

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 #

Project Title: Costco Fuel Center and Rowland Boulevard Public Works ProjectLead Agency: City of NovatoContact Person: Brett WalkerMailing Address: 922 Machin AvenuePhone: (415) 493-4711City: NovatoZip: 94945County: Marin**Project Location:** County: Marin City/Nearest Community: NovatoCross Streets: Vintage Way (south) and Rowland Boulevard; Rowland Blvd. between Redwood Blvd and Vintage Way (south) Zip Code: 94945Longitude/Latitude (degrees, minutes and seconds): 38 ° 05 ' 12 " N / 122 ° 33 ' 05 " W Total Acres: 1.15 and 1 mile length of Rowland BlvdAssessor's Parcel No.: 153-340-36

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 101, 37Waterways: Novato Creek, Beverly Ehreth Preserve, Deer Island PreserveAirports: n/aRailways: SMART/NWPRSchools: Lynnwood Elem, private schools**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

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

Development Type:

Residential: Units _____ Acres _____ Transportation: Type road improvements
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: gasoline fueling facility
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:GP: General Commercial (GC); Zoning: Planned Development (PD), Vintage Oaks Precise Development Plan (PDP)**Project Description:** (please use a separate page if necessary)

- 1) 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. The project includes a 10,244-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, an approximately 125 square-foot controller enclosure, a vapor processing unit, directional striping, and an approximately 6,086 square-foot net increase in landscaped areas.
- 2) The City of Novato has proposed, as a Capital Improvement Program, to improve and reconfigure components of Rowland Boulevard along the east side of the Vintage Oaks shopping center and from Vintage Way (north) to Redwood Boulevard. The purpose of the Rowland Boulevard improvements is for traffic-calming and improved traffic flow, to improve pedestrian and bicycle transportation modes of travel, enhance aesthetics, and to provide for additional vehicle parking in proximity to Vintage Oaks.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date 01/19/2021 Ending Date 02/18/2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Sean Anderson, Costco</u>
Address: <u>4825 J Street, Suite 200</u>	Address: <u>18215 72nd Avenue South</u>
City/State/Zip: <u>Sacramento, California 95819</u>	City/State/Zip: <u>Kent, Washington 98032</u>
Contact: <u>Matthew Maddox</u>	Phone: <u>(425) 656-7460</u>
Phone: <u>(916) 706-1374</u>	

Signature of Lead Agency Representative: Brett Walker

Digitally signed by Brett Walker
Date: 2021.01.14 12:45:23 -0800

Date: 01/14/2021

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