

Costco Commercial Center DEIR Public Comments
July 11, 2023 through July 15, 2023

From: [Don Marshall](#)
To: [Jose Valenzuela](#)
Subject: New Costco NW Riverside/Herndon
Date: Thursday, July 13, 2023 9:19:19 AM

External Email: Use caution with links and attachments

Good morning Jose, we are for the new Costco going in, like anything there are pros and cons. It will add more jobs, and taxes for the City of Fresno. Through the grapevine by legitimate sources Madera County is getting a back up proposal if Fresno denies the Herndon/Riverside Dr location which Madera would rezone 99 and Ave 7 for a new Costco location which is right across the River a short distance from the proposed Fresno store. Fresno would lose out on all taxes and I mean all taxes that Madera would gain can't see Fresno shooting itself in the foot. Don Marshall

Sent from my iPad

From: [jerry montejano](#)
To: [Jose Valenzuela](#)
Subject: Costco
Date: Thursday, July 13, 2023 8:28:49 AM

External Email: Use caution with links and attachments

Good morning, building a Costco on Herndon will be great. Will help out the traffic problems. Costco has outgrown the property on Shaw. Thank you have a great day.

Sent from my iPad

From: [Nick Quisenberry](#)
To: [Jose Valenzuela](#)
Subject: Proposed Costco on W Herndon Ave
Date: Thursday, July 13, 2023 9:29:33 AM

External Email: Use caution with links and attachments

Good morning Mr Valenzuela,

I am writing this email to voice my concern over the proposed Costco store near Herndon / Riverside. I live in the area and to say the new shopping center on Riverside has created a traffic / air quality nightmare would be an understatement. Adding a huge Costco complex to this intersection would be nothing short of catastrophic. From both a traffic and smog standpoint this would severely diminish my, my family's, and my neighbor's quality of life/lives.

Costco already has a thriving store on W Shaw Ave a mere 5 minute drive from the proposed Herndon location. This current store is located in a business district, which is a more fitting location for the types of issues noted above.

Please think of the PEOPLE who live in this area, and do what's in your power to protect our quality of life.

Thank you for your time.

Nick Quisenberry
Proud NW Fresno resident

From: [Yamaguchi](#)
To: [Jose Valenzuela](#)
Subject: Costco relocation at herndon and riverside
Date: Thursday, July 13, 2023 9:31:44 AM

External Email: Use caution with links and attachments

This location is already too busy as herndon is the only large east west roadway north of shaw but serves north of herndon to the river. No need to relocate a business that will gut the shaw ave area . By serving a few more people Costco will disturb the environment in two areas for a bit more profit. The city of fresno will gain a bit more taxes from costco but lose more from merchants and lower level of ecco system on shaw.

kent yamaguchi

From: [J](#)
To: [Jose Valenzuela](#)
Subject: New Costco
Date: Thursday, July 13, 2023 10:19:37 AM

External Email: Use caution with links and attachments

Please reconsider the location for the new Costco.
The traffic will be horrible there.

A better place for it would be by the new flooring store. Next to Veterans Boulevard.
This location will not compromise the traffic on Herndon.

Thank you.
Sent from my iPhone

From: [Elizabeth Mendoza](#)
To: [Jose Valenzuela](#)
Subject: Costco proposal
Date: Thursday, July 13, 2023 10:24:22 AM

External Email: Use caution with links and attachments

I'm writing to you as a resident of the neighborhood that will be impacted by the new Costco proposal. Routing traffic down Spruce which is a residential neighborhood, not a city street will impact every resident living in that area. Not to mention it passes by an Assisted Living Facility. We purchased our home due to the quiet neighborhood and the noise, traffic, and environmental impact to the neighborhood would be unwelcome and a hazard to all the kids walking to the school bus stops on Spruce.

Thank you,



Elizabeth Mendoza RN

Associate Director for Quality Assurance

Central California Asthma Collaborative

Office: (559) 272-4874 **Direct:** (559) 420-1620

Email: elizabeth.mendoza@centralcalasthma.org

Address: 1939 N. Gateway Blvd, Suite 102 | Fresno, CA 93727

Website: www.CentralCalAsthma.org



From: [Jax Ward](#)
To: [Jose Valenzuela](#)
Subject: Proposed new Costco
Date: Thursday, July 13, 2023 11:42:01 AM

External Email: Use caution with links and attachments

Hi!

I just wanted to put in a word to make sure that there are safe -- and preferably separated -- ways for people to get to the proposed Costco that are NOT in cars.

I'm a cyclist. I commute daily by bike and do 95% of my errands by bike. I currently bike to the Costco in Fresno about once a week.

The biggest issue I often face is the lack of bike lanes, especially safe bike lanes (more than just a painted line). There's also a lack of bike parking (but I suspect that's not an issue you deal with).

If I understand it correctly, there's also a school nearby. Making sure we have safe ways for kids to get to schools -- especially kids who walk, bike, skateboard, etc, should be a priority when it comes to transportation management.

Please, keep all forms of transportation in mind. I know I risk my life everyday by biking in Fresno traffic but I also know it can get better.

I choose to bike. My husband and I do own two cars, but biking is my preferred way to get from place to place. And I tend to spend more money at merchants on my bike route, just in smaller but more frequent doses.

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Jax Ward
Chief Squirrel and Owner
Crazy Squirrel Game Store
Fresno, Calif.

From: [Ty Murphy](#)
To: [Jose Valenzuela](#)
Subject: proposed new Costco project
Date: Thursday, July 13, 2023 11:50:38 AM

External Email: Use caution with links and attachments

Hello,

I saw an article today that said the public can now comment on the proposed Costco project on Herndon Ave. in NW Fresno, so I figured I would provide my comments.

One thing that I have not seen mentioned in the numerous articles I have read about this project has to do with the Riverside Golf Course, which is located adjacent to the proposed location. Since the pandemic, public golf courses have become exponentially more busy in light of the huge increase in people that decided to either take up golf as a pastime or returned to it. The impact that this increase has had has resulted in heavily congested golf courses. And the Riverside Golf Course is a prime example of that. If you look at the course's parking lot during the day on most weekends, you will see that it is often so crowded, that few, if any, parking spaces are even available. So, I can only imagine that the increase in traffic to this area if the Costco project goes through will be felt not just by residents in the neighborhood, but also the many people showing up in the area to play golf.

Also, and this cannot be understated, the proposed location could cause the golf course to be forced to redesign the southern portion of the course on the boundary line. Currently, that south boundary only has a short fence and a bank of trees on the edge of the course. However, the construction of this Costco would require a significant change in that border. Obviously, at a minimum, a large fence or netting of some sort would have to be erected in order to shield cars from errant golf shots. But, it is also possible that the proposed extension of the street on that property might actually necessitate the redesign of that section of the course. Such a redesign, in addition to a fence or netting, requires a huge expense and substantial down time for that portion of the course while changes would be made. Clearly, these expenses would be passed down to the golfing community, likely resulting in an increase in fees. The Riverside Golf Course hosts the Fresno City Amateur Championship every spring, and is one of the oldest historical Amateur Golf Tournaments in the State. It is concerning that the southern boundary of the course could be compromised significantly. Also, depending on the timing of construction, it is possible that this annual tournament could be negatively affected if part of the course had to be shut down during the process.

I realize that these concerns pale in comparison to those of local residents who will have to deal with increased traffic congestion. But, I wanted to make sure you understood that there are other concerns which are not being publicized sufficiently, and the impact to the golf course is one of them that will affect thousands of area golfers.

