CITY OF ROSEVILLE CALIFORNIA

DEVELOPMENT SERVICES – PLANNING DIVISION
311 Vernon St
Roseville, CA 95678

NOTICE OF 2ND REQUEST FOR COMMENTS DUE 5/15/2014

DATE: ~~SEPTEMBER 5, 2013~~ APRIL 21, 2014

TO: **RCONA**

FILE #: PL13-0131

PROJECT NAME: COSTCO FUELING FACILITY ADDITION

PROJECT TYPE: **DRP MOD**

COMMENT FILE# & ELECTRONIC FILE LOCATION: G:/PLANNING/COMMENTS/2013/PL13-0131

CITYWIDE JOB#: **130183** **APN #:** 017-123-015-000

PROJECT DESCRIPTION: REQUEST FOR ADDITION OF A FUELING FACILITY TO EXISTING COSTCO

SITE LOCATION: 6720 STANFORD RANCH RD

SPECIFIC PLAN : NC **SPECIFIC PLAN PARCEL #:** 34B

ZONING & GENERAL PLAN DESIGNATION: GC/SA-NC / CC

PROPERTY OWNER: MICNAN LLC – MICHAEL TOOLEY – 1111 EXPOSITION BL #600 – SACRAMENTO, CA 95815 – (916) 439-8447 – Michael@tooleyoil.com

APPLICANT: DAVID BABCOCK & ASSOCIATES – DAVID BABCOCK – 3581 MT. DIABLO BL – LAFAYETTE, CA 94549 – (925) 283-5070 – Dbabcock@DBabcock.com

DEVELOPER: COSTCO WHOLESALE CORP – KIM KATZ – 999 LAKE DR – ISSAQUAH, WA 98027 – (425) 427-7540 Kkatz@costco.com

REQUEST: THE CITY OF ROSEVILLE PLANNING DEPARTMENT HAS RECEIVED THIS APPLICATION AND INVITES YOU TO COMMENT ON THE PROJECT. **PLEASE RETURN ALL COMMENTS BY: ~~SEPTEMBER 25, 2013~~ MAY 15, 2014.**

YOU MAY E-MAIL QUESTIONS OR COMMENTS TO: planningdept@roseville.ca.us (PLEASE NOTE PROJECT FILE NUMBER IN RESPONSE) **OR CALL (916) 774-5276.**

IF A PEM IS SCHEDULED, YOU WILL RECEIVE A WRITTEN CONFIRMATION OF THE DATE AND TIME.

DB+A

DAVID BABCOCK + ASSOCIATES Architecture Landscape Planning

Fueling Facility Addition
Costco Wholesale
6720 Stanford Ranch Road, Roseville, CA
APN No. 017-123-015-000
Costco Loc. No. 29
April 15, 2014

Statement of Design Intent

Fueling Facility

The Costco fueling facility addition includes the construction of a members-only, retail fueling facility on a separate parcel adjacent to the existing Costco Wholesale shopping center development. The site address is 6720 Stanford Ranch Road, Roseville, California. The site contains an existing fueling facility (Shell), which will be removed under a separate permit. Land use entitlement for the Costco fueling facility will require a City of Roseville Conditional Use Permit Modification to Special Use Permit 96-12 which approved the existing Shell. A Design Review Permit Modification and Lot Line Adjustment will also be processed by the City for the project.

The Costco fueling facility replaces the existing Shell fueling facility, which consists of a convenience store with car wash that is approximately 2,250 square feet, and a 71-foot by 54-foot fueling canopy with six (6) multi-product dispensers (MPDs) providing twelve (12) fueling positions. The existing two (2) 15,000-gallon underground gasoline storage tanks and vapor recovery system will also be replaced with this project. Removal of the existing fueling facility equipment and installation of the new fueling facility equipment will be overseen by the City of Roseville Fire Prevention – Hazardous Materials Inspections and Underground Storage Tank Division.

The Costco fueling facility consists of a 160-foot by 32-foot canopy with five (5) fueling islands, with a total of ten (10) MPDs providing twenty (20) fueling positions. The project also includes the installation of three (3) 30,000-gallon underground gasoline storage tanks, one (1) 20,000-gallon underground diesel storage tank, one (1) 3,500-gallon underground split diesel and gasoline fuel additive tank, a clean air separator, underground communication lines connecting to the Costco warehouse, and a 6-foot by 12-foot controller enclosure. The purpose of the controller enclosure is to house the electronic monitoring equipment and alarm systems for the product piping, dispensing, and storage systems. It is not an employee workstation, nor will there be monetary transactions being made from the enclosure.

