

Costco

SANDRA RUBAY TURNER [REDACTED]

Mon 10/7/2019 3:35 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]

Dear Commissioners:

I am a resident in the Terra Linda area, and am writing to let you know why I oppose 30 gas pumps being installed at this location. I am okay with a Costco store taking the space where Sears used to be, but including gas will not be beneficial to anyone except the oil companies. Here are the many problems:

- Marin will be failing all the efforts made by Sustainable San Rafael and the overall plans for California and America to reduce greenhouse gases.
- Los Ranchitos Rd. is a frontage road to the 101 and becomes jammed when any problems occur on the fwy, cars jump off the fwy hoping for a more open pathway and find themselves stuck in even worse traffic. I cannot get out to my destination at these times. I have parked my car on Golden Hinde or other small streets and walked home with plans to pick my car up later when traffic subsides later more than one time.
- Terra Linda High is right down the street from Sears and there is a lot of traffic on Nova Albion from one end to the other at the beginning and end of the school day. Bringing excess traffic to get cheaper gas will impact this already heavily trafficked street.
- Adding big tanker trucks to fill the tanks, in addition to other delivery trucks for the store will bring early morning road noise to the neighborhoods just across the streets.

It is hard to believe that Marin would even consider adding any gas tanks to our community. There are plenty of them to satisfy existing cars. Let these gas station owners benefit from the added cars that Costco will bring, but let's not bring out of town traffic just for a dollar or less savings per gallon. I thought this County represented progressive forward thinking policies, not regressive ones, as this one certainly is.

Please help the Mall owners, all local retailers, and residents by doing the right thing. Costco if they are the only interested party, but NO GAS PUMPS, WE DO NOT NEED THEM, THEY ONLY PORTEND EXCESSIVE PROBLEMS.

Sincerely,

Sandi Rubay Turner

Letter Opposing Costco for 10/15 Planning Commission Meeting

Jennifer Ghidinelli [REDACTED]

Mon 10/7/2019 3:28 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include

the email below in the packet for the October 15 Planning Commission Meeting.

Dear San Rafael Planning

Commission,

I

am adamantly opposed to Costco Wholesale's proposal for Northgate Mall. As I'm sure you understand, a warehouse store does not belong in a residential area. Costco understands this too, which is why they have never built one of their warehouse stores in a residential area.

My

opposition is not against Costco themselves. I am a Costco member and highly value their commitment to providing good wages to their workers, buying organic foods and providing big discounts to their members. Should Costco find another more suitable location in San Rafael, NOT in a residential area, I will gladly support them.

However,

as a 9-year resident of Terra Linda, and active voter, I know that putting a Costco Warehouse in the proposed location at Northgate will disrupt the quality of life of this community. We have 4 senior living facilities, 3 schools, a hospital and heavily-used bike and walking trails within 1 mile of Northgate not to mention the hundreds of homes that back up to the property. The additional traffic from shoppers, delivery trucks, and vehicles gassing up will have a detrimental

impact to the health, safety and quality
of our neighborhood.

We all want Northgate
to be more vibrant and expect an increase in people and traffic with that vibrancy. But the current Costco
Warehouse proposal is far beyond the scale of the mall. And while Costco Warehouse brings more people and
traffic, it does not bring more vibrancy. First,
how many shoppers actually load up on bulk produce, frozen foods and other groceries and then do additional
shopping instead of taking their groceries home? Few. Second, assuming that a Costco shopper might want to do
additional mall shopping while their groceries
melt in their car, the proposed road between Costco and the rest of the mall, as well as the 2 to 3 levels of
proposed garage parking, create physical barriers preventing shoppers from going to Northgate.

The developers are not
bringing vibrancy to Northgate with Costco Warehouse. They are simply bringing more traffic and pollution while
degrading our neighborhood. I urge you to NOT approve the Costco Warehouse plan.

Sincerely,

Jennifer Ghidinelli

Comments on Northgate Costco & LRIA "No Costco" Biased-Survey

Susan Gahry <[REDACTED]>

Mon 10/7/2019 3:25 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Wanted to let you know that I live in Los Ranchitos just south of the proposed new Costco at Northgate and am totally in favor of the new Costco, with one exception: would like to see a new stop sign on the south side of Circle Road to slow down traffic on Los Ranchitos Road and to discourage Costco shoppers from taking Los Ranchitos Road from Northgate to the freeway. As we are located in the County of Marin and not City of San Rafael, maybe you can pass this onto the County?

Also, I am aware that our neighborhood association conducted a survey asking neighbors their opinions about Costco. I felt the survey was very biased - it provided a list of possible concerns and asked people if they were concerned with certain issues. They did not allow for any positive comments; thus, I feel the LRIA survey was biased to come up with a "against Costco" (or NIMBY) consensus. For example, I believe with a Costco in San Rafael rather than in Novato that there will be much less greenhouse gas generation associated with automobile emissions as residents of southern Marin County will not be driving as far to go to Costco (for me, the savings is about 18 miles per round-trip). (this benefit was not listed on their survey). As I go to Costco frequently, I have noted that most people leaving there actually drive south on Highway 101.

I also feel the new Costco will benefit San Rafael residents as the tax revenue from Costco sales will go to the city of San Rafael rather than Novato. Further, it will be nice to have a cheaper source of gasoline in the area.

Please don't let the NIMBY responses discourage the City of San Rafael from approving this Costco.

Sincerely,

Susan Gahry

Proposed Costco plan - a voice from a Terra Linda resident

Kristina Hanspers <[REDACTED]>

Mon 10/7/2019 3:52 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr Boloyan,

I am a resident and voter of Terra Linda and this email is to inform you that I am strongly OPPOSED to the planned COSTCO development at Northgate Terra Linda.

I am a Costco member and although I like Costco a lot and understand that it serves a purpose, it is a terrible idea to place a Costco at Northgate. The neighborhood is simply NOT designed for it and it is completely unnecessary:

1. Costco is not what the residents OF THIS ACTUAL NEIGHBORHOOD want at Northgate. Sure people in San Anselmo, Corte Madera etc would be thrilled. But they don't actually live here. The city planning commission should approach Merlon Geier with suggestions from the community, which there are many. We need better restaurants, smaller stores with high-quality goods, and community space.
2. Costco does not belong in a residential neighborhood. I used to shop at the 9th street Costco in San Francisco, and I actually canceled my membership because it was a complete nightmare trying to get there because of traffic. Terra Linda presents a similar situation in terms of street design, density, and proximity to the freeway. The Freitas exit is a disaster already and rated LOS E by the city of San Rafael if I'm not mistaken. Im assuming Costco is not offering to pay for freeway entrance/exit construction to alleviate this?
3. The city of San Rafael has a commitment to sustainability outlined in the general plan 2020. The Costco plan results in the complete opposite of sustainability: consumerism, traffic congestion, and encourages fossil fuel consumption. I assure you that the residents of this community will remember this when it's time to vote.

Sincerely,

Kristina Hanspers

[REDACTED]
[REDACTED]

Opposition to Costco at Northgate

Kirsten Nolan <k[REDACTED]>

Mon 10/7/2019 3:21 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

Please include the email below in the packet for the October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

I am writing this email to express my opposition to Costco's proposal for Northgate Mall. My top concerns are safety, traffic, impacts to the environment, and the long term impacts to the quality of life for residents of Marin.

The proposed location is close to three senior living communities and Kaiser Hospital. Congested roads, as will happen with an estimated average of 10,000 - 12,000 in/out vehicle trips per day to Costco, will delay emergency services to these communities as well as emergency transit times to Kaiser. Profits of a mega-retailer will be prioritized over the lives of residents. The proposed location is also close to Terra Linda High School. I live in Terra Linda and see students walking and biking along Nova Albion, Golden Hinde, and Northgate Drive; increased traffic can result in increased pedestrian v. auto accidents on these perimeter roads and main road. It is not worth risking the lives of the elderly and children for this development.

The roads around the mall are not adequate to support the estimated average of 10,000 - 12,000 in/out vehicle trips per day and roads cannot be widened without destroying the Northgate Promenade. Four of these nearby intersections are already rated at the worst levels - E and F. Allowing a big-box retailer, and unavoidable additional traffic, at the proposed site does not lend itself to the goal of developing on a pedestrian scale as declared in the San Rafael 2020 General Plan (NH-140) and that the community-visioning process as advocated for.

Remember San Rafael's sustainability goals in the General Plan 2020; Allowing a 30-pump gas station will increase air pollution from car and truck exhaust emission and puts ground water at risk for contamination with underground fuel tanks. Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers-exactly the population who lives in Terra Linda. Marin County touts itself as an innovative leader in community development and environmental regulations. Climate change is in the news daily, young people are organizing world wide climate strikes, and consumers are more consistently making purchases based on sustainability factors. A 30-pump gas station is neither innovative nor leading the community into a sustainable future. I expect more from my city and I have confidence they have the capacity and the will to do better.

Warehouse retail does not fit the community-developed vision of a "town center" at Northgate, and previously touted vision of Merlon Geier, the Mall owner. The community has consistently participated in the planning process with input of mixed use quality retail and restaurants, public gathering spaces, innovative business, and residential units. Costco offers none of these qualities at this location. San Rafael's own General Plan endorses this North San Rafael "town center" vision. Costco will not revitalize the Mall with additional foot traffic. I earned my B.A. in Environmental Planning and

immediately recognized that the design for the Costco, with an access road dividing it from the mall, will not encourage foot traffic to other stores but will in fact discourage a walkable community with the walking barriers it creates.

I write this email as a Costco member and Terra Linda resident. I want to be clear, I am not anti-Costco, but I am opposed to the Costco proposal at Northgate Mall in Terra Linda. If Costco is built here, it will decimate the possibility of ever creating the town center vision that is needed for the scale of this community. This an opportunity for leadership in an innovative directive. I implore you to use your leadership to co-create the vision of San Rafael that leaves a legacy of vibrancy and sustainability. Costco at this location offers neither.

Sincerely,

[REDACTED]
[REDACTED]

I object to costcos in terra linda

ian lendler [REDACTED] >

Mon 10/7/2019 5:14 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am a homeowner of a family of 4 living in Terra Linda. I understand the need to revitalize the mall, but costcos is THE WRONG WAY TO DO IT.

I will vote against whoever approves this project.

Ian Lendler

October 7, 2019

Mr. Raffi Boloyan
San Rafael Community Development Department
1400 Firth Ave.
San Rafael, CA 94901

Mr. Boloyan,

I request you include the letter below in the packet for October 15 Planning Commission. I have serious concerns regarding Costco's proposal for Northgate Mall and I oppose the project.

Regards,

[REDACTED]
[REDACTED]
San Rafael, CA 94903
[REDACTED]

Dear San Rafael Planning Commission,

My family of 4 have been residents of the Terra Linda community for 15 years and Marin for nearly 20 years. My children attend nearby schools and we are active in the community. I, like many of my neighbors, oppose the proposal before you to bring a Costco warehouse to Northgate Mall. There are many issues that this project raises but here are my top issues that the Planning Commission needs to be aware of:

- 1) General Plan – This proposal is against the General Plan 2020 set forth by the City of San Rafael. This proposal does not fit the community-developed vision of a town-center where as to invite the community to gather at retail or restaurants. Costco is a WAREHOUSE and needs to be located in an industrial location due to building size and traffic. Costco clientele generally arrive, purchase and leave because of perishable goods and tend to have a 'get in get out' mentality. This behavior does not lend itself to the before mentioned town-center vision.

Northgate Mall resides in a residential community where residents value quality of life. This proposal would negatively change the characteristics of our neighborhood.

- 2) Infrastructure – All traffic routes are single lane and currently at maximum traffic capacity. The increased traffic will only bring our vibrant community to a standstill. Motorists will alter their driving patterns to side streets to avoid gridlocks around the mall. This will be further impacted by accidents or traffic on highway 101. This impact is not limited to the main freeway exit Manuel T. Freitas Parkway. Residents in Marinwood, Lucas Valley, Mount Marin, Los Ranchitos, and Santa Venetia would be impacted as well because all neighboring exits and surface roads are single lanes.
- 3) Size – The proposed footprint is over 3 times larger than the current Sears structure and extends the warehouse structure towards and up to Northgate Drive. The current Sears automotive and catalog annex buildings are single level and set back from the adjacent Northgate Drive. The proposed structure is 58 feet tall which equates to over a 5 story building. The size is not proportional or complementary to

the surrounding residential area and would significantly impact the characteristics of this vibrant neighborhood.

- 4) Sound – Noise levels produced from a warehouse facility would only negatively impact the community. Delivery trucks arriving as early as 2am would produce noise in our residential neighborhood which includes several retirement facility. The proposed site has natural hills on two sides of Northgate Mall. Operational sound (including tire center impact wrenches) will reverberate significantly throughout the entire Terra Linda valley. Constructing a large concrete warehouse would intensify operational noise at all hours of the day. I demand a study to be done on noise levels as it relates to 1) natural landscape (hills), 2) increased hardscape of a 5 story cement building and 3) impact of increasing the footprint as to extend the facility to Northgate drive.
- 5) Environmental – We live in Marin because residents are cognizant of their surroundings and impact on the environment. Terra Linda does not need increased car exhaust and vapor fumes from gas stations. This neighborhood currently supports 5 gas stations. There is no need for a mammoth 30-pump station that can anticipate 2-3 tanker deliveries daily! The proposed parking structure would concentrate emission pollution from idling or slow moving cars as customer maneuver their way through the structure.

I hope every commission member remembers the City of San Rafael's sustainability goals, the commitments vision outlined in the general plan 2020/40. Moving forward with the proposed WAREHOUSE plan is not good for the community or the City of San Rafael.

For the record, I would support a residential/commercial mixed-use project at Northgate Mall because residents contribute to the vibrancy and characteristics of a community.



Concerned About Mega Gas Station in Terra Linda

Hunter Marvel <[REDACTED]>

Mon 10/7/2019 4:40 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]

Raffi,

I am writing to express my concern and outrage over the proposed Mega Costco at Northgate.

As a Terra Linda resident, I am horrified at the scale and scope of this project and concerned about what it will do to my neighborhood.

Please include my email in the packet for the Planning Commission's 10/15 meeting.

There are so many things wrong with this plan that I don't know where to begin, however I'll start with this list:

1. The proposed 30 pump gas-station which would be the largest in Marin!! This is insane! There are already 4 gas stations over there. We're going to have 30 new pumps in this residential area?
2. The roads coming in and out of Terra Linda are already problematic from a traffic standpoint. Add in 5-12K additional cars and traffic will be an absolute nightmare for residents, shoppers, the hospitals, etc.
3. Not to mention the environmental impact from all these cars on air quality in my neighborhood.
4. There is a Costco 8 miles down the highway. Literally 7.5 minutes down the 101.
5. This does absolutely nothing for our community. No new jobs that will support living here. We need business that benefit those who live here. Not giant box stores that degrade our quality of life.
6. The size of the Costco is absurd. It would be almost 3 football fields in square footage? Why?
7. My family moved to Terra Linda to enjoy the laid-back atmosphere, clean air and open space. Adding this Costco will ruin the neighborhood. If you lived here you would agree.

I look forward to meeting you at the 10/15 planning commission meeting.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The logo for METEORITE PR features the word "METEORITE" in a bold, sans-serif font. Above the letter "O" is a stylized graphic of a meteorite streaking downwards. Below "METEORITE" are the letters "PR" in a smaller, spaced-out font.

Opposing Costco Letter

Sarah Richardson <[REDACTED]>

Mon 10/7/2019 4:46 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

📎 1 attachments (13 KB)

SarahR_OpposingCostcoLetter.pdf;

Hi Raffi,

I have pasted my letter to this email, as well as an attached pdf.
Please present my letter to your team as well as at the Oct 15th meeting.
Please do not let this Costco Project continue in Terra Linda, CA.

Please read below.

Sarah Schneider

Oct 6, 2019

Dear Raffi Boloyan & the San Rafael Community Development Department,

I am writing to OPPOSE building a huge Costco in Terra Linda, CA at the former Sears building location. Having lived in Marin 13 years, I have seen traffic grow and ruin communities. Why I live in Terra Linda and not other areas of Marin is because of the active community of people walking, biking and the ease of very little traffic.

I value that our town is known for being the Headquarters for Guide Dogs for the Blind. The amount of traffic, pollution of air, pollution of noise and pollution of light that this proposed Costco will bring to Terra Linda will ruin the balance that they need at Guide Dogs for the Blind.

Plus all the local retirement communities will not have the peace and quiet that they deserve. and have chosen to have by living in Terra Linda. My father live 100 yards from this proposed Costco location, at Drake Terrace. This is a terrible idea.

Lastly, the amount of traffic, pollution of air, pollution of noise and pollution of light that this proposed Costco will bring to Terra Linda is not what we need or want!! It's outrageous that the building planners are so greedy that they have even considered this massive project. Costco should be in an industrial park, not a small community mall.

Please do not let this building of Costco progress.

thank you,

Sarah Schneider of Terra Linda, CA

[REDACTED]

Mr. Boloyan, please include the email below in the packet for October 15 Planning Commission Meeting.

Yelena Fed <[REDACTED]>

Mon 10/7/2019 4:52 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I have lived in Terra Linda for 16 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only me but all my friends and relatives in neighboring Marin communities are totally opposed to Costco Wholesale at Northgate mall. I have several concerns but for brevity I am going to list my top three:

#1 NOISE

- a) Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- b) Noise from delivery trucks (4 a.m. to 1 p.m)
- c) Noise from six lane 30-pump gas station (open 6 a.m. to 9:30 p.m.; spaces to queue additional 42 cars waiting for pumps)
- d) Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store open 9-10 a.m to 7-8:30 p.m.)
- e) Noise from garbage trucks, fuel deliveries, service trucks
- f) Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to stor.

#2 HEALTH/POLLUTION

Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills. Cars create more pollution when parking and driving slowly in parking lots and up multistor ramps, Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion. Car exhaust and vapor fumes contribute to atmospheric warming and climate change. Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers. Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via.

#3 TRAFFIC

- a) Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- b) One lane (each way) roads all around the mall.
- c) Cannot be widened without destroying the Northgate Promenade.
- d) No plans for improvements to roads.
- e) Four intersections already rated as worst levels--LOS "E" and "F".
- f) No plans for improvements to freeway on/off ramps – already some of the worst in the county.
- g) Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner)
- h) Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- i) Funeral processions using the cemetery entrance will be impacted.

Consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,
Yelena Fedchenko.

[REDACTED]
[REDACTED]

Sent from Yahoo Mail for iPad

Costco in San Rafael

Eric Stein <[REDACTED]>

Mon 10/7/2019 5:23 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Planning Manager Boloyan:

My wife and I purchased our home here in Terra Linda about five years ago. We have three children and their health and safety is of paramount important to us. We live just a block away from Northgate Mall off Los Ranchitos Rd. I am writing to you to express our concerns for a development of a Costco at our Northgate Mall. In short, our concerns are: 1) the traffic it will cause to an already busy area, 2) the increase of noise, and 3) the safety for our children and elderly in the neighborhood, and 4) the health issues it will cause for our residents.

Along with the traffic, there will be a great increase in noise. With the delivery trucks and the hundreds/thousands of cars that will come to Costco and also just to get fuel. Our quiet neighborhood, will no longer exist with a Costco here.

As stated, our greatest concern is for our children and the many others who walk to Northgate Mall. There are also the elderly who live across the street from the mall and the blind who come to our National Guide Dogs for the Blind Center.

Lastly, we're concerned of the health issues that a mega gas station will cause with the increase of cars idling in traffic and queuing for a gas pump. Our residents who live closest to Northgate Mall are elderly and families with young children. The car exhaust from cars idling will pose health risks for us all.

My wife and I are home-owners, tax-payers, and voters of San Rafael, and we oppose the construction of a Costco in our neighborhood at the Northgate Mall. We would certainly be open to the mitigation of our concerns. Please consider the health risks and the overall quality of life for our community!

Thank you for your consideration.

Sincerely,
Eric Stein

[REDACTED]

Proposed Costco

Louise Denish [REDACTED] >

Mon 10/7/2019 2:45 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Good Afternoon:

I am opposed to the Costco being built in Terra Linda.

The existing roads will not support the kind of extreme traffic it will attract.

To my knowledge, no plans for redesigning roads before this Costco would be built.

Louise Denish

[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPhone

Costco Wholesale Proposal at Northgate Mall

Petra Pless [REDACTED]

Mon 10/7/2019 3:00 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: planning <planning@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Paul Jensen <Paul.Jensen@cityofsanrafael.org>

Good afternoon Mr. Boloyan,

Please include the letter below in the packet for the October 15, 2019 Planning Commission meeting.

Thank you,
Petra Pless

Re: Costco Wholesale Proposal at Northgate Mall

Dear San Rafael Planning Commission, City Council, and Mayor Phillips,

I am a long-time resident of Terra Linda. The purpose of this letter is to advise you that I am opposed to the proposal by Costco Wholesale to build a 147,000-square foot warehouse, tire center, and 30-pump gas station on the former Sears site at the south end of Northgate Mall. Here are my top concerns:

Traffic and Safety

With no planned improvements to local streets and highway exits, the increase in traffic in an area where many local roads and intersections already operate at unacceptable levels (LOS E and F) is worrisome. An increase in traffic on Las Gallinas Avenue and Northgate Drive (two-lane) in conjunction with the proposed site access (three entrances/exits via Northgate Drive) poses a serious safety risk for pedestrians along Northgate Walk, including the elderly from four senior care facilities, students at Guide Dogs for the Blind, and school children from nearby schools walking to and from the mall for lunch and after school. Bicyclists on the bike path along Northgate Drive and inexperienced drivers from Terra Linda High School also face increased accident risks. Congested roads will delay access to Kaiser Hospital and local emergency services as well as evacuation in case of a large-scale emergency.

Neighborhood Compatibility

A four-story building (three-story parking on top of one-story warehouse) with a setback of only 40 feet from Northgate Drive is out of scale with the town character of the surrounding area and would loom over the single-story Eichler homes neighborhood to the south. Further, a big box superstore with a 30-pump gas station at Northgate Mall is not compatible with the City's and the community's vision for a town center in Terra Linda, as described in the 2020 General Plan and the Civic Center Station Area Plan. The use of the site for this purpose is a wasted opportunity to build much-needed housing accompanied by neighborhood-serving retail stores.

Noise and Light Pollution

Truck deliveries to the warehouse (2:00 am to 1:00 pm), tire center (~6:00 am), and fuel station and customer traffic to these facilities (fuel station open 5:00 am to 10:00 pm) will increase noise, especially at night. Lighting of the perimeter, top of the open parking structure, and fuel station will increase light pollution in the valley. This will especially affect neighboring developments, including residents of the uphill Quail Hill development who will be looking directly onto the lit up top story of the parking structure, and the Alma Via senior care facility directly across the road from the fuel station.

Please remember the City's sustainability goals and the commitments and vision outlined in the 2020 General Plan and the Civic Center Station Area Plan. I expect our elected representatives to make the right choice for our city, please do not disappoint.

Sincerely,

[Redacted signature]



Virus-free. www.avg.com

RE: Proposed Costco - Northgate Mall Terra Linda

Benjamin Mason <[REDACTED]>

Mon 10/7/2019 2:58 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; respgrowth.marin@gmail.com <respgrowth.marin@gmail.com>

Mr. Boloyan, please include the email/letter below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top three (enter #):

1) Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills

- Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
- Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- Car exhaust and vapor fumes contribute to atmospheric warming and climate change
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future

2) The Costco proposal is a cowardly and backward-looking venture and does not fit the community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units

- The mall owners have argued that Costco will anchor and revitalize the mall, but the mall owners do not plan any other near-term improvements to the Mall except upgraded theaters and admit that Costco shoppers will not stick around to shop at other stores in the mall. Other successful Marin County retail locations (Marin Country Mart, Corte Madera Town Center etc ...) do not have bulk retail warehouse as anchors, instead their model is consistent with the community-developed Vision of a Town Center at Northgate - a mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units
- San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood
- Costco will be a completely separate building with a road dividing it from the Mall
- Warehouse shopping patterns do not encourage foot traffic to other stores
- Low price competition will cannibalize trade from existing stores and businesses

Consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Also, please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincere regards,
Benjamin Mason

Community Development Department
Planning Division, City of San Rafael
1400 5th Avenue
San Rafael, CA 94901

Project: Costco Warehouse at Northgate Mall

Dear San Rafael Planning Commissioners;

Please include this email in your packet for the San Rafael Planning Commission Meeting scheduled for October 15.

I live in San Rafael and I am totally opposed to having a Costco Warehouse at Northgate Mall for many reasons. I will list a few of them.

Traffic: With single lane roads surrounding the mall and no provisions to make changes to the roads what happens if I or anyone in my community need an ambulance or the Fire Department? With additional cars and trucks entering the 30 pump gas station as well as regular afternoon traffic, access to my home will often require lengthy waiting. I understand that it is projected that Costco will generate up to 11,000 car trips per day.

A further complication regarding traffic is the close proximity to senior centers, the Guide Dogs for the Blind, and Terra Linda High School. Elderly residents out for a walk, cyclists, high school kids going to lunch, and guide dogs/training dogs become a very high risk scenario for pedestrian accidents.

Noise: Costco trucks will be unloading starting at 4 AM. Residents need to sleep and the noise of large diesel trucks during these hours will be most disruptive. In addition there will also be noise from garbage trucks, fuel deliveries and service trucks.

Health/Pollution: The 30 pump gas station also poses problems because of the exhaust from idling vehicles waiting their turn at the pump as well as the several daily truckloads of gas required to keep the gas station operating. Why not leave the other 4 gas stations and not add another one? Further, trucks waiting to unload will add toxic exhaust fumes to the air in addition to all of the increased traffic.

Air pollution from the increased traffic causes increased risk of respiratory problems particularly in the elderly who often suffer from asthma, COPD, emphysema, and heart conditions.

Our **Quality of Life** is at risk and we do not want nor need Costco in our backyard. We would like to see a Town Center that serves the community not Costco. We ask you to consider my concerns and note that I will remember when it comes time to vote.

Sincerely,

Leanna C. Snyder 10/7/19
(Leanna Snyder)

RECEIVED
OCT 7 2019
PLANNING

Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

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Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

Raffi Boloyan

10/5/19

[Redacted address]

San Rafael

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Kate Taggart

10/5/19



San Rafael

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Mrs. Danden

[Redacted address]

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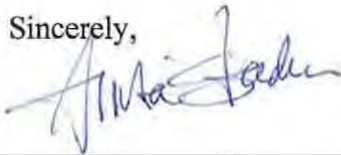
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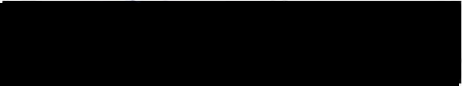
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10/6/19



San Rafael

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Ellen Moore

[Redacted signature block]

San Rafael

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Sincerely,

Michelle W. Smith

10/5/19



San Rafael

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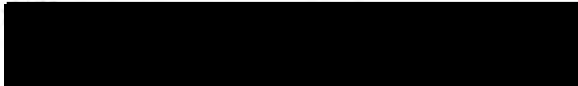
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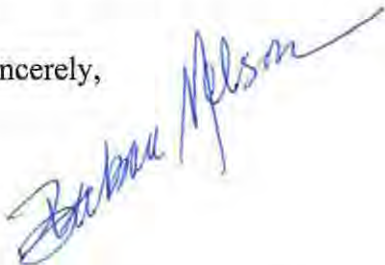
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10/16/19


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[REDACTED]
[REDACTED] an Rafael

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[Redacted signature block]

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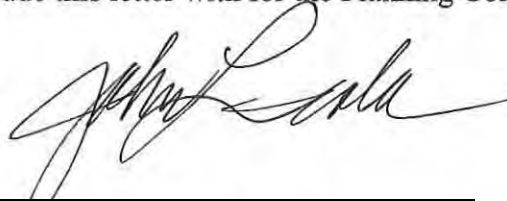
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Sincerely,

Sue Bittel

10/5/19

 *e*

San Rafael

RECEIVED

OCT 7 2019

PLANNING

Terra Linda Costco proposal

brian gianinno <briangianinno@gmail.com>

Mon 10/7/2019 2:11 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the letter/email below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. It flies directly in the face of what the community has expressed it wants to see at Northgate. It certainly does not align with the vision that the San Rafael planning commission has said to have developed, which should guide us into the next 20+ years.

It seems so short sighted to remain focused on retail in this unique location that offers access to SMART, easy access to existing bus routes, access to our wonderful open space, access to our great local schools, and access to our excitingly changing (younger, more affluent, more involved) neighborhoods. I have nothing against COSTCO, and am in fact a member of Costco, but another one in Marin is not what we need. The footprint, traffic, and atmosphere of a Costco will eliminate any possibility of more intriguing options. Anything else would be dominated by the presence of a massive box warehouse and it's absurdly tall parking garage. Who is going to be enticed to develop an attractive new restaurant or new mixed used housing in the shadow of a Costco? Nobody. Do we really believe that a Costco will change the direction of the Northgate Mall? There is no reason to believe so. We watch retail die nationwide. Times are changing and there's no reason to believe that our community should count on a Costco to buck that trend at Northgate. Just up the road, you can see the turnover around the Novato Costco, which seems to be dominated by discount clothing stores and national restaurant chains.

I understand that the property is already currently dominated by the large Sears building and zoned for commercial use. But I also know it does not have to remain that way... as has been previously alluded to even by the current mall owners as well as the city planners. The zoning can allow for residential use and it should be. I also know that the State and Federal government is going to exert more control over our local communities, especially as we depend more on Federal Funds to make local projects happen than ever before. We are going to be forced to increase housing opportunities in Marin and there isn't a better possible location than Northgate. What we need are locals, the planning commission, and our representatives to be strong and fight for what we really need.... Mixed use properties that offer young families an opportunity to become our new neighbors and to contribute to what can be a vibrant atmosphere in Terra Linda. There is no reason that Terra Linda can't be a destination for all of the North Bay and even San Francisco.

Please take into account the overall quality of life in our community as well as the long term vision that our city and county has developed. This Costco does neither of those things. Please remember the city of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure that I and my neighbors will remember when it's time to vote.

Sincerely,

Brian and Amelia Gianinno

[REDACTED]
San Rafael CA 94903

Costco Proposal

Kristopher Shepardson [REDACTED]

Mon 10/7/2019 2:07 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

Please include the email below in the packet for October 15 Planning Commission Meeting. Thank you.

Dear San Rafael Planning Commission,

I am a long time resident of Marin and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list just a few:

There are estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic

Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital

Wholesale Warehouse Retail does not fit the community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units would be a much wiser use of this space.

Please don't let a giant warehouse store spoil our small inclusive community feel.

Regards,

Kristopher Shepardson
[REDACTED]

Costco proposal Northgate Mall

Rich Dahlgren [REDACTED]

Mon 10/7/2019 2:06 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: respgrowth.marin@gmail.com <respgrowth.marin@gmail.com>

Mr. Boloyan, please include the email/letter below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission -

I have lived in Northern Marin County for 52 years and consider the Costco plan to be wrong for the site in so many ways. The proposed store is outsized for the area and will draw tremendous traffic to already bottle-necked roadways. The gas pumps will create more brownfield and the construction and operation noise and activity will change negatively the somewhat pastoral quality of the adjacent communities. Most of these homes are single story Eichlers built in the '50s and '60's. Sears was a store built for local residents to buy needed goods. It was not a magnet drawing from 20 miles away or more as Costco is designed. It will provide negligible local tax base and employment opportunities compared to the effects on the community and environment. Please do not approve this plan!

Rich Dahlgren

No Costco

Maija Threlkeld <[REDACTED]>

Mon 10/7/2019 1:58 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To: Mr. Boloyan, Planning Manager, City of San Rafael

Re: E-mail for inclusion in packet for San Rafael City Council October 15 Planning Commission Mtg

Dear San Rafael Planning Commission,

I am a longtime resident of San Rafael and am adamantly opposed to a Costco Wholesale brand opening in the old Sears site at Northgate Mall, Terra Linda.

I have voted in all local elections and welcome use of the old Sears site that would actually benefit our local community! The addition of yet another Costco in Marin, when one appears sufficient, would have grave consequences for which I am opposed. I voted to support the SMART train and would welcome community engagement in resourcing alternatives.

I am adamantly opposed for the following reasons:

1. The San Rafael Climate Change Act plan 2030

This Plan commits the city to a REDUCED carbon footprint via investment in mass transit, such as the SMART train and additional walking and bike paths. The addition of yet another Costco store and a gas station contradicts this plan.

2. The proposed installation of an outrageous 30-pump gas station at this location

This would be the largest gas station in Marin County, located in a residential neighborhood. It is estimated that the station would attract an additional 5,000 to 12,000 cars a day. This amount of additional congestion impacts emergency services, particularly ambulatory access to Kaiser Terra Linda.

Our community already has a generous number of gas stations in the area, which rarely have a line waiting for a station to open!

Given these factors, I question the extent of the due diligence conducted thus far. Further examination and exploration of alternatives is necessary. This community deserves as much. I ask you to join me in voting down this project.

Sincerely,

Maija Threlkeld

4 [REDACTED]

San Rafael, 94903

Terra Linda Costco proposal

adam miller <[REDACTED]>

[REDACTED] Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the letter/email below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. It flies directly in the face of what the community has expressed it wants to see at Northgate. It certainly does not align with the vision that the San Rafael planning commission has said to have developed, which should guide us into the next 20+ years.

It seems so short sighted to remain focused on retail in this unique location that offers access to SMART, easy access to existing bus routes, access to our wonderful open space, access to our great local schools, and access to our excitingly changing (younger, more affluent, more involved) neighborhoods. I have nothing against COSTCO, and am in fact a member of Costco, but another one in Marin is not what we need. The footprint, traffic, and atmosphere of a Costco will eliminate any possibility of more intriguing options. Anything else would be dominated by the presence of a massive box warehouse and it's absurdly tall parking garage. Who is going to be enticed to develop an attractive new restaurant or new mixed used housing in the shadow of a Costco? Nobody. Do we really believe that a Costco will change the direction of the Northgate Mall? There is no reason to believe so. We watch retail die nationwide. Times are changing and there's no reason to believe that our community should count on a Costco to buck that trend at Northgate. Just up the road, you can see the turnover around the Novato Costco, which seems to be dominated by discount clothing stores and national restaurant chains.

I understand that the property is already currently dominated by the large Sears building and zoned for commercial use. But I also know it does not have to remain that way... as has been previously alluded to even by the current mall owners as well as the city planners. The zoning can allow for residential use and it should be. I also know that the State and Federal government is going to exert more control over our local communities, especially as we depend more on Federal Funds to make local projects happen than ever before. We are going to be forced to increase housing opportunities in Marin and there isn't a better possible location than Northgate. What we need are locals, the planning commission, and our representatives to be strong and fight for what we really need.... Mixed use properties that offer young families an opportunity to become our new neighbors and to contribute to what can be a vibrant atmosphere in Terra Linda. There is no reason that Terra Linda can't be a destination for all of the North Bay and even San Francisco.

Please take into account the overall quality of life in our community as well as the long term vision that our city and county has developed. This Costco does neither of those things. Please remember the city of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure that I and my neighbors will remember when it's time to vote.

