

Exhibit K – City Council Hearing Presentation

Costco Commercial Center Project

Conditional Use Permit Application No. P21-01959

Plan Amendment and Rezone Application No. P21-01960

Conditional Use Permit Application No. P21-03251

Planned Development Permit Application No. P21-03252

7120 North Riverside Drive Fresno, CA 93722

APN: 503-020-12

CONSIDERATION OF THE COSTCO PROJECT:

PLAN AMENDMENT & REZONE APPLICATION NO. P21-01960

CONDITIONAL USE PERMIT APPLICATION NO. P21-01959

CONDITIONAL USE PERMIT APPLICATION NO. P21-03251

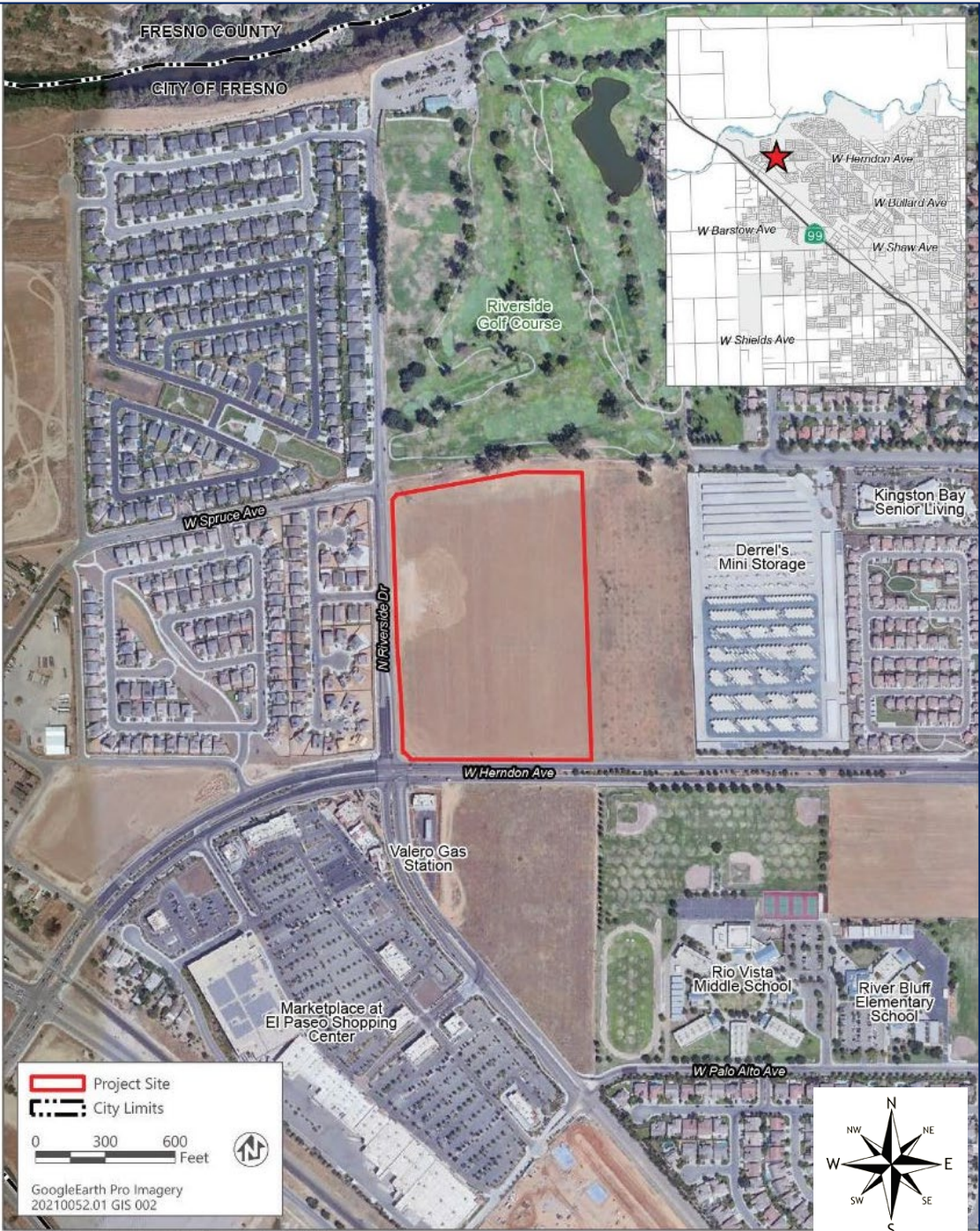
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P21-03252

