

# 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

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Project Location: Novato, Marin County  
*City* *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 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.

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

Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Transportation, Tribal Cultural Resources, Mandatory Findings of Significance - Impacts were determined to be potentially significant and will be addressed in the EIR.

Geology and Soils - Potential effects to paleontological resources would be reduced through MM GEO-1, which requires stopping work upon unanticipated discovery of paleontological resources.

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.

- City of Novato
- Novato Fire Protection District
- Novato Sanitary District
- North Marin Water District
- US Environmental Protection Agency
- California Department of Industrial Relations
- Marin County Certified Unified Program Agency
- Marin County Department of Agriculture, Weights, and Measures
- Bay Area Air Quality Management District
- Regional Water Quality Control Board