Sincerely,

Adam Miller
48 Serra Way
San Rafael, CA 94903

FW: Snapshot Quiz Response REPLY

Lindsay Lara

Mon 10/7/2019 1:13 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Lindsay Lara, CPMC

Office: (415) 485-3065

Mobile: [REDACTED]

From: Lidia Que

Sent: Friday, October 04, 2019 4:49 PM

To: Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>

Cc: Brenna Nurmi <Brenna.Nurmi@cityofsanrafael.org>

Subject: Fw: Snapshot Quiz Response REPLY

Hi! below is a Costco Comment.

From: [REDACTED]

Sent: Friday, October 4, 2019 10:58 AM

To: City Manager's Office <city.manager@cityofsanrafael.org>

Subject: Snapshot Quiz Response REPLY

Someone knitted a sunflower on something.

I'd like to comment on the Costco building wanting to go in Terra Linda. Someone wrote a letter to the editor about putting it in the old Orchard Hardware building on Anderson Drive. I think this would be a much better place. It has plenty of parking, wouldn't bother any homeowners, has enough room to expand and is more centrally located. This should be suggested to Costco. Maybe they do not know this space is available. I get up at 4:00 A.M. in the morning so unfortunately will not be at the meetings. Please do give this suggestion to them. It will probably be an easier pathway to develop without a lot of dissension as there won't be any neighbors.



Marty Komitopoulos

[REDACTED]
[REDACTED]
[REDACTED]

For October 15 Planning Commission Meeting...

Natasha Geraghty-Medved <r[REDACTED]>

Mon 10/7/2019 1:26 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email below in the packet for October 15 Planning Commission Meeting...

Dear San Rafael Planning Commission,

I have grown up in San Rafael and lived there for over 20 years and while I live now in SF. I have always planned to move to Marin to raise my family. I pay attention to what is happening in my beautiful county.

For this reason, I'm writing to let you know that not only me but all my friends Marin communities are opposed to Costco Wholesale at Northgate mall. We are not opposed to Costco Wholesale on its own in Business Centers/Commercial Areas. We're opposed because:

- Northgate is in a residential community, Costco will change the whole atmosphere.
- The pollution, not just air due to the extra traffic and idling cars but the water!!
- Putting gas stations over 4 creeks is a recipe for an environmental disaster.
- Traffic!!! There are over three schools, a hospital, two retirement communities, plus the funeral home.... what will happen during 7:30am-8am, 2:30 - 4pm? The towns traffic is already insane. Worse an emergency or funeral procession? This will block roads.

Consider the impact to our beautiful environmentally minded town and health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, for the exchange of toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Isn't the City of San Rafael "2020 Plan to " Reducing carbon emissions, abating noise pollution, protecting air and water quality, and minimizing commercial development"... how is bringing a big box store like Costco Wholesale (whose deliveries start at 4AM) into quiet residential neighborhoods holding true to the the 2020 plans/goals for the City of San Rafael?

Don't turn my home town into a place I wouldn't want to raise a family in.

Thanks,
Natasha

Natasha Geraghty-Medved
[REDACTED]
[REDACTED]
[REDACTED]

Opposition to Costco's Proposal

Brittany Greene <b[REDACTED]>

Mon 10/7/2019 1:48 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda; I vote in ALL elections. The purpose of this email is to advise you that I am dismayed and completely opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but I am only going to list my top three:

- 1) Noise and air pollution for vulnerable residents of nearby neighborhoods, including elderly and children, due to gas tank trucks, deliveries, idling cars for filling station and parking lots, and overall increased use of area.
- 2) Traffic congestion for freeway entrances/exits and local roads, which are already overly impacted, with no plan for making transportation improvements.
- 3) Safety concerns, most particularly the impact on Kaiser hospital, but also for nearby residents, including elderly and children, due to increased traffic.

Take into account the overall quality of life in our community and do the right thing! Consider the health risk to our community especially the elderly and children. Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this email in the packet for Planning Commission's October 15 meeting.

Sincerely,
Brittany Greene

[REDACTED]

October 5, 2019

Raffi Boloyan

1400 Fifth Ave.

San Rafael, Calif.

RECEIVED
OCT 07 2019
PLANNING

Dear Mr. Boloyan:

I am a resident and voter of Terra Linda (San Rafael). The purpose of this letter is to advise you at I and my husband, George, are vehemently opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for a starter, I will list my top three concerns.

Traffic (both vehicle and delivery trucks) congestion. Our freeway on and off ramps are already congested and not designed for the traffic this project will produce.

Air pollution from the vehicle and truck traffic and gas station pollution

Lights that will illuminate the area both day and night.

As a long-time resident and voter of San Rafael, I am writing to let you know I am vehemently opposed to Costco Wholesale moving into the Sears site in Northgate Mall.

My husband and I have lived in San Rafael (Terra Linda) for 48 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only do we but all our friends and relatives in the neighboring communities are totally opposed to the project proposed for Costco Wholesale at Northgate Mall. We are opposed because of the traffic and air pollution impact it will have on our community. We feel that at the present time, our traffic is impeded by the number of cars using our surface streets and to add additional vehicle and especially truck transport traffic would be impractical and irresponsible.

Please take into account the overall quality of life in our community and do the right thing!

Sincerely,

Linda & George Vaio



Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

Ken and Jane Frost

costco plans

Craig Foster <[REDACTED]>

Mon 10/7/2019 10:37 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hi Raffi,

As a Terra Linda resident, I have a few comments on Costco's plans for Northgate Mall. Please include this email in your packet for Oct 15 meeting.

Northgate Mall is an eyesore and is in desperate need of modernization and a new role for the future. Costco retail could bring much needed footfall back to a dying & outdated mall but ultimately I would question whether a dated mall is the best use of the whole Northgate space. Corte Madera mall is modern and thriving, it is not clear that any investment in Terra Linda could compete with Corte Madera without cannibalising an already successful retail location just a few miles away. Costco's proposal is much better suited to a freeway stop off point like the one with already exists just a few minutes north in Novato. There is not suitable road access to Northgate to mirror Novato's Costco.

The plan for a gas station also does not suit Terra Linda, there are already several gas stations serving Terra Linda's freeway exit. It is not suitable to open further a further gas station so close by but further off the freeway exit. In addition to those local concerns, the global trend is moving away from gas powered vehicles. Marin should be a world leader in the move away from gas powered vehicles, in a few years time there will be talk about how to decommission gas stations all over the world including Costco's new gas station at Northgate.

With Novato already serving freeway stop off 'big retail' and Corta Madera already serving high end retail, there seems little space for Northgate to compete with either. Costco does not address this problem, my solution for Northgate is not on the planning agenda but I would be to tear the whole thing down and rebuild it with a village center type feel mixing housing, apartments, restaurants, local style retail, leisure activities, park space... all of which is a modern fit for the next 50 years, I would not look for solutions from 50 years ago.

Say NO to Costco

Sarah Seibert <[REDACTED]>

Mon 10/7/2019 11:09 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hello Raffi,

I was given your information by a friend and fellow concerned citizen. I wanted to voice my opinion on this Costco fiasco. I would urge the community to consider the impacts. Of concern to me:

1) The freeway on and off ramps in TL are very confusing for non-residents. I live on Professional Center Parkway. I can't tell you how many near accidents I've gotten into from people not understanding or respecting the right of way of people coming off of the freeway. I get flipped off quite frequently by people getting on the freeway from TL because they don't understand that I have the right of way from the way I enter the freeway. I don't need to be flipped off more. Nor do we need the accidents this will certainly create.

2) The roads around North Gate are in poor condition. There is no way they are going to support the weight of gas trucks having to come to a mega gas station multiple times per day. There are so many community members who will be affected including all the kids coming to TL high school, the Guide Dogs for the Blind folks, people who like fresh air that will now be poisoned by this mega gas station, etc. My son will be at TL in 2 short years. I do not want him trying to navigate around this monstrosity in a residential neighborhood on his way to school. It causes me great concern for his safety.

3) We don't need another gas station in the area. There are already 5 and it's about 3 too many.

4) What Terra Linda desperately needs is community. Turning that amount of land into a big box store wasteland does not encourage community building. It will encourage all of the undesirable people from Mill Valley (aka Me Valley) to bring their entitlement to our community. I don't need to get screamed at by a botoxed house wife when I'm just out trying to get my stuff done for my family on the weekend. It will happen by inviting all of Marin into our community. I can promise that. I've gotten into some crazy traffic situations in Mill Valley from the entitled people trying to make right hand turns from left hand lanes and other such nonsense behavior.

5) I will never ever shop there or get gas from there. That amount of people crammed into 1 place gives me severe anxiety and I will avoid at all cost. Not to mention that I'm a member of the community that keeps it local. I shop at the farmer's market and the Nugget markets mostly. I will never eat a chicken produced in the way Costco produces chicken. I've seen the pictures. It's terrifying.

Please stop this nonsense. Allow people to continue going to Novato. It's 10 minutes north of Terra Linda. We don't need this much Costco in such a small radius of square miles.

Thank you,
Sarah Seibert

Request for Packet re: Costco Meeting

Jen and John Imbimbo <[REDACTED]>

Mon 10/7/2019 11:17 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi,

I hope you are well. I wanted to send an email to request that my email be included in the packet for the Planning Commission's October 15 meeting. I am concerned about the size and scope of the Costco project and want to make sure I have accurate information. I have lived in San Rafael my entire life and want to make sure we are making decisions that benefit the long-term health of our community.

Thanks,

Jen Imbimbo

In favor of Costco

Linda J. Reid <lr[REDACTED]>

Mon 10/7/2019 11:23 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am a long time resident of Terra Linda. I know there has been some opposition to the proposal to put Costco in the old Sears space in Northgate Mall. I think this opposition is just a knee jerk reaction to something new. The fact is Retail is struggling. Northgate Mall is struggling. My hope is that Costco will revitalize the mall and keep it from becoming dilapidated and vacant. I think Costco is the best option and I don't feel that the traffic will be that much of an issue.

Sincerely,
Linda Reid

Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,
Thomas Maguire

No CostCo

si doan <[REDACTED]>

Mon 10/7/2019 11:45 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this letter/email is to advise you that I am opposed to the Costco Wholesale's proposal for Northgate Mall. I have several concerns:

1. We dont need another Costco in Marin, and we definitely dont need more gas stations in Terra Linda. The proposal might be great for souther Marin, but local residents dont have a problem driving to Novato or getting gas with our current gas stations.
2. The added traffic will not be compatible with the poorly designed streets. The Freitas exit is rated LOS E already, why would you even consider adding several thousands more cars to that?
3. Its a false narrative that Costco will bring jobs. Staff will no doubt live outside the local area (probably outside Marin) and will thus contribute to traffic.
4. This proposal doesnt offer anything new and innovative for the community. What we really need are restaurants and better stores for shopping and browsing, think The Public in Emeryville or Southshore center in Alameda.

Take into account the overall quality of life in our community and do the right thing!

Sincerely,

Si Doan

[REDACTED]

[REDACTED] Rafael

|

No Costco In Terra Linda

mary wuerth <[REDACTED]>

Mon 10/7/2019 11:57 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To Whom It Concern:

I am writing to express my strong opposition to Costco in the Northgate Mall. Here are my reasons:

1. The gas pumps will increase air pollution as cars idle to wait their turn.
2. Gas pumps will eventually leak, maybe not right away, but they invariably leak, which will contaminate our local groundwater.
3. We already have four (yes four!) gas stations at that intersection, we don't need any more.
4. There is already a Costco in Novato, we don't need another one in Marin
5. The streets surrounding the area will not be able to support the increased traffic.
6. There are elementary and high schools within half a mile of the Costco. Many high school students (including my own daughter) walk to nearby small businesses for after school snacks and social time with their friends. The increased traffic from Costco will put the safety of these children at risk.
6. The multi-story proposed design will be an eyesore and not compatible with the surrounding community.
7. Costco will hurt the already struggling small business (Scotty's, Stefano's, etc) in the community.
8. Noise from giant trucks delivering goods to Costco will disturb nearby residential areas, including elderly residents at Alma Via, which is across the street from the proposed site. Let our honored elderly citizens enjoy our neighborhood and not be subjected to the increased traffic and noise a Costco would bring.

A better use of the mall would be something more similar to Marin Country Mart, a project I could fully support coming to Terra Linda.

Sincerely,

Mary Wuerth

Terra Linda Resident since 1999

COSTCO OPOSSITION

Elke Reinhardt <[REDACTED]>

Mon 10/7/2019 12:10 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]

Dear San Rafael Planning Commission,

I have lived in San Rafael* for 35 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only me but all my friends and relatives in neighboring Terra Linda and Quail Hill. Marin communities are totally opposed to Costco Wholesale at Northgate mall. We're opposed because:

1: The traffic will be unbearable. You MUST take into account the approved development of 165 units near the Four Points Sheraton. This will already generate perhaps 400 autos. The beauty of TL is that it still has breathing room; compared to Central San Rafael, Mill Valley, Corte Madera and Fairfax which have become overpopulated and congested making driving and parking difficult and trying.

2: Take into account the overall quality of life in our community and do the right thing! Especially for the elderly which we have a close community to Northgate Mall and all of the schools w children on bicycles and on foot. Guide Dogs for the Blind will also most likely be greatly effected. Every day I see elderly in walkers and wheelchairs crossing the streets here.

3: There most certainly a health risk to our community especially for the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue? Possible leakage from the underground storage gas tanks propose a water table toxic risk.

4: Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

5: I realize Northgate Mall is in dire straights for money. Remember the old Corte Madera Town Center? Look at it now. Let's think in those terms. We don't need a massive wholesale box store; we need stores and places that serve the community and make it pleasurable to live in. The current stores in the mall are low budget and cheap, even the movies shown at Northgate mall are geared towards a different audience than lives in the area. The owner of this mall should bear some responsibility as to the quality of life of his neighbors.

This simply is not the place for a project this size! We all have to live with your decisions for a lifetime; please choose wisely and do not succumb to financial pressure.

Sincerely,

Elke Reinhardt

Costco

JAMES McClelland <[REDACTED]>

Mon 10/7/2019 12:16 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco's proposal for Northgate Mall. I live a short distance from the Mall and feel that the added traffic generated by Costco customers will be devastating to my neighborhood. The Northgate Mall is located in a residential area with only two lane streets feeding into the mall's parking areas. Costco has stated that they may need to add 900 + additional parking spaces at the mall too accommodate their customer's needs. This area cannot take that kind of vehicle traffic.

Costco has also stated that they want to incorporate a large gas station along with their warehouse. So now I not only have all this added traffic in my neighborhood but I have to breathe unhealthy exhaust fumes from idling vehicles all day.

I'm not against something moving into the mall. Northgate Mall does need some help if it is going to survive as a shopping area. BUT COSTCO IS NOT THE ANSWER.

Quality of life is too important for a few added tax dollars.

Sincerely, James McClelland

We can and must do better than Costco

Phil Hallstein <p[REDACTED]>

Mon 10/7/2019 12:16 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Brooke Beazley <b[REDACTED]>

To: Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

My wife and I have lived on Del Ganado since 1994, raised our 2 daughters here and love our place in this peaceful valley.

The neighborhood roads and intersections are not designed for the traffic this behemoth will bring. There is often a back up to get out of TL onto 101 already.

This Store is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate. I hope you and others take seriously the work and intelligence that went into developing that plan.

Other predictable downsides include: the toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, increasing numbers of elderly drivers, inexperienced HS drivers, dog walkers, and cyclists. The increased traffic is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Please consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include my letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

Phil Hallstein and Brooke Beazley

Sent from my iPhone

Opposition to Costco at Northgate

M. Samantha Stearns <s[REDACTED]>

Mon 10/7/2019 12:23 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi Boloyan, City of San Rafael, Planning Commission:

Dear Mr. Boloyan,

I am a resident of and voter in Terra Linda. I am writing to let you know that I am strongly opposed to Costco Wholesale's proposal for Northgate Mall. I don't think Costco belongs in any residential area (you can't compare the Elk Grove location to this one; it's not remotely the same), and something like this is in opposition to San Rafael's sustainability goals.

The toxins released from 30 gas pumps and the increased air pollution from thousands of cars and trucks daily will have a significant impact on the air quality of the area and the health of its residents. Plus, there are already traffic challenges in this location as it is, and adding thousands of cars to the single-lane roads, which are currently frequented by elderly drivers, inexperienced high school drivers, cyclists, and dog walkers training dogs for the blind, will surely increase the number of accidents and add to the congestion. It will also cause delays for fire trucks and ambulances (which are often on these roads given the numerous assisted living and senior living communities in the immediate area) and could hinder emergency evacuations—something that is a serious concern, especially during fire season.

Please consider the health risks to our community and remember the vision for a town center at Northgate outlined in the 2020 general plan because my neighbors and I will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

Marta Samantha Stearns

re: Costco proposal

Valerie Matthews <v[REDACTED]>

Mon 10/7/2019 12:41 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]

Raffi Boloyan,

I have lived on Devon Drive in Terra Linda for 45 years. The purpose of this email is to advise you that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall. I have many concerns... Increased traffic and air pollution being 2 of the major reasons but not limited to those two. There is no double in my mind....having seen traffic increase around the holidays on the access roads- including Los Ranchitos.,Golden Hinde, and Nova Albion....that this will be a disaster in the making. Alma Via, Drake Terrace, Villa Marin, Terra Linda High School, Kaiser Permanente, Guide Dogs for the Blind-just to name a few of the buildings and businesses that will be affected....and that already affect traffic around the mall.

The footprint of this proposal is huge-and big box retailers do not belong in the Terra Linda neighborhood, especially ones that will increase traffic to beyond capacity....I know of no other Costco building that is in a residential neighborhood like this proposal...

Please take into account the overall quality of life in our community in your movement forward on this issue.....

Yours truly,

Valerie Matthews

[REDACTED]
San Rafael, Ca.

Costco at Northgate Mall

Lindy Burgon <[REDACTED]>

Mon 10/7/2019 12:51 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top three:

1) We already have a nearby Costco within 10 minutes of my house. I make regular trips to this location and feel it is convenient for my family. I am concerned about the increase in traffic to an estimated 5,000 - 12,000 vehicle trips to per day in addition to existing traffic.

2) Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion. These are streets that already have quite a bit of traffic.

3) I feel that there are other businesses that would serve our community and not bring in as much traffic. I would love to have something that was more family friendly. A business like Rebounderez in Rohnert Park or family themed center would be greatly utilized. We have so many families in this area and most of us drive north or south for this type of entertainment.

Please take into account the overall quality of life in our community and do the right thing!

Sincerely,
Lindy Burgon

Costco Proposal

Mark Koerner <[REDACTED]>

Mon 10/7/2019 1:07 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi Boloyan,

Please include this email in the packet for the Planning Commission's October meeting. I am a resident, tax payer, and voter of Terra Linda, writing with deep opposition to Costco Wholesale's proposal for Northgate Mall.

As a home owner on Nova Albion Way (close to Northgate Drive), each day I witness the negative impact of cars and traffic in this neighborhood: Terra Linda high school kids and their parents speeding down the street throughout the day; vehicles going to and from Kaiser Hospital throughout all hours; the density of traffic going to and from Vallecito Elementary in early mornings (again with speeding parents); and cars lined up in front of my house—gridlock—whenever there's a traffic accident on the freeway. I work from my home office and have been able to observe these patterns for many years now.

Already, without a Costco, our roads cannot support this traffic. With this type of dense residential traffic I've seen pedestrians nearly get hit by cars—including children and senior citizens—and including myself. Like other parents in the neighborhood, I fear for young Vallecito students, including my own, who walk to and from school each day. The addition of the hundreds of Costco patrons who would be utilizing the area, as well as delivery trucks, will only add to this already density of cars and take away from the safety and quality of life of everyone who lives in this neighborhood.

A residential neighborhood like this does not have the infrastructure to support the Costco plans to the large-scale that it has been envisioned. At the very least, these Costco plans need to include more thoughtful measures for tax payers and residents, including a stop light at the crosswalk of Northgate Drive and Nova Albion Way, speed bumps along Nova Albion Way, and that the parking lot around Northgate Mall be reconfigured so that entry/exit points nearest to residential homes are closed off.

Please take into account the overall quality of life in our community, the health and safety risk to children and the many elderly members in nearby retirement homes, and the City of San Rafael's sustainability goals, and do the right thing!

Thank you,

Mark Koerner

October 2, 2019

Raffi Boloyan
Planning Manager
City of San Rafael
1400 Fifth Ave.,
San Rafael, CA 94901

RECEIVED
OCT 04 2019
PLANNING

Dear Mr. Boloyan,

I am a long time resident of San Rafael Meadows, which borders the SMART train tracks and is located very close to Northgate Mall. While I did not initially embrace the introduction of the SMART train to our neighborhood because it is diesel operated, I understood the wisdom of trying to create a more sustainable Terra Linda by developing a transit center to keep cars off the road.

Therefore, when I learned that COSTCO is planning to come to Northgate along with a 30 pump mega gas station, I was appalled! How can the city officials promote the introduction of mass transit and then turn around and approve what will be the LARGEST FUELING STATION in Marin? With the last 4 years being the hottest ones on record and Northern California having suffered horrific forest fires the past 2 years in a row, how can the introduction of a mega-gas station be justified under the city's plans for a sustainable future?

It takes no rocket scientist to realize that the dozens of cars stalled in line to fuel up at this station will be a huge polluter to our neighborhood. Our residential roads were not made for the volume of traffic that will occur. What about the N. San Pedro exit and Freitas Parkway exit—which is already dangerous?

If COSTCO insists it cannot come in without the mega-gas station, then I urge you to do what you can to stop this proposal. It is not sustainable and will do nothing to improve our community. As a voter, I urge you to reject the proposal of COSTCO's 30 pump gas station in Terra Linda.

Sincerely,



Janet Shirley

San Rafael, CA 94903

San Rafael Planning Commission
1400 Fifth Avenue
San Rafael, CA 94901

RECEIVED

September 30, 2019

OCT 04 2019

PLANNING

Re: COSCO at Northgate Mall

Dear Commissioners,

I am a fifty-nine year resident of Terra Linda having raised a family here and then retired to Drake Terrace. I have participated in numerous planning activities that involve transportation, land use, housing and the environment. I do not believe that the Northgate Mall is a good place for COSCO.

The redevelopment of the Northgate Mall is too important for piecemeal planning. A comprehensive plan is needed that includes appropriate commercial ventures and workforce housing. Residents and potential applicants along with the owners need to work with staff to reach a successful consensus. I am skeptical that COSCO can meet the expectations of Terra Linda residents and businesses.

I hope that commissioners and council members will provide the leadership that will result in a solution that works for all and is compatible with current businesses and residents of the north San Rafael area.

Sincerely,



Sue Beittel

Costco

Solange <[REDACTED]>

Mon 10/7/2019 10:08 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

As a long-time resident and voter of San Rafael, I am writing to let you know I am dismayed and completely opposed to Costco Wholesale moving into the old Sears site.

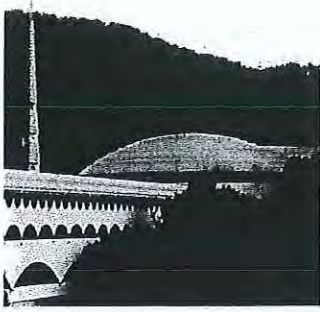
1. Among the most alarming concerns is the introduction of a 30 pump COSTCO gas station intended to accompany the store. If this happens, Terra Linda will be home of the largest fueling station in Marin county—attracting at least an additional 5,000 to 12,000 cars a day. The roads and freeway exits are simply not built to handle the sheer volume of new traffic. Add to that the traffic coming from Terra Linda High and ambulances trying to make their way through the stopped and idling cars to Kaiser Hospital.
2. We already have a COSTCO in Novato and Terra Linda has enough gas stations to serve the entire community here. There is no or very little evidence that the community wants COSTCO in Terra Linda.
3. According to the San Rafael Climate Change Action Plan 2030, the City has made a commitment to lessen its carbon footprint for years to come. This includes introducing mass transit—such as SMART, more walking and bike paths, creating spaces that promote a feeling of community and preserve the natural beauty of our environment. COSTCO and its mega gas station are in direct conflict with this plan.

Please take into account the overall quality of life in our community and do the right thing. Also, consider the health risk to the elderly and children. Remember the City of San Rafael's sustainability goals outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Solange Suarez-Gold

[REDACTED]
San Rafael, CA 94903



Terra Linda Homeowners' Association

[REDACTED]
San Rafael, CA 94903
[REDACTED]

October 7, 2019

Raffi Boylan
Planning Manager
Community Development-Planning Division
1400 Fifth Ave.
San Rafael, CA 94901

RE: Comments on Costco pre-application (APN: 175-060-40)

Dear Mr. Boylan and members of the Planning Commission,

I am writing to express some concerns with the current Costco proposal that you are considering at your October 15th meeting. As the organization representing homeowners who live closest to the Northgate Mall, I have concerns about the traffic, noise, and environmental impact of the Costco store as currently envisioned.

- **Traffic:** I have serious concerns about impact of additional cars and traffic on our neighborhood. The roads surrounding the proposed development are single-lane, and my understanding is that there are no plans to improve or widen them. The roads surrounding Northgate Mall already experience strain when there are obstructions or accidents on Highway 101 as there is no other route to enter or leave Terra Linda except for these roads. I am worried that this additional congestion will strain the residential roads in the area, including Las Gallinas, Nova Albion, Golden Hinde and Los Ranchitos. School traffic and commuters already congest these streets. I am also concerned that this congestion may delay the emergency response and transit time for our neighborhood. We have a number of elderly residents who rely on quick transport to Kaiser, and this could have a detrimental impact on their health and wellbeing. In case of natural disaster, such as wildfire or earthquake, I am troubled by the impact that this additional traffic could have on the safe

evacuation of residents. The city should investigate whether there can be additional freeway access points given the inability of the current small residential roads to absorb this additional congestion. For example, I recommend that the city consider improvements to Merrydale Road, including a potential freeway on- and off-ramp, which would provide more direct access to the proposed site. In Corte Madera, there are Highway 101 exits before and after Town Center Shopping Center (Madera Boulevard and Tamalpais Drive, respectively), which provide easy access to the mall without disrupting residents who live nearby. I believe that any proposed project at Northgate Mall must consider the impact of traffic and mitigate it through direct access improvements.


- **Noise:** According to the proposal, ten Costco delivery trucks will arrive each day starting at 2 am and there will also be 2-3 gas delivery trucks each day with the fuel station operating from 5 am to 10 pm. I am worried that these delivery trucks and gas trucks will greatly increase the noise in the neighborhood especially during hours when residents are sleeping. I recommend that you require Costco to add a large sound wall on the perimeter of the property in order to reduce noise and the visual impact of the store. There should be trees planted along this sound wall in order to improve the esthetics of the site as well. In addition, you could consider adding a park on Northgate Drive to mitigate the noise and improve the esthetics of the community.
- **Environmental impact:** The proposed Costco gas station is untenable in a residential neighborhood. The proposal also includes 30 gas pumps and has the capacity to have 72 idling cars at one time. This is out of step with a residential neighborhood and would greatly increase the air pollution and traffic in the neighborhood. It's also out-of-step with Marin County's climate change mitigation goals. In addition, there are already four gas stations in close proximity that have better freeway access and do not abut residential housing. The five underground fuel tanks could also cause environmental damage to our neighborhood if they should leak. Put simply, the addition of this gas station would completely alter the character of Terra Linda for the worse.

I understand that city staff are in the process of recommending studies that will need to be completed by Costco, such as traffic, greenhouse gas emissions, hazardous materials and noise. I am concerned that these studies may have less external validity if Costco conducts them because they may be perceived to have bias in their analysis. I highly encourage the city of San Rafael to conduct its own assessments of the impact of this project on traffic, noise, safety and environmental impact.

I hope that the Planning Commission will take my concerns into account as they review Costco's pre-application and require changes to the project before it can be reviewed for final approval. I especially hope that the Planning Commission will determine that the gas station is unworkable in this location given the potential environmental impact. I agree that there should be changes to the Northgate Mall, but the Costco project should improve the neighborhood, not increase traffic, noise and pollution.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Gina Daly".

Gina Daly
President
Terra Linda Homeowners' Association

Concern for Coscto

Carie Chin-Garcia <[REDACTED]>

Mon 10/7/2019 9:12 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

I am a resident and voter of Terra Linda. The purpose of this letter/email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top concern:

I moved to this area for the quality of life for my three kids. While we shop regularly at Costco, we cannot imagine it with a large gas station two blocks from our home- the Costco development could be a health and safety risk to our community especially the elderly and children.

I ask you to imagine Costco with the gas station two blocks from your own home and family or your loved ones. Would you really want that? Would you be ok with that day, evenings and weekends? Please know my opinion represents several people who are residents and voters in San Rafael.

Yours truly,

Catherine Chin

[REDACTED]
San Rafael, CA
94903

Please include in packet for Planning Commission's Oct mtg

Mae Koerner <[REDACTED]>

Mon 10/7/2019 9:06 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi Boloyan,

Please include this email in the packet for the Planning Commission's October meeting. I am a resident, tax payer, and voter of Terra Linda, writing with deep opposition to Costco Wholesale's proposal for Northgate Mall.

As a home owner on Nova Albion Way (close to Northgate Drive), each day I witness the negative impact of cars and traffic in this neighborhood: Terra Linda high school kids and their parents speeding down the street throughout the day; vehicles going to and from Kaiser Hospital throughout all hours; the density of traffic going to and from Vallecito Elementary in early mornings (again with speeding parents); and cars lined up in front of my house—gridlock—whenever there's a traffic accident on the freeway. I work from my home office and have been able to observe these patterns for many years now.

Already, without a Costco, our roads cannot support this traffic. With this type of dense residential traffic I've seen pedestrians nearly get hit by cars—including children and senior citizens—and including myself. Like other parents in the neighborhood, I fear for young Vallecito students, including my own, who walk to and from school each day. The addition of the hundreds of Costco patrons who would be utilizing the area, as well as delivery trucks, will only add to this already density of cars and take away from the safety and quality of life of everyone who lives in this neighborhood.

A residential neighborhood like this does not have the infrastructure to support the Costco plans to the large-scale that it has been envisioned. At the very least, these Costco plans need to include more thoughtful measures for tax payers and residents, including a stop light at the crosswalk of Northgate Drive and Nova Albion Way, speed bumps along Nova Albion Way, and that the parking lot around Northgate Mall be reconfigured so that entry/exit points nearest to residential homes are closed off.

Please take into account the overall quality of life in our community, the health and safety risk to children and the many elderly members in nearby retirement homes, and the City of San Rafael's sustainability goals, and do the right thing!

Thank you,

Mae Koerner

Costco Proposal

Joy Dahlgren <[REDACTED]>

Mon 10/7/2019 10:25 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Planning Commissioners

I have lived in Lucas Valley since 1970. Since then I have done most of my shopping for clothes and appliances at the Northgate Mall and have seen it's fortunes rise and fall.

I am not opposed to the Costco project but I am concerned about it's effects on its residential neighbors, especially those immediately to the south.

As currently planned it is taller and closer to the perimeter than the Sears building, creating a large bulk closer to the street and residences, I urge you to require Costco to modify its design to reduce the visual bulk of the project from the street and screen it from the street with tall trees. This will make it more inviting to shoppers and pleasant for neighbors.

Please pay attention to how the additional trips will be routed between the freeway and Costco so as to minimize interference with Terra Linda traffic. Good signage and signal timing in the Mall area could make a big difference to local residents and shoppers alike.

Thank you for your consideration.

Joy Dahlgren

[REDACTED], San Rafael

Costco

Stacee Brown <[REDACTED]>

Sun 10/6/2019 8:55 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; D Connolly <DConnolly@marincounty.org>

Dear Mr. Boloyan,

Please include the email below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

As a long-time resident and voter of San Rafael* I am writing to let you know I am dismayed and completely opposed to Costco Wholesale moving into the old Sears site at Northgate Mall. I have numerous reasons for this:

- **TRAFFIC**

- Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- One lane (each way) roads all around the mall
 - Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads
 - Four intersections already rated as worst levels--LOS“E” and “F”
- No plans for improvements to freeway on/off ramps – already some of the worst in the county
- Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner)
- Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- Funeral processions using the cemetery entrance will be impacted

- **NOISE**

- Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- Noise from delivery trucks (4 a.m. to 1 p.m)
- Noise from six lane 30-pump gas station (open 6 a.m. to 9:30 p.m.; spaces to queue additional 42 cars waiting for pumps)
- Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store open 9-10 a.m to 7-8:30 p.m.)
- Noise from garbage trucks, fuel deliveries, service trucks
 - Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to store

- **HEALTH/POLLUTION**

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
 - Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- Car exhaust and vapor fumes contribute to atmospheric warming and climate change

- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
 - Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
 - Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future
- **AESTHETICS**
 - Out of Scale to the Mall and surrounding neighborhood
 - The proposed store and parking garage is over 3 times the footprint of the Sears building and almost completely fills the existing parking lot
 - Huge 3-story building with open parking on top encroaches on residential neighborhood-- Building and mechanical area are approximately 15 yards from Northgate Drive (Sears building is approximately 85 yards away)
 - Incompatible architectural style --Massive characterless building being put adjacent to architecturally protected mid-century modern Eichlers.

Please take into account the overall quality of life in our community.

Sincerely,

Stacey Brown

OPPOSITION TO COSTCO IN NORTHGATE MALL

Joyce Lewbin <[REDACTED]>

Mon 10/7/2019 8:41 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi Boloyan, City of San Rafael, Planning Commission.

As a long time resident of Terra Linda (30 years), I am writing to express my vehement opposition to Costco Wholesale's proposition for the Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and the City of San Rafael of a vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Corp 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane road access causing unbelievable back ups, increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Please consider the health risks to our community and remember the Vision outlined in the general plan of 2020.

Please include this letter for the Planning Commission meeting on Oct.15

Sincerely,
Joyce Lewbin

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED] c [REDACTED] >
Mon 10/7/2019 7:15 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: A Larry Cell <p [REDACTED]>

Hi Raffi,

Please add my objection to the new Costco in Terra Linda to the growing choir of objections I'm sure you are receiving on this matter. See the major points below.

Our area doesn't need to additional impact to traffic this will cause, nor the noise and air pollution. More Housing in the area there I could see but not a Costco. That will kill the vibe and feel of north San Rafael even more.

Please stop this project.

Thank you,

Jenn Wallace abs Larry Stanley,

San Rafael Meadows

1. Among the most alarming concerns is the introduction of a 30 pump COSTCO gas station intended to accompany the store. If this happens, Terra Linda will be home of the largest fueling station in Marin county—attracting at least an additional 5,000 to 12,000 cars a day. The roads and freeway exits are simply not built to handle the sheer volume of new traffic. Add to that the traffic coming from Terra Linda High and ambulances trying to make their way through the stopped and idling cars to Kaiser Hospital.
2. We already have a COSTCO in Novato and Terra Linda has enough gas stations to serve the entire community here. There is no or very little evidence that the community wants COSTCO in Terra Linda.
3. According to the San Rafael Climate Change Action Plan 2030, the City has made a commitment to lessen its carbon footprint for years to come. This includes introducing mass transit—such as SMART, more walking and bike paths, creating spaces that promote a feeling of community and preserve the natural beauty of our environment. COSTCO and its mega gas station are in direct conflict with this plan.

