Dear [Insert name of Board Member OR Superintendent Dr. Marian Phelps],

I am writing to express my STRONG OPPOSITION to PUSD leasing the Black Mountain South site to Costco. This is the worst possible fit I could imagine for our neighborhood. You are required by law to do what is best for the community and PUSD. By leasing this land to Costco, you are disregarding your legal duty to the community. It appears PUSD is desperate for operating cash and can’t see past the money to consider the needs and wishes of tax-paying voters and residents who have to live with your decision.

Why is a warehouse retail store a disastrous choice?

1. This is a neighborhood, not a major retail area, not an industrial park. It is not zoned for major retail for a reason. IT DOES NOT FIT ADJACENT TO AN OPEN SPACE PRESERVE AND IN BETWEEN NEIGHBORHOODS.
2. The lot backs up to an open space preserve with critical animal corridors. A Costco will bring hundreds of shoppers and loud noise. Wildlife will no longer be able to move about.
3. Any gas pumps – let alone the 32 proposed gas pumps – next to a nature preserve is an awful idea and will inevitably pollute the nature preserve.
4. The noise and pollution of constant big rig trucks coming and going and unloading would dramatically impact the residents.
5. Traffic:
   1. While no formal traffic study has been done, the project is estimated to put 10,000 trips a day on our local streets.
   2. This is a major biking area. Bikers will be adversely impacted if not killed by the increase in traffic. Bikers are already killed near this intersection at a regular basis, and this problem will only worsen.
   3. Animals will be killed by the extra traffic.
   4. Noise will significantly increase.
   5. Congestion will significantly worsen.
6. This is a low-light area where residents can still see the stars. Residents (who pay high Mello-Roo taxes) purchased homes with this knowledge. Costco’s lights would be very detrimental to our night skies and our local observatories.

We demand that PUSD issue a new, well-publicized RFP. There is a better option, and you can find it. If you need a lease, lease the land to a private school or a residential builder or something else more acceptable.

I request that you work with the community and find a solution acceptable to all.

Thank you,