

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE COSTCO COMMERCIAL CENTER LOCATED AT 7120 NORTH RIVERSIDE DRIVE

Date: July 11, 2023

To: State Clearinghouse, Responsible Agencies, Interested Parties and Organizations

Subject: Notice of Availability of a Draft Environmental Impact Report for the Costco Commercial Center project, located at 7120 North Riverside Drive S/A.

Lead Agency: City of Fresno
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Comment Period: July 11, 2023 to August 25, 2023

Notice is Hereby Given that the City of Fresno (City) is the Lead Agency on the below-described Costco Commercial Center Project (proposed project) and has completed a Draft Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA).

Project Title: Costco Commercial Center located at 7120 North Riverside Drive (Plan Amendment/Rezone Application No. P21-01960, Conditional Use Permit Application P21-01959, Conditional Use Permit Application No. P21-03251, and related Planned Development Permit Application No. P21-03252) (State Clearinghouse No. 2021100443).

Project Location: The Costco Commercial Center development area consists of approximately 22.4 acres of vacant land located at 7120 North Riverside Drive S/A (APN: 503-020-12), generally situated at the northeast corner of the West Herndon Avenue and North Riverside Drive in the City of Fresno.

Project Description: The Costco Wholesale Corporation (Costco) proposes to construct the Costco Commercial Center, including a new Costco facility with an attached tire center and a detached gas station and drive-through car wash in the City of Fresno. The existing Costco at West Shaw Avenue would relocate to the new facility, which would be sized to accommodate the customer base in northwest Fresno. The project also includes a proposed general plan amendment and rezone to reclassify the adjacent portion of West Herndon Avenue from the Expressway to Super Arterial road designation to allow for appropriate vehicle access.

Significant and Unavoidable Impacts: The Draft EIR identifies significant and unavoidable impacts related to:

- Noise and Vibration
- Transportation and Circulation

Impacts Reduced to Less Than Significant with Mitigation

- Archaeological, Historical, and Tribal Cultural Resources
- Biological Resources

Mitigation measures identified in the Draft EIR would reduce potentially significant effects to less-than-significant levels in all areas except the identified unavoidable impacts. The project site is not contaminated and is not identified as a cleanup site as defined by Government Code Section 65962.5.

Public Review Period: The City of Fresno will receive public comments on the Draft EIR from July 11, 2023 through August 25, 2023. All documents related to this project are available for public review during normal business hours (Monday - Friday, 8:00 A.M. – 5:00 P.M.) by appointment only, at the Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721. Electronic copies may also be requested for review. Please contact Jose Valenzuela via e-mail or by phone to request electronic copies or to schedule an appointment to view documents. Documents related to this project can also be accessed on the City's website at: [Planning and Development | Plans & Projects Under Review \(fresno.gov\)](https://www.fresno.gov/planning-and-development/plans-projects-under-review)

Written comments concerning the Draft EIR are due by 5:00 P.M. on August 25, 2023, and should be submitted to Jose Valenzuela (contact information provided above).