Sent from my iPhone

I oppose Costco in Northgate

Laurelyn Borst <[REDACTED]>

Mon 10/7/2019 6:43 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

They can easily go to the defunct OSH.

Why would you want to destroy a perfectly normal substantial suburb?

Don't you respect the citizens of this county?

Oppose Costco.

Laurelyn Borst - Terra Linda Resident

Costco at Northgate Mall

Hoang Stein <[REDACTED]>

Mon 10/7/2019 12:12 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission:

My husband and I purchased our home here in Terra Linda five years ago, desiring to live in a quiet peaceful neighborhood with a great school for our three children. We live just a block away from Northgate Mall off Los Ranchitos Rd. I am writing to you to express our concerns for a development of a Costco at our Northgate Mall. In short, our concerns are: 1) the traffic it will cause to an already busy area, 2) the increase of noise, 3) safety for our children and elderly in the neighborhood, and 4) the health issues it will cause for our residents.

Every day I drive my children to and from school and then to their after-school activities in the neighborhood. Besides Manuel Freitas Parkway, all the streets in our neighborhood are 2-lane roads. There is already traffic at certain times of the day to the neighborhood elementary school (Vallecito), High School (Terra Linda High), and the hospital (Kaiser) with the Emergency department. Some mornings and afternoons, I have a difficult time exiting my complex to turn onto Los Ranchitos Rd due to high traffic, and I can imagine how much worse it will be with the hundreds of cars that will come onto my main street. This will cause problems for our local hospital and patients if there is greater traffic on our 2-lane roads to the hospital.

And along with the traffic, there will be a great increase in noise with the delivery trucks and the hundreds/thousands of cars that will come to shop at Costco and those who come just to get fuel. Our quiet neighborhood will no longer exist with a Costco here.

We are also concerned for our children and the many others who walk to Northgate Mall and around our neighborhood. There are also the elderly who live across the street from the mall and the blind who come to our National Guide Dogs for the Blind Center. With the thousands who come from far away to Costco and not knowing our neighborhood, we are posing more hazards to our residents.

Lastly, we're concerned of the health issues that a mega gas station will cause with the increase of cars idling in traffic and queuing for a gas pump. Our residents who live closest to Northgate Mall are elderly and families with young children. The car exhaust from cars idling will pose health risks for us all.

I am a Costco member who shop there fairly regularly, but I DO NOT want a Costco near my home. In addition, we have 5 gas stations in the vicinity of Northgate Mall and do not need a mega gas station here. This will put our current gas stations out of business.

My husband and I are home-owners, tax-payers, and voters of San Rafael, and we oppose the construction of a Costco in our neighborhood at the Northgate Mall. Please consider the health, safety, and the overall quality of life for our community!

Sincerely,
Hoang Stein
(with Eric, Ari, Gabe, and Shana Stein)

[REDACTED]
San Rafael, CA. 94903

Opposition to Northgate Costco

JANET CUTCLIFFE <[REDACTED]>

Sun 10/6/2019 10:22 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

1. I am a resident and voter of Marin County. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns, but for brevity I am going to list my top three:

1. Costco does not fit the "Town Center" idea originally proposed by the previous owner. **We need mix used projects with more housing.** Marin already has more retail than it needs but sorely lacks housing at the affordable and moderately priced levels. Incorporating housing as a requirement for any new development is a must.

2. Traffic, noise, congestion will all increase.

3. The proposed size of the store is out of character with the neighborhood and surrounding business not in the mall. (Guide Dogs, etc)

I urge you to remember the City of San Rafael's sustainability goals, our county's need for more housing not for more shopping. Don't abandon the commitments and vision outlined in the general plan 2020 and do what is best for the long term health of the city and county.

Sincerely,

Janet Cutcliffe

Corte Madera resident

No Costco in Tera Linda

Adam Fells <[REDACTED]>

Sun 10/6/2019 10:17 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

As a resident of Terra Linda I am greatly concerned about the impact this project will have on our city. The area cannot take the traffic and pollution. Please do not make terra Linda a truck stop one stop for all of marin. Beyond that, the impact on local hospitals and overall safety are other concerns. Please include this in your letters to the board.

Thank you,

Adam Fells

Sent from my iPhone.
Please excuse any typos.

For Costo Planning Meeting

Ginger Tai <[REDACTED]>

Sun 10/6/2019 10:14 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

I have been a resident and voter of Terra Linda for 10 years. I am emailing you this because of my concerns with Costco Wholesale's proposal for Northgate Mall. I am particularly concerned for a plan for the 30 pump Costco gas station. This is concerned as it could create added traffic that could hinder easy access to Kaiser Hospital. Also, as a city that prides itself on sustainability goals, I feel this is a backwards move. Our family has progressed to owning an electric car as many other people I know. I am opposed to the environmental ramifications with so many gas pumps.

Thank you for your understanding.

Ginger Tai

[REDACTED]
San Rafael, CA 94903

CostCo? Please No!

KEVIN GERZEVITZ <[REDACTED]>

Sun 10/6/2019 9:48 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I request that this email be included in the packet for Planning Commission's October 15 meeting.

I have been a resident of Terra Linda since 2005 and I'm an active and registered voter. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top three:

• **TRAFFIC**

- Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- One lane (each way) roads all around the mall
 - Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads
 - Four intersections already rated as worst levels--LOS"E" and "F"
- No plans for improvements to freeway on/off ramps – already some of the worst in the county
- Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner)
- Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- Funeral processions using the cemetery entrance will be impacted

• **HEALTH/POLLUTION**

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
 - Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- Car exhaust and vapor fumes contribute to atmospheric warming and climate change
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
 - Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future


- **SAFETY**

- Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital
- Congested roads will delay evacuation in case of large scale emergency
- Guide Dogs for the Blind train dogs and blind students on the roads next to the gas station and at Los Ranchitos/Las Gallinas/Northgate Drive intersections
- Increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, high school students walking to the Mall for lunch and afterschool)
- Cyclists and pedestrians, including residents of senior living facilities, use the Northgate Promenade and will be vulnerable from increased traffic
- Commuter cyclists using the Countywide North-South Bikeway on Las Gallinas Avenue and Northgate Drive will be endangered by increased traffic and vehicle turns
- High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection
- Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection

Consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 - I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,
Kevin Gerzevitz


San Rafael, CA 94903

Costco

Sun 10/6/2019 8:15 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan,

I am a resident of Terra Linda and I am writing this to let the City know of my opposition to the planned Costco at Northgate Mall. I am not opposed to Costco or big box stores per se, but I implore the City to consider this project's effects on Terra Linda residents.

Firstly, this 5 story building (with 3 possible parking levels and an underground) IS NOT comparable to the current Sears building, and any such comparison is really intended to deceive. Saying that the height of the proposed building is the same as Sears and that the buildings are therefore comparable is like saying that a 7 story building with a 500 square ft footprint is no different from the 7 story Pentagon with 6M+ sq ft of space; the same height means nothing. This massive building will be completely out of place. I hope the City does not turn a blind eye to the immense size of the proposed building, its effects on the surroundings, and make the same mistake that Corte Madera made when it apparently approved Dixie Cup without Town officials really appreciating what was being built.

Being a Terra Linda resident for the past 30 years, I drive through the area a lot. Traffic is bad with backups off Highway 101 down past Northgate III. The left turn lane from 101 at Frietas and Northgate Dr. is often full, back to the intersection and I have often not made it through the lights at that intersection because traffic is so heavy.

Costco says there will be 900 additional trips, that is 1800 in and out trips added to the one lane Northgate Drive and one lane Las Gallinas/Los Ranchitos roads. The entrance with its traffic will make getting in and out via Nova Albion impossible and negate the utility of the Merrydale overpass; I use it often but will not be able to do so if Costco traffic is making that route intolerable.

I was told by the traffic folks that they are looking at traffic patterns during Christmas when Sears was open. That was years ago. What should be done, is to overlay the number of added trips to current traffic; the added trips will not be added to traffic from so long ago but to today's traffic.

Adding 30 gas pumps (plus room for 40+ cars waiting) will add to the traffic and increase the number of rapid in and out trips since not everyone getting gas will also shop at Costco. And it is ironic that Mayor Phillips recently took such a hard stand against climate change and that the City may now approve such a substantial contributor to pollution. Where are the "green" charging stations going to be placed? Costco plans do not show any such thing.

In addition to the above, this building will destroy the residential neighborhood. The size of the building, the lights and noise and the traffic will force people in the homes at lower Nova Albion, Quail Hill and the two nearby senior facilities to stay indoors and create additional challenges to ingress and egress and visitation. Property values will certainly be affected.

There are many more reasons to oppose this project. While I would not oppose it being moved to a more suitable location, the project as planned is an unnecessary burden on this community. I hope the City will give consideration to my comments and the comments of others and not blindly accept the arguments and assertions from Costco or cave to the wishes of the Mall owners.

Thank you for your attention and consideration.

Jeff Moss

Against Costco in Terra Linda

Lian Goo <[REDACTED]>

Sun 10/6/2019 7:33 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Please note my family and neighborhood of Terra Linda are firmly against Costco in Terra Linda.

Thank you!

Lian @ [REDACTED].

Sent from my iPhone

COSTCO Proposal

Mary Richardson <[REDACTED]>

Sun 10/6/2019 7:13 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

This is concerning the proposal of the new COSTCO at the Northgate Mall. It is an appalling idea that you would even consider to have COSTCO in this area. Having thirty gas pumps which means more traffic, sending fumes into the air so close to homes, Assisted Living facilities and two nearby schools. Elderly people are much more susceptible to any toxins in the air which would definitely be produced by the gas fumes and the extra traffic. Many of the residents like to walk to the mall and the traffic would be dangerous for them navigating crossing the streets.

The traffic entering and exiting the freeway is already congested at certain times of the day and we DO NOT need more traffic!! Bringing more cars (people) to the area is also a chance of increasing home security. People driving around the area with two elementary schools could also led to unfortunate problems.

It would also affect the tire business across the street and the four gas stations at entrance and exit of Highway 101. These are individually owned by people that are trying to make an living to support their families. It would seriously affect them and probably/possibly put them out of business.

Thank you for passing this on to the City of San Rafael Planning Community meeting on October 15th. I have a husband in the Assisted Living nearby. Also my daughter and family (two children in elementary school) are of great concern for me.

Respectfully,

Mary Richardson

Responsible Growth in Marin letter to Planning Commission

Carol Mack <[REDACTED]>

Sun 10/6/2019 6:07 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

The purpose of this letter/email is to advise you that I am **opposed to the Costco Wholesale's proposal for the Northgate Mall**

My husband and I have lived in Terra Linda for nearly **45** years and we vote at **all** elections and are active participants in the community. I am writing to let you know that not only me but my friends, neighbors and nearby communities are totally opposed to Costco Wholesale at Northgate Mall. We have seen and adapted to many changes throughout the years, however, there are too many **negative impacts** for Costco to be built here. We are opposed because of increased **traffic** on two lane streets, **environmental** impact, **air pollution**, nearby **schools**, **senior residents** facilities, **family residents** and to the **Guide Dogs for the Blind**.

The quality of life for the nearby residents will decrease as well as the neighborhood property values. Who would want to live or work with traffic nightmares, the noise, air, light and environmental pollution? How about the health and safety of our seniors, the children going to school, and the guide dogs being exposed to car exhaust and gasoline fumes? I along with hundreds of other GDB volunteers, employees, trainers, dog walkers, tours of visitors, educators, seminars, and about 360 guide dogs graduating yearly with the students may be exposed daily to toxic air. Personally good air quality is important to me as I volunteer walking the guide dogs and socialize with the puppies. Good air quality is important to good health and quality of life. Costco Wholesale at Northgate Mall would reduce our neighborhood's quality of life.

Remember the City of San Rafael's goals and vision as stated in the general plan 2020. Do not risk our health and livelihood for an insignificant tax revenue. Do the right thing and oppose the Costco Warehouse building in the Northgate Mall.

I have been a regular shopper at Costco for twenty years. I like Costco but not here in Terra Linda. There are better locations for Costco Wholesale in San Rafael.

Sincerely,
Carol Mack

[REDACTED]
San Rafael, 94903

Opposed to Costco at Northgate Mall

Victor Manovi <[REDACTED]>

Sun 10/6/2019 5:19 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Department,

I am opposed to placing a Costco with a 30-pump gas station at Northgate Mall.

Northgate Mall is prime real estate to rezone for housing and a town center with amenities that serve residents who live nearby and can walk and cycle to local places to shop, eat, and recreate. We can buy cheap toilet paper at Target and Home Depot, and there's already a Costco 10 miles north.

A Costco, with the proposed mega fueling station does not fit the vision for our future that residents have expressed we want. Furthermore it will draw traffic into Marin and San Rafael, exasperating already clogged Hwy 101 and local streets as drivers from far and wide travel here for cheap gas. If any of you regularly commute into or out of Marin County this should resonate.

We have more than enough gas stations in the area. Please do not approve Costco at Northgate Mall. The local community deserves better!

Sincerely,

Victor Manovi

[REDACTED]
San Rafael, CA 94903

Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,



MARVIN B. ZWERIN

14 [REDACTED] [REDACTED] 5

SAN RAFAEL CA 94903

415 [REDACTED] [REDACTED]

Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,



MARVIN B. ZWERIN

██████████
██████████
SAN RAFAEL CA 94903
██████████

Costco's Proposal for Northgate Mall, San Rafael

Dale Hurst <[REDACTED]>

Sun 10/6/2019 4:50 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]

Please include this email in the packet for the October 15th Planning Commission Meeting.

Dear San Rafael Planning Commission,

I am [REDACTED]erra Linda. The purpose of this letter is to advise you that I am completely opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but, for brevity, I am going to list my top four below:

1.

TRAFFIC

- Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- One lane (each way) roads all around the mall
 - Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads
 - Four intersections already rated as worst levels--LOS"E" and "F"
- No plans for improvements to freeway on/off ramps – already some of the worst in the county
- Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner)
- Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- Funeral processions using the cemetery entrance will be impacted

2.

NOISE

- Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- Noise from delivery trucks (4 a.m. to 1 p.m)
- Noise from six lane 30-pump gas station (open 6 a.m. to 9:30 p.m.; spaces to queue additional 42 cars waiting for pumps)
- Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store open 9-10 a.m to 7-8:30 p.m.)

- Noise from garbage trucks, fuel deliveries, service trucks

Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to store

3.

HEALTH/POLLUTION

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
 - Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- Car exhaust and vapor fumes contribute to atmospheric warming and climate change
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
 - Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future

4.

QUALITY OF LIFE

- Wholesale Warehouse Retail does not fit community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units
 - San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood
- Costco will not revitalize the Mall— Mall owners do not plan any other near-term improvements to the Mall except upgraded theater. Costco will be a completely separate building with a road dividing it from the Mall
 - Warehouse shopping patterns do not encourage foot traffic to other stores
 - Low price competition will cannibalize trade from existing stores and businesses
- Financial gain for the City likely will be smaller than predicted, given loss of tax revenue from other local businesses

PLEASE take into account the overall quality of life of our community and the health risk to our community and do the right thing!

Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, and excessive noise for a small boost in local sales revenue. I will remember your decision when it is time to vote.

Sincerely,

Dale Hurst

██████████ ██████████

San Rafael, CA 94903



Los Ranchitos Improvement Association
P.O. Box 4146
San Rafael CA 94913 - 4146

October 7, 2019

From: Los Ranchitos Improvement Association (LRIA), Leyla Hill, 2019 President
To: City of San Rafael Planning Commission, c/o Raffi Boloyan
Date: October 6, 2019
Re: Public Comment regarding Pre-Application Proposal by Costco for Northgate Mall

Thank you for this opportunity to express our concerns about Costco potentially opening a Warehouse store and 30 pump gas station. I'm the president of the board of the Los Ranchitos Improvement Association, our homeowners' group that's been operating since 1952. The Los Ranchitos neighborhood is only a few blocks immediately south of the south end of Northgate Mall on Los Ranchitos Road, starting at Circle Road and ending at Red Rock Way, and comprises 168 households. While we are in unincorporated county, we are within the "sphere of influence" of the City of San Rafael, and our friends at LAFCO tell us there are advantages to this dual status, especially regarding input to the City's Planning Department and Commission.

In a poll of our homeowners, 70% of respondents do **not** favor Costco's proposal at all. If the gas station were removed from consideration, opposition to a Costco warehouse on the site drops to a still considerable 62%. Only 21% of our homeowners favor Costco's proposal to occupy the site.

However, nearly all — 94% — of our respondents have concerns about various impacts on our neighborhood. These include increased traffic on Los Ranchitos Road and in Terra Linda generally, air quality from the gas pumps, noise, delivery trucks, light pollution, and the effect on other merchants in the area.

Los Ranchitos Road is the one and only access and egress to our homes. There's no back door or alternate route. When an incident or excess of vehicles on Highway 101 causes traffic to overflow onto Los Ranchitos Road (one of very few alternate routes in the area), it becomes much more difficult, or even impossible for a time, for us or for fire trucks or other emergency vehicles to get to or from our homes. Our most serious concern is that provisions be made to discourage traffic from exiting the freeway at North San Pedro Road and traversing Los Ranchitos Road to Costco.

This is in addition to our concerns that the routes for traffic indicated in the proposal are inadequate, as they are currently configured and signed. Unfortunately, we residents of the area have gotten used to the highly unusual nature of the northbound and southbound freeway exits onto Freitas Parkway. If you've ever driven behind someone unfamiliar with the choices to get to Northgate Mall from the freeway, you know that the options are not clear to newcomers, and this makes it dangerous for them and for other cars. The alternate route over Civic Center Drive and the Merrydale overpass is unknown to most, although it provides more direct entry to Northgate. Signage is lacking and so is capacity for the amount of traffic likely to be generated by a Costco. Even taking that route, once you're in the Northgate parking lot, the orientation of the proposed building, the gas pumps, and the significant transit gap between the Costco and the rest of the mall seem less than ideal to promote the smooth flow of traffic. All this should be studied appropriately and improved, including most of all signage and capacity. This is not only an issue of safety for vehicles but also for pedestrians within and outside the boundaries of the mall. We hope that traffic studies will be required, and that these studies will accurately reflect the actualities on the pavement — and not just meet some abstract requirement that may or may not show

what can be realistically expected during daylight and twilight on both weekdays and weekends, which is when those who live here are out and about, not just at weekday rush hours.

We also have concerns about the bulk and height of the proposed building and garage, and the size and intensity of the proposed Costco signage. Will there be "story poles" for the proposed 37' light poles? For the proposed 50' height of the warehouse with 3 levels of parking above and a huge red and white Costco logo? The proposed Costco building plus parking seems like it will equal or exceed the height of the existing Sears building, but it will be much closer to the road on all sides, therefore bearing much more on the visual onset of the mall, and towering over the buildings across the street from it.

Before I close, on behalf of our residents and our neighbors in Terra Linda, I'd like to take a moment to mention the 1997 plan entitled Vision North San Rafael. That planning document was created by the participation of dozens of people representing the spectrum of stakeholders in the North San Rafael area — residents, business owners, community and government representatives. It developed "a broadly supported vision for the future of North San Rafael" intended to become "the primary basis for updating city policies and any programs affecting this area." The Costco proposal does not currently address, promote, or fulfill any of the goals expressed that document — such as "calming traffic" and building on a "pedestrian scale." Instead it would vastly increase not only the flow of vehicles but the hours during which sizeable vehicles come and go, including nighttime and early morning deliveries. Most of all it does not contribute to creating a town center that is "a heart to North San Rafael...a focal point...where community identity is strengthened and neighborhood cohesion is fostered..." Instead of reinforcing neighborhood identity, it imposes the identity of an international brand on a small mall adjacent to residential neighborhoods whose character will likely be forever changed should this proposal be implemented as it stands now.

We in Los Ranchitos will attentively follow future developments in this process.

Sincerely,

Leyla Hill, President
Los Ranchitos Improvement Association



SAY NO TO COSTCO

Heather Shepardson <hshepardson@icloud.com>

Mon 10/7/2019 2:29 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; D Connolly <DConnolly@marincounty.org>

Dear Planning Manager Mr. Boloyan,

I would like you to please include my email below in the packet for the October 15th Planning Commission Meeting.

Thank you.

--

Dear San Rafael Planning Commission,

I am a resident and voter in Terra Linda. My purpose in writing is to inform you that I am strongly opposed to Costco's proposal to take residence in the Northgate Mall.

I have numerous reasons to oppose this but my strongest objections are listed below:

- As a mother, I am greatly concerned about the increased traffic in an area where there are preschools and a high school. There are young drivers that we regularly see speeding around corners, as well as pedestrians in the morning, lunchtime and after school hours. These kids do not follow traffic signs and often cross on the wrong side of the road. Massive increases in the number of cars at the intersections off Northgate Drive greatly increases the likelihood of accidents.
- As a community volunteer, is it hugely concerning to imagine a 30 pump gas station on the corner where elderly folks routinely cross the street from their care home with canes and walkers and wheelchairs. Not to mention the students and puppies from the International Headquarters of Guide Dogs for the Blind learning and training on that same street.
- As a neighbor, the increases in traffic, noise and especially pollution are unacceptable. Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic is impossible to fathom! These are one lane roads. Some streets (ie the entrances to Villa Marin and Quail Hill) are one way in and one way out. Congested roads will delay evacuation in the case of a large scale emergency,

not to mention the delayed response time for emergency vehicles to Alma Via, Drakes Terrace and access to Kaiser Hospital.

I am aware that the city must consider this proposal from Costco, but the enormity of the impact to local residents must also be weighed into the equation. I feel certain that there are other options to revitalize the Northgate mall that do not include such large health and safety risks and wouldn't so severely impact the lives of the neighbors of Northgate.

Please take the time necessary to truly study the objections posed to you by the community. It is not that we don't want a healthy and vibrant neighborhood mall. But this is not the way. I thank you in advance for your kind consideration.

Sincerely,

Heather Shepardson

Opposition to Costco Development



Sun 10/6/2019 4:36 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

David Green

Opposition to Costco Development

cmckinney4@aol.com

Sun 10/6/2019 4:30 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To: Raffi Boloyan, City of San Rafael Planning Commission

From: Cathie McKinney

October 6, 2019

As a longtime resident of Terra Linda, I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall. I have resided in a Terra Linda Eichler for 39 years and have sent two children, Megan and Andy McKinney, through the Terra Linda schools. I really care about what happens to this community.

I am opposed to the Costco proposal because of the huge negative impact such a development will have on the community: increased air pollution and increased traffic congestion in the area. Costco with 30 gas pumps does not belong in a residential area like Terra Linda.

Of course, Northgate needs to be redeveloped. The place is a mess. In addition to small and mid-sized business, the site could reasonably accommodate residential and recreational spaces. No big box stores.

Thank you for reading this letter. I know your office is interested in the opinions of Terra Linda residents who will be greatly affected by this decision. Please include this letter for the Planning Commission meeting on October 15th.

Best regards,

Cathie McKinney

[REDACTED]
San Rafael CA (Terra Linda)
94903

Mr. Boloyan, please include the email/letter below in the packet for October 15 Planning Commission Meeting.

Barbara Ford <[REDACTED]>

Sun 10/6/2019 3:42 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a long time resident and voter of Terra Linda. The purpose of this mail is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top three.

1. There will be a large daily increase in traffic, estimated at 5,000-12,000 vehicle trips to COSTCO per day in addition to the already existing traffic on the one lane (each way) roads all around the mall. Local neighborhood streets will be clogged because the Maps programs direct traffic away from the congestion.
2. The increased noise will unalterably change the character of our suburban community and add health risks to myself and those in my neighborhood. There will be additional noise from the flow of delivery trucks starting at 4 am; the 6 lane 30 pump gas station; the additional traffic; the delivery trucks, garbage trucks, and fuel deliveries.
3. The large negative impact on our health due to the increased air pollution from car exhausts, vapor emissions from gas tanks, fuel deliveries and fuel spills.

Please consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, and excessive noise for a small boost in local sales revenue?

Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Barbara Ford Slater

[REDACTED]
San Rafael, CA 94903

No To COSTCO

Carol Gelardi <[REDACTED]>

Sun 10/6/2019 3:35 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission:

Let me start by saying that I request that my email be included in the packet for the Planning Commission meeting scheduled for October 15, 2019.

I am a long time resident of Terra Linda, one of the few residents who was born and raised in Marin and I'm also a registered voter. The purposed of this email is to advise you that I am strongly opposed to Costco Wholesale's proposal for the Northgate Mall for many different reasons. Some of my main concerns is the fact that Costco wants to build a gas station which would accommodate 30 pumps — THIRTY PUMPS!! There simple is no good reason for any gas station to provide that volume of pumps in this particular residential area especially seeing how we already how four gas stations in a one block radius. Additionally, this plan clearly goes against the San Rafael Climate Change Action plan 2030 where the city has committed to lessen its carbon footprint. I thought their plan to introduce mass transit such as the SMART train and to provide more walking and biking paths was to eliminate their carbon footprint. Costco would simple wipe out that entire plan in one day. Is that the kind of impact we want on Marin County particlarly in Terra Linda - a residential area for families to thrive and grow? Additionally, allowing Costco to occupy the space at the Northgate Mall would have a major impact on the community and surrounding areas. Terra Linda has always been a place where high school students walked to and from Terra Linda High (my son being one of those students class of 2018) and senior citizens are able to casually stroll the area all without the fear of their daily activities being highly impacted by cars, cars and more cars.

In closing, I'd like to ask that you seriously consider the overall quality of life in our community, consider the health risks to our community especially our elderly and children, the toxic air which would be effected with a gas station, the congestion, potential for accidents and, overall, the polution from too many vehicles in this one area — a residential area that was never designed to accommodate big mega store chains.

Regards

Carol Gelardi

[REDACTED]
San Rafael

Costco proposal - look forward to an extremely thorough evaluation process

G. Paul Hendriks <[REDACTED]>

Sun 10/6/2019 11:46 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boyloyan

As 40 year resident Terra Linda I do recognize that change is both inevitable and usually beneficial to the citizens at large.

The Northgate Mall is not well attended and as nearby residents, we have become accustomed to less than capacity insurgence of traffic.

With that said, I expect extremely thorough and multiple traffic studies based on patterns near year end holidays, springtime and summer. The traffic patterns during weekday and weekends should be studied as well.

Off ramp access coming south on 101 is an extremely dangerous intersection. I have worked st 1050 Northgate Drive for 20 years and have witnessed the aftermath of many accidents at that intersection.

Costco will be a welcomed business within the community as long as there is ample access and egress in an out of Terra Linda.

Will continue to have an open mind as long as the residents of Terra Linda can be thoroughly convinced that we will be able to continue the quiet enjoyment of our neighborhoods to which we have been accustomed and also deserve.

Look forward to an extremely thorough evaluation from our San Rafael city officials.

Please excuse any typographical errors as this email is being sent from my phone.

TAKE CARE

G. Paul Hendriks
G. Paul Hendriks, CPA
[REDACTED]
San Rafael, CA 94903

[REDACTED]

[REDACTED].gp [REDACTED]
[REDACTED]

October 6, 2019

Dear Mr. Boloyan,

As residents of Terra Linda, We wish to express our serious reservations regarding the proposed Costco presence at Northgate Mall.

First, we foresee several ways in which the presence of Costco at Northgate would undoubtedly not be as profitable to the city of San Rafael and its taxpayers as its advocates assert:

1. A massive increase in traffic will require more road maintenance, traffic control, and possibly even new road construction, which will fall to taxpayers.
2. Shopping at Costco will mean less shopping at Safeway, Kohl's, Walgreen's, RiteAid, CVS, all 5 existing gas stations, etc. What is the net gain in sales tax revenue when the losses from existing businesses are factored in?
3. What will be the net gain/loss in job opportunities, considering loss of business and revenue for local merchants?
4. Will the loss in property values caused by the Costco presence be reflected in reduced property tax assessments?

Other concerns for your consideration:

1. With a presence such Costco, deterioration of air quality and increases in noise pollution are unavoidable for the immediate neighborhood.
2. There will be a dangerous increase in emergency response time for Kaiser patients, and the residents of assisted living facilities and nursing homes in the neighborhood, of which there are several.
3. A massive increase in traffic will result in movie, restaurant, retail, and recreational patrons avoiding the area.
4. Pedestrian traffic, such as from area schools and the National Headquarters of Guide Dogs for the Blind, will be severely adversely affected.

Finally, we urge you and city council members to see this as an opportunity to find new ways of creating solutions for the good of the community, with the environment in all its aspects being a primary consideration.

Francoise Brunette and Ed Dale

[REDACTED]
San Rafael, CA 94903

[REDACTED]

October 15, 2019 Planning Commission Meeting

Anita Goldman <[REDACTED]>

Sun 10/6/2019 10:29 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email below in the packet for October 15th Planning Commission Meeting

Dear San Rafael Planning Commission,

I am a long-time resident and voter of San Rafael. I am writing to you to let you know I am dismayed and completely opposed to Costco Wholesale moving into the old Sears site. I have several concerns but for brevity I am going to list my top three.

1. Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump) vapor emissions from gas tanks, fuel deliveries, fuel spills. Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps. Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion.
2. Congested roads will delay emergency services response time to Alva Via/Drake Terrace and emergency transit times to Kaiser Hospital.
3. Wholesale Warehouse Retail does not fit community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units. San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood.

Consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Yours truly,

Anita Goldman

Opposition to Costco Development

Dianna Fleming <[REDACTED]>

Sat 10/5/2019 8:25 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi Boloyan, City of San Rafael, Planning Commission:

We are long-time residents and voters of Terra Linda. We are writing to inform you that we are vehemently opposed to Costco Wholesale's proposal to build and operate a big box facility in the Northgate Mall.

This proposal is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and the City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop. 65); the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers and pedestrians, inexperienced HS drivers, dog walkers, cyclists, pedestrians from Terra Linda High School, among others is a recipe for increased accidents and delays for all who use these roads and walkways in addition to firetrucks, ambulances and emergency evacuations.

Contrary to the nearby Costco facility in Novato where access is safe and well-planned, the single lane and multi usage roads and walkways around the Northgate Mall are disastrously ill-suited for the proposed project.

Consider the health risk to our community and remember the vision outlined in the general plan 2020 because we can assure you that we and our neighbors will remember when it's time to vote.

Please include this letter with the material for the Planning Commission meeting on October 15.

Sincerely,
Rob and Dianna Fleming

Sent from my iPad

Costco

Fran Strohmeier <[REDACTED]>

Sat 10/5/2019 3:18 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Lived here since 1961. Don't want Costco or any similar huge box in Terra Linda

Would encourage other big businesses to gather around the malls. The traffic is very heavy now, what would thousands of more trips per day do to our Terra Linda? Will not vote for anyone that backs Costco. Francis and Pat.

Costco

Bea Lott <v[REDACTED]>

Sat 10/5/2019 3:10 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am a resident of Terra Linda. I was excited when the new company took over Northgate Mall and asked us about our ideas for the mall. I was excited about the City plan for Terra Linda. We needed a meeting place for our community since we have no downtown.

With allowing Costco to take over the precious space, all those plans would be impossible. Traffic would go along Nova Albion through the middle of our neighborhood! Put Costco in the closed Orchard Supply building in the industrial area.

Try to get Good Earth with its food court to come.

Please do not approve Costco.

Bea Goop-Lott

Terra Linda

Sent from my iPhone

Use of Sears site for Costco

Judith Duggan <[REDACTED]>

Sat 10/5/2019 2:33 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

As a 20 year resident and voter of San Rafael I am writing to let you know I am dismayed and completely opposed to Costco Wholesale moving into the old Sears site.

Among the most alarming concerns is the introduction of a 30 pump COSTCO gas station intended to accompany the store. As you are aware that could attract an additional 5,000 to 12,000 cars a day. The roads and freeway exits are simply not built to handle the sheer volume of new traffic. Add to that the traffic from Terra Linda High and ambulances trying to make their way through traffic to Kaiser Hospital. That would be directly in the path we would use during a medical emergency which my husband could have due to his serious heart condition.

After much thought and input the San Rafael Climate Change Action Plan 2030 states that we in San Rafael have made a commitment to lessen our carbon footprint. This includes introducing mass transit—such as SMART, more walking and bike paths, creating spaces that promote a feeling of community and preserve the natural beauty of our environment. Costco and its mega gas station are in direct conflict with this plan. Please take into account the City of San Rafael's sustainability goals, as well as the commitments and vision residents have outlined for our future.

There is no evidence that the Costco in Novato is in any way inadequate in serving the county's need or that there has been an overwhelming outcry to build another here.

Please reject a Costco in San Rafael.

Sincerely,

Judith Duggan

[REDACTED]
San Rafael

COSTCO STORE IN TERRA LINDA

Sandy Mixsell <[REDACTED]>

Sat 10/5/2019 1:34 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi,

Although I have been a Costco member since the 1980's and love their business model, I DO NOT AGREE THAT THEY SHOULD BUILD IN TERRA LINDA.

MY MAIN CONCERN IS THE ADDED TRAFFIC. Costco is predicting 6,000 trips a day (that's 12k coming and going). Where are the cars going to go? I don't see any room for widening the roads and Freitas has recently have an over due to fix the traffic, but that was before the approval of the additional houses on the Gateway site. How are all the emergency vehicles going to get to Kaiser? There are day care centers and senior centers that need these services. The graveyard has funerals, etc., etc. etc.

COSTCO WILL NOT HELP THE MALL. The design up for approval supports this theory by separating the store from the mall with a road. Costco shoppers are not mall shoppers. They go to Costco, shop, and go home. A Trader Joes or something similar would better support the mall and have far less traffic than a Costco with 30 gas pumps.

AIR AND NOISE POLLUTION are two more obvious reasons to not support Costco in this location.

PLEASE DO NOT APPROVE THIS MEASURE.

[REDACTED]

NO COSTCO IN TERRA LINDA!

Andy [REDACTED]

Sat 10/5/2019 12:35 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

***Dear San
Rafael Planning Commission,***

I am a longtime resident of Terra Linda and regular voter in San Rafael. The purpose of this email is to tell you that I am strongly opposed to Costco Wholesale's proposal for a second Marin location at the old Sears site at Northgate Mall.

The impact on the residential neighborhood of Terra Linda will be crushing. Highway ramps will be even more clogged than they are today. One lane access roads will be jammed. Long lines at the proposed gas pumps will block roads and access to senior assisted living facilities across the street. Noise and light pollution at all hours will greatly affect nearby residents. Other retail businesses at the mall will be cut off from Costco, so additional shoppers will not lift the mall as a whole. In fact, increased congestion may well keep potential customers of other businesses AWAY from the mall!

My understanding is that this will be the first time a Costco will be built in a low-density, suburban residential neighborhood in the U.S. Do you want San Rafael to be the testing ground and precedent for this? Revitalize the mall, yes, but no megastore and not at the expense of residents! San Rafael can and must do better! Create a vibrant multi-use town center where people can actually gather and interrelate, and where all businesses can flourish. Keep big-box warehouse stores in industrial areas, like the old OSH store on Andersen.

