

Costco Commercial Center DEIR Public Comments
August 13, 2023 through August 19, 2023

New Costco

Jens Andersen <jbandersen2001@yahoo.com>

Sun 8/13/2023 3:30 PM

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

External Email: Use caution with links and attachments

Mr. Valenzuela,

I live on Riverside Drive a few houses down from the proposed Costco Store. While I greatly appreciate Costco and what they offer me as a consumer, I have great reservations about their chosen location for a new store. When we purchased our home, the lot that they have chosen was zoned for general commercial. I begrudgingly went along with their initial plans for a new store, understanding that it has to be placed somewhere, and trusting that the city of Fresno would ensure that proper traffic improvements were installed.

However, now the project has ballooned to a 240,000 square foot behemoth, that would include distribution of online orders. I don't know what zoning that would belong under - regional commercial for the store of this size or light industrial for distribution centers. Either way, it does not belong on a parcel that is wedged into residential area. I will urge the City of Fresno to stand by its zoning and suggest that Costco find another location. There is land available to the south along Riverside Drive, just off the soon to be completed Veterans Boulevard. That would be the perfect location for a project of this magnitude.

Sincerely,
Jens Andersen

Proposed Northwest Fresno Costco project

Richee Xavonglianekham <richeexavong@gmail.com>

Mon 8/14/2023 7:14 AM

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

External Email: Use caution with links and attachments

Dear Mr. Valenzuela,

I hope this email finds you well. My name is Richee Xavonglianekham (sa-vawng-lien-kam), and like many Fresno area residents voicing their opinions on the proposed Costco project in Northwest Fresno, I too would like to share my opinions with you regardless if this feedback will have any effect with moving forward on this project.

As a fellow Fresno resident who has relatives living close to the proposed Costco site, **I strongly object** to this project. Traffic is one of the primary concerns as to why I object to the company's decision to construct the new store off Herndon and Riverside Avenues. As you, the Fresno City Council, Fresno City and County Public Works, and other members/groups -- including Costco -- that are a part of this project have heard complaints from residents in recent months -- and as discussed in local media coverage -- many residents living in the vicinity of the proposed store believe that by putting the store at that site will likely create bottlenecks and constraints for homeowners such as drivers speeding through residential neighborhoods, failing to obey posted speed limit signs, and possibly drivers possibly parking alongside Riverside Avenue should Costco's parking lot be at full capacity, and perhaps create inconvenience for residents trying to get to and from their homes; driveways and roadways could be blocked. And while Fresno is notorious for having increased air pollution and not to mention, worst drivers, adding a store at this proposed site will create conflicts with consumers and residents.

If we take a look at the Clovis Costco on Clovis and Santa Ana Avenues, for example, the traffic flow of cars driving along Santa Ana Avenue by the store has somewhat created bottlenecks for residents living in that area. What was once a quiet area has now been flooded with cars traveling in and out of the neighborhood on a daily basis. And from personal experience, I have noticed some cars speeding or not paying attention and nearly hitting residents' cars on that street, or even residents/visitors. We don't want this happening to residents living around the Herndon and Riverside corridor, do we?

Instead, the city should focus on building homes on the proposed Costco site. Northwest Fresno has seen an influx of local and national homebuilders build homes in the area. And with the area expanding with more residential developments, perhaps the city should focus on bringing houses or apartments/townhomes on Herndon Avenue and Riverside Drive rather than let a big-box company/warehouse disrupt the flow of living in the area.

But if we still want a new Costco store in Northwest Fresno, I would recommend these two (2) options:

1. **Option 1: Work with The Marketplace at El Paseo's owners to put Costco next to Floor and Decor**

There is vacant land space on the corner of Riverside Drive and the newly opened Veterans Boulevard - next to Floor and Decor. While there is currently a "For Lease" sign posted, this particular space would accommodate a Costco. Relocating Costco to that site will provide additional shopping opportunities as the company could potentially be a part of The Marketplace at El Paseo. And consumers shopping in the center wouldn't have to travel too far out to reach the store since it is conveniently located within the shopping center.

