

E 202310000194

NOTICE OF DETERMINATION

FILED

APR 19 2024

TIME  
10:09am

TO: County Clerk  
County of Fresno  
2220 Tulare Street, 1st Floor  
Fresno, CA 93721

FROM: City of Fresno  
2600 Fresno Street, Room 3049  
Fresno, CA 93721  
Contact: Phillip Siegrist, Planning Manager  
Phone: (559) 621-8061

FRESNO COUNTY CLERK  
By *[Signature]*  
DEPUTY

**SUBJECT:** *Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**State Clearinghouse Number:** 2021100443

**Project Title:** Herndon and Riverside Costco Commercial Project; Plan Amendment/Rezone Application No. P21-01960, Conditional Use Permit Application Nos. P21-01959 and P21-03251, and Planned Development Permit Application No. P21-03252

**Project Applicant:** Costco Wholesale Corporation  
999 Lake Drive  
Issaquah, WA 98027

**Project Location:** 7120 North Riverside Drive, located at the northeast corner of North Riverside Drive and West Herndon Avenue in the City and County of Fresno

**Project Description:** The subject project proposes to relocate the existing Shaw Avenue Costco located at 4500 West Shaw Avenue to a new 22.4-acre site located at the northeast corner of West Herndon Avenue and North Riverside Drive (noted above). In order to facilitate the relocation project, the following entitlement applications were filed: Plan Amendment/Rezone Application No. P21-01960; Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251 and Planned Development Permit Application No. P21-03252.

Plan Amendment Application No. P21-01960 proposes to amend the Fresno General Plan and the Bullard Community Plan to change the existing planned land use designation for the subject property from Commercial - Community to Commercial - General. Further, the plan amendment proposes to reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial.

The rezone application component proposes 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/conditions of zoning*) zone district to the CG/UGM/cz (*General Commercial/Urban Growth Management/conditions of zoning*) zone district in accordance with the Plan Amendment Application.

Conditional Use Permit Application No. P21-01959, requests to construct a ±219,216 square-foot warehouse retail building, ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps. The warehouse footprint is comprised of ±163,539 square-feet for retail sales, ±4,422 square-feet for loading/receiving, ±46,834 square-feet for market delivery operation, ±3,233 square-feet of open canopy space, and ±1,188 square-feet of building envelope. Additional on- and off-site improvements to be provided include but are not limited to new drive approaches; on-site parking; curbs, gutters, and sidewalks; a trail; and landscaping. In addition, the project includes connecting Spruce Avenue to Riverside Drive. It's noted that under the current planned land use and zone district of Community Commercial, the proposed carwash would be prohibited. Under the proposed Commercial General planned land use and zone district, the proposed use would be permitted with an approved conditional use permit.

Conditional Use Permit Application No. P21-03251 requests 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.

Planned Development Permit Application No. P21-03252, request to modify parking lot development standards to allow for 36.5-foot-tall light fixtures rather than 25-foot light fixtures.

This is to advise that the City of Fresno as Lead Agency has approved the above described project on April 18,

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2024 and has made the following determinations regarding the above described project:

1. The Project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program was adopted for this project.
5. A Statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

All environmental documents are available for public review during normal business hours (Monday - Friday, 8:00 A.M. - 5:00 P.M.) at the Planning and Development Department at 2600 Fresno Street, Room 3043, Fresno, CA 93721. The environmental documents are also available on the City's website at the following link: <https://www.fresno.gov/planning/plans-projects-under-review/>.

**Signature:** Phillip Siegrist  
**Name & Title:** Phillip Siegrist, Planning Manager  
**Project Approval Date:** April 18, 2024

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.