Thank you,
Ty Murphy
tymurphy1@gmail.com

From: [Colton Metzler](#)
To: [Jose Valenzuela](#)
Subject: New Costco Construction
Date: Thursday, July 13, 2023 1:29:36 PM

External Email: Use caution with links and attachments

I wanted to weigh in and say that I support the new Costco construction. At a time when prices are so high, having a cheaper gas station to go to, and be able to save money by buying in bulk, is important to my family. The current costco is also in a bad neighborhood, and my family has been acosted by random homeless people on multiple occasions, making ym wife feel unsafe with our children. The current costco parking lot is also small and difficult to leave with the amount of traffic that piles up on shaw and golden state. The Costco on herndon and blackstone is much better in terms of parking, safety, and it has more gas pumps, preventing cars from ideling for so long.

I think this is a big win for consumers in Fresno, especially if Costco continues to run its current gas station on shaw, while also opening a larger one on herndon.

From: [Bryan Miller](#)
To: [Jose Valenzuela](#)
Subject: New Costco plan idea
Date: Thursday, July 13, 2023 2:23:31 PM

External Email: Use caution with links and attachments

Hello Jose,

I am really excited about the possibility of having a nice new Costco in Northwest Fresno. The one on Shaw is a little run down. I have some ideas about possibly helping with the entrance. I do not live near there and I am not a professional site planner. These are just my 2 cents. Take them or leave them, up to you.

The proposed building should be turned and shifted to the south west corner of the lot. Instead of using Riverside drive as the entrance, use the "private drive". However, make the entrance to the parking lot in the northeast corner. Tree/shrub lined sidewalk the entire length of that space so cars have to go all the way to the end. That will give any Herndon congestion some breathing room as the entering and exiting vehicle will have to traverse the whole length of the property before entering. This would pull traffic off of Herndon, an already busy throughway.

Hope this helps in your plans and we can get this up and running soon.

Thank you for your time

Bryan Miller

From: [Birdevinder](#)
To: [Jose Valenzuela](#)
Subject: Costco comments
Date: Thursday, July 13, 2023 3:45:40 PM

External Email: Use caution with links and attachments

Hello, I am writing to oppose the Costco store on the Herndon exit. It will increase traffic and will raise lots of safety concerns. Why can't we leave where Costco is, as it is also near the other major grocery stores? People have convenience on Shaw Ave. Also, this side is growing with excellent businesses, which is becoming eye-catching to the tourists on the freeway. However, the river park is losing value, so they want to shift the Costco store here to eliminate the posh area aspect from this side of the town. People would move to Clovis if there is heavy traffic on every exit on freeway.

From: [Geoff J](#)
To: [Jose Valenzuela](#)
Subject: No to Costco in NW Fresno
Date: Thursday, July 13, 2023 4:39:28 PM

External Email: Use caution with links and attachments

I am writing in preposition to the plans for a Costco in NW Fresno.

- The area is already heavily congested with traffic.
- The area is not zoned for this type of business
- The site will cause additional trash and pollution that is not needed that close to the river.
- Residents will be impacted by the additional lights, noise and activity in an otherwise quiet tranquil neighborhood.

Geoff

From: [Wkent1954](#)
To: [Jose Valenzuela](#)
Subject: New proposed Costco being built on Riverside drive
Date: Thursday, July 13, 2023 6:13:01 PM

External Email: Use caution with links and attachments

I think this is a great idea. It is in the perfect place to help draw people to the Market Place at El Paseo which is nearby. We need Costco in this area as a win-win situation for everyone. Also, the old Costo parking places are taken up in large part by Winco. Both stores would benefit by moving the new Costco to El Paso Drive.

Good luck,

William Hardaway
and Melody Hardaway

From: [Randy Mills](#)
To: [Jose Valenzuela](#)
Subject: New Costco
Date: Thursday, July 13, 2023 11:05:29 PM

External Email: Use caution with links and attachments

I for one am looking forward to the new Costco on Herndon. Soon the new veterans drive will open up and normal Herndon traffic will be moved to this, reducing congestion in the area of the new Costco. The current Costco is too small for our area, and definitely not enough gas pumps.