AND RELATED ENVIRONMENTAL IMPACT REPORT

(STATE CLEARINGHOUSE NO. 2021100443)

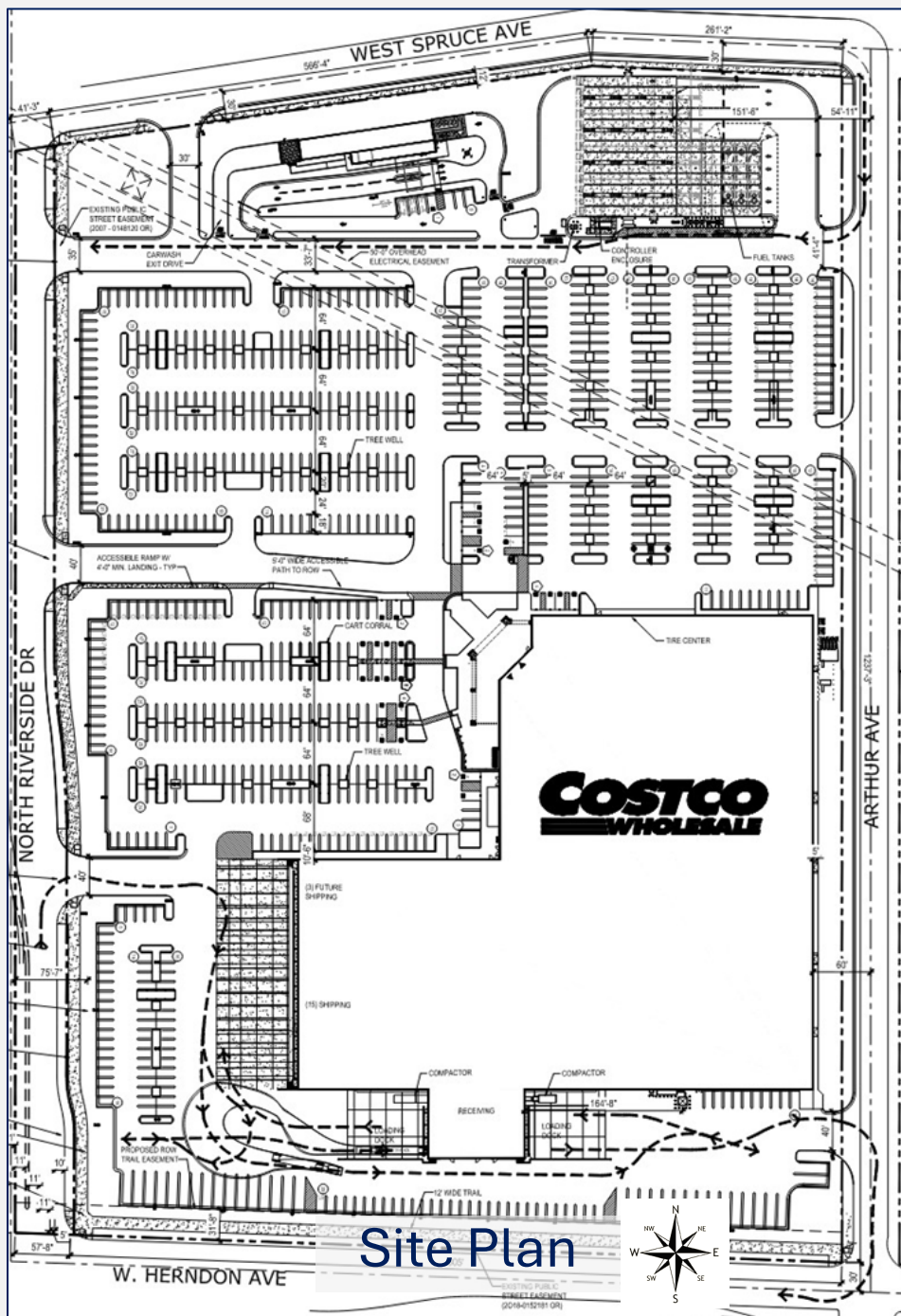
PRESENTATION BY: STEVEN MARTINEZ - PLANNER

Aerial Map



Source: Adapted by Ascent Environmental in 2021.

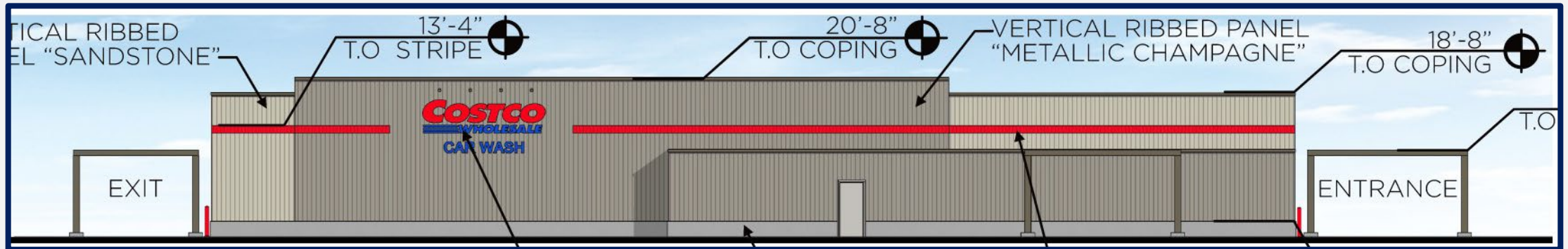
Project Overview



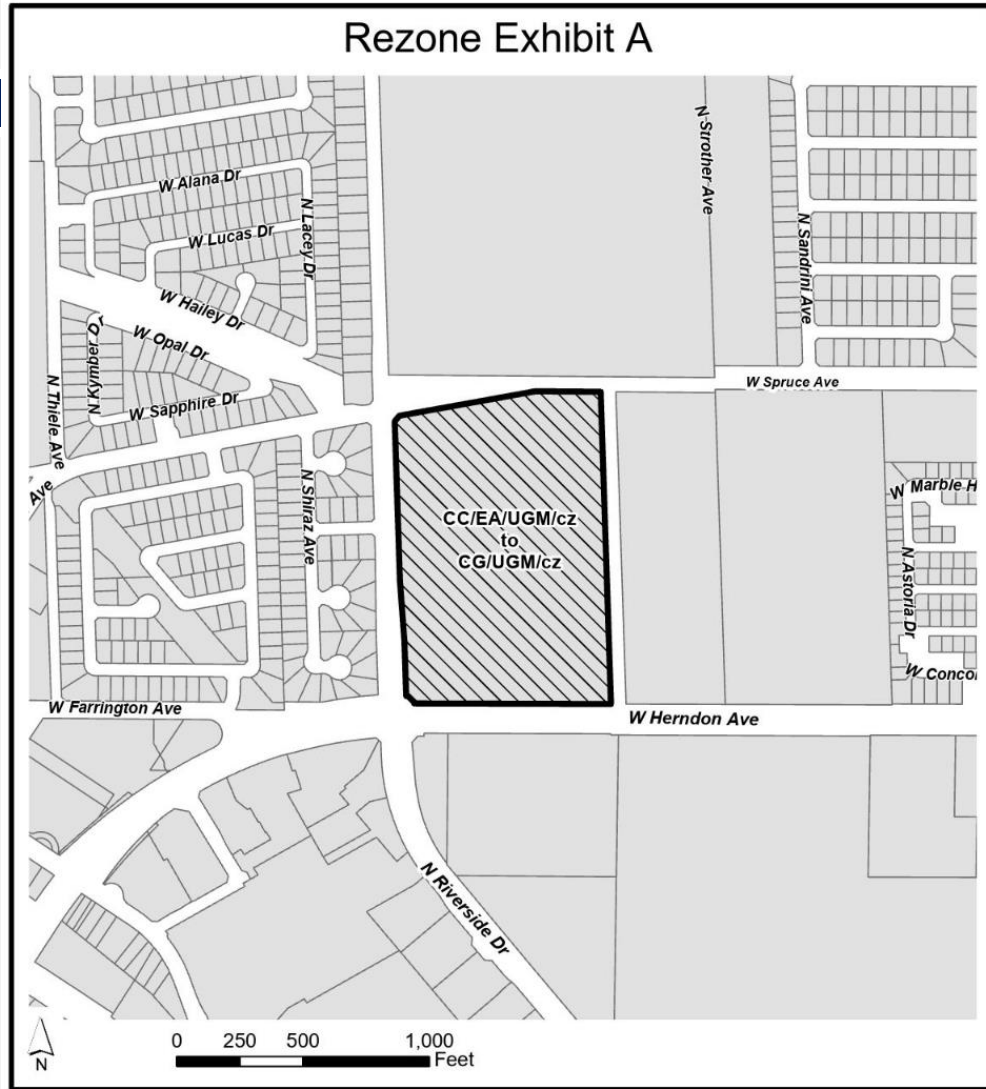
Site Plan

- Proposed Construction of a Costco Commercial Center with:
 - ± 219,216 SF Costco Warehouse Retail Building with Market Delivery Operations [MDO]
 - 16 Pump (32 Dispenser) Fuel Station
 - ± 4,800 SF Automated Carwash
 - 873 Parking Stalls
 - 33 Trailer Parking Stalls
 - 7 Drive Approaches
 - Landscaping
- Off-site improvements are proposed including, but not limited to:
 - Curb, Gutters, Sidewalks
 - Traffic Signals Traffic
 - Calming Measures
 - Golf Course Netting
 - Water & Sewer Mains
 - Construction of West Spruce Avenue
 - Construction of 12' Wide Pedestrian Easement
- Conditional Use Permit No P21-03251:
 - Requests to establish a Type 21 (Beer, Wine, & Distilled Spirits) alcohol license.


