



# Costco Fuel Facility Project

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Scoping Meeting

Monday, August 28, 2023

Rincon Consultants, Inc.



# Introduction

- City staff
  - Brett Walker, AICP, Senior Planner
  - Steve Marshall, AICP, Deputy Director of Community Development
- Rincon Consultants, Environmental Analysis
  - Aileen Mahoney, Project Manager



## Planning Commission Role

- Scoping Meeting (tonight's meeting)
- Public hearing regarding the draft EIR
- Direction to staff regarding preparation of final EIR
- Decision regarding certification of final EIR
- Decision regarding use permit entitlement



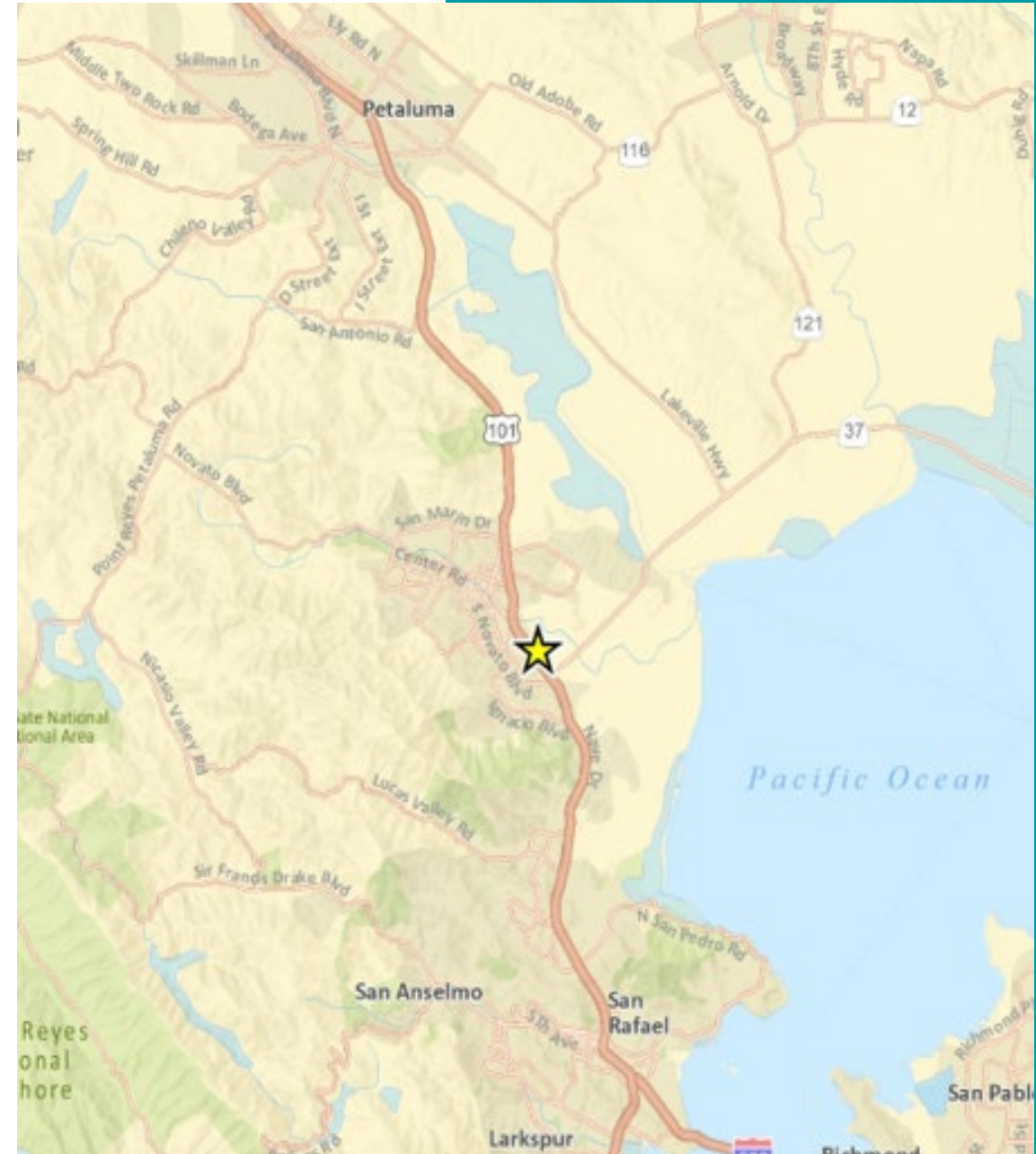
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# Project Details