Definitely looking forward to the new Costco.

Randy Mills
6674 N Brunswick Ave, Fresno, CA 93722

From: [Bekah Wilson](#)
To: [Jose Valenzuela](#)
Subject: Costco - Fresno
Date: Friday, July 14, 2023 7:46:58 AM

External Email: Use caution with links and attachments

Good morning Jose,

I am writing to you in regards to the new Costco plans on Herndon and Riverside. While I'm sure you would be expanding the road to three lanes instead of two, traffic is already horrendous in this area at peak hours, especially with the train. That can block traffic for miles alone let alone adding in a busy Costco. This already happens at the Shaw one as well with the train and people trying to get out of the Costco parking lot. Please reconsider these plans.

Thank you for your time,

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Bekah Bryant
Medical Billing Technologies, Inc.
559.960.7819

From: [J. Paine](#)
To: [Jose Valenzuela](#)
Subject: COSTCO project
Date: Friday, July 14, 2023 8:49:14 AM

External Email: Use caution with links and attachments

We live in the Elderberry Subdivision, on N. Kymber Drive, Fresno, Calif.

We **DO NOT** want the Costco built near our subdivision. The traffic is already a HUGE mess. People already run the red lights trying to get through the Target shopping center intersection. We deal with the trains, Golden state traffic, the High speed rail project, golf course, Hwy 99 on and off ramps, and now the Veteran's blvd connection. PLEASE!!! We do not need any more congestion trying to get into our homes. The work traffic and weekend traffic is a mess. When the trains are closing the Golden state intersection, it causes massive traffic back ups, to the point, traffic backs up into the Herndon/Riverside intersection. PLEASE DO NOT ADD TO THE MISERY!!

This Costoco proposal will only cause MORE traffic accidents near our homes. ENOUGH!!

Thank you
Michael and Joan Paine
7368 North Kymber Drive
Fresno, Ca. 93722

From: [Anya Ellis](#)
To: [Jose Valenzuela](#)
Subject: New Fresno Warehouse
Date: Friday, July 14, 2023 9:32:48 AM

External Email: Use caution with links and attachments

Good Morning,

My name is Anya Ellis, and I am with GV Wire. I saw that the new Costco that is going in by 99 is over 241,342 square feet. I was wondering if this number pertains to the whole complex or the facility itself.

Thank you,
Anya Ellis

From: [Sakit Bibra](#)
To: [Jose Valenzuela](#)
Subject: Costco store
Date: Friday, July 14, 2023 9:53:57 AM

External Email: Use caution with links and attachments

I live by and I dnt want around my house cosco it will be worse around my area once Costco came so I dnt want around my house thanks

Sent from my iPhone

From: [Skd5858](#)
To: [Jose Valenzuela](#)
Subject: Costco
Date: Friday, July 14, 2023 1:43:04 PM

External Email: Use caution with links and attachments

As a resident in the elderberry community my concern is the traffic on riverside and pollution. I would you to consider adding a barrier of trees so we don't see the Costco from the golf course and additional lanes added so we don't have a backup of traffic getting out of our homes.

Thank you,

Sukhi Dhillon
6753 w alluvial ave Fresno

S.D.-Sent from my iPhone

From: bobeurich@aol.com
To: [Jose Valenzuela](#)
Subject: Costco...Herndon and Riverbend....
Date: Friday, July 14, 2023 4:56:43 PM

External Email: Use caution with links and attachments

BRING IT ON!!!!!!!

[Sent from AOL on Android](#)

From: [Jeremy Bruno](#)
To: [Jose Valenzuela](#)
Subject: Herndon Costco
Date: Friday, July 14, 2023 6:41:29 PM

External Email: Use caution with links and attachments

The proposed new Costco location is a fabulous idea. It will relieve traffic on Shaw Ave. It will raise property values and spark growth in this area. You have my vote to proceed.