We will hold all the elected official accountable for this shortsighted and destructive plan. Keep in mind the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020. I can assure you that I and my community will remember when it's time to vote.

Sincerely,

Andrew A. Wilson

Opposition to Costco Development

Sally Hauser <[REDACTED]>

Sat 10/5/2019 12:13 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Opposition to Costco Development

To: Raffi Boloyan, City of San Rafael, Planning Commission

From: Sally Hauser

For the past 47 years my husband and I have resided and voted in Terra Linda. We raised our two children Alex and Leslie on Montecillo and Del Ganado. As you know, because you grew up in Terra Linda yourself, "TL" is a small community not in need of the congestion that would be created by a store such as Costco.

Because of that I am writing to let you know that I am opposed to the Costco proposal (or any big box store in Northgate Mall for that matter) in Northgate Mall .

My main reasons for being opposed to this development are because of the increased air pollution, the increased traffic and congestion to the area, and the redundancies of yet another gas station and pharmacy.

What is the future of Northgate? In addition to continued and varied small commercial businesses, I would like to see the fading Northgate Mall repurposed for other uses—residential and recreational. Having a branch of the San Rafael Library there for the past six months has been a real boon to the community.

I appreciate your time in reading this letter and would appreciate it being included in the letters for the Planning Commission meeting on Oct. 15th.

Best regards,

Sally Hauser

[REDACTED]
San Rafael (Terra Linda), CA 94903

Dear San Rafael Planning Commission,

Please include this email for your packet for the San Rafael Planning Commission scheduled for October 15.

I am a long-time business owner in San Rafael and my dear 80yr friend lives at Alma Via directly across from the proposed Costco site. She walks as her form of exercise as in the surrounding neighborhood as well as shop at CVS and the mall. She like many other seniors are challenged by noise and traffic when walking. Costco being allowed to be built on this site would be a negative effect on her (and others) health, safety and sense of well-being. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or any big box store in Northgate Mall.

I have many concerns yet will mention only a few here:

NOTE: Increased noise, pollution, traffic will unalterably change the character of this suburban community and has health risks at high levels especially for those at higher risk like children, elderly and animal (puppies).

SAFETY

~ Cyclists and pedestrians, including residents of senior living facilities, use the Northgate Promenade and will be vulnerable from increased traffic

~ Elderly drivers from Alma Via and Villa Marin will have to mix with increased traffic

~ Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital

HEALTH/POLLUTION

~ Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills

~Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps

~Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion

TRAFFIC

~Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic

~One lane (each way) roads all around the mall

~Cannot be widened without destroying the Northgate Promenade

Sincerely,

Judi Williams

Re: Costco's Proposal

Laurie Pirini <[REDACTED]>

Sat 10/5/2019 10:03 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; planning <planning@cityofsanrafael.org>

Cc: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Paul Jensen <Paul.Jensen@cityofsanrafael.org>

Good morning Mr. Boloyan:

I would like to share some more thoughts on the Costco proposition for Northgate. After doing some research on how other malls in our country are improving the shopping experience, I would like to ask all of you to put pressure on MG to do the same without Costco.

MG bought this mall knowing Sears was not doing well as a whole. I found 2 articles that I think point out exactly the challenges that MG has with the old Sears Bldg. And, within these articles, they specifically reference what mall owners/developers are doing to repurpose space to give consumers an entirely new reason to make the journey to the local mall.

When I met with a few of the representatives at the Open House at Northgate, they mentioned MG is looking to remodel the movie theatre with luxury seating. This could be a great 1st step. I notice that Rowland's theatre seems to always have a full parking lot. They have also upgraded their seating.

Entertainment, Restaurants, Office Space, Housing, indoor go-kart tracks, trampoline parks, and live theatre/comedy clubs have proven to be effective anchors.

It doesn't have to be Costco!!! Philadelphia did it without Costco - MG can too.

<https://shoppingcenters.com/article/new-anchor-stores-modern-shopping-centers-major-malls/>
<https://shoppingcenters.com/article/experiential-retail-in-philly-unique-use-of-sears-stores-northern-nevada-retail-explosion/>
<https://philadelphia.cbslocal.com/2019/09/19/fashion-district-philadelphia-center-city-grand-opening/>

Thank you for your time!

Have a great weekend,

Laurie A Pirini

[REDACTED]
San Rafael, CA [REDACTED]

(650)444-5810

On Fri, Sep 27, 2019 at 10:46 PM Laurie Pirini <lauriepirini@gmail.com> wrote:

Good evening Mr. Boloyan:

I am writing to you to ask you to Please oppose the Conceptual Plan or any Plan Costco presents to the City of San Rafael for the Northgate Mall location.

After reviewing some of the 2020 plans on the City of San Rafael's website, it is clear that Costco Wholesale is not the right solution that would help meet our goals:

1) **Reduce Emissions** -- Adding 30 gas pumps with the potential of 42 cars idling certainly will not reduce the emission's goals referenced on the Sustainability website (see below). 1,000 or more cars per day everyday coming to Northgate along with Big Rig delivery trucks and the 2 - 3 per day trucks delivering gas also do not fit within the city's Sustainability plans.

This statement is on the City of San Rafael's website under Sustainability

In partnership with the regional, state and federal governments, we are committed to reducing carbon emissions by 80% by 2050, with an interim goal of reducing emissions by at least 40% by 2030. But we will not attain this goal without active and coordinated partners in state and federal government as well as efforts in the community. Take the planet into consideration when you make decisions. What's one more thing *you* can do to make your life a little greener?

2) **Noise** -- In the City of San Rafael, vehicular traffic on the roadways is the single largest source of noise. This is another area Costco does not fit within the 2020 plans. Refer back to item 1) with 1,000+ cars per day, 4am - 1pm deliveries, etc. or

3) **Air & Water Quality** -- Water and air are essential for humans as well as the animals and plants that inhabit San Rafael. The Air and Water Quality Element is intended to ensure that high quality air and water are available to all who reside, work, and play in the City. Internal combustion engines damage both the air and water around us. Emissions from gas-powered vehicles contribute fine particulate matter into the air that is eventually carried away to waterways. The City seeks to mitigate the effects of vehicular pollution by supporting policies that promote more environmentally friendly forms of transport as well as promote land use design practices that are more efficient. Maintaining and improving water quality is essential to protect public health, wildlife, and watersheds, and to ensure opportunities for public recreation and economic development in San Rafael. This is another reason why Costco & their gas pumps do not fall within the goals our city has for the health and well being of our community members, visitors, plants and animals.

4) **Land Use** - The community's desire for less commercial development, which will in turn require less additional housing, has resulted in 527,000 fewer square feet of commercial growth and 2.5 million fewer square feet of industrial/office development than projected under the previous General Plan 2000. Costco is a commercial warehouse. It is clear in this portion of the 2020 plan, our community desires less commercial development.

There are many other areas in the plans where Costco does not fit. I do not think I need to list them all. I think the above are the most important aspects that will have the most impact on our quality of life in San Rafael.

I love where I live and I wish Merlone Geier would find a solution that will encourage use of our SMART Train, public transportation and walk/bike to the mall.

Please do not support Costco moving into Northgate.

Thank you for your time.

Regards,

No Costco in TL

Sheila Begley <[REDACTED]>

Sat 10/5/2019 6:58 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Costco isn't the answer for our dying mall. It will bring in too much traffic to our already crowded Terra Linda. We don't need six lanes of gas stations, we already have enough gas stations. I really don't want to see a 3 story building with parking on top when I come out of my neighborhood, yuck. Do we need more pollution, traffic, drifters, and noise? No we don't! Getting to the Novato Costco is quite easy. Keep Costco out of Terra Linda.

With much concern,
Sheila Begley

Sent from my iPhone

Costco@ Northgate mall

Michael <[REDACTED]>

Fri 10/4/2019 10:11 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To Raffi Boloyan:

Dear Mr. Boloyan, please include the email below in the packet for Oct. 15 Planning Commission meeting.

Dear San Rafael Planning Commission ,

I want to be brief but I also need for you to understand why Costco should not be the one to replace Sears @ Northgate mall in Terra Linda. Costco is definitely a bad fit for this quiet neighborhood where I've resided for over 20 years. It is frightening to imagine this Costco with a much larger footprint than the current Sears building and accompanied by both a 30-pump gas station and a tire center; frightening to imagine all that crammed into the midst of Olivet Cemetery, Guide Dogs for the Blind Inc.(both directly across Los Ranchitos Rd. from the current Sears) and extensive housing for the retired, elderly and disabled, some of whom cross the streets surrounding the proposed Costco in their walkers and wheelchairs along with the guide dogs and their trainers. Alma Via of San Rafael eldercare and NAMI of Marin psychiatric counseling services are directly across Northgate Dr. from the proposed Costco. For sake of brevity I will stop here but hope others will bring up the noise and air pollution associated with Costco delivery trucks and a 30-pump gas station(beginning in the early AM and continuing well into the night) as well as the associated environmental threat of runoff from these sources into the surrounding Las Gallinas Valley watershed where storm drains flow directly to our bay. And this is all unnecessary with currently four gas stations a block away(five within three blocks) and an existing Costco a few minutes north in Novato. Stop this disruptive, threatening and unnecessary project.

Sincerely, Michael Mihalko, San Rafael, CA.

Costco at Northgate

Mitchell Field <[REDACTED]>

Fri 10/4/2019 8:16 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

As a San Rafael resident (Terra Linda) I must comment that I am NOT in favor of this project. In addition I feel that the gas pumps will create air-pollution and there are enough gas stations within two blocks already...the traffic will be impacted too badly also, the freeway entrances and exits are already too busy. I do not want lit parking on the roof of the proposed building either, it will create light pollution in the skies. I do not think that the addition of a Costco store will revive the Northgate Mall, one of their tenants 'Forever 21' announced their bankruptcy filing this week. Costco might do well but it will not save Northgate. I do not want to see the mall fail while the Costco thrives. Thank you Robert Field.

letter to Planning Commission for 15 October meeting/Costco

Mithra Moezzi <[REDACTED]>

Fri 10/4/2019 7:59 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan, Below I've included a letter to the Planning Commission for the October 15th meeting/deliberations on Costco. Please include my letter in the packet for this meeting.

Best wishes,
Mithra.

Dear Members of the San Rafael Planning Commission,

Summary: Costco in Terra Linda is a terrible, horrible idea. Please do not approve this project. Please show leadership and stop mistaking \$2 pizza, cheap gas, and ever more tax revenue as markers of well-being.

I am a San Rafael resident, Marin native, climate change professional, San Rafael business owner, and consistent voter.

I strongly oppose the approval of a Costco Wholesale in Terra Linda. Anybody who wants Costco can drive eight miles up 101. The congestion, pollution, and mega-consumption culture that this new Costco would bring would be very detrimental to the surrounding areas and businesses. Approving this project will take a giant step to the point of no return for greater San Rafael, as the building project choices that the Planning Commission keeps approving have already been dismantling habitat, peace, beauty, mobility, health, well-being and everything that was good about Marin County, with only isolated profits and revenue gains in return.

In response to the stresses of massive environmental change and intensifying modern trauma, local governments elsewhere in California have been showing leadership in creating better cities, both to foster well-being for their citizens and to truly pursue environmental sustainability. San Rafael can show this leadership too.

Please, for the love of anything Marin County used to be, for a better vision of what it might become, find something genuine in your hearts and do not approve this project.

Sincerely,
Mithra Moezzi, Ph.D.
QQForward

Costco plans

Cynda Vyas <[REDACTED]>

Fri 10/4/2019 7:57 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email/letter below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

My husband and I have enjoyed living in Terra Linda for 33 years. We are engaged in the community and vote in every election. I'm writing because of our concern about Costco's Northgate Mall proposal. Not only are we opposed to it but so are our neighbors (also active voters) for the following reasons:

1. The huge volume of expected cars (5,000 plus) per day will overwhelm the existing infrastructure. Since no local road and no freeway on/off ramp improvements are planned, already existing traffic problems will become much, much worse and make access to the freeway and other businesses in the area a nightmare! We are already concerned about gridlock in case of emergency evacuations. Adding volumes of more cars to the area could bring things to a standstill especially since the city has already okayed a large number of new condos at the entrance to Terra Linda.
2. Noise and pollution will increase especially with a number of idling cars waiting in line for gas. It seems that the fine quality of life we have enjoyed in Terra Linda will be degraded by the imposition of such a large store/gas station with no proven ability to bring more people to the Mall and other businesses in the area. In fact, with the added traffic, I don't think I'll be able to easily get to my bank, drug store or other businesses at all. It will just become an area to avoid.
3. Housing for seniors is much more needed than yet another place to shop. Many of us who are over 65 would like to move to a smaller home but remain close to Terra Linda family and friends. A nice condo/townhouse development with open areas and meeting spaces available to all seems much more sensible and would more readily meet the needs of the community than would Costco.

As a long time resident and voter, I urge you to take into account San Rafael's General Plan which endorses the North San Rafael Vision. It does not include large box store retailers. Please remember the City of San Rafael's sustainability goals and the commitments and vision outlined in the general plan 2020. I can assure you that my husband and I as well as my neighbors will remember if you have adhered to these commitments when it's time to vote.

Sincerely,
Cynda Vyas

Opposition to Costco Development

FRANK CARD <[REDACTED]>

Fri 10/4/2019 7:45 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate. The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote. Please include this letter with for the Planning Commission meeting on Oct.15

Sincerely,
Viki Card
San Rafael

Costco

james quigley <[REDACTED]>

Fri 10/4/2019 6:48 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Your email was referenced in a Nextdoor thread. If this is not something you cover, just delete it.

I am in favor of Costco and the gas station. Period.

James Quigley

[REDACTED]

[REDACTED]

San Rafael

Resident against Costco project

Tanya Kulberg <[REDACTED]>

Fri 10/4/2019 5:53 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Please accept this e-mail as my opposition to having Costco located at the Northgate mall. This will severely impact the reason many of us live in Terra Linda by increasing traffic, adding pollution, and making a peaceful quite neighborhood much less so.

I have grown up in TL and believe this development would have a negative effect on our community.

Thank you.

Tanya Kulberg

Please excuse any typos as I'm responding from my iPhone

Planning Commission meeting - 15th October

Christina Cambie <[REDACTED]>

Fri 10/4/2019 5:02 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

I hope you are well.

Please include my email below in the packet for the October 15 Planning Commission Meeting:

Dear San Rafael Planning Commission,

I am a resident and home owner of Terra Linda. The purpose of this email is to advise you that I am dismayed and completely opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns:

The increased air pollution from car exhaust emissions idling in traffic and queuing for gas pumps would be detrimental to our residential neighborhood.

The existing roadways are unable to support the anticipated traffic without causing significant disruption. The resulting delay to emergency service's attempting to reach our homes, and the many senior living facilities, is unacceptable and puts us at greater risk.

Our neighborhood is home to a great deal of wildlife. The proximity to deer, coyotes, wild turkeys and the abundance of songbirds, hawks and other critters, are a large part of what makes living in Terra Linda enjoyable. The disruption to these communities via increased noise during foraging hours from truck deliveries, reduction in air quality, and likelihood of vehicles striking animals, is certain to have a negative effect on our animal communities. We must consider the consequences of these actions on our environment and protect our wildlife.

Please have compassion and consider the health risk to our community, especially the elderly, children and wildlife. It took every penny we had to purchase a home in Marin. We worked very hard to be here to enjoy the natural beauty and quiet lifestyle. Wholesale Warehouse Retail does not fit the community-developed Vision of a Town Center at Northgate.

Kind regards

Christina Cambie

RE: Costco proposal

Christine Hodil <[REDACTED]@aol.com>

Fri 10/4/2019 5:02 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

- Opposition to Costco Development

TO: Raffi Boloyan, City of San Rafael, Planning Commission:
 I am a long-time resident and voter of Santa Venetia, San Rafael. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall. There is already a traffic gridlock and parking issues around the mall. This is in complete opposition to San Rafael's sustainability goals and against the 202 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate. The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations. Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote. Please include this letter with for the Planning Commission meeting on Oct. 15th.
 Christine Hodil [REDACTED], San Rafael, CA

All love,
Christine



Spiritual Counseling and Initiations ~ Medical Intuitive Reading and Healing ~ RENEWAL Energetics™



Christine Hodil



[http://\[REDACTED\].org](http://[REDACTED].org)



1 [REDACTED]



Opposition to Costco at Northgate Mall

Cathy Manovi <[REDACTED]>

Fri 10/4/2019 3:44 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am writing to let you know that I am opposed to Costco Wholesale at Northgate Mall for the following reasons:

1. It will spoil the character of the surrounding neighborhoods, particularly for the residents of homes and the senior living center right across the street from the proposed 30-pump gas station,
2. A 30-pump gas station doesn't square with the city's stated goal of encouraging multi-modal transportation by encouraging the continuation of a car dominated environment,
3. It will increase traffic dangers, air and noise pollution so very close to homes, and
4. There are better, less densely populated areas to place a Costco in San Rafael--which I would not oppose--for example, the location of the now closed Orchard Supply or thereabouts.

Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020. **Do the right thing for the quality of life of residents of North San Rafael and place this monstrous big box store in a more appropriate location. Let's put better things for the community at Northgate!**

I vote in ALL elections and am an active participant in my community. I will remember when it's time to vote.

Sincerely,

Cathy Manovi
29-year resident of Rafael Meadows Neighborhood

Costco's big bad proposal

[REDACTED]
Fri 10/4/2019 3:20 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED] >

Dear Raffi Boloyan,

As you well know, the Northgate Mall is a completely unsuitable location for a Costco. It would be located in an historic neighborhood that simply cannot manage more traffic, more people, more gas stations, more acute visual and environmental injury.

Costco is a terrific store. I eat hot dogs there. I sample cheese there. I spend a lot of money there. I'm willing to shop at a big box store to score a few bargains if it's located in a big industrial park.

But, Costco is big and ugly. It belongs in a big, ugly homogenous outpost. The Northgate Mall is, of course, located at the foot of the graceful, oak tree dotted hills of Terra Linda. It is home to a significant number of architecturally significant, historic Eichler homes. The Northgate Mall is most definitely not an industrial outpost.

I have been a homeowner on Ayala Court in Terra Linda for 11 years. I am extremely active in the community. Like many of my neighbors, I commit time and resources to working for social justice and the rule of law. The last thing I have time for is fighting Costco's latest and most cockamamie land grab. But fight I will. I am committed to preserving what's good in our community. Costco doesn't belong in the Terra Linda. Let it continue to thrive in a more suitable location.

Sincerely,

Janet Wiscombe

[REDACTED]
San Rafael, Ca

Costco in Terra Linda?

Brent Goff <[REDACTED]>

Fri 10/4/2019 3:11 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Sara Gaston Huey <[REDACTED]>

Mr. Boloyan: Please include the email below in the packet for the October 15 Planning Commission meeting.

Dear San Rafael Planning Commission:

It has come to my attention that a project is now in the works to establish a Costco Wholesale branch in the old Sears site in Northgate Mall, Terra Linda. As a longtime resident of Terra Linda, and a committed San Rafael voter, I want to express my adamant opposition to this proposal. My objections are based on the following factors:

- 1) I am very concerned about the proposed installation of a 30-pump gas station at this new store. This would mean that Terra Linda would be home to the largest gas station in Marin County, attracting thousands of additional vehicles into this area every day. The local roads and freeway interchanges are not built to handle this increase in traffic. Indeed, they are quite crowded already, what with existing traffic to and from the mall, Terra Linda High School, and Kaiser Hospital, along with all the residential neighborhoods in Terra Linda.
- 2) We already have a Costco in Novato, just ten minutes north of here. We also have plenty of gas stations to serve the community. What rationale exists for adding to these already adequate facilities?
- 3) Under the terms of the San Rafael Climate Change Action Plan 2030, the city is committed to reducing its carbon footprint for years to come. This plan includes introducing mass transit, such as SMART, building more walking and bike paths, and creating spaces that promote a feeling of community and enhance the natural beauty of our environment. The addition of a Costco store and gas station contradict this plan.

I say all of the above while acknowledging that I have no problem with Costco or with commerce in general. I just don't believe that these developments will be beneficial to what is currently a peaceful and livable Terra Linda. Please take the overall quality of life in our community into account and vote down this project!

Sincerely,

Brent Goff

opposition to costco

Dave Brown <[REDACTED]>

Fri 10/4/2019 2:53 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall. This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate. The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations. Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

david brown

[REDACTED]
San Rafael ca 94903

Opposition to Costco Development at Northgate

Michael Davis [REDACTED] >

Fri 10/4/2019 2:33 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Opposition to Costco Development

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time Marin County resident and voter. I am writing to let you know that I am opposed to Costco Wholesale's proposal for Northgate Mall.

This development is in opposition to San Rafael's sustainability goals and against the 2020 Plan developed by the residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, and cyclists is a recipe for increased accidents and delays for fire trucks, ambulances, and emergency evacuations.

Consider the health risk to our community and the Vision outlined in the general plan 2020.

Please include this letter for the Planning Commission meeting on Oct. 15th.

Sincerely,
Michael Davis

Northgate Costco Proposal

David B. Smith <[REDACTED]>

Fri 10/4/2019 1:25 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; D Connolly <DConnolly@marincounty.org>

Dear Mr. Boloyan,

Please include the email below in the packet for October 15 Planning Commission Meeting. Thank you.

Dear San Rafael Planning Commission,

I am a long time resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list just a few:

- **TRAFFIC**

- There are estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- Only one lane (each way) roads surround the mall to lead to parking
 - Roads around the mall cannot be widened without destroying the Northgate Promenade
- There are no plans for improvements to roads
 - Four intersections in the Terra Linda area are already rated at the worst levels—LOS "E" and "F"
- There are no plans for improvements to freeway on/off ramps – which are already some of the worst in the county
- Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner))
- Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because smartphone navigation apps divert traffic away from congestion onto side streets
- Funeral processions using the cemetery entrance will be impacted

- **SAFETY**

- Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital
- Congested roads will delay evacuation in case of large scale emergency

- Guide Dogs for the Blind train dogs and blind students on the roads next to the gas station and at Los Ranchitos/Las Gallinas/Northgate Drive intersections
- Increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, high school students walking to the Mall for lunch and afterschool)
- Cyclists and pedestrians, including residents of senior living facilities, use the Northgate Promenade and will be vulnerable from increased traffic
- Commuter cyclists using the Countywide North-South Bikeway on Las Gallinas Avenue and Northgate Drive will be endangered by increased traffic and vehicle turns
- High school students (inexperienced drivers) driving to the Mall will have to mix with greatly increased traffic at the Nova Albion intersection
- Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection

• **RESIDENTS' QUALITY OF LIFE**

- Wholesale Warehouse Retail does not fit the community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units
 - San Rafael's General Plan endorses this North San Rafael Vision **and designates bulk retail sales only in the Francisco Blvd. West neighborhood**
- Costco will not revitalize the Mall— Mall owners do not plan any other near-term improvements to the Mall except upgraded theaters
 - Costco will be a completely separate building with a road dividing it from the Mall
 - Warehouse shopping patterns do not encourage foot traffic to other stores
 - Low price competition will cannibalize trade from existing stores and businesses
- The financial gain for the City likely will be smaller than predicted, given the loss of tax revenue from other local businesses

Please consider the health risk to our community - especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and increased accidents, and excessive noise seven days a week, 360 days a year, for a small boost in local sales revenue?

Yours truly,

David B. Smith

Fwd: Opposing Costco Proposal for Northgate Mall

bobbi ryals <[REDACTED]>

Fri 10/4/2019 2:01 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

📎 1 attachments (19 KB)

COSTCO TALKING POINTS 9.27.docx;

Dear San Rafael Planning Commission,

Please include this email for your packet for the San Rafael Planning Commission scheduled for October 15.

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am **vehemently opposed to Costco Wholesale's proposal for Northgate Mall or any big box store in Northgate Mall.**

I have many concerns but for brevity I am only going to list a few of them with a few examples

NOISE: Increased noise will unalterably change the character of our suburban community and has health risks at high levels

- Projected 5,000 - 11,000 car trips per day to Costco
- Desile Delivery trucks starting at 4:00 AM
- Cars pumping gas at 30 pumping stations and up to 42 cars waiting in line for gas, starting at 6:00 AM- 9:30 PM
- Garbage trucks, fuel deliveries, service trucks

TRAFFIC:

- One lane (each way) roads all around the mall
- Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads

HEALTH/POLLUTION:

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers

- Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via, and close to Drakes and Villa Marin Senior Communities
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears

QUALITY OF LIFE:

- All of the above will threaten the quality of life in our community as well as in all of Marin. If a big box store comes into our residential community without regard to our health, safety and the environment it can set a precedent for all of Marin and we need to consider the entire county as one community.

Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Barbara Ryals

Email for the packet for the October 15 Planning Commission meeting

Sara Gaston Huey <[REDACTED]>

Fri 10/4/2019 7:09 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

TO: Mr. Boloyan, Planning Manager, City of San Rafael

RE: Email for inclusion in the packet for the San Rafael City Council October 15 Planning Commission meeting.

Dear San Rafael Planning Commission:

I understand that the Planning Commission is considering whether or not to approve a Costco Wholesale branch opening in the old Sears site in Northgate Mall, Terra Linda.

Please note:

- I oppose this proposal
- I am not a NIMBY; I voted to support the SMART train and if the Planning Commission was to propose additional affordable housing as infill developments in my neighborhood it would have my whole-hearted support.

As a longtime resident of Terra Linda who votes in all local elections, I am adamantly opposed to this proposal for the following reasons:

1) Investing in large scale Brick and Mortar stores and gas stations is not an investment in the future

- Commerce is important part of modern society. While I have no problem with Costco or with commerce in general it is clear that online purchasing is increasingly replacing retail outlets.
- The Planning Committee needs to address the strategic viability of this proposal in the short and long-term given the increasing decline in customer support for brick and mortar stores.
- A Costco and a large-scale gas station will significantly detract from creating a more livable, walkable Terra Linda neighborhood, which is an increasingly high priority for residents, particularly young, highly paid, professionals who can add to the San Rafael tax base.

2) The San Rafael Climate Change Action Plan 2030

- This Action Plan commits the city to a reduced carbon footprint via investment in mass transit, such as SMART and additional walking and bike paths. Town planning that promotes community and enhances the natural beauty of our environment is an important part of this Plan.
- The addition of a Costco store and gas station contradicts this plan.

3) The proposed installation of a 30-pump gas station at this location.

- This would be the largest gas station in Marin County, located in the heart of what is essentially a residential neighborhood.

Northgate Mall Redevelopment: NO to Costco

[REDACTED]
Fri 10/4/2019 10:27 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan

You and I have had the pleasure of meeting on several occasions, most recently with the Terra Linda Homeowners Association. I have lived in Terra Linda since 2002, am a homeowner, taxpayer, and voter. I have lived in Marin for over 50 years and began working at the Northgate Mall when I was 15 (when Macy's was still the Emporium Capwell). And yes, I'm a Costco member. I value the quality of life in Terra Linda, the suburban setting and relatively low density of the commercial development in our Terra Linda area.

Today, I'm writing you as an individual and member of Responsible Growth in Marin to express my concern and extreme dissatisfaction with the idea of Costco, as proposed, joining the commercial line-up at our Northgate Mall. I am opposed to Costco at the Northgate Mall for several reasons:

SCALE AND MASS IS TOO LARGE FOR THIS LOCATION: When completed, it's surface area will cover something on the order of 2.5 – 3 x that of the existing Sears building. The sheer size and mass of the building and associated 3 levels of parking is simply too large a scale for our people friendly neighborhood. We've worked hard to develop lovely walking paths (the Promenade) and to keep our neighborhoods open and bright.

This dense and large building is inappropriate in such close proximity to a residential neighborhood (the Nova Albion corridor, Quail Hill, San Rafael Meadows, Los Ranchitos) which also includes 3 Senior developments (Aegis, Drake Terrace, Villa Marin), Guide Dogs for the Blind, Terra Linda High School, Valecito Elementary School, St. Isabella's Parochial School and Mark Day School.

GAS PUMPS POSE A HEALTH RISK: The proposed 30 pump gas station presents a health concern as has been demonstrated in Costco's defeat in Maryland. We already have 5 gas stations in Terra Linda (yes, Gateway will be leaving, but the other 4 remain), which is more than enough. And in an era where most of society, the Bay Area (ABAG), and our county are trying to reduce our dependence on fossil fuels, Costco is offering every inducement to consume more. There aren't even electric vehicle charging stations in their plans. Gasoline pumps are highly inappropriate in this location for health reasons, inconsistent with our community values, and they pose a threat to soil and water integrity.

TRAFFIC CIRCULATION: Our traffic circulation becomes easily congested. Northgate Walk will be built out, creating more demands on our roads, and that's before we include the additional cars arriving and leaving from Costco (920 parking spots to be built). I left my home at 8:40 am today for an appointment and the onramp to the freeway was already overburdened. Costco's gas pumps will open early and daily shopping will put a tremendous burden on circulation in our area.

THE NEED FOR HOUSING: The Sears site represents an excellent opportunity for in-fill housing and mixed use redevelopment. Costco would eliminate this opportunity. At every meeting of the San Rafael Planning Commission that I've attended, I have heard over and over how housing is of the utmost importance. We don't need a big box store. We need housing.

TOWN CENTER CONCEPT: The General Plan 2020 and North San Rafael Vision statement call for a Town Center concept at the Mall. Costco is not consistent with a Town Center concept.

THE MALL WILL DIE WITHOUT COSTCO: Mall Owners Merlone Geier specialize in "B" class malls and boast a successful track record. They have done this, as far as I can tell from their website, without a Costco at any of their malls. Here's an excerpt from their website information:

*"With decades of experience and in-house experts in everything from acquisition to project management to design and construction, the **Merlone Geier team has a long track record of success.** We are proud of our collegial work environment where we value integrity, humility and intellectual curiosity".*

104 mall properties, a track record of success, all without Costco.

Mr. Boloyan, I urge the Planning Commission to deny the application for Costco at the Northgate Mall.

Sincerely,

Susan A. Coleman
Terra Linda Resident
Terra Linda Homeowners' Association and Past Board Member
Responsible Growth in Marin, Member
[REDACTED]

San Rafael, CA 94903

[REDACTED] 50
[REDACTED]

COSTCO plan

Nadia Tarzi-Saccardi <[REDACTED]>

Sat 10/5/2019 6:53 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; planning <planning@cityofsanrafael.org>

TO: Mr. Boloyan, Planning Manager, City of San Rafael

RE: Email for inclusion in the packet for the San Rafael City Council October 15 Planning Commission meeting.

Dear San Rafael Planning Commission:

I understand that the Planning Commission is considering whether or not to approve a Costco Wholesale branch opening in the area of the old Sears site in Northgate Mall, Terra Linda.

Please note:

- I oppose this proposal
- I am not a NIMBY; I voted to support the SMART train and if the Planning Commission was to propose, a youth center and/or additional affordable housing as infill developments in my neighborhood it would have my whole-hearted support.

As a longtime resident of Terra Linda who votes in all local elections, I am adamantly opposed to this proposal for the following reasons:

1) Investing in large scale Brick and Mortar stores and gas stations is not an investment in the future

- Commerce is important part of modern society. While I have no problem with Costco or with commerce in general it is clear that online purchasing is increasingly replacing retail outlets.
- The Planning Committee needs to address the strategic viability of this proposal in the short and long-term given the increasing decline in customer support for brick and mortar stores.
- A Costco and a large-scale gas station will significantly detract from creating a more livable, walkable Terra Linda neighborhood, which is an increasingly high priority for residents, particularly young, highly paid, professionals who can add to the San Rafael tax base.

2) The San Rafael Climate Change Action Plan 2030

- This Action Plan commits the city to a reduced carbon footprint via investment in mass transit, such as SMART and additional walking and bike paths. Town planning that promotes community and enhances the natural beauty of our environment is an important part of this Plan.
- The addition of a Costco store and gas station contradicts this plan.

3) The proposed installation of a 30-pump gas station at this location.

- This would be the largest gas station in Marin County, located in the heart of what is essentially a residential neighborhood.
- The attendant traffic congestion would seriously detract from the quality of life in this suburb, which enjoys a high degree of peace and quiet and which relies on access to the freeway for commuting and local roadways for access to residential neighborhoods, schools, hospitals and other local services.
- The massive tanks buried in the ground that would be needed to hold gas is a liability to our safety and the environment.

- The air pollution that the increase traffic coming off and going onto the freeway and cars on idle while waiting to pump gas, will pollute the air in Terra Linda and Marin at large. This contradicts the San Rafael Climate Change Action Plan 2030 as well.
- Terra Linda already experiences heavy traffic throughout the day, I oppose any kind of added complications to an already difficult daily situation.

4) Opening a Costco in Terra Linda which is not needed in the neighborhood or by Marin

- A Costco in Terra Linda would bring thousands of more cars into the suburb, require additional parking facilities, create traffic logjams and impede access to the hospital, schools and local services. Large-scale deliveries would inevitably mean noise and disruption for local residents.
- The existing Costco in Novato, just ten minutes north of Terra Linda, is located in a more appropriate Mall, which offers easier access to the freeway, parking sufficient to serve the facility, and is an an area that does not directly impact residential neighborhoods. The bottom line is that the existing COSTCO is not located in a residential neighborhood and never should.

I respectfully submit that these proposed developments will be detrimental to Terra Linda and the wider San Rafael community which is already adjusting to a change in traffic patterns due to the SMART train. These proposals will negatively impact quality of life, property values, access to local services - particularly for medical emergencies - the safety of our school students, including their ability to walk and bike to school, air quality and the environment.

As a local resident and voter I am committed to opposing to this project in whatever way possible - and I ask you to join me in voting down this project!

Sincerely,

Nadia Tarzi-saccardi

██████████
San Rafael, CA 94903

Costco at Northgate

Judy Schriebman <[REDACTED]>

Sat 10/5/2019 8:51 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hi Raffi,

Below, please find the email I sent to SR City Councilmembers and Paul Jensen on Aug 17, 2019 when I first heard about the Costco coming to Terra Linda. Please add this to the comments going to the Oct. 15 Planning Commission and Oct. 22 DRB meetings.

In addition to what I wrote below, please note that community leaders are now asking for a Master Community Plan for this area to be developed before any new building/commercial enterprise/housing comes in. The City is using piecemeal approval of large developments instead of a well-vetted plan. This is a violation of CEQA, which requires the city/county/agency to look at the cumulative impacts as a whole when a number of projects are being proposed. From the St. Marks' expansion, to the Northgate Walk development, to the Marin Ventures Townhomes, to the Public Storage at Merrydale "investigation into new uses" to the new Alzheimer's facility, to the huge Kaiser parking garage on Los Gamos—and now a massive Costco—the city can no longer avoid the fact that *cumulative impacts due to piecemeal development* is happening in Terra Linda. And all of these impacts are being done without any enhancement of Terra Linda's natural environment via development fees going towards the restoration of Gallinas Creek or public park expansion, and without any consideration of San Rafael's own Climate Change Action Plan.

