Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH # 2021100442

Project Title: Fresno Costco Commercial Center Project

Lead Agency: City of Fresno

Contact Name: Steven Martinez

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Project Location: City of Fresno, Fresno County

City *County*

Project Description (Proposed actions, location, and/or consequences).

The Costco Wholesale Corporation 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 the Super Arterial road designation to allow for appropriate vehicle access.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact 3.4-1: Cause a Substantial Adverse Change in the Significance of Archaeological Resources & Impact 3.4-2: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource/Mitigation Measure 3.4-1a: Develop and Implement a Worker Environmental Awareness Program & Mitigation Measure 3.4-1b: Retain an Archaeological Monitor and Native American Monitor, and Halt Ground-Disturbing Activity upon Discovery of Subsurface Archaeological Features or Tribal Cultural Resources

Impact 3.4-4: Directly or Indirectly Destroy a Unique Paleontological Resource or Site or Unique Geologic Feature/Mitigation Measure 3.4-4: Halt Ground-Disturbing Activity upon Discovery of Subsurface Paleontological Resources

Impact 3.5-1: Result in Disturbance to or Loss of Special-Status Wildlife Species and Habitat/Mitigation Measure 3.5-1a: Conduct Take Avoidance Survey for Burrowing Owl, Implement Avoidance Measures, and Compensate for Loss of Occupied Burrows & Mitigation Measure 3.5-1b: Conduct Focused Surveys for Swainson's Hawk, White-Tailed Kite, Other Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

Impact 3.11-1: Generate a Substantial Temporary Increase in Ambient Noise Levels in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards of Other Agencies/ Mitigation Measure 3.11-1: Implement Additional Measures to Reduce Exposure to Construction Noise Reduction during Noise-Sensitive Time Periods

Impact 3.11-3: Generate a Substantial Permanent Increase in Ambient Noise Levels in the Vicinity of the Project due to Operational Stationary and On-Site Noise in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards of Other Agencies/ Mitigation Measure 3.11-3: Reduce Exposure of Existing Sensitive Receptors to Noise Generated by Loading Dock Activity

Impact 3.11-5: Generate a Substantial Permanent Increase in Ambient Noise Levels in the Vicinity of the Project due to Intermittent Single-Event Noise Levels from Trucks in Excess of Standards Established in the Local General Plan or Noise Ordinance, or Applicable Standards of Other Agencies/ Mitigation Measure 3.11-5: Implement Traffic Noise Reduction Measures along North Riverside Drive

Impact 3.13-2: Conflict or Be Inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) Regarding Vehicle Miles Traveled & Impact 4-13: Cumulative Transportation and Circulation Impacts/Mitigation Measure 3.13-2: Provide a Mandatory Commute Reduction Program for Costco Employees

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)/ Mitigation Measure 3.13-3: Provide Off-Site Improvements

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The City released a notice of preparation (NOP) for this EIR on October 22, 2021. Comments were received regarding traffic congestion, safety, and access; air quality and the proximity of the gas station to nearby sensitive receptors; access to existing recreational trails; and lighting.

Following certification of the EIR in March of 2024, a lawsuit was filed that raised concerns about zoning consistency, evaluation of greenhouse gases, and alternatives. The Partially Recirculated Draft EIR (PR-DEIR) is intended to comply with the Fresno County Superior Court's ruling issued in July 2025 in Fresno County Superior Court Case No. 24CECG02208, *Herndon-Riverside Coalition for Responsible Planning and Development v. City of Fresno et al.* and the requirements of CEQA. Based on the Court's ruling in the lawsuit, the greenhouse gas analysis in the 2024 EIR that was previously prepared and certified by the City pursuant to CEQA for the project has been revised and is being recirculated to remove reference to the 2021 GHGRP. This is the only substantive section of the 2024 EIR being revised and recirculated. The 2024 EIR was upheld in the lawsuit as to the other challenged CEQA issue, the alternatives analysis. No sections of the 2024 EIR other than the analyses of GHG emissions and climate change and alternatives were challenged in the Lawsuit. For context, the Court's reference to the 2021 GHGRP being set aside pertains to the Fifth District Circuit Court of Appeal's unpublished August 6, 2024 decision in the *South Fresno Community Alliance v. City of Fresno* matter (Case No. F086180), where the Court of Appeal directed that the City be compelled to set aside its Program Environmental Impact Report for the continued implementation of the City's 2014 General Plan (including the 2021 GHGRP) that the City had certified in 2021. In accordance with the Court of Appeal's ruling, the City adopted Resolution No. 2025- 69, rescinding its certification of the PEIR and vacating its approval of the 2021 GHGRP.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife

State Water Resource Control Board

Central Valley Regional Water Quality Control Board

San Joaquin Valley Air Pollution Control District

Fresno Metropolitan Flood Control District