From: [AT&T ONLINE SERVICE](#)
To: [Jose Valenzuela](#)
Subject: Costco's new larger store
Date: Friday, July 14, 2023 8:08:38 PM

External Email: Use caution with links and attachments

I am writing in response to the Fresno Bee article dated Friday, July 14, 2023, reviewing the proposed Costco location on west Herndon Avenue. The article indicated the project would have to go through a long approval process to be finalized, but this seems untrue since the large area already has stacks in the ground outlining something and the entrance road off of Herndon Avenue has cones on the road. It seems the city will start working on the road soon. I was in the area today, so I decided to drive by and take a look. I TOTALLY DISAGREE this would be a good place to build this project at this location, since it is by Riverside Golf course and the housing development just west of the project. Herndon is already so busy it does not make sense to build this huge Costco off of Herndon due to the additional traffic and congestion this will cause. I am sure there will be traffic safety issues will occur when hundreds of shoppers go to Costco. I do not live in the area, but I do go to the golf course periodically and it is going to make it more difficult to get there. I am sure there are other lots close by to accommodate this project, but NOT right off of Herndon, this does not make sense.

Hopefully, you will take my concerns and NOT amend the city of Fresno's general plan and zoning. My husband thinks it is already going to happen and I should not bother to send this, but I am doing it anyway. I am a long time resident and at times I do not think over the years Fresno unfortunately has not reached its full potential, but I keep hoping.

From: [Kiersten Winrow](#)
To: [Jose Valenzuela](#)
Subject: New Costco PLEASE
Date: Friday, July 14, 2023 9:03:36 PM

External Email: Use caution with links and attachments

As someone who lives off Herndon and 99 I beg you to PLEASE say YES to the new location for Costco!!! The traffic concerns will be a non issue once the new exit is complete!! We NEED a different location. The one on Shaw and 99 is an absolute nightmare. The park lot was extremely poorly planned out and the traffic is so bad

Sent from my iPhone

From: [Randy Ames](#)
To: [Jose Valenzuela](#)
Subject: Costco on Herndon Avenue
Date: Saturday, July 15, 2023 4:14:00 PM

External Email: Use caution with links and attachments

Mr. Valenzuela,

I am against this location for Costco for one reason only and that is the amount of traffic that will increase on Herndon Avenue which does not have the capacity in it's current configuration. While early rush hour will not be impacted too much (although I wonder about that with all the pumps they are putting in) The afternoon and evening traffic is already horrendous. There are times when coming off the 99 to make a turn from the offramp to Herndon that you are backed up way beyond the end of the left turn bulb. Why the city has not made the railroad go overhead or under grade at that location is confusing to say the least. When a train is there they block it many times longer than ordinance allows. All this with an additional 14,000 car trips in the area how is this possible unless there are major traffic separations and additional lanes. The new shopping center out there will only get more vehicular traffic as it gets built out. For those of us who use Herndon to head north out of Fresno this will be a bumper to bumper situation more than it is now.

I know Costco is a big stick but make them pay for the Herndon upgrades if this is going through. And no, we do not need another light for access to Costco so close to the existing light. I hope the city will be reasonable and look at all the concerns.

Regards,

Randy Ames

From: [Dantenello Velasquez](#)
To: [Jose Valenzuela](#)
Subject: New Costco development
Date: Saturday, July 15, 2023 8:42:22 PM

External Email: Use caution with links and attachments

Dear Mr. Valenzuela,

I am a resident of the neighborhoods located next to the proposed location for the new Costco. I understand the idea of more gas pumps and larger store, would be appealing for many Costco shoppers but as a person living in this immediate area, I see no upsides for I or my neighbors. The traffic from the shopping center alone has made it extremely difficult and brought quite a few transients to the area. I feel that Costco will only add to both of these problems. I also worry for the long standing Riverside gold course. I can't imagine people who golf there would like their current scenery to change to the back of a building. I hope that my concerns are wrong if this does go through.

Respectfully,
Dantenello Velasquez