CITY OF NOVATO
CALIFORNIA

NOTICE OF AVAILABILITY
AND NOTICE OF PUBLIC HEARING

COSTCO FUEL FACILITY PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2021010190
NOTICE DATED OCTOBER 20, 2025
COMMENT PERIOD OCTOBER 20, 2025, TO DECEMBER 4, 2025

NOTICE IS HEREBY GIVEN that the City of Novato, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the referenced project. The Draft EIR analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, the City of Novato has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed project.

NOTICE IS HEREBY FURTHER GIVEN that a public hearing for certification of a Final EIR, and a decision regarding the Design Review and Use Permit entitlements for this project before the Planning Commission will take place at a future undetermined date to be separately announced.

LEAD AGENCY: City of Novato
Community Development Department
Attn: Brett Walker, Senior Planner
922 Manchin Avenue
Novato, California 94945

PROJECT TITLE: Costco Fuel Facility Project

PROJECT LOCATION: The project site is located within and adjacent to the Vintage Oaks Shopping Center in Novato, Marin County, California. Vintage Oaks is located southeast of the Highway 101 (US 101) and Rowland Boulevard freeway interchange. The project site includes approximately 1.15 acres of Assessor's Parcel Number 153-340-36, at 300 Vintage Way.

The City of Novato ("City") is the Lead Agency for a Draft EIR prepared to analyze the environmental impacts of the proposed Costco Fuel Facility Project. Pursuant to Sections 15086 and 15087, Title 14, California Code of Regulations, this Notice is given to advise interested parties that the City has completed the Draft EIR for the Costco Fuel Facility as described below and that the Draft EIR is available for public review. A summary of the project description and potential environmental effects are described below.

PROJECT DESCRIPTION: The project would develop a new fuel facility in place of an existing parking area adjacent to an existing Costco Wholesale store (Costco), on an approximately 1.15-acre portion of the Costco parking lot site. Costco is a membership-only store, and the proposed project would be for use by Costco members, and not open to the general public who are not

members. The project includes an approximately 10,000-square-foot fuel dispenser canopy, 14 dispensers (28 fueling positions), three 40,000-gallon gasoline underground storage tanks (UST), one 1,500-gallon additive UST, a controller enclosure, a vapor processing unit, and associated site improvements.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The City has prepared a Draft EIR pursuant to CEQA. A Final EIR (Response to Comments) will be prepared following public review and comment. The City will consider this information when deliberating the project. The Draft EIR analyzes environmental impacts related to air quality, biological resources, cultural resources, geology and soils, energy and greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, transportation, tribal cultural resources, cumulative impacts, and other CEQA-required considerations. All impacts were determined to be less than significant or less than significant with mitigation. No significant and unavoidable environmental impacts were identified. The project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on **October 20, 2025,** and end on **December 4, 2025, at 5:00 p.m**. All comments on the Draft EIR must be received by the City by 5:00 p.m. on December 4, 2025, in order to receive a formal response to those comments addressing significant environmental issues. Comments may be sent by postal service, electronic mail (email), or hand delivery. The City encourages written comments on the project to be submitted in a readily accessible electronic format via email. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments may not be evaluated or receive a response from the City.

The Draft EIR, Notice of Completion, as well as materials used to prepare the document are available for public review on the City's project website at www.novato.org/costcofuel.

Printed copies of the Draft EIR, and all documents incorporated by reference in the EIR, are available for review at the following locations during normal business hours:

- City of Novato: 922 Manchin Avenue, Novato, CA 94945
- Novato Library: 1720 Novato Boulevard, Novato, CA 94947
- South Novato Library: 931 C Street, Novato, CA 94949

Comments shall be directed to:

City of Novato Community Development Department
Attn: Brett Walker
922 Manchin Avenue
Novato, California 94945
CostcoEIR@novato.gov

PUBLIC HEARING: The Planning Commission will hold a public hearing on December 8, 2025, to receive public testimony and provide comments on the adequacy of the Draft EIR. The Planning Commission will provide direction to staff regarding preparation of a Final EIR for the project. Meeting information is detailed immediately below:

Planning Commission
CEQA Draft EIR Public Hearing
Date & Time: December 8, 2025, at 7:00 p.m.
Location: Novato City Hall, 901 Sherman Ave, Novato, CA 94945