

Exhibit J
City Council Hearing
PowerPoint Presentation

City Council:
Costco Commercial Center Project

CONSIDERATION OF:
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



ID 24-245


CITY COUNCIL HEARING | MARCH 7, 2024

Zoning & Planned Land Use

Rezone Exhibit A




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).

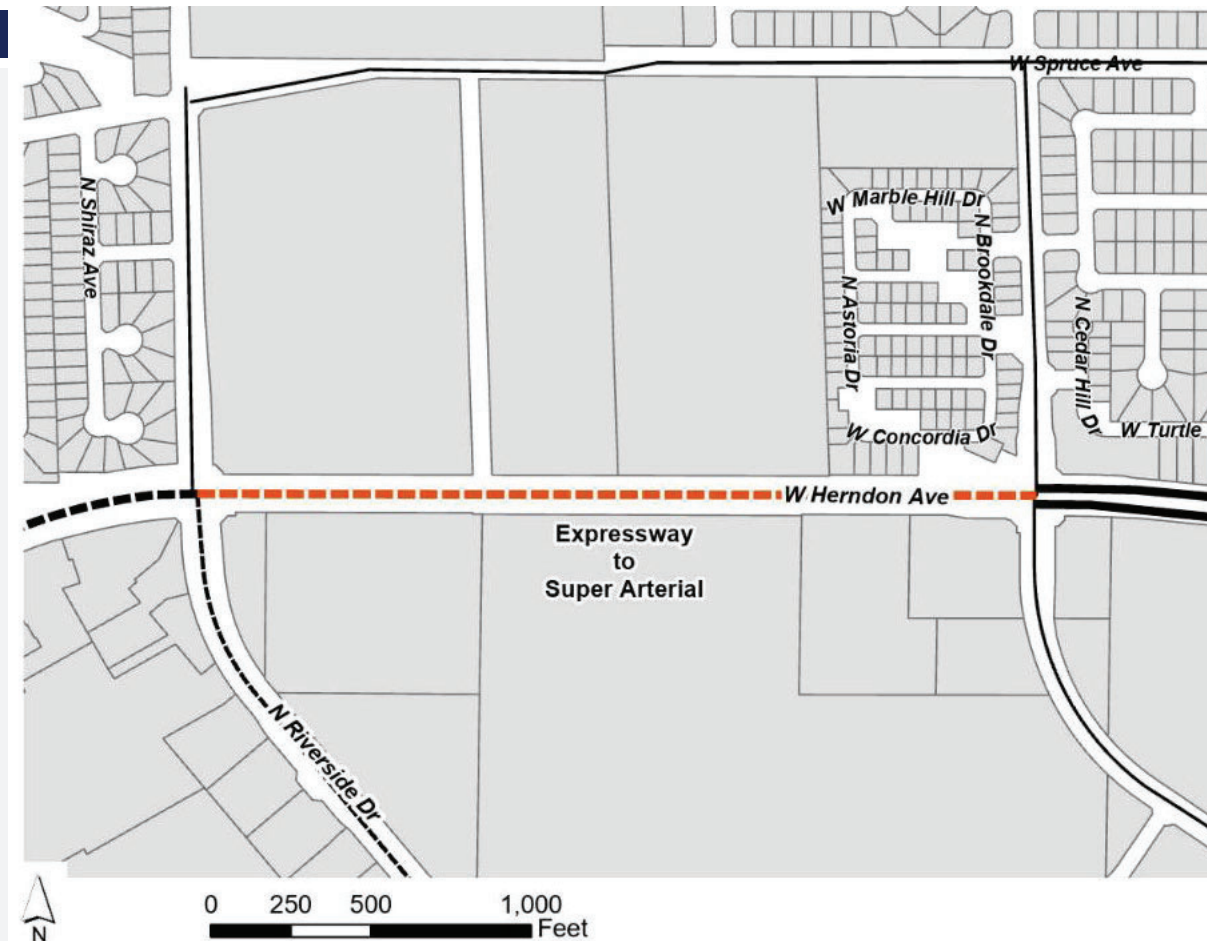
Plan Amendment Exhibit A



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

Project Overview

Proposed Construction of a Costco Commercial Center with:

- ± 219,216 square-foot Costco Warehouse Retail Building with Market Delivery Operations
- 16 Pump (32 Dispenser) Fuel Station
- ± 4,800 square-foot Automated Carwash Facility
- 873 Parking Stalls
- 33 Trailer Parking Stalls
- 7 Drive Approaches
- Full Landscaping

Off-site improvements are proposed including, but not limited to:

