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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021010190

Project Title: Costco Fuel Facility Project

Lead Agency: City of Novato

Contact Name: Brett Walker

Email: bwalker@novato.org Phone Number: 415-493-4711

Project Location: City of Novato (*City*) Marin County (*County*)

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would result in potentially significant effects related to construction emissions, nesting birds, archaeological resources, paleontological resources, greenhouse gas emissions, and tribal cultural resources.

Mitigation measures required to reduce impacts to a less than significant level include construction emissions reduction (AQ-1); nesting bird protection (BIO-1); archaeological monitoring and protection measures (CUL-2a, CUL-2b); paleontological resource protection measures (GEO-1); electric vehicle standards (GHG-3); and tribal cultural resource avoidance, tribal cultural resource treatment plan, and Native American monitoring (TCR-1a, TCR-1b, TCR-1c).

With the implementation of these mitigation measures, all impacts would be reduced to less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Air Quality: The City originally prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project, and approved the IS/MND and the project on March 9, 2021. The sufficiency of the IS/MND was challenged in court. The trial court determined that evidence in the administrative record supported a fair argument that there may be a significant environmental impact from the project with respect to air quality and health risks requiring preparation of an EIR. Therefore, an EIR is being prepared to study air quality, as well as other CEQA topics of public interest.

Additional public comments received on the 2021 ISMND raised issues related to biological resources, geology and soils, land use, energy use, VMT, sea level rise, and climate change.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies.