

Exhibit O
Applicant Presentation

City Council:
Costco Commercial Center Project

COSTCO WHOLESALE



COSTCO TEAM

Urban Planning Partners - Planning

Kimley-Horn - Civil

MG2 - Architect

Burke, Williams & Sorensen - Land Use Counsel

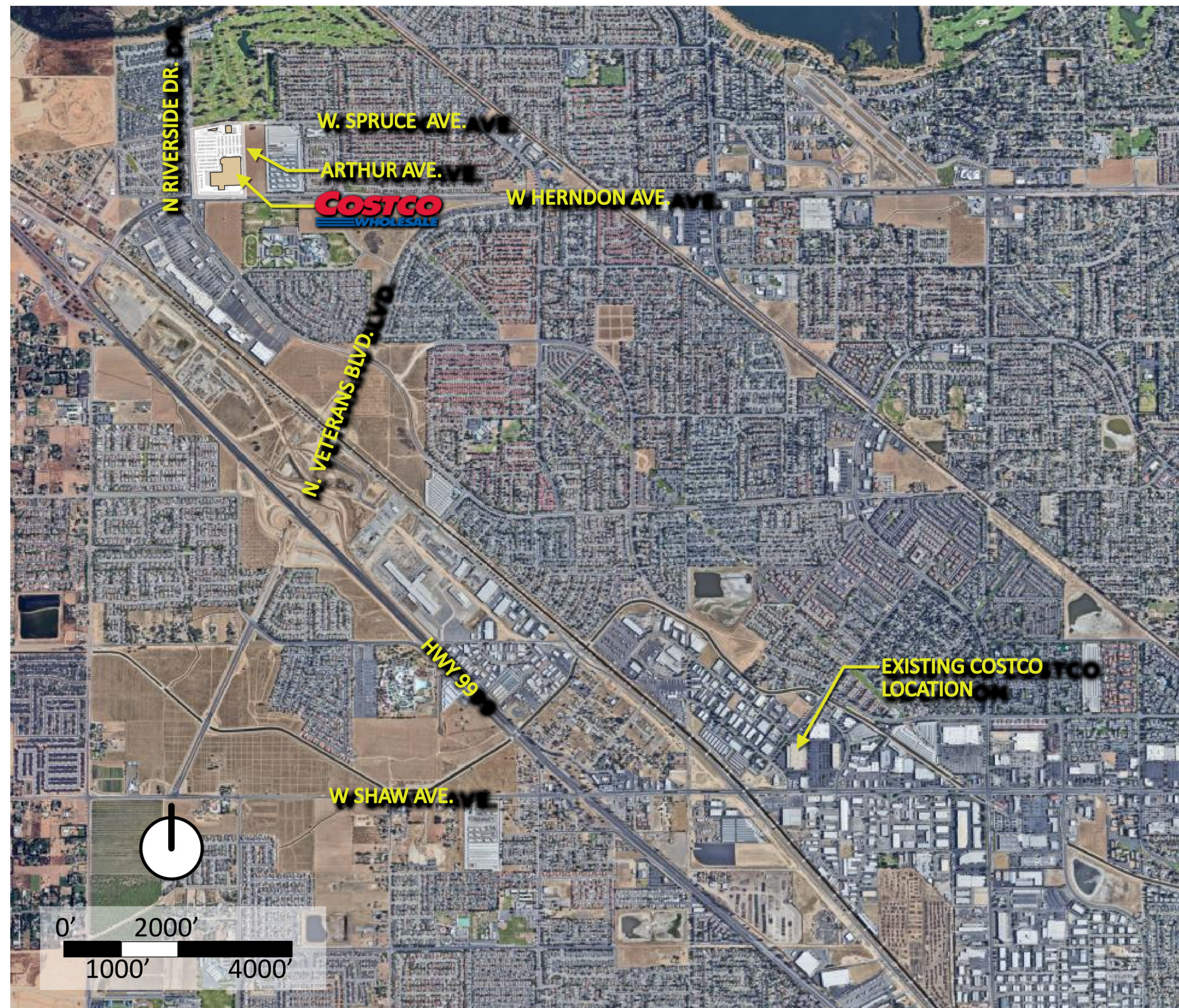
COSTCO AS COMMUNITY MEMBER



- Over 60% of Fresno Households are Costco Members
- Costco is involved in many local philanthropies
 - Poverello House
 - Valley Children's Hospital
 - Holy Cross Ministries (Catholic Diocese)
 - Fresno Central SDA (Seventh Day Adventist)
 - Bowe's Animal Shelter
- Costco is a large contributor of sales tax revenue for the City of Fresno

SITE SELECTION & CONTEXT

- 2018 Consultation with City Planning and Public Works on proposed location
- Existing Shaw location opened in 1985 - Current lease expires 2025
- Proposed location is within City of Fresno limits
- 2 miles NW from Shaw location to serve existing member demographics
- Existing General Plan and commercial zoning to accommodate all Costco uses except car wash
- Proximity to Veteran's Blvd interchange



