasons for supporting Walmart.

Two weeks back (on 05/06) I received another postcard from Walmart requesting support again. I noticed somebody had deliberately tore away the attached postcard.

My postbox is a locked one and I have no idea who did it and how it happened.

Tampering with mails is an offense. I hope City of Milpitas will take this issue seriously and will take legal action against the culprits.

I am a supporter of Walmart and its business. I am a consumer and I strongly believe Walmart will help local economy rather than destroy it. Walmart will procure local produce and this helps local farmers and consumers. Expansion also brings in some additional jobs and revenue for the city of Milpitas.

Thanks,
Ramulal Rayaroth

Susan Barrett

From: Cindy Hom
Sent: Monday, May 17, 2010 12:58 PM
To: Susan Barrett
Subject: Walmart Comment

Hi Susan,

I received a call from Lucy Biccrre. She called to express her opposition to the Walmart Project. Please print this email for your file.

Thanks,
Cindy

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 18, 2010 9:54 AM
To: Susan Barrett
Subject: FW: Super Wal*Mart

From: Mary Lavelle
Sent: Tuesday, May 18, 2010 8:44 AM
To: Cindy Hom
Subject: FW: Super Wal*Mart

From: Robert McIntyre [mailto:rmcin2500@yahoo.com]
Sent: Monday, May 17, 2010 8:49 PM
To: Mary Lavelle
Subject: Super Wal*Mart

My family and I would love to see a Super Wal*Mart in our area. Right now we shop the Milpitas Wal*Mart but on our big grocery shopping days we travel to the Super Wal*Mart in Gilroy.

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 18, 2010 9:54 AM
To: Susan Barrett
Subject: FW: Postponement of Walmart Hearing

From: Mary Lavelle
Sent: Tuesday, May 18, 2010 8:44 AM
To: Cindy Hom
Subject: FW: Postponement of Walmart Hearing

From: Alice Silva [mailto:licha1227@gmail.com]
Sent: Tuesday, May 18, 2010 12:07 AM
To: Mary Lavelle
Subject: Postponement of Walmart Hearing

Dear Council members:

I really can't understand why Milpitas Coalition for a Better Community has requested a postponement of Walmart Hearing.

As I said before, Costco needs to compete, (I mention Costco, as it is the larger monopoly, around us) and Walmart is the right store! I hope that M.C.B.C is not in cahoot with Costco and try to delay the expansion by placing useless hurdles, that in the end will hurt my pocket!

Sincerely

Alice P. Silva

_____ Information from ESET NOD32 Antivirus, version of virus signature database 5122 (20100517) _____

The message was checked by ESET NOD32 Antivirus.

http://www.eset.com

Susan Barrett

From: Cindy Hom
Sent: Tuesday, May 18, 2010 9:54 AM
To: Susan Barrett
Subject: FW: A vote for the Wal-Mart expansion is a WIN for our community!

From: Mary Lavelle
Sent: Tuesday, May 18, 2010 8:43 AM
To: Cindy Hom
Subject: FW: A vote for the Wal-Mart expansion is a WIN for our community!

From: Stoney [mailto:StoneyPilot@comcast.net]
Sent: Monday, May 17, 2010 7:55 PM
To: Mary Lavelle
Subject: A vote for the Wal-Mart expansion is a WIN for our community!

17 May 2010

Dear City Council Members

I ask you to please consider the people of our community when voting on Wal-Mart's request to expand their store to allow food products, fruits & vegetables, and meat products at our McCarthy Ranch Wal-Mart!

Allowing our citizens this opportunity to purchase these products within Milpitas's borders will not only enable our citizens a greater choice of food products, at a better price (which we all need in today's current economy), but enrich the TAX base within Milpitas, provide additional Job for our citizens, provide us money to maintain our current level of services, and may also provide additional funds for Parks & Playground repair and upgrades for our children.

In addition to the additional shoppers at Wal-Mart, many of these shoppers will be purchasing good, services, and eating at the many restaurants in the McCarthy complex.

I see NO downside in providing our citizens a choice; it's a Win- Win situation for our community!

Please, Please, do not stand idly by while this golden opportunity exists for

Milpitas and surrounding communities.

I ask you and the Council to approve Wal-Mart's expansion so that our entire community wins.

Thank you

James Stoneberger

Susan Barrett

From: Cindy Hom
Sent: Friday, May 21, 2010 12:33 PM
To: Susan Barrett
Subject: FW: Expansion of Milpitas Walmart

From: Mary Lavelle
Sent: Thursday, May 20, 2010 6:26 PM
To: Cindy Hom
Subject: FW: Expansion of Milpitas Walmart

From: Carljeschke@aol.com [mailto:Carljeschke@aol.com]
Sent: Thursday, May 20, 2010 6:24 PM
To: Mary Lavelle
Subject: Expansion of Milpitas Walmart

To: Mary Lavelle, City Clerk:
Please distribute this message to the Council members.

To: Council members:
Please allow the expansion of the Milpitas Walmart. This store is located in a shopping center which contains additional stores (i.e. Best Buy). The additional food products at Walmart will make shopping at this shopping center more advantages and will decrease the number of shopping trips needed to purchase needed items.

From: Carl D. Jeschke
845 East Jackson Street
San Jose, CA 95112

Phone: 408-295-5859

Note: I live and vote in San Jose, but frequently shop at Milpitas Walmart and Milpitas Best Buy.

Susan Barrett

From: Cindy Hom
Sent: Friday, May 21, 2010 12:34 PM
To: Susan Barrett
Subject: FW: Please!!!!!!! No Super Wal-Mart in Milpitas

From: James Lindsay
Sent: Friday, May 21, 2010 11:46 AM
To: Cindy Hom
Subject: FW: Please!!!!!!! No Super Wal-Mart in Milpitas

From: Olivia General
Sent: Friday, May 21, 2010 11:31 AM
To: James Lindsay
Cc: webmaster
Subject: FW: Please!!!!!!! No Super Wal-Mart in Milpitas

Hi James,

The e-mail below came in through the Webmaster account. Can you help in responding to this request? If you are not the contact person for this matter, if possible, please help forward this request to the appropriate staff.

Thanks,

Olivia General
Information Services Dept.
City of Milpitas
408-586-2710

From: Payroll [mailto:Payroll@naprotek.com]
Sent: Friday, May 21, 2010 11:10 AM
To: webmaster
Subject: Please!!!!!!! No Super Wal-Mart in Milpitas

Thank You

Diane Stevens

2169 Sepulveda ave
Milpitas, CA 95035

408-946-8582

Susan Barrett

From: Susan Barrett
Sent: Monday, May 24, 2010 3:13 PM
To: James Lindsay; Cindy Hom
Cc: Tom Williams
Subject: Calls from citizens on Walmart Expansion Project

Hi James and Cindy,

I received calls today from the following Milpitas residents voicing their opposition to the Walmart expansion project:

Betty Barbosa
John Pegueros
Sylvia Quach
Denise Wong
Jan Church
Mohammed Ahmed
Janice Bickford
Marylou Green
Roland Ruiz
Carmen Ortega

I received one call from Sidney Hummert in favor of the project.

Susan Barrett, Legal Assistant
City of Milpitas, City Attorney's Office
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411
sbarrett@ci.milpitas.ca.gov
(408) 586-3044 direct
(408) 586-3056 fax

Notice: This communication is intended solely for the individual or entity to whom it is addressed and may be confidential and/or attorney-client privileged. If you are not the intended recipient and have received this communication in error, please notify us at (408) 586-3040.

Susan Barrett

From: Veronica Bejines
Sent: Wednesday, May 26, 2010 8:55 AM
To: James Lindsay; Cindy Hom
Cc: Susan Barrett
Subject: Calls from citizens on Walmart Expansion Project

Hi James and Cindy,

These calls came in yesterday, Tuesday, May 25th, from the following Milpitas residents voicing their opposition to the Walmart expansion project:

- Patricia Hom - 100 Marylinn Drive
- Devinder Singh - 108 Sudbury Drive
- Trang Nguyen - 109 Beaumere Way
- David Brandt - 1193 Clear Lake Ct.
- Raymond Lau - 1217 Park Heights Drive
- Cindy Lam - 124 South Temple Drive
- Mr. Ranbir - 1505 Kennedy Drive
- Patrick Bennett - 134 Berrendo
- Thanh Nguyen - 1778 Conway Street
- Lee McGarvey - 1479 Mt. Shasta
- Leo Guiterrez - 1475 Arizona Avenue
- Leslie Maciejewski - 1592 Yosemite Drive
- Victoria Gonzalez - 167 Mountain Drive

Also, on Friday, May 21st, we received about ten calls from residents voicing their opposition to Walmart and they said they would be e-mailing Cindy Hom their information directly.

Thank you,

Veronica

,.•*")
.*' *Veronica Bejines*
,.•´ ,.•*") ,.•*")
(,.•´ (,.•´ .•´ ,,.•¯`•.
Executive Secretary
City of Milpitas, City Manager's Office
455 E. Calaveras Blvd.
Milpitas, CA 95035
(408) 586-3051 direct
(408) 586-3056 fax

Susan Barrett

From: Cindy Hom
Sent: Wednesday, May 26, 2010 1:11 PM
To: Susan Barrett
Subject: FW: In support of Wal Mart Expansion

From: Mary Lavelle
Sent: Wednesday, May 26, 2010 1:11 PM
To: Cindy Hom
Subject: FW: In support of Wal Mart Expansion

From: Oorangeglo@aol.com [mailto:Oorangeglo@aol.com]
Sent: Tuesday, May 25, 2010 5:00 PM
To: Mary Lavelle
Subject: In support of Wal Mart Expansion

This is a email of support for the expansion of Wal Mart. Their merchandise and their prices really make it very affordable for people that are on fixed or low incomes. Please consider this when you vote for or against this. Thank you.

Sincerely,
Atlis & Gloria Orange
Milpitas residents for 47 years.

Susan Barrett

From: Cindy Hom
Sent: Wednesday, May 26, 2010 1:11 PM
To: Susan Barrett
Subject: FW: Expansion of Milpitas Wal-Mart

From: Mary Lavelle
Sent: Wednesday, May 26, 2010 1:11 PM
To: Cindy Hom
Subject: FW: Expansion of Milpitas Wal-Mart

From: Mauricia Thompson [mailto:alydear3@yahoo.com]
Sent: Tuesday, May 25, 2010 1:33 PM
To: Mary Lavelle
Subject: Expansion of Milpitas Wal-Mart

Let me say once more that I feel there is enough room for an expanded super Wal-Mart in the city of Milpitas. I don't see where there would be any problems for other grocers in the area, right now I see only two in the immediate area, (well, 3, there is a new one near City Hall in the little strip mall) Save-Mart and Safeway. Competition is a good thing. There is no complaint raised when additional condos are built in an area. If there are going to be more homes built, there should be more choices for shopping. Please approve this expansion!

