

Exhibit I – Planning Commission Resolutions

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

Planning Commission Resolution No. 19954 EIR Certification Recommendation

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19954**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026 adopted the following resolution relating to the Costco Commercial Center Project Environmental Impact Report (EIR) SCH No. 2021100443:

WHEREAS, the Costco Commercial Center Project was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Ascent Environmental, a professional environmental consultant was contracted with to conduct the requisite studies and analyses of the potential environmental impacts and proposed mitigation measures, as applicable, for Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, Planned Development Permit No. P21-03252; and,

WHEREAS, on October 22, 2021, the Planning Department duly issued and circulated a Notice of Preparation, pursuant to CEQA Guidelines Section 15082 and Public Resources Code Section 21080.4; and,

WHEREAS, on November 2, 2021, the Planning Department held a scoping meeting pursuant to CEQA Guidelines Section 15082(c) and Public Resources Code Section 21080.4 attended by members of the public and at which written or verbal comments were submitted; and,

WHEREAS, on July 11, 2023, the Planning Department staff, exercising their independent judgment, completed the environmental impact report (hereinafter Draft EIR), and the City provided a Notice of Availability of the Draft EIR for public comments pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15087, for a public comment period of forty-five days; and,

WHEREAS, on July 11, 2023, the City issued a Notice of Completion pursuant to Public Resources Code Section 21161 and CEQA Guidelines Section 15085; and,

WHEREAS, on July 11, 2023, a public Notice of Availability of the Draft EIR was posted in the office of the Fresno County Clerk pursuant to Section 15087(d) of the CEQA Guidelines, and was published in the Fresno Bee newspaper to comply with Section 15087(a) of the CEQA Guidelines; and,

WHEREAS, on July 11, 2023, the Draft EIR was distributed to the California Office of Planning and Research/State Clearinghouse in accordance with Section 15206 of the CEQA Guidelines; and,

WHEREAS, the City engaged in all required posting methods beginning on July 11, 2023,

including distributing the Draft EIR to affected agencies, surrounding cities and municipalities, and all interested parties; and,

WHEREAS, the City accepted all comments on all chapters of the Draft EIR received between July 11, 2023 through August 28, 2023, during which time the City received a total of one hundred and seven comment letters; and,

WHEREAS, the City prepared responses to the comments received on the Draft EIR, encompassing all comment letters, responses to individual comments, as well as minor corrections, and compiled them in the 2024 Response to Comments Document; and,

WHEREAS, the City subsequently prepared a Final EIR (SCH No. 2021100443), completed February 2024 and dated February 2024 ("Final EIR" or "FEIR"), pursuant to CEQA Guidelines Sections 15088 and 15132, which includes the Draft EIR, the January 2024 Response to Comments Document (encompassing all comment letters, responses to individual comments, text revisions to the Draft EIR, as well as minor corrections), the Draft EIR, as well as all appendices to the aforementioned documents; and,

WHEREAS, previously on February 21, 2024, the Planning Commission held a duly noticed public hearing at which the Commission considered and discussed the adequacy of proposed Final EIR (which included the 2023 Draft EIR, the January 2024 Response to Comments Document, the 2024 Mitigation Monitoring and Reporting Program, and the 2024 Findings of Fact and Statement of Overriding Considerations); and,

WHEREAS, previously on February 21, 2024, the Planning Commission adopted Resolution No. 13834 recommending certification of the Final EIR to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno adopted Resolution No. 2024-072 certifying Final EIR (SCH No. 2021100443) among other items; and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its

certification of its EIR for the Project as well as all related approvals for the Project, including Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Resolution No. 2024-072 effectively decertifying Final EIR (SCH No. 2021100443) among other items; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until the City has certified a revised EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on November 21, 2025, the Planning Department staff, exercising their independent judgment, completed a partially recirculated draft environmental impact report (hereinafter PR-DEIR), and the City provided a Notice of Availability of the PR-DEIR for public comments pursuant to Public Resources Code Section 21092 and CEQA Guidelines Section 15087, for a public comment period of forty-five days; and,

WHEREAS, on November 21, 2025, the City issued a Notice of Completion pursuant to Public Resources Code Section 21161 and CEQA Guidelines Section 15085; and,

WHEREAS, on November 21, 2025, a public Notice of Availability of the PR-DEIR was posted in the office of the Fresno County Clerk pursuant to Section 15087(d) of the CEQA Guidelines, and was published in the Fresno Bee newspaper to comply with Section 15087(a) of the CEQA Guidelines; and,

