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ENVIRONMENTAL IMPACT FACT SHEET
California Environmental Quality Act

SEP 25 2014

PLANNING

Project name: Costco Fueling Facility Expansion

Project description: Please see attached Project Narrative for a description of the project.

Surrounding land use and environmental setting: North: Zoning - Regional Commercial, Use - Gas Station.
South: Zoning - Regional Commercial, Use - Self Storage. East: Zoning - Regional Commercial,
Use - Commercial. West: Service Commercial, Use - Commercial.

Please give complete answers to the following questions. Use additional paper if necessary. If a question does not apply to your development, put "N/A."

I. All Projects

A. Land Use

1. Existing Land Use:

Existing Costco Wholesale warehouse with accessory Costco Gasoline fueling facility. The fueling facility was approved through use permit UP26-99 and the first expansion to the fueling facility was approved through use permit amendment UPA-2-01.

2. Proposed Land Use:

Same as existing.

3. Do you contemplate the use of reflective glass?

The use of reflective glass is not applicable to the fueling facility expansion.

B. Site Grading

1. Approximate number of cubic yards of earth to be moved for the completion of the project.

Approximately 995 cubic yards of dirt will be moved.

2. State the location from which fill will be obtained if needed.

If necessary, fill material will be obtained from a City approved location that will be finalized during the site development approval process.

3. State the location to which excess earth will be moved if necessary.

Excess cut material will be moved to a City approved location that will be finalized during the site development approval process.

4. What percent of the area of the lot will be modified by grading?

Approximately 1 percent of the site will be modified.

5. State the range and depth of cuts and fills.

Cuts and fills will range from 0-feet to 18-foot maximum depth.

6. Explain the means that are being taken to control erosion.

Standard erosion control BMPs will be implemented in accordance with City of Concord and Contra Costa County requirements.

C. Water, Air, Noise**1. Is the project site in a H.U.D. identified flood plain?**

According to FEMA Flood Insurance Rate Map Panel 0283F, the site is within Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

2. What percent of the property will be covered by impervious surfaces?

There will be a net decrease of less than 0.5 percent of impervious coverage as a result of the proposed improvements.

3. Describe means to dispose of storm drainage.

Storm drainage disposal for the project area is collected in a series of on-site pipes and catch basins prior to discharge to the public storm drainage system. The canopy roof drain runoff is principally directed to the on-site storm drainage system. The under canopy area is hydraulically isolated. Under canopy storm drainage is directed to an oil/water separator before discharge to the public storm drainage system.

4. Is the project in the vicinity of or will it affect a water shed or water supply such as an open reservoir, artesian well or spring? If so, describe.

No, not to our knowledge.

5. Could the project have a detrimental affect on water quality? If yes, explain.

The project site will have a beneficial impact on the water quality of the storm drainage discharge from the project site. A bio-retention area LID feature is proposed to treat the disturbed area associated with the fueling facility expansion.

6. Will there be the possibility of the discharge of any metal or chemical, including oil or grease, into a sanitary sewer, storm drain, parking lot, street or waterway?

The water quality improvements associated with this project will substantially limit the chance that these waste materials could enter the storm drain, parking lot, street, or waterway. The under canopy area is hydraulically isolated, conveyed to an oil/water separator, and discharged to the public storm drainage system.

7. State the length of time noisy machinery will be in use during the construction phase.

Noise associated with construction activity at the project site will vary as construction progresses and depending on the equipment being used. Construction will occur during the hours allowed by the Concord Municipal Code.

8. What measures are proposed to decrease the impact of construction noise on the surrounding area?

The surrounded area is primarily developed with commercial uses. Construction noise levels between 57 and 89 dBA are anticipated. No measures to reduce construction noise outside of those identified in the Concord Municipal Code are proposed at this time.

9. Estimate exterior noise levels in decibels that would be experienced after completion of the project. Describe noise sources.

Following the expansion, project noise levels are not expected to exceed the current ambient noise level at the fueling facility. This noise level is consistent with commercial parking lot noise levels.

10. Estimate interior noise levels in decibels generated by exterior sources (e.g., traffic) that would be experienced after completion of the project.

The fueling facility is open on all four sides; therefore, interior and exterior noise levels are the same. Exterior noise sources include road traffic and commercial uses from the surrounding area. Exterior noises are not expected to impact the project.

11. Could the project have an affect on air quality? If yes, explain.

Development of the site, as proposed, would not result in any significant long-term impacts to existing air quality. During construction, there will be construction equipment exhaust that will be emitted from vehicles. After construction, the vehicles visiting the fueling facility will generate exhaust; however, a majority of these vehicles will be from the existing traffic stream already visiting the fueling facility and this expansion anticipates reducing vehicle idling times. These vehicles are equipped with smog reducing equipment pursuant to California emissions standards and the fueling facility is equipped with stage I and stage II equipment with enhanced vapor recovery with ISD to reduce gasoline vapor emissions associated with the fueling of vehicles. Stage I and stage II vapor recovery equipment for the facility is authorized and monitored by the Bay Area Air Quality Management District (BAAQMD). The expansion is not expected to exceed the BAAQMD approved gasoline throughput for the site.