Susan Barrett

From: Cindy Hom
Sent: Wednesday, May 26, 2010 12:37 PM
To: Susan Barrett
Subject: FW: Wal-Mart Expansion

From: Mary Lavelle
Sent: Wednesday, May 26, 2010 9:58 AM
To: Cindy Hom
Subject: FW: Wal-Mart Expansion

From: rachel armstrong [mailto:liamsmom2010@gmail.com]
Sent: Monday, May 24, 2010 12:57 AM
To: Mary Lavelle
Subject: Wal-Mart Expansion

Dear Council Members,

I firmly believe that the intent in challenging Wal*Mart's application to build a grocery store is rooted in the intent of certain business owners to continue to monopolize the current market. Right now, in Milpitas, we have Safeway, which is happy to drive other, more competitively priced stores completely out of business. After they achieve that objective, they raise prices and the community must suffer paying those prices in the name of convenience. Nob Hill is no better, although it is tough to see how they stay open, considering the constantly empty parking lot and high prices. The Asian stores in the area do well, but this is because they specialize in Asian produce and groceries, which limits my own ability to shop there since I am not Asian and I prefer more Americanized fare most of the time. I do shop there as much as possible, just because I believe Safeway to be a cancer in this community.

So, when I hear that our City Council basically wants to outlaw the cheap groceries and jobs provided by Wal*Mart, I feel violated. The Council is more than happy to ask my husband and I for an additional tax of $84 per year to supplement Milpitas schools when we do not even have children in the schools. We look at that $84 increase and then see that when it comes to saving us money and hassle, the Council prefers to serve other interests (like those of Safeway, Nob Hill, etc). This does not make you a group of concerned citizens. It means that you are in the pockets of other corporations who just don't happen to be as easily vilified as Wal*Mart.

I am 9 months pregnant right now. I would love to be a voice at the meeting, but I may go into labor at any time. I just wanted to let you know that from the point of view of this citizen, you are not doing us any favors by attempting to reject Wal*Mart's plans. Their cost savings would pay for your school tax. It would also provide jobs in this community and revenue that you all know we need to move forward. I guess you don't need that revenue now that you're getting more trains running through my backyard (which is a constant, loud, high pitched annoyance of construction traffic for half the city, followed by the service it creates, which will create just as much noise pollution)... It seems that when the Council is being properly treated (padded, etc),

there is no problem with throwing your citizens under the bus (so to speak) and creating a blight in our neighborhoods.

Just look at the retention pond off N. Milpitas Blvd (also in my backyard). Debris and trash is collecting all over the rocks, you can't get the level of the water correct to save your lives, the birds are being driven away by this precious rail project that you speak about as if it is the second coming of Christ, and the environment has totally suffered (dead fish, turtles, huge ruts along the slough, vagrants living on the slough!). What you have done and approved is far worse than what Wal-Mart is suggesting. Why don't you clean up that pond and fix the issues there? Why do we have to hear the alarm at the pump house all night long every other day? Why are bulldozers, trains and other equipment for the rail project allowed to have their volume go unchecked and to consistently disturb the peace (this noise runs from early in the morning until late afternoon every single solitary day Monday-Friday). I just can't wait to bring our new baby home to all that noise. It will be so soothing to hear alarms and train whistles and bulldozer backup noise. Just what every mother wants for her kids.

If you really want to have a meeting, have one about all the blight caused by the items you have approved! Do not simply try to block Wal-Mart to show that you are "standing up against the man." It is an absolute lie. Find ways to cut costs and increase revenue that don't involve new business and I'll eat my own hat! Meanwhile, the city employees are paid far more than their services could possibly be worth (I'm hearing we paid some interim fire chief over 200k last year???) My husband is a physicist with a Master's Degree and 20 years of experience and he doesn't make that in salary alone. How does a consultant who will never enter a burning building deserve 200k a year? It sounds like stupidity to me.

Really? This is the best our community can do? We vilify Wal-Mart and glorify what? Safeway? We sell out to special interests and give up our peace and quiet just so revenue comes in, but you are still cutting the school budget by so much that we need to pay a supplementary tax to employ teachers and keep programs? Where did all that money from the transportation project go? Was there a robbery or was the money put in someone's pocket? We have to park police cars all over town to try to convince people they might be being watched, but we only pay 4-5 officers at any time to be on duty. We have no police intervention in many, many, many situations because of how thinly you have them stretched. Good officers are overworked, bad officers are overpaid and administration in all divisions of the cty government is reaping rewards they do not deserve on the backs of honest citizens. As far as I'm concerned, the Council is a useless body, driven by greed and political desires instead of a genuine commitment to represent the community they supposedly serve. I am thoroughly disgusted with this most recent and brazen attempt to control the Wal-Mart decision. It is no wonder so many politicians end up in violation of the law. They seem to all feel they are above it.

Sincerely,
R. Armstrong
Milpitas resident since 2006

Susan Barrett

From: Cindy Hom
Sent: Wednesday, May 26, 2010 12:37 PM
To: Susan Barrett
Subject: FW: Wal-Mart Expansion

From: Mary Lavelle
Sent: Wednesday, May 26, 2010 9:58 AM
To: Cindy Hom
Subject: FW: Wal-Mart Expansion

From: rachel armstrong [mailto:liamsmom2010@gmail.com]
Sent: Monday, May 24, 2010 2:34 AM
To: Mary Lavelle
Subject: Re: Wal-Mart Expansion

On second thought, I withdraw my comments. I have been reading more on the subject and find that I may have additional and different comments. I will need to reformat my message and it will be less harsh.

Regards,
R. Armstrong

On Mon, May 24, 2010 at 12:57 AM, rachel armstrong <liamsmom2010@gmail.com> wrote:

Dear Council Members,

I firmly believe that the intent in challenging Wal*Mart's application to build a grocery store is rooted in the intent of certain business owners to continue to monopolize the current market. Right now, in Milpitas, we have Safeway, which is happy to drive other, more competitively priced stores completely out of business. After they achieve that objective, they raise prices and the community must suffer paying those prices in the name of convenience. Nob Hill is no better, although it is tough to see how they stay open, considering the constantly empty parking lot and high prices. The Asian stores in the area do well, but this is because they specialize in Asian produce and groceries, which limits my own ability to shop there since I am not Asian and I prefer more Americanized fare most of the time. I do shop there as much as possible, just because I believe Safeway to be a cancer in this community.

So, when I hear that our City Council basically wants to outlaw the cheap groceries and jobs provided by Wal*Mart, I feel violated. The Council is more than happy to ask my husband and I for an additional tax of $84 per year to supplement Milpitas schools when we do not even have children in the schools. We look at that $84 increase and then see that when it comes to saving us money and hassle, the Council prefers to serve other interests (like those of Safeway, Nob Hill, etc). This does not make you a group of concerned citizens. It means that you are in the pockets of other corporations who just don't happen to be as easily vilified as Wal*Mart.

I am 9 months pregnant right now. I would love to be a voice at the meeting, but I may go into labor at any time. I just wanted to let you know that from the point of view of this citizen, you are not doing us any favors by attempting to reject Wal*Mart's plans. Their cost savings would pay for your school tax. It would also provide jobs in this community and revenue that you all know we need to move forward. I guess you don't need that revenue now that you're getting more trains running through my backyard (which is a constant, loud, high pitched annoyance of construction traffic for half the city, followed by the service it creates, which will create just as much noise pollution)... It seems that when the Council is being properly treated (padded, etc), there is no problem with throwing your citizens under the bus (so to speak) and creating a blight in our neighborhoods.

Just look at the retention pond off N. Milpitas Blvd (also in my backyard). Debris and trash is collecting all over the rocks, you can't get the level of the water correct to save your lives, the birds are being driven away by this precious rail project that you speak about as if it is the second coming of Christ, and the environment has totally suffered (dead fish, turtles, huge ruts along the slough, vagrants living on the slough!). What you have done and approved is far worse than what Wal-Mart is suggesting. Why don't you clean up that pond and fix the issues there? Why do we have to hear the alarm at the pump house all night long every other day? Why are bulldozers, trains and other equipment for the rail project allowed to have their volume go unchecked and to consistently disturb the peace (this noise runs from early in the morning until late afternoon every single solitary day Monday-Friday). I just can't wait to bring our new baby home to all that noise. It will be so soothing to hear alarms and train whistles and bulldozer backup noise. Just what every mother wants for her kids.

If you really want to have a meeting, have one about all the blight caused by the items you have approved! Do not simply try to block Wal-Mart to show that you are "standing up against the man." It is an absolute lie. Find ways to cut costs and increase revenue that don't involve new business and I'll eat my own hat! Meanwhile, the city employees are paid far more than their services could possibly be worth (I'm hearing we paid some interim fire chief over 200k last year???) My husband is a physicist with a Master's Degree and 20 years of experience and he doesn't make that in salary alone. How does a consultant who will never enter a burning building deserve 200k a year? It sounds like stupidity to me.

Really? This is the best our community can do? We vilify Wal-Mart and glorify what? Safeway? We sell out to special interests and give up our peace and quiet just so revenue comes in, but you are still cutting the school budget by so much that we need to pay a supplementary tax to employ teachers and keep programs? Where did all that money from the transportation project go? Was there a robbery or was the money put in someone's pocket? We have to park police cars all over town to try to convince people they might be being watched, but we only pay 4-5 officers at any time to be on duty. We have no police intervention in many, many, many situations because of how thinly you have them stretched. Good officers are overworked, bad officers are overpaid and administration in all divisions of the cty government is reaping rewards they do not deserve on the backs of honest citizens. As far as I'm concerned, the Council is a useless body, driven by greed and political desires instead of a genuine commitment to represent the community they supposedly serve. I am thoroughly disgusted with this most recent and brazen attempt to control the Wal-Mart decision. It is no wonder so many politicians end up in violation of the law. They seem to all feel they are above it.

Sincerely,
R. Armstrong
Milpitas resident since 2006

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: PETER G. PIRO

Address: 7031 Golden Gate Drive

City, State, Zip: San Jose, CA 95129

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: THANK GOD FOR THIS. THIS STORE IS NUMBER ONE, THEY ARE HELP + GIVE THERE PLACE FROM MANY WORKERS + CHEAP PRICE.