WHEREAS, on November 21, 2025, the PR-DEIR was distributed to the California Office of Planning and Research/State Clearinghouse in accordance with Section 15206 of the CEQA Guidelines; and,

WHEREAS, the City engaged in all required posting methods beginning on November 21, 2025, including distributing the PR-DEIR to affected agencies, and all interested parties; and,

WHEREAS, the City accepted all comments on all sections of the PR-DEIR received

between November 21, 2025 through January 05, 2026, during which time the City received a total of twelve comment letters; and,

WHEREAS, the City prepared responses to the comments received on the PR-DEIR, encompassing all comment letters and responses to individual comments, and compiled them in the May 2026 Response to Comments Document; and,

WHEREAS, the City subsequently prepared a Final EIR (SCH No. 2021100443), completed May 2026 and dated May 2026 ("Final EIR" or "FEIR"), pursuant to CEQA Guidelines Sections 15088 and 15132, which includes the 2023 DEIR, 2024 Final EIR, 2025 PR-DEIR, 2024 Mitigation Monitoring and Reporting Program, and 2026 Findings of Fact and Statement of Overriding Considerations, as well as all appendices to the aforementioned documents; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing and considered the record of proceedings for the EIR, which includes, but is not limited to the following:

- 1) The 2026 Final EIR;
- 2) The 2025 Partially Recirculated Draft EIR;
- 3) The 2024 Final EIR;
- 4) The 2023 Recirculated Draft EIR;
- 5) All written comments submitted by agencies or members of the public during any public review comment period on the Draft EIR and Recirculated Draft EIR;
- 6) All written and verbal public testimony presented during a noticed public hearing for the Project at which such testimony was taken, including without limitation, the Report to Planning Commission, including all attachments, any all presentations by City staff, the City's consultants, the applicant and the applicant's consultants, the public, and any other interested party;
- 7) The reports, studies and technical memoranda included and/or referenced in the Draft EIR, the Recirculated Draft EIR and the FEIR and or their appendices;
- 8) All documents, studies, EIRs, or other materials incorporated by reference in the Draft EIR, the Recirculated Draft EIR and the FEIR;
- 9) Matters of common knowledge to the City, including but not limited, to federal, state, and local laws and regulations, adopted City plans, policies, and the professional qualifications of its staff members;
- 10) Any documents expressly cited in this Resolution and its exhibits, the Report to

Planning Commission, the Final EIR, the Draft EIR, or the Recirculated Draft EIR;

- 11) Any other relevant materials required to be in the record of proceedings under Section 21167 .6(e) of the Public Resources Code;

WHEREAS, during the May 06, 2026 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend to the Council of the City of Fresno certification of the Final EIR; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

WHEREAS, on May 06, 2026, the Planning Commission considered and discussed the adequacy of the proposed Final EIR as an informational document and applied its own independent judgment and analysis to the review and hereby desires to make a recommendation to the City Council to certify the Final EIR, as having been completed in compliance with CEQA, based on the findings found herein; and

NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the City Council certification of the Final EIR.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19954
EIR Certification Recommendation

Planning Commission Resolution No. 19954
Environmental Impact Report (EIR) SCH No. 2021100443
May 06, 2026
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Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Certification

**Planning Commission Resolution No. 19955
Plan Amendment P21-01960
Approval Recommendation**

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19955**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026 adopted the following resolution relating to Plan Amendment No. P21-01960:

WHEREAS, Plan Amendment No. P21-01960 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Plan Amendment No. P21-01960 requests authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,

WHEREAS, previously on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and adopted Resolution No. 13835 recommending approval of the special permit to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno adopted Resolution No. 2024-073 approving Plan Amendment No. P21-01960; and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its certification of its EIR for the Project as well as all related approvals for the Project, including Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Resolution No. 2024-073 which approved Plan Amendment No. P21-01960 among other items; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any

further approvals related to the Project unless and until the City has certified a revised EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing to review the proposed special permit, draft revised EIR consistent with the Court's July 17, 2025, Order, and draft findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project; and,

WHEREAS, during the May 06, 2026 hearing, the Fresno City Planning Commission reviewed the subject special permit in accordance with the policies, goals, and objectives of the Bullard Community Plan and Fresno General Plan; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend to the Council of the City of Fresno approval of Plan Amendment No. P21-01960 subject to conditions of approval; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