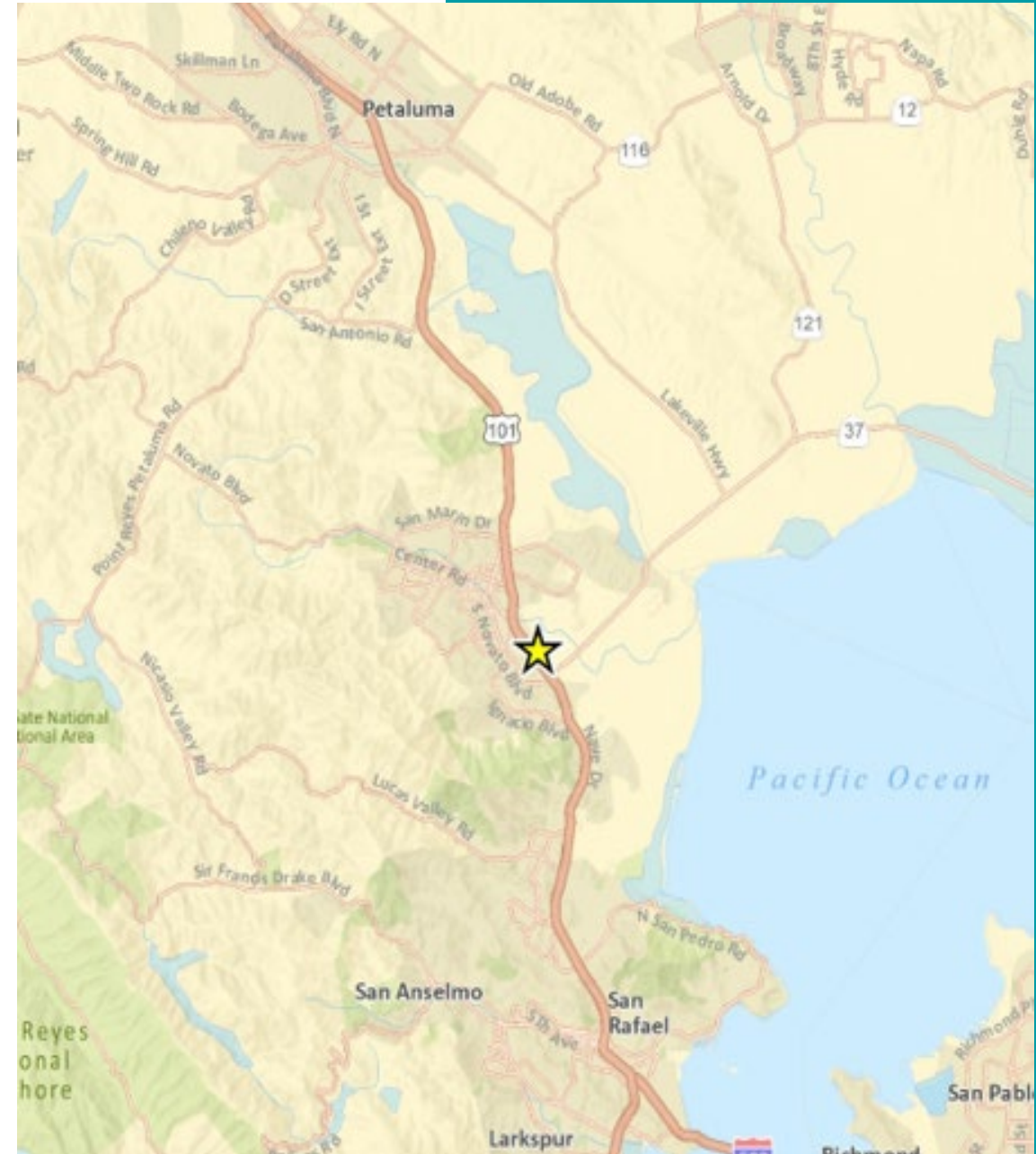
# Project History

- City previously adopted a Mitigated Negative Declaration (IS/MND) for the project on March 9, 2021.
- Lawsuit filed regarding the sufficiency of IS/MND
- Court determined adequate evidence of a fair argument that there *may* be significant environmental impacts regarding air quality and associated health risks.



## Regional Location

- Vintage Oaks Shopping Center in Novato
- Regional access via Highway 101
- Local access via Rowland Boulevard and Vintage Way



# Project Site

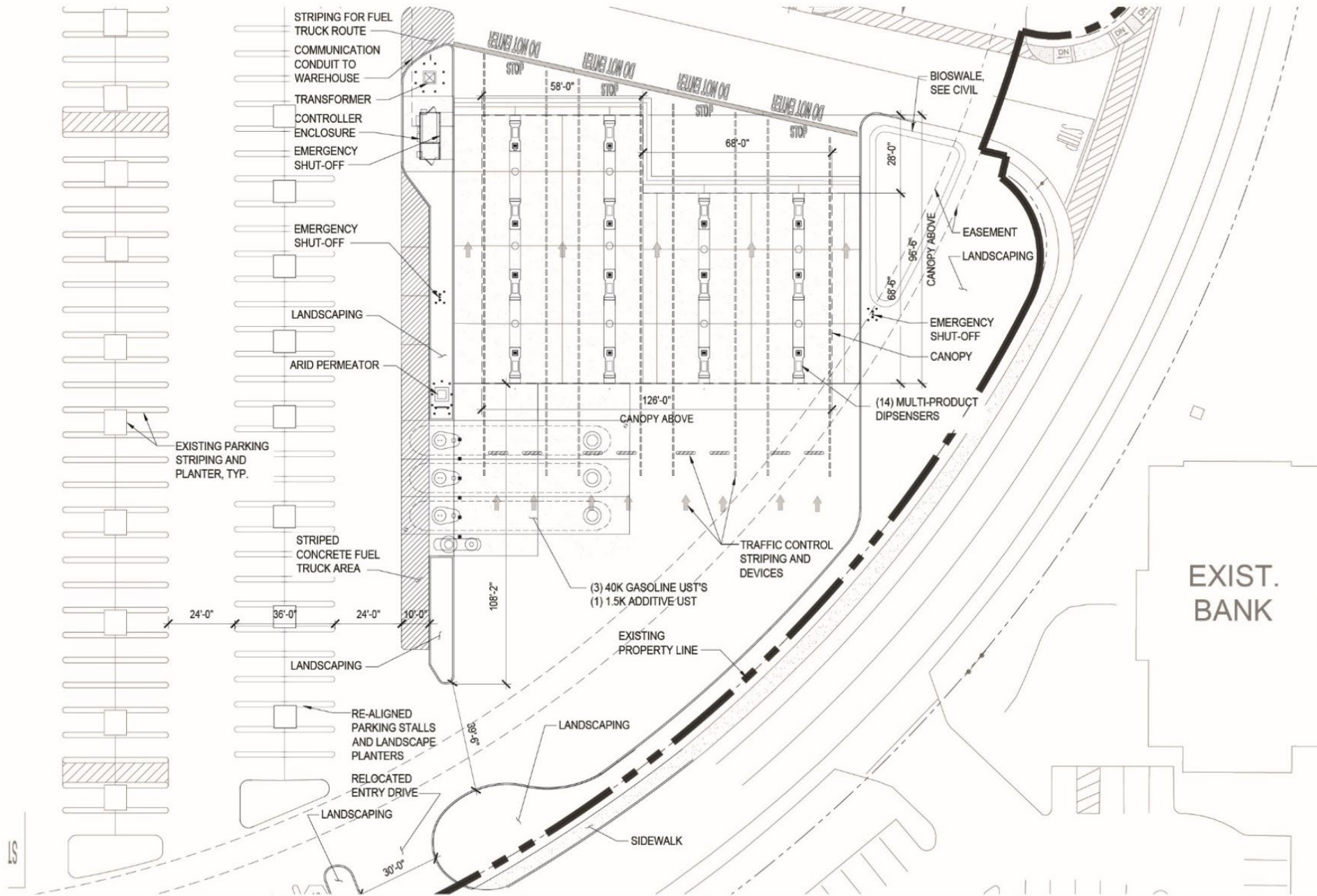
- Existing surrounding development:
  - Residences (south, west)
  - Open space (south, east)
  - Commercial (north)