Yours truly,

Name: MR + MRS JACINTO A. SANTOLIHO

Address: 3227 TULIPWOOD LN.

City, State, Zip: SAN JOSE CA. 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Geena Nguyen

Address: 3257 Capriana Cir.

City, State, Zip: San Jose, CA 95135

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We always shop at this Walmart We need a Job.

Yours truly,

Name: Pauline + Blanche Leyva

Address: 3344 San Pablo Ave

City, State, Zip: San Jose Cal 95127

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Jay and Jamie Anderson

Address: 1120 Delmas Ave.

City, State, Zip: San Jose, CA 95125

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: MIA & NATHANIEL ETERNAL

Address: 1403 FOOTHILL MEADOWS CT.

City, State, Zip: SAN JOSE CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I support this expansion project

Yours truly,

Name: Jennie Ravenscraft

Address: 761 San Miguel Ave.

City, State, Zip: Santa Clara, CA 95050-5159

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: All of my relatives and I would love to have a super Walmart It would give a lot of Balance

Yours truly,

Name: Cynthia D. CARRILLO

Address: 181 Sylvia Ave

City, State, Zip: Milpitas, Ca 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I would really appreciate it if the grocery store in the Milpitas Walmart & I live in San Jose but I prefer the Milpitas Walmart

Yours truly,

Name: Geneva Santa Cruz

Address: 2925 Florence Ave #98

City, State, Zip: San Jose Ca 95127

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: J.C. GENTRY

Address: 516-222 SADDLE BROOK DR.

City, State, Zip: SAN JOSE CA 95136

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Please help make this a [illegible]

Yours truly,

Name: Chris Ulicke

Address: 5436 Vistamont Dr

City, State, Zip: San Jose CA 95118

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I [illegible] shopping at [illegible] Walmart [illegible] [illegible]

Yours truly,

Name: Virginia Roncleth

Address: 2374 Mennell pl

City, State, Zip: Santa Clara Ca 95050

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: With ever increasing cost of living & declining wages, we all need less expensive alternative for our groceries

Yours truly,

Name: Yen Che.

Address: 1101 S Main St #404

City, State, Zip: Milpitas, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: [illegible] & AVRS, AIDA

Address: 2152 [illegible] Cn dr. 717

City, State, Zip: Santa Clara 95054

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: With [illegible] living & declining wages, we [illegible] less expensive alternative for our [illegible]

Yours truly,

Name: Yen Shei

Address: 1101 S Main St #404

City, State, Zip: Milpitas, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: [illegible]

Address: 2152 [illegible]

City, State, Zip: Santa Clara [illegible]

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I'D LIKE MILPITAS WALMART TO BE SUPER WALMART

Yours truly,

Name: ADRIANA NIZ

Address: 1604 HOPE DR. #1028

City, State, Zip: SANTA CLARA, CA 95054

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Rosa M. Padilla

Address: 835 Morse Ave #C-35

City, State, Zip: Sunnyvale CA. 94085

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Yes, please but [illegible] Wal Mart in Milpitas. Closer than Morgan Hill

Yours truly,

Name: Margaret Winland

Address: PO Box 1114

City, State, Zip: Alviso, Ca 95002

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: Michael Feldner

Address: 821 TURINO [illegible]

City, State, Zip: Livermore Ca [illegible]

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

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Additional Comments: _____

Yours truly,

Name: S Moms

Address: 1775 Millmont Dr Apt S203

City, State, Zip: Milpitas, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional comments: _____

_____

_____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

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Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

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Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

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Additional Comments: _____

_____

_____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

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_____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

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Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

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Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

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Additional Comments: _____

_____

_____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

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Additional Comments: _____

_____

_____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

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Additional Comments: _____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

Dear Commissioners,

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Additional Comments: I do support Walmart expansion since Walmart pricing is so reasonable that fits my budget. It would be great as well for a one stop shop for everything I need in the household.

Yours truly,

Name: Myrna Mota

Address: 4855 LAFAYETTE ST

City, State, Zip: Santa Clara, CA 95054

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Gilbert Jimenez

Address: 3617 Kenyon Court

City, State, Zip: San Jose CA 95127

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Easy to get to compared other stores at this location.

Yours truly,

Name: CARL J. JESCHKE

Address: 845 JACKSON ST.

City, State, Zip: SAN JOSE, CA 95112

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ear Commissioners,

a Walmart shopper and local resident I urge you to support the expansion of the pitas Walmart store. Our Milpitas Walmart has been part of the community for over years and this expansion will provide jobs, shopping value and community giving lars for many Milpitas residents and organizations. At just over 18,000 square feet, the pansion is a small project that will greatly enhance the shopping experience at Walmart, act more shoppers to other McCarthy Ranch businesses and generate additional tax enue for Milpitas.

ditional Comments: Milpitas needs this. I live in N. San Jose so most of my shopping is done here + Wal-mart is where we go for value shopping

urs truly,

me:

dress:

y, State, Zip:

Ms. Linda Toyota
868 Spindrift Ln
San Jose, CA 95134-1312

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I'M [illegible] INTERESTED IN THIS PROJECT BECAUSE I LIVE THE CLOSEST TO MAKE IT BUT IT'S TOO FAR AND I CAN'T GO [illegible]

Yours truly,

Name: ERIKA MENDEZ

Address: 1700 N. FIRST ST. 116

City, State, Zip: SAN JOSE, CA 95112

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Samantha Pantasigui

Address: 2455 Fallingtree Dr.

City, State, Zip: San Jose, CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Milpitas needs more Every Day Low Prices!

Yours truly,

Name: Jim Hua

Address: 1722 Pebby Beach Ct

City, State, Zip: Milpitas, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Thank You!

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Rania Musharbash
2660 Brookhollow Dr.
San Jose, CA 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: JOHN HADDAD

Address: 31 HEATH ST.

City, State, Zip: MILPITAS, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: The wise choice is to approve this expansion - many people here could fill a need there.

Yours truly,

Name: GUY T. SIMPSON

Address: 1181 STARDUST WAY

City, State, Zip: MILPITAS, CALIF. 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I love shopping at our neighborhood Wal Mart! Please add a larger food section.

Yours truly,

Name: Katherine Everett

Address: 3278 Fleur de Lis Ct.

City, State, Zip: San Jose CA 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I [illegible]

Yours truly,

Name: CHRISTOPHER GRANT/ANTHONY

Address: 203 MANFERD ST

City, State, Zip: MILPITAS, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: LESLIE HOGAN

Address: 31 HAJU ST.

City, State, Zip: MILPITAS, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLEASE SUPPORT THIS IMPORTANT COMMUNITY IMPROVEMENT!

Yours truly,

Name: DAVID JORDAN

Address: 567 GLASGOW CT.

City, State, Zip: MILPITAS

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: A nice stocking store is good for Milpitas. Competing with Wal-Mart will make other stores improve for the better of residents service!

Yours truly,

Name: Khuyen Tran

Address: 457 Dundee Ave

City, State, Zip: Milpitas, Ca 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: GREAT!

Yours truly,

Name: [signature]

Address: 541 Bruce Ct

City, State, Zip: Milpitas, Ca 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I have been shopping at the Milpitas store for 8 yrs. We are retired and live on a low income. It giving us the best value for our money.

Yours truly,

Name: La Rena Elias

Address: 2151 Oakland Rd. Sp. 571

City, State, Zip: San Jose, Ca. 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I Love the Wal Mart in Gilroy — to have Bon Store Like That would be wonderful! Close to us.

Yours truly,

Name: Janet Varela

Address: 332 Mandolin Dr

City, State, Zip: San Jose CA. 95134

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: A GREAT addition TO OUR Community. Also provide lower cost FOR THOSE IN Lower INCOME brakets

Yours truly,

Name: Camellia N. LARSON

Address: 172 Evening STAR Court

City, State, Zip: Milpitas Ca 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: G. Erazo

Address: 1210 Pembroke St.

City, State, Zip: San Jose, Ca. 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Jessy Osborne

Address: 1804 Spindrift St.

City, State, Zip: San Jose, Ca. 95134

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I would love to see a full service market and bakery too. It would bring more jobs to the community.

Yours truly,

Name: Mike Westerman

Address: 4325 Renaissance Dr. #211

City, State, Zip: San Jose, CA 95134

'ear Commissioners,

a Walmart shopper and local resident I urge you to support the expansion of the pitas Walmart store. Our Milpitas Walmart has been part of the community for over years and this expansion will provide jobs, shopping value and community giving lars for many Milpitas residents and organizations. At just over 18,000 square feet, the pansion is a small project that will greatly enhance the shopping experience at Walmart, ract more shoppers to other McCarthy Ranch businesses and generate additional tax enue for Milpitas.

ditional Comments:

urs truly,

me: ANGIE PATLAN

dress: 2025 SIERRA RD

y, State, Zip: SAN JOSE, CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: IT WOULD BE NICE NOT TO HAVE TO GO TO GILROYS SUPER WALMART

Yours truly,

Name: Robert Pace

Address: 2924 Via Encinitas

City, State, Zip: San Jose, CA. 95122

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: As a Senior this would be very helpful to me and attrack me to shop in Milpitas more frequently

Yours truly,

Name: AL MAY

Address: 787 SPINDRIFT ST.

City, State, Zip: SAN JOSE, CA, 95134

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Would love to have a full grocery department in the New Walmart, with more frozen aisles and snacks

Yours truly,

Name: Mrs. S. Y. Suki

Address: 1220 N. Fair Oaks Ave,

City, State, Zip: Sunnyvale 94089 CA

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need more lanes & lower prices in this growing area!

Yours truly,

Name: Nicole Martin

Address: 1563 Stubbins Way

City, State, Zip: San Jose, CA 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: This is absolutely needed especially with the current economy where people will want to save money.

Yours truly,

Name: Abhijit Patait

Address: 871 Coventry Cir

City, State, Zip: Milpitas, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Esau F. Martinez

Address: 60 Wilson Way Spc 9

City, State, Zip: Milpitas CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: It will be nice not to have to go to Gilroy to shop at Walmart Supercenter

Yours truly,

Name: David L. Pace

Address: 2924 Via Encinitos

City, State, Zip: San Jose, CA. 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: WE NEED A SUPERSTORE IN THIS AREA SO WE WON'T HAVE TO GO TO GILROY!

Yours truly,

Name: Donna Pine

Address: 2924 Via Encinitas

City, State, Zip: San Jose, Ca. 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: KEN + JANINE BRYANT

Address: 1515 CALLE CREEK DR

City, State, Zip: SAN JOSE CA 95127-4371

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Have shopped at Gilroy Store [illegible] would love to have same [illegible]

Yours truly,

Name: C. Hansel

Address: 1210 Pecos Way

City, State, Zip: Sunnyvale Ca 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: NOT PLEASED AT ALL

Yours truly,

Name: GARY T. JONES

Address: 541 BRUCE COURT

City, State, Zip: MILPITAS, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I think its wonderful when you can get 85 people Jobs when so many are unpleye I go shopping in Wal mart once a week from Sunnyvale

Yours truly,

Name: MAURO ANCHONDO JR

Address: 1111 MORSE AVE SP118

City, State, Zip: SUNNYVALE CAL 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I would Love a bigger grocery Section

Thank You

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Cathy Sanford
1220 Tasman Dr Spc 240
Sunnyvale, CA 94089-2405

Dear Commissioners:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Robart & Eunice Sanford

Address: 1220 Tasman Dr. Space 240

City, State, Zip: Sunnyvale, CA 94089-2405

Dear Commissioners:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: It's about time this is one of the few states where Eminent Domain is almost impossible. Hope this goes through!

Yours truly,

Name: Jean Reeves

Address: 1111 Morse Rd #41

City, State, Zip: Sunnyvale, CA 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I really enjoy shopping at the Milpitas store I get my RX's, groc items - plants Clothes and many more things please let them expand it will be good for everybody.

Yours truly,

Name:

Address:

City, State, Zi

C

Ms Donna Cruickshank
1111 Morse Ave Spc 118
Sunnyvale CA 94089-1619

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: It's about time we need it

Yours truly,

Name: Debra Costa

390 Elan Village Ln #218

ite, Zip: San Jose CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Kristen Hamilton

Address: 130 Descanso Dr #147

City, State, Zip: San Jose, CA 95134

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I SUPPORT WAL-MART AND THIS EXPANSION. IF OTHERS CAN'T COMPETE, DON'T MAKE US SUFFER BECAUSE OF IT!

Yours truly,

Name: CRAIGE B. FARIES

Address: 20 E. SANTA INEZ AV #3

City, State, Zip: SAN MATEO, CA 94401

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Pam Aguis
1229 Coyote Creek Ct.
San Jose, CA 95116

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Pam Aguis
1229 Coyote Creek Ct.
San Jose, CA 95116

Dear Commissioners:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: S. DIAMOND RICH

Address: 606 HAMPSHIRE ST

City, State, Zip: SAN FRANCISCO CA 94110

Dear Commissioners:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: This is long overdue. This would take all of my Walmart business to Milpitas instead of Gilroy and Morgan Hill.

Yours truly,

Name: Becky Johnston

Address: 1353 Bobolink Cir

City, State, Zip: Sunnyvale CA 94087

Dear Commissioners,

As a Walmart shopper and local resident, I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: LUIS C. QUEDDING

Address: 2493 ALEXWOOD CIRCLE

City, State, Zip: SAN JOSE CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLEASE ALLOW WAL-MART TO ADD Food Supplies, VEGETABLES TO THEIR STORE, MORE JOBS & TAXES FOR MILPITAS! THANKS

Yours truly,

Name: JIM STONEBERGER

Address: 280 TUOLUMNE DR

City, State, Zip: FREMONT, CA 94539

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Theresa Anderson

Address: 690 Persian Dr. Sp. 84

City, State, Zip: Sunnyvale Ca, 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: John Sinch

Address: P.O. Box 610334

City, State, Zip: San Jose CA 95161

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Theresa Guardado

Address: 1577 Country Club Dr.

City, State, Zip: Milpitas, Ca 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: CHARMAINE HALL

Address: 38023 CHERRY LN #206

City, State, Zip: FREMONT, CA 94536

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLS APPROVE TO CREATE MORE JOBS!

Yours truly,

Name: JOSEFINA MENDEZ

Address: 2637 CARLO SCIMECA DR

City, State, Zip: SAN JOSE CA 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: As a single working mother of 2 boys, this Walmart expansion would mean 1 stop Shopping - saving me time & money!

Yours truly,

Name: Rachel Granada

Address: 55 Manning Ave

[redacted]

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I feel this will be a good addition to Milpitas

Yours truly,

Name: Lalonda Hanson

Address: 424 Gooshouse Drive

City, State, Zip: Milpitas CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: YES! WE NEED SUPER WAL-MART!

Yours truly,

Name: Ivette Tabellija

Address: PO Box 360735

City, State, Zip: Milpitas, CA 95036

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I love Walmart Milpitas store.

Yours truly,

Name: Ling Wang

Address: 833 Maryann Dr #3

City, State, Zip: Santa Clara CA 95050

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLEASE GIVE US A COMPETATIVE PLACE TO BUY GROCERIES

Yours truly,

Name: JAMES D. JONES

Address: 690 PERSIAN DR #17

City, State, Zip: SUNNY VALE CA 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need a more economic place to shop and the Super Walmart will give us that. We need one close other than American canyon & Stockton

Yours truly,

Name: Toni Lent

Address: 28609 Miranda street

City, State, Zip: Hayward, Ca. 94544

Dear Commissioners:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I can't wait, the expansion is really needed, I love to shop at Wal-Mart

Yours truly,

Name: Betty Ratchford

Address: 2549 Vista Verde Pl

City, State, Zip: San Jose CA 95148

Dear Commissioners:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Thank you for your recent approval of the expansion project

Yours truly,

Name: TIMOTHY LIM

Address: 3633 COPPERFIELD DRIVE, APT 363

City, State, Zip: SAN JOSE, CA 95136

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: A FULL GROCERY WOULD BE A GREAT VALUE TO OUR HOUSEHOLD + I KNOW WE WOULD PUT IT TO GOOD USE.

Yours truly,

Name: RUTH E. SCHEU

Address: 1220 VIENNA DR., SPC #551

City, State, Zip: SUNNYVALE, CA 94089-2012

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We [illegible] to the [illegible] [illegible] to our grocery shoppers. It [illegible] financial benefit to keep the money spent in town.

Yours truly,

Name: Alvin & Theresa Martinez

Address: 4142 Davis Street

City, State, Zip: Santa Clara, CA 95054

Dear Commissioners:

As a Walmart shopper and local resident, I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 15 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 19,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Sincerely,

Name:

Address:

City, State, Zip:

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I always go to Walmart [illegible] to have the [illegible] shopping experience [illegible] have at the Gilroy store

Yours truly,

Name: Felicia Jones

Address: 507 Hope Terrace Ant I

City, State, Zip: Sunnyvale, CA 94087

Dear Commissioners: Hopefully Super Walmart

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I need the cost savings for food. Travel to Gilroy to shop once a month for groceries

Yours truly,

Name: Juanita Collins

Address: 509 N. Fair Oaks

City, State, Zip: Sunnyvale, CA 94085

Need Super Walmart !!

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: all The Store

Yours truly,

Name: Earl L. Lawson

Address: 2

City, State, Zip:

L

Mr. Earl Lawson
2213 Augusta Pl
Santa Clara, CA 95051

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: TO NOT APPROVE, would be denying your constituents a chance to save $ during these tough times.

Yours truly,

Name: Larry Triplett

Address: 1532 Thornleaf Way

City, State, Zip: San Jose, CA 95131

ear Commissioners,

a Walmart shopper and local resident I urge you to support the expansion of the pitas Walmart store. Our Milpitas Walmart has been part of the community for over years and this expansion will provide jobs, shopping value and community giving llars for many Milpitas residents and organizations. At just over 18,000 square feet, the pansion is a small project that will greatly enhance the shopping experience at Walmart, ract more shoppers to other McCarthy Ranch businesses and generate additional tax enue for Milpitas.

ditional Comments:

urs truly,

me: DHANAKORN IAMRATANAKORN

dress: 1500 WOOD MEADOW CT

y, State, Zip: SAN JOSE CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We Support Walmart 100% have been waiting for a bigger store like the one they have in Gilroy

Yours truly,

Name: Tom & Carole Langdon

Address: 4107 Holly Dr

City, State, Zip: San Jose, Ca 95127

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Rocio Comell

Address: 533 Gridley St

City, State, Zip: San Jose, CA, 95127

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: allowing the minor expansion of Walmart is a good business decision if the city of Milpitas does not [illegible] to any other [illegible] as [illegible] have believed we should encourage any business plan that promotes growth and development to accomplish our city future needs with tax income and more jobs for our community.

Yours truly,

Name: Marichel L. Baffo

Address: 1650 Parkview Green Circle

City, State, Zip: San Jose, CA 95131 USA

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Please!

Yours truly,

Name: Norma Castaneda

Address: 685 Hamilton Ln

City, State, Zip: Santa Clara CA 95051

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Aldine Schroeder

Address: 3290 WARBURTON AVE

City, State, Zip: SANTA CLARA, CA 95051-3711

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I think it's a great idea.

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Sharon Sim
4769 Eastus Dr
San Jose, CA 95129

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible] Please [illegible] Right [illegible] [illegible] for that Super Walmart [illegible] would be [illegible]

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Diana L. Saavedra
2633 Wallace St.
Santa Clara, CA 95051-3817

'ear Commissioners,

a Walmart shopper and local resident I urge you to support the expansion of the pitas Walmart store. Our Milpitas Walmart has been part of the community for over years and this expansion will provide jobs, shopping value and community giving llars for many Milpitas residents and organizations. At just over 18,000 square feet, the pansion is a small project that will greatly enhance the shopping experience at Walmart, ract more shoppers to other McCarthy Ranch businesses and generate additional tax renue for Milpitas.

ditional Comments: WE ARE FOR THE EXPANSION OF WALMART

ours truly,

me: LEO & HELENE GAGNON

ddress: 512 SINGLEY DR

ty, State, Zip: MILPITAS, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Kelly Esguerra

Address: 1790 Fallen Leaf Dr.

