

Costco Commercial Center DEIR Public Comments  
July 23, 2023 through July 29, 2023

5316 PATAGONIA COURT #2  
BILLINGS, MT 59101  
ALOHA FROM BIG SKY COUNTRY  
HERE TO SEE THE MANAKIS  
OUR HOME IS IN HAWAII

I SUPPORT YOUR NEW  
COSTCO STORE IN FRESNO  
THEY ARE BUILDING A  
NEW BILLINGS COSTCO ON  
THE WEST SIDE OF TOWN  
ON OAHU, WE ARE 1 HR  
AWAY FROM HONOLULU COSTCO  
OR KAUKA COSTCO  
MAHALO FOR YOUR TIME  
READING THIS  
JOHN OLSZOWKA



GROUP

www.Duckboy.com

JOIN US ON  
facebook



1-800-761-5741

TO: JOSE VALENZUELA  
2600 FRESNO ST RM 3043  
FRESNO, CA 93721

#491

7/23/23  
© PAUL STANTON  
MADE IN USA

JOHN OLSZOWKA

PLEASE DO NOT WRITE BELOW THIS LINE, SPACE RESERVED FOR US POSTAL SERVICE

**From:** [asalama laka](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Comment on proposed Costco  
**Date:** Sunday, July 23, 2023 10:36:49 AM

---

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

Hello

As a citizen who lives at 8680 North Glen avenue and regularly uses Herndon avenue to traverse the city, I am alarmed by the proposal that Fresno is attempting to ram through which would allow the world's biggest Costco to be built right next to another large business shopping development on Riverside drive..

Herndon avenue is slated to suffer the same fate as so many other parts of Fresno. When businesses pull up roots, move to a different part of town and leave the previous street. Abandoned to homelessness and crime and trash. That's what happened to Shields avenue and that's what you guys are in the process of doing to Shaw avenue.. I feel sorry for the homeowners off of those respective streets who watch their property values get hit by poor city planning..

Herndon avenue is one of the only ways to get from the east side of the city to the west side of the city and vice versa, especially given how bad Shaw avenue has become and now you are threatening to remove one of the only traffic arteries away. Just so you can cram a second Costco into Fresno when they already have a Costco and another one in Clovis. Not very far away. And what happens when Costco abandons the Riverside location and then moves slightly further north off highway 99???

at a certain point in time, large companies need to be forced to stick with the locations that they selected and not just create more blight and sprawl..

Save our City and save Herndon. . Just developing every unused plot of land and ignoring all the city planning Mistakes that were made in the past is not a solution. It's just destroying the last good east-west corridor we have left.

Justin latham  
2056141707

**From:** [Charles Ognibene](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Costco Proposal  
**Date:** Sunday, July 23, 2023 7:35:59 AM

---

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

This is a request to review the proposal for the new Costco slated for Herndon and 99. Thanks

**From:** [Jamey Schmidt](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Costco and Car Wash  
**Date:** Monday, July 24, 2023 7:28:58 AM

---

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

Jose,  
Good morning!

I just read an article in the Chronicle regarding the Costco. I am concerned about the car wash. Where is the water coming from for that?

Thank you,  
Jamey

**From:** [wpeverill@sebastiancorp.net](mailto:wpeverill@sebastiancorp.net)  
**To:** [Jose Valenzuela](#)  
**Subject:** Re: New Costco  
**Date:** Monday, July 24, 2023 2:44:19 PM

---

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

Thank you!

I think this would be a great move. The one on Shaw is causing more of a traffic situation than the proposed new location. I don't feel the new location will have any impact on the school kids and they're walking. Especially if the students follow the rules of the road. As a former educator at Central Unified for 33 years and Board of Trustees member I have seen the growth and feel this would be more of asset than a hindrance. The only thing I would like to see is the addition of Diesel pumps along with the gasoline. Only one Costco has diesel in the Fresno area.

Thanks again

William Duane Peverill

Sent from my iPhone

On Jul 24, 2023, at 1:41 PM, Jose Valenzuela <[Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov)> wrote:

Hello:

Thank you for reaching out. Your comments will be reviewed and included in the project record. For additional information on the proposed project, please visit our Plans and Projects Under Review webpage to download the Costco Commercial Center Draft Environmental Impact Report and associated studies.

