

# **Appendix A**

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Notice of Preparation and Comments  
Received During the Scoping Period



# NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE COSTCO COMMERCIAL CENTER PROJECT

**Date:** October 22, 2021

**To:** State Clearinghouse, Responsible and Trustee Agencies, Interested Parties, and Organizations

**Subject:** Notice of Preparation of an Environmental Impact Report and Scoping Meeting for the Costco Commercial Center Project, Fresno, California

**Lead Agency:** City of Fresno  
Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721  
(559) 621-8277

**Contact:** Jose Valenzuela, Planner III  
Planning and Development Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721  
(559) 621-8070  
Jose.Valenzuela@fresno.gov

**Comment Period:** October 22, 2021 – November 22, 2021

## PURPOSE OF NOTICE

The Costco Wholesale Corporation (Costco) proposes to construct the Costco Commercial Center (hereafter “project”), which comprises a new Costco facility (including loading docks and internal space to provide last-mile home delivery of big and bulky items) with an attached tire center and a detached gas station and drive-through car wash in the City of Fresno. As the lead agency, the City of Fresno will prepare an Environmental Impact Report (EIR) for the project and is issuing this Notice of Preparation (NOP) per Section 15082 of the California Environmental Quality Act (CEQA) Guidelines. The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the project and the potential environmental effects to enable meaningful input related to the scope and content of information to be included in the EIR. The EIR will evaluate the potential environmental impacts of the project on both a direct and cumulative basis and identify potentially feasible mitigation measures or alternatives that may lessen or avoid impacts.

The City is requesting input from the public and responsible and trustee agencies on environmental issues associated with development of the project, as described in this NOP.

Comments received during this public comment period will be used to focus the environmental analyses in the EIR.

## **PUBLIC REVIEW PERIOD AND SCOPING MEETING**

This NOP is available for public review and comment for 30 days beginning October 22, 2021. The City will hold a public scoping meeting to inform interested parties about the project and provide agencies and the public with an opportunity to submit comments on the scope and content of the EIR. In response to COVID-19, the public scoping meeting will be conducted virtually on November 2, 2021 at 6:00 p.m.

Web link: <https://zoom.us/j/98798625753>

Call-in Information: 1-669-900-9128

Webinar ID: 98798625753

Meeting Date: November 2, 2021

Meeting Time: 6:00 p.m.

Any interested person may appear at the public hearing electronically, by either Zoom meeting or telephone. If you have any questions regarding the scoping meeting, contact Jose Valenzuela, Project Planner, at (559) 621-8070 or [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov). **Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico [jose.valenzuela@fresno.gov](mailto:jose.valenzuela@fresno.gov).**

## **Submitting Comments**

Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties. Written comments or questions concerning the EIR should be directed to the City's project manager at the following address. Comments must be received by **5:00 p.m. on November 22, 2021**. Please include the commenter's full name and address.

Jose Valenzuela, Planner III  
Planning and Development Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721  
(559) 621-8070  
[Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov)

**Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 o por correo electrónico [jose.valenzuela@fresno.gov](mailto:jose.valenzuela@fresno.gov).**

Copies of this NOP may be reviewed at the following locations:

- ▶ Fresno County Public Library during library hours;
- ▶ City of Fresno, 2600 Fresno Street, Room 3065 between 7:00 a.m. and 6:00 p.m.; or
- ▶ Online at: <https://www.fresno.gov/cityclerk/notices-publications/>

## PROJECT OVERVIEW

The project would develop a new Costco retail building; gas station; car wash; and associated parking areas, driveways, and other supporting infrastructure. The existing Costco at 4500 West Shaw Avenue would relocate to the new facility, which would be sized to accommodate the customer base in northwest Fresno. The existing Costco gas station would be decommissioned, including removal of the underground storage tanks. The existing and proposed Costco sites are shown in Figure 1.

The project would allow Costco to expand services in the area to include a larger gas station and a car wash, as well as a loading area to facilitate last-mile home delivery of big and bulky items in the Fresno area. The Costco retail building is consistent with established zoning for the parcel; however, a re-zone and General Plan amendment would be required to permit the proposed car wash.

The project also includes a proposed General Plan amendment and rezoning to reclassify the adjacent portion of West Herndon Avenue from expressway to super arterial to allow the construction of an intersection where West Herndon Avenue meets the Arthur Avenue right-of-way. The intersection would allow project traffic to access the project site via two north-south streets, rather than solely from North Riverside Drive. This would permit easier travel for southbound drivers along North Riverside Drive, including nearby residents and visitors to the Riverside Golf Course.

Costco Wholesale facilities are operated on a membership-only basis. The warehouse and car wash hours are anticipated to be Monday through Friday from 9:00 a.m. to 8:30 p.m., and Saturday and Sunday from 9:00 a.m. to 7:00 p.m. The fuel station would operate from 5:00 a.m. to 10:00 p.m. daily.