City, State, Zip: Milpitas Ca. 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: AIDA B JUNSAY

Address: 3209 Agate Pl. 1

City, State, Zip: Santa Clara, CA. 95051

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: [illegible]

Address: [illegible]

City, State, Zip: [illegible]

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Bart Hedden

Address: 1779 Fallen Leaf dr

City, State, Zip: Milpitas CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Sally Laramie

Address: 171 Chandon Way

City, State, Zip: Lathrop CA, 95330

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We look forward in having a grocery department

Yours truly,

Name: Fhoda Hopkin, family

Address: 1190 Rue Dell Way

City, State, Zip: Milpitas CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: BECAUSE I AM A HARD WORKING FAMILY CLASS AMERICAN AND BECAUSE THE CITY COUNTY OF STATE OF CALIFORNIA IS TAXING US TO DEATH IT WOULD BE IN YOU CYLOOKED POLITICIAN'S BEST INTREST TO GET WALMART EXPAND THAT WAY YOU CAN LINE YOUR POLITICAL POCKETS WITH MORE REVENUE

Yours truly,

Name: JANET TODD

Address: PO BOX 610111

City, State, Zip: SAN JOSE, CA 95161-0111

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: RAJASEKAR NALLAMUTHU

Address: 4311 VERDARIS CIR

City, State, Zip: SANJOSE CA 95136

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We currently shop Fremont & San Jose Walmarts as they are larger stores w/ more products. Love to keep it in Milpitas for BBK purposes

Yours truly,

Name: Friday

Address: 3278 Desert wood Lane

City, State, Zip: San JOSE CA 95132

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I moved from a state that has Walmart supercenter thus I know what it can offer to the local community. It will be great!

Yours truly,

Name: Ning Cao

Address: 1383 PINE LAKE CT

City, State, Zip: San Jose, CA 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Betty Ergunel

Address: 1779 Fallen Leaf Dr

City, State, Zip: Milpitas CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: //

Address:

City, State, Zip:

Ms Agnes Smith
1258 Forrestal Ave
San Jose, CA 95110

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: This store is truly in need of an upgrade. It's the worst Walmart I've ever been to. Please seriously consider.

Yours truly,

Name: Diane Kanally

Address: 797 Spindrift Street

City, State, Zip: San Jose CA 95134

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Please bring Soon!

Yours truly,

Name: Kim Parikh

Address: 3580 El Camino Real

City, State, Zip: Santa Clara Ca 95051

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I'm Looking Forward To Your New Enlarged Walmart!

Yours truly,

Name: FRANK RIVAS

Address: 2663 TOLEDO AVE

City, State, Zip: SANTA CLARA CA 95051-5734

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Would love to see it coming Soon!

Yours truly,

Name: Sal Parekh

Address: 3580 El Camino Real

City, State, Zip: Santa Clara, CA 95051

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Bob + Janice Dufer

Address: 2403 Borow Drive

City, State, Zip: Santa Clara, CA 95051

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: [illegible]

Address: [illegible]

City, State, Zip: [illegible]

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: [illegible]

Address: [illegible]

City, State, Zip: [illegible]

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I sincerely appreciate your time and effort of your support and future growth that this project would provide to all communities near by.

Yours truly,

Name: Maria Flores

Address: 43160 Cinderwood St

City, State, Zip: Fremont CA 94538

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: LOU DYKMANS

Address: 1228 PARK - HEIGHTS DR

City, State, Zip: MILPITAS CA 95035

Dear City Councilmembers,,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Completely Support this project. I love Walmart shopping!

Yours truly,

Name: Judy CARLSON

Address: 864 ORKNEY Ave.

City, State, Zip: SANTA CLARA, CA. 95054

Dear City Councilmembers,,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Miss Zenaida S. Miranda
3542 Aberdeen St.
Santa Clara, CA 95054-2201

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: An employee refuse to honor Walmart's rules about items on sale, an item (same) but refuse to sale it to me. I deserve a $50.00 gift card call me 408-269-1042. I will explain

Yours truly,

Name: Brenda Tatum

Address: 1696 Branham Lane #103

City, State, Zip: San Jose, CA 95118

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I currently shop at the Sunnyvale Walmart in Milpitas every 5 to 6 weeks - [illegible] has [illegible] shopping available and I would like to see Milpitas [illegible]

Yours truly,

Name: Cheryl [illegible]

Address: 897 [illegible] Dr

City, State, Zip: Sunnyvale, CA 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Proud Supporter of The Fund for Animals

Sushila Ram-Prasad
2122 Seacliff Dr.
Milpitas, CA 95035-6637

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I look forward to having the grocery part at the Walmart. They have quality groceries at good prices.

Yours truly,

Name: Maralee Farr

Address: 80 Descanso Dr. #3101

City, State, Zip: San Jose, CA 95134

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I WOULD BE AGAINST THIS EXPANSION UNLESS THEY COMPLY TO BUY LOCALLY-GROWN PRODUCE FROM

Yours truly,

Name:

Address:

City, State, Zip:

Mr Rudolf Metz
2003 Autumn Gold Dr
San Jose, CA 95131

R. F. Metz

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Walmart has become our 2nd. home. We've had to drive to Gilroy for our monthly shopping, from Sunnyvale. Now we can go to S.J. or Milpitas. Closer!

Yours truly,

Name: Norma Sanders

Address: 1646 Kirkland, Dr.

City, State, Zip: Sunnyvale, CA. 94087

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLEASE LET WALMART OPEN A GROCERY STORE. I AM UNEMPLOYED AND NEED IT DESPERATEL

Yours truly,

Name: RICHARD RASSDALE

Address: 2554 BLUE ROCK CT

City, State, Zip: SJ CA 95133

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: RICHARD THAYER

Address: P.O. BOX 60953

City, State, Zip: SUNNYVALE CA 94088-0953

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Walmart keeps prices down for shoppers on food, household & cleaning supplies, clothes etc.

Yours truly,

Name: Julie A. Bovero

Address: 1225 Vienna DR. # 423

City, State, Zip: Sunnyvale CA 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: DAVE COX

Address: 1318 Hope Dr # 101

City, State, Zip: SANTA CLARA, CA 95054

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: _____

Address: _____

City, State, Zip: _____

Jenna Sandberg
723 Lakechime Dr
Sunnyvale, CA 94089-2538

1147

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Please!

Yours truly,

Name: Jenny Williams

Address: Four Oaks Rd

City, State, Zip: San Jose 95131

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: MARIA SOARES

Address: 1458 WHITTON AVE

City, State, Zip: S. JOSE - CA - 95116

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I would like to see new grocery there, along with shopping goods, different type service there.

Yours truly,

Name: Barbara Whitlock

Address: 1886 N. Capitol Ave. #

City, State, Zip: San Jose, CA 95132-3735

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: JEFF LANAM

Address: 382 CARIBE WAY

City, State, Zip: SAN JOSE CA 95133-2338

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Great Idea!!

Gilroy should not be the only Big Store + Grocery Store - Milpitas + S.J. should be added

Yours truly,

Name: Erma Gonzalez

Address: 2599 Declaration Dr.

City, State, Zip: S.J. Ca. 95116

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: JOSE SOARES

Address: 1453 WHITTON AVE

City, State, Zip: S. JOSE CA 95116

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I work near the Milpitas Walmart Store. It would be a great convenience to be able to pick up groceries on the way home.

Yours truly,

Name: Julie Austin

Address: 1597 Camden Oaks Ct

City, State, Zip: San Jose CA 95124

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I received this past the due date. I strongly support the expansion of Walmart. Contrary to popular belief, Walmart will help the local community by sourcing locally for fresh produce

Yours truly,

Name: RAMULAL R

Address: 3700 LILLICK DR, 323

City, State, Zip: SANTA CLARA, CA - 95051

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: ELIZABETH NIGH

Address: 382 CARIBE WAY

City, State, Zip: SAN JOSE CA 95133-2338

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: It will be great for my family

Yours truly,

Name: Frances Merrill

Address: 2152 Tasman Dr #114

City, State, Zip: Santa Clara, CA 95054

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Sandra Fernandez

Address: 1208 Michigan Ave

City, State, Zip: Alviso CA 95002

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Monica Chandra

Address: 929 Jungfrau ct

City, State, Zip: Milpitas, CA 95035

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: WALMART offers the Community Service and fair Prices and a Wonderful Mix of Goods. Please Allow this Small Expansion - Keith 3/29/10

Yours truly,

Name: KEITH W. ALLEN

Address: 1324 S. WINCHESTER Blvd Apt 95

City, State, Zip: SAN JOSE, CA 95128-4324

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Vinaya Bukkapatnam

Address: 1063 MORSE AVE, APT 9208

City, State, Zip: SUNNYVALE, CA 94089

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Georgina Espinosa

Address: 4086 Crandall Circle · ~~Santa Clara~~,

City, State, Zip: Santa Clara, CA 95054

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I think that the Walmart in Milpitas should change to Super Center like the one in Gilroy, But the most important Should be working with staff to be more helpful and friendly!

Yours truly,

Name: Williams Don

Address: P.O. Box 61016

City, State, Zip: Sunnyvale Ca. 94088

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Driving appx 50 miles round trip to the nearest Wal-Mart / grocery store is way too far to go. But, driving to Milpitas is not a problem. I would gladly do more shopping there especially the grocery store.

Yours truly,

Name: Alice B. Hairston

Address: 896 Leyalton Dr.

City, State, Zip: Campbell, CA 95008

Dear Commissioners,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: WHAT IS THE Expected EXPANSION DATE?

Yours truly,

Name: MANUEL HERNANDEZ

Address: 472 DEMPSEY RD #273

City, State, Zip: MILPITAS, CA 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need an economical place to buy food in these very hard times. Thanks!

Yours truly,

Name: P. Dickerson

Address: 2440 Balme Drive

City, State, Zip: San Jose, CA 95122

'ear Commissioners,

a Walmart shopper and local resident I urge you to support the expansion of the pitas Walmart store. Our Milpitas Walmart has been part of the community for over years and this expansion will provide jobs, shopping value and community giving llars for many Milpitas residents and organizations. At just over 18,000 square feet, the pansion is a small project that will greatly enhance the shopping experience at Walmart, ract more shoppers to other McCarthy Ranch businesses and generate additional tax venue for Milpitas.

lditional Comments: I'll be glad to shop there

ours truly,

ıme: Lydia Cruz

ıdress: 125 Kirk Ave.

San Jose, CA 95127

ty, State, Zip:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Jean Cardenas

Address: 741 San Miguel Ave.

City, State, Zip: Santa Clara Calif

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I HAVE SHOPPED AT OTHER WALMART STORES. IT WAS MY ONE STOP FOR A VARIETY OF ITEMS

Yours truly,

Name: HELEN LOUD

Address: 2872 LAWSANNE CT

City, State, Zip: SAN JOSE CA 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We live in Sunnyvale but we do shopping at Walmart in Milpitas Sure would be nice to have an affordable grocery store

Yours truly,

Name: Gertrude Daugherty

Address: 1129 Tucson ave

City, State, Zip: Sunnyvale, Ca 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: DEAN & DAWN EATON

Address: 681 DANDEE AVE.

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need this!!! for the Jobs, competitive prices and it beats going all the way to Gilroy. Hurry up.