D. Transportation (A detailed traffic study may be required.)

1. State the projected number of vehicle trips per day and peak hour generated by the project according to vehicle type (car, truck, bus); (A vehicle moving to and from the site is defined as two trips.)

	CAR	TRUCK / BUS
Per Day	45 additional trip ends	N/A
Peak Hour	10 additional trip ends	N/A

2. What are the morning and afternoon peak hours of traffic generation?
The fueling facilities peak hour traffic generation is weekend midday and does not align with the typical peak hours of the adjacent street system.

E. Plants and Animals

1. Describe the existing vegetation.
Existing parking lot vegetation includes ornamental trees, shrubs, and ground cover located within planter islands and landscape frontage. The project will increase the parking lot landscaping by approximately 798 square feet.
2. State the number and species of trees more than 6 inches in diameter that are planned to be removed to complete the project. Please show these trees on the site plan.
No trees are planned to be removed with this project, but three (3) new trees will be planted.
3. Are there any heritage trees on the site?
No, not to our knowledge.
4. Are there any trees over 12 inches in diameter on the site? What species?
There are no trees over 12 inches in diameter within the project area.
5. Explain the manner in which the project is integrated with existing trees, vegetation, creeks, terrain and other natural features of the property.
Existing parking lot vegetation within the project area will be removed and replaced. Approximately 798 square feet of additional landscaping is proposed. A bio-retention area LID feature will be landscaped with trees, shrubs and groundcover.
6. Explain the manner in which such features will/could be damaged.
Existing parking lot vegetation will be removed as a part of construction and replaced within the project area.
7. Describe any wildlife on the site.
The site is a commercial development which is surrounded by additional commercial development. To our knowledge, there is no wildlife residing on site.
8. Describe how wildlife could be affected by the project.
No impacts to wildlife are anticipated with this project.

F. Facilities

1. Sewer use: List the number of plumbing fixtures by type.

TOILETS	SINKS	SHOWER/TUB	OTHER(SPECIFY)
0	0	0	

2. Could the projected sewage effluent overload sewer line capacity?
No.

3. Could the completion of this project require additional social service facilities, such as schools, child care centers, parks, or senior citizens homes?

No.

4. What is the distance and response time from the servicing fire station to the site?

Fire service is provided by Contra Costa Fire Station No. 6 at 2210 Willow Pass Road. The response time is approximately 2-minutes and 42-seconds.

G. Aesthetics

1. What design characteristics have been incorporated into the project to help it harmonize with the existing neighborhood?

The fueling facility canopy addition will be designed to match the existing canopy in form, materials, and color.

2. Would the completion of the project impact any existing views both from the site and off the site?

No views in the immediate vicinity will be altered or obstructed.

3. Would the project have signs, outdoor storage areas, or similar features visible from within 600 feet of a freeway, arterial street, or BART right of way? Describe. How will features other than signs be screened?

The following improvements are within 600-feet of Monument Boulevard:
 1) The existing Costco Gasoline sign on the canopy entrance facade will be reinstalled and centered on the canopy addition. The existing signage will remain unchanged. 2) The additional UST vents will be located within the landscape frontage and screened with additional landscaping. Furthermore, the existing facility is screened from Monument Boulevard by mature trees and a landscape hedge.

H. Other

1. Describe means being used to avoid inefficient and unnecessary consumption of energy.

The expansion will have a minimal increase on energy consumption.

2. Are there any existing structures on the property which were constructed before 1930? If yes, describe.

No.

3. Does the site contain anything of known historical or archeological significance?

No.

4. Would the proposed project necessitate the displacement of any residents? If yes, how many?

No.

5. What specific measures are proposed to safeguard against vandalism and other criminal activity?

Costco Wholesale provides a trained attendant at the fueling facility during operating hours to ensure a safe fueling environment. Closed circuit television monitor cameras are also provided at the facility. An independent security company monitors the facility after operating hours.

I. Other Agencies

The CITY CANNOT TAKE ACTION ON AN APPLICATION IF THESE ITEMS ARE NOT ADDRESSED.

The following and any other agencies that have approval and/or funding authority over the project or may be affected by the project must be contacted and informed about the nature of the project prior to processing the application. When you call these agencies, ask for the environmental review or project review staff. The Planning Division can advise you concerning the agencies which should be contacted.

AGENCY	PHONE	TOPICS	DATE	PERSON CONTACTED	COMMENTS
City of Concord Public Works-Engineering Services Department, Engineering and Transportation Divisions	(925) 671-3425	Flood plain, vehicular traffic, sewer capacity, drainage			Comments obtained through the Pre-Application Review process.