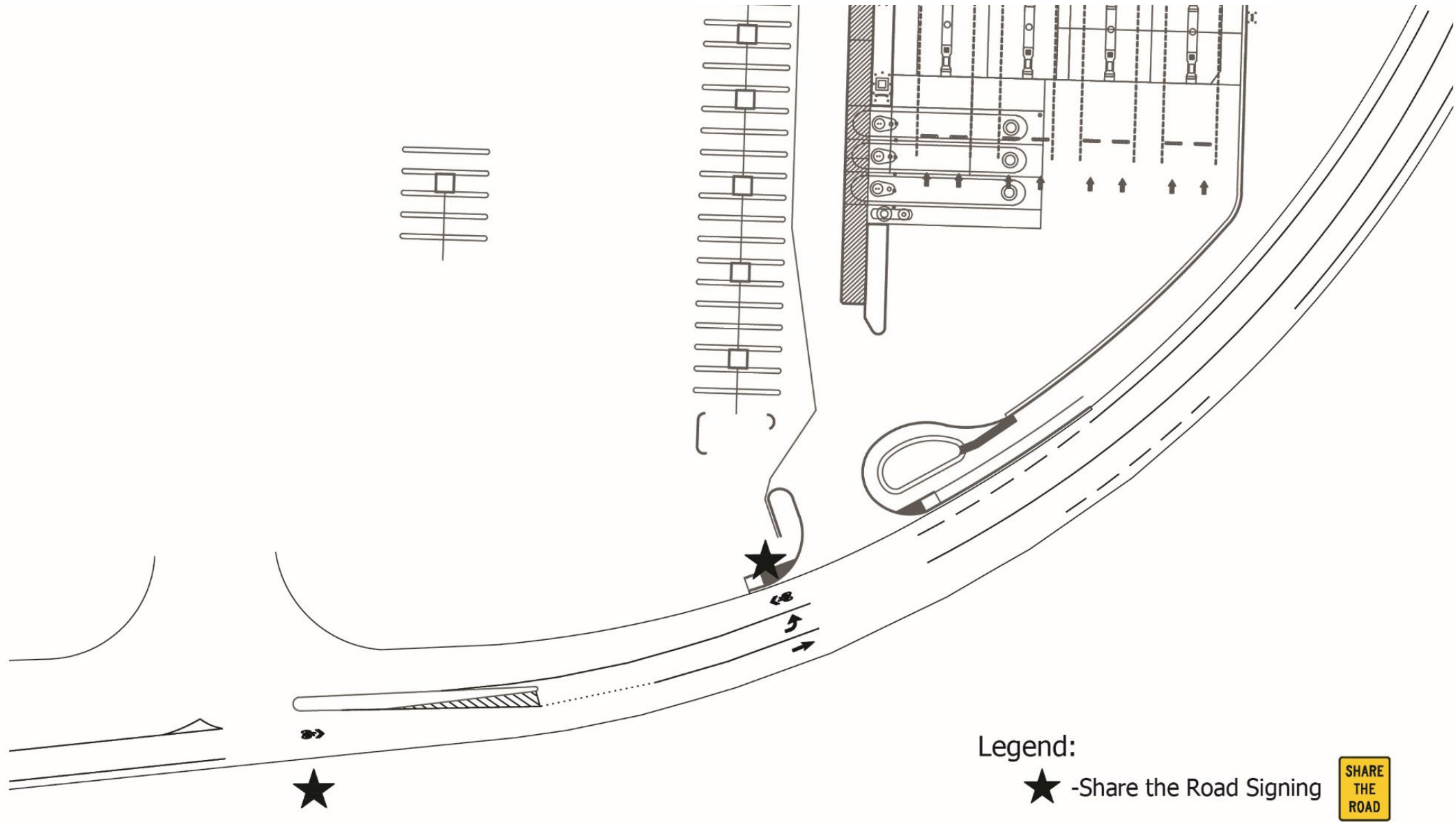


## Project Description

- Construction of fuel facility with 14 dispensers (28 fueling positions) on 1.15-acre portion of Costco parking lot
- Installation of supporting infrastructure
  - 10,244-square foot fuel dispenser canopy
  - Three 40,000-gallon underground fuel storage tanks
  - One 1,500-gallon additive underground storage tank
  - 125-square foot controller enclosure
  - 6,086-square foot net increase in landscaped area
- Modifications to striping on Vintage Way

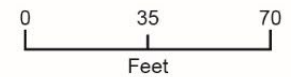






Legend:

★ -Share the Road Signing



3/29/2023



## Utilities

- **Water:** North Marin Water District
- **Wastewater:** Novato Sanitary District
- **Stormwater:** City of Novato
- **Electricity:** PG&E

## Construction Schedule

- Approximately 3 months



## Project Objectives

- Develop a new fuel facility as an extension of the Costco Wholesale in the Vintage Oaks Shopping Center to support the fueling needs of local Costco members.
- Design and construct a project in accordance with Costco's Fueling Facility Program that provides details on proposed safety and design features intended to provide environmental safeguards and prevent public health or hazardous materials issues.
- Develop a fuel facility of a design providing safe and efficient vehicle circulation (customer vehicles and fuel trucks) and minimizing customer wait and vehicle idling times.