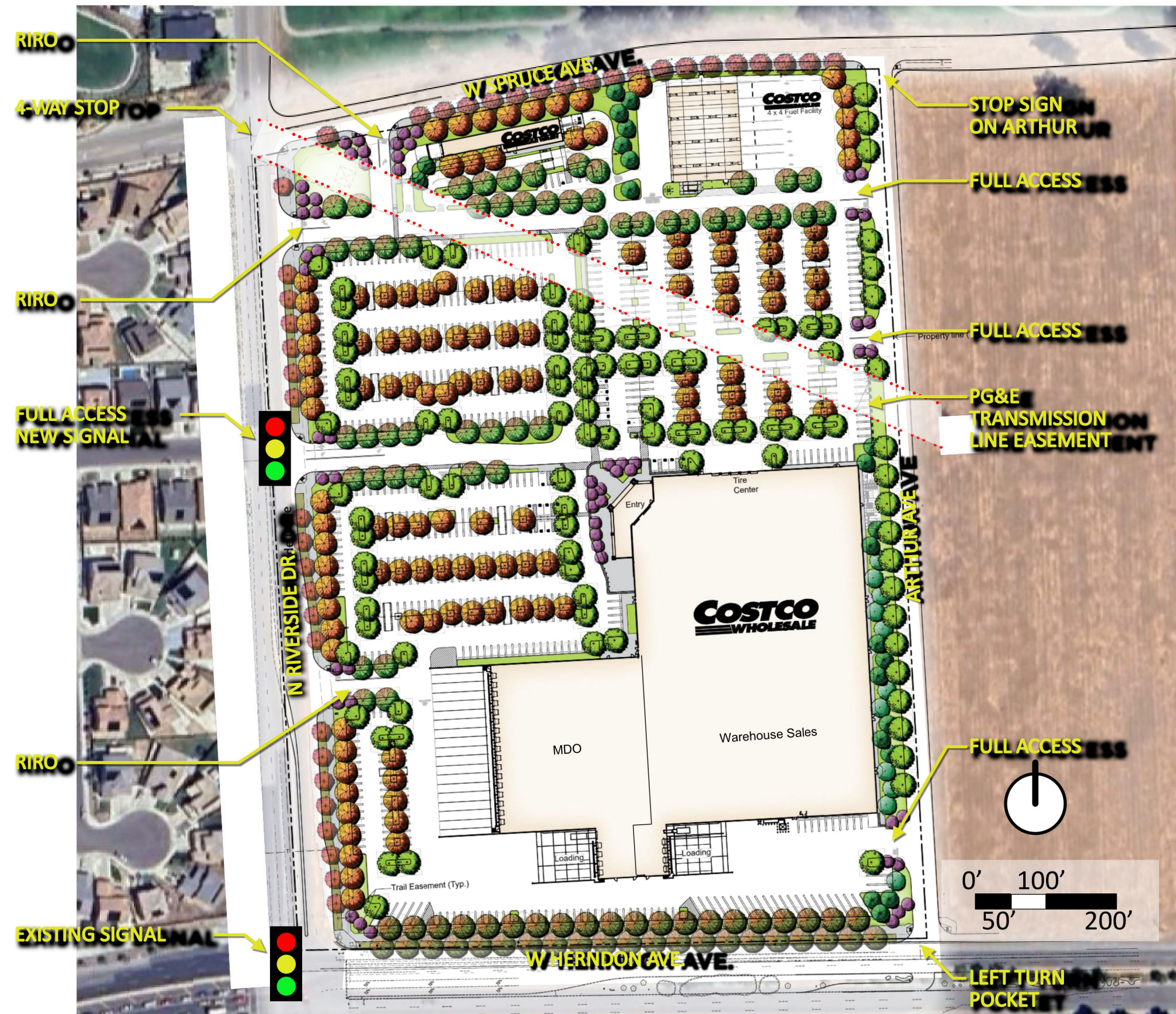
NEW COSTCO FEATURES



- Square footage at Shaw location is limited due to shopping center size
- New warehouse will utilize Costco's latest construction and material technology
- New warehouse will provide products, services and experience our members request and are available at other Costco stores
 - Tire sales & installation
 - Pharmacy
 - Optical & hearing services
 - General grocery
 - Food service & preparation
 - Alcohol sales for off-site consumption
 - Bakery
 - Deli
- Integrated Market Delivery Operations (MDO)
- New fuel facility with 32 fueling positions - larger than existing Shaw location with 12 fueling positions which will remain open
- New car wash

