

**Exhibit M**  
**Public Comments Received**  
**Since February 27, 2024**

**City Council:**  
**Costco Commercial Center Project**

**From:** [Alyssa Stevens](#)  
**To:** [Steven Martinez](#)  
**Subject:** FW: Northwest Costco  
**Date:** Friday, March 8, 2024 1:27:51 PM  
**Attachments:** [image001.png](#)

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Hi Steven:

We received this e-mail, I just wanted to forward this so it is included in the public record for the project.

Thank you so much!! Our office super appreciates your work on this item!!



Alyssa Stevens  
Chief of Staff  
Council Vice President Mike Karbassi  
559-621-8000

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**From:** Renee Nealy <nealyfamily2@yahoo.com>  
**Sent:** Friday, March 8, 2024 1:22 PM  
**To:** Mike Karbassi <Mike.Karbassi@fresno.gov>  
**Cc:** Nelson Esparza <Nelson.Esparza@fresno.gov>; Annalisa Perea <Annalisa.Perea@fresno.gov>; Tyler Maxwell <Tyler.Maxwell@fresno.gov>; Luis Chavez <Luis.Chavez@fresno.gov>; Garry Bredefeld <Garry.Bredefeld@fresno.gov>  
**Subject:** Northwest Costco

**External Email: Use caution with links and attachments**

We live in the neighborhood where the proposed Costco is being considered to be built and have lived in our neighborhood for 18 years. **We are vehemently opposed to having a Costco literally in the middle of our neighborhood!!** The proposed new Costco will be across the street from an elementary school and middle school. In the mornings and in the afternoon there are several kids waiting for the school bus and there are many school buses along the streets picking up kids for school and dropping them off after school. The amount of traffic and congestion that this Costco will bring to our neighborhood will be

unprecedented! It is already congested with school buses and traffic with people traveling to work. The Environmental Impact Report cited four unavoidable impacts, which include an increase in construction noise and the most important of overall transportation impacts. It will not be safe for the children living in our neighborhood traveling to and from school; they have to walk to the bus stops in the morning and walk home from the bus stops in the afternoon. It is not safe for our children due to the increase in traffic this Costco will cause!

The neighborhood is quiet and safe; having the Costco at the proposed site will bring unwanted homeless people and thieves wandering into our neighborhood.

Why can't the Costco be built on one of the many empty fields near the Marketplace at El Paseo on Riverside Drive; that seems more like an optimal location near the shopping center instead of in the middle of a neighborhood.

**Please reconsider moving the Costco to a more industrial or commercial area, not in a neighborhood!!**

**From:** [Jose Valenzuela](#)  
**To:** [Andres Jauregui](#)  
**Cc:** [Steven Martinez](#)  
**Subject:** RE: Research on Costco's relocation impact  
**Date:** Wednesday, March 13, 2024 8:17:49 AM

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Dr. Jauregui,

I have transferred out of the Planning and Development Dept. I am looping in Steven Martinez the current planner on the project. Please work with him moving forward.

Best,

**Jose Valenzuela**

Project Manager – Utilities and On-Site Project Management  
Capital Projects Department

747 "R" Street, 2<sup>nd</sup> Floor

Fresno, CA 93721

Main Office: (559) 621-8880

Direct Line: (559) 621-8830

[www.fresno.gov](http://www.fresno.gov)

***Building a Better Fresno***



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**From:** Andres Jauregui <andresjauregui@mail.fresnostate.edu>  
**Sent:** Tuesday, March 12, 2024 10:19 PM  
**To:** Jose Valenzuela <Jose.Valenzuela@fresno.gov>  
**Subject:** Research on Costco's relocation impact

**External Email:** Use caution with links and attachments

Hello Jose! This is AJ, real estate professor and Director of the Gazarian Real Estate Center at Fresno State. I hope this email finds you well!