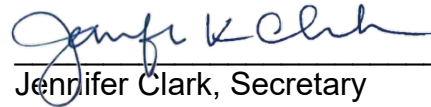
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the Council of the City of Fresno approval of Plan Amendment No. P21-01960.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

Planning Commission Resolution No. 19955
Plan Amendment No. P21-01960
May 06, 2026
Page 3

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19955
Plan Amendment No. P21-01960
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**Planning Commission Resolution No. 19956
Rezone P21-01960 Approval Recommendation**

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19956**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026 adopted the following resolution relating to Rezone No. P21-01960:

WHEREAS, Rezone Application No. P21-01960 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Rezone Application No. P21-01960 requests authorization 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) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district in accordance with the Plan Amendment Application; and,

WHEREAS, previously on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and adopted Resolution No. 13836 recommending approval of the special permit to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno enacted Ordinance No. 2024-011 approving Rezone No. P21-01960; and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its certification of its EIR for the Project as well as all related approvals for the Project, including General Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Ordinance No. 2024-011 which approved Rezone No. P21-01960 among other items; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until the City has certified a revised EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing to review the proposed special permit, draft revised EIR consistent with the Court's July 17, 2025, Order, and draft findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project; and,

WHEREAS, during the May 06, 2026 hearing, the Fresno City Planning Commission reviewed the subject special permit in accordance with the policies, goals, and objectives of the Bullard Community Plan and Fresno General Plan; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend to the Council of the City of Fresno approval of Rezone No. P21-01960 subject to conditions of approval; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

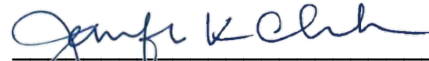
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the Council of the City of Fresno approval of Rezone Application No. P21-01960.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

Planning Commission Resolution No. 19956
Rezone Application No. P21-01960
May 06, 2026
Page 3

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19956
Rezone Application No. P21-01960
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**Planning Commission Resolution No. 19957
Conditional Use Permit P21-01959
Approval Recommendation**

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19957**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026 adopted the following resolution relating to Conditional Use Permit No. P21-01959:

WHEREAS, Conditional Use Permit No. P21-01959 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Conditional Use Permit No. P21-01959 requests authorization 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. The warehouse foot print is comprised of ±163,539 square-feet for retail sales, ±4,422 square-feet for loading/receiving, ±46,834 square-feet for market delivery operation, ±3,233 square-feet of open canopy space, and ±1,188 square-feet of building envelope. The project includes 873 total parking stalls, which include 25 accessible spaces and 92 electric vehicle-ready parking stalls.; and,

WHEREAS, previously on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and adopted Resolution No. 13837 recommending approval of the special permit to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno adopted Resolution No. 2024-072 approving Conditional Use Permit No. P21-01959 among other items; and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its certification of its EIR for the Project as well as all related approvals for the Project, including Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Resolution No. 2024-072 which approved Conditional Use

Permit No. P21-01959 among other items; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until the City has certified a revised EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing to review the proposed special permit, draft revised EIR consistent with the Court's July 17, 2025, Order, and draft findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project; and,

WHEREAS, during the May 06, 2026 hearing, the Fresno City Planning Commission reviewed the subject special permit in accordance with the policies, goals, and objectives of the Bullard Community Plan and Fresno General Plan; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend to the Council of the City of Fresno approval of Conditional Use Permit No. P21-01959 subject to conditions of approval; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

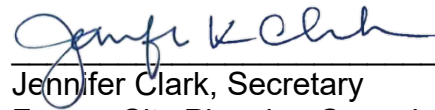
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the Council of the City of Fresno approval of Conditional Use Permit No. P21-01959.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

Planning Commission Resolution No. 19957
Conditional Use Permit No. P21-01959
May 06, 2026
Page 3

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19957
Conditional Use Permit No. P21-01959
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**Planning Commission Resolution No. 19958
Conditional Use Permit P21-03251
Approval Recommendation**

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19958**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026, adopted the following resolution relating to Conditional Use Permit No. P21-03251:

WHEREAS, Conditional Use Permit No. P21-03251 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Conditional Use Permit No. P21-03251 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license for the proposed Costco warehouse retail store that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold; and,

WHEREAS, previously on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and adopted Resolution No. 13838 recommending approval of the special permit to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno adopted Resolution No. 2024-072 approving Conditional Use Permit No. P21-03251 among other items; and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its certification of its EIR for the Project as well as all related approvals for the Project, including Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Resolution No. 2024-072 which approved Conditional Use Permit No. P21-03251 among other items; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until the City has certified a revised

EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing to review the proposed special permit, draft revised EIR consistent with the Court's July 17, 2025, Order, and draft findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project; and,

WHEREAS, during the May 06, 2026 hearing, the Fresno City Planning Commission reviewed the subject special permit in accordance with the policies, goals, and objectives of the Bullard Community Plan and Fresno General Plan; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend to the Council of the City of Fresno approval of Conditional Use Permit No. P21-03251 subject to conditions of approval; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

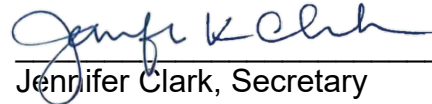
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the Council of the City of Fresno approval of Conditional Use Permit No. P21-03251.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

Planning Commission Resolution No. 19958
Conditional Use Permit No. P21-03251
May 06, 2026
Page 3

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19958
Conditional Use Permit No. P21-03251
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Approval

**Planning Commission Resolution No. 19959
Planned Development Permit P21-03252
Approval Recommendation**

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19959**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026 adopted the following resolution relating to Planned Development Permit No. P21-03252:

WHEREAS, Planned Development Permit No. P21-03252 was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Planned Development Permit No. P21-03252 requests authorization to modify parking lot development standards for the proposed Costco warehouse retail building to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot tall fixtures; and,

WHEREAS, previously on February 21, 2024, the Planning Commission conducted a public hearing to review the proposed special permit and adopted Resolution No. 13839 recommending approval of the special permit to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno adopted Resolution No. 2024-072 approving Planned Development Permit No. P21-03252 among other items; and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its certification of its EIR for the Project as well as all related approvals for the Project, including General Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Resolution No. 2024-072 which approved Planned Development Permit No. P21-03252 among other items; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any

further approvals related to the Project unless and until the City has certified a revised EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing to review the proposed special permit, draft revised EIR consistent with the Court's July 17, 2025, Order, and draft findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project; and,

WHEREAS, during the May 06, 2026 hearing, the Fresno City Planning Commission reviewed the subject special permit in accordance with the policies, goals, and objectives of the Bullard Community Plan and Fresno General Plan; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission received and considered the Planning and Development Department's report recommending the Planning Commission to recommend to the Council of the City of Fresno approval of Planned Development Permit No. P21-03252 subject to conditions of approval; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

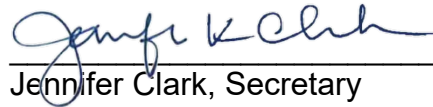
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the Council of the City of Fresno approval of Planned Development Permit No. P21-03252.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

Planning Commission Resolution No. 19959
Planned Development Permit No. P21-03252
May 06, 2026
Page 3

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19959
Planned Development Permit No. P21-03252
Filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation
Action: Recommend Approval

**Planning Commission Resolution No. 19960
Fresno Municipal Code Findings
Adoption Recommendation**

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

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19960**

The Fresno City Planning Commission, at its regular meeting on May 06, 2026, adopted the following resolution relating to Costco Project (hereinafter Project) and all related approvals for the Project, including Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252:

WHEREAS, the Costco Project was filed by Lynette Dias of Urban Planning Partners, Inc., on behalf of Costco Wholesale Corporation and pertains to ± 22.4 acres of property located at the northeast corner of West Herndon Avenue and North Riverside Drive; and,

WHEREAS, Plan Amendment No. P21-01960 requests authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,

WHEREAS, Rezone Application No. P21-01960 requests authorization 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) zone district to the CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning) zone district in accordance with the Plan Amendment Application; and,

WHEREAS, Conditional Use Permit No. P21-01959 requests authorization 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. The warehouse foot print is comprised of ±163,539 square-feet for retail sales, ±4,422 square-feet for loading/receiving, ±46,834 square-feet for market delivery operation, ±3,233 square-feet of open canopy space, and ±1,188 square-feet of building envelope. The project includes 873 total parking stalls, which include 25 accessible spaces and 92 electric vehicle-ready parking stalls.; and,

WHEREAS, Conditional Use Permit No. P21-03251 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license for the proposed Costco warehouse retail store that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold; and,

WHEREAS, Planned Development Permit No. P21-03252 requests authorization to modify parking lot development standards for the proposed Costco warehouse retail building to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot tall fixtures; and,