Project Elevations Rendering

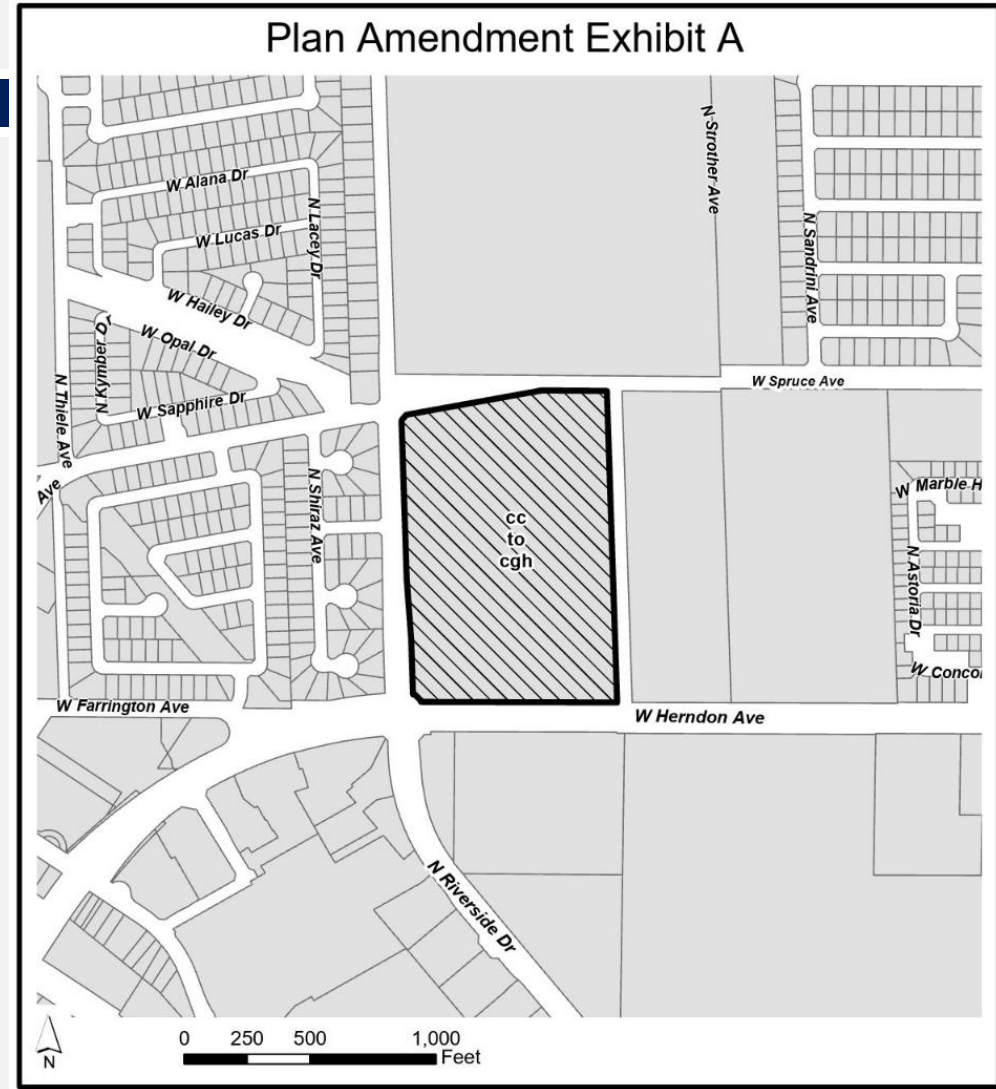


Zoning & Planned Land Use




P21-01960
 APN: 503-02-012
 7120 N Riverside Drive

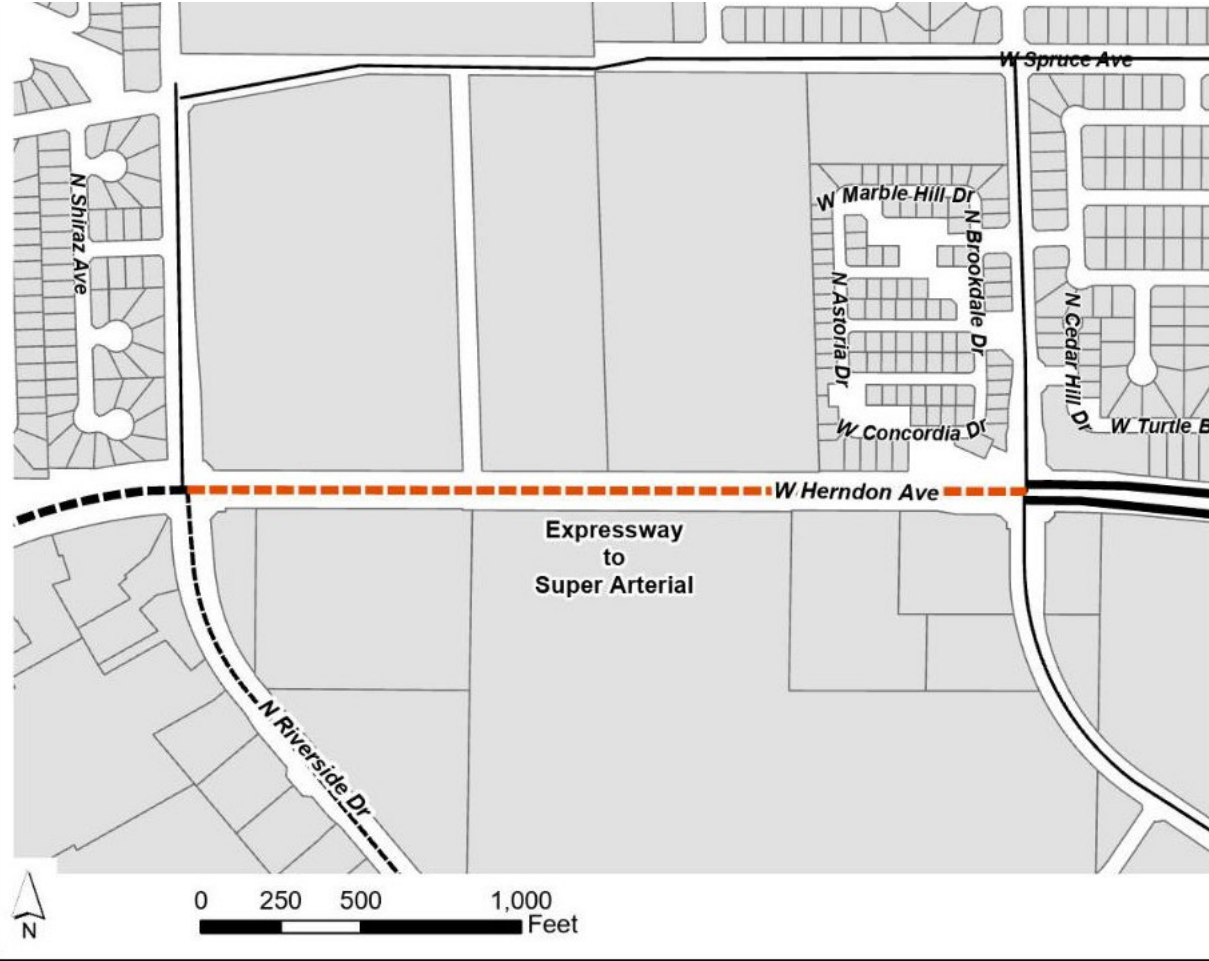
 Proposes to rezone 23.26 acres from CC/EA/UGM/cz (Commercial Community/Expressway Overlay/Urban Growth Management/conditions of zoning) to CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning).



P21-01960
 APN: 503-02-012
 7120 N Riverside Drive

 Proposes to change Planned Land Use designation for approximately 23.26 acres from cc (Commercial - Community) to cgh (Commercial - General) Land Use designation.

West Herndon Avenue Designation



P21-01960
W Herndon Ave between N Riverside Dr and N Hayes Ave

Proposes to reclassify West Herndon Avenue between North Riverside Drive and North Hayes Avenue from Expressway to superarterial

Environmental Impact Report

In determining that an EIR was the appropriate environmental document, the City determined that the following environmental resource topics would be analyzed in detail for the proposed project:

- ❖ Aesthetics
- ❖ Agricultural and Forestry Resource
- ❖ Air Quality
- ❖ Archaeological, Historical, and Tribal Cultural Resources
- ❖ Biological Resources
- ❖ Energy
- ❖ Greenhouse Gas Emissions and Climate Change
- ❖ Hazards and Hazardous Materials
- ❖ Hydrology and Water Quality
- ❖ Land Use
- ❖ Noise and Vibration
- ❖ Public Services
- ❖ Transportation and Circulation
- ❖ Utilities

Various technical and supplemental studies were conducted as part of the EIR, including but not limited to:

- ❖ Air Quality Technical Report
- ❖ Phase I & Phase II Environmental Site Assessment
- ❖ Noise Analysis
- ❖ Traffic Impact Analysis

Environmental Impact Report

The EIR identified four **Significant and Unavoidable** Impacts:

- ❖ Impact 3.11-1: Generation of a substantial temporary increase of construction noise levels in excess of applicable standards.
- ❖ Impact 3.13-2: Conflict or Be Inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) Regarding Vehicle Miles Traveled
- ❖ Impact 3.13-3: Substantially Increase Hazards Due to a Geometric Design Feature (e.g., Sharp Curves or Dangerous Intersections) or Incompatible Uses (e.g., Farm Equipment)
- ❖ Impact 4-13: Cumulative Transportation Impacts

A Statement of Overriding Considerations was prepared for the project.

Project Approval & EIR Certification

The City Council approved the project and certified the EIR on April 18, 2024.

- City Council Resolution 2024-072 Certifying Final Environmental Impact Report (SCH No. 2021100443)
- City Council Resolution 2024-073 Amending the Fresno General Plan
- City Council Ordinance 2024-011 Amending the Official Zoning Map

All project approvals were rescinded and the EIR decertified in November 2025.

- City Council Resolution 2025-325
- City Council Ordinance 2025-049

Partially Recirculated Environmental Impact Report

Consistent with City Council Resolution 2025-325:

- **Section 3.7**, “Greenhouse Gas Emissions and Climate Change” - revised to eliminate reference to the City’s 2021 Green House Gas Reduction Plan.
- **Threshold 1** - the PR-DEIR evaluates the significance of the project’s GHG emissions based on whether the project would conflict with or impede the ability of the State to meet its GHG reduction goals.
- **Threshold 2** - the PR-DEIR evaluates whether the project would conflict with applicable plans related to GHG emissions at the state, regional, and local levels.