AGENCY	PHONE	TOPICS	DATE	PERSON CONTACTED	COMMENTS
Federal Housing Administration (FHA) H.U.D. Office	(415) 436-6550	Federal Standards, Mortgage Guarantees, Assisted Housing, Elderly Housing; call if project involves over 20 apartment units or 50 single-family units			Not applicable.
Bay Area Air Quality Management District	(415) 771-6000	Point sources: dry cleaning shops, abrasives, paints, gasoline stations, grinding, etc. Indirect sources: residential projects over 200 units, large shopping centers, projects near pollution sources (e.g., freeways)	10/12	Scott Owen	An Authority to Construct and Permit to Operate will be required for the additional dispensers.
Environmental Protection Agency (E.P.A.)	(415) 744-1500	Federal regulations for major projects		Contacted on previous expansions.	Follow NESHAP 6C requirements.
CCC Airport Land Use Commission	(925) 335-1214	Land use, safety, noise			Not applicable.
Central Contra Costa Transit Authority	(925) 676-1976	Transportation management systems, bus stops, shelters			Not applicable.
CCC Flood Control District	(925) 313-2000	Call if project is in a Flood Hazard Zone, and Public Works Department says Flood Control District should be contacted			Not applicable.
CCC Fire Protection District	(510) 930-5500	Fire prevention, emergency services	10/12	Vern Phan	Site plan and UST plan review required.
Contra Costa Water District	(925) 688-8000	Water supply			Not applicable.
Pacific Gas and Electric Company	(800) 743-5000	Service			Not applicable.
Mt. Diablo Unified School District	(925) 682-8000	Water supply			Not applicable.
Central Contra Costa County Sanitary District	(925) 228-9500	Quantity and characteristics of effluent, sewage treatment			Not applicable.
State Department of Fish and Game	(916) 653-7664	State regulations			Not applicable
East Bay Regional Parks District*	(510) 635-0135	Call if project is in the vicinity of an EBRPD facility.			Not applicable.

*Early contact is encouraged because full project review by the district may require two meetings of the Board of Directors.

II. Non-Residential Projects Only

A. Project Description

1. Hours of operation:

Operating hours will be the same as the existing fueling facility.

2. Number of customers or clients expected daily and peak hour occupancy:

The expansion anticipates 20 to 25 net new additional vehicles per day. The facility serves an existing membership base. The additional vehicles are likely to come from warehouse shoppers that decide to purchase fuel because of the reduced queuing wait times. Peak hour occupancy is not applicable to the fueling facility.

3. Number of employees of the completed project at the maximum work shift:

The fueling facility will continue to be staff by one (1) Costco Gasoline attendant.

B. Human Health**1. Could the project expose people to health hazards?**

Potential exposure to gasoline or diesel during refueling automobiles, risk of fire and potential for contamination of the environment by petroleum products are possible in the unlikely event of a spill or release of fuel from the USTs, the product fuel lines, or dispensers. The facility has safety measures to address these unlikely events. No other extraordinary health risks are foreseen.

2. Will any dust, gases or noxious materials be developed on the site? If so, describe.

Vehicle emissions associated with idling vehicles and gasoline vapors associated with refueling automobiles will be present on site. The expansion anticipates a reduction in vehicle idling and the facility is equipped with Stage I and Stage II vapor recover systems to reduce the release of gasoline vapors.

3. Will the project involve the application, use, or disposal of hazardous materials? If yes, explain.

Gasoline will continue be used at the facility. Diesel product and diesel additive will be added with the expansion. The addition of diesel product and diesel additive will be approved by the Contra Costa County Fire Protection District.

C. Noise**1. Estimate peak noise level in dBA from the completed project and give time of day expected.**

Noise levels after the expansion will remain consistent with existing ambient noise levels.

2. List significant on-site noise sources.

Existing and continued on-site noise sources include automobile traffic and delivery truck traffic.

3. Is any equipment to be operated during evening hours? If so, what kind?

The fueling facility is closed for business during the evening hours. Tanker truck gasoline deliveries occur during approved hours.

4. List measures to be incorporated into the project to mitigate noise from the completed project.

No noise mitigation measures are proposed at this time.

D. Waste Materials**1. Will the project generate significant solid or liquid wastes? If so, state type and quantity.**

No.

2. Will any attempt be made to recycle waste materials?

No significant solid or liquid wastes will be generated with this project.

III. Residential Projects Only**A. Land Use****1. Total site area (excluding public streets and any right of way dedication for streets):****2. Projected number of occupants when project is completed:**

3. Complete:

HOUSING TYPE	NO. OF UNITS	PER UNIT		TOTAL PROJECT	
		FLOOR AREA	NO. OF BEDROOMS	FLOOR AREA	NO. OF BEDROOMS
Detached Single Family					
Attached Single Family					
Condominium					
Duplex					
Triplex					
Fourplex					
Multiple (over 4 units)					
TOTALS					

If there is more than one floor plan under the same housing type, indicate breakdown for number of units, floor area, plus number of bedrooms.

B. Other

1. Describe the anticipated age distribution of project residents.

PRESCHOOL	ELEMENTARY SCHOOL AGE	SECONDARY SCHOOL AGE	18-24	25-44	45-59	60+	TOTAL

2. Projected number of cars owned by future residents:

3. Description of recreation facilities proposed for the project:

I HEREBY DECLARE under penalty of perjury that the foregoing is true and correct and that all applicable questions above have been answered as completely as possible.

Dated 9/24/2014 at Kent, Washington, California


SIGNATURE

Matt Cyr
PRINT NAME

Project Planner - Barghausen Consulting Engineers, Inc.
TITLE