2. **Option 2: Demolish the old Walmart at Shaw and Brawley Avenues and build a new Costco in its place -- along with a gas station.**

The former Walmart building on Shaw and Brawley Avenues has been vacant since the company moved across its current location in 2018. While Walmart's old space continues to be vacant, this site would also accommodate a Costco. Additionally, there is vacant pad space on Brawley Avenue next to the store that has not been developed which could become Costco's Gas Station.

I hope that this feedback that I have provided is helpful in whether to proceed with the final decision on Costco's project. I also thank you for allowing me to take this time to provide this feedback on the Costco project.

Sincerely,

Richee Xavonglianekham
Fresno resident
richeexavong@gmail.com



STATE OF CALIFORNIA • NATURAL RESOURCES AGENCY

Gavin Newsom, Governor

DEPARTMENT OF FISH AND WILDLIFE

Charlton H. Bonham, Director

Central Region

1234 East Shaw Avenue | Fresno, California 93710 | (559)243-4005

August 14, 2023

Jose Valenzuela

Supervising Planner

City of Fresno - Planning and Development Department

2600 Fresno St, Room 3043

Fresno, California 93721

**Subject: Costco Commercial Center Project (Project)
Draft Environmental Impact Report (DEIR)
State Clearinghouse No. 2021100443**

Dear Jose Valenzuela :

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, the California Department of Fish and Wildlife (CDFW) appreciates the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under Fish and Game Code. While the comment period may have ended, CDFW would appreciate it if you would still consider our comments.

After reviewing the provided CEQA document, CDFW concurs with the biological resources related analyses and measures proposed in the DEIR and recommends that all such measures in the DEIR be carried forward into the Final EIR. CDFW has determined that most of the biological resource mitigation measures as currently documented in the DEIR are sufficient for mitigation of potential project related impacts to listed species. Please note that take of any species listed under the California Endangered Species Act (CESA) would be unauthorized if an Incidental Take Permit (ITP) pursuant to Fish and Game Code section 2081 subdivision (b) was not acquired in advance of such actions. It is recommended to consult with CDFW before any ground disturbing activities

City of Fresno – Planning and Development Department
Jose Valenzuela, Supervising Planner
Page 2

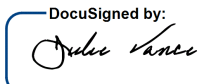
commence and to obtain an ITP if take of CESA listed species cannot be avoided.

Mitigation Measure 3.5-1b states surveys will be done for Swainson's Hawk, white-tailed kite, and other raptors. CDFW recommends surveys be conducted by a qualified biologist with knowledge of SWHA natural history and behaviors, following the survey methods developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC 2000).

CDFW appreciates the opportunity to comment on the Project to assist the City of Fresno in identifying and mitigating the Project's impacts on biological resources.

More information on survey and monitoring protocols for sensitive species can be found at CDFW's website (<https://www.wildlife.ca.gov/Conservation/Survey-Protocols>). If you have any questions, please contact Jaime Marquez, Environmental Scientist, at the address provided on this letterhead, or by electronic mail at Jaime.Marquez@wildlife.ca.gov.

Sincerely,

DocuSigned by:

FA83F09FE08945A...
Julie A. Vance
Regional Manager

ec: State.Clearinghouse
Governor's Office of Planning and Research
State.Clearinghouse@opr.ca.gov

City of Fresno – Planning and Development Department
Jose Valenzuela, Supervising Planner
Page 3

REFERENCES

Swainson's Hawk Technical Advisory Committee (SWHA TAC). 2000.
Recommended Timing and Methodology for Swainson's Hawk Nesting
Surveys in California's Central Valley. Swainson's Hawk Technical Advisory
Committee.

California Department of Transportation

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August 15, 2023

FRE-99-30.458

Costco Commercial Warehouse- N. Riverside Dr.