## Project Location

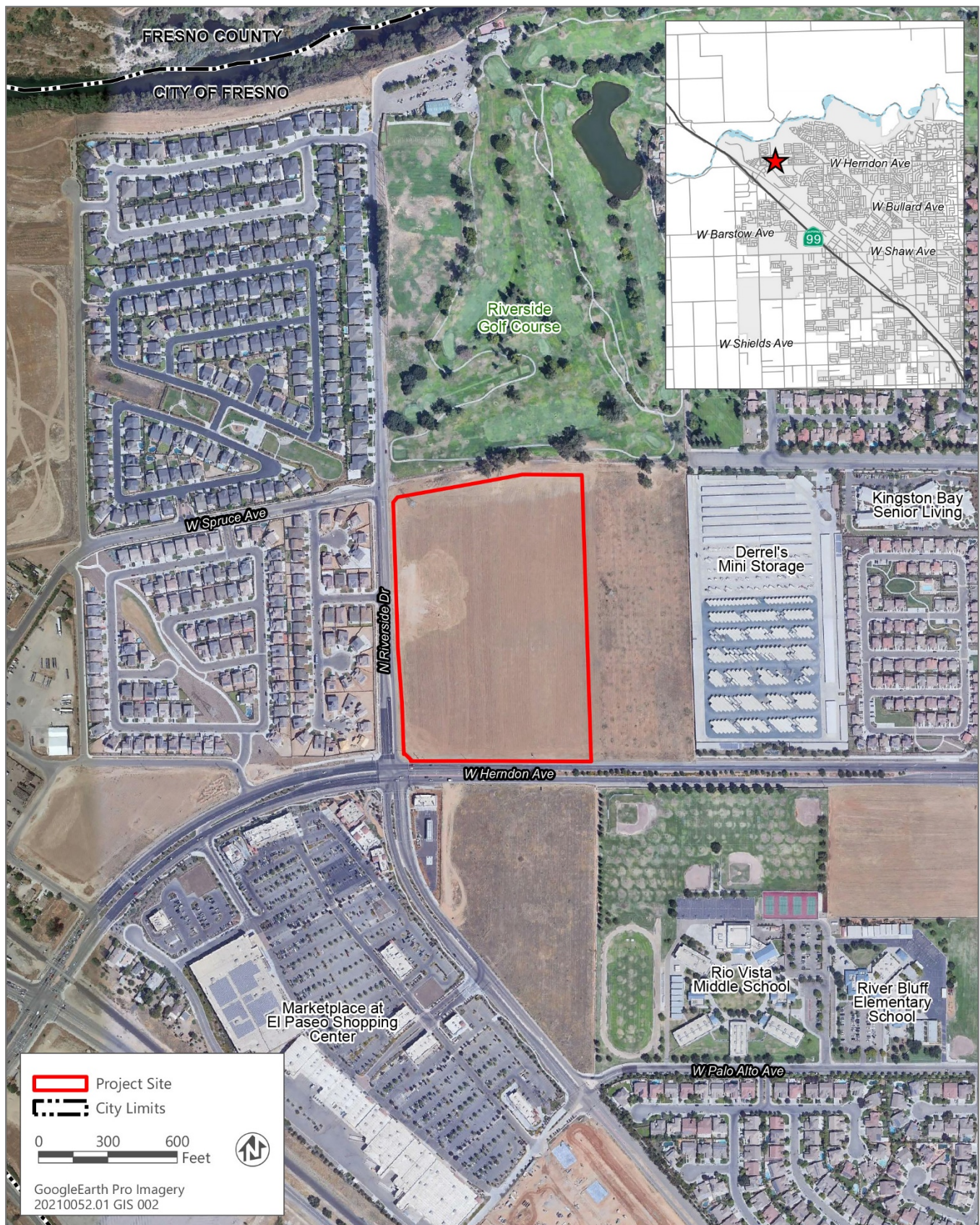
The proposed location of the Costco Commercial Center site is a vacant 22.4-acre parcel located at the northeast corner of the intersection of West Herndon Avenue and North Riverside Boulevard in the City of Fresno. The project site is a single parcel, bordered by West Spruce Avenue to the north, the right-of-way of (currently unbuilt) Arthur Avenue to the east, West Herndon Avenue to the south, and North Riverside Boulevard to the east. The site's address is 7120 North Riverside Drive and the assessor's parcel number (APN) is 503-02-012 (Figure 2). Local access to the site is provided by West Herndon Avenue, West Spruce Avenue, and North Riverside Boulevard. Regional access is provided by State Route (SR) 99, via the West Herndon Avenue interchange approximately 0.5 mile to the southwest.