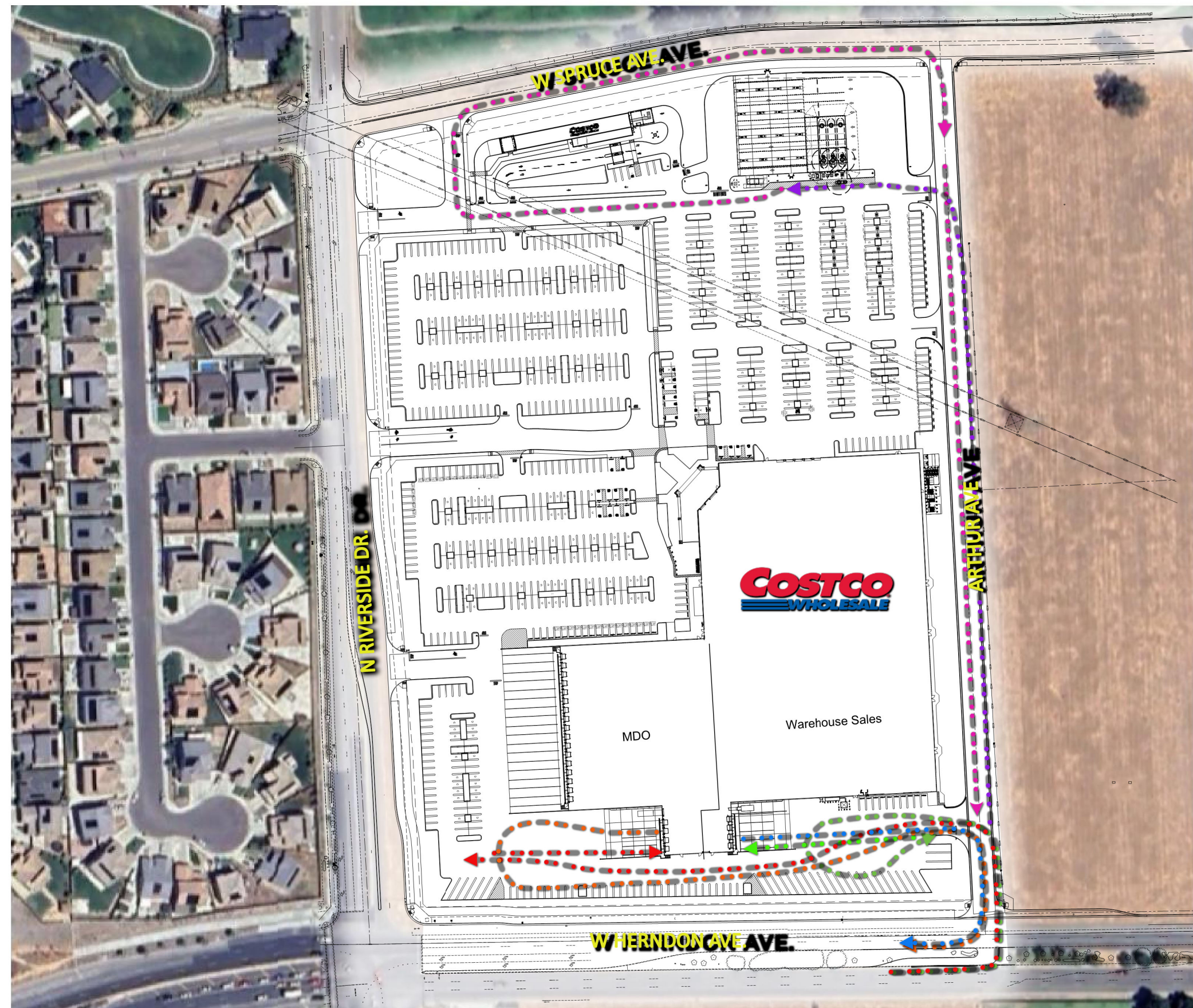
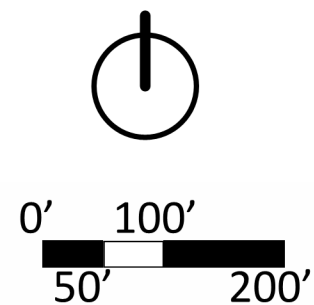
OFFSITE WORK

- New traffic signal at W Fir Ave. And N Riverside Dr.
- Upgrades to existing signal at N Riverside Dr. And W Herndon Ave.
- New left turn pocket at Arthur from EB W Herndon Ave.
- Construction of Arthur Ave.
- Construction of W Spruce Ave connection.
- Expand NB lanes on N. Riverside Dr.
- Underground overhead power lines on W Herndon Ave.
- Underground overhead power lines on Arthur Ave.
- Trail extension along W Herndon Ave and N Riverside Dr.



TRUCK ROUTING

-▶ MDO - Entrance
-▶ MDO - Exit
-▶ Warehouse - Entrance
-▶ Warehouse - Exit
-▶ Fuel - Entrance
-▶ Fuel - Exit



PLANNING PROCESS

- Site selection in 2018
- Project application submitted in March 2021
- Ongoing community engagement
 - Two (2) community meetings (2021-2022)
 - Stakeholder and Small Group Meetings (2022-2024):
 - Residents - Neighborhood meeting (February 2, 2024)
 - Forgotten Fresno
 - School District
 - Riverside Golf Course
 - Member Outreach
- Draft EIR review period July 11 - August 28, 2023
- Final EIR / RTC released February 9, 2024
- Planning Commission recommendation for approval
February 21, 2024
- City Council March 7, 2024

2018

2021

2022

2023

2024

THANK YOU!



QUEUE MANAGEMENT

- Car at fueling position
- Anticipated 95th percentile peak hour queue (30 vehicles)
- Additional storage within fuel area (14 vehicles)

WEST SPRUCE AVE

W SPRUCE AVE.

ARTHUR AVE

Temporary queue-management plan for pre-holiday weekends or other atypical surges in demand

