

**Exhibit F-1 – Notice of Public Hearing  
(Planning Commission & City Council)**

**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

**CITY OF FRESNO**  
**PLANNING AND DEVELOPMENT DEPARTMENT | NOTICE OF PUBLIC HEARING**  
**PLAN AMENDMENT AND REZONE NO. P21-01960, CONDITIONAL USE PERMIT NOS. P21-01959**  
**and P21-03251, PLANNED DEVELOPMENT PERMIT NO. P21-03252, AND THE RELATED**  
**ENVIRONMENTAL ASSESSMENT**

*Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046 o por correo electrónico a [Valeria.Ramirez@fresno.gov](mailto:Valeria.Ramirez@fresno.gov).*

**NOTICE IS HEREBY GIVEN** that the Fresno City Planning Commission and City Council, in accordance with Fresno Municipal Code (FMC) Chapter 15, Sections 4902, 4903, 5005, 5007 and 5801-5812, and California Government Code Section 65854 will conduct public hearings to consider the items below, filed by the Costco Wholesale Corporation, pertaining to approximately 22.4-acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive:

- 1) **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, between North Riverside Drive and North Hayes Avenue, from an Expressway to a Super Arterial; and,
- 2) **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; and,
- 3) **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; and,
- 4) **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; and,
- 5) **Final Environmental Impact Report (SCH No. 2021100443)** and its related components for the proposed Costco Commercial Center Project.

<b>FRESNO CITY PLANNING COMMISSION</b>	<b>FRESNO CITY COUNCIL</b>
<b>Date:</b> Wednesday, May 6, 2026 <b>Time:</b> 6:00 P.M. or Thereafter <b>Place:</b> City Hall Council Chamber, 2 <sup>nd</sup> Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the Planning Commission agenda found here: <a href="https://fresno.legistar.com/Calendar.aspx">https://fresno.legistar.com/Calendar.aspx</a>	<b>Date:</b> Thursday May 21, 2026 <b>Time:</b> 9:20 A.M. or Thereafter <b>Place:</b> City Hall Council Chamber, 2 <sup>nd</sup> Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the City Council agenda found here: <a href="https://fresno.legistar.com/Calendar.aspx">https://fresno.legistar.com/Calendar.aspx</a>

Any interested person may watch one or both meetings electronically during the public hearing through instructions provided on the Planning Commission and City Council Agendas. Any interested person may appear at one or both public hearings and present written testimony or speak in favor or against the project proposal. Pursuant to the Planning Commission rules and procedures, all documents and/or written testimony for the Planning Commission’s consideration should be submitted by 4:00 p.m. the day prior to the Commission agenda item being heard. Submissions shall be provided via e-comment or by email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (cc [Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)). Pursuant to the City Council’s meeting rules and procedures, all documents and/or written testimony for the Council’s consideration should be submitted at least 24 hours in advance of the agenda item being heard. Submissions shall be provided to the City Clerk via email at [Clerk@fresno.gov](mailto:Clerk@fresno.gov).

If an individual challenges the above applications in court, they may be limited to raising only those issues that were raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Development Department and/or Planning Commission and City Council at, or prior to, the public hearing. The Planning Commission’s recommendations on the proposed Plan Amendment and Rezone, Conditional Use Permits, Planned Development Permit, and Environmental Assessment will be considered by the City Council.

Documents related to the project are available for public review at the Planning and Development Department during normal business hours (Monday - Friday, 8:00 AM - 5:00 PM) by appointment only. Electronic copies of the documents may also be requested for review. Please contact Planner Steven Martinez, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8047 or via e-mail at [Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov) to request electronic copies or schedule an appointment to view documents.

**PLANNING AND DEVELOPMENT DEPARTMENT**

Jennifer K. Clark, AICP, Director  
Dated: April 15, 2026  
Assessor’s Parcel No.: 503-020-12

**SEE MAP ON REVERSE SIDE**

**THIS IS A LEGAL NOTICE REGARDING:**  
Costco Commercial Center Project  
[7120 N RIVERSIDE DR, FRESNO, CA 93722]

**VICINITY MAP**

**Address: 7120 N RIVERSIDE DR, FRESNO, CA 93722 | APN: 503-020-12**