Source: adapted by Ascent in 2021

Figure 1 Regional Location of Project and Existing Costco





Source: adapted by Ascent in 2021

**Figure 2 Project Location**



## Requested Entitlements

The project would require the following entitlements from the City of Fresno:

- ▶ A General Plan Amendment and rezoning to reclassify the portion of West Herndon Avenue fronting the project site from expressway to super arterial, to change the site's General Plan Land Use Designation from Community Commercial to General Commercial, and to change the site's zoning designation from CC (Commercial – Community) to CG (Commercial General);
- ▶ A conditional use permit (CUP) per Table 15-1202 in Section 15-1202 of the Fresno Municipal Code to establish a Large-Format Retail, Service Station, and Car Wash within the CG zone;
- ▶ A CUP per Section 15-2706 the Fresno Municipal Code to establish a new use including the sale of alcoholic beverages for off-site consumption;
- ▶ A Planned Development Permit per Section 15-59 of the Fresno Municipal Code to allow variation from the standards for parking lot lighting in Section 15-2015; and
- ▶ Approval of a Parcel Map for the subdivision of the existing parcel into two resultant parcels.

## Project Elements

### **COSTCO RETAIL BUILDING**

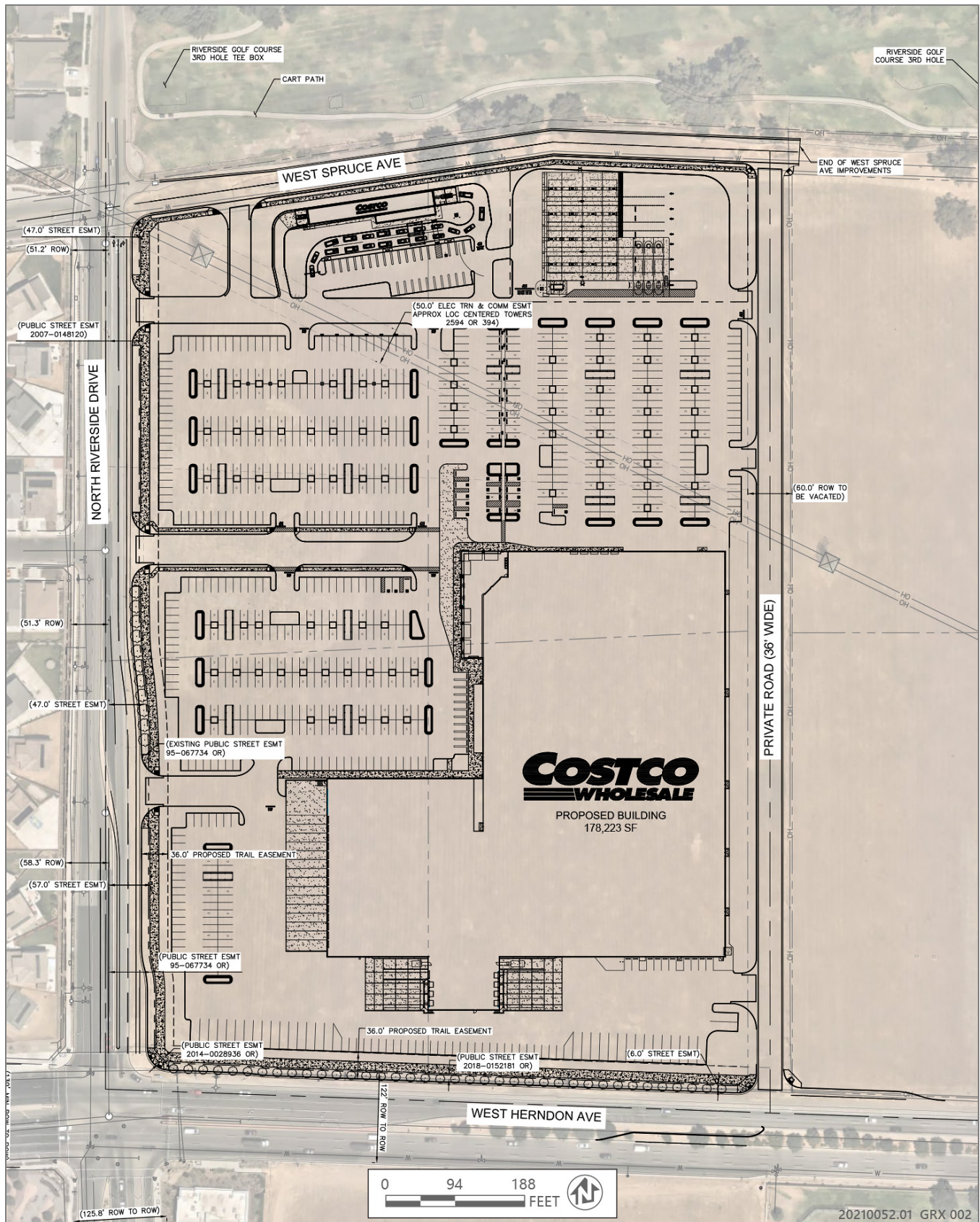
The proposed Costco building would be 178,223 square feet (sq. ft.); of which approximately 57,000 sq. ft. would be reserved for storage and receiving (Figure 3). The structure would be set in the southeastern corner of the project site, with parking provided primarily to the north and east of the building. The sales floor area would include a tire center, optical exams and optical sales, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, and alcohol sales. The southwest portion of the warehouse would contain areas for receiving, storing, and loading items for last-mile home delivery of big and bulky items.