[Plans & Projects Under Review – City of Fresno](#)

If you have further questions or comments, please let us know.

Thank you,

Jose Valenzuela | Supervising Planner  
Current Planning | Planning & Development  
2600 Fresno Street | Fresno CA 93721  
559.621.8070  
[Jose.Valenzuela@Fresno.gov](mailto:Jose.Valenzuela@Fresno.gov)

Resources: Planning & Development | GIS Data Hub – Interactive  
Zoning Map | Fresno Municipal Code | Accela Citizens Access (ACA)  
Online Plans/Permits/Inspections | ACA Instruction Videos

-----Original Message-----

From: wpeverill@sebastiancorp.net <wpeverill@sebastiancorp.net>

Sent: Friday, July 21, 2023 5:16 PM

To: Jose Valenzuela <Jose.Valenzuela@fresno.gov>

Subject: New Costco

External Email: Use caution with links and attachments

Would like to see report and make comments. Thanks William Duane  
Peverill Sent from my iPhone

**From:** [Lorraine Arrington](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Re: Costco new warehouse  
**Date:** Monday, July 24, 2023 4:32:37 PM

---

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

Thank you for your response.

On Mon, Jul 24, 2023, 1:39 PM Jose Valenzuela <[Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov)> wrote:

Hello:

Thank you for reaching out. Your comments will be reviewed and included in the project record. For additional information on the proposed project, please visit our Plans and Projects Under Review webpage to download the Costco Commercial Center Draft Environmental Impact Report and associated studies.

[Plans & Projects Under Review – City of Fresno](#)

If you have further questions or comments, please let us know.

Thank you,

**Jose Valenzuela | Supervising Planner**

Current Planning | Planning & Development

**2600 Fresno Street | Fresno CA 93721**

559.621.8070

[Jose.Valenzuela@Fresno.gov](mailto:Jose.Valenzuela@Fresno.gov)





**Resources:** [Planning & Development](#) | [GIS Data Hub – Interactive Zoning Map](#) | [Fresno Municipal Code](#) | [Accela Citizens Access \(ACA\) Online Plans/Permits/Inspections](#) | [ACA Instruction Videos](#)

---

**From:** Lorraine Arrington <[larrington722@gmail.com](mailto:larrington722@gmail.com)>  
**Sent:** Friday, July 21, 2023 1:37 PM  
**To:** Jose Valenzuela <[Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov)>  
**Subject:** Costco new warehouse

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

Please sir, don't let them come to this city, or Clovis. 3 Costcos are enough. We don't want to put all our other choices for groceries out of business.

Why not open a huge farmers market with bread, cheese, produce and other things instead of mass produced products like what costco sells??

Thank you,

Lorraine

**From:** [Patricia Yaralian](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Costco  
**Date:** Tuesday, July 25, 2023 4:58:09 AM

---

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

Greetings Mr. Valenzuela,

I live west of 99 and Herndon and use Herndon to commute into Fresno. The problem begins at the gas station on Parkway Drive and Herndon 99 underpass. Cars park on the road waiting for pumps..ON THE ROAD! Going along...the traffic signal at NB 99 exit to Herndon contributes to EB traffic backup. We are stuck underneath 99 for a long time. Okay...then heading east..traffic must stop for trains and the school busses that must stop regardless. All that impedes the flow of traffic.

After the tracks EB Herndon has a right turn lane going into Target El Paseo Marketplace. That backs up because of the inside parking lot stop sign past McDonalds. No one can get into parking lot fast enough..so....drivers use the middle lane of Herndon to cut into right turn lane if they can find an opening. When there is no opening..the middle lane comes to a stop as well while we wait for the inconsiderate driver to figure it out. In the meantime, cars are coming out of shopping center west of McDonald's cutting across lanes to find Uturn signal light near OliveTree Restaurant.

Now..let me mention the most important reason building COSTCO is a really bad idea...THE KIDS, THE KIDS, THE KIDS. There are two schools you MUST take into consideration. YOU MUST. These kids have their eyes looking down at their phones (like most drivers) and really aren't paying attention to the inattentative drivers and what is going on around them.