The fueling facility is one of the integrated services that Costco provides to its members, and is simply an accessory component to Costco's operation. Operating hours for the facility will be from 6:00 AM to 10:00 PM on each day of the week. The fueling facility is designed to operate as an unattended self-service facility; however, Costco's policy is to provide a Costco Gasoline Program trained attendant and supervisor at the site during all hours of operation. The trained roving attendant is provided to physically inspect the fueling facility, perform routine maintenance, and address any emergency situations.

A Costco Fueling Facility General Information sheet has been included with this Project Narrative to provide information regarding the specific operational, design, and safety features of Costco's facility. Costco fueling facilities are equipped with the latest technology which meet or exceed regulatory requirements.

3581 MOUNT DIABLO BLVD., SUITE 235 LAFAYETTE, CA 94549 T: 925.283.5070 F: 925.283.4823

Parking and Queuing

The project will remove approximately 14 parking stalls for a total of 681 off-street parking stalls for the warehouse. The City Code requires one (1) stall per 300 square feet of floor area for general retail. Based on the floor area for the warehouse (135,954 square feet), the calculated required parking for the site is 453 stalls. The City originally approved the warehouse with a parking ratio of one (1) stall per 200 square feet of floor area. This equates to a required parking count of 685 stalls for the warehouse. We understand that the City's Planning Department will apply the original parking ratio to the project, but staff will support the project's parking stall shortage based on the parking required under the City's current Code and a parking demand study completed by Costco's transportation consultant.

Costco's transportation consultant has also completed a queuing analysis for the site based on peak hour queuing data from comparable Costco fueling facilities. The analysis estimated the maximum queue for the site to be 47 vehicles. The facility's 20 fueling positions and 122-foot queuing depth allows for 40 vehicles to accommodate this estimated maximum queue. The queuing area depth also exceeds the City's required queuing depth of 100 feet.

Site Circulation

The east driveway on Five Star Boulevard will be closed and interior parking lot modifications will be made to facilitate circulation to/from the fueling facility, and to enhance circulation within the overall parking lot. In particular, the new drive aisle originating at Stanford Ranch Road will be extended west to intersect with the central drive aisle originating at Five Star Boulevard. Additional onsite signage and striping will be required to aid site circulation. In addition, some of the existing landscape planters, including a low height wall near the tire center that will be removed in order to create better circulation and extend existing parking. New landscape planters will be added to match the existing parking lot landscaping design and layout.

Based on transportation reviews by Costco's transportation consultant and the City's transportation consultant, the project will also incorporate a revised center median and "keep clear" intersection striping on Five Star Boulevard and a right turn auxiliary lane on Stanford Ranch Road. The addition of the right turn auxiliary will result in a reduced frontage landscape and revised pedestrian path along Stanford Ranch Road.

The transportation improvements for this project are supported by the City's Engineer Department.

Signage

Signage for the fueling facility will be mounted on the canopy fascia for business identification. Costco's standard signage design, one (1) Costco Gasoline sign (approximately 20 square feet) centered on each facade, is proposed for the site. The total signage area for the fueling facility is approximately 76.82 square feet. This does not exceed the 200 square foot maximum requirement in the Stanford Ranch Crossing Planned Sign Permit Program section B.2.F.

Signage will be externally illuminated by downward facing fascia fixtures. Gasoline prices will not be advertised at the facility, except as provided on the individual dispensers. Directional signs will also be installed at the facility's entrance and exit to facilitate the one-way directional flow of traffic.

Lighting

Under-canopy lighting for the facility will be full cut-off style LED fixtures that prevent off-site glare and minimize energy consumption. Parking lot lighting will include the reuse and relocation of existing fixtures and some new fixtures to match the existing design and layout.

Landscaping

The landscape plan shows a mix of drought tolerant shrubs and shade trees that will be used throughout the parking field as well as the modified median in Five Star Boulevard. The frontage along Stanford Ranch Road will be planted with new shrubs, perennials and ground covers and will be maintained. A majority of the trees will be maintained. The new landscaping will be climate appropriate and consistent with the existing plant pallet. A stormwater bio-filtration system will be incorporated into the new landscape planters in the parking field to provide an ecologically responsive method of handling and treatment of on-site storm water.

Architecture

The design of the new fuel facility canopy and controller enclosure will be compatible with the materials and colors of the existing Costco Warehouse. The canopy will have a pre-finished grey metal fascia and the columns will be split-face masonry CMU with a grey smooth-face masonry accent band to match the existing warehouse architecture. The controller enclosure will be painted to match the canopy fascia and existing warehouse.

Site Storm Drainage Improvements

Stormwater runoff associated with site improvements will be conveyed to stormwater treatment planters to address LID treatment BMPs for the project. Once treated by the planters, stormwater will be conveyed to the existing stormwater system for the warehouse.