For both thresholds, the analysis concludes the projects greenhouse gas impacts will be less than significant.

Fresno Municipal Code Findings

Consistent with City Council Resolution 2025-325:

The FMC Findings were revised to address consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and / or accessory use.



Planning and Development Department

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Jennifer K. Clark, AICP
Director

COSTCO COMMERCIAL CENTER PROJECT

FRESNO MUNICIPAL CODE SECTIONS 15-5306, 15-5812, & 15-5905 FINDINGS FOR:

CONDITIONAL USE PERMIT APPLICATION P21-01959
PLAN AMENDMENT REZONE APPLICATION P21-01960
ALCOHOL BEVERAGE CONDITIONAL USE PERMIT APPLICATION P21-03251
PLANNED DEVELOPMENT PERMIT APPLICATION P21-03252

CONDITIONAL USE PERMIT APPLICATION P21-01959 REVIEW FINDINGS

[Warehouse, Service Station, Car Wash]

Findings per Fresno Municipal Code Section 15-5306

A.) The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code.

Finding A:

The project's principally proposed uses include a retail warehouse, a fuel facility, and a car wash. The approximately 219,216 square foot retail warehouse building is dedicated to a membership-based direct-to-consumer retail operation.

The project includes a rezone of the project site from the CC/EA/UGM/cz (Community Commercial/Expressway Overlay/Urban Growth Management/conditions of zoning) zoning designation to the CG/UGM/cz (General Commercial/Urban Growth Management/conditions of zoning) zoning designation. The existing Community Commercial zoning designation permits large-format retail uses and fuel service stations with approval of a conditional use permit; however, automobile/vehicle washing uses are not permitted within this zone. Therefore, to accommodate all of the proposed uses, the project site is proposed to be rezoned to General Commercial.

As shown in Table 15-1202 of Fresno Municipal Code Section 15-1202, the General Commercial zoning designation permits large format retail uses by-right, and service stations and automobile/vehicle washing uses are conditionally permitted uses. The consistency of each of the project's proposed uses with the General Commercial zoning designation is analyzed in turn below.

1. The proposed retail warehouse building including market delivery operation ("MDO") space, as conditioned, is allowed in and consistent with the General Commercial zoning designation and complies with all provisions of the Municipal Code.

Fresno Municipal Code Section 15-6802 defines "large-format retail" as "Retail establishments (over 80,000 square feet of sales area) that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs." The Municipal Code expressly permits membership warehouse clubs, which typically include both sales floors accessible to the public and areas accessible only to employees. As is evident to anyone who has visited or shopped at a large-format retailer or grocery store, modern retail uses incorporate both opportunities for in-person shopping and delivery to customers. Here, the retail warehouse consists of an approximately 219,216 square foot building that would operate as a membership warehouse that would sell merchandise and bulk

Staff Recommendations

(1) RESOLUTION - CERTIFYING the 2026 Final Environmental Impact Report (SCH No. 2021100443), for the proposed Costco Commercial Center Project.

- ❖ Adopt the Findings of Fact and Statement of Overriding Considerations.
- ❖ Adopt the Mitigation Monitoring and Reporting Program (MMRP).

(2) APPROVE Plan Amendment Application No. P21-01960, to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation from Community Commercial to General Commercial, and reclassify West Herndon Avenue, between North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial.

(3) BILL (for introduction and adoption) to approve Rezone Application No. P21-01960, to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth Management/conditions of zoning*) zone district to the CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) zone district.

Staff Recommendations *(Continued)*

- (4) APPROVE** Conditional Use Permit Application No. P21-01959, to construct a ±219,216 square-foot Costco warehouse retail building with a ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps.
- (5) APPROVE** Conditional Use Permit Application No. P21-03251, to establish a State of California ABC Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold.
- (6) APPROVE** Planned Development Permit Application No. P21-03252, to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot-tall fixtures.
- (7) ADOPT** the Fresno Municipal Code Findings pertaining to P21-01959, P21-01960, P21-03251, and P21-03252.