I'm currently doing research on the impact of Costco's relocation in Clovis back in 2019. I'm looking at how the relocation impacted commercial land prices. I am presenting the preliminary research results at the American Real Estate

Society's annual conference in Orlando in two weeks. I have been working with Andrew Haussler from the City of Clovis to recreate the timeline of events.

I wanted to incorporate into the analysis the news about the relocation of the West Shaw Costco location in Fresno. I was wondering if you could provide me with a timeline of events, please? Of course, the location is not yet open, but I would assume that real estate prices have been already impacted by the news.

So far, I know that there was a notice of preparation of an EIR in October 2021, which was completed in July 2023. Is it possible to know when the Conditional Use Permit was submitted? I also believe the Planning Commission has already approved the CUP, but the City County is delaying voting on it.

I hope you can help me. This will definitely enrich the analysis and give us more accurate results. Please feel free to call my cell 334-332-9683 if you'd like to discuss this further.

I hope to hear from you soon.

Best regards,

AJ

Andres Jauregui, Ph.D.  
Professor of Real Estate and Director  
Gazarian Real Estate Center

# Department of Finance, Real Estate, and Business Law

Craig School of Business

California State University, Fresno

Phone: 559.278.8328

[andresjauregui@mail.fresnostate.edu](mailto:andresjauregui@mail.fresnostate.edu)



**From:** [Erik Young](#)  
**To:** [Steven Martinez](#)  
**Subject:** FW: City of Fresno VM: Voice msg from DAY MAIN MENU 5592770004.  
**Date:** Wednesday, March 6, 2024 9:52:11 AM  
**Attachments:** [f2c1df20-4d75-4d61-ab31-02826e2e5955.WAV](#)

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Hey Steven,

I received the attached voicemail this morning pertaining to your Costco. Do you mind following up with Autumn when you have a chance?

Erik Young | Supervising Planner  
Current Planning | Planning & Development  
2600 Fresno Street | Fresno CA 93721  
559.621.8009  
[Erik.Young@Fresno.gov](mailto:Erik.Young@Fresno.gov)

Resources: [Planning & Development](#) | [GIS Data Hub – Interactive Zoning Map](#) | [Fresno Municipal Code](#)  
[Accela Citizens Access \(ACA\) Online Plans/Permits/Inspections](#) | [ACA Instruction Videos](#)

-----Original Message-----

From: [voicemail@fresno.gov](mailto:voicemail@fresno.gov) <[voicemail@fresno.gov](mailto:voicemail@fresno.gov)>  
Sent: Wednesday, March 6, 2024 8:59 AM  
To: Erik Young <[Erik.Young@fresno.gov](mailto:Erik.Young@fresno.gov)>  
Subject: City of Fresno VM: Voice msg from DAY MAIN MENU 5592770004.

Please call (559) 621-7200 to listen to your messages over the telephone.

**From:** [PublicCommentsPlanning](#)  
**To:** [Steven Martinez](#)  
**Cc:** [Phillip Siegrist](#)  
**Subject:** FW: Agenda item 24-245 new Costco  
**Date:** Wednesday, March 6, 2024 4:22:49 PM

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FYI

Rob Holt | Supervising Planner  
Current Planning | Planning & Development  
2600 Fresno Street | Fresno CA 93721  
559.621.8056  
[Robert.Holt@Fresno.gov](mailto:Robert.Holt@Fresno.gov)

Resources: Planning & Development | GIS Data Hub | Citywide Development Code  
Accela Citizens Access (ACA) | ACA "How To" Videos

-----Original Message-----

From: Cathy Caples <[cathybcaples@gmail.com](mailto:cathybcaples@gmail.com)>  
Sent: Wednesday, March 06, 2024 4:12 PM  
To: PublicCommentsPlanning <[PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov)>  
Subject: Agenda item 24-245 new Costco

External Email: Use caution with links and attachments

This letter is in support of building a new Costco on Herndon across from El Paseo. This mixed use area of NW Fresno was planned before houses were built across the street. I'm sorry the builder did not inform buyers that there would be retail across the street. With 40% of Fresno's population members of Costco, it's only fair to build Costco in all sectors of Fresno so that every member has access to all products. With easy access from new Veteran's Blvd, this Costco will serve the entire west side until Costco decides to build another store in Southeast or West. I do believe to support the residents, truck traffic should not have during sleeping hours unless there is an entrance for the trucks from Herndon on the Derek's Mini Storage side of the building. But minor changes shouldn't prevent building.