SCH #2021100443

GTS #: <https://ld-igr-gts.dot.ca.gov/district/6/report/30405>

SENT VIA EMAIL

Jose Valenzuela
Supervising Planner
City of Fresno – Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721
Jose.Valenzuela@fresno.gov

Dear Mr. Valenzuela:

Caltrans has completed a review of Draft Environmental Impact Report consisting of a Transportation Impact Analysis (TIA) on a proposed Costco Wholesale Commercial Center located on the northeast corner of Herndon Avenue and North Riverside Drive within the City of Fresno (City). The retail facility will include an attached tire center, detached gas station, market delivery operation center, and drive-through car wash.

The proposed commercial facility will be set on a single parcel of approximately 22.40 acres (APN 503-020-12) and contain approximately 191,346 square feet of building space. The project site is located at the northeast corner of N. Riverside Drive and W. Herndon Avenue in the City of Fresno, CA.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) process reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Based on the findings of the TIA, the project-generated trips are not expected to have a significant safety impact to the nearby state facilities. A queue length analysis was performed on the SR 99 & Herndon Avenue northbound off-ramp and adjacent intersection of Parkway Drive and Herndon Avenue. The results of the analysis indicated that the existing storage length of the off-ramps and turn lanes are adequate. The anticipated vehicle queue along the off-ramps during the peak hours is not anticipated to extend onto the SR 99 mainline.
2. Within the study area, a Caltrans project is being constructed for a new interchange along SR 99 at Veterans Boulevard. Per the analysis, future traffic conditions at the SR 99 & Herndon Avenue off-ramp and adjacent Parkway Drive & Herndon Avenue intersection are anticipated to improve upon completion of the Veterans Boulevard interchange. The planned future interchange is projected to result in lower traffic volumes within the immediate project vicinity.
3. To ensure the continued operational capacity and safety of the interchange and its surrounding local roadways, the project developer is recommended to contribute to the local impact fee program. This would provide the local municipality with funding for infrastructure improvements necessary to complement future SR 99 facility safety improvements needed due to area growth and development.
4. The existing Costco (Shaw) is estimated to produce 120,083 total daily VMT. The total daily VMT anticipated for the relocated Herndon Costco site is 191,032 miles. The proposed project estimates an increase of 129,326+ miles/day net change in vehicle miles traveled.
5. Based on the TIA, the impact the project will have on VMT in the surrounding project area will be significant and cannot be avoided. Proposed mitigation measures to help reduce approximately 13,385 project produced VMTs rest solely on employee participation in Costco's commute trip reduction program.
6. Alternative transportation policies should be applied to the development. An assessment of multi-modal facilities should be conducted to develop an integrated multi-modal transportation system to serve and help alleviate traffic congestion caused by the project and related development in this area of the City. The assessment should include the following:
 - a. Pedestrian walkways should link this Project to transit facilities, bicycle pathways, and other walkways in the surrounding area.
 - b. Coordinating connections to local and regional bicycle pathways should be done to encourage further the use of bicycles for commuter and recreational purposes.

- c. Transit service and bus stop accommodations should be extended to within ¼-mile of the Project site.
7. According to the City of Fresno Active Transportation Plan (ATP) 2016, Herndon Avenue, along the Project's southern boundary, is planned to include a Class I bike path, and Riverside Avenue, along the Project's western boundary, is planned to include either a Class I bike path or a Class II bike lane (see page 120). Therefore, it is recommended that the Project follow the City's ATP 2016 plan and install the Class I bike path along Herndon Avenue and the Class I bike path/Class II bike lane along Riverside Avenue.
8. The project might also consider coordinating connections to regional bicycle pathways to encourage the use of bicycles for commuter and recreational purposes.
9. Caltrans recommends the Project implement multimodal strategies, such as those that originate from Transit-oriented development (TOD), in an effort to reduce the Project's traffic-related impacts.
10. Caltrans **recommends** that the Project implement "smart growth" principles regarding parking solutions, providing alternative transportation choices to residents and employees. Alternative transportation choices may include but are not limited to parking for carpools/vanpools, car-share, and/or ride-share programs.
11. Based on Caltrans Vehicle Miles Traveled (VMT)-Focused Transportation Impact Study Guide, dated May 20, 2020, and effective as of July 1, 2020, Caltrans seeks to reduce single occupancy vehicle trips, provide a safe transportation system, reduce per capita VMT, increase accessibility to destinations via cycling, walking, carpooling, transit and reduce greenhouse gas (GHG) emissions. Caltrans recommends that the project proponent continue to work with the City to implement further improvements to reduce VMT and offer a variety of transportation modes for its employees.
12. Caltrans recommends assigning some of the parking stalls to electric vehicle parking only. Providing electric vehicle charging stations and parking promotes more sustainable alternatives as part of the statewide efforts to reduce greenhouse gas emissions.
13. The City should consider requiring the project to provide charging stations *for freight trucking* as part of the statewide efforts to reduce greenhouse gas emissions, reduce freight parking shortages and maintain the Federal Hours of Service regulations.
14. The City should consider requiring the project to implement on-site parking for