- Curb, Gutters, Sidewalks
- Traffic Signals
- Golf Course Netting
- Water and Sewer Mains
- Construction of West Spruce Avenue
- Construction of 12' Wide Pedestrian Trail



Environmental Impact Report *(Continued)*

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; see Chapter 3 (Exhibit D-1) of the EIR for the full analysis:

- ❖ 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 *(Continued)*

Pursuant to CEQA Guidelines, environmental impacts can be classified as either ***Less than Significant, Less Than Significant with Incorporated Mitigation, Significant and Unavoidable***. The EIR determined most potential impacts can be mitigated to a *Less than Significant* level. However, 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

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FOLLOWING SLIDES ONLY TO BE UTILIZED IF NECESSARY

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Staff Recommendation

- 1.) CERTIFY** Final Environmental Impact Report (SCH No. 2021100443), for the proposed Costco Commercial Center Project;
Recommend adoption of the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15091; and,
Recommend adoption of the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and,
- 2.) APPROVE** Plan Amendment Application No. P21-01960, requesting 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,
- 3.) BILL** (for introduction and adoption) to approve Rezone Application No. P21-01960, requesting 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

Staff Recommendation

- 4.) APPROVE** Conditional Use Permit Application No. P21-01959, requesting 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, subject to compliance with Draft Conditions of Approval dated February 21, 2024.
- 5.) APPROVE** Conditional Use Permit Application No. P21-03251, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold, subject to compliance with Draft Conditions of Approval dated February 21, 2024.
- 6.) APPROVE** Planned Development Permit Application No. P21-03252, requesting authorization to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot tall fixtures.

Environmental Impact Report

An Environmental Impact Report, or “EIR,” is a document prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with a project. It is intended to serve as an informational document for the public agency decision-makers and the public regarding the potential environmental impacts associated with the construction of a proposed project. In addition to identifying potential environmental impacts, an EIR also identifies potential mitigation measures and alternatives to reduce potential significant environmental impacts.

The lead agency shall evaluate comments on environmental issues received from persons who reviewed the draft EIR and shall prepare a written response. The written response shall describe the disposition of significant environmental issues raised. In particular, the major environmental issues raised when the Lead Agency’s position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted.

There must be good faith, reasoned analysis in response.

Environmental Impact Report *(Continued)*

Response to Comments:

- ❖ Over 100 response letters were received during the public comment period.
- ❖ Consistent with CEQA Guidelines Sections 15088 and 15088.5, minor text changes were made to the EIR to clarify any errors, omissions, or misinterpretation of the report. In no case did the revisions result in a greater number of impacts or impacts of a greater severity than those set forth in the EIR. The clarifications and corrections did not constitute significant new information requiring recirculation of the EIR.
- ❖ The City exercised good faith and reasoned analysis in the response.