Thank you  
Cathy Caples

Sent from my iPhone



**From:** [Darrell Vincent](#)  
**To:** [PublicCommentsPlanning](#); [PublicCommentsPlanning](#)  
**Cc:** [Steven Martinez](#)  
**Subject:** Oppose the new Costco  
**Date:** Tuesday, March 12, 2024 11:59:00 AM

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External Email: Use caution with links and attachments

Hello City Councilman Mike Karbassi,

I am sending you this message to strongly urge you to oppose the new build of Costco in Northwest Fresno. Marketplace at El Paseo is an already busy area with somewhat manageable traffic. If a Costco is built there this will create a huge traffic congestion. People who live in the surrounding areas, myself included, do not want to detour or sit in traffic just to get home after a long day of work. I am sure that a lot of the people in these neighborhoods would agree.

Why does Fresno want to build another Costco in North Fresno when there are already two (Shaw and Abby)? Costco should be built in a commercial area in South Fresno where it could be more accessible to the rest of the community and away from residences in an already busy area.

Thank you for your time.

Respectfully,  
Darrell Vincent  
559-269-0129

**From:** [Planning](#)  
**To:** [Steven Martinez](#)  
**Cc:** [PublicCommentsPlanning](#)  
**Subject:** FW: Costco in NW Fresno Disapproval  
**Date:** Thursday, March 7, 2024 1:48:13 PM

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**Pam Mariano | Administrative Clerk II**  
Planning & Development Department  
**2600 Fresno Street | Fresno CA 93721**  
559.621.8487  
[Pamela.Mariano@Fresno.gov](mailto:Pamela.Mariano@Fresno.gov)



**Resources:** [Planning & Development](#) | [GIS Data Hub](#) | [Citywide Development Code](#)  
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

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**From:** James Fleck <jfleck5@icloud.com>  
**Sent:** Thursday, March 7, 2024 12:59 PM  
**To:** Planning <Planning@fresno.gov>  
**Subject:** Costco in NW Fresno Disapproval

**External Email:** Use caution with links and attachments

I'm writing this to inform the council of my disapproval of the Costco project in NW Fresno for many reasons.

First, the huge increase in traffic in the area, which is already congested most of the day because of the new strip mall in the same location. The access to the homes that now exist across the street will be compromised, along with the constant noise, pollution, and lights that will degrade the environment even more. What about access to the Golf Course? The increase in noise, pollution, lights and traffic congestion to name a few of my concerns is why I disapprove of "The world's Largest Costco" be located at the proposed site.

Life long resident of NW Fresno, Thank You, James Fleck

**From:** [Joseph Lee](#)  
**To:** [Jose Valenzuela](#)  
**Subject:** largest Costco built  
**Date:** Saturday, March 23, 2024 2:14:13 PM

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**External Email:** Use caution with links and attachments

When is the largest size Costco being built in the city of Fresno?

- Joseph Lee

**From:** [Loretta Hanson](#)  
**To:** [PublicCommentsPlanning](#)  
**Cc:** [Steven Martinez](#)  
**Subject:** Costco  
**Date:** Saturday, March 9, 2024 11:59:36 AM

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External Email: Use caution with links and attachments

Please vote against the Costco moving to Herndon and Riverside Drive. It will create such a mess in our neighborhood!! It is too close to homes and the traffic will be out of control. Seems like properties farther south on Riverside Drive next to the shopping center and Highway 99 would be much more accessible and appropriate

Loretta Hanson

Sent from my iPhone

**From:** [Jose Valenzuela](#)  
**To:** [Steven Martinez](#)  
**Cc:** [Phillip Siegrist](#)  
**Subject:** FW: Costco proposal Thursday Meeting  
**Date:** Wednesday, March 6, 2024 8:13:30 AM

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FYI.