This isn't the hometown feeling of the Fresno I want to be proud of. FRESNO is losing its IDENTITY. It's just a wannabe (gonnabe) large city sprawling out of control. And it is out of control. Already. Stop the MADNESS.

Ask yourself what you really care about? Development dollars or the safety of people in Fresno? Because that area is NOT safe, road rage promoting scenarios at every stretch of that part of Herndon.

Haven't the planners learned anything from SHAW AVENUE west of 99? Focus on fixing that mess. Please don't make a new UNSAFE mess. Besides there is no other eastbound road choice that can get us into Fresno from the farming community west of 99.

I invite you to drive along with me ANYDAY and ANYTIME of the week. Please let me drive you, and show you step by step what I encounter daily in that area. And it's really sad, because I haven't even hit the 50 mph speed limit yet. Oh, is it 50? Everyone else is driving 65+.

If you have any love for Fresno and promoting a healthy environment, please take me up on my invitation to drive with me. Should only take an hour of your time in the 1/8 mile

distance.

Sincerely,

Pat Yaralian  
559.277.2845 RSVP

**From:** [michael van](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** New Costco  
**Date:** Tuesday, July 25, 2023 9:54:38 AM

---

External Email: Use caution with links and attachments

As a resident within 2 miles of the new site I am 100 percent for it best thing to happen in my area since Carnegie got repaved ... Team Costco ..Michael

Sent from my iPhone

**From:** [Sabrina Hernandez](#)  
**To:** [Jose Valenzuela](#)  
**Cc:** [Andrew Kloose](#)  
**Subject:** NW Fresno Costco Comments  
**Date:** Wednesday, July 26, 2023 8:57:18 PM

---

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

Good Evening Supervising Planner Valenzuela,

I have three questions for the city regarding the proposed construction of a new Costco near me:

1. How can we better ensure safety for our students/community who are walking to and from school, as well as El Paseo Marketplace?
2. How can we work together to lessen the impact of environmental pollution/poor air quality in this area (as we already sit in the trifecta of the 99 Freeway-Veterans Boulevard-Santa Fe Railroad)...not to mention the Sierra Skypark a couple miles away from the proposed location?
3. How can we support/highlight our small/local businesses through this project (as this will also impact their sales/staffing)?

Thank you for your time and consideration of this request for response.

Your partner in community,

Sabrina Hernandez  
5278 W Beechwood Ave, Fresno, CA 93722  
(559) 824-6499

**From:** [Javier Morales](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** New proposed Costco comment  
**Date:** Thursday, July 27, 2023 5:56:00 AM

---

External Email: Use caution with links and attachments

Hi Jose,

Thank you in advance for accepting comments about the new proposal to build the Costco on Herndon/99.

I live in the area of Herndon/99 and can say that traffic congestion is a major issue. I believe the thinking is that the opening of Veterans Blvd will help remedy that but I don't think that will be the case. In fact, I think it will increase traffic congestion to the area as it will make it easier for those who benefit from Veterans Blvd to get to the Target shopping center more convenient.

In addition, the train tracks on Herndon/99 would continue to be another issue with the increased traffic as there are many times when the train will stop in its tracks for up to 30 minutes. Sure, there will be Veterans Blvd but for many families the access to their homes is still via that intersection. So, in theory it will be worse with the additional vehicular traffic to Costco combined with the already poor planning of road ways to accommodate traffic.

In closing, I am a Costco member and it would be convenient to have a closer and bigger Costco but I truly believe that Herndon/99 is not the right place for it. It will make traffic unbearable and be similar to the issues we currently experience on Shaw/Golden State where the existing Costco is operating.

Thank you again for accepting comments and hope that this finds its way to all decision makers. Happy to discuss via phone as well.

Best,  
Javier Morales  
559-970-9677

**From:** [We Wynts](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** COSTCO move - resounding YES!!!  
**Date:** Thursday, July 27, 2023 9:11:43 AM

---

External Email: Use caution with links and attachments

Good morning, Mr. Valenzuela!