### **COSTCO GAS STATION**

The project would include a Costco members-only gas station on the northern portion of the project site adjacent to West Spruce Avenue. The facility would include an approximately 11,500 square-foot canopy and a 125 square-foot controller enclosure. There would be four covered fueling islands, each with four two-sided fuel dispensers to provide for the fueling of eight cars at each island, for a total of 32 fueling positions. The fueling station would also have eight stacking lanes, allowing approximately 40 cars to wait for pumps at any given time in addition to the 32 cars at the dispensers. The dispensers would be fully automated and self-service. A Costco attendant would be present at all times of operation to oversee operations and assist members. Four underground fuel tanks would also be installed at the southern edge of the gas station.

Lights would be recessed into the canopy to provide both lighting during operating hours and a lower level of security lighting after hours.





Source: Image produced and provided by Kimley Horn & Associates in 2021

**Figure 3** Site Plan

## **COSTCO CAR WASH**

A Costco members-only automated carwash would be located at the northeastern corner of the project site, adjacent to the gas station. The car wash structure would be approximately 4,800 sq. ft. The car wash facility would include only the automated car wash within the structure. No self-service car vacuum stations would be provided.

## **SITE ACCESS AND CIRCULATION**

The proposed development would provide multiple points of access to the project site. The primary entrance to the warehouse would be located along North Riverside Drive, with a full-service driveway aligned with West Fir Drive. This proposal includes the installation of traffic control devices at the intersection of West Fir Drive, North Riverside Drive, and the Costco main driveway. Two additional right-in/right-out driveways along North Riverside Drive would provide secondary vehicle access to the project site. The existing right-of-way along on the eastern edge of the project is for a private driveway, Arthur Avenue, would provide a north-south connection between West Herndon Avenue and West Spruce Drive. The Arthur Avenue roadway would meet West Herndon Avenue with right-in and right-out access from Arthur Avenue. The Applicant is also proposing a median cut on West Herndon Drive to allow left-in turning from West Herndon Drive.

At the eastern edge of the project site, two additional right-in/right-out driveways are proposed along Arthur Avenue for customer access. A third driveway is proposed along Arthur Avenue near the southern boundary of the project site that would provide delivery, service, and emergency vehicle access. The primary truck access route would be the southernmost driveway along Arthur Avenue, with a secondary truck route using the southernmost driveway along North Riverside Drive. The truck loading dock would be located on the southern facade of the building. The bay doors would be equipped with sealed gaskets to limit noise.

The project would also include construction of 12-foot-wide pedestrian and bicycle paths along the project's frontage with West Herndon Avenue and North Riverside Drive.

## **RESPONSIBLE AGENCIES**

For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381). Discretionary approval power may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the proposed project.

Responsible agencies may include, but are not limited to, the following:

- ▶ California Department of Transportation, District 3;
- ▶ California Department of Fish and Wildlife, Region 4;
- ▶ Central Valley Regional Water Quality Control Board; and
- ▶ San Joaquin Valley Air Pollution Control District.

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## POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will describe the direct and indirect environmental impacts of construction and operation of the project. It is anticipated that the EIR will address potential impacts in the following issue areas. In addition, the EIR will evaluate alternatives, growth-inducing impacts, and cumulative impacts.

### Aesthetics

The EIR will describe the existing visual character of the project site and the surrounding suburban and rural land use conditions. The analysis will evaluate the significance of changes in the visual character and the site, including light and glare.

### Agriculture

The project site is designated Farmland of Local Importance by the California Department of Conservation's Farmland Mapping and Monitoring Program. All potentially significant direct and indirect impacts on agriculture resources that could result from project implementation will be described.

### Air Quality

The EIR will describe existing air quality conditions at the project site, including the locations of nearby sensitive receptors and the applicable regulations and policies, such as the Environmental Review Guidelines and Procedures for Implementing CEQA from the San Joaquin Valley Air Pollution Control District. The analysis will disclose construction- and operation-related emissions of criteria air pollutants and precursors, and toxic air contaminants.