Judy Schriebman

Dear San Rafael City Council:

The Terra Linda area has had a long standing request for a town community center. Now it appears that the mall owners want to move in a huge big box Costco with 30 gas pumps with the city's blessing. This is not what our area wants or needs, nor is it aligned with our city funded and approved Vision Plan or San Rafael's oft-stated need for more housing.

The original idea of creating a "town center" at Northgate is being done at other defunct shopping centers around the country:

<https://www.businessinsider.com/what-will-happen-to-closed-malls-2017-5#after-fitness-centers-churches-medical-clinics-and-data-centers-2>

We also wish to draw your attention to the fact that the current mall owners have recognized a similar community vision in nearby Santa Cruz:

<https://www.santacruzsentinel.com/2019/06/12/capitola-mall-to-be-rebuilt-as-capitola-town-square/>

A transformation like this can work here, too. Where is San Rafael's creative thinking? Why is the community's historic work and current needs not being addressed in favor of an out-of-town developer, the current mall owner?

We are asking the mall owner and you for the same response they gave to Santa Cruz for our area.

The San Rafael City Council and CDA need to hold firm to the work done by this community over the years and bring us what we have asked for and what we need.

We don't want an instant mega-cash cow (for Mall owners and for City taxes) like big box retail, due to the extreme negative effects on competing local businesses and on quality of life, especially traffic and air quality. Our area does not have enough capacity to support this venture, along with the rest of development that the city is placing here. The cumulative effects have again not been considered as all this development is being piece-mealed in wherever developers want to do things, regardless of residents's stated, planned for and accepted desires. This area is a neighborhood, not an industrial park.

I have to question why planning processes are even done if they are going to be ignored. As a committee member on the 2040 General Plan, this takes enormous time and effort and critical thinking and discussion on the part of the resident stakeholders involved, as well as staff and consultant time. Why do this if an out of town developer or store comes in riding roughshod over that work and the city doesn't stand up for itself and its residents for what the community wants and has asked for?

The Vision plan looked to unite upstream and downstream via a Promenade, creating a walkable, bikeable community with the mall as a town center drawing both ends of 94903 together. Housing mixed with live/work space, fitness center, cafes, a higher-end restaurant or two (or local ethnic "gourmet ghetto" shops like on Shattuck Ave in Berkeley) to fill the need of comfortable, quality places to eat out, smaller quality retail that appeals to many ages, maybe an entertainment space or teen center or children's party space—all these would bring local people in and bring vitality back to the mall. This would create the viable town center that residents have asked for and want and need. And what the city has accepted as what this area wants and needs. This Vision will be utterly destroyed by a Costco big box, car-prioritized, drive-in, drive-out, store.

It is time for the city to put the brakes on this project now, early, before the mall owner or Costco spend any more time or money on this proposal which makes it harder for them to go back to the drawing board. It is time for the city council to stop treating Terra Linda as a stepchild they don't particularly like. I don't believe that Costco will "bring back the mall" as an anchor store. I don't believe that housing won't "pencil out" because I brought in a developer during the SMART station area design review process who was willing to make such a proposal and who met with Paul Jensen and myself to discuss this, for when the Sears building were to become available.

Judy Schriebman

Opposition to Costco from Resident - Please include in Oct 15th Meeting

Anna Everest <a [REDACTED]>

Sun 10/6/2019 7:58 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]

Dear Mr. Raffi Boloyan,

Please include my email below in the packet for October 15th Planning Commission Meeting. I will be out of town that week and want to have my strong opposition to the Costco Warehouse proposal heard at this meeting.

I have lived in Marin County for 48 years, and have worked in a downtown office in San Rafael on B Street for the past 33 years commuting from Terra Linda on Los Ranchitos Rd. to San Rafael on a daily basis. My family has strong roots in our Terra Linda neighborhood.

We specifically chose Terra Linda as a place to live and raise my two sons. The schools, sidewalks, family environment, parks, reasonable and safe traffic were some of our reasons for selecting Terra Linda. My sons would safely walk to their schools or ride their bikes, and the Mall was a special destination when they gained their adolescent freedom. In the 1970's, when the Mall was first built, it was an attractive open-air environment and a desirable destination for families and people of all ages. The trees, greenery, benches, and charming water fountain provided an appealing ambience to stroll and shop.

In 2018, the owners of Terra's Linda's Northgate Mall presented a plan to redesign the entire complex to create a "town center" where people of all ages will not only go to shop, but also to congregate, relax, exercise and some would even live there in their homes.

"We want this to be a place people call home, meet for dinner, go to a movie," said Stephen Logan, vice president of development for Northgate owners Merlone Geier Partners, who purchased the property about a year ago. "It will be a town center, a destination."

That's the type of environment, we envisioned after the 2018 meeting with the owner/developer and community – a Terra Linda Town Center concept that would draw and house people from all over Marin. We were excited to hear about the future of a family friendly environment as we experienced in the early Mall days.

What happened to this vision which involved the new Mall owners and the Terra Linda community? We have been voters in Marin for almost half a century and we should be heard on the decisions envisioned for our neighborhood.

Now we hear that our neighborhood will fall in the hands of those who have little interest for our community's safety, health or quality of life by proposing an oversized retail warehouse where it simply doesn't belong. This is outrageous!

Here are just a few of the reasons we are opposed to this project:

TRAFFIC ISSUES

The Freitas Pkwy/Terra Linda exit cannot sustain more traffic congestion. Currently, we're frequently dodging cars as they come speeding off Hwy 101 or dangerously darting in from Redwood Hwy frontage road. The proposed Costco development ignores a currently identified problem with this dangerous exit. And instead, worsens this precarious situation with adding 5000+ cars exiting daily as they approach the limited access exits and two-lane roads to the Mall.

The two lane roads to this new site are inadequate to handle the estimated traffic. There are several senior communities, such as Alma Via, Drake Terrace and Villa Marin that will be heavily impacted by the additional cars. My husband and I are considering Drake Terrace as a future home as we age, but this will definitely affect our decision. A warehouse store taking up three times the footprint of the current Sears, and drawing big box shoppers from all over Marin is not the same as having anchor department stores, such as Sears or Macy's. Walking in the neighborhood as an elderly person or riding my bike as I currently do from Northgate Drive over the overpass to the Civic Center towards China Camp would become treacherous.

The Marin Civic Center holds large audience events, such as the Marin County Fair, Farmer's Market, speakers series, festivals, concerts, etc. that affect the Freitas Pkwy/Terra Linda exit. How will that be addressed when there will be more vehicles driven through an intersection that has already been designated as one of the worst in Marin County?

Most Terra Linda residents would be impacted on a daily basis driving to and from work on residential Nova Albion or Northgate Drive. The overflow traffic driving on two-lane residential Los Ranchitos Rd. which even now at certain times of day is a congested string of cars heading south to Highway 101 or to San Rafael.

We have limited access to get to Hwy 101 from our various Terra Linda neighborhoods. This can become a perilous situation if we are trapped in our neighborhoods if there is any emergency situation, such as wild fires. That's not a remote possibility as Terra Linda is surrounded by open space covered with dry grass and shrubbery.

HAZARDOUS POLLUTION

The gas station, whether 30- or 10-pump with space for approaching idling cars waiting to fill up is inappropriate for this residential area. The pollution from all these vehicles, delivery trucks will be unbearable, and what's to keep this pollution from drifting throughout Terra Linda?

Why have a 30-pump gas station that can't be seen from Hwy 101? Wouldn't it make better business sense for Costco to buy the Men's Wearhouse building in Novato and install a 30-pump gas station that would be obvious to commuters on Hwy 101? Gas stations belong next to freeways not in residential areas.

San Rafael Planning Commission needs to consider other options for locating a Costco Warehouse to bring in tax revenue. There are several other choices given some of the other available industrial/commercial locations throughout San Rafael.

QUALITY OF OUR RESIDENTIAL AREA

Northgate Mall needs to become an appealing destination for people from all over Marin. It needs some new life that will attract people of all ages not just big box shoppers on the run. The Corte Madera Town Center has an attractive "European vibe" with it's multi-use focus, and is pleasant to stroll whether shopping or eating or drinking coffee outside with friends.

A separate big box warehouse will not draw shoppers to the rest of the Northgate Mall. When we currently shop at Costco on a semi-weekly basis in Novato, we fill up our car with perishables and don't think about stopping at the other stores. My car is filled with frozen foods and fresh produce that is not conducive to continued shopping at other stores in the area.

What will happen to the rest of the Mall? What about the current businesses? The four gas stations. The Rite Aid, Walgreens and CVS. Will all these become abandoned buildings over time while Costco lures other local business' customers?

San Rafael Planning Commission needs to realize that big box stores are not a long-term solution to saving dying malls from the growing online shopping phenomena. The solution is for the City of San Rafael to take a stand and show the rest of the country how to solve this dilemma with some forward-thinking and creative urban planning. How about sticking with the 2018 planning vision of a family friendly multi-use Northgate Town Center that will 'wow' the world?

As long time residents of Terra Linda and business owners in downtown San Rafael, we're counting on you the San Rafael Planning Commission, to take the right action when it comes to making decisions impacting the quality of life in our community.

Sincerely,
Anna Everest

Fwd: Opposing COSTCO in Terra Linda

Laurie Oman [REDACTED] >

Fri 10/4/2019 12:59 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission.

We are a residents and voters in San Rafael. The purpose of this email is to advise you that ***we are opposed to Costco Wholesale's proposal for Northgate Mall.***

1. Taking into account the overall quality of life in our community is the right thing to do! This proposed Costco at the old Sears site is GROSSLY out of proportion to the needs of the area.
2. Consider the health risk to our community, especially the elderly, some of whom live right across the street from the proposed Costco gas station (we already have FOUR gas stations!). And the Guide Dogs for the Blind who train at this proposed location. The children who walk in the neighborhood.
3. Our roads are **totally** unable to handle the increased traffic, congestion, accidents, excessive noise, huge delivery trucks at all hours of the night and day.
4. Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the General Plan 2020, because we can assure you that we and our neighbors will remember when it is time to vote.
5. Costco might consider another site that would be less impactful to local residents or just be content with its Vintage Oaks location.

Thank you for making sure the city council members **and planning commission members** get our communication.

Thank you, Laurie Oman and Bryan Gould

Cosco in Terra Linda

jannick pitot <[REDACTED]>

Fri 10/4/2019 12:44 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

As a resident of San Rafael, I feel that Cosco traffic would be too heavy of a burden for our neighborhoods to bear. The fact that Cosco in Novato is away from all residential areas offers a very good location for the business currently.

I enjoy Cosco and have nothing against the business, but I am very concerned about the amount of extra pollution to the site with so many gas pumps. It will attract many people from southern Marin who will not go to Novato. Residents including the senior rest homes and other residents will be negatively impacted in terms of air quality and traffic noise.

I would be more in favor of Cosco moving there if there were no gas stations involved in this development. There are already three gas stations in the area that would surely go out of business.

Thank you for considering my comments.

Jannick Rosenblatt

[REDACTED]
San Rafael, CA 94903
[REDACTED]

(No subject)

Tajali Littman <[REDACTED]>

Fri 10/4/2019 11:42 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a 30 year Marin County resident and active participant in Terra Linda community for over 25years.

I am completely opposed to the development of Costco in the vacant Sears Building.

San Rafael City has stated that they are committed to achieve sustainable goals for the city and have stated visions of a general plan for reducing green house carbon gases and a commitment to develop affordable housing for teachers and other public work employees .

The Costco complex is a big revenue reward for the city of San Rafael but at a cost to the environment and people. Gas stations installed will permanently create a toxic environment and site for future generations and development.

The San Rafael Planning Commission can rise to the occasion and be a leaders of innovated ideas that create, job, housing, and stores that add to the sustainability of the land, community. The economic viability of San Rafael does not need to be gained by agreeing to the building of Costco in Terra Linda.

Sincerely, Mrs. T. Littman

COSTCO

JUDITH ANTOINE <[REDACTED]>

Fri 10/4/2019 10:25 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; [REDACTED]@gmail.com <[REDACTED]>

I'm voicing my objection to the proposed plan for COSTCO to open in the old Sear's building in Northgate, San Rafael.

As a Terra Linda homeowner, my greatest concern is the amount of traffic that would flood the 101 off ramps as well as the smaller roads in the area. Terra Linda is not the right place for such an undertaking. It would negatively impact the current Terra Linda residents trying to gain access to the 101 corridor throughout the day and especially during the return trip home from work at night. It's really a terribly bad idea if you can imagine it from the viewpoint of one very tired commuter just trying to navigate home at night, let alone the 100's rest of the area residents.

A great alternative would be the area near the current Home Depot in San Rafael. Traffic could be channeled with far less impact and reconstruction to the off ramps that would be required to accommodate the increased traffic to the COSTCO and it's huge gas pumping enterprise.

COSTCO is great for shoppers, but the negative impact to the existing residents of Terra Linda would be huge. In closing then, COSTCO would create great new traffic related problems especially access to 101 corridor which is already very challenging.

Judith Antoine

Costco in Terra Linda

selinaarvanita <[REDACTED]>

Fri 10/4/2019 9:45 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan and the City of San Rafael,

I am a resident of Terra Linda for 15 years now.

The beauty and peace of this little community is what makes it so special.

I will be sad if your planning group permits the construction of a monster store like Costco and a huge gas station.

The traffic is already bad getting on and off of 101 and this will just make it worse and worse!

I feel that big warehouse stores like Costco belong in areas like the one up North that has its own exit just for shoppers!

Please take into account the important fact that there are many residents living in Terra Linda.

I have spoken with many friends and neighbors who all feel the same way. Why not consider something better for the entire community...not just a money station for big business and make Terra Linda an even better place to live. No one wants to live behind a Costco.

I am really hoping you will make the right decision in reconsidering this terrible idea.

Sincerely,
Selina Wintersteen

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

Costco in Terra Linda

selinaarvanita <se[REDACTED]>

Fri 10/4/2019 9:45 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

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Please take into account the important fact that there are many residents living in Terra Linda.

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I am really hoping you will make the right decision in reconsidering this terrible idea.

Sincerely,

Selina Wintersteen

Sent via the Samsung Galaxy S10+, an AT&T 5G Evolution capable smartphone

Re: October 15 Planning Commission meeting

Cathi Mendle <[REDACTED]>

Fri 10/4/2019 9:30 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

We are 25 year residents and voters of Terra Linda.

The purpose of this email is to advise you that we are opposed to Costco Wholesale's proposal for Northgate Mall. We have several concerns but are going to list our top five:

1. **TRAFFIC:** Local neighborhood streets (Los Gallinas, Nova Albion, Golden Hinde and Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion
2. **TRAFFIC:** one lane roads (each way) all around the mall with no plans for improvements to freeway on/off ramps.
3. **HEALTH/POLLUTION:** Increased air pollution from car exhaust emissions from idling cars waiting to refuel.
4. **SAFETY:** congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital.
5. **SAFETY:** increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, elementary and high school students)

Take into account the overall quality of life in our community and do the right thing!

Sincerely,

Karen Johnson and Cathi Mendle

No to Costco in TerraLinda

Dvora Govrin <[REDACTED]>

Thu 10/3/2019 7:23 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter in Terra Linda.

I am opposed to having Costco in TerraLinda Mall.

There are so many reasons. The traffic is already congested on Freitas Parkway and our neighborhoods much of the day, and adding Costco would jam our roads completely. Costco needs an on off freeway exist, not through a neighborhood community. We do not need 30 gas pumps, we already have 5 gas stations that meet all our needs.

Consider the health risks to our community, especially our children and the elderly.

Is it worth cheaper gas, toxic air, incredible traffic congestion's and accidents, excessive noise? Please

Stop this now! Not-in my home community.

Sincerely

Dove Govrin

[REDACTED]

San Rafael Ca 94903

Sent from my iPad

Opposed to Costco in Northgate: Please include in packet to Planning Commission

Patrick Gannon <[REDACTED]>

Thu 10/3/2019 4:16 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: gannon2@uw.edu <gannon2@uw.edu>; gannonsp@whitman.edu <gannonsp@whitman.edu>;

drmichellegannon@gmail.com <drmichellegannon@gmail.com>

Dear San Rafael Planning Commission,

I have lived in San Rafael 24 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that I am totally opposed to the Costco Wholesale building at Northgate mall. I am opposed for several reasons.

First and foremost, this "big box" store does not belong adjacent to an established residential neighborhood and will fundamentally change the feel of the neighborhood due to increased traffic, noise, air pollution, safety and quality of life. This proposal is contrary to the town center concept in the 2020 and 2040 plan which WE DEVELOPED WITH THE CITY OF SAN RAFAEL. For this reason, I feel a sense of betrayal that the City is even considering this proposal.

Secondly, this building is almost four times the footprint of the Sears building, completely out of scale with the homes in the area as well as the architecture of the mall. It will fill up almost all of the parking lot currently surrounding the Sears building which will dominate the entire south side of the mall. Dropping a building of this size in this space is akin to inviting an "elephant in the living room".

Third, the traffic, already bad at certain times of the day (especially with delays on 101 South), will get much worse and there are no plans or space to expand the roadways. Traffic will be immeasurably worse and we will all suffer for it for years. Safety issues will emerge as children walk these streets going to and from school. This should be seen as another reason why this enormous building does not belong in this space.

There are other reasons why this is a mistake to allow Costco to build here. Big Box stores belong in non-residential areas, on undeveloped land away from children, schools, homes and residential housing for seniors (see the Costco location in Novato for the right type of placement). These stores will undercut our already established stores that have been part of our community for years. You will be hurting scores of local stores if you let Costco eat into their customer base. There may be no gain from sales tax as Costco will cannibalize our established stores. This is an established fact found in most financial impact reports for these type of stores. So why let Costco invade our community? Is it all about money?

Please consider my comments and make the sensible choice to stop this bad idea. I can assure you that I and my neighbors will remember when it's time to vote if you green light this project.

Please include this email in the packet sent to the board.

Sincerely,

Patrick, Michelle, Noah and Sean Gannon

[REDACTED]
San Rafael, CA 94903

Stop Costco in Terra Linda

Ron Werthmann <[REDACTED]>

Thu 10/3/2019 3:58 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]m>

This is a letter to the San Rafael Planning Commission,

Nine years ago I choose to move to Marin partly for it's nature beauty and sensible planning and zoning which helps create the right balance between nature, business and community. The higher taxes paid to live in Marin was the price you pay for that. Costco will destroy that for me and our neighborhood. I am opposed to Costco Wholesale's proposal for Northgate Mall for serval reasons, but here are my top reasons for being opposed to Costco from ever opening at Northgate Mall.

TRAFFIC CONGESTION + DANGER:

Increased traffic in an already congested area with one lane roads isn't good planning. The infrastructure just isn't there to handle the additional traffic let alone what we already have. If the 101 freeway backs up (as it does often), Los Ranchitos Road takes the overflow and becomes a near stand still, which is a nightmare if you live in Southern Terra Linda. The increased danger for pedestrians (school kids and elderly) and wildlife is also a concern. I see elderly headed to the mall, as will a kids on their way to school at those intersections. I often see deer and fox walking through the Sears parking lot on my daily morning dog walks.

EYESORE:

It will be an eyesore, out of scale with the mall and the placement next to a neighborhood and elderly facilities. A roof top parking lot, not exactly charming to look at from your window now is it?

POLLUTION + NOISE:

The smell from the additional cars plus a new gas station is enough to make me want to move. Why another gas station? There are already four close by, makes no sense. At least those four are properly placed, near the freeway and nowhere near a home. The trucks coming in and out in the middle of night, come on, would you want that noise near your home?

BAD LOCATION:

A huge box store such as Costco does not belong in a residential area such as Terra Linda. It brings nothing to the community, it only takes away for it. And with a Costco only a few exists north this makes zero sense. My suggestion to those of you at City Hall who want the tax revenue, Costco belongs close to other big box stores, near Target and Home Depot. A good location could be in the old Orchard building which now is empty. And it's actually closer to those in SF and Southern Marin of who Costco wants to attract and isn't near homes and wildlife. This is called planning and zoning.

I am not anti-business, I am pro sensible planning and want the right scale of business that will enhance our community. I vote every election and will look to see what you do at the planning commission. Will you deserve my vote again?

Thank you for reading this and please do what's best for the community, not for Costco.

Ron Werthmann

Costco at Northgate Mall

Vivian Sachs <[REDACTED]>

Thu 10/3/2019 3:57 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Vivian Sachs <[REDACTED]>

Dear San Rafael Planning Commission,

I have lived and voted in San Rafael for many years and am writing to advise you that I am opposed to Costco wholesale's proposal for Northgate Mall.

As a participant in my community I want to let you know that that I am totally opposed to Costco Wholesale at the old Sears site.

A very massive characterless box wholesale store and parking garage planned at over three times the footprint, of the existing Sears store, is both out of character with, and completely incompatible with our residential suburban neighborhood. The plan places the the building at approximately 15 yards from Northgate Drive replacing the Sears building which is 85 yards away.

The vision of a Town Center at Northgate with quality restaurants, public gathering places and innovative retail stores adding to the quality of the community is at odds with the completely separate bulk sales of Costco. I am not opposed to Costco and shop there frequently I am however completely opposed to Costco at Northgate Mall

In addition to the obvious aesthetic issue, I am also concerned about the considerable traffic added to the residential streets around Northgate Mall with no plans for for addressing the additional congestion.

The air quality will deteriorate from the impact of car exhaust emissions from the anticipated 5,000 to 12,000 vehicle trips to Costco in addition to the existing traffic.. Daily delivery trucks 4:00 am to 1:00 pm . Garbage trucks and service trucks. Possible ground water contamination from underground gas storage tanks for the 6 lane , 30-pump gas station.

The character of our suburban community will be unalterably changed. A better location for Costco should be found and not one where our health and well-being are put at risk

My neighbors and I myself will remember this when it comes time for us to vote

Thank you for taking these concerns into consideration.

Sincerely, Vivian Sachs.

RECEIVED
OCT 7 2019
PLANNING

Mary Anne Hoover
[REDACTED]
San Rafael, CA 94903

October 5, 2019

Raffi Boylan
Planning Manager
Community Development-Planning Division
1400 Fifth Avenue
San Rafael, CA 94901

Re: Costco Pre-Application

Dear Mr. Boylan and members of the Planning Commission:

I am writing to express my opposition to the Costco proposal and I am urging the Planning Commission to reject the Pre-Application. I will begin this letter by reminding each of you about the City's mission statement which as follows: **"Our mission is to enhance the quality of life and provide for a safe, healthy, prosperous and livable environment in partnership with the community."** Please recall and reflect upon this mission statement as you consider the Costco Pre-Application and the concerns of community residents who may be in opposition to it.

In December 2018, I presented my appeal before the Planning Commission in opposition to a temporary use permit granted to Paramount Pictures for a base camp which would occasionally be at the site located at the South end of Northgate Mall near the old Sears building. Although my appeal was denied, the Planning Commission changed the permit by restricting the parameters of where the base camp could be located. The Planning Commission limited the location to the north end of the mall and specifically limited Paramount Pictures from setting up this base camp at the South end of the mall near the old Sears site. I believe that this change to the permit by the Planning Commission was in response to several of my arguments. The most urgent of those arguments was for the City to protect the right of quiet enjoyment of homeowners adjacent to the South end of the mall and to preserve the residential quality of our neighborhood. I am requesting that the City and Planning Commission protect the residents of Terra Linda and the greater community and preserve the residents' rights to quiet enjoyment of their property and the residential quality of our neighborhood.

The redevelopment of the Sears site to build a Costco Warehouse will be devastating to our community. Some of the most consequential impacts of a Costco in Terra Linda include traffic, noise pollution, air pollution, light pollution and various other negative environmental impacts. I will defer to other members of the community to address these issues in more detail and with greater expertise and specificity. However, as far as traffic is concerned, I would like to report that our community has been experiencing major speeding issues for years which will only multiply if the Costco plan is approved as there will be even more automobiles and increased congestion in the area. I am attaching to this letter a copy of my letter to Sergeant Aguilar dated September 9, 2109 after I spoke with him about my concern about speeding in the area adjacent to the southern end of the Mall which is the proposed site of Costco. As this letter reflects, the City of San Rafael does not have the resources to adequately monitor traffic and speeding in our community. These issues will multiply with the anticipated influx of traffic if people drive to the proposed Costco site from areas to the north and south of Terra Linda and San Rafael.

Mary Anne Hoover

[REDACTED]
San Rafael, CA 94903

Sergeant Aguilar
San Rafael Police Department
1400 Fifth Avenue
San Rafael, CA 94901

September 9, 2019

Sergeant Aguilar,

Thank you for your time when we spoke on September 4, 2019. As you will recall, I called to express my concern about the speeding of automobiles which occurs between the intersection of Northgate Drive and Nova Albion Way to Terra Linda High School between 7:30 and 8:00 a.m., between those locations during the school lunch hour and at the end of the school day around 3:00 p.m. I assume that there is speeding that occurs on Golden Hinde as well as on Nova Albion Way from Las Gallinas.

My concern is that this speeding creates a danger to public safety and is a danger to pedestrians, bicyclists as well as other motorists. When we spoke, I requested that the San Rafael Police Department monitor this situation and enforce the speed limit which is posted at twenty-five (25) miles per hour.

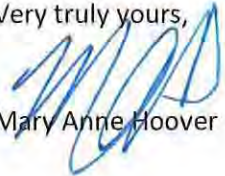
This letter will document your response to my request. You indicated that the police department is not capable of monitoring and/or enforcement of the speed limit because there are only two motorcycle officers available for the entire City of San Rafael during these time frames and only motorcycle officers are utilized for traffic/speed enforcement. I appreciated your honesty when you told me that that during the period from 2002 and 2004, there were six (6) motorcycle officers available to enforce traffic and speeding issues but apparently due to budget limitations, there are presently only two available.

I find this information deeply concerning as the public safety is certainly at risk. I am copying Chief Diane Bishop as well as members of the City Council with this letter of concern. In the event there is an unfortunate event wherein a pedestrian, bicyclist or other law abiding motorist is injured as a result of the reckless disregard of speed limits by many drivers of automobiles, the City is now on notice of this dangerous situation.

I am available to speak with you, Chief Bishop and/or members of the City Council to discuss this inherently dangerous condition which exists along this residential corridor in an effort to remedy the situation. I can be reached at the address above or by email at [REDACTED].

Thank you for your anticipated attention to this correspondence. I look forward to a response to this correspondence.

Very truly yours,


Mary Anne Hoover

cc: Chief Diana Bishop
San Rafael City Council

No Costco!

schwarzes [REDACTED] >

Wed 10/2/2019 11:23 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan,

Please include this email in the packet for October 15th Planning Commission Meeting. Thank you.

Dear San Rafael Planning Commission.

We are a residents and voters from Terra Linda. The purpose of this email is to advise you that we are opposed to Costco Wholesale's proposal for Northgate Mall.

1. Taking into account the overall quality of life in our community is the right thing to do! This proposed Costco at the old Sears site is GROSSLY out of proportion to the needs of the area.
2. Consider the health risk to our community, especially the elderly, some of whom live right across the street from the proposed Costco gas station (we already have FOUR gas stations!). And the Guide Dogs for the Blind who train at this proposed location. The children who walk in the neighborhood.
3. Our roads are **totally** unable to handle the increased traffic, congestion, accidents, excessive noise, huge delivery trucks at all hours of the night and day.
4. Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the General Plan 2020, because we can assure you that we and our neighbors will remember when it is time to vote.
5. Costco might consider another site that would be less impactful to local residents or just be content with its Vintage Oaks location.

More reasons we strongly oppose this Costco project:

- **TRAFFIC**

- Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- One lane (each way) roads all around the mall
 - Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads
 - Four intersections already rated as worst levels--LOS"E" and "F"
- No plans for improvements to freeway on/off ramps – already some of the worst in the county
- Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner)
- Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- Funeral processions using the cemetery entrance will be impacted

- **NOISE**

- Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- Noise from delivery trucks (4 a.m. to 1 p.m)

- Noise from six lane 30-pump gas station (open 6 a.m. to 9:30 p.m.; spaces to queue additional 42 cars waiting for pumps)
- Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store open 9-10 a.m to 7-8:30 p.m.)
- Noise from garbage trucks, fuel deliveries, service trucks

Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to store

• HEALTH/POLLUTION

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
 - Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- Car exhaust and vapor fumes contribute to atmospheric warming and climate change
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
 - Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future

• AESTHETICS

- Out of Scale to the Mall and surrounding neighborhood
 - The proposed store and parking garage is over 3 times the footprint of the Sears building and almost completely fills the existing parking lot
- Huge 3-story building with open parking on top encroaches on residential neighborhood--Building and mechanical area are approximately 15 yards from Northgate Drive (Sears building is approximately 85 yards away)
- Incompatible architectural style --Massive characterless building being put adjacent to architecturally protected mid-century modern Eichlers

• SAFETY


- Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital
- Congested roads will delay evacuation in case of large scale emergency
- Guide Dogs for the Blind train dogs and blind students on the roads next to the gas station and at Los Ranchitos/Las Gallinas/Northgate Drive intersections
- Increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, high school students walking to the Mall for lunch and afterschool)
- Cyclists and pedestrians, including residents of senior living facilities, use the Northgate Promenade and will be vulnerable from increased traffic
- Commuter cyclists using the Countywide North-South Bikeway on Las Gallinas Avenue and Northgate Drive will be endangered by increased traffic and vehicle turns
- High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection
- Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection

• QUALITY OF LIFE

- Wholesale Warehouse Retail does not fit community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units
 - San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood
- Costco will not revitalize the Mall— Mall owners do not plan any other near-term improvements to the Mall except upgraded theaters
 - Costco will be a completely separate building with a road dividing it from the Mall
 - Warehouse shopping patterns do not encourage foot traffic to other stores
 - Low price competition will cannibalize trade from existing stores and businesses
- Financial gain for the City likely will be smaller than predicted, given loss of tax revenue from other local businesses

Thank you,

William and Patricia Schwarz


San Rafael, CA 94903

Opposing Costco Proposal for Northgate Mall

Laura Slverman <[REDACTED]@[REDACTED].m>

Wed 10/2/2019 3:36 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

Please include this email for your packet for the San Rafael Planning Commission scheduled for October 15.

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or any big box store in Northgate Mall.

I have many concerns but for brevity I am only going to list a few of them with a few examples

NOISE: Increased noise will unalterably change the character of our suburban community and has health risks at high levels

- Projected 5,000 - 11,000 car trips per day to Costco
- Delivery trucks starting at 4:00 AM
- Cars pumping gas at 30 pumping stations and up to 42 cars waiting in line for gas, starting at 6:00 AM- 9:30 PM
- Garbage trucks, fuel deliveries, service trucks

TRAFFIC:

- One lane (each way) roads all around the mall
- Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads

HEALTH/POLLUTION:

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
- Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via, and close to Drakes and Villa Marin Senior Communities
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears

QUALITY OF LIFE:

- All of the above will threaten the quality of life in our community as well as in all of Marin. If a big box store comes into our residential community without regard to our health, safety and the environment it can set a precedent for all of Marin and we need to consider the entire county as one community.

Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Laura Silverman

Terra Linda Costco

Regina Kretschmer <R[REDACTED]om>

Mon 9/30/2019 4:15 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan

If I am not mistaken you were a TL student when I was working there in the attendance office. That being the case, hope you will pay extra attention to the many reasons why a Costco should not come to the congested Terra Linda Residential Area.

I have been a resident of Terra Linda since 1970. The purpose of this email is to advise you that my husband and I oppose to Costco Wholesale's proposal for Northgate Mall. There are many concerns, and here just a few of them and very realistic.

I know the revenue for the City of San Rafael will be enormous and our properties will definitely lose in value.

Please consider the health risks, the congestion and God help us if there is a fire in the hills, or any other natural catastrophe, we are stuck with no place to go, we will definitely be barbecued alive in our own backyards, because the roads - narrow as they are and no place to widen them - cannot accommodate an exodus.

TRAFFIC

- o Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- o One lane (each way) roads all around the mall
- § Cannot be widened without destroying the Northgate Promenade
- o No plans for improvements to roads
- § Four intersections already rated as worst levels--LOS "E" and "F"
- o No plans for improvements to freeway on/off ramps - already some of the worst in the county
- o Entrances to the parking structure are at bad intersections (opposite Nova Albion and Thorndale Drive (from Villa Marin on a blind corner)
- o Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- o Funeral processions using the cemetery entrance will be impacted

· NOISE

- o Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- o Noise from delivery trucks (4 a.m. to 1 p.m)
- o Noise from six lane 30-pump gas station (open 6 a.m. to 9:30 p.m.; spaces to queue additional 42 cars waiting for pumps)
- o Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store open 9-10 a.m to 7-8:30 p.m.)
- o Noise from garbage trucks, fuel deliveries, service trucks
- Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to store

· HEALTH/POLLUTION

- o Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
- § Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
- § Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- o Car exhaust and vapor fumes contribute to atmospheric warming and climate change

- o Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
- § Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
- o Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future
- AESTHETICS
- o Out of Scale to the Mall and surrounding neighborhood
- § The proposed store and parking garage is over 3 times the footprint of the Sears building and almost completely fills the existing parking lot
- o Huge 3-story building with open parking on top encroaches on residential neighborhood--Building and mechanical area are approximately 15 yards from Northgate Drive (Sears building is approximately 85 yards away)
- o Incompatible architectural style --Massive characterless building being put adjacent to architecturally protected mid-century modern Eichlers
- SAFETY
- o Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital
- o Congested roads will delay evacuation in case of large scale emergency
- o Guide Dogs for the Blind train dogs and blind students on the roads next to the gas station and at Los Ranchitos/Las Gallinas/Northgate Drive intersections
- o Increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, high school students walking to the Mall for lunch and afterschool)
- o Cyclists and pedestrians, including residents of senior living facilities, use the Northgate Promenade and will be vulnerable from increased traffic
- o Commuter cyclists using the Countywide North-South Bikeway on Las Gallinas Avenue and Northgate Drive will be endangered by increased traffic and vehicle turns
- o High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection
- o Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection
- QUALITY OF LIFE
- o Wholesale Warehouse Retail does not fit community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units
- § San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood
- o Costco will not revitalize the Mall— Mall owners do not plan any other near-term improvements to the Mall except upgraded theaters
- § Costco will be a completely separate building with a road dividing it from the Mall
- § Warehouse shopping patterns do not encourage foot traffic to other stores
- § Low price competition will cannibalize trade from existing stores and businesses
- o Financial gain for the City likely will be smaller than predicted, given loss of tax revenue from other local businesses

We second all the above and are horrified by the idea. We have three retirement homes, hospital, 3 schools, businesses etc etc. Our whole community will be changed for worse.

A Costco with gas stations belongs in an industrial section of lovely Marin County and should be south of us to help the people from Sausalito to Corte Madera. We in Terra Linda are in Novato in 10 minutes and rush hour traffic does not impair our travels.

Please consider this with upmost consideration and think of the inhabitants of this area and not the dollar signs.

Thank you Regina and Werner Kretschmer

RE: Costco Meeting Dates

Adolfo Medved <[REDACTED]>

Mon 9/30/2019 2:48 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Michele Ginn <Michele.Ginn@cityofsanrafael.org>

Thanks for the quick reply. I just checked and the dates are updated. Not sure what happened just glad it's correct.