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# Environmental Review

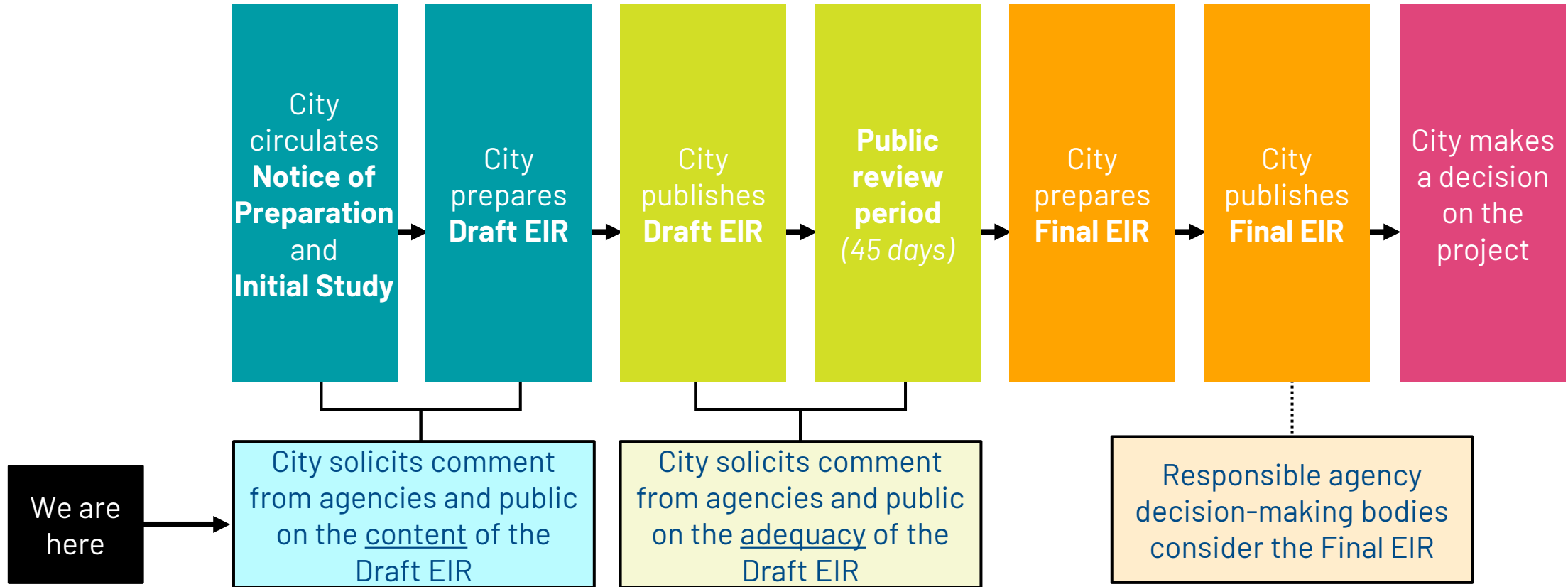


## Introduction to CEQA

- California Environmental Quality Act (1970)
- Public disclosure and input process
- Minimize, reduce, or avoid environmental impacts
- Adopt mitigation monitoring program
- Project-level analysis



# Environmental Review Process



## Purpose of Scoping Session

- Receive public input on the environmental analysis
- Topic areas
- Issues of concern
- Potential alternatives to the project
- Propose mitigation measures



# Environmental Analysis

■ Agriculture and Forestry Resources

■ Biological Resources

■ Cultural Resources

■ Geology and Soils

■ Energy

■ Wildfire

■ Public Services

■ Transportation

■ Land Use and Planning

■ Hydrology and Water Quality

Hazards and Hazardous Materials ■

Tribal Cultural Resources ■

Population and Housing ■

Aesthetics/Visual ■

Recreation ■

Noise ■

Air Quality ■

Mineral Resources ■

Greenhouse Gas Emissions ■

Utilities and Service Systems ■



## Purpose of Environmental Impact Report

- Required by CEQA
- Provide information to decision makers and the public regarding environmental impacts of project
- Identify ways to mitigate or avoid those impacts
- Identify and evaluate alternatives to the proposed project



## EIR Structure

- Introduction and Summary
- Project Description
- Environmental Impact Analysis
- Alternatives
- Other Impacts