freight trucks within the project boundaries, which truck drivers can utilize for extending parking periods before loading or after unloading.

15. Caltrans recommends the project pay into the City Traffic Impact Fee program for on-going development in the vicinity.
16. Active Transportation Plans (ATP) and Smart Growth efforts support the State's 2050 Climate goals. Caltrans supports reducing Vehicle Miles Traveled (VMT) and GHG emissions in ways that increase the likelihood people will benefit from a multimodal transportation network.

If you have any other questions, please call or email: Keyomi Jones, Transportation Planner at (559) 981-7284 or keyomi.jones@dot.ca.gov.

Sincerely,



Mr. Dave Padilla, Branch Chief,
Transportation Planning – North



Opposition to New Costco Location

Janet's Bergmanfamily email <janet@bergmanfamily.net>

Tue 8/15/2023 5:22 PM

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

External Email: Use caution with links and attachments

Dear Mr. Valenzuela:

I oppose the proposed new world's largest Costco at Herndon Avenue and Riverside Drive.

The back way into the location is filled with kids walking to and from bus stops and school. The increased traffic in the area would be a grave danger to them. There is also a small local park on that path.

Also, Herndon would end up being backed up in miles each direction during heavy traffic periods or when a train passed over Herndon near Golden State.

I would hate to move from my home of over 25 years if this gets approved, but I will do so to avoid living by this monstrosity.

Sincerely,

Janet Bergman
[6924 W Pinedale Avenue](#)
[Fresno, CA 93722](#)
(559) 289-2854

opposition to the proposed Costco in NW Fresno

Robin Snowden <rsnow710@aol.com>

Thu 8/17/2023 11:14 PM

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

Cc: Mike Karbassi <Mike.Karbassi@fresno.gov>;

External Email: Use caution with links and attachments

Mr. Valenzuela -

My husband and I purchased property in NW Fresno, adjacent to the Riverside Golf Course on North Sandrini Avenue. What separates our home from the golf course is Ponding Basin EG (which by the way has seen better upkeep than in current years) - however the wildlife is beautiful and peaceful.

The addition of the homes in the subdivision on the opposite side of the Golf course was welcome as it was not commercial property. Prior to the addition of homes there was the addition of the Kingston Bay Memory Care Facility and prior to that was the Derrel's Storage facility - which blends in nicely with the scenery.

Our neighborhood is well-kept Hampton, Hampton Court, Hampton Renaissance, Liberty Square (Herndon and Hayes - all McCaffrey homes).

Our neighborhood is quiet, people walk their dogs, take their children/babies out, jog without fear of being mowed down by cars or excessive traffic. West Spruce Avenue dead-ends at the golf course. We have a small park there. Residents and their support personnel from Kingston Bay walk through the neighborhood daily - again without fear. The cost for housing in that facility is not inexpensive. Persons who lease space there did so because of its location.

The proposed placement of this Costco is an intrusive and dangerous project. Increased traffic on West Spruce - and eyesore in front of the beautiful and expensive homes located in front of Riverside Golf Course. Increased traffic on West Herndon and main road to the homes on the other side of the golf course. Then there is the lighting required to secure the building and the docking of trucks. Currently, at night the lighting is limited to street lights, which is ideal for home owners. I have no desire to stand on either of my decks, look to the left of my property and see a huge commercial structure.