Please include this email in the packet you will be preparing for the Oct. 15 Planning Commission.

Dear San Rafael Planning Commission,

I am a resident and **voter** of Terra Linda. The purpose of this email is to let you know that I strongly oppose Costco Wholesale's proposal for Northgate Mall.

Costco Wholesale nor any big box store belongs in Northgate Mall which is surrounded by single lane roads. The traffic is already congested here and that's before the 1050 Freitas building is inaugurated. The gridlock together with toxic fumes from 30 gas pumps(100 yds from Alma Via), stadium lighting at rooftop and noise from delivery trucks beginning at 4am or earlier is a NIGHTMARE!

Consider the health risk to our community especially the elderly and children. Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue?

Yours truly,
Adolfo Medved

From: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Sent: Monday, September 30, 2019 6:34 AM

To: Adolfo Medved <[REDACTED]>

Cc: Michele Ginn <Michele.Ginn@cityofsanrafael.org>

Subject: Re: Costco Meeting Dates

Good morning

This is the project page City's website <https://www.cityofsanrafael.org/costco/>. I just checked the page and the dates are correctly listed as 10/15 Planning Commission and 10/22 DRB

Can you please let us know where (what City web page) you saw the DRB 10/8 and PC 10/15 dates listed so we can correct?

Thank you
Raffi Boloyan

Did you know that you can now check your zoning on line. Please go to www.cityofsanrafael.org/zoning and you can find the zoning for your property at your leisure.

Raffi Boloyan
CITY OF SAN RAFAEL
PLANNING MANAGER
1400 5th Ave, San Rafael CA 94901
Ph. 415.485.3095 | raffi.boloyan@cityofsanrafael.org



SAN RAFAEL

THE CITY WITH A MISSION

From: Adolfo Medved <na[REDACTED]et>
Sent: Sunday, September 29, 2019 5:36 PM
To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>
Subject: Costco Meeting Dates

Good afternoon. I received an email from you stating PC meeting on Costco Pre-Application would be on 10/15 and DRB meeting on 10/22.

The City's website still has the 10/8 date. Please correct community is very concerned.

Sincerely,
Adolfo Medved

Opinions Costco at Northgate

Michael Sachs <m[REDACTED]>

Mon 9/30/2019 12:48 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

September 30, 2019

Dear San Rafael Planning Commission:

I have lived in San Rafael for 40+ years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only me but all my friends and relatives in neighboring Marin communities are totally opposed to Costco Wholesale at Northgate mall.

Here are some of my reasons for my opposition to Costco at Northgate:

Traffic

- o Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- o One lane (each way) roads all around the mall
- o Cannot be widened without destroying the Northgate Promenade
- o No plans for improvements to roads
- o Four intersections already rated as worst levels--LOS"E" and "F"
- o No plans for improvements to freeway on/off ramps – already some of the worst in the county
- o Entrances to the parking structure are at bad intersections, opposite Nova Albion and Thorndale Drive and from Villa Marin on a blind corner.
- o Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be impacted. Funeral processions using the cemetery entrance will be impacted.

Noise

- o Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- o Noise from delivery trucks (4 a.m. to 1 p.m)
- o Noise from six lane 30-pump gas station (open 6 a.m. to 9:30 p.m.; spaces to queue additional 42 cars waiting for pumps)
- o Noise from cars on streets, stopping/starting at parking lot entrances, and going up and down the multi-story ramps (store open 9 -10 a.m to 7- 8:30 p.m.)
- o Noise from garbage trucks, fuel deliveries, service trucks
- o Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to store.

Health and Pollution

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
- Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
- Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
- Car exhaust and vapor fumes contribute to atmospheric warming and climate change
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
- Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via

Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future

Aesthetics

- Out of Scale to the Mall and surrounding neighborhood
- The proposed store and parking garage is over 3 times the footprint of the Sears building and almost completely fills the existing parking lot
- Huge 3-story building with open parking on top encroaches on residential neighborhood--Building and mechanical area are approximately 15 yards from Northgate Drive (Sears building is approximately 85 yards away)
- Incompatible architectural style --Massive characterless building being put adjacent to architecturally protected mid-century modern Eichlers

Safety

- Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital
- Congested roads will delay evacuation in case of large scale emergency
- Guide Dogs for the Blind train dogs and blind students on the roads next to the gas station and at Los Ranchitos/Las Gallinas/Northgate Drive intersections
- Increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, high school students walking to the Mall for lunch and afterschool)
- Cyclists and pedestrians, including residents of senior living facilities, use the Northgate Promenade and will be vulnerable from increased traffic
- Commuter cyclists using the Countywide North-South Bikeway on Las Gallinas Avenue and Northgate Drive will be endangered by increased traffic and vehicle turns
- High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection
- Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection.

Quality of Life

- Wholesale Warehouse Retail does not fit community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units

- o San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood
- o Costco will not revitalize the Mall— Mall owners do not plan any other near-term improvements to the Mall except upgraded theaters
- o Costco will be a completely separate building with a road dividing it from the Mall
- o Warehouse shopping patterns do not encourage foot traffic to other stores
- o Low price competition will cannibalize trade from existing stores and businesses
- o Financial gain for the City likely will be smaller than predicted, given loss of tax revenue from other local businesses.

Considering the health risk to our community, especially the elderly and children, is it worth to perhaps have slightly cheaper gas? What about the toxic air?

I foresee incredible traffic congestion, accidents, and excessive noise. This and my points above are here for your decision to halt and stop Costco from Northgate.

Sincerely,

Michael H. Sachs, Realtor

BERKSHIRE HATHAWAY

HomeServices

m [REDACTED] m

Mobile: 1- [REDACTED]

✓ **Fwd: Proposed Costco site at Northgate Mall**

DANIELLE DINNERMAN <[REDACTED]>

Mon 9/30/2019 12:49 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email below in the packet for October 15th Planning Commission Meeting.

Dear San Rafael Planning Commission,

I have lived in Lucas Valley, (Marin County) for over 35 years and I vote in ALL elections and am an active participant

in my community. For this reason, I am writing to let you know that not only me but all my friends and relatives in neighboring Marin communities are totally opposed to Costco Wholesale at Northgate Mall. We are opposed for the following reasons:

• **TRAFFIC**

- Estimates of 5,000 - 12,000 vehicle trips to Costco per day in addition to existing traffic
- One lane (each way) roads all around the mall
 - Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads
 - Four intersections already rated as worst levels--LOS"E" and "F"
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- Local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because Maps programs divert traffic away from congestion.
- Funeral processions using the cemetery entrance will be impacted

• **NOISE**

- Increased noise will unalterably change the character of our suburban community and has health risks at high levels
- Noise from delivery trucks (4 a.m. to 1 p.m)
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- Noise from garbage trucks, fuel deliveries, service trucks

Noise from warehouse store operations—doors, travelators, shopping carts being collected and towed back to store

- **HEALTH/POLLUTION**

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
 - Increased air pollution in residential neighborhoods as traffic diverts onto local streets to avoid traffic congestion
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- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
 - Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears and risk of salt water intrusions in future

- **AESTHETICS**

- Out of Scale to the Mall and surrounding neighborhood
 - The proposed store and parking garage is over 3 times the footprint of the Sears building and almost completely fills the existing parking lot
- Huge 3-story building with open parking on top encroaches on residential neighborhood--Building and mechanical area are approximately 15 yards from Northgate Drive (Sears building is approximately 85 yards away)
- Incompatible architectural style --Massive characterless building being put adjacent to architecturally protected mid-century modern Eichlers

- **SAFETY**

- Congested roads will delay emergency services response time to Alma Via/Drakes Terrace and emergency transit times to Kaiser Hospital
- Congested roads will delay evacuation in case of large scale emergency
- Guide Dogs for the Blind train dogs and blind students on the roads next to the gas station and at Los Ranchitos/Las Gallinas/Northgate Drive intersections
- Increased traffic will result in increased accidents both on Mall perimeter roads and entrance/exits and on neighborhood streets (children playing, cyclists, high school students walking to the Mall for lunch and afterschool)
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- Commuter cyclists using the Countywide North-South Bikeway on Las Gallinas Avenue and Northgate Drive will be endangered by increased traffic and vehicle turns
- High school students (inexperienced drivers) driving to the Mall will have to mix with increased traffic at the Nova Albion intersection
- Elderly drivers from Villa Marin will have to mix with increased traffic at the Thorndale Drive/parking lot entrance intersection

- **QUALITY OF LIFE**

- Wholesale Warehouse Retail does not fit community-developed Vision of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units

- San Rafael's General Plan endorses this North San Rafael Vision and designates bulk retail sales only in the Francisco Blvd. West neighborhood
- Costco will not revitalize the Mall— Mall owners do not plan any other near-term improvements to the Mall except upgraded theaters
 - Costco will be a completely separate building with a road dividing it from the Mall
 - Warehouse shopping patterns do not encourage foot traffic to other stores
 - Low price competition will cannibalize trade from existing stores and businesses
- Financial gain for the City likely will be smaller than predicted, given loss of tax revenue from other local businesses

Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it is time to vote.

Sincerely,

Danielle Dinnerman

The Honorable Gary Phillips,
Mayor of San Rafael

September 29, 2019

Subj.: COSTCO AT NORTHGATE MALL

Cc: Vice Mayor: Andrew Cuyugan McCullough
Council Members: Maribeth Bushey, Kate Colin, and John Gamblin
Planning Manager: Raffi Boloyan

RECEIVED
OCT 07 2019
PLANNING

Dear Mayor Phillips,

QUAIL HILL TOWNHOUSES, INC, is a 110 unit Home Owner Association, located in Terra Linda. We had a special meeting in our Clubhouse on August 7, 2019, at the request of COSTCO. The purpose of the meeting was to provide an opportunity for the representatives of Costco and Northgate Mall to make a presentation about their planned project to build a Costco Warehouse and a 6 lane 24 pump gas station at the site of the former Sears Building and to receive feedback from the residents to find out the level of support or opposition to this Project. After an hour of discussions a member of the audience suggested that if COSTCO is interested to know the level of support or opposition to this project, let's vote by raising hands. The representative of COSTCO said yes: "We want to know how much support or opposition the public has for this project because in case of strong public opposition we will evaluate if we should spend millions of Dollars on the design or not". Of the 130 members present 3 hands were raised for support, 3 were undecided and the **great majority, 95% of the audience raised their hands opposing this project.**

The following major concerns were raised:

- * The existing infrastructure around the Mall, the current capacity of the Freeway Exits and Entries and the Merrydale Freeway Overpass were not designed for the level of the anticipated heavy traffic and will not be able to handle it.
- *The stop and go traffic during peak periods would prevent emergency vehicles to reach the Kaiser Hospital in time. Fire trucks will be stuck in traffic also. The already existing heavy traffic on the Freitas Parkway at peak times would be greatly affected.
- *Stop and go traffic and idling vehicles waiting in line at the 24 pump gas station would generate an unacceptable level of air pollution. Even the idea alone to build a gas station of that size just across the road of a residential area, Alma Via an Assisted Living Facility and Villa Marin (A community of 200 seniors older than 75 years) is unacceptable. Costco would be wiser to build Electric Vehicle Charging Stations, like Target did in San Rafael, instead of gas pumps.
- *The 4:00 AM start of the delivery trucks noise level is another major concern of the surrounding area residents.
- * The size of the proposed building is twice the size of the former Sears building with the three story parking Garage the top of the one level Costco store on the ground floor. This enormous size building will be 47 feet high, 2 feet higher than the existing Sears building, is suitable to be built in an industrial/commercial area only and not close to an existing residential neighborhood.

During subsequent meetings of our group agreed that the following requirements have to be met before a construction permit is issued for this project.

- An Environmental Impact Report has to be prepared and submitted with the final design to the San Rafael Planning Department for review and approval.
- The two lane road, (Las Gallinas, Los Ranchitos and Northgate Drive), around the Mall has to be widened to four lanes.
- The Terra Linda/Freitas Parkway Freeway Exits and Entries should be expanded to two lanes in each direction.
- The Merrydale Overpass should be widened from two lanes to four lanes.
- The mechanical area, with the noisy HVAC equipment, should be relocated to the North/East corner of the building away from the residential area.
- The top open floor of the parking garage should be used for daytime parking only without any lighting installed.
- Delivery Trucks should not be allowed to start before 7 AM.
- The planned gas station should be canceled for this project and replaced by Electric Vehicle Charging Stations.

Many members of our group are Costco members and several of us are shareholders of Costco. We want to thank Costco and the Mall Owner for their outreach to Quail Hill residents to inform us about this project. However, if the above upgrades and required changes are not completed, before a construction permit is issued, we will vigorously oppose this project and even pursue all available legal avenues, if necessary, to delay the start or stop construction of this project until all issues are satisfactorily resolved.

Sincerely,

Andre J. Bogard
Former President
Quail Hill Townhouses, Inc.
Email: 1 [REDACTED]

Design Review Board's Conceptual Design Review of COSTCO Northgate Mall - Public Comment

Ken Dickinson <k[REDACTED]>

Thu 10/3/2019 3:44 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

TO: Raffi Boloyan, Planning Manager, Community Development – Planning Division
raffi.boloyan@cityofsanrafael.org

RE: Design Review Board's Conceptual Design Review of COSTCO Northgate Mall,

DATE: October 3, 2019

SUBJECT: Request to the Design Review Board for **COSTCO** to incorporate elements as mandated in the Climate Change Action Plan 2030 into their conceptual design for the proposed warehouse at Northgate Mall.

Background:

The City of San Rafael's has a rich history of climate action and environmental protection which resulted in the recent adoption of the Climate Change Action Plan 2030 by the City Council, May 6, 2019.

Because more than 60% of San Rafael's community emissions comes from transportation, one of the goals of the action plan is to get more Zero Emission Cars on the road.

Residents are happy to hear that a Zero Emission Vehicle Plan that will result in 25% of passenger vehicles in San Rafael to be zero emission vehicles (ZEVs), including plug-in electric vehicles (EVs) and hydrogen fuel cell electric vehicles, by 2030 is being developed.

The Climate Change Action Plan 2030 states that:

The Zero Emission Vehicle plan will require new and remodeled commercial and multi-family projects to install a minimum number of electric vehicle chargers for use by employees, customers, and residents.

The plan will also consider requiring new and remodeled gas stations to provide EV fast chargers and hydrogen fueling stations.

COSTCO's Conceptual Design:

I attended the COSTCO Community Open House at Northgate Mall on September 26 where they introduced their proposed Costco Warehouse Center, an attached Tire Center and a detached Fueling Center to the general public. They had extensive and in-depth information on the conceptual design.

I discussed the conceptual design with the project manager Michael Okuma and the Costco architect, particularly regarding any COSTCO plans to incorporate electrical vehicle chargers. They did not seem to have a clear plan to do this and it was not clear to me that they were familiar with the City of San Rafael's Climate Change Action Plan 2030.

I read carefully through the Applicant's Project Description and particularly the section "COSTCO Energy-Efficient Project Components" on the City of San Rafael website and could find no reference to EV fast chargers.

Among COSTCO's stated objectives are that they wish to build a store that serves the community, reduces energy consumption by incorporating sustainable design features and provides a location that is serviced by adequate infrastructure including roadways and utilities. It seems that their initial proposal does not meet the City's adopted Climate Change Action Plan 2030.

I would think that the design review board would like to see COSTCO give some assurances and inclusion for the Climate Change Action Plan's commitment to 25% ZEVs by 2030 by including EV fast chargers and hydrogen fueling stations in their design and that COSTCO representatives become familiar with the Climate Change Action Plan 2030.

Additionally, the proposal for a 30-gas pump mega fueling station with five underground storage tanks is out of proportion with the surrounding neighborhood. Particularly in terms of being serviced by an adequate infrastructure including roadways and utilities. Currently the infrastructure is not adequate for the sheer scale and size of this type of gas service station. I do not think it fits with the character of the neighborhood and the existing vision for North San Rafael.

Thank you for your time and attention.

Ken Dickinson
Rafael Meadows Neighborhood, [REDACTED], San Rafael CA

Kenneth and Barbara Adams

[REDACTED]
San Rafael, CA 94903-4522

Community Development Department
Planning Division, City of San Rafael
1400 5th Avenue
San Rafael, CA 94901

Project: 9000 Northgate Drive (Costco at Northgate Mall)

Ladies and Gentlemen:

My wife and I have lived in the Quail Hill Townhouses community for over 35 years and have seen several revisions/remodels to Northgate Mall. We shop at the Costco store in Novato and like their products and prices. However, locating a second Costco at Northgate Mall will be a disaster for my very dense residential community, all of Terra Linda, San Rafael, and Marin County.

We strongly oppose Costco at Northgate Mall!

Traffic: There is only one entrance/exit to Quail Hill Townhouses. There are only single lane roads surrounding the mall and no provisions to make changes to roads. With motorists awaiting entrance to the gas pumps as well as regular afternoon traffic, access to my home will often require lengthy waiting for traffic to clear. Consider on a Friday afternoon with traffic lined up for gas and entrance to the mall at a standstill what happens if I or anyone in my community need an ambulance or the Fire Department? Likely those needing these services will become a statistic.

A further complication regarding traffic is the close proximity of three senior assisted living centers, the Guide Dogs for the Blind, and Terra Linda High School. These facilities develop a lot of foot traffic. Elderly residents out for a walk, high school kids going to lunch, and guide dogs/training dogs leading their masters become a very high risk scenario for pedestrian accidents with the huge amount of traffic Costco will generate.

Your commission should also consider the additional traffic related to the already approved condo community across Manual Freitas Parkway near the Four Points hotel. This new community will further add to traffic in the vicinity of the mall as well as the U.S. 101 interchanges.

Noise: I understand that the very large number of trucks needed to supply Costco will be unloading from approximately 4am to 10am daily 360 days a year. Residents in my complex do need to sleep and the noise of large diesel trucks during these hours will be most disruptive. Further, while they are waiting to unload they are often left running and the exhaust fumes compound the problem.

Exhaust/Fumes from Gas Station: The 30 pump gas station also poses problems because of the exhaust from idling vehicles awaiting their turn at the pump as well as the several daily truckloads of gas required to keep the gas station operating. With a senior living center across the street it seems this location for a gas station is ill advised. Also it should be noted that with the vast acreage at the Costco location in Novato, there is no gas station whereas at Northgate Costco is proposing 30 pumps with significantly less acreage. What of the four other gas stations near the opposite end of Northgate Mall – will they be forced to close if a Costco gas station opens? Do we really need another gas station?

Please consider another more appropriate location for a big box store like Costco. For example, the vacated Orchard Supply hardware location or in the vicinity of Target and Home Depot. These are not residential but industrial areas and much better suited for a large store like Costco.

Sincerely,

Kenneth Adams

Barbara Adams

Northgate Mall

Lisa Rubio <[REDACTED]>

Thu 10/3/2019 11:34 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To whom this May concern,

I am an active voter who believes Costco would be an excellent store to have in our Terra Linda community. It may create problems, I'm sure, but the benefit it can provide the working people of this community far outweighs the negatives.

I'm friendly with several people who have formed a coalition against the Costco. Most of whom are elderly and or fiscally privileged. I appreciate the dream they have about keeping Marin exactly as it always has been, but Marin just can't rename what it always was. Not when there are so many young people in such desperate need of good employment.

So many young workers have left the county, or have to commute out of the county on a daily basis for employment. This Costco could provide a substantial amount of jobs. Those family's would benefit by not living in poverty, not needing second jobs, and by having the great medical benefits Costco.

Is it possible to put in a provision, should Costco succeed, that mandates they hire local workers? And also that they sell air purifiers at cost to the local residents to make up for the added pollution and traffic hardships it will create? Is it possible to divert traffic away from the residences?

Thank you so much,

Along time voter who knows lots of voters.

Lisa M. Rubio

[REDACTED]
San Rafael, Ca 94903

41 [REDACTED]

No Costco, Please!

outlook_3E81D0DB11A3DC69@outlook.com <d[REDACTED]mail.com>

Thu 10/3/2019 11:38 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Greetings Mr. Boloyan –

With regards to the proposed Costco in Northgate, I would like to voice my extreme opposition to this project. I ask that you please include this letter as part of your packet for the upcoming meeting on October 15.

As a resident of Terra Linda for over 40 years, we have all seen many changes. But to place a Costco at this mall, would be the death knell for our community as we know it.

We hope that the Planning Commission will listen to the many citizens like myself who see this project as a disaster for Terra Linda. This is not a case of NIMBYism...many of us, like myself, love Costco ... just not in this location, so close to the many residents and small businesses that would be adversely affected by this store.

There are so many reasons why the old Sears location is the worst possible place for a massive big-box warehouse, such as Costco. One of the biggest concerns is the traffic congestion. Costco shoppers will easily add thousands of vehicle trips per day (based on their own statistics). There is only a ONE lane road all the way around the mall. There is no possible way for this road to handle that kind of traffic. The feeder streets coming into the mall are also small, one lane roads and would not be able to maintain this level of cars, especially with nearby schools and the hospital.

If you have ever seen the traffic situation and back-up around the holiday season at the mall, you will know how much worse it will be if Costco is allowed in. The Freitas Parkway/Hwy 101 interchange was never designed well and the thousands of cars coming into and out of that intersection will be horrific on a daily basis. With schools in session, the streets are already a mess with long back-ups on Freitas Parkway, Nova Albion, and other small feeder streets. Drivers are impatient and rude, cutting one another off to save a few seconds of time. Add to this, the extra thousands of cars trying to get in and out of Costco....it spells disaster!

And speaking of disaster.... the 30-pump gas station. Again, the location is unsafe, dangerous and unhealthy. It is dangerous from a safety standpoint: on the corner where the gas station is proposed, is a cemetery, an elder dementia facility, and Guide Dogs for the Blind. Pedestrians, dogs and cars do not mix well. Besides just the traffic back-up, this would be an environmental horror from all the pollution, fumes, exhaust, noise, etc. The mall sits in a valley with close, surrounding hills. Can you imagine those fumes, exhaust and pollution just sitting low in the valley over our homes? Or making its way up to Villa Marin and Quail Hill to the numerous senior citizens residing there? I'm guessing there are some EPA rules about gas stations and their locations in a residential area that need to be addressed.

From a safety standpoint, what about the pedestrians that use that crosswalk with cars zooming in and out of this gas station? What about the blind students with their training dogs from Guide Dogs? What about the students from Terra Linda High School who make their way to the mall? What about the funeral processions going in and out of the cemetery? The intersection of Northgate Drive and Los Ranchitos Road cannot handle that level of traffic.

If you have seen the traffic at Costco in Novato and/or Rohnert Park, you will see how Northgate could not possibly handle this monstrosity. Both Novato and Rohnert Park locations have multiple lanes in and out, as well as huge intersections to handle the traffic. They are both located in commercial areas. Terra Linda is a residential community and was never built to handle the massive number of cars that Costco will bring to our neighborhood. Terra Linda deserves so much better – this is a great opportunity to create a vibrant, active, community-oriented space that we can all share in, as well as fulfill more of the concept of the 2020 General Plan. Please don't put the burden of Costco on the backs of the Terra Linda community.

Thank you for your consideration.

Sincerely,

~Donna Borok Moss


San Rafael, CA 94903

Costco -YES!!!

Jane Hartman <[REDACTED]m>

Wed 8/21/2019 1:09 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>;

I fully support the idea of Costco at Northgate. I like the construction jobs initially, the retail jobs ultimately, and the taxes for Marin/San Rafael along the way.

I'm also happy that a strong and healthy retailer such as Costco would like to be part of our community.

Thank you for your work in procuring this commitment!

Jane Hartman
Resident, Marin Lagoon

Sent from my iPhone

Fwd: About the Costco Pre Application and Conceptual Design Review

Mary Morris <[REDACTED]>

Wed 8/21/2019 11:06 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>;

Hi - I saw on NextDoor that Costco wants to move in to the old Sears building at Northgate mall. I think a much better location would be having Costco move into the old OSH Hardware store on Andersen Drive - there's more room and more parking there.

Having a Costco at Northgate mall would jam up traffic and I don't think it's a good location for a Costco at a mall.

Thank you for listening and considering my idea.

Best,
Mary

Mary Morris

Email: [REDACTED]

Cell: 4 [REDACTED]

Begin forwarded message:

From: "Nextdoor Bret Harte" <[REDACTED]>
Subject: About the Costco Pre Application and Conceptual Design Review
Date: August 21, 2019 at 10:53:33 AM PDT
To: [REDACTED]
Reply-To: [REDACTED]@reply.[REDACTED]

 View on Nextdoor

Planning Manager Raffi Boloyan, City of San Rafael AGENCY

Costco has applied for a "Pre Application and Conceptual Design Review" for their proposal to demolish the existing multi story Sears building along with the two out buildings (former Sears catalog building and automotive center building) at the southern portion of Northgate Mall. In place of these structures, Costco is proposing to build a new 146,9858 sq ft Costco Warehouse Center, including a... See more

General · Aug 21 to subscribers of City of San Rafael

Thank Private message

[View or Reply](#)

This message is intended for m2morris@sbcglobal.net. Unsubscribe here. Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

RE: COSTCO would be a great plus for San Rafael

Paul Jensen

Mon 8/5/2019 8:31 AM

To: Betty <[REDACTED]>;

Cc: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>;

Thank you. I am forwarding your email to Raffi Boloyan, Planning Manager (copied here). Raffi is overseeing this project.

Regards,

Paul A. Jensen, AICP

Community Development Director

City of San Rafael

1400 5th Avenue, 3rd Floor

San Rafael, CA 94901

415.485.5064



From: Betty <[REDACTED]>

Sent: Saturday, August 03, 2019 1:38 AM

To: Paul Jensen <Paul.Jensen@cityofsanrafael.org>

Subject: COSTCO would be a great plus for San Rafael

YES ON COSTCO IN NORTHGATE:

I want to endorse and encourage the idea of bringing Costco to the previous Sears site in Northgate. What a great way to keep taxes, income and jobs to our own vicinity as well as reducing the carbon footprint on the road (otherwise going to Novato and Richmond).

So many pluses.

(Please forward if this is not the correct department)

FW: Costco Plans at Northgate Mall

Paul Jensen

Fri 8/16/2019 8:18 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>;

FYI

From: Jim Schutz

Sent: Friday, August 16, 2019 8:14 AM

To: Laurie Pirini <[REDACTED]>

Cc: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Paul Jensen <Paul.Jensen@cityofsanrafael.org>

Subject: RE: Costco Plans at Northgate Mall

Thanks Ms. Pirini – I'll make sure your comment is seen by the full Council and is part of the public record. A full traffic study will be prepared as a part of the review process so the City Council and community will have data to assist in forming opinions/conclusions.

Kind regards,

Jim

From: Laurie Pirini <[REDACTED]>

Sent: Friday, August 16, 2019 7:28 AM

To: Jim Schutz <Jim.Schutz@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>

Cc: Kate Colin <Kate.Colin@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Andrew McCullough

<Andrew.McCullough@cityofsanrafael.org>; Rob Epstein <Rob.Epstein@cityofsanrafael.org>; Lindsay Lara <Lindsay.Lara@cityofsanrafael.org>

Subject: Costco Plans at Northgate Mall

Good morning Mr. Schutz & Mayor Phillips:

I am a resident of Terra Linda. I bought my house on Tamarack Dr. 19 years ago. I absolutely LOVE where I live.

I am writing to all of you to ask you to please vote NO on any plans that would support Costco moving in to the Northgate Mall.

With the approval of the new housing going in at the Gateway/Sheraton area, adding a Costco as well is not feasible for me.

Northgate Mall only has 1 lane in and out all the way around it. Novato has 2 lanes in and out on the frontage road, plus the 1 lane in and out on the backside. That's 3 potential lanes of traffic in and out for access to Costco.

We are 1/3rd that access. Las Ranchitos road already gets crazy if there is an issue on 101. People think coming off the freeway and getting back on at San Pedro is somehow going to save them time.

The access roads to and from Terra Linda High School are already a challenge in the morning getting to school and in the afternoon when school gets out.

We just don't have the infrastructure for all those big rigs/cars, etc. It's not a good location.

Please look at other solutions to bring life back to our mall. Please consider businesses that will support "everyone" in our community.

Thank you all for your time.

Regards,

Laurie A. Pirini

[REDACTED]
San Rafael, CA 94903

[REDACTED]

FW: opposed to allowing Costco at Northgate shopping center

Paul Jensen

Tue 8/20/2019 7:29 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; Danielle O'Leary <Danielle.OLeary@cityofsanrafael.org>;

-----Original Message-----

From: Deirdre McCrohan <dm[REDACTED]>
Sent: Monday, August 19, 2019 11:21 PM
To: Paul Jensen <Paul.Jensen@cityofsanrafael.org>
Subject: opposed to allowing Costco at Northgate shopping center

To the San Rafael Planning Commission and Community Development Director Jensen,

I want to register my strong opposition to allowing Costco to move into the Northgate shopping center. I will write a more detailed letter later and I would like to be put on a list of interested persons to be notified when public hearings are scheduled and when deadlines for submitting comments are set.

I think Costco will ruin the center and have a terrible impact on the surrounding businesses and the surrounding neighborhoods. I've been shopping at the main center and the subsidiary Northgate centers for many years, especially Northgate Two, where The Magic Flute, Sonoma Taco Shop, Big Five sports, the sewing machine store, etc., are located. Costco, the largest of the large superstores, is the wrong model for San Rafael to follow at this time. Superstores like this are not how people shop anymore. It is enough to have ruined one area in Marin to make room for this behemoth. It should not be plopped into the middle of a residential area.

Costco is not the right anchor tenant for Northgate. Please do not approve it.

Deirdre McCrohan

[REDACTED]

[REDACTED] 20

Costco

sandrakurland <[REDACTED]>

Tue 10/1/2019 4:42 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

As a long time resident of San Rafael, I am writing to express my concern about allowing Costco and its gas tanks in our neighborhood. I find it irresponsible of the city to locate a huge enterprise in a area with a large number of senior residents and children. The traffic congestion alone will add danger to the area. The noise pollution and toxic air released is frightening.

I trust the city will do the right thing and find another way to add tax money to our budget.

Thank you for your time.

Sandra Kurland

Opposed to Proposed COSCO @ Northgate Mall

Jerome ENGEL <[REDACTED]>

Tue 10/1/2019 4:07 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Shirley Fischer <[REDACTED]>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>

Dear Raffi

I hope you do not mind the informal salutation, but from the nice things my wife tells me about you, I feel like it is appropriate. I hope you will accept this input as from one neighbor to another.

Shirley and I moved into Terra Linda 40 years ago this month. We have lived in the same home here just off of Nova Albion, consistently investing and improving it, intending it to be our home for the rest of our lives. The proposed COSCO at Northgate is the first thing in all this time that has ever led me to consider moving away. I am sad and upset.

As you may know we [principally through Shirley's great efforts] have been very active and involved in the evolution of our community and to see the very essence of it attacked and potentially destroyed by inappropriate actions by out of town interests is beyond tolerance. This is not a NIMBY issue. If COSTCO comes into the currently anticipated NorthGate location it will violate the very fabric of the vision and planning that the community is based on from its foundation. It will be a violent disregard of the will of the people. Its impact will destroy a community we sought, found and have helped improve. It will represent the disregard and rape of a community for little or no societal gain overall.

I understand and agree that the revitalization of NorthGate is essential for the vitality of the community and an economic necessity for its owners. That said, there are so many alternatives that would better serve all the parties involved, including the current property owners, current and future store operators at NorthGate, Terra Linda and the City of San Rafael. I could list the alternatives [e.g. mixed use village of housing and business, etc] but you know them better than I.

I am not against COSTCO - but such a monster regional outlet premised on appeal to customers across the region, must be located in an appropriate site. There are several in the County and the City - but not in the middle of a residential neighborhood. This is unprecedented - even for COSTCO. The air pollution, soil pollution [new underground gasoline storage tanks], inappropriate traffic levels, the disruption and destruction of existing local businesses, etc are all reasons this must not go forward.

I plead with you to feel my pain as I write this. I am an active participant in the community, have voted in every election, and if this goes forward I will feel it was done to serve the narrow financial interests of a few individuals, with a disregard for the damage done to the City of San Rafael overall.

Given all I know, I feel you and our City Counsel must oppose the current proposal.

Respectfully submitted

Jerome S. Engel

[REDACTED]
San Rafael, CA 94903

Mr. Boloyan, please include the letter/email below in the packet for October 15 Planning Commission Meeting

Ann Fitts <a[REDACTED]m>

Tue 10/1/2019 2:28 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a resident and voter of Santa Venetia and I am writing to let you know I am completely opposed to Costco Wholesale moving into the old Sears site.

There are many reasons this is a harmful prospect but I will focus on one. Our world is in a climate crisis! We cannot operate business as usual. We do not need another Costco with one just a few miles up the road. Let's for a moment, consider the science - this kind of planning is not sustainable!

Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Ann Fitts

Costco at Northgate Mall comment letter for Planning Commissioners

Pamela Reaves <p[REDACTED]>

Tue 10/1/2019 10:12 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan, please include my comments in the Planning Commissioners' packet for October 15, 2019 Planning Commission Meeting.

I appreciate the opportunity to comment on the Northgate Mall owners' application to build a Costco Warehouse including a 30 pump gas station. I also appreciate your efforts to keep the neighbors aware of the process.

I'm writing to let you know that I strongly oppose the development of Costco or any large warehouse at our Northgate Mall. I am a long time resident of San Rafael and have been an active participant in many City committees and County Commissions.

In this time of urgent need to reduce green house gas emissions (as presented to the city by the Climate Change Committee) as well as our urgent need for housing in San Rafael (see Paul Jensen's staff report response to the grand jury), we as a community need to work together to create a vision for Terra Linda that addresses those key needs.

The City and volunteer residents spent years developing North San Rafael Vision and VIA committee. Please refer to this vision.

The City's 2020 General Plan endorses the NSR Vision which recommends at least 200 units of housing.

In this time of Climate Crisis, it is ludicrous to build more gas stations, We urgently need to move to Electric vehicles and Electric charging stations.

Water contamination potential from the 5 proposed new underground storage tanks (over 100,000 gallons) near the Gallinas Creek undergrounded streams.

The predicted sea level rise of at least 2 feet by 2050 will likely cause salt water intrusion to these tanks. See Marin County's BayWave Vulnerability analysis.

If this CW is allowed to be built, the vision of our community will be lost, community spirit will be sink, and our nearby neighborhood roads (mine included) will become the new raceways for local people to try to navigate in and out of Terra Linda.

Please require Merlone Gier to present a vision of the entire Northgate Mall and Northgate III before you move forward with the proposal.

Sincerely,

Pamela Reaves, Ph.D.

Costco at Northgate Mall. October 15 Planning Commission Meeting Packet

Catherine Lee <[REDACTED]>

Tue 10/1/2019 8:17 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I am a 22 year resident and voter from Terra Linda. I wish to express my strong opposition to Costco Wholesale and 30 pump gas station proposal for Northgate Mall.

This is such a bad idea for so many reasons.