I wanted to take a moment to share our opinion on the current COSTCO relocation proposal.

We have lived in the Alluvial/RiverVista loop for 23years now and have zero intention of leaving our beloved home and community. Our neighborhood was all dead orchards and dirt when we first bought, but we did our homework to know what type of zoning and development options were in the surrounding vacant lots. This was a huge investment and we took it seriously and for the long haul, naming our home Unser Ewiges Heim, which translates from German (our ancestral heritage of majority) to Our Forever Home.

As you know, COSTCO is an incredibly reputable brand that could bring great value in a variety of ways to our booming Northwest community. In our opinion, they represent far greater value than any other anchor store. Development of that property still must happen, regardless of what ends up on that lot. Yes, with growth comes increased traffic. However, if that area becomes more homes, that translates to that much more usage of an already outgrown COSTCO on Shaw. Can that area withstand the increased traffic/parking/congestion in the existing COSTCO location? Is that fair to that location and its employees to continue providing an increase in resources within the same already cramped footprint? Further, ask those neighboring residents and I am guessing they would say, "Please move, COSTCO," for a variety of their own reasons. As well, there are many in that community that are saying, "If they move farther north, it will be too far." Clearly, you cannot please all of the people all of the time. However, the folks who bought with adjacent land still vacant and undeveloped, took that risk. Their choice and voice should not be allowed to drown out the rest of the Northwest community. We see this as a positive step toward keeping this community current and not leaving it to die, only then requiring the city to step in, spend millions of additional tax dollars and yet again revitalize an overlooked area that could have easily been maintained for the successful long haul.

We would greatly appreciate it if you would welcome COSTCO with open arms!

Respectfully,  
James & Louisa Weyant

Sent from my iPhone

**From:** [Shirley Hutchison](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** new Costco  
**Date:** Thursday, July 27, 2023 9:40:32 AM

---

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

The planned new Costco at Riverside and West Herndon would be a big plus for Fresno. Fresno needs more shopping as the population grows. A larger store means more selections and products. Costco prices are reasonable because they have great buying power and give the people of this area of the valley access to good prices. More people from around the valley will shop there and will increase the city's tax revenue. It is a win-win to allow the new, larger Costco to be built.

Residents are complaining about the traffic and the schools but something will eventually be built on that land and the situation will have to be faced eventually. I remember when Herndon Avenue was pretty much fig trees. I welcome the new large Costco!

Shirley Hutchison



**From:** [Maria Leon](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Proposed Costco for Herndon Ave.  
**Date:** Thursday, July 27, 2023 12:50:43 PM

---

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

Dear Mr. Valenzuela,

I currently live in the area where the proposed Costco is to be placed however I find the need to express my dissatisfaction with the proposal. The area is already plagued by heavy traffic and a Costco would only further exasperate that issue.

There is a large open area on Golden State/Herndon that used to house several gas stations that would be a better location for this sized Costco with all the extras it's attempting to provide to the community. I'm not against the Costco just the current selected location. I appreciate your time and ask that the City genuinely consider the impact a store of this size will have on the area.

Best,  
Maria L.

**From:** [Norman S. Stahl](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** New Costco  
**Date:** Thursday, July 27, 2023 1:22:46 PM

---

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

I support the Construction of a new Costco complex in the vicinity of  
Riverside Drive and West Herndon Avenue.

*Norman S. Stahl*

**Norman S. Stahl**

**Lt. Colonel of Marines** (Retired)

3291 E Los Altos Ave

Fresno, CA 93710

(559) 900-7554 {Home - Landline}

(808) 895-0049 {Cell}



**From:** [Jesus Diaz](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Proposed New Costco  
**Date:** Thursday, July 27, 2023 3:58:03 PM

---

External Email: Use caution with links and attachments

It's in area that is growing, near freeway access and would help Fresno to be on the map with the largest Costco in the world.

Congestion is the future, no matter where you live.