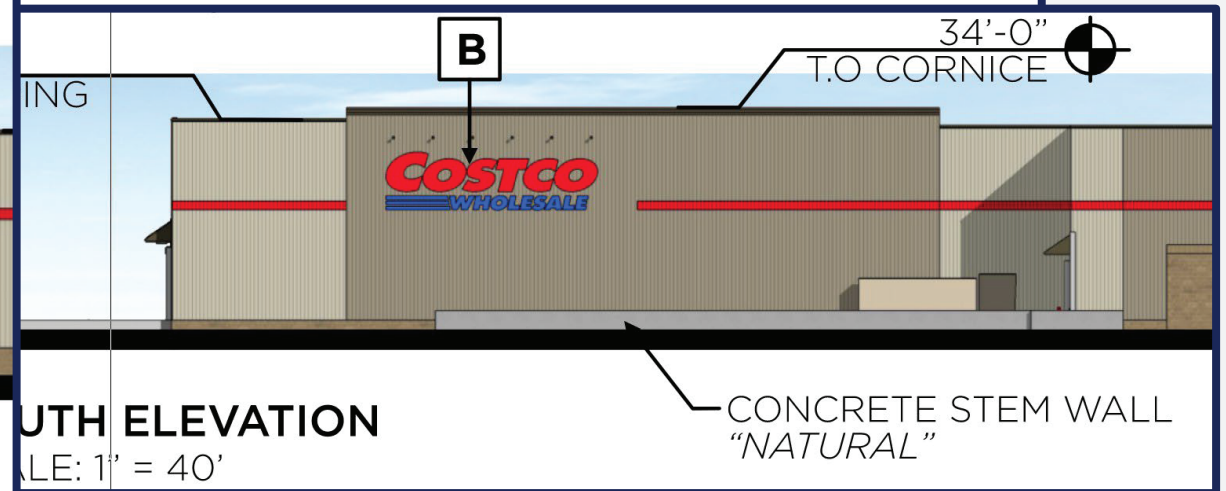
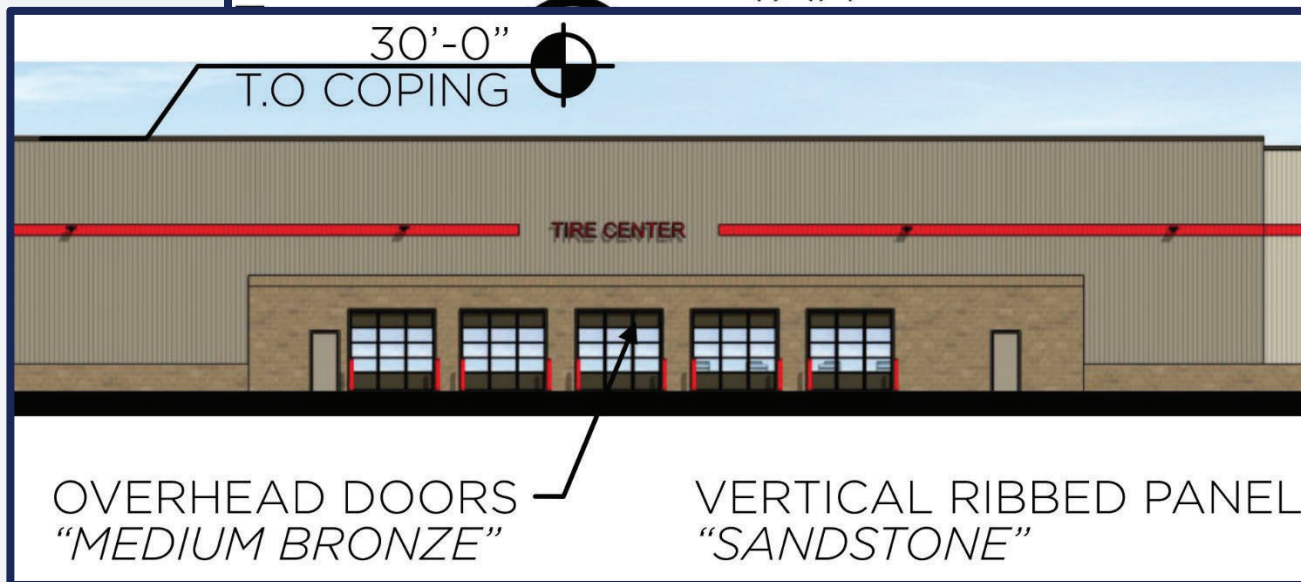
Environmental Impact Report *(Continued)*

Statement of Overriding Considerations:

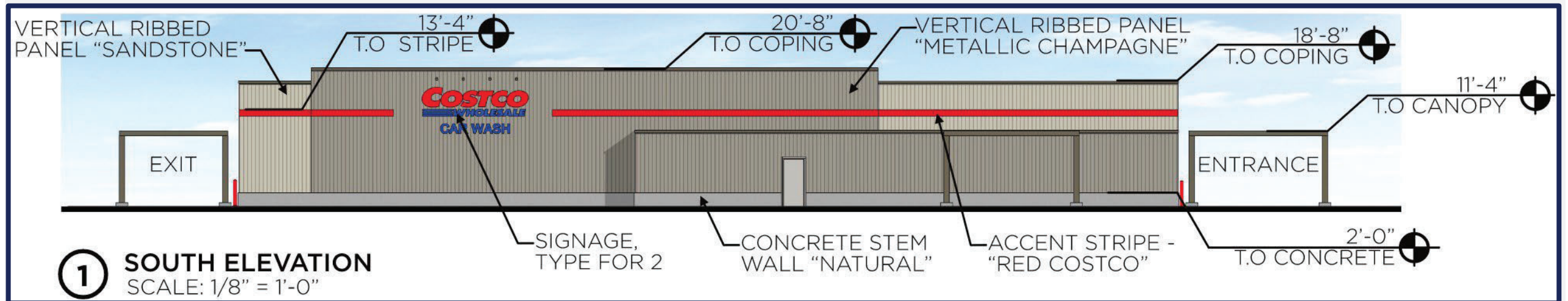
CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”

A Statement of Overriding Considerations was prepared for the project. (Staff Report Exhibit D-4)

Project Elevations Rendering



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