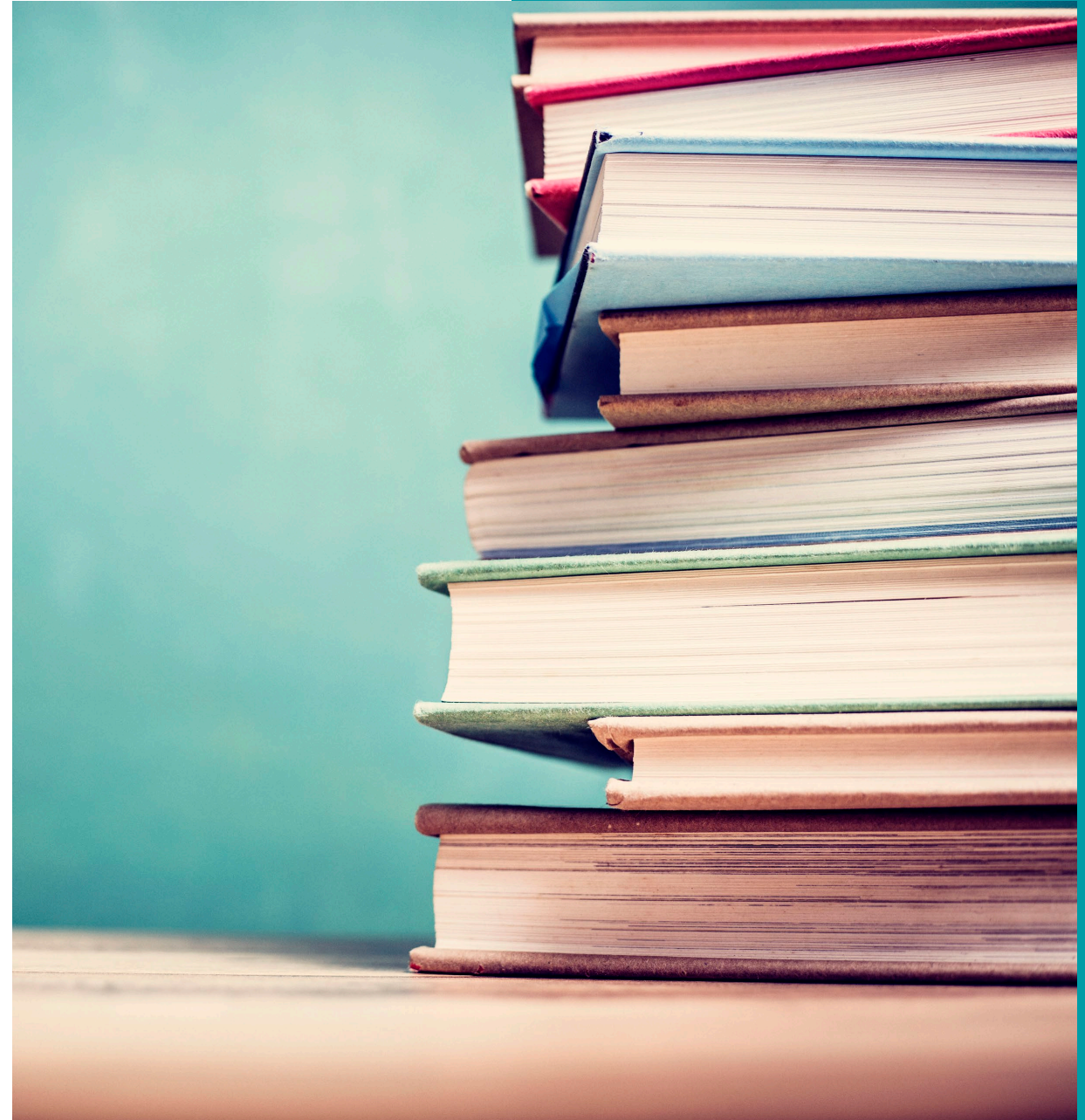
Each topic area includes:

- Environmental Setting
- Potential Impacts
- Mitigation Measures  
*(where potentially significant impacts are identified)*



# Environmental Issues Evaluated In the Initial Study

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Utilities and Service Systems
- Wildfire



# Environmental Issues to be Evaluated in EIR

- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy and Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Transportation



## How to Submit Comments

**Deadline: 5:00 pm on Monday, September 11, 2023**

- Physical address
  - Brett Walker, AICP, Senior Planner  
City of Novato: Community Development Department  
922 Machin Avenue  
Novato, California 94945
- Email address
  - [bwalker@novato.org](mailto:bwalker@novato.org)





Thank you!