Yours truly,

Name: Venetta Morton

Address: 3158 Penitencia Crk. Rd.

City, State, Zip: San Jose, CA 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Adina Pennant

Address: 3437 Waterman Ct.

City, State, Zip: SJ, CA 95127

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I ~~[illegible]~~ YOU CAN START, THE BUILDING EXPANSION NOW

Yours truly,

Name: ROSITA L. ABIDOG

Address: 2669 ORANGESTONE WAY

City, State, Zip: SAN JOSE, CA 95132

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: Jason [illegible]

Address: [illegible] St

City, State, Zip: Milpitas Ca 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I hope it passes

Yours truly,

Name: DIANA CASTILLO

Address: 1276 N. PARK VICTORIA

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: EXPANSION WOULD BE GREAT!!

Yours truly,

Name:

Address:

City, State, Zip:

Sushila Ram-Prasad
2122 Seacliff Dr
Milpitas CA 95035-6637
Proud Supporter of DDAL

FUR

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: NORMA M. PILAPIL

Address: 257 MAZEY STREET

City, State, Zip: MILPITAS CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I haven't been this excited about anything coming to our City in a very long time! Please, Please let it happen!

Yours truly,

Name: Mrs. Tina Chavez

Address: 6054 Wool Dr.

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We support the expansion of Walmart to make it more convenient for Milpitas residents. We will still shop at our local grocery stores but it's more convenient to be able to shop for groceries and many more items at one stop. GOOD LUCK AT THE MAY 13th MEETING!

Yours truly,

Name: IGNATIUS & MARY GUERRERO

Address: 335 SO. PARK VICTORIA DR.

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: In these bad economic times need a discount grocery store

Yours truly,

Name: Loretta Cuny W

Address: 789 Coyote St

City, State, Zip: Milpitas Ca 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: ~~Joy Hoffman~~ Joy Hoffman

Address: 2750 Joseph Ave #1

City, State, Zip: Campbell CA 95008

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: [illegible]

Address: 789 Coyote St

City, State, Zip: Milpitas Ca 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I believe this is a good move for the community. The grocery addition may keep prices at all other markets competitive.

Yours truly,

Name: VIRGINIA MARIE MATHIESEN

Address: 4325 RENAISSANCE DR APT 223

City, State, Zip: SAN JOSE CA 95134

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Angelina Vaze

Address: 1374 Socorro Ave.

City, State, Zip: Sunnyvale CA 94086

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Brian Boyle

Address: 17 Timber Cove Dr.

City, State, Zip: Campbell, CA 95008

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: DENNY GAW

Address: 280 ENRIQUEZ COURT

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I enjoy buying your Great Value Sausegas!

Yours truly,

Name: Jason Spencer

Address: 2987 Gay Avenue

City, State, Zip: San Jose, CA 95127

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Andrew Farmer

Address: 2151 Oakland Rd Sp 446

City, State, Zip: San Jose CA 95181

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I wouldn't have to go to Gilroy to shop!

Yours truly,

Name: Della Lloyd

Address: 526 Prada Dr.

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: TO DISALLOW THIS EXPANSION IS A RESTRAINT OF TRADE AND IS NOT THE AMERICAN WAY!

Yours truly,

Name: JIM GENTRY

Address: 510-222 SADDLE BROOK DR.

City, State, Zip: SAN JOSE, CA, 95136

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: CAN WE HAVE OUR VASTE TAXES BACK - I use them for my yard sells when I recycle etc

Yours truly,

Name: Brenda Lee Cruz

Address: P.O. Box 361683

City, State, Zip: MILPITAS CA 95036

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I approve this expansion

Yours truly,

Name: Carole George

Address: 1111 Morse Av #162

City, State, Zip: 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Frances Arellano

Address: 553 E Duane Ave

City, State, Zip: Sunnyvale Ca 94085

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Walmart w/grocery store will be huge [illegible] one stop shopping. Great location - McCarthy Ranch

Yours truly,

Name:

Address:

City, State, Zip:

Terry Lolling
1265 Prescott Ave.
Sunnyvale, CA 94089-2335

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: This would be an ideal location where I can shop for Food + All other essentials I need.

Yours truly,

Name: Chad Shigemasa

Address: 4271 North First St. #60

City, State, Zip: San Jose, Ca. 95134

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Theresa Anderson
Spc. 84
690 Persian Dr.
Sunnyvale, CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: SULTAN DIAMOND

Address: 666 HAMPSHIRE ST.

City, State, Zip: SAN FRANCISCO CA 94110

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: [illegible]

Address: 1085 TASMAN [illegible]

City, State, Zip: Sunnyvale CA [illegible]

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I am on a tight Buget and Lower food prices, I would drive that far. Safeway is too Expens

Yours truly,

Name: Robbin + Brian Purcell

Address: 128 Pacific Ave

City, State, Zip: Pacifica, Calif 94044

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: AT my AGE - it would be so nice to do ALL my shopping with only one stop!

Yours truly,

Name: Donna L. ALLshouse

Address: 1055 - 129 TASMAN DR.

City, State, Zip: Sunnyvale, CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: WE NEED THE EXPANSION - WALMART PRICES ARE CHEAPER SO IT WILL ENCOURAGE THE COMPETITORS TO LOWER PRICES TO KEEP THEIR BUSINESS IN THE RUNNING

Yours truly,

Name: DONNA YATES

Address: 1085 TASMAN #862

City, State, Zip: SUNNYVALE, CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Go for It

Adding Meat & Veggie's @ a price Low Income Senior's can afford helps! They are on fixed Income's.

Yours truly,

Name: P. Russo

Address: 1909 Hackett Ave #2

City, State, Zip: Mt. View, CA 94043

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Tim Bell

Address: 1085 Tasman DR SP 371

City, State, Zip: Sunnyvale, CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Looking forward to the expanded Wal-Mart Store!

Yours truly,

Name: JANE LEE

Address: 208 GREENWAY DR

City, State, Zip: PACIFICA CA 94044

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: An expanded Walmarts with full groceries would be great, saving us from having to stop at another store on the way home.

Yours truly,

Name: GERALD LEE

Address: 208 GREENWAY DR.

City, State, Zip: PACIFICA, CA. 94044

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Although the largest Supercenter in Sunnyvale has reduced the urgency, I would still very much like to have a Wal-Mart Supercenter in the area. Having moved here from TN, this area felt like a third-world country without one. There are still a fair number of things that I just can't get around here that I could find easily back home.

Yours truly,

Name: David Gatwood

Address: 1085 Tasman Dr. SPC 727

City, State, Zip: Sunnyvale, CA 94089

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I truly enjoy shopping at Walmart & would loved the new expanded ~~on~~ one even more

Yours truly,

Name: Ernestine Lombardi

Address: 698 Kirk Glen Dr

City, State, Zip: San Jose CA 95133

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Please support it - its long overdue.

Yours truly,

Name: V HERRERA

Address: 1220 VIENNA DR

City, State, Zip: SUNNYVALE CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need an Abundance Food Store (Why didn't you let them do this in the First Place?)

Yours truly,

Name: Kathy J Ruybahd

Address: 122 El Bosque Ave

City, State, Zip: San Jose CA 95134

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: TIRED OF DRIVING D[illegible] [illegible] P[illegible] [illegible]

Yours truly,

Name: LISA GAONO

Address: 465 N 14th ST

City, State, Zip: SAN JOSE CA 95B[illegible]

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: EVA OLIVOS

Address: 1040 N [illegible]

City, State, Zip: [illegible]

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Please pass this, it is greatly needed in an effort to bypass driving around, when gas is allready at a high.

Yours truly,

Name: Shelley Guthier-Brunelle

Address: 4271 North First St. #60

City, State, Zip: San Jose, Ca 95134

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmar attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLEASE VOTE FOR THIS SO I CAN SAVE SOME MONEY

Yours truly,

Name:

Address:

City, State, Zip:

Mr. George Angermeir
1148 Sabal Ct.
San Jose, CA 95132-2866

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Audubon
Rhonda Robinson
1085 Tasman Dr Spc 62
Sunnyvale CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Smaller entries across the country have Super Walmart People in the road expect it! We need a larger store

Yours truly,

Name: JERRY SHELLENBARGER

Address: 1144 MATTERHORN DRIVE

City, State, Zip: SAN JOSE CA 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Do it!
We Need it

Yours truly,

Name: BAIDS THOMAS

Address: 1800 LIBRETTO CRT

City, State, Zip: SAN JOSE, CA, 95131

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I don't like to drive to [illegible] o G[illegible] please vote for this so I can save money

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Cheryl Angermeir
1148 Sabal Ct.
San Jose, CA 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Yes I like the expansion that way I can shop in one store for [illegible] and everything [illegible] on [illegible] it will [illegible]

Yours truly,

Name: Cristina [illegible]

Address: 2057 Agnew Rd

City, State, Zip: Santa Clara Ca 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: LOOKING FORWARD TO SHOPPING FOR VEGGIES + ~~PRODUE~~ PRODUCE IN THE NEW SUPER CENTER!

Yours truly,

Name: VIRGINIA HARGETT

Address: 1085 TASMAN DR. # 827

City, State, Zip: SUNNYVALE, CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Smaller cities across the country have Super Walmarts Pop on the road expect it!

Yours truly,

Name: DAPHNE SHELLENBARGER

Address: 1144 MATTERHORN DRIVE

City, State, Zip: SAN JOSE CA 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Jerry Osborne

Address: 804 Spindrift St.

City, State, Zip: San Jose, Ca. 95134

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Mr. Jeff Jones
60 Wilson Way Spc 7
Milpitas, CA 95035

Your Own Comments:

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: This Walmart already services a large part of northern Sunnyvale, San Jose that don't have groceries available nearby. This would be a huge benefit

Yours truly,

Name: Christina Buchanan

Address: 1120 Vienna Dr. Spc 576

City, State, Zip: Sunnyvale, CA [illegible]89

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Bert Marglon
831 Spindrift Ave.
San Jose, CA 95134

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmar attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: DONALD OSBORN

Address: 38 Ohio Court

City, State, Zip: MILPITAS, CA 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Rochelle Mitchell

Address: 4234 Woodcrest Drive

City, State, Zip: Fremont, CA 94538

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Everyone is so friendly and helpful

Yours truly,

Name: Donna Cruickshank

Address: 1111 Morse Ave #118

City, State, Zip: S.V. CA 94089

Ms. Donna Cruickshank
#Sopc 118
1111 Morse Ave.
Sunnyvale, CA 94089-1633

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I enjoyed shopping at Walmart's grocery store in Virginia and look forward to doing the same in Milpitas Ca.