### Biological Resources

The project site has been previously graded and used for agriculture. A comprehensive review of the sensitive resources with potential to be affected by the project will be conducted. The likelihood of presence in the project area will be based on habitat suitability, species ranges, and documented occurrences. The EIR will assess the potential impacts of the project on biological resources.

### Historic, Archaeological, and Tribal Cultural Resources

The EIR will summarize known cultural resources in the project area, applicable state and local regulations related to prehistoric, historic, and tribal cultural resources, and the results of the City's consultation process. There is the potential for buried prehistoric and historic-era resources within the project area and potential impacts to these resources during project construction will be considered in the EIR.

## **Energy**

The EIR will summarize federal, state, and local policies and regulations concerning energy consumption and energy efficiency that would be applicable to the project, including applicable policies in the City of Fresno General Plan and the City's Greenhouse Gas (GHG) Reduction Plan. The EIR will also evaluate whether the project would include features that would make it energy efficient, including efficiency with respect to the vehicle miles traveled (VMT) by motor vehicles, and the degree to which the project would comply with existing energy standards.

## **Greenhouse Gases and Climate Change**

The analysis will apply thresholds of significance aligned with statewide and regionwide GHG targets for 2030 and beyond, including consistency with the most recent GHG Reduction Plan prepared by the City in 2014 and updated in 2020.

## **Hazards and Hazardous Materials**

The EIR will summarize the results of the Phase I and II Environmental Site Assessments prepared for the project site. The EIR will identify any existing issues related to hazards and hazardous materials in the project area and identify impacts that could occur from construction and operation. The use of hazardous materials in project operation and disposal of any hazardous wastes would be subject to numerous laws and regulations at all levels of government.

## **Hydrology and Water Quality**

The EIR will evaluate drainage, runoff, and other water quality concerns. There are no surface waters within the project site.

## **Land Use**

The Land Use section will discuss the proposed General Plan amendment and rezoning. The evaluation will focus on consistency with applicable land use plans adopted to avoid or mitigate an environmental effect. The EIR will examine the existing land use patterns in the area and describe any potential for division or conflicts with existing communities.

## **Noise and Vibration**

Implementing the proposed project would result in short-term and long-term increases in ambient noise levels. The EIR will include a description of the existing noise environment, including noise sources and sensitive receptors in the project area. The EIR will then assess potential short-term (i.e., construction) and long-term (i.e., operational) noise impacts to sensitive receptors.

## Public Services

The conversion of the previously undeveloped project site to commercial uses would result in an increased demand for emergency services (police and fire) and other services. The EIR section will discuss the anticipated demand for services and analyze the capacity of the existing services; however, the impact analysis significance determination will be based on whether the project would trigger the need for new or expanded public facilities, the construction of which could result in significant impacts on the environment.

## Transportation and Circulation

This section of the EIR will be based on a CEQA-compliant VMT analysis using City of Fresno CEQA Guidelines for Vehicle Miles Traveled adopted on June 25, 2020 that establish VMT thresholds of significance. The EIR will evaluate safety impacts and conflicts with bicycle, pedestrian, and transit plans and facilities, along with any impacts associated with geometric design features of the project (e.g., sharp curves or dangerous intersections).

## Utilities

The EIR will discuss the potential increase in demand for water supply and treatment, wastewater treatment, and solid waste from project implementation. The analysis will assess any potential for project operation to affect the ability for existing and planned facilities to meet the projected increase in demand.



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**From:** [Anthony Botti](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** NW Fresno Costco Proposal  
**Date:** Wednesday, November 03, 2021 12:37:01 PM

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**External Email:** Use caution with links and attachments

Hi Jose,

I hope this is a proper way of submitting my public comment for the new Costco project.

I live in this general area, but on the west side of Highway 99 (Bullard and Grantland). I support a new Costco being constructed at the parcel located at Herndon and Riverside. I know Costco will have to make some serious traffic improvements, but I would like to state some that I see as being the most beneficial.

1) We would definitely need two left hand turn lanes heading east on Herndon that turn north onto Riverside Drive. Therefore, at least two lanes would need to be created on northbound Riverside. I would like to see those lanes start further west on Herndon, in line with Farrington Street. As it stands right now, that median causes a traffic hazard as motorists using the turn lane to make a u-turn or go into the neighborhood often impede traffic trying to continue through east on Herndon. It will only get worse as Costco shoppers enter the picture.

2) I know right hand turns off of Herndon into shopping centers are basically non-existent, but I think this is one place it is much needed. For traffic heading westbound, it would be nice to see a frontage road created just after the storage facility. This could take those vehicles directly into the Costco lot without having to go up to the Riverside traffic light. That frontage road would lessen the congestion to benefit EB traffic turning north on Riverside and WB travelers, who might live in the neighborhood, to have easier access to make a right turn on Riverside by not fighting Costco customers. That frontage road could also help delivery trucks not have to make a tight right turn onto Riverside.