WHEREAS, pursuant to Fresno Municipal Code Section 15-5306, a conditional use permit shall only be granted if the decision-maker determines that the project meets all

required findings; and,

WHEREAS, pursuant to Fresno Municipal Code Section 15-5812, the Planning Commission shall not recommend and the Council of the City of Fresno shall not approve an application unless the proposed rezone and plan amendment meets all identified criteria; and,

WHEREAS, pursuant to Fresno Municipal Code Section 15-5905, a planned development permit shall only be approved if the project meets all required findings; and,

WHEREAS, previously on February 21, 2024, the Planning Commission conducted a public hearing to review the Project and adopted Resolution Nos. 13834, 13835, 13836, 13837, 13838 and 13839 recommending approval of the Project and certification of the Environmental Impact Report (EIR) SCH No. 2021100443 to the Council of the City of Fresno; and,

WHEREAS, on April 18, 2024, the Council of the City of Fresno adopted Resolution No. 2024-072, Resolution No. 2024-073, and Ordinance No. 2024-011 approving the Project and certifying the associated EIR (SCH No. 2021100443); and,

WHEREAS, on May 23, 2024, a Petition for Writ of Mandate was filed challenging the Project and associated environmental approvals under the California Environmental Quality Act in Fresno County Superior Court Case No. 24CECG02208, Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.; and,

WHEREAS, on July 17, 2025, the Court issued an Order After Hearing in the Lawsuit granting the First and Second causes of action of the Petition and denying the Third cause of action of the Petition, and subsequently on September 15, 2025, judgment was entered; and,

WHEREAS, on September 15, 2025, the Court issued a Peremptory Writ of Mandate ordering that within 60 days (i.e. no later than November 14, 2025), the City set aside its certification of its EIR for the Project as well as all related approvals for the Project, including Plan Amendment and Rezone No. P21-01960, Conditional Use Permit No. P21-01959, Conditional Use Permit No. P21-03251, and Planned Development Permit No. P21-03252; and,

WHEREAS, on November 06, 2025, the Council of the City of Fresno adopted Resolution No. 2025-325 rescinding Resolution No. 2024-072, Resolution No. 2024-073, and Ordinance No. 2024-011 which approved the Project and certified the associated EIR (SCH No. 2021100443); and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any

further approvals related to the Project unless and until the City has certified a revised EIR that, consistent with the Court's July 17, 2025, Order, includes a legally adequate analysis of the Project's Greenhouse Gas impacts that complies with CEQA and does not rely on the City's 2021 Greenhouse Gas Reduction Plan; and,

WHEREAS, Resolution No. 2025-325 further requires the City to refrain from issuing any further approvals related to the Project unless and until, concurrent with such approvals, the City adopts findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project as a permitted and/or accessory use; and,

WHEREAS, on May 06, 2026, the Planning Commission conducted a public hearing to review the Project, draft revised EIR consistent with the Court's July 17, 2025, Order, and draft findings addressing consistency between the City's zoning provisions and the market delivery operations component of the Project; and,

WHEREAS, during the May 06, 2026 hearing, the Fresno City Planning Commission reviewed the Project in accordance with the policies, goals, and objectives of the Bullard Community Plan and Fresno General Plan; and,

WHEREAS, during the May 06, 2026 hearing, the Planning Commission provided the opportunity for consideration of testimony from the applicant and the public; and,

WHEREAS, one member of the public spoke in support of the proposed special permit; and,

WHEREAS, one member of the public spoke in opposition of the proposed special permit; and,

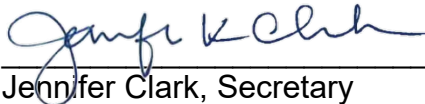
NOW, THEREFORE, BE IT RESOLVED that the Fresno City Planning Commission, based upon information presented at the May 06, 2026 hearing, made a motion to uphold staff's recommendation to recommend to the Council of the City of Fresno adoption of the Fresno Municipal Code Findings attached as Exhibit G to the staff report.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Shergill, seconded by Commissioner Lyday.

VOTING: Ayes - Shergill, Lyday, Bray (Vice Chair), Calandra, Diaz
 Noes - None
 Not Voting - None
 Absent - Criner, Vang (Chair)

Planning Commission Resolution No. 19960
Fresno Municipal Code Adoption Recommendation
May 06, 2026
Page 4

DATED: May 06, 2026



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 19960
Fresno Municipal Code Adoption
Recommendation
Filed by Lynette Dias of Urban Planning
Partners, Inc., on behalf of Costco
Wholesale Corporation
Action: Recommend Adoption