Terra Linda and San Rafael residents deserve so much better, and ask that San Rafael officials look to our City Vision for guidance. We need and want a place that features local products and businesses, a place families can gather for events, food and fun, a place that looks to the future in terms of reduced environmental impacts; safe walking and bike paths to these destinations vs 30 gas pumps fueling cars that pollute the neighborhood.

I am a Costco member and can easily drive 7 minutes north to Costco that is NOT in a residential neighborhood where Retirement and care facilities, schools and Guide Dogs would all be negatively impacted by traffic, noise and pollution.

Please consider the words of Steve Logan, one of the Mall developers, at a resident meeting in 2018; "we want this to be a place people call home, meet for dinner, go to a movie". (Terra Linda's Northgate Owners Plan 'town center' concept, July 2018)

Let's include affordable housing, local businesses, event venues , food options, that would truly create a Terra Linda Town Center.

Please, think OUTSIDE THE BIG BOX STORE. Oppose this huge project that would so negatively impact our neighborhoods and which is also not in line with the City of San Rafael 2020 plan.

Thank you,
Catherine Lee, PhD

Sent from my iPad

September 30, 2019

Re: COSTCO

To: Gary Phillips, Mayor
Paul Jensen, Community Development Director

In 1997 I was co-chair of the North San Rafael Vision committee. We were charged with engaging the community to provide input on their dreams for the future of our beloved City. In a series of community based meetings and using other methods of public input, we heard about the hopes and dreams of people from various neighborhoods in North San Rafael. This effort resulted in the document, Vision, North San Rafael in the year 2010. There were several recurring themes that emerged from this community engagement process. Some of the major themes were:

- A sense of community and a hometown feel where people know their neighbors
- Preservation of the natural beauty of our open spaces
- Creating inviting gathering places
- Ease of transportation, promote walking, biking

Specifically, with regard to business development we recommended:

- Encourage live/work and home businesses
- Encourage incubator business
- Preserve small tenant spaces
- Ensure that environmental, traffic, design, parking and access concerns are met in all new business development or when renovation or remodeling occurs.

The Vision, North San Rafael 2010 was supposed to inform planning and development decisions by the City of San Rafael. In many respects, the vision developed so many years ago, became a reality. The City has developed a network of bike paths. For example, bike paths were installed along Las Gallinas Avenue between Freitas Parkway through Lucas Valley Road extending north to Marinwood. This achieved both traffic calming in a residential area where speeding was a problem. Walking and biking paths have been elsewhere installed. Family restaurants and community promoting spaces such as the area of Northgate Mall where concerts Under the Oak take place were implemented. I attended the recent concert where Caravanserai—The Santana Tribute played to an enthusiastic local audience where neighbors joyfully greeted each other and danced. I tried to imagine that same scene with COSTCO looming around the corner.

We wanted to preserve the aspects that make our City such a special place to live. We wanted appropriate development. We specifically stated that big box retailers such as COSTCO was not appropriate for North San Rafael. If big box retailers were to be approved, it would be where Home Depot and Target now exist east of 101 in an industrial area of San Rafael. At the time, there was some talk of putting a COSTCO on east side of Redwood Highway at 4300 Redwood Highway which had some

vacant warehouse space. Even for that area of North San Rafael with little residential areas, we explicitly stated "Prohibit big box retail". (pg 28 of the document entitled, Vision, North San Rafael 2010. Imagine my surprise when I learned that there was a proposal to put COSTCO at Northgate Mall! There are so many other options for the space vacated by Sears. We have a severe housing shortage. The Vision 2010 talks about homes for a variety of people and mixed use development.

We already have a COSTCO at Vintage Oaks just a few freeway exits North. I also have to think that clothing retailers at Northgate Mall would not welcome the rock bottom prices that they would have to compete with were COSTCO to be located in the Mall. In addition, that area of Northgate Mall is directly adjacent to residential neighborhoods in Terra Linda. The additional traffic congestion COSTCO would generate would be problematic.

How is approving COSTCO consistent with the Vision established to guide planning and development in our beautiful City? Where is the evidence that the community supports this? How is it that there has not been a more concerted effort to involve the input of the citizens of North San Rafael? This is a big decision and will impact the character of our community for years to come.

Annie Song-Hill
Former Co-Chair
North San Rafael Vision

Cc Raffi Boloyan, Planning Manager

Costco wins ... Marin loses

Paul Rosenberg <[REDACTED]>

Tue 10/1/2019 2:41 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Greetings Mr. Bololoyan,

A bit of background about me ... I grew up on Long Island ... went to college at Georgia Tech ... lived in Texas for 7 years ... and now, enthusiastically live in Terra Linda.

I have insight ...

What an insidious tact Costco is playing!

The corporate executives are frustrated by their "failing" Novato store. Not only can't they sell their "sweet low-cost gas," but they're also miles away from the "sweet high-spending" **Lower Marin** consumers.

Costco knows that the **Lower Marin** consumers from Sausalito, Mill Valley, Corte Madera, Larkspur, Ross, San Anselmo, and Fairfax would **NEVER** drive way up to Novato to shop at Costco. But ... Terra Linda ... well, isn't that just across the highway from the Civic Center? Well then ... that "seems" close enough? ... let's stock up !!!

I highly suspect that Costco will close their Novato store within 2 years of opening their flagship "sweet low-cost gas" Northgate Project.

As the Costco representative stated in his original presentation to me and my fellow Quail Hill neighbors ... "It's with great remorse that the Novato store is not suited for gas ... since that [gas] **IS** and will **ALWAYS** will be an "essential" element of **ALL** future Costco developments!"

The Novato store is one of the select few Costco warehouses that don't sell gas. Costco sees Terra Linda not only as an opportunity to be more convenient to an affluent customer base ... but to also, **SELL GAS !!!**

What are the current lease terms on the Novato Costco warehouse? I suspect once they get approval for their flagship Terra Linda store ... the Novato location will "quietly" disappear.

Paul Rosenberg

[REDACTED]

Costco

Kathryn Chipman <[REDACTED]>

Mon 9/30/2019 5:32 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email/letter below in the packet for October 15 Planning Commission Meeting.

Dear San Rafael Planning Commission,

I have lived in San Rafael* for 22 years and I vote in ALL elections and am an active participant in my community. I also work at Guide Dogs for the Blind which is directly across the street from the proposed Costco. For this reason, I'm writing to let you know that my neighbors and co-workers are strongly opposed to the proposed Costco for the following reasons:

- 1) Safety - the immediate area is home to a school for visually impaired individuals and guide dog trainers who would be at risk with the increased traffic. There are also 2 assisted living facilities across the street and a high school within a couple of blocks who would also be at risk by the increased traffic especially given the limited road width.
- 2) Northgate would be better served by a multi-use and community oriented plan like a community center or permanent farmer's market and not another big box store.
- 3) Sausalito would be a much better location for a Costco as it would serve Southern Marin and San Francisco. A Costco in San Rafael is too close to the Novato location.
- 4) 16 gas pumps is an environmental hazard, unnecessary, and would put the existing gas stations out of business.

Please don't be greedy at the cost of the negative impact you will have on our community. Yes, the Northgate Mall needs to be revitalized but Costco is not the answer.

Thank you,
Kathryn Chipman

Wednesday, October 2, 2019

Douglas Kerr, Ph.D.

19 [REDACTED]
[REDACTED]

City of San Rafael Planning Department
planning@cityofsanrafael

Ladies and Gentlemen:

It's like throwing away the solution even as we are watching the problem grow worse: allowing a Costco in the Sears building at Northgate.

The site is a rare opportunity for low-income housing, most particularly for municipal employee public housing.

It has parking, is next to public transit, it is large and centrally located.

It could be a significant solution for the difficulty of recruiting teachers to work in Marin because it costs too much to live here on a teacher's salary. Or a firefighter's salary, or a police officer's, or other government employee's salary.

It will take vision and courage to make sure the Sears site is devoted to municipal employee public housing.

Please do not let this rare opportunity slip away.

Sincerely,
Douglas Kerr, Ph.D.

Costco Wholesale Proposal

Darla Farr <[REDACTED]>

Wed 10/2/2019 6:41 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Please include my comment in your San Rafael Planning Commission packet for the October 15 meeting.

I have lived in Marin County since 1960. I attended John Muir Middle School and San Rafael High School so I know San Rafael well. I remember Northgate Mall well from this period and have seen it evolve and devolve as a shopping destination. I was shocked to learn that the latest proposal for Northgate Mall includes plans for a major enlargement of the Sear's footprint to accommodate Costco Wholesale including the addition of 30 gas pumps. That this has support from the Planning Commission is shocking. The plan is totally out of proportion to the community that surrounds it.

What's more, this does not fit with the spirit of San Rafael's sustainability goals and the 2020 Plan developed by residents and the City of San Rafael for the vision of Northgate Mall.

30 gas pumps! What do we need 30 more gas pumps for? There are ample gas stations closer to the freeway where access flows do not draw cars/trucks into a housing neighborhood, including senior housing, which is just across the street. The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks drawn to those pumps on a daily and likely 24hrs/a day basis, and road congestion will contribute to a degradation of local property values and quality of life. This is a community with senior housing across the street, dog walkers, cyclists, high school, and high and low density housing - your proposal puts their safety and air quality at risk. Marin is desperate for housing; don't destroy the quality of what we do have by poor planning.

Please defeat this Costco Wholesale expansion proposal.

Respectfully submitted,

Darla Farr, Mill Valley

Costco - City of San Rafael Planning Commission, October 15, 2019 Meeting

Carol Colbert <cc[REDACTED]>

Wed 10/2/2019 9:42 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include this email in the packet for the October 15 Planning Commission Meeting.
- thank you.

RE: COSTCO PROPOSAL FOR NORTHGATE

Dear Members of the Planning Commission,

My husband and I have been Terra Linda residents for over 40 years, and have participated in this community in volunteer, elected and appointed capacities. I am totally opposed to Costco establishing itself in the old Sears site at Northgate Mall. Among my concerns, but not limited to, are the following:

- Wholesale Warehouse Retail doesn't fit the community-developed Vision of a Town Center at Northgate, which endorses mixed use of quality retail and restaurants, public gathering spaces, and some innovative and residential units.
- San Rafael's General Plan speaks to this North San Rafael Vision, and designates bulk retail sales only in the Francisco Blvd. West neighborhood.
- This huge 3 story building is over 3 times the footprint of the Sears building, and is out-of-scale with the surrounding neighborhood. It is certainly incompatible with nearby retirement communities and single-family homes.

Please consider carefully the City of San Rafael's sustainability goals, the commitments and vision outlined in the 2020 General Plan, and the hard work done on the North San Rafael Vision Plan, as you review this Costco proposal. Please deny the Costco application.

Respectfully, Carol Carter Colbert

Opposition to COSTCO Wholesale in Northgate Mall

Candiece Milford <[REDACTED]>

Mon 9/30/2019 12:28 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Please include my e-mail in its entirety in the packet for the upcoming October 15th Planning Commission Meeting

Dear Mr. Boloyan and the San Rafael Planning Commission,

We are residents and long-time voter of Terra Linda. The purpose of this email is to advise you that we are completely dismayed and opposed to Costco Wholesale's proposal for Northgate Mall. We have several concerns but for brevity we are listing our top three:

- 1. Traffic:** 5,000 – 12,000 vehicle trips per day, in addition to existing traffic congestion will create untenable access for emergency vehicles and access to our homes. We live on Quail Hill and there is only one road in and one road out. Without thoughtful traffic management, we'll have to wait a long time to exit the hill for our daily commute to work, not to mention emergencies.
- 2. Health/Pollution:** Pollution from trucks and car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills. Located in one of the oldest aging populations in the Bay Area, juxtaposed to two Assisted Living communities with residents whose health is on the wane or frail, can tip the scales between life and death when breathing is an issue (not to mention those with asthma at all ages)
 - Then there's the underground streams (at least 5) at the low point of the basin where COSTCO will sit that is subject to contamination from underground gas tanks.
 - Light pollution from a massive parking lot on top the building that will illuminate the valley like a stadium at night, particularly in the winter months.
- 3. Quality of Life:** Wholesale Warehouse Retail does not fit community-developed Vision Plan of a Town Center at Northgate, with mixed use of quality retail and restaurants, public gathering spaces, and some innovative business and residential units. COSTCO is out of scale in a residential community and more appropriately placed in a light industrial area as are all others.

Our opposition to the COSTCO Wholesale building is not taken just because we live near it. It is because this sets a "precedent" for further "out of scale" semi-industrial building to occur all over Marin County.

Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because we can assure you that we and our neighbors will remember when it's time to vote.

Sincerely,

John and Candiece Milford

[REDACTED] San Rafael, CA 94903

DAVIA M. MOORE

[REDACTED]
San Rafael, CA 94903
[REDACTED]

Friday, August 09, 2019

Dear Raffi Boloyan:

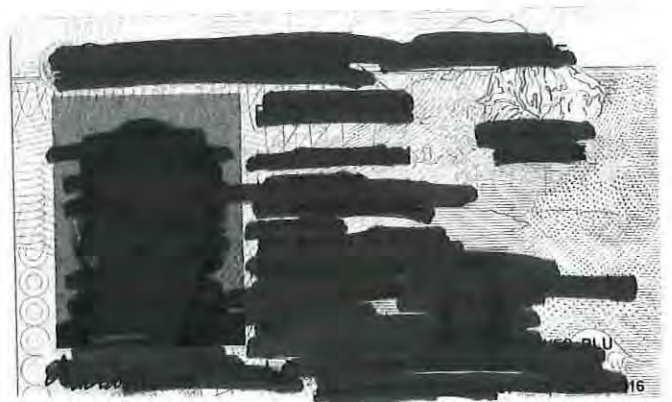
I'm writing to let you know how opposed I am to having COSTCO open in Terra Linda (Northgate). I've lived at the letterhead address since 1977---42 years.

In that time, I've made a pertinent observation. Whenever traffic is heavy out on 101, everyone knows to take the back road through Los Ranchitos. When that happens, the back road becomes heavily congested and very slow-moving. It's a nightmare!

My neighbors and I—and also people I do business with in the shops I frequent in Terra Linda—DREAD the COSTCO plan for all of the added traffic it will bring to our lovely valley. For this reason I want to let you know of my vehement opposition to COSTCO in Terra Linda.

Thank you for your consideration,

Davia M. Moore



Yes For Costco!

Nancy <[REDACTED]>

Sat 9/14/2019 1:49 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I love the idea of having a Costco in TL. I live on Butternut.

And for all the people who say a Costco will impair property values:
410 Nova Albion Way just sold for 1,525,000. It's the highest price of an Eichler ever selling in TL. That residence is right in the path of one of the entrances to he mall!

Tell all the naysayers to put that in their pipes and smoke it!

Nancy Milo

[REDACTED]

No Costco!

Heather Stewart <[REDACTED]>

Wed 9/25/2019 6:23 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi,

Please- I'm all for a Costco going into San Rafael somewhere, but Tera Linda seems like a bad choice. There are already so many gas stations in that area! A big store like this seems so unnecessary when the Novato location is so close. Please reconsider something more neighborhood friendly for Northgate. Honestly- this is just adding more trash to that area (cheap, tacky mall stores and gross chain restaurants) rather than trying to raise the bar.

Costco would be better suited to an industrial area such as where the old Orchard Supply Hardware was. Ample parking, easier access, and a better "fit" for the area.

Thanks,

Heather

Sent from my iPhone

traffic effects of Costco

Catherine Hills <[REDACTED]>

Thu 8/22/2019 8:28 PM

To: planning <planning@cityofsanrafael.org>;

hello,

I like the idea of Costco but I'm concerned about the effects on traffic. I worry most about the areas around merrydale Road and access to the Kaiser Emergency Room. I hope that the planning people are working on ways to make it better.

thanks,

Catherine

PS I am a resident of Santa Venetia.

--



Catherine Hills

Toddler Cottage Site Director & Toddler Head Teacher

[REDACTED]

Mill Valley, CA 94941

[REDACTED]

Costco at Northgate

SARAH LUGARIC <[REDACTED]>

Tue 9/24/2019 10:56 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi,

I'm writing to express my strong opposition to allowing Costco to move into Northgate Mall. I live in San Rafael and my three kids all go to school (nursery through 8th grade) in Terra Linda so I've been driving there several times a day for over 10 years now.

Bringing Costco in to Northgate Mall will mean a daily march of 70 foot trucks bringing gas and other goods in to the store. This will not only fundamentally change the feel of the neighborhood, but will increase traffic and congestion especially during the extremely busy morning commute/drop off hours when roads are already clogged. I would never have chosen to live or send my kids to school a few blocks away from a giant Costco store. This is not why we chose to live in Marin. We can and should do better than bringing in a giant, sterile, and highly trafficked superstore into the Terra Linda neighborhood.

Please, please reconsider this decision.

Sincerely,

Sarah Lugaric Erdmann

Costco Wholesale Proposal

Grace Geraghty <g[REDACTED]>

Sun 9/29/2019 7:20 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Please include this email for your packet for the San Rafael Planning Commission scheduled for October 15.

I am a long-time resident and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

This is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate.

The toxins released from 30 gas pumps (Prop 65), the increased air pollution from thousands of cars and trucks daily, combined with single lane roads, elderly drivers, inexperienced HS drivers, dog walkers, cyclists is a recipe for increased accidents and delays for fire trucks, ambulances and emergency evacuations.

Consider the health risk to our community and remember the Vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,
Grace Geraghty

Northgate Costco Project

h [REDACTED]

Sun 9/29/2019 10:38 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; Paul Jensen <Paul.Jensen@cityofsanrafael.org>

Cc: [REDACTED]@ [REDACTED].com>;
[REDACTED]@ [REDACTED]gmail.com>

Raffi and Paul,

I hope you are both well.

I write to express my strong opposition to the proposed Northgate Costco project. After looking at the plans I feel that this is completely out of scale with the current neighborhood use and that it will seriously degrade the neighborhood and quality of life surrounding the project. The traffic, pollution and noise is totally unsuitable to the existing roads, infrastructure, community use and general quality of life there. I urge the City to reconsider and reject the plan.

Thank you.

VAL HORNSTEIN
CYNTHIA PEPPER

Proposed Northgate Costco

Jennifer Dohrmann-Alpert <j[REDACTED]m>

Mon 9/30/2019 9:29 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi,

There has been a lot of turmoil on NextDoor about the proposed Costco at Northgate. I was traveling for work when the open houses were conducted last week, but I wanted to take a moment to write in with my support of this project. The Novato Costco is overburdened and Northgate has clearly been suffering. I welcome a second Costco location in Marin as well as a Costco gas station, which we currently do not have. This seems like a solid first step in rejuvenating a mall that has been faced with challenges for decades.

I just wanted to make sure that some positive feedback was coming in to counter all the naysayers.

Best wishes,

Jennifer Dohrmann-Alpert
[REDACTED]

Costco in TL

Polly Elkin <[REDACTED]>

Sun 9/15/2019 8:58 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi,

Please register my opinion of a Costco at Northgate as showing a resounding NO. I appraised shopping centers for many years, and a monolithic use like Costco with its large volume sales and unnecessary 20 pump gas station are a recipe for disaster for the residents of Terra Linda. There are four large gas stations within one block of the mall, and the location across from two senior communities where people don't even drive or buy 40 rolls of toilet paper is almost a cruel joke. How can our city planners possibly think this is a good idea, much less Northgate's owners? I've answered the questionnaire that Northgate sent a while ago, and I will say again....we need mixed use to include housing, restaurants, theaters, offices, recreation, music venues, and shopping.

I'll drive ten minutes up the freeway to the perfectly sited Costco, no problem. Tell Costco they can have the old Orchard Supply site if they need a San Rafael store.

Thanks for listening,

Polly Elkin

[REDACTED]
San Rafael

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

Costco at Northgate

Connie Granger <C [REDACTED]>

Tue 9/17/2019 12:34 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>; Steve Stafford <Steve.Stafford@cityofsanrafael.org>; Alicia Giudice <Alicia.Giudice@cityofsanrafael.org>; Caron Parker <Caron.Parker@cityofsanrafael.org>; Alan Montes <Alan.Montes@cityofsanrafael.org>; Michele Ginn <Michele.Ginn@cityofsanrafael.org>

I am writing regarding the proposed Costco at Northgate. I want to encourage consideration of the traffic this will cause to roads not designed to carry such traffic.

If traffic is not directed correctly the visitors to such a proposed Costco will wander onto the neighborhood streets adjacent to Northgate Mall making an already busy area busier. I recognize the vitality such development will bring to Northgate Mall. I only want to suggest that traffic direction out of any proposed garage mandate that drivers turn left or right onto Northgate Drive rather than going onto Nova Albion. Better yet, perhaps the garage could exit by the old Sears tire center onto Northgate Dr. or further up towards the Kohl's parking structure. The primary concern is to prevent traffic from coming up into the adjacent neighborhood that the high school traffic already impacts. This also applies to any gasoline service traffic coming to a proposed Costco at Northgate.

Thank you for your consideration.

Connie Caldwell-Granger

[REDACTED]
San Rafael, CA 94903

Against Costco in TL

Linda Coiner <[REDACTED]>

Wed 9/25/2019 9:49 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am so against bringing Costco to Terra Linda. There are other spots much better suited for a Costco in San Rafael. PLEASE do not bring in a Costco at the old Sears location. I've been in San Rafael for over 25 years and the traffic is so horrible now. Adding a Costco in a residential area is a bad idea. The old OSH location would be a better location, in my opinion.

Linda Coiner

[REDACTED]
San Rafael, CA 94901

Costco Feedback

Mindi <m[REDACTED]>

Wed 9/25/2019 6:25 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hello,

I am a longtime resident of San Rafael and would like to pass on my positive vote for Costco going into Northgate, but only if a gas station **IS** included. I understand from the plans that this is the plan and I'd like my vote counted as a Yes. I am unable to attend the meetings so I am sending this email.

Thanks,

Mindi Schuman.

Re: About Costco at Northgate Mall

Kathleen Gaines <k[REDACTED]>

Tue 9/24/2019 6:08 PM

To: Kate Colin <Kate.Colin@cityofsanrafael.org>

Cc: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Thanks Kate. San Rafael needs to do better! Kathie

Kathleen Gaines
[REDACTED]
[REDACTED]

On Sep 24, 2019, at 5:38 PM, Kate Colin <Kate.Colin@cityofsanrafael.org> wrote:

Hi Kathie - Thanks for the cc on the email. I'm copying Raffi on this response as he is overseeing the application process with Costco and will appreciate your input (as do I).
Warmly,
Kate

Kate Colin
Councilmember, City of San Rafael
Connect with me! 415 205-3119 cell

<Outlook-p2p3mxje.png>

From: Kathleen Gaines <k[REDACTED]>

Sent: Tuesday, September 24, 2019 3:31 PM

To: Joanne Webster <jwebster@srchamber.com>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>;
DamonC AtHome <damon@damonconnolly.com>

Cc: Kate Colin <Kate.Colin@cityofsanrafael.org>; Danielle O'Leary
<Danielle.OLeary@cityofsanrafael.org>

Subject: About Costco at Northgate Mall

Dear Joanne, Gary, and Damon:

I am writing to you all collectively as the President of the San Rafael Chamber of Commerce, Mayor of San Rafael, and District representative for the Marin County Supervisors. I think that adding Costco at Northgate is a very bad idea. This is why:

1. Northgate Mall is not a good location for a big box store. (wouldn't the old OSH location be better suited to Costco's needs?)
2. North Marin County does not need another Costco. It's not our duty to serve people from southern Marin who don't like Novato.

3. Traffic: specifically, Costco shoppers will NOT use public transportation, they will drive. In addition, Costco most likely generates more 24/7 truck traffic than all of the other retailers currently at Northgate combined.

4. Gas station: there are already four gas stations at Northgate. The area does not need another. What happens to the existing gas station sites when Costco puts them out of business?

5. Climate change: increased greenhouse gasses and air pollution generated by all of the above. Is this how San Rafael sees itself? **The plan certainly doesn't fit the green profile that San Rafael promotes.**

6. Workers: where will Costco employees live?

The Northgate Mall area would be much better served by public private partnerships including a mix of housing, recreation, and smaller retail. Merlone Geier could do a much better job looking at what other thriving shopping centers are doing, including both Town Center and Marin Country Mart here locally.

I suggested in a recent letter to the IJ that the city look at partnering with the YMCA. If not the YMCA, why not some other recreational arts components including an upgraded movie theater (I don't believe we have an IMAX theater in Marin), bowling alley, bocce ball, dance center, better restaurants, gourmet food hall, and more. How about co-working space? Any and all of these would drive customers to the shopping portion of the center. **San Rafael and Merlone Geier need to get creative.**

Why squander Northgate to another car oriented retailer when Northgate is indeed uniquely positioned in San Rafael as a transit-friendly and could be a walkable destination. **I expect San Rafael to do better. Easy sales tax revenue isn't always the best planning solution for our community.**

This serves as my comments to the Costco plan.

Respectfully, Kathie Gaines

Kathleen Gaines

[REDACTED]

0

costco

Adam [REDACTED] >

Thu 9/26/2019 11:47 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

please serve the community and limit costco from having gas pumps and please restrict deliveries to only over night.

The traffic is already really bad.

Thank you

Adam Blum

[REDACTED]
San Rafael, CA 94903

October 1, 2019

City of San Rafael
Community Development Department
1400 5th Avenue
San Rafael, CA 94903

Re: Costco Project

Dear Department,

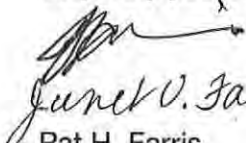
We own our home just a couple of blocks from the former Sears location where Costco hopes to build their new store. We vote for the project.

We bought in our location for the many conveniences close to us. Even six years ago, it was obvious that Sears had outlived their location and something else could and should go in there. We always thought a Walmart superstore would be the ideal tenant there. But Costco is a good choice also. Having a local Costco saves many miles of freeway driving to go to the closest store. Costco's are familiar and popular all in one places to shop.

We feel that property owners who purchased their close by residences within the last 20 years knew there was a shopping mall within a few short blocks of their homes. The sleepy Sears store couldn't be the quiet tenant it was forever. When you buy close to a mall, you buy knowing things could always change, and they do.

Think of the tax revenue for the City of San Rafael, and think of the large number of employees that store will support.

Very truly yours


Pat H. Farris
Janet V. Farris

RECEIVED
OCT 07 2019
PLANNING

RECEIVED
OCT 7 2019
PLANNING

October 5, 2019

Diana Vine
[REDACTED]
San Rafael, CA 94903

Raffi Boylan
Planning Manager
Community Development-Planning Division
1400 Fifth Avenue
San Rafael, CA 94901

Re: Costco Pre-Application

Dear Mr. Boylan and members of the Planning Commission:

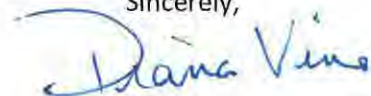
When I moved into my Eichler home forty-eight (48) years ago, Northgate Mall was not quite complete and Sears was under construction. Ensuing years have seen the population of Terra Linda grow with the addition of multiple residences, offices, hotels, medical facilities, fitness centers plus retirement homes which serve seniors, many of whom are frail and affected by serious health problems.

The streets in Terra Linda were designed to accommodate a much smaller population than the present day and with the addition of Costco will be inadequate. Even today a problem on the freeway causes traffic to back up on Terra Linda streets.

The extra traffic caused by the new Costco will create a very real risk that first responders will be unable to reach their destinations in the event of an accident, medical emergency or fire. Additionally, the noise and air pollution generated will negatively impact the quality of life for people living nearby.

I am a Costco member and have shopped at the store in Vintage Oaks for many years. It is an amazing facility and I love shopping there, but a warehouse doesn't belong in a residential neighborhood.

Sincerely,



Diana Vine

RECEIVED
OCT 7 2019
PLANNING

Charles G. Manoli, Jr.
[REDACTED]
San Rafael, CA 94903

October 5, 2019

Raffi Boylan
Planning Manager
Community Development-Planning Division
1400 Fifth Avenue
San Rafael, CA 94901

Re: Costco Pre-Application

Dear Mr. Boyland and members of the Planning Commission:

I am writing this letter in opposition to the anticipated Costco development at Northgate Mall. My wife and I met with Stephen Logan who works with Merlone Gaier and May Mar, the manager of the Northgate Mall a few years ago shortly after Merlone Gaier purchased the Mall. During that meeting, we were told that the goal for the mall was to be mixed use with low impact development that would be an attribute to the community setting which is Terra Linda. Now what we are confronted with is a proposal which if it goes forward will seriously jeopardize the health and welfare of your constituency, namely seniors who reside in the four senior living locations, children who attend the two elementary schools and a preschool in the area and healthcare providers located at Kaiser Hospital all of which are located close to the southern end of Northgate Mall. This will also have an adverse effect on all of the residents, not only those adjacent to the Mall but the entire Terra Linda Community.

From what I have learned, the City's willingness to consider this application is based upon an insignificant amount of sales tax revenue that will be far outweighed by the environmental impact and safety concerns created by the anticipated thousands of additional vehicles coming into our community on a daily basis. The environmental impact associated with all of these vehicles coming to and leaving Northgate Mall, the proposed parking structure and the proposed 32 gas pumps space for thirty plus cars is grave. Allowing this change to our community is short sighted and environmentally imprudent.

Frankly, as a homeowner my least concern is for the value of my real estate. My greatest concern is the loss of quiet enjoyment of my home which is located in a community that I have grown to love over the past 27 years I have resided in Terra Linda. My position is that the City should be very cautious about proceeding with this project. The Costco proposal is an example of how for short term gain the City is willing to overlook real issues of health and safety for the residents. This failure to overlook serious issues appears to be plaguing not only our local government but all of our institutions at this point in time.

Thank you for your consideration of my comments set-forth above.

Very truly yours,



Charles G. Manoli, Jr.

Costco

Miguel Liencres <[REDACTED]>

Mon 10/7/2019 10:14 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi,

I'm writing with respect to the proposed Costco in Northgate Mall in Terra Linda. I'm not sure why Marin has such high incidence of Nimbyism, but thought I'd put in my two cents.

Costco in Terra Linda is an amazing opportunity to create great jobs for the local community, both while building it and once it opens. Not only does this create more taxable income for the city, it also creates opportunities for people to spend more money locally with its subsequent sales taxes. Having an anchor store of Costco's caliber can only help the Northgate Mall revive and become relevant again.

I've read many complaints about environmental impact, but I fail to see how having thousands of people drive to Novato helps the environment.

I understand human's reluctance to adapt to change, but implementing changes that help community development should be encouraged, not hindered. I only see economic and social advantages with the development of a local Costco.

I'm not sure I understand the mentality of "I'm doing well enough, so screw everybody else".

Thank you!

Miguel Liencres

Consistent voter, rare complainer.

David Fuelle

[REDACTED]
San Rafael, Ca 94903

[REDACTED]

[REDACTED]

[REDACTED] **Boloyan**

Raffi.boloyan@cityofSanRafael.org

City of San Rafael

Planning Manager
1400 Fifth Avenue
San Rafael, Ca 94901

RE:Proposed Costco at NorthGate

Dear Planning Commission:

We recently visited the Costco open house that presented their proposal for the former Sears site. While we were cautiously optimistic that the presentation would allay our concerns, we left the open house with our fears confirmed and unfortunately, heightened. The development does not address several key issues that must be solved in any re-development of the center.

First and foremost the EGRESS from the site is wholly inadequate. The southbound path is at capacity now and the Terra Linda community relies on that one off-ramp to get on the 101 south. Any development that is generating the type of traffic Costco is proposing needs to solve for this WITHOUT making the southern neighborhoods the path of egress. In contrast, the open house proposed plan showed a Parking structure off-ramp directly into the Nova Albion neighborhood. Even if the ramp is moved, the message has been sent: Costco intends to solve for congestion by pushing customers through the southern neighborhoods.

Clearly the next development should have its own southbound on-ramp at Merrydale, multiple lanes added to the current on-ramp and a green belt and other traffic buffers between the development and the neighborhoods.

Second, the Gas station is a ridiculously bad idea proximate to Alma Via and at the farthest point from the 101 southbound on-ramp. As a Costco member and shareholder and Costco fuel customer we know the popularity of the at-cost gas amenity Costco offers. However, every time we buy gas at Costco, we marvel at the velocity and recklessness of the departing vehicles. The proposed location is begging for an accident with the surrounding elderly population, guide dogs and commuting elementary students. Frankly, an additional gas station should not be part of a new development at Northgate, a gas station like Costco's that is equivalent to three gas stations should be DOA.

Third, the development's size is out of scale with the rest of the mall. The plan wants to move the mass of the bldg south closer to the neighborhoods and, including the parking, treble the mass of the structure as compared to Sears. The development should stay at the current site not move south. At least a portion of that parking of that scale should be subterranean, all of it should exit out toward the 101 on-ramp and the parking structures ventilation equipment should be located away from the residences.

We understand that the owners of the mall can't create a market for fantasy developments but electing to pursue Costco at this site is electing for a big box, mono culture solution to this fantastically located property. They can do better. Costco should take the former OSH Site which is away from residences closer to their desired south Marin and north San Francisco market.

Finally, we've appreciated our ten years in San Rafael participating in all of its civic life and would welcome thoughtful development of the Northgate site that includes some housing, some retail and some lifestyle amenities together with robust infrastructure that provides the needed egress onto the Hwy 101. Unfortunately, this is not it and we are strongly opposed to the scale and type

of use currently proposed here. We look forward to supporting a more appropriate development.

Thanks,

David Fvette

Costco

Morris Flaum [REDACTED] >

Mon 10/7/2019 9:23 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Sir,

I support the plans for a Costco at Northgate Mall. An adequate number EV charging stations should be an integral part of the plan.

Morris Flaum,

[REDACTED]
San Rafael, CA 94901

[REDACTED]

CostCo at Northgate

Claire Dougherty [REDACTED]

Mon 10/7/2019 9:17 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED] >

Hello,

We have been asked to submit our thoughts regarding the Costco proposal at SR Northgate mall. We live just south of the mall off of Los Ranchitos Rd.

We are adamantly opposed to a Costco going into the mall. Our main reasons are:

- Too much traffic. Due to the convoluted access to the mall from the north, many more vehicles will access the mall via Los Ranchitos. Far too many cars fly down Los Ranchitos through the residential area (25mph) exceeding the speed limit. This issue would only be exacerbated.
- The existing Costco is less than ten minutes up 101. There is NO NEED for another one so close.
- There are already enough gas stations within a square mile surrounding the mall.

Housing is what is needed at that site, not a Costco.

Sincerely,

[REDACTED]

Costco and Northgate

Larry Hoki <[REDACTED]>

Mon 10/7/2019 9:11 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

"Mr. Boloyan, please include the email [or letter] letter below in the packet for October 15 Planning Commission Meeting..."

Dear San Rafael Planning Commission,

I am a resident and voter of Terra Linda. The purpose of this email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns, but I will list two:

1. Air pollution. Six lanes of cars waiting to fill up at the Costco gas station will result in a lot of engines idling, generating air pollution. I've bought gas at Costco Richmond, and it was a 7-10 minute wait to get to the pump. There will also be drivers waiting to get into the parking lot, or waiting for a parking space to open up that's closer to the store entrance. (Drivers wait for spaces to open up at the airport, and at other shopping malls.)
2. Traffic congestion. People will be coming from around the county via the 101, as they do for the Marin County Fair, using the same egress that would be used by Costco shoppers. I've seen the lines of cars backed up on the Terra Linda off ramp. I've ridden my bicycle to/from the Fair and have passed gridlocked cars, trying to park/leave the Fair. I usually take the bus to work, but other residents driving to the City complain about having to wait 2 or 3 traffic signals on Freitas to get to the southbound onramp. And this is without Costco Northgate traffic.