The under-canopy area for the fueling facility will be isolated from the rest of the site by grade breaks. Under-canopy stormwater runoff will be conveyed to an oil water separator before being discharged to the storm drainage system. The under-canopy system will be equipped with an emergency shutoff switch to prevent hydrocarbons from entering the downstream system in the event of an unauthorized hydrocarbon release.

Air Quality/Greenhouse Gas Analysis

Costco will install CARB approved Phase I and Phase II Enhanced Vapor Recovery air pollution control equipment along with in station diagnostics to control fugitive air emissions with this project. Prior to construction, the Placer County Air Pollution Control District must approve Costco's application for an Authority to Construct (ATC), which will include a Health Risk Assessment. Costco's air quality consultants have prepared an air quality and greenhouse gas analysis for the project, assuming a maximum throughput of 20 million gallons per year for the 20-position gasoline dispensing facility. The analysis concluded that the project would result in a less than significant impact to air quality and greenhouse gases. The analysis incorporated the existing Shell station's average throughput of 1.8 million gallons per year.

Construction Phasing

Construction of the fueling facility and site improvements will be completed in a single phase and commence after approval of the applicable permits and the demolition/decommissioning of the Shell station is completed.

COSTCO WHOLESALE
Fueling Facility
6720 Stanford Ranch Road
Roseville, California
General Information

The new fueling facility will include equipment of the latest technology with many safety features to prevent potential environmental impacts, designed in accordance with local, state, and federal requirements, and will be installed by State Certified Installation Contractors according to specific construction guidelines and requirements. Below are a few operational and design features that provide exceptional environmental safeguards.

Operational Features:

1. The fueling facility is designed to operate as an unattended self-serve facility. However, Costco Wholesale's policy is to provide a Costco Gasoline Program trained employee and supervisor at the site during all hours of operation. The Costco Gasoline training program includes an interactive test that all gasoline employees must pass before working at a Costco Gasoline facility.

2. In addition to the above-mentioned employee, the facility is supported by senior management in the warehouse during all gasoline station operation hours. The supervisor will be equipped with a roam telephone programmed to receive calls from the fueling facility and warehouse. Every gasoline facility is equipped with a "911" telephone that automatically contacts emergency dispatch in addition to a regular telephone line and roam phones.

3. Employees are trained to identify maintenance requirements and physically inspect the fuel islands regularly during operating hours. Their training includes the proper spill clean-up and emergency response procedures. Trained employees check for leaking hoses, malfunctioning nozzles, fuel spills, and physical damage to the dispensers and controller enclosure. During non-operating hours, the power to the dispensers is turned off and each nozzle pad is locked. Should the system require attention beyond what the trained site person could handle, the local authorized and certified service contractor would be contacted and dispatched to repair the equipment.

4. Emergency shutoff switches are installed next to the controller enclosure and in locations near the dispensers, as dictated by the fire code.

5. Closed circuit television monitor cameras aimed to show all fueling positions, the tank slab, and equipment enclosure are mounted on canopy columns adjacent to the fuel islands. A split screen monitor located in the Costco Wholesale warehouse allows for full-time monitoring of the fueling operation. All images are recorded by the camera system.

6. The tank and piping monitoring system is programmed to activate visual/audible alarms in the event of an alarm condition. A visual/audible alarm is located on the outside of the controller enclosure. Further, the monitoring system is designed so that if power is lost to the monitoring console the facility is shut down and will not operate.

7. An independent security company monitors the Costco Wholesale warehouse alarm system. The alarm system acknowledges an alarm condition at the fueling facility and notifies Costco Wholesale management staff of an alarm condition should it occur after operating hours.

Design Features:

8. Costco Wholesale's tank and piping system is certified to meet the Federal UST leak detection standards of 95 percent probability of detection and 5 percent probability of false alarm. California State Water Resources Control Board also certifies the system under LG-113.

9. Costco Wholesale utilizes one of the most durable joint sealers available today to seal the concrete control joints. PTi sealer is a petroleum-resistant sealant developed by Prevention Technologies, Inc. (PTi). The sealer is used to prevent petroleum products from entering the underlying soil at the concrete joints. This product is used for its superior elasticity and user-friendly application. The elasticity allows the product to maintain a tight seal even with concrete expansion. The easy application ensures a proper seal whether it is applied by a contractor or maintenance personnel. Costco Wholesale is one of the few, if not only companies, to have a nationwide standard to seal control joints and other areas to prevent product spills from reaching the soil.

10. The storm drainage system for the fueling facility area will be designed in accordance with State of California Best Management Practices for water quality treatment standards. Stormwater from the fueling area will be isolated and will be directed to a catch basin and processed through an oil/water separator prior to discharge to the downstream system.

