

PLANNING COMMISSION RESOLUTION

RESOLUTION NO. 2025-010

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NOVATO ACCEPTING THE DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE COSTCO FUEL FACILITY PROJECT (SCH NO. 2021010190) LOCATED AT 300 VINTAGE WAY (APN 153-340-36) AND DIRECTING THE COMMUNITY DEVELOPMENT DEPARTMENT TO PREPARE A FINAL EIR

WHEREAS, the City of Novato (“City”) received applications submitted by Barghausen Consulting Engineers (the “Applicant”) for a use permit and design review for the proposed Costco Fuel Facility project (“Project”) at the real property located at 300 Vintage Way, APN 153-340-36 (“Project Site”), which is owned by JCC Cal Properties, LLC (the “Property Owner”); and

WHEREAS, on August 10, 2023, the City published a notice of preparation (“NOP”) of an environmental impact report for the Project representing the formal start of the analysis of the environmental implications of the Project; and

WHEREAS, on August 28, 2023, the Planning Commission conducted a scoping hearing to obtain public agency and community input on the scope and content of the Draft EIR; and

WHEREAS, the City, acting as lead agency, has prepared a Draft EIR analyzing the potential environmental effects of the construction and operation of the Project at the Project Site; and

WHEREAS, on October 20, 2025, the City published and mailed a notice of availability (“NOA”) formally releasing the Draft EIR for public and agency comment over a minimum 45-day review period. This review period began on October 20, 2025, and ended on December 4, 2025; and

WHEREAS, the NOA mailed to agencies and persons requesting notice included the time, date, and location of the Planning Commission’s hearing; and

WHEREAS, the NOA published in the Marin Independent Journal included the time, date, and location of the Planning Commission’s hearing; and

WHEREAS, an agenda was posted at least 72-hours prior to the Planning Commission’s hearing; and

WHEREAS, the Planning Commission did hold a public hearing and did take comments on the Draft EIR at its meeting of December 8, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby finds and resolves as follows:

Section 1. Recitals

The foregoing recitals are true and correct and are incorporated into the findings herein.

Section 2. Record

The Record of Proceedings ("Record") upon which the Planning Commission bases its decision on the Draft EIR includes, but is not limited to: (1) the staff reports, City files and records and other documents prepared for and/or submitted to the City relating to the Project, (2) the evidence, facts, findings and other determinations set forth in this resolution, (3) the Draft EIR prepared for the Project, (4) all documentary and oral evidence received at public workshops, meetings, and hearings or submitted to the City relating to the Draft EIR, (5) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Novato and its surrounding areas.

The location and custodian of the records is the Novato Community Development Department, 922 Machin Avenue, Novato, California, 94945.

Section 3. Acceptance & Direction

The Planning Commission hereby accepts the Draft EIR and directs the Community Development Department to prepare a response to comments and Final EIR for the Project.

Passed and adopted at a regular meeting of the Planning Commission of the City of Novato held on the 8th day of December 2025, by the following vote:

AYES: Commissioners Derby, Havel, Stuckenbroker, and Tiernan

NOES: NONE

ABSTAIN: NONE

ABSENT: Commissioners Crockett, Griggy, and Roche

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of the resolution which was adopted by the Planning Commission, City of Novato, County of Marin, State of California, on the 8th day of December 2025.

Justin Derby
Justin Derby, Chairperson