Jesus Diaz

Sent from my iPhone

**From:** [ANTHONY SCHEIDEMAN](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** New Costco  
**Date:** Thursday, July 27, 2023 4:38:23 PM

---

External Email: Use caution with links and attachments

I am sending this message in support to the new Costco. The city of Fresno should be bending over backwards to make this project happen. The current location on Shaw is a mess with traffic. Herndon is much better suited to handle the traffic. By moving to the new location it will actually free up the traffic on Shaw. I hope that this project is fast tracked so it can be open as soon as possible. Thank you.

Anthony Scheideman  
Sent from my iPad

**From:** [Rick Haskill](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Fwd: Costco  
**Date:** Friday, July 28, 2023 6:19:50 AM

---

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

Begin forwarded message:

**From:** Rick Haskill <usc88@sbcglobal.net>  
**Date:** July 28, 2023 at 06:13:23 PDT  
**To:** jose.valenzuela@fresni.gov  
**Subject:** Costco

Good Morning!

I just wanted to voice my support for the newly proposed Costco. While not a Fresno resident, I have a place in Shaver Lake and would find the new Costco to be well worth the drive. We now utilize the existing Costco, but the thought of having one with the proposed amenities make it much more attractive.

Thank you,  
Rick and Kathy Haskill

**From:** [Kevin Cartwright](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Love the Largest Costco in Fresno!  
**Date:** Friday, July 28, 2023 1:12:54 PM

---

External Email: Use caution with links and attachments

Don't let the naysayers stop this great project!

Sent from my iPhone

**From:** [Adalino@GibraltarSecurity.com](mailto:Adalino@GibraltarSecurity.com)  
**To:** [Jose Valenzuela](#)  
**Subject:** (New Fresno Costco)  
**Date:** Friday, July 28, 2023 3:49:36 PM

---

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

Hi, Mr. Valenzuela, this is just my opinion, if for any reason dont pass the new location, you should move it ( apply) 5 minutes north? because there is not location until you hit Merced or Fresno? just thinking for the people close to other towns like Chowchilla , Madera, thank you.

**From:** [Juan Duran](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** NEW LOCATION IDEA  
**Date:** Friday, July 28, 2023 11:08:51 PM

---

External Email: Use caution with links and attachments

HEY!!! i'm excited for this proposal of the biggest costco in fresno. To be honest really really exciting. I have a bit of a thing i've been thinking about.....having this big distribution being built in the city of Selma, only due to because it's closer to where i live which is in Fowler. There is a big area where the costco can be built on the open space in Floral Ave and by the HW99. A lot of Fresno residents from the small cities down south have trouble to getting to costco in fresno or hanford only because those are the closest to the nearest location. I'm not trying to say it from me but for the other people living in the area where that location (Floral Ave and HW 99) Selma, CA would be a great idea to put the big warehouse.

Warm regards, a california resident  
Sent from my iPhone



**From:** [Miguel Duran](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** Expressing Approval and Excitement for the World's Largest Costco in Fresno  
**Date:** Saturday, July 29, 2023 10:37:03 AM

---

External Email: Use caution with links and attachments

Dear Jose,

I hope this email finds you well. My name is Miguel Duran, a resident of Fresno, and I am writing to voice my opinion regarding the proposed construction of the world's largest Costco in our city.

I recently heard about the exciting plans to build this impressive establishment, and I want to express my wholehearted approval and excitement for the project. As a loyal Costco customer and a resident of Fresno, I firmly believe that this new development would be a significant addition to our community.

Costco is renowned for its quality products, excellent service, and fair prices, and having the world's largest Costco in Fresno would not only attract shoppers from the local area but also from surrounding regions. This, in turn, could potentially boost the local economy and create new job opportunities for our fellow residents.

Furthermore, I am confident that such a large-scale establishment would also enhance the city's overall infrastructure and contribute positively to Fresno's growth and development.

If there is any way for me to support or advocate for this project, please let me know. I am more than willing to participate in any community initiatives or public hearings that could help move the construction process forward.

Once again, I want to express my enthusiastic support for the proposed world's largest Costco in Fresno. I believe it has the potential to bring numerous benefits to our city, and I am excited about the prospects it holds for our community's future.

Thank you for considering my input, and I look forward to any updates or opportunities to get involved in this exciting venture.

Sincerely,

Miguel Duran  
miguel duran.wn@gmail.com