**Jose Valenzuela**

Project Manager – Utilities and On-Site Project Management  
Capital Projects Department  
747 "R" Street, 2<sup>nd</sup> Floor  
Fresno, CA 93721  
Main Office: (559) 621-8880  
Direct Line: (559) 621-8830

[www.fresno.gov](http://www.fresno.gov)

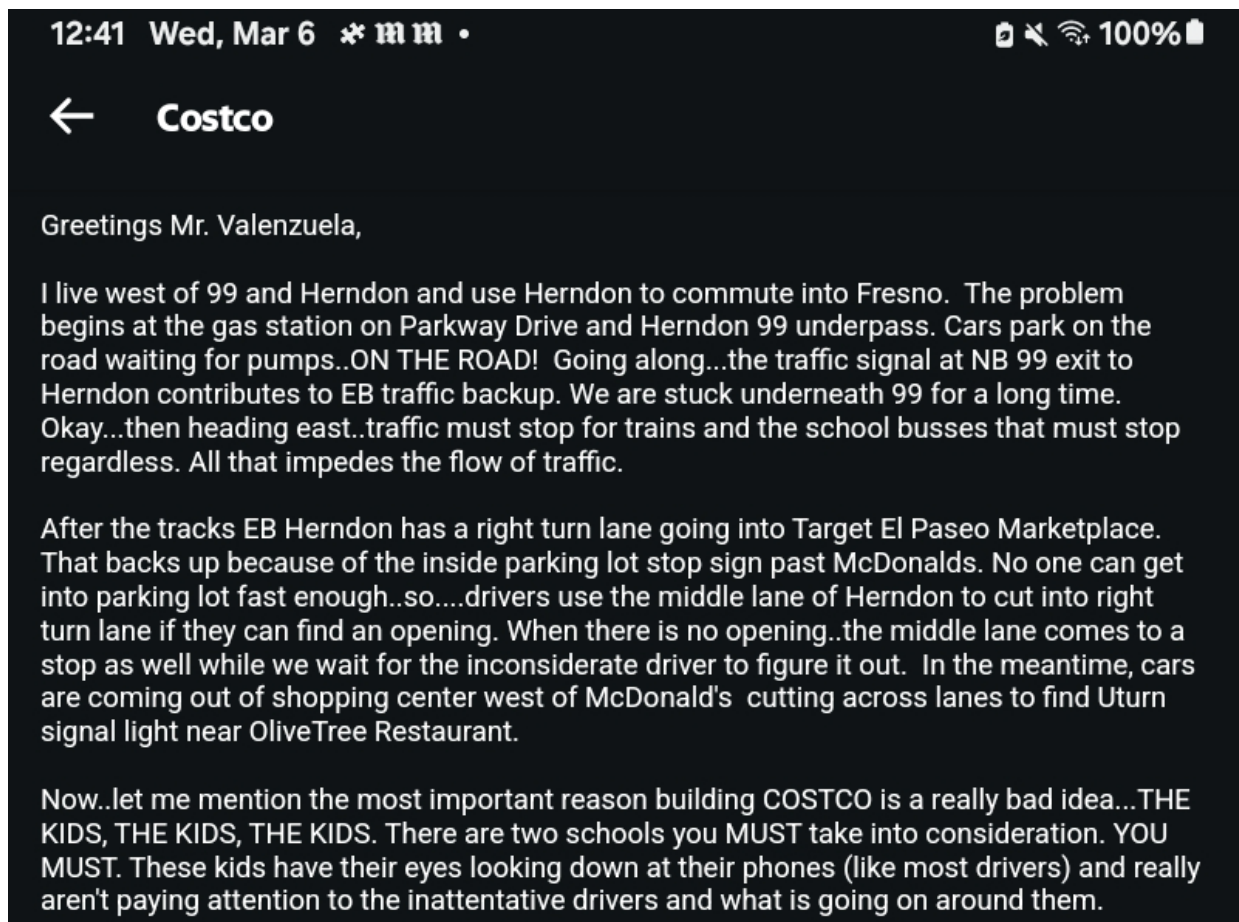
***Building a Better Fresno***



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**From:** Patricia Yaralian <patriciayaralian@yahoo.com>  
**Sent:** Wednesday, March 6, 2024 12:44 AM  
**To:** Jose Valenzuela <Jose.Valenzuela@fresno.gov>  
**Subject:** Costco proposal Thursday Meeting

**External Email:** Use caution with links and attachments



This isn't the hometown feeling of the Fresno I want to be proud of. FRESNO is loosing it's IDENTITY. It's just a wannabe (gonnabe) large city sprawling out of control. And it is out of control. Already. Stop the MADNESS.

Ask yourself what you really care about? Development dollars or the safety of people in Fresno? Because that area is NOT safe, road rage promoting scenarios at every stretch of that part of Herndon.

Haven't the planners learned anything from SHAW AVENUE west of 99? Focus on fixing that mess. Please don't make a new UNSAFE mess. Besides there is no other eastbound road choice that can get us into Fresno from the farming community west of 99.

I invite you to drive along with me ANYDAY and ANYTIME of the week. Please let me drive you, and show you step by step what I encounter daily in that area. And it's really sad, because I haven't even hit the 50 mph speed limit yet. Oh, is it 50? Everyone else is driving 65+.

If you have any love for Fresno and promoting a healthy environment, please take me up on my invitation to drive with me. Should only take an hour of your time in the 1/8 mile distance.

Sincerely,

Pat Yaralian  
559.277.2845 RSVP



R

12:41 Wed, Mar 6 \* m m •

100%



Costco

Greetings Mr. Valenzuela,

I live west of 99 and Herndon and use Herndon to commute into Fresno. The problem begins at the gas station on Parkway Drive and Herndon 99 underpass. Cars park on the road waiting for pumps..ON THE ROAD! Going along...the traffic signal at NB 99 exit to Herndon contributes to EB traffic backup. We are stuck underneath 99 for a long time. Okay...then heading east..traffic must stop for trains and the school busses that must stop regardless. All that impedes the flow of traffic.

After the tracks EB Herndon has a right turn lane going into Target El Paseo Marketplace. That backs up because of the inside parking lot stop sign past McDonalds. No one can get into parking lot fast enough..so....drivers use the middle lane of Herndon to cut into right turn lane if they can find an opening. When there is no opening, the middle lane comes to a



turn lane if they can find an opening. When there is no opening..the middle lane comes to a stop as well while we wait for the inconsiderate driver to figure it out. In the meantime, cars are coming out of shopping center west of McDonald's cutting across lanes to find Uturn signal light near OliveTree Restaurant.

Now..let me mention the most important reason building COSTCO is a really bad idea...THE KIDS, THE KIDS, THE KIDS. There are two schools you MUST take into consideration. YOU MUST. These kids have their eyes looking down at their phones (like most drivers) and really aren't paying attention to the inattentative drivers and what is going on around them.

This isn't the hometown feeling of the Fresno I want to be proud of. FRESNO is losing its IDENTITY. It's just a wannabe (gonnabe) large city sprawling out of control. And it is out of control. Already. Stop the MADNESS.

Ask yourself what you really care about? Development dollars or the safety of people in Fresno? Because that area is NOT safe, road rage promoting scenarios at every stretch of that part of Herndon.

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Sincerely,

Pat Yaralian  
559.277.2845 RSVP



**From:** [Patricia Yaralian](#)  
**To:** [Steven Martinez](#)  
**Cc:** [Phillip Siegrist](#)  
**Subject:** Costco Plan Herndon/99  
**Date:** Wednesday, March 6, 2024 3:01:11 PM

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**External Email:** Use caution with links and attachments

Good Afternoon Gentlemen,

Please check your email from prior plan manager Jose Valenzuela to read my disapproval (2) emails of planned Costco sight. Due to lack of my knowledge, I was unaware you are the new contacts.

I worked hard writing my concerns in regards to this project. Please take the time to read them and to fairly present them at the meeting tomorrow night.

Feel free to contact me if you have any questions or concerns.

Thank you.

Patricia Yaralian  
559.277.2845



**From:** [Patricia Yaralian](#)  
**To:** [Steven Martinez](#)  
**Subject:** RE: Costco Plan Herndon/99  
**Date:** Thursday, March 7, 2024 3:17:20 PM

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**External Email:** Use caution with links and attachments

I just was informed the project has been temporarily put on hold. I can't express my relief enough. It just might help renew my faith in Fresno leadership. Thank you for sharing my concerns. It means alot because we were listened to and heard. Patricia

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Mar 7, 2024 at 2:57 PM, Steven Martinez  
<[Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)> wrote:

Greetings,

Thank you for the submission of your comment. The comment has been added to the administrative record for review.

Thank You.

**Steven Martinez | Planner**

Current Planning | Planning & Development

**2600 Fresno Street | Fresno CA 93721**

559.621.8047

[Steven.Martinez@Fresno.gov](mailto:Steven.Martinez@Fresno.gov)



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**From:** Patricia Yaralian <[patriciayaralian@yahoo.com](mailto:patriciayaralian@yahoo.com)>

**Sent:** Wednesday, March 6, 2024 3:01 PM  
**To:** Steven Martinez <Steven.Martinez@fresno.gov>  
**Cc:** Phillip Siegrist <Phillip.Siegrist@fresno.gov>  
**Subject:** Costco Plan Herndon/99

**External Email:** Use caution with links and attachments

Good Afternoon Gentlemen,

Please check your email from prior plan manager Jose Valenzuela to read my disapproval (2) emails of planned Costco sight. Due to lack of my knowledge, I was unaware you are the new contacts.

I worked hard writing my concerns in regards to this project. Please take the time to read them and to fairly present them at the meeting tomorrow night.

Feel free to contact me if you have any questions or concerns.

Thank you.

Patricia Yaralian

559.277.2845

**From:** [Jose Valenzuela](#)  
**To:** [Steven Martinez](#)  
**Cc:** [Phillip Siegrist](#)  
**Subject:** FW: Costco Proposal Thursday Meeting  
**Date:** Wednesday, March 6, 2024 8:13:50 AM

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FYI.

**Jose Valenzuela**

Project Manager – Utilities and On-Site Project Management

Capital Projects Department

747 "R" Street, 2<sup>nd</sup> Floor

Fresno, CA 93721

Main Office: (559) 621-8880

Direct Line: (559) 621-8830

[www.fresno.gov](http://www.fresno.gov)

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**From:** Patricia Yaralian <patriciayaralian@yahoo.com>

**Sent:** Wednesday, March 6, 2024 2:05 AM

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

**Subject:** Costco Proposal Thursday Meeting

**External Email: Use caution with links and attachments**

Greetings Mr. Valenzuela,

I just have the hardest time understanding the mentality of Fresno's leadership as I once again am writing to voice my disapproval of the proposed location of a new Costco site on Herndon and 99.

Traffic congestion and safety of the local school children are my main concerns. I drive eastbound to work on Herndon and I assure you that the traffic is already chaotic. I'm sad for the people that live in the area and the fact Fresno planners think a new Costco will be a healthy addition to the area.

Gas stations, 24/7 truck deliveries, and people migration from nearby towns to shop is not a nice thing to FORCE on residents and commuters in that area. There is a very busy train track to contend with also. The freight trains are long and slow along Golden State Boulevard. Traffic backup is comparable to the starting line of a drag race. It's madness...come on. REALLY?

Mental health of Fresno residents should be a top priority. This proposed Costco site and the years of development disruption doesn't support a healthy environment. We have had to endure High

Speed Rail, Veterans Boulevard and El Paseo Shopping Center construction. We have lost our hometown feel. No one belongs anymore. I mourn.

Please share my concerns against this plan at Thursday's meeting. And please feel free to contact me IF my voice will matter. That's a BIG "IF".

Thank you.

Regretfully,

Pat Yaralian  
559.277.2845

**From:** [Planning](#)  
**To:** [Steven Martinez](#)  
**Cc:** [PublicCommentsPlanning](#)  
**Subject:** FW: Northwest Costco  
**Date:** Thursday, March 7, 2024 1:48:15 PM

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**Pam Mariano | Administrative Clerk II**  
Planning & Development Department  
**2600 Fresno Street | Fresno CA 93721**  
559.621.8487  
[Pamela.Mariano@Fresno.gov](mailto:Pamela.Mariano@Fresno.gov)



**Resources:** [Planning & Development](#) | [GIS Data Hub](#) | [Citywide Development Code](#)  
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

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**From:** Renee Nealy <nealyfamily2@yahoo.com>  
**Sent:** Wednesday, March 6, 2024 7:23 PM  
**To:** Planning <Planning@fresno.gov>  
**Subject:** Northwest Costco

**External Email:** Use caution with links and attachments

We live in the neighborhood where the proposed Costco is being considered to be built. **We are vehemently opposed to having a Costco literally in the middle of our neighborhood!!** The proposed new Costco will be across the street from an elementary school and middle school. In the mornings and in the afternoon there are several kids waiting for the school bus and there are many school buses along the streets picking up kids for school and dropping them off after school. The amount of traffic and congestion that this Costco will bring will be unprecedented! It is already congested with school buses and traffic with people traveling to work. The Environmental Impact Report cited four unavoidable impacts, which include an increase in construction noise and the most important of overall transportation impacts. It will not be safe for the children living in our neighborhood traveling to and from school; they have to walk to the bus stops in the morning and walk home from the bus stops in the afternoon. It is not safe for our children due to the

increase in traffic this Costco will cause!

The neighborhood is quiet and safe; having the Costco there will bring unwanted homeless people and thieves wandering into our neighborhood.

Why can't the Costco be built in one of the many empty fields near the Marketplace at El Paseo on Riverside Drive; that seems more like an optimal location instead of in the middle of a neighborhood.

**Please reconsider moving the Costco to a more industrial or commercial area, not in a neighborhood!!**

**From:** [Steven Martinez](#)  
**To:** [sandra.velazquez7@gmail.com](mailto:sandra.velazquez7@gmail.com)  
**Cc:** [PublicCommentsPlanning](#)  
**Subject:** RE: Planning and development of proposed new NEW Fresno Costco  
**Date:** Thursday, March 7, 2024 5:20:51 PM  
**Attachments:** [78153da7-1fa4-43f0-97d1-f21b6395d7af.WAV](#)

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Greetings,

Thank you for the submission of your comments. The comments has been added to the administrative record for review.

In Public Service,  
**Steven Martinez | Planner**  
Current Planning | Planning & Development  
**2600 Fresno Street | Fresno CA 93721**  
559.621.8047  
[Steven.Martinez@Fresno.gov](mailto:Steven.Martinez@Fresno.gov)



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**From:** Sandra Velazquez <[noreply@fresnoemail.org](mailto:noreply@fresnoemail.org)>  
**Sent:** Thursday, March 7, 2024 4:20 PM  
**To:** OCC Customer Service <[OCC2@fresno.gov](mailto:OCC2@fresno.gov)>  
**Subject:** Planning and development of proposed new NEW Fresno Costco

**External Email: Use caution with links and attachments**

<b>First Name</b>	Sandra
<b>Last Name</b>	Velazquez
<b>Email</b>	<a href="mailto:sandra.velazquez7@gmail.com">sandra.velazquez7@gmail.com</a>
<b>Phone Number</b>	(559) 284-6582
<b>Subject</b>	Planning and development of proposed new NEW Fresno Costco
<b>Message</b>	<p>Hi</p> <p>I live in the neighborhood of the proposed Costco and am very concerned About it being built. As it is I already feel it's very congested with the new veterans blvd abd shopping center, I've lived in the area for 22 years and I miss the quiet</p>

neighborhood I once had. Please don't let it be built im against it

<b>IP Address</b>	107.77.213.56
<b>User-Agent (Browser/OS)</b>	Apple Safari 17.3.1 / OS X
<b>Referrer</b>	<a href="https://www.fresno.gov/contact/">https://www.fresno.gov/contact/</a>



**From:** [Jose Valenzuela](#)  
**To:** [Steven Martinez](#)  
**Subject:** FW: Smog shop @ Costco  
**Date:** Thursday, March 28, 2024 11:15:41 AM

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Steven,

For your reference.

Thank you,

**Jose Valenzuela**

Project Manager – Utilities and On-Site Project Management  
Capital Projects Department

747 "R" Street, 2<sup>nd</sup> Floor

Fresno, CA 93721

Main Office: (559) 621-8880

Direct Line: (559) 621-8830

[www.fresno.gov](http://www.fresno.gov)

***Building a Better Fresno***



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**From:** Sehaj Sabharwal <sehajsabharwal81@gmail.com>  
**Sent:** Thursday, March 28, 2024 10:59 AM  
**To:** Jose Valenzuela <Jose.Valenzuela@fresno.gov>  
**Subject:** Smog shop @ Costco

**External Email: Use caution with links and attachments**

Hi Jose,

We are interested to collaborate with you in opening a Smog shop/machanic shop in the New comming **Costco site**.

You are going to have a Carwash, Tire shop the only thing you are missing is a **Smog/machanic shop**.

It would also help in bringing more people and we would give every customer a 5 star customer experience.

My Uncle has its own workshop from the past **20+ years**. With that experience and customer satisfaction sky I'd the limit

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We can put more downpayment to.  
Please let me know.

Appreciate  
Sage

**From:** [Steven Martinez](#)  
**To:** [Xavier Flores](#); [PublicCommentsPlanning](#)  
**Subject:** RE: costco on herndon  
**Date:** Tuesday, February 27, 2024 1:40:04 PM

---

Greetings.

Thank you for the submission of your comment. It will be added to the administrative record for review.

As far as Spruce Avenue:

Currently Spruce terminates at two intersections: Spruce Avenue and Riverside Drive; Spruce Avenue and Strother Avenue. Spruce does not have a segment across the project site. The applicant (Costco) will extend and enhance West Spruce Avenue from North Riverside Drive to the intersection with North Sandrini Avenue. The connection will be consistent with the City of Fresno Active Transportation Plan. The asphalt roadway will include curb, gutter, sidewalk, Class II bicycle facilities, and streetlights.

Thank You.

**Steven Martinez | Planner**

Current Planning | Planning & Development

**2600 Fresno Street | Fresno CA 93721**

559.621.8047

[Steven.Martinez@Fresno.gov](mailto:Steven.Martinez@Fresno.gov)



---

**From:** Xavier Flores <xaviersniper@gmail.com>  
**Sent:** Tuesday, February 27, 2024 1:33 PM  
**To:** PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>  
**Cc:** Steven Martinez <Steven.Martinez@fresno.gov>  
**Subject:** costco on herndon

**External Email: Use caution with links and attachments**

Hello , I've been a resident off of Spruce and Hayes since 1993 and after looking at the map and roads going in and out of that Costco its a big concern if you open that dead end at Spruce. That's if I am reading it right !

The amount of folks and kids on Spruce everyday along with the elderly that are on there power chairs, the traffic from Costco is gonna destroy our neighborhood , School buses also

picking up and dropping off kids on Spruce is another issue.

I am all in for New Business in Fresno but not at the expense of losing our peaceful setting, that neighborhood has been a Great place to live and raise a family.

Hoping for the best for us all ,

Xavier Flores

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