Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021010190

Project Title: Costco Fuel Facility Project

Lead Agency: City of Novato | Contact Person: Brett Walker

Mailing Address: 922 Machin Avenue | Phone: 415-493-4711

City: Novato | Zip: 94945 | County: Marin

Project Location: County: Marin | City/Nearest Community: Novato

Cross Streets: Vintage Way (south) and Rowland Boulevard | Zip Code: 94945

Longitude/Latitude (degrees, minutes and seconds): 38 ° 5 ′ 12 ″ N / 122 ° 33 ′ 05 ″ W | Total Acres: 1.15

Assessor's Parcel No.: 153-340-36 | Section: 20 | Twp.: 3N | Range: 6W | Base: Mt Diablo

Within 2 Miles: State Hwy #: US 101, SR 37 | Waterways: Novato Creek, Beverly Ehreth Preserve, Deer Island Preserve

Airports: | Railways: SMART/NWPR | Schools: Lynwood, Hill, Novato, NOVA, Olive, San Jose

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☒ Site Plan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☒ Other: Design Review

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type
☒ Other: Gasoline fueling facility; 10,000 sq. ft. canopy; 1-2 employees per shift

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Agricultural Land ☒ Air Quality ☒ Archeological/Historical ☒ Biological Resources ☒ Coastal Zone ☒ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☒ Flood Plain/Flooding ☒ Forest Land/Fire Hazard ☒ Geologic/Seismic ☒ Minerals ☒ Noise ☒ Population/Housing Balance ☒ Public Services/Facilities
☒ Recreation/Parks ☒ Schools/Universities ☒ Septic Systems ☒ Sewer Capacity ☒ Soil Erosion/Compaction/Grading ☒ Solid Waste ☒ Toxic/Hazardous ☒ Traffic/Circulation
☒ Vegetation ☒ Water Quality ☒ Water Supply/Groundwater ☒ Wetland/Riparian ☒ Growth Inducement ☒ Land Use ☒ Cumulative Effects ☒ Other: GHG, Energy, Wildfire

Present Land Use/Zoning/General Plan Designation:

Land Use: General Commercial (GC). Zoning: Planned Development (PD) and Vintage Oaks Precise Development Plan (PDP)

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy	X	S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
X	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 3		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of	X	Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: California Department of Industrial Relations
	Housing & Community Development	X	Other: United States Environmental Protection Agency
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 20, 2025 Ending Date December 4, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc.
Address: 601 University Ave, Suite 221
City/State/Zip: Sacramento, California 95825
Contact: Matthew Maddox
Phone: 916-706-1374

Applicant: Sean Anderson, Costco
Address: 18215 72nd Avenue South
City/State/Zip: Kent, Washington 98032
Phone: 425-656-7460

Signature of Lead Agency Representative: Brett Walker Digitally signed by Brett Walker Date: 2025.10.15 07:57:12 -07'00' **Date:** 10/15/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.