Yours truly,

Name: Mary L. Lloyd

Address: 466 Minty Ave.

City, State, Zip: Milpitas, Ca. 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: My position has not changed since I wrote my first reply - Milpitas can ignore this [illegible] sales and consumers to the new Target being built in San Jose off 237, up the street. Why fuel??

Yours truly,

Name: B Taylor

Address: 1952 Stratford Drive

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I currently shop at the Gilroy Super Wal Mart. It will be great to shop in Milpitas at a Super Wal Mart. It will be great for everyone here.

Yours truly,

Name: LOUIS AND SONJA MELCHOR

Address: 584 FOLSOM CIRCLE

City, State, Zip: MILPITAS, CA 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We can sure use a Super Walmart in this area. It would help our goal of creating more jobs

Yours truly,

Name: MANUEL & ROSE TORRAS

Address: 390 N. WINCHESTER BLVD

City, State, Zip: SANTA CLARA, CA 95050

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: IT WOULD BE WONDERFUL TO HAVE A "COMPLETE" WALMART FOR LOCAL RESIDENTS.

"GO WALMART!"

Yours truly,

Name: FRANK RIVAS

Address: 2663 TOLEDO AVE.

City, State, Zip: SANTA CLARA, CA 95051-5734

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: ZHENYU Qiu

Address: 552 Marylin Dr.

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: With expansion I will shop at Milpitas Walmart instead of Gilroy Wal Mart. I LOVE Wal Mart prices!

Yours truly,

Name: Barbara Pourifoy

Address: 4133 CRANFORD CIR

City, State, Zip: SAN JOSE 95124

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible] Hardly [illegible] [illegible] go shopping [illegible]

Yours truly,

Name: Angela Jones

Address: 541 Bryce Ct

City, State, Zip: Milpitas, Ca 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Its A great IDea Shop AT One Store For all your Needs.

Yours truly,

Name: Ermo Gonzalez

Address: 2599 Declaration Dr.

City, State, Zip: San Jose, Ca. 95116

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Luen-Jyh (James) Luo

Address: 1181 Fox Hollow Ct.

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Tony Marcus Alvarez • Gloria Holguin-Alvarez
709 Baron Place • Milpitas, Calif. 95035

Yours truly,

Name: GLORIA HOLGUIN ALVAREZ

Address: 709 BARON PLACE

City, State, Zip: MILPITAS, CALIF 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: CAN'T GO [illegible] WALMART

Yours truly,

Name: [illegible] JONES

Address: [illegible] BRYCE CT

City, State, Zip: MILPITAS CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I like shopping at Walmart I still shop at other Milpitas stores, I get things at Walmart I can't get at other stores

Yours truly,

Name: Ruth Ritter

Address: 186 BERESFORD CT E103

City, State, Zip: MILPITAS, CA. 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Rosann Hoglund

Address: 365 Spring Valley Ln

City, State, Zip: Milpitas, Ca 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Mr. Jeff Jones
60 Wilson Way Spc 7
Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: In these hard times driving to Gilroy just to go shopping costs more due to gas usage. Bringing the Grocery Store to this location would help our customers to stay with in their finan budgets.

Yours truly,

Name: Laura D. Hernandez

Address: 1133 Roy Ave

City, State, Zip: San Jose, Ca 95125

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Hong Wang

Address: 883 Maryann Dr #3

City, State, Zip: Santa Clara, CA 95050

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: 40 YR RESIDENTS. IT WILL BE THE SUPER-ANYTHING IN MILPITAS.

Yours truly,

Name: GLENN & ENID PIPPIN

Address: 225 EVENING STAR CT

City, State, Zip: MILPITAS, CA. 95035-6211

Dear City Councilmembers,

As a Walmart shopper and local resident, I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: PLEASE. Really would Help!

Yours truly,

Name: Rick + Kathy Bray

Address: 961 Crestwood ct

City, State, Zip: Sunnyvale CA 94089

(408) [redacted]

7738842

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Make This Happen!

Yours truly,

Name: Laurel Rogers

Address: 472 Woodcock Ct

City, State, Zip: Milpitas, CA 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: ROBEN CABUGAO

Address: 231 Dixon Landing Rd. Apt. 137

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Charles E Griffin

Address: 433 Laurie Ave

City, State, Zip: Santa Clara, Ca. 95051-223

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: It's about time

Yours truly,

Name: Sally Sierra

Address: 1908 Lakewood Dr #B

City, State, Zip: San Jose CA 95132

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: WHY YOU'RE ISN'T RICH AND FAT FOR LIFE LIKE YOUR PD & FD WE NEED THIS

Yours truly,

Name: GUY SIMPSON

Address: 1121 STARDUST WY

City, State, Zip: MILPITAS 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Let free interprise work. Best overall value wins - not necessarily the cheapest produce.

Yours truly,

Name: Marla Pestes

Address: 539 Los Pinos Ave

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: NUZHAT AHMAD

Address: 690 PRINCESS PLACE

City, State, Zip: MILPITAS CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: THE MORE THAT SHOPS THERE AND WORK THERE REALLY NEED THAT STORE

Yours truly,

Name: JACK SCHENK

Address: 705 ANN PLACE

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: ALTAF AHMAD

Address: 690 PRINCESS PLACE

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I am [illegible] you to come [illegible] shopping early.

Yours truly,

Name: Mary C. Griffin

Address: 733 Laurie Ave

City, State, Zip: Santa Clara, Ca. 95084-2237

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Khailee Castellanos

Address: 760 Stirling Dr.

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Hanna Selander

Address: 760 Stirling Dr

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Great to have full Service center close instead of driving to San Martin or Gilroy to Shop

Yours truly,

Name: L Garcia

Address: 12201 Pasman Dr #329

City, State, Zip: Sunnyvale, ca 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Do not transfer my grocery shopping to Milpitas if approved

Yours truly,

Name: ALDEN MAY

Address: 787 SPINDRIFT ST

City, State, Zip: SAN JOSE, CA 95134

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: ELIZABETH M. GALANG

Address: 1647 E. CALAVERAS BLVD. #2

City, State, Zip: MILPITAS, CA. 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I APPROVE THIS ADDITION - I THINK IT WOULD ADD ALOT

Yours truly,

Name: MARY J. BO[illegible]

Address: 1220 - TASMAN DR #65

City, State, Zip: SUNNYVALE CA 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Great Idea

Yours truly,

Name: Estela Ayala

Address: 251 N. Temple Dr

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I have gone To Walmart in Gilroy and I love it. I can not walk To much, I could get every-thing I wanted in one store, with out walking To much.

Yours truly,

Name: BEATRIZ CHAVEZ

Address: 1406 Lochner DR.

City, State, Zip: San Jose, CA 95129

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Julie Austin

Address: 1597 Camden Oaks Ct

City, State, Zip: San Jose, CA 95124

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Contrary to popular belief Walmart will help local communities by sourcing products locally. This helps consumers & farmers. I strongly support Walmarts expansion in Milpitas

Yours truly,

Name: RAMULAL RAYAROTH

Address: 3700 LILLICK DR, 323

City, State, Zip: SANTA CLARA, CA - 95051

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Janis Robbins
105 Serra Way Apt. 206
Milpitas, CA 95035-5206
EVERY ANIMAL DESERVES A HOME

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Brittany Cobb

Address: 1075 Santos Ct.

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yes please add produce and more meats

Yours truly,

Name: Debbie Warner

Address: 1031 Clyde Avenue #1404

City, State, Zip: Santa Clara, CA 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Competition is great because we will all win.

Yours truly,

Name: Steve VANDEGRAAF

Address: 883 Inspiration Place

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: [illegible]

Yours truly,

Name: [illegible]

Address: 883 Inspiration Place

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Milpitas Has already Lost K-mart and merry [illegible] and the best Lucky's Walmart is the best [illegible] to shop in Milpitas. San Jose is going to be bailting a lot of retail off 237, we could lose Walmart. Can Milpitas Afford this?

Yours truly,

Name: Penny Alexa

Address: 370 Spring Valley Ln.

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Michael Ruberte
782 Spindrift Pl.
San Jose, CA 95134-1306.

Address:

City, State, Zip:

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Carl C. Tiller

Address: 2639 Alderwood Dr

City, State, Zip: San Jose, Ca 95132

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Ben-David

Address: 1256 Klee Ct

City, State, Zip: Sunnyvale CA 94087

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Milpitas Walmart provides convenience and one stop shop for everything a household needs & fits our budget.

Yours truly,

Name: Myrna Mota

Address: 4885 Lafayette St

City, State, Zip: Santa Clara, CA 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: It would benefit the entire community. We would come from North Fremont to shop at Wal-Mart.

Yours truly,

Name: Miriam Frazier

Address: 35492 Purcell Rd

City, State, Zip: Fremont, CA 94536

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: E. Cozakos

Address: 693 Topawa Dr

City, State, Zip: Fremont CA 94539

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Definitely need

Yours truly,

Name: Mary Rivas

Address: 1325 Vienna

City, State, Zip: Sunnyvale CA 94089

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Linda + Dolores Salcido

Address: 781 Gordon Ave

City, State, Zip: San Jose, CA 95127

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Ngoc Dang

Address: 457 Dundee Ave.

City, State, Zip: Milpitas, CA, 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Khuyen Tran + Ngoc Dang

Address: 457 Dundee Ave.

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Shannan Dale

Address: 1932 Lakewood Dr #A

City, State, Zip: San Jose CA 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I would benefit the entire community. We would come from North Fremont to shop at Wal-Mart.

Yours truly,

Name: Miriam Fraser

Address: 35492 Purcell Rd

City, State, Zip: Fremont, CA 94536

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: E. Cozakos

Address: 693 Topawa Dr

City, State, Zip: Fremont CA 94539

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Respectfully urge

Yours truly,

Name: Mary Burns

Address: 1225 Vienna

City, State, Zip: Sunnyvale CA 94089

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Linda + Dolores Salcido

Address: 781 Gordon Ave

City, State, Zip: San Jose, CA 95127

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Ngoc Dang

Address: 457 Dundee Ave.

City, State, Zip: Milpitas, CA, 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Khuyen Tran + Ngoc Dang

Address: 457 Dundee Ave.

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: _____

Yours truly,

Name: Shannan Dale

Address: 1932 Lakewood Dr #A

City, State, Zip: San Jose CA 95132

Dear City Councilmembers,,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I support the Walmart extension 200%. Our family loves shopping at Walmart and want to be able to buy groceries when we shop there.