11. The underground tank and piping control units are housed inside the controller enclosure. The enclosure will contain the power console, the dispenser interface unit, the submersible pump variable speed controllers, and the monitoring system console. An air conditioner mounted on the side of the enclosure will have a preset thermostat to maintain a safe operating temperature.

12. The USTs and all containment sumps, including the dispenser sumps are all double-walled fiberglass. Fiberglass is used for its corrosion resistance and plasticity. The double-walled storage tank system includes a hydrostatic interstitial space sensor that monitors the primary and secondary tank walls. If a tank wall is compromised, the interstitial sensor will immediately shut down the product delivery system and activate a visual/audible alarm.

13. The tanks are secured in place with anchoring straps (tie-downs) connected to concrete hold down deadmen. The entire tank excavation hole is backfilled with pea gravel and capped with an 8-inch-thick reinforced concrete slab (overburden). The tie-downs, together with the overburden, overcome any possible buoyancy factors and resist buckling under hydrostatic pressures. Please see the attached exhibit illustrating the anchoring system.

14. All product, vapor, and vent piping is non-corrosive and provides three levels of protection. First, all product piping is monitored with pressure line leak detection. Second, all piping is double-wall to provide secondary containment. Third, all fiberglass piping is additionally monitored under vacuum per California AB2481 regulations such that if a breach is detected in the vacuum, the product delivery system will shut down and system will sound audible alarm.

15. All piping connections to the tanks and dispensers are flexible. Flexible connectors are used to prevent rupture from any form of ground movement.

16. All piping slopes to the sumps at the USTs. If a piping leak occurs, the gasoline will flow through the secondary pipe to the sump where a sensor is triggered to immediately shut down the system and activate an audible/visual alarm.

17. All tanks and dispensers are equipped with latest Phase I and Phase II Enhanced Vapor Recovery (EVR) vapor recovery air pollution control equipment technology per CARB regulations and associated Executive Orders. The Phase I EVR equipment controls the vapors in the return path from the tanks back to the tanker truck during offloading filling operations. The Stage I EVR systems are 98 percent effective in controlling fugitive emissions from escaping into the environment. The Phase II EVR equipment, which also includes "in-station diagnostics," controls and monitors the vapors in the return path from the vehicles back to the tanks and are 95 percent effective in controlling fugitive emissions from escaping into the environment.

18. The UST monitoring system incorporates automatic shutoffs. If gasoline is detected in the sump at the fuel dispenser, the dispenser shuts down automatically and an alarm is sounded. If a problem is detected with a tank, the tank is automatically shut down and an alarm is sounded. If the product piping system detects a failure of the 0.1 gallons per hour (GPH) test, the line is automatically shut down and the alarm is sounded. Pursuant to federal requirements, monitoring equipment must be able to detect a minimum leak of 3 GPH (equivalent to the accuracy of a mechanical leak detector). By providing monitoring to a higher standard (0.1 vs. 3), Costco maintains a higher degree of safety than required by current federal requirements.

19. Each fuel dispenser includes several safety devices. Specifically, each dispenser sump is equipped with an automatic shutoff valve to protect against vehicle impact. In addition, each fuel hose includes a poppeted breakaway device that will stop the flow of fuel at both ends of the hose in the event of an accidental drive-off. Also, each dispenser is equipped with internal fire extinguishers. Lastly, all dispensers include leak detection sensors connected to the alarm console inside the controller enclosure.

Regulatory Agencies, Regulations, and Permits: The following is a list of regulations and agencies that govern gasoline facilities and, as noted, require specific permits or approvals. This list shows the magnitude of the regulatory environment that governs this industry. Costco Wholesale has met or exceeded all the standards and requirements outlined below for the Costco Gasoline facility.

As described above, the Costco Wholesale retail fueling facility provides a significant number of features to reduce and control the potential for environmental health hazards. All systems to be installed are of the latest technology and meet or exceed all local, state, and federal regulations.

1. California Fire Code, Chapters 22 and 34

2. California Code of Regulations Title 23, Division 3, Chapter 16 ("California Underground Storage Tank Regulations")

3. California Health and Safety Code, Chapter 6.7 ("Underground Storage of Hazardous Substances")

4. Environmental Protection Agency (EPA) Underground Storage Tank Regulations (Subpart D, 40 Code of Federal Regulations (CFR) Part 280)

5. Underwriters Laboratories, Inc. (UL)

6. National Fire Protection Agency (NFPA) Articles 30 and 30A, regarding Flammable and Combustible Liquids Code

7. American Petroleum Institute (API) Recommended Practices for Installation of Underground Storage Systems

8. California Air Resources Board (CARB) Executive Orders and Procedures and Local Air Quality Management District Regulations

9. Local County Environmental Health Hazardous Materials Division, CUPA, which provides enforcement of the State Water Resources Control Board (SWRCB) Regulations