The other huge plus to putting a Costco here is that it will close the Shaw location, which as you know becomes a traffic nightmare, especially if there is a train coming through. It will make the left hand turn much safer for those EB Shaw motorists looking to make a northbound turn onto Jennifer Ave. That existing Costco parking lot is so much easier to navigate when the store is closed for a holiday, so it will make it much safer for Pep Boys, Winco and all other businesses in that shopping center.

Thank you,

Anthony Botti

**From:** [Conni Youngman](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Proposed Costco at Herndon & Riverside  
**Date:** Friday, November 19, 2021 2:46:13 PM

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**External Email: Use caution with links and attachments**

Dear Mr. Valenzuela,

We are writing to express our concerns regarding the proposed Costco at the corner of Herndon and Riverside Drive in northwest Fresno.

We have lived in our current home, just east of the proposed Costco, for 29 years. When we moved to this location, there was virtually nothing out that way. We understand and appreciate growth. Most of the growth in the area has been good. However, as the Costco is currently proposed, there will be nothing beneficial to the area or the residents.

The zoning for this parcel appears to be CC or Commercial-Community which was obviously designated with good reason because of the surrounding neighborhood. According to Fresno's own development code, this parcel was not intended to be for large scale, big-box retail. To re-zone this parcel to allow this development would be tragic.

The most concerning part of this is the impact on the environment of the surrounding neighborhoods. In our whole area, there is very, very little greenbelt, except for Riverside Golf Course and the area around the San Joaquin River. Currently, we can walk west down Spruce Avenue, across the walking path south of Riverside Golf Course, then turn north on Riverside Drive and get to a very nice path above the river. This proposed Costco will not only ruin all of that, but with the proposed gas station and its ridiculous 32 gas pumps, there will be so much pollution from the gas fumes and cars idling at the gas station, one would need a gas mask to walk through there. I cannot imagine the thought process to even consider putting 32 gas pumps directly in front of a lovely public golf course, across the street from homes, or across the street from a school's athletic field. It just boggles the mind.

Imagine if you will, the homeowners who bought along and near Riverside Drive, thinking they were across from a golf course on the bluffs, and now they are across from a supersized Costco with its supersized gas station and car wash and all the associated traffic, fumes, noise, and trash that goes along with it. The housing developments along Riverside Drive are fairly new and there was absolutely no disclosure of a potential mega gas station for this location. How unfair...really just unfair.

We honestly cannot imagine a worse location for this project in all of northwest Fresno. The detrimental impact on the neighborhood and surrounding environment will be devastating. We hope you will not approve this development.

Sincerely,

Kirk and Conni Youngman  
5912 W. Locust Avenue

Fresno, CA 93722  
(559) 473-5595  
[youngmanc@sbcglobal.net](mailto:youngmanc@sbcglobal.net)

Sent from my iPhone

**Fresno Costco Scoping Meeting 11/2/2021 6pm**

**Notes from Public Comments**

Larry Hodges—Resident west of Riverside Golf Course

Traffic congestion, safety, and access

Concern that more residents aren't participating/public outreach

Conni Youngman—Resident east of Costco site

Traffic congestion

Gas station next to golf course

Lighting

Idling cars near golf course

Connection of Spruce Ave?

Rangel Melendez

Cars idling at gas station

No "green" included in development

Proximity to San Joaquin river and lack of greenway/parkland in vicinity

Project will impact how the area is developed

Project should be moved away from river

More green spaces should be developed in area (lack of parks)

AQ issues

Proximity to schools

Fumes from gas station

Requested to see CEQA steps slide

Project is good (job creator) but proposed in wrong location

Terry—Resident east of project

Spruce being punched through?

How are electrical lines being handled?

Who owns property to the east of the site?



**From:** [Futsum Tesfai](#)  
**To:** [Jose Valenzuela](#)  
**Cc:** [Phillip Siegrist](#)  
**Subject:** Jose.valenzuela@fresno.gov Phillip.siegrist@fresno.gov  
**Date:** Thursday, August 26, 2021 1:18:32 PM

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External Email: Use caution with links and attachments

To Jose and Phillip,

I am the homeowner who lives at 6628 w Fallon Ave fresno ca 93722 and I joined you at Costco video call. My name is Futsummerhan Tesfai and I hope you can please forgive my email coming simply so late to let you know me my family and neighborhood directly oppose a Costco being built on Shaw and Herndon . I am a state inspector and 3rd party to the building department and while doing an inspection the supervisor and I start a conversation about where I live and when I brought up the Costco to him yesterday, he begged and pleaded for me to beg the city of fresno to not do this, he now lives next to a Super Walmart built by his home and he told me that was the worst thing that ever happened to his family. He never gets a chance to simply come home he is always in traffic and there is so much disruption. He is the one who reminded me to write this email. Please I will not write anymore if the city of fresno doesn't care about my family and wants what is happening to this guy happen to my family by you building this Costco in one of the most busiest streets in fresno that happens to be right next to our home. If the city of fresno wants the homeless at Costco all day to come walking distance to my home then build this Costco but if the city cares about my family and hears the people that live here they would not build this Costco and let us enjoy our peaceful safe neighborhood.

Kindest Regards

CEO Energy Specialist  
Christ Jesus  
Service Done By  
Futsummerhan Tesfai  
559-470-3674

**From:** [Kati Pitts](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** PUBLIC COMMENTARY: Costco Relocation Project  
**Date:** Wednesday, November 03, 2021 6:37:39 PM

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**External Email: Use caution with links and attachments**

Hello Mr. Valenzuela,

I submitted some feedback regarding the proposed Costco site relocation several months ago to Councilmember Karbassi. I was made aware today that a meeting took place yesterday regarding the project with opportunity for public comment. As it is not entirely clear where one should submit public comment outside the scope of that meeting, and your name is listed on the City's website for the project, I am forwarding to you for consideration. If this should go elsewhere, please feel free to redirect.

Our family and our neighbors remain in strong opposition to this site being used for the purposes under consideration. Frankly, given the proximity of other high-traffic elements in the area and the surrounding environment (which is not similar in composition to the current W. Shaw Avenue site) Costco is not a welcome addition to the neighborhood.

Please let me know if any additional discussion on the matter is requested.

Thank you,  
Kati Pitts

----- Forwarded Message -----

**From:** "Kati Pitts" <kati.pitts@yahoo.com>  
**To:** "Andrew.Kloose@fresno.gov" <Andrew.Kloose@fresno.gov>  
**Sent:** Mon, May 17, 2021 at 10:37 AM  
**Subject:** RE: Contact District 2 Form submitted on City Council

Thank you, Andrew. If Mr. Karbassi would like to speak with us any further, he is more than welcome to email or call.

Have a wonderful day,  
Kati Pitts

[Sent from Yahoo Mail on Android](#)

On Mon, May 17, 2021 at 10:21 AM, Andrew Kloose  
<Andrew.Kloose@fresno.gov> wrote:

Good morning Kati,

Thank you for contacting our office. I will share you message from your family on this subject with Councilmember Karbassi.

Thank you,

**Andrew Kloose**

Council Assistant – Councilmember Mike Karbassi

City of Fresno, District 2

2600 Fresno Street

Fresno, CA 93721

Office: (559) 621-8000



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**From:** Kati Pitts <wordpress@fresno.gov>

**Sent:** Saturday, May 15, 2021 10:27 PM

**To:** District2 <District2@fresno.gov>

**Subject:** Contact District 2 Form submitted on City Council

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<b>First Name</b>	Kati
<b>Last Name</b>	Pitts
<b>Address</b>	6911 W Sapphire Dr, 93722
<b>Email</b>	<a href="mailto:kati.pitts@yahoo.com">kati.pitts@yahoo.com</a>
<b>Phone Number</b>	(559) 930-1855
<b>Subject</b>	Proposed Costco Location at Herndon/Riverside
<b>Message</b>	Mr. Karbassi,

Please accept this message as notice of our family's staunch opposition to the proposed/planned Costco location at Herndon Avenue and Riverside Drive in NW Fresno. The traffic this business would bring is absolutely unwelcome. The parcel of property in question is directly across from schools who require many students to walk home (across Herndon Avenue) on Riverside Drive, and an increase in traffic would greatly impact student safety. I'd also like to remind you of the road rage incident in 2019 at the local Costco site, which remains a risk of recurrence and would further endanger students and residents. As a resident of the Elderberry on the Bluff community, located directly across from the site in question, our homeowners are significantly concerned about the risk to our property value as well as access to our homes. Increased traffic, noise, loitering, and homeless encampments are all current issues at the W. Shaw Costco location, and are significant concerns to our residents. We urge you - please fight for our homes, our safety, our children's safety. The property in

question should NOT be zoned for anything but residential use. STOP COSTCO.  
Help them find a more appropriate location.  
Sincerely,  
The Pitts Family (Chris, Kati, Cole (age 13) and Cayson (age 9))

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<b>IP Address</b>	45.23.63.128
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<b>User-Agent (Browser/OS)</b>	Google Chrome 90.0.4430.210 / Android
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<b>Referrer</b>	<a href="https://www.fresno.gov/citycouncil/district-2/contact-us/">https://www.fresno.gov/citycouncil/district-2/contact-us/</a>
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**From:** [Nunya B Zwaaks](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** EIR west Fresno  
**Date:** Tuesday, November 02, 2021 8:05:40 PM

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**External Email:** Use caution with links and attachments

Nay. Objection; Land owner has not given consent to use; Land is not Vacant; Costco is not wanted/needed or requested by any of the living.