Yours truly,

Name: Jayant Joglekar & Mauna Joglekar

Address: 329 Silverlake Ct

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Kristina Dezold

Address: 1675 Santos Ct.

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Londie Chaney

Address: 4521 Aenaiksarnoo Dr

City, State, Zip: ~~95134~~ 95134

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Ram Visvanathan

Address: 560 Mansion Park Dr. APG 210

City, State, Zip: Santa Clara, CA 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: One-stop shopping is ideal, environmentally sound.

Yours truly,

Name: Teresa Debbage

Address: 2007 Gammell Brown Pl.

City, State, Zip: Santa Clara, CA 95050

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: The expansion will help the people and the city of Milpitas by creating jobs & increasing tax revenue. Please vote YES for the expansion.

Yours truly,

Name: Jimmy Chang & Lynn Nguyen

Address: 1142 Escadero Street

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I DRIVE FROM SAN MATEO TO MILPITAS WALMART! IT'S WORTH THE TRIP!

Yours truly,

Name: CRAIGE B FARIES

Address: 20 E SANTA INEZ AV #3

City, State, Zip: SAN MATEO, CA. 94401

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

James R Carmin
1676 Hope Drive APT: 1924
Santa Clara, CA 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Look forward to not having to go to Gilroy to the Super Wal-Mart there!

Yours truly,

Name: Robert Pace

Address: 2924 Via Encinitas

City, State, Zip: San Jose, CA. 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Just because we support Walmart expansion doesn't mean we won't shop ELSEWHERE! WE WANT WALMART EXPANSION!

Yours truly,

Name: Rogera Judy Johnson

Address: 1697 Big Bend Drive

City, State, Zip: MILPITAS, CA. 95035

Dear City Councilmembers,,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: YES, HELP US SAVE $

Yours truly,

Name: MCNULTY, M.E.

Address: 4180 GLEN AVE

City, State, Zip: SAN JOSE, CA 95127

Dear City Councilmembers,,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: In these trying times, WALMART will help Milpitas and the San Jose area with jobs and improve the shopping experience for all.

Yours truly,

Name: KEITH W. ALLEN

Address: 1324 S. WINCHESTER BLVD. Apt 95

City, State, Zip: SAN JOSE, CA 95128

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Bill and Janice Blair
1666 Fallbrook Ave.
San Jose, CA 95130-1405

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Pam L. Aguis
1229 Coyote Creek Ct
San Jose, CA 95116-1080

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

Ms. Amelia Avila
Apt I
1383 Calle Oriente
Milpitas, CA 95035-3733

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I really enjoy shopping at Walmart

Yours truly,

Name: Virginia Ronchetti

Address: 2374 Menzel place

City, State, Zip: Santa Clara Cal 95050

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Mary Baldonado

Address: 815 Lakehaven Dr

City, State, Zip: Sunny Vale, Calif 94089

Also have a full grocery store to shop in! As a disabled person, it would be so helpful.

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: This expansion is very needed. I'm disabled + get all my medicines at this [illegible]. Also - all my clothes, etc. It would be great!

Yours truly,

Name: Arlene DeLa Mora

Address: 4200 Irvington Ave. #200

City, State, Zip: Fremont, Ca. 94538

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Thom + Kimberly Hall

Address: 1837 Poetry Dr

City, State, Zip: San Jose, CA 95131

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: DON'T DENY CHOICES TO ME. DON'T YOU WANT THE SALES TAX REVENUE ON MY PURCHASES?

Yours truly,

Name:

Address:

City, State, Zip:

Kevin D Stoddart
15740 Simoni Dr
San Jose CA 95127-2748

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: JUANITA A. GUTIERREZ

Address: 1962 Lakewood Dr. #A

City, State, Zip: SAN JOSE, CA. 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I can't think of a reason against this plan. It benefits everyone.

Yours truly,

Name: Janet Lowy

Address:

City, State, Zip:

Mrs. Janet Lowy
10362 Bret Ave
Cupertino CA 95014-3521

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name:

Address:

City, State, Zip:

USA
D. Slafter
4891 Grimsby Dr.
San Jose, CA 95130-2040

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Yes! The Gorgons family supports Walmart expansion! We appreciate the value & convenience. Mom, dad - 10 Kids

Yours truly,

Name: Sam and Bonnie Gorgons

Address: 3156 Hostetter Rd

City, State, Zip: San Jose, Ca 95132

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I Love Walmart. I go to the walmart in Gilroy just for the expansion. We need one here!!

Yours truly,

Name: Genevieve Jenkins

Address: 718 Barker St

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Diana B.

Address: 115 Escuela Ct

City, State, Zip: San Jose, CA, 95116

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: As a Walmart shopper I would like to buy my fruits and vegetables at Walmart.

Yours truly,

Name: Mayra Rocha

Address: 1808 Virginia Ave.

City, State, Zip: San Jose CA [redacted] 95116

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Elsie Erazo

Address: 1210 Pembroke Dr.

City, State, Zip: San Jose, Ca 95131

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We are looking when walmart will open grocery & veg store, so that we can buy Indian grocery & veg fruits at cheap rate. Reply at this time when lot of people have less money. [illegible]

Yours truly,

Name: [illegible]

Address: 339 - San Miguel Ct Apt #1

City, State, Zip: Milpitas CA - 95035

Phone: (408) 934-1450

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need this. So there will be more wk. for others. As [illegible] Hey

Yours truly,

Name: Betty Esquivel

Address: 1221 Fallon Leaf dr.

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: BROOKE BALESTRERI

Address: 335 BLUE RIDGE DR

City, State, Zip: BOULDER CREEK CA 95006

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: NO COMMENTS

I AGREE

Yours truly,

Name: RANDOLF TAN

Address: 246 MARYLINN DR APT #1

City, State, Zip: MILPITAS CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I think it would help other People to get Jobs, also, to go Shoppy for food it will help the low cost for alot of People, that are in FIX Income

Yours truly,

Name: Bart Sullen

Address: 1779 Fallen Leaf Dr

City, State, Zip: Milpitas CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Won't have to go too Morgan Hill to shop. Let have it here in Milpitas.!

Yours truly,

Name: Margaret Winland

Address: PO Box 1114

City, State, Zip: Alviso, California 95002

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: In this economy we need a Store like this That would offer Low prices & more Jobs.

Yours truly,

Name: Mary Boardman

Address: P.O. Box 60442

City, State, Zip: Sunnyvale, CA 94088

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Marianne L. Dizon

Address: 1820 Northwest Circle

City, State, Zip: San Jose, CA 95131

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: ARE YOU PRO-CHOICE? PROVE IT BY LETTING US DECIDE WHETHER TO SHOP AT WALMART, OR ANYWHERE ELSE.

Yours truly,

Name: KERRY DEPOUD

Address: 780 STIRLING DRIVE

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Mercedes Gonzales

Address: 293 Ribera Dr

City, State, Zip: Milpitas Ca 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: About time!

Yours truly,

Name: Teresa Guardado

Address: 1577 Country Club Dr

City, State, Zip: milpitas Ca. 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: As a mother of soon to be 5 children, it would be a blessing & time to be able to go to only one store especially Walmart for all of our needs.

Yours truly,

Name: Maximum Edens

Address: 1151 Oakland Rd #69

City, State, Zip: San Jose, CA 95131

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We really need and want this Super Walmart

Thank you

Yours truly,

Name:

Address:

City, State, Zip:

Lankford
2187 Mesa Verde Dr.
Milpitas, CA 95035

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: MILPITAS HAS AN OPPORTUNITY TO GAIN EXTRA SALES TAX REVENUES BY ATTRACTING MORE SHOPPERS — GIVE THE COMMUNITY A BOOST & LET THEM SHOP LOCAL

Yours truly,

Name: JOSEPH I. ROONEY

Address: 936 KIELY BLVD UNIT C

City, State, Zip: SANTA CLARA CA 95051-5018

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: Mr Richard Estacio

Address: 32 Greentree Way

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We need to [illegible] businesses in Milpitas and [illegible] jobs and [illegible] tax base - DO NOT LISTEN TO ROB MEANS?

Yours truly, THE UNION,

Name: Robert D. Windisch

Address: 2141 LASEY DRIVE

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: GALATIA ROGERSON

Address: 164 EL BOSQUE ST.

City, State, Zip: SAN JOSE, CA 95134

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: Plan & expand to provide updated products - more selections wider isles, etc. This store is old!

Yours truly,

Name: Diane Kanally

Address: 797 Spindrift Street

City, State, Zip: San Jose CA 95134

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I will be very grateful for this Walmart to expand due to Lower prices for food ect.

Yours truly,

Name: Wendy Chavez

Address: 732 Creekland Circle

City, State, Zip: San Jose, CA. 95133

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: IT'S THE RIGHT THING TO DO!

Yours truly,

Name: FRANK DeSMIDT

Address: P.O. Box 360342

City, State, Zip: Milpitas, CA 95036

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: No! I do not suggest you support this expansion.

Yours truly,

Name: Marcia Plumb c/o Karen Hahn CPA

Address: 500 E. Calaveras Blvd. #333

City, State, Zip: Milpitas, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We support the expansion of the store.

Yours truly,

Name: NARANDRA SHANKLA

Address: 539 SIMAS DR.

City, State, Zip: MILPITAS, CA 95035

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments:

Yours truly,

Name: AMIT NAYYAR

Address: 5488 MARVEL LN # 5-201

City, State, Zip: SANTA CLARA, CA 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: We strongly support Walmart expansion w/ grocery.

Yours truly,

Name: Shijun SONG & Nan Zhang

Address: 4561 Lafayette St Apt 23

City, State, Zip: Santa Clara CA 95054

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I go to Walmart Twice a week expand for diffent things as a senior low prisephelp alot

Yours truly,

Name: MAURO ANCHONDO JR

Address: 111 MOASE AVE SP 118

City, State, Zip: SUNNYVALE CAL 94089

Dear City Councilmembers,

As a Walmart shopper and local resident I urge you to support the expansion of the Milpitas Walmart store. Our Milpitas Walmart has been part of the community for over 16 years and this expansion will provide jobs, shopping value and community giving dollars for many Milpitas residents and organizations. At just over 18,000 square feet, the expansion is a small project that will greatly enhance the shopping experience at Walmart, attract more shoppers to other McCarthy Ranch businesses and generate additional tax revenue for Milpitas.

Additional Comments: I GO TO GILROY SEVERAL TIMES A YEAR TO WALMART THERE.

Yours truly,

Name:

Herbert & Patricia Eklund
690 Persian Dr Spc 31
Sunnyvale CA 94089-1714

Address:

City, State, Zip: