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

Date: November 21, 2025

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

Subject: Notice of Availability of a Partially Recirculated Draft Environmental Impact Report for the Costco Commercial Center project, located at 7120 North Riverside Drive (SCH # 2021100442)

Lead Agency: City of Fresno
Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721
(559)621-8277

Contact: Steven Martinez, Planner
Steven.Martinez@Fresno.gov
(559)621-8047

Comment Period: Friday November 21, 2025 through Monday January 5, 2026

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 Partially Recirculated Draft Environmental Impact Report (PR-DEIR), pursuant to the California Environmental Quality Act (CEQA). The 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 Based on the Court's ruling, the City's 2024 certification of the EIR has been rescinded and the greenhouse gas analysis has been revised to remove reference to the 2021 Greenhouse Gas Reduction Plan (GHGRP), which was set aside by the City consistent with the Fifth District Circuit Court of Appeal's unpublished August 6, 2024 decision in the *South Fresno Community Alliance v. City of Fresno* matter (Case No. F086180).

Project Title: Costco Commercial Center (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 (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 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: No significant and unavoidable impacts are identified in the PR-DEIR. The previously circulated portions of the EIR identify significant and unavoidable impacts related to Noise and Vibration and Transportation and Circulation. Mitigation measures would reduce impacts to Archaeological, Historical, and Tribal Cultural Resources and Biological Resources to less-than-significant levels. 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 PR-DEIR from Friday November 21, 2025 through Monday January 5, 2026. 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 or accessed online at the Office of Land Use & Climate Innovation's CEQANet Portal: https://ceqanet.lci.ca.gov/. Please contact Steven Martinez via e-mail or by phone to request electronic copies or to schedule an appointment to view documents.

Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) via US mail or email to the address shown below by 5:00 p.m. on January 5, 2026:

ATTN: Steven Martinez, City of Fresno – Planning and Development Department
2600 Fresno Street, Room 3043, Fresno, CA 93721
Email: PublicCommentsPlanning@fresno.gov