# TABLE MOUNTAIN RANCHERIA

## CULTURAL RESOURCES DEPARTMENT

CERTIFIED 3675 3909

October 19, 2021

**Brenda D. Lavell**

Tribal Chairperson

**Beverly J. Hunter**

Tribal Vice-Chairperson

**Jenna Gosselaar**

Tribal Secretary/Treasurer

**Richard L. Jones**

Tribal Council Member-At-Large

**Michelle Heredia-Cordova**

Tribal Council Member-At-Large

Jose Valenzuela, Planner III

City of Fresno

2600 Fresno Street, Third Floor

Fresno, Ca. 93721

RE: Project Notifications for Environmental Assessment No. P21-01960, P21-01959, P21-03251, P21-03252 for Plan Amendment, Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, ABC Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252, and the relate vesting tentative tract map, in the City of Fresno, Fresno County

Dear: Jose Valenzuela

*"Preserving our past,  
Protecting our future"*

Table Mountain Rancheria is responding to your letter dated, October 11, 2021, regarding, Project Notifications for Environmental Assessment No. P21-01960, P21-01959, P21-03251, P21-03252 for Plan Amendment/Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, ABC Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252, and the relate vesting tentative tract map, in the City of Fresno, Fresno County. Thank you for notifying Table Mountain Rancheria of the potential development and request for consultation. The Rancheria is very interested in this project as it lies within our cultural area of interest.

**Robert Pennell**  
Cultural Resources  
Department  
Director

Office (559) 325-0351

Fax (559) 325-0394

If you have already conducted a record search, please provide Table Mountain Rancheria with copies of any cultural resource report you may have.

At this time, please contact our office at (559) 325-0351 or [rpennell@tmr.org](mailto:rpennell@tmr.org) to coordinate a discussion and meeting date regarding your project.

Sincerely,

Robert Pennell  
Tribal Cultural Resources Director

23736 Sky Harbour Road

P.O. Box 410

Friant, California 93626

Office (559) 316-6330

Fax (559) 822-6340

**November 17, 2021**

Mr. Jose Valenzuela, Planner III  
City of Fresno Planning and Development Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721

Dear Mr. Valenzuela:

**Below are my additional comments on Environmental Review Process- Scoping Meeting for Costco Development on Herndon and Riverside Dr.**

I would like to add to my verbal comments during the On-line meeting the points below to be considered:

Seems the Costco development on northwest Fresno has many fans as the current location is always congested with customers of Costco and other retail locations in the area. However, there are many environmental areas this project will overlap, and I believe this will be detrimental to the community.

The proposed development represents approximately 27% increase size of building, compared to the current location at Shaw Ave. (~130,000 ft<sup>2</sup>. to 173,000+ ft<sup>2</sup>).

There will also be 32 new gas pumps replacing the existing 12 gas pumps – an increase of 266% gas pump for the delight of Costco customers only. Some neighbors I have talked to about this say this will be an improvement not having many cars, 16 or more, at a time idling waiting for gas to be pumped. The larger capacity of gas pumps will attract many more customers driving their vehicles.

Hopefully the new Costco will also create new jobs as this will be a larger store and, of course, new employees will be needed.

On the other hand, a larger store will need additional loading/unloading bays for the products being sold. This means that additional trucks will be coming through the area to offload/load their cargo. This will in no doubt contribute to the air pollution in the area. Vehicular traffic will also be another contributor to the already polluted air we have to breathe in Fresno.

Following are my strong points to oppose to this development:

- **Vehicular and products delivering traffic contributing to air pollution**
- **32 gas pumps emitting vapors and the potential for as many as twice if not more vehicles idling waiting to pump gas contributing to pollution.**
- **The two above being close to River Bluff Elementary School and Rio Vista Middle School.**
- **Traffic to the closest area that can be called a park (San Joaquin River Trail behind Riverside Golf Course), will be limited.**
- **There seems that no additional “Green” areas are earmarked for development for recreation of residents along this new Costco.**

We already have had the Market Place at El Paseo contributing to these detrimental activities of pollution where eight gas pumps at the Valero Gas Station and 12 additional gas pumps at the ne 76-Gas station have been built and yet no other efforts to provide Green areas for the enjoyment of this once only housing community has happened.

I sure hope the Environmental Impact Committee and the City of Fresno Planning and Development Department (Jose Valenzuela, Planner III) take into consideration these and other's residents' requests to stop this development and to relocate it to other areas where the Costco can actually make a positive impact on the community and the environment is not affected. I recommend any place south of the 180-freeway, West of the 99 and 41 freeways or what is called Southwest Fresno.

Thanks

Rangel Melendez

CC:

Mike Karbassi

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Nextdoor