I have a concern for the value of the property my husband and I purchased in 2005. Have you considered the impact to the persons/families who own homes in the area? Better still - I bet you would not desire to live where I live under the proposed circumstances. Our homes will be more visible to persons who will frequent the area to shop the Costco. Security is a concern for all of the families in our subdivision.

This stated - we are afraid of the possibilities and very concerned that the city has not taken into account the well-being of the persons who own property and pay taxes in the effected area. Did you, in your planning, consider a space in the new shopping center? Did you consider that we have school buses and lots of students walk to school? What about their safety?

Again, we are against the construction of this behemoth Costco. Have you consider additional housing? PLEASE DO NOT BUILD IT.

Respectfully,
concerned citizens and real estate tax-payers
Enoch and Robin Snowden
7369 North Sandrini Ave
Fresno, CA 93722

Costco

Shauna Sandin <ssandin1990@gmail.com>

Fri 8/18/2023 9:46 AM

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

External Email: Use caution with links and attachments

Hello. My name is Shauna Sandin. I have lived in this area of Fresno pretty much my whole life. Since 1998, we have lived at 5649 n lola 93722. I had my daughter in 2011, and she has grown up at this same address. She is in 7th grade at Rio Vista. We have watched the drastic changes in our area over the last few years and we have just went along with things. But this Costco, in its plans as of now, are just too much. There is an empty area right over the railroad tracks, where there used to be an Arco and Taco Bell. I believe this would be a space better suited to a construction project of that magnitude. The corner off of Herndon is too close to Rio Vista, and there will be many kids making their way to school from the neighborhood who will cut through the huge parking lot. It just seems like an unsafe area to put it in. I believe there are many other areas besides that residential corner to put a huge business like Costco. I'm hoping they reconsider.

Costco Opposition

c y <ccyuvienco@hotmail.com>

Sat 8/19/2023 7:35 PM

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

External Email: Use caution with links and attachments

Subject: Opposition to the Construction of Costco in Our Neighborhood

Dear Mr. Valenzuela,

I hope this letter finds you well. I am writing to express my deep concern and opposition to the proposed construction of a Costco store in our neighborhood. I believe that such a development would have numerous negative impacts on our community, both socially and environmentally. I kindly request that you reconsider this decision based on the following.

1. Environmental Impact:

The construction of a Costco store in our neighborhood could have severe environmental consequences. It would likely result in increased traffic congestion, pollution, and noise levels due to the significant influx of customers and delivery trucks. Additionally, the loss of green spaces and potential harm to local ecosystems should be taken into consideration.

2. Traffic and Infrastructure:

Our neighborhood's infrastructure is not designed to accommodate the influx of vehicles that a large retail establishment like Costco would attract. This would lead to increased strain on our roads, potentially contributing to accidents, longer commutes, and reduced safety for residents, especially pedestrians and cyclists. Insufficient parking facilities may also exacerbate traffic issues in our already congested area.

3. Local Businesses:

The presence of a massive chain retailer like Costco could pose a threat to small, locally owned businesses in our community. These businesses contribute to the unique character of our neighborhood and provide personalized services that Costco may not be able to offer. The establishment of a Costco could result in job losses and economic hardship for local entrepreneurs who play an integral role in our economy.

4. Quality of Life:

Our neighborhood is characterized by a close-knit community, where residents value peace and tranquility. The addition of a large-scale commercial development like Costco may disrupt this harmony by leading to increased noise and disturbances. Additionally, the presence of such a store might attract a high volume of transient shoppers who lack personal investment in our community.

In light of these concerns, I kindly request that you reconsider the decision to construct a Costco store in our neighborhood. I believe that maintaining the integrity and well-being of our community should take precedence over corporate interests. Exploring alternative locations that would have a lesser impact on the environment and community cohesion should be thoroughly considered.

I genuinely appreciate your attention to this matter and your understanding of our community's concerns. Should you require any further

information or wish to discuss this issue in more detail, please do not hesitate to contact me at the provided contact details. I hope that our collective voices can contribute to a thoughtful decision-making process.

Thank you for your time and consideration.

Respectfully,

Charles Yuvenco