Please consider the health risk to our community, especially the elderly and the children Is it worth slightly cheaper gas, toxic air, incredible traffic congestion and accidents for a small boost in local sales revenue?

Yours truly,

Larry Hoki

Costco plans

Katerina Kornienkova <[REDACTED]>

Mon 10/7/2019 8:51 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hi Raffi,

As Terra Linda residents (Craig and Katerina Foster, 32 Ayala ct, 94903) , we have a few comments on Costco's plans for Northgate Mall. Please include this email in your packet for Oct 15 meeting.

Northgate Mall is an eyesore and is in desperate need of modernization and a new role for the future. Costco retail could bring much needed footfall back to a dying & outdated mall but ultimately I would question whether a dated mall is the best use of the whole Northgate space. Corte Madera mall is modern and thriving, it is not clear that any investment in Terra Linda could compete with Corte Madera without cannibalising an already successful retail location just a few miles away. Costco's proposal is much better suited to a freeway stop off point like the one with already exists just a few minutes north in Novato. There is not suitable road access to Northgate to mirror Novato's Costco.

The plan for a gas station also does not suit Terra Linda, there are already several gas stations serving Terra Linda's freeway exit. It is not suitable to open further a further gas station so close by but further off the freeway exit. In addition to those local concerns, the global trend is moving away from gas powered vehicles. Marin should be a world leader in the move away from gas powered vehicles, in a few years time there will be talk about how to decommission gas stations all over the world including Costco's new gas station at Northgate.

With Novato already serving freeway stop off 'big retail' and Corta Madera already serving high end retail, there seems little space for Northgate to compete with either. Costco does not address this problem, my solution for Northgate is not on the planning agenda but I would be to tear the whole thing down and rebuild it with a village center type feel mixing housing, apartments, restaurants, local style retail, leisure activities, park space... all of which is a modern fit for the next 50 years, I would not look for solutions from 50 years ago.

Kind regards

Katerina & Craig

e-mail: [ka\[REDACTED\]m](mailto:[REDACTED])

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Proposed Costco at northgate mall

Elizabeth Navas <[REDACTED]>

Mon 10/7/2019 8:47 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

I am writing out of concern over the proposed Costco at the Northgate mall.

Firstly, the building is enormous and out of scale in the setting. The gas station is also bigger than anything nearby and will require thrice daily deliveries by 70- foot long tanker trucks.

Secondly Costco doesn't serve the community since it's a members only store .

In fact, it will reduce quality of life for Terra Linda residents by attracting thousands of cars and dozens of enormous trucks with the attendant congestion and pollution. It's much better located in an area like the current Novato location where there are no homes, schools and hospitals nearby.

Third, I doubt that a Costco will attract more customers to the other mall stores. When I had a young family and shopped at Costco Novato, we didn't browse the other stores or stop for lunch because we had to get the van full of perishables home and into the fridge ASAP.

And, fourth, this mall has wonderful possibilities to be a centerpiece for the community . Build senior housing and coax folks out of their too-big terra Linda homes. Improve the existing bike path with more trees and it becomes a great walking path for seniors, toddlers and young parents. Add interesting play structures, ice cream parlor, coffeehouse, a makers workshop, pop up library branch with shade and benches and this tired old mall becomes a hive of activity and engagement.

We can do so much better than a gigantic eyesore that doesn't serve the neighborhood.

Yours truly,

Elizabeth Navas Finley

OPPOSITION TO COSTCO - NORTHGATE

William Friedrich <[REDACTED]>

Mon 10/7/2019 7:24 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; D Connolly <DConnolly@marincounty.org>

Dear Mr. Boloyan,

Please include the below message in the planning packet for the October 15 Planning Commission Meeting:

Dear San Rafael Planning Commission,

As a long-time resident/voter in Marin County I am writing to express my opposition to the proposed construction of a Costco Warehouse at the Northgate Mall. The reasons for my opposition are readily apparent and hopefully will not be overlooked by you:

- **TRAFFIC:** Highway 101 traffic from the GGB to north of the Northgate Mall is already heavy. The exits and on-ramps to the mall are particularly busy. In addition to the adverse impact on Highway 101, I understand it is estimated that there will be 5,000 – 10,000 daily vehicle trips to the proposed Costco alone. The invasive effect on the adjoining neighborhoods is hard to imagine.
- **NOISE:** With so many additional cars, plus delivery trucks, local residents will be forced to absorb 12-14 hours of constant traffic noise.
- **POLLUTION:** Has an environmental impact study been conducted? I'd be surprised if the air pollution impact wasn't substantial.

SUMMARY: Marin County does not need another Costco; one is more than enough. Squeezing a Costco into the Northgate Mall is like **cramming 10 lbs of stuff into a 2 lb bag.**

Bill Friedrich

[REDACTED]

San Anselmo.

No Costco in Terra Linda

Teresa Kennedy <[REDACTED]>

Mon 10/7/2019 6:39 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

To Whom It May Concern:

I am writing to express my strong opposition to Costco in the Northgate Mall. Here are my reasons:

1. The gas pumps will increase air pollution as cars idle to wait their turn.
2. Gas pumps will eventually leak, maybe not right away, but they invariably leak, which will contaminate our local groundwater.
3. We already have four (yes four!) gas stations at that intersection, we don't need any more.
4. There is already a Costco in Novato, we don't need another one in Marin
5. The streets surrounding the area will not be able to support the increased traffic.
6. There are elementary and high schools within half a mile of the Costco. Many high school students (including my own daughter) walk to nearby small businesses for after school snacks and social time with their friends. The increased traffic from Costco will put the safety of these children at risk.
6. The multi-story proposed design will be an eyesore and not compatible with the surrounding community.
7. Costco will hurt the already struggling small business (Scotty's, Stefano's, etc) in the community.
8. Noise from giant trucks delivering goods to Costco will disturb nearby residential areas, including elderly residents at Alma Via, which is across the street from the proposed site. Let our honored elderly citizens enjoy our neighborhood and not be subjected to the increased traffic and noise a Costco would bring.

A better use of the mall would be something that supports and gives back to the local community. The Santa Clara town center was a similar failing mall in a suburban area that was successfully upgraded and improves the local community.

Sincerely, Teresa Kennedy, Terra Linda Resident since 1998

Sent from my iPhone

Prospect of COSTCO Retail and Gas Station @ Northgate

Raoul McDuff <ra[REDACTED]>

Mon 10/7/2019 5:40 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Cc: [REDACTED]@net>

Dear Mr. Boloyan:

I am writing to you today to express my observations re: the above, including the prospect of adding another 30 gasoline pumps to the neighborhood.

For background, I have lived in this Terra Linda neighborhood for the past 17 years, and have been witness to the increased traffic congestion, crime, and gradual deterioration of our living environment.

As an example, there are currently 5 Gas Stations within .6 of a mile from the proposed site with a total of 22 gas pumps. 20 of these are "double-sided" pumps, thus doubling the capacity.

24 Hour Gas
5 double-sided pumps

Union 76
4 double-sided pumps

Chevron
5 double-sided pumps

Shell
2 double-sided pumps
2 single pumps

Gateway Gas
4 double-sided pumps

Considering the above, I question the necessity and rationale for adding this level of commercial activity to a fragile residential community, not to mention the potential deterioration of our air and water quality, and increased risk of life to fragile Senior Citizens and people with impaired vision.

For the record, I am a fan of COSTCO, and shop there regularly (only 7-8 miles North), but question the feasibility of replicating this resource in a dense residential Community.

I appreciate your consideration, and respectfully request that you include this communication in the meeting materials being prepared for the Planning Commission Meeting of Tuesday October 15, 2019.

Thank you,
Raoul C. McDuff

Costco vrs Northgate Mall Location

Pilar Viens.Toledo <p[REDACTED]m>

Mon 10/7/2019 5:31 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I imagine you have been bombarded with pros/cons surrounding this issue. I know the opposing team has been actively gathering pertinent information worthy of their objection platform.

I attended their September meeting to gain more insight regarding their reasoning. I was impressed with their professionalism & logical concerns. I plan to attend the upcoming meetings at SR City Hall.

I am hopeful you will open mindedly listen to & favorably consider the research that has gone into supporting this opposition.

It simply is not an appropriate location for another Costco Store Development.

Because of that reality, it will not promote positive impact an area that is already compromised.

Due to all the input you have to process from both sides of the spectrum, I'll conclude for now.

Sincerely,

Pilar Toledo

Opposition to Costco at Northgate Mall

Elly Claire Hart <[REDACTED]>

Mon 10/7/2019 5:29 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am a long-time resident and voter of San Rafael. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or any big box store in Northgate Mall.

I have many concerns but for brevity I am only going to list a few of them with a few examples

NOISE: Increased noise will unalterably change the character of our suburban community and has health risks at high levels

- Projected 5,000 - 11,000 car trips per day to Costco
- Delivery trucks starting at 4:00 AM
- Cars pumping gas at 30 pumping stations and up to 42 cars waiting in line for gas, starting at 6:00 AM- 9:30 PM
- Garbage trucks, fuel deliveries, service trucks

TRAFFIC:

- One lane (each way) roads all around the mall
- Cannot be widened without destroying the Northgate Promenade
- No plans for improvements to roads

HEALTH/POLLUTION:

- Increased air pollution from car exhaust emissions (particularly when idling in traffic or queuing for gas pump), vapor emissions from gas tanks, fuel deliveries, fuel spills
 - Cars create more pollution when parking and driving slowly in parking lots and up multistory ramps
- Air pollution causes increased risks of respiratory problems, particularly in elderly, children, and active exercisers, such as cyclists and outside workers
- Gas station is within 100 yards of the neighborhood's most vulnerable sick and elderly residents at Alma Via, and close to Drakes and Villa Marin Senior Communities
- Water pollution--Risk of groundwater contamination from 3-5 new gasoline underground storage tanks, particularly with underground streams under Sears

QUALITY OF LIFE:

- All of the above will threaten the quality of life in our community as well as in all of Marin. If a big box store comes into our residential community without regard to our health, safety and the environment it can set a precedent for all of Marin and we need to consider the entire county as one community.

Please remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Sincerely,

Elly Hart

[REDACTED]
San Rafael, CA 94901
[REDACTED]

Costco - Northgate, San Rafael

Vikki Zee <redback1930@gmail.com>

Mon 10/7/2019 5:27 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Good morning, I am writing as a long time (30 year+) resident of San Rafael, and native San Franciscan, to let you know I am strongly opposed to the development of a Costco tenancy at the Northgate Mall.

We pay a very high premium in real estate values for the benefit of living in Marin County for its natural beauty and community environment. Turning this town into a suburban sprawl of big box retailers is the antithesis of our vision and quality of life that we have come to expect our local politicians to uphold. Big box retailers off freeway frontage roads is one thing, but nestled amongst residential neighborhoods, schools, and retirement homes, is not appropriate for the community as a whole, while at the same time referencing your support of small business and local merchants. – especially in light of the fact that we have Costco just a mere 12 – 20 minute drive away from the majority of Marin residents. It's my understanding that there has been no EIR undertaken as yet – though common sense and car count from the Vintage Oaks store alone would establish a vehicular traffic nightmare along Lincoln and the frontage road, not counting delivery trucks at all times of the night. San Rafael residents are already dealing with the chaos that is the Smart Train coming and going from the transit center - (have you tried to get to downtown San Rafael during peak hours?) How much more do you want destroy the experience of residents interacting and patronizing its local shopping district.

I speak not only as a local resident, but also as a retired retail development consultant for over 30 years in the San Francisco Bay Area and SoCal markets, specializing in lifestyle centers and urban high street development. I am personally a huge fan of Costco as a retailer and believe they do an outstanding job of value and customer service. However, that being said, creating a successful shopping destination, be it a major mall or small strip center, requires merchandising expertise and understanding the customer profile that one is trying to serve. Northgate Mall was a disappointment from the beginning of its re-development by Mace Rich, based largely on poor design and lack of atmosphere – but it has enormous potential if done correctly and thoughtfully, as Marin County is under-retailed for today's local consumer and ever increasing population. This Costco proposal seems to be a lazy solution to fill space for revenue purposes and having come about from a cozy relationship between Costco and the mall ownership. Merlone Geier has offered no other creative suggestions about how to re-position the mall so that it becomes a community destination for entertainment, shopping, and dining. Perhaps they are not the right developer for this undertaking, but that does not mean we should give in to their lack of effort and their expectation of return on their investment for the purchase of the mall.

Please include my letter in the packet for the Planning Commission's October 15 meeting.

Sincerely,

Vikki Johnson

Sent from [Mail](#) for Windows 10

Stop Cosco in Terra Linda!

Ilona Marshall [REDACTED]

Wed 10/9/2019 8:34 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Stop Cosco in Terra Linda!

No gas stations! There are already gas stations next to Northgate!

A small Cosco would be ok, the size of Sears, but no bigger and definitely, no more gas stations!!!!

Ilona Marshall

Greenbrae, CA

Costco Wholesale Proposal at Northgate Mall

Petra Pless [REDACTED]

Mon 10/7/2019 10:00 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>;

Cc: planning <planning@cityofsanrafael.org>; Gary Phillips <Gary.Phillips@cityofsanrafael.org>; Andrew McCullough <Andrew.McCullough@cityofsanrafael.org>; Kate Colin <Kate.Colin@cityofsanrafael.org>; Maribeth Bushey <Maribeth.Bushey@cityofsanrafael.org>; John Gamblin <John.Gamblin@cityofsanrafael.org>; Paul Jensen <Paul.Jensen@cityofsanrafael.org>;

Good afternoon Mr. Boloyan,

Please include the letter below in the packet for the October 15, 2019 Planning Commission meeting.

Thank you,
Petra Pless

Re: Costco Wholesale Proposal at Northgate Mall

Dear San Rafael Planning Commission, City Council, and Mayor Phillips,

I am a long-time resident of Terra Linda. The purpose of this letter is to advise you that I am opposed to the proposal by Costco Wholesale to build a 147,000-square foot warehouse, tire center, and 30-pump gas station on the former Sears site at the south end of Northgate Mall. Here are my top concerns:

Traffic and Safety

With no planned improvements to local streets and highway exits, the increase in traffic in an area where many local roads and intersections already operate at unacceptable levels (LOS E and F) is worrisome. An increase in traffic on Las Gallinas Avenue and Northgate Drive (two-lane) in conjunction with the proposed site access (three entrances/exits via Northgate Drive) poses a serious safety risk for pedestrians along Northgate Walk, including the elderly from four senior care facilities, students at Guide Dogs for the Blind, and school children from nearby schools walking to and from the mall for lunch and after school. Bicyclists on the bike path along Northgate Drive and inexperienced drivers from Terra Linda High School also face increased accident risks. Congested roads will delay access to Kaiser Hospital and local emergency services as well as evacuation in case of a large-scale emergency.

Neighborhood Compatibility

A four-story building (three-story parking on top of one-story warehouse) with a setback of only 40 feet from Northgate Drive is out of scale with the town character of the surrounding area and would loom over the single-story Eichler homes neighborhood to the south. Further, a big box superstore with a 30-pump gas station at Northgate Mall is not compatible with the City's and the community's vision for a town center in Terra Linda, as described in the 2020 General Plan and the Civic Center Station Area Plan. The use of the site for this purpose is a wasted opportunity to build much-needed housing accompanied by neighborhood-serving retail stores.

Noise and Light Pollution

Truck deliveries to the warehouse (2:00 am to 1:00 pm), tire center (~6:00 am), and fuel station and customer traffic to these facilities (fuel station open 5:00 am to 10:00 pm) will increase noise, especially at night. Lighting of the perimeter, top of the open parking structure, and fuel station will increase light pollution in the valley. This will especially affect neighboring developments, including residents of the uphill Quail Hill development who will be looking directly onto the lit up top story of the parking structure, and the Alma Via senior care facility directly across the road from the fuel station.

Please remember the City's sustainability goals and the commitments and vision outlined in the 2020 General Plan and the Civic Center Station Area Plan. I expect our elected representatives to make the right choice for our city, please do not disappoint.

Sincerely,
Petra Pless

[REDACTED]
San Rafael, CA 94903
[REDACTED]



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Raff

To: City of San Rafael Council Members and the City Planning Commission
October 3, 2019

This is to express my opposition to the Proposed Costco Warehouse at the Northgate Mall

Please enter this letter into the Planning Commission Meetings of October 15 and 22, 2019

I oppose this proposal for the following reasons:

1. TRAFFIC

- a. Costco estimates up to 12,000 additional vehicle trips to Costco per day.
- b. All entry and exit routes are on single lane streets with stoplights and stop signs that will cause virtual gridlock on our residential streets.
- c. There are no plans to improve access through improvements on freeway on / off ramps.

2. NOISE

- a. Generally increased noise because of increased vehicle usage to access Costco.
- b. Noise from Costco delivery trucks from 2:00 to 10:00 AM.
- c. Large numbers of vehicle idling, awaiting their turn at the 30 gas station pumps. Noise constant from 6:00 AM to 9:30 PM.

3. POLLUTION AND HEALTH ISSUES

- a. Increased air pollution from vehicles idling awaiting gas pump availability.
- b. Increased air pollution from slow moving and idling vehicles entering/exiting Costco.

4. POOR APPEARANCE

- a. Store and parking garage, over three times Sears' footprint encroaching the street.
- b. Massive three story building with three levels of parking on top.
- c. Characterless architecture totally out of place in a town center mall.

5. SAFETY ISSUES

- a. Congested roads delaying emergency services response times to four senior living facilities.
- b. Single lane congested exit routes will delay evacuation in case of emergency.
- c. Increased traffic potentially leads to accidents throughout the road grid at the Mall.
- d. Pedestrians, especially residents of senior living facilities will be vulnerable when making their way to the Mall due to the congestion.
- e. Guide Dogs for the Blind use the area for training dogs and blind students will be highly vulnerable due to increased traffic.

6. QUALITY OF LIFE

- a. Costco will not re vitalize the Mall. No serious improvements to the Mall are planned by the owners.
- b. There is no "Town Center" concept in this proposal. In fact, a road/driveway divides the Wholesale Warehouse Retail "Big Box" Costco from the rest of the Mall.
- c. In short, there is no benefit to the local neighbors, small businesses and the present businesses in the Mall.

Signed

Eric W. Shih and *Sophie Shih*

San Rafael, CA 94903

Northgate mall - Costco

Lisa Gillespie <[REDACTED]>

Wed 10/9/2019 9:03 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

I have lived in Marin for 20+ years and Terra Linda for over 10 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only me but all of my friends in Marin and Sonoma communities are totally opposed to Costco Wholesale at Northgate mall.

We're opposed because:

1. The roads cannot sustain the additional traffic, these are one lane roads leading around the mall and to/from the highway
2. Four intersections already rated at worst levels—"E" and "F"
3. Our (my!) local neighborhood streets (Las Gallinas, Nova Albion, Golden Hinde, Los Ranchitos) will be clogged because real-time online maps programs such as Waze or Google Maps divert traffic away from congestion
4. We do not need an additional HUGE gas station in the community, there are more than 5 stations within a mile already.
5. The size of this development is out of scale with the community, it's more than the roads can sustain and it's just not the right location for this type of store.

Remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because I can assure you that I and my neighbors will remember when it's time to vote.

Thank you for listening and considering all comments.

Lisa Gillespie

No to Costco @ Northgate

Katie Gaier [REDACTED]

Tue 10/8/2019 10:09 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi,

I am a 25 year resident of and homeowner in Terra Linda. The possibility of building a Costco at Northgate Mall is alarming as well as inconsistent with San Rafael's and Marin County's goals of sustainability, especially with the addition of a 30 pump gas station. This would create not only congestion and diminished air quality, but a huge carbon footprint. A reasonable alternative would be affordable housing and 30 EV charging stations. The Planning Commission should, no must, say no to this plan.

Best regards,

Katie Gaier

Sent from my iPad

NO to Costco in Terra Linda

Sally Lo & Steve Parker
[REDACTED]

Tue 10/8/2019 8:25 PM

To: Raffi Bolovan <Raffi.Bolovan@cityofsanrafael.org>

Cc: Steve Parker <[REDACTED]>

Dear San Rafael Planning Commission,

We are residents, tax payers, and voters of Terra Linda. Please include this letter in the packet for the October 15th planning meeting.

The purpose of this letter/email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top three:

1. Terra Linda is first and foremost known as a community filled with families, children and first rate schools. This community is serviced by many local businesses that rely on our patronage for their livelihood. The presence of a Costco in this area would severely threaten the success of these local businesses. Without local businesses, Terra Linda will lose it's character and thus it's feeling of community. The residents of Terra Linda will be left with nothing but chain stores that can outlast the competition because of their lowest price business models.
2. The traffic at the Freitas Parkway exit will become horrendous. The intersection is already very busy with traffic and adding a megabox store destination here with a 30 pump gas station would severely worsen this problem. We have over 5 schools that use this freeway exit as well as Kaiser Hospital and a fire station each with their respective emergency vehicles. We don't need more traffic here.
3. There is absolutely no need for another gas station of any kind in Terra Linda. There are already 5 gas stations at that intersection.

In summary stores like Costco should not be located in primarily residential areas like Terra Linda. Please take into account the overall quality of life in our community and stop Costco and Costco Mega Gas from entering Terra Linda. Also, remember the City of San Rafael's sustainability goals, the commitments and vision outlined in the general plan 2020 because putting a Costco in our community is directly opposed to these general plan goals. We can assure you that we and our neighbors will remember when it's time to vote.

Sincerely,

Sally Lo & Steve Parker
[REDACTED]

San Rafael, CA 94903

Costco at Northgate

Yvette Dias <[REDACTED]>

Thu 10/10/2019 6:50 AM

To: Raffi Bolovan <Raffi.Bolovan@cityofsanrafael.org>

To whom it may concern:

I am totally opposed to having a Costco at Northgate mall. Terra Linda roads just does not have the capability of handling the traffic that Costco will bring.

And even worse for all of us in the Ranchitos area as we will not even be able to exit on to Ranchitos Rd. It is already difficult to exit from Ranch Rd. to Ranchitos Rd.

Novato Costco works well for us in Marin.

Best,
Yvette

Sent from my iPhone from my iPhone

Costco opposition

Matthew Cox [REDACTED]

Tue 10/8/2019 8:15 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Raffi,

My family and I have lived in Terra Linda for the past three years and have been commuting to Montessori de Terra Linda for four years before that. In other words, our child has been attending Terra Linda Schools for the last seven years since he was three. We now live in Terra Linda at 826 Butternut. We long ago identified Terra Linda as an idyllic community amongst Marin communities. Like many others, we moved here for the wide leafy boulevards, the independent shops, and a healthy blindness to wealth-classism that is hard to describe.

I am writing to ask that you share my family's fierce opposition on the meeting on 10/15 to the plan to build a Costco and 30-pump gas station in the heart of our community. On weekdays, my son and I often ride bikes from his beloved Vallecito Elementary - which is only 2-3 blocks from the planned development! - to Northgate along the very road that borders the development. On weekends we often ride bikes from home to Northgate and beyond. That road feeds our access to Ann Curtis Swimming School, the High School, and many of our friends' homes. We are not alone in this pleasant journey - many families cherish the safe, idyllic, and often quiet streets. Turning that block into "Marin's Parking Lot" destroys that value of our lives and of our homes. Our friends will no longer ride their bikes to Vallecito.

Nobody at Vallecito wants their children to go to school a couple of blocks away from that planned noisy, dangerous, polluted monstrosity. No one moves to Marin county to live in the shadow of a mega box store or in the black cloud of a 30-pump gas station. Our elected officials are charged with defending our rights, our interests and our way of life. To date I suggest that Marin and San Rafael's elected officials have done an outstanding job of protecting our beautiful way of life and I have every faith that our officials will do the very same in this instance. A mega box store and a new county-leading source of air and ground pollution in a community that is already swimming in five massive gas stations are not Marin's path forward. Now more than ever, our Marin must continue to be a national leader in converting old commercial mistakes into community victories for the future. Imagine: "If you want to live in a place that has plenty of gas stations and Costco's, you should check out Marin County California." I know our officials not allow those words to be spoken.

The owner's of the mall are missing an opportunity to capture Marin's needs as a community. Novato already have a massive Costco only 10 minutes drive from here. Our residents have disposable income they are eager to spend on offerings that support learning, technology, unique experiences, and rewarding career paths for our children - not mind-numbing minimum wage dead-end loves in a hollowed out discount store. After this wasteful plan is discarded, I am excited for the solution that the mall owners uncover. They will be forced to be creative and they will come up with a solution that will make them so much more successful than this current plan. On that day, instead of having a meeting to oppose them, we will have a meeting to cheer them and to join them.

Thanks in advance for your assistance.

Sincerely,

Matthew, Megumi, and Noah Cox (and our dog Scraps)

██████████ Terra Linda.

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Costco Proposal: Northgate

Rosalie Marcovecchio [REDACTED]

Tue 10/8/2019 3:14 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Raffi Boloyan, City of San Rafael, Planning Commission:

I am a long-time resident home-owner and voter of Terra Linda. I am writing to let you know that I am vehemently opposed to Costco Wholesale's proposal for Northgate Mall or frankly any big box store in Northgate Mall.

A commercial unit of this scale is in complete opposition to San Rafael's sustainability goals and against the 2020 Plan developed by residents and City of San Rafael of a Vision of a Town Center at Northgate. Whatever financial benefit a massive store such as Costco may bring, it's not worth the detrimental impact on our neighborhood.

If implemented, this proposed plan will have a severe and irreparable effect on our community, bringing thousands of vehicles including delivery semi-trucks to a store that is not needed. This is a health issue, as noted by others, as well as one of potential impacted traffic, ultimately requiring widening of public roads at a cost to the people in my neighborhood.

An existing Costco is a mere ten-minute ride up the freeway at Vintage Oaks. A much better, more humane and forward-thinking plan would build much needed housing instead. Yes, housing would increase traffic, but for a valid and necessary purpose.

Consider the quality of life risks to our community and remember the Vision outlined in the general plan 2020 because I can assure you that my neighbors and I will remember when it's time to vote.

Please include this letter with for the Planning Commission meeting on Oct. 15th.

Sincerely,

Rosalie Marcovecchio
Noel Marcovecchio

COSTCO PLAN

David Hardesty <[REDACTED]>

Tue 10/8/2019 3:10 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

Re: Opposition to COSTCO planned for Northgate

We are long-time (30 years) residents and voters of San Rafael. We are writing to oppose Costco Wholesale being built on the old Sears site in Terra Linda. We are also opposed to the planned 30-pump gas station.

As we said, we are San Rafael voters, and we always vote (in every election). This proposal is something we would not vote for; and we will strenuously oppose anyone on the Planning Commission who wants to permit Costco to locate its operations in Northgate.

We take seriously the quality of life in Terra Linda and the surrounding communities. We believe that CostCo, and everything that goes with it, should not be placed so closely to where many people live and go to school. CostCo is completely out of keeping with the character of the neighborhood, and in fact will destroy the livability of the neighborhood.

Also, we see no need for another giant store like CostCo. There is already a CostCo in Vintage Oaks, which is quite close to Terra Linda. A Terra Linda Costco serves no conceivable purpose for the people in this community, but only serves to put money in the pockets of the owners of CostCo and the Northgate mall. A CostCo would also put pressure on local, family run businesses, and could put them out of business.

The planned 30-pump station is simply obnoxious, and unneeded. There are already plenty of gas stations in the Northgate mall area. A 30-pump station would simply add more pollution and traffic, strain on the infrastructure and roads; and could also put the existing stations out of business. Also, California is trying to move to a sustainable energy future, with a low carbon footprint. A 30-pump station is going in exactly the wrong direction. It is also out of step with the times. As more people in Marin County get electric cars, there is less and less need for pumping stations, and more need for charging stations.

Respectfully submitted,

David and Beth Hardesty

[REDACTED]

San Rafael, CA 94903

[REDACTED]

--

David Hardesty

[REDACTED]

[REDACTED]

Costco at Terra Linda

Marilynn Laubscher [REDACTED]

Tue 10/8/2019 2:47 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am not in favor of the proposed Costco buildout in Terra Linda. The size of the complex with numerous gas pumps is inappropriate for the space. Traffic congestion would exceed normal expectations and the environmental impact would be long-lasting pollution to the earth and worsen air quality.

I cannot think of any good reason to build a mega Costco there.

Marilynn Laubscher

Costco at Northgate

Marin Dentist [REDACTED]

Tue 10/8/2019 2:12 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

I am writing about the proposed Costco at Northgate Mall. I am extremely excited to have the old Sears taken over by Costco. As a lifelong resident of Marin County and a homeowner in Terra Linda, I can remember when Sears was very busy with the main store, the catalog center and the automotive center and the area did fine handling the traffic. It is very exciting to think that Northgate could once again be a bustling hive of commerce instead of a ghost town. Costco will help the other small businesses at the mall to bring in more clients and of course the increased tax revenue will be greatly appreciated. This proposal is a win win for the community and nothing that we haven't already experienced in the past. I support it wholeheartedly.

Thank-you,

Alison Sweeney

[REDACTED]
San Rafael, CA 94903



Virus-free. www.avg.com

Costco -- Terra Linda

Kambia Moezzi [REDACTED]

on behalf of
[REDACTED]

Tue 10/8/2019 1:53 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan, please include the email below in the packet for October 15 Planning Commission Meeting.

Hello San Rafael Planning Commission:

I am a resident of San Rafael, voter, and native to the county. I am writing to urge you to guide the city to more progressive methods of benefitting the residents of San Rafael and Marin County than a Costco and Costco gas station at Northgate Mall.

The two most basic problems with putting a Costco in that Mall:

- a. **Traffic.** There is no easy way on/off the freeway in that area. The intersections involved with the 101 freeway that would be handling that traffic include 1) Civic Center Drive / Manuel Freitas Parkway... currently stop signs in two direction with freeway exists (no stops) going through intersection. 2) Manuel Freitas Parkway to 101 South...a blind merge.

These intersections are not "right there" at the Sears/Costco site, but would be used. If you could "mitigate" these intersections, you should have already done it. Try driving these intersections when there is traffic, you should soon see some of the issues.

- b. **Need** for Costco in Terra Linda. Costco is about 8 miles up 101 in Novato ..about 12 minutes. We have 5 gas stations in Northgate Mall area currently – I never see all gas stations full. If Costco wants more revenue, suggest they expand their "open" hours. I sincerely doubt that a Costco in Terra Linda would be picking up an abundance of "plus" revenue from San Rafael (or Marin County) residents then it generates in Novato. The revenue growth would be likely from those outside the county. That traffic congestion would impact the residents that I believe you are to help –and the tax dollars gained would not mitigate the lowered quality of life you would give San Rafael residents via traffic and the visual.


Note: Target in San Rafael – suspect overbuilt for the revenue it is getting...check with them, they may free up that space. The traffic

from freeway to/from Target is not good either, but there is already a large building there with a big parking lot ..Costco might like it -and closer to the bridge to get the out of county customers they want to attract. The view of Mt Tam and the Bay have got to make that setting the among the best in the Target portfolio.

Please think more deeply about the environment you are creating for the residents. Building and revenue sources are not always progress nor benefits for the people who live here. Felix Warburg, former Marin County Planning Commissioner, worked to leave us with at least two priceless "quality of life" enhancements – the Marin Headlands and Point Reyes National Seashore. Northgate Mall might not revert to a natural state, but please try to work with the Mall owners to do something that the city needs for enrichment...look at the successful gather place of Town Center (long changed from Wards) or Marin Country Mart reinvigoration of Larkspur Landing...consider a lifestyle appeal that may include housing/retail/fitness/art creation space – rather than a Costco with a mega gas station that doubles up on what is already either 12 minutes away or closer.

Please do not approve a Costco in Terra Linda.

Kambia Moezzi


San Rafael, CA 94901

Please say no to Costco in Northgate

David Buccheri [REDACTED]

Tue 10/8/2019 12:37 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear Mr. Boloyan,

Please do not support plans for a Costco at Terra Linda Northgate. I am a big fan of Costco but also a resident home owner in Terra Linda who feels strongly that this is the wrong location for a Costco. Having grown up in Anaheim in the 1960's, I personally witnessed what uncontrolled growth and related density did to that area. That's why I moved to Marin. Common sense would indicate that a Costco and the on site gas stations would definitely result in substantial traffic congestion on our streets with related air and noise pollution from cars and delivery trucks. Our streets here are not designed to carry this much traffic. Please consider the impact on our neighborhood, including our adjacent Senior Living Facilities, and advocate to preserve the quality of life in Terra Linda by rejecting a plan for Costco at Northgate. Thank you.

Sincerely,

David Buccheri

[REDACTED]

San Rafael, Ca. 94903

October 8, 2019

Fr Eric Caindec, Terra Linda Homeowner
Dt October 8, 2019
Re Proposed Costco at Northgate Mall

Dear San Rafael Design Review Board

I am writing to register my opposition to the proposed Costco store at Northgate Mall. I have more questions than answers at this time, which I assume will be investigated, studied and results presented before anything resembling a final decision is made.

My question include:

- What kind of traffic related study will be conducted, including slower in and out traffic flow based on the roof top garage parking proposal
- How will my nearby neighborhood streets be impacted by drivers seeking alternative routes to avoid anticipated Costco traffic?
- What kind of air quality issues accompany a Costco gas station?
- What economic impact is anticipated to the existing 4 gas stations already in the vicinity? What is the basis for this prediction?
- What economic impact is anticipated to the existing restaurants and other retail stores already in the vicinity? What is the basis for this prediction?
- What kind of modifications to existing street design will be a part of this project?

Above are some of my concerns. I also just don't like the aesthetic impact to a peaceful and harmonious residential community when a big box store like Costco will be pushing the borders of the mall parking lot, and be right across the street from residential historical Eichler homes.

Why does San Rafael need a Costco when we have one already about 7 miles away in Novato?

Thank you for accepting my letter, and please include this in the material packet for the October 15 Design Review Meeting.

Eric Caindec

Urgent - Costco opposition

Betty Morris [REDACTED]

Tue 10/8/2019 9:16 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission,

Please consider this letter even though we were unaware the deadline to submit was yesterday.

I am a resident and voter of Terra Linda. The purpose of this letter/email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I am a long-time resident and voter of San Rafael I am writing to let you know I am dismayed and completely opposed to Costco Wholesale moving into the old Sears site. **Our vote will not support the current Mayor or city council if this project moves forward.**

I have lived in San Rafael* for 30 years and I vote in ALL elections and am an active participant in my community. For this reason, I'm writing to let you know that not only me but all my friends and relatives in neighboring Marin communities are totally opposed to Costco Wholesale at Northgate mall. We're opposed because: We don't want to see our quiet community be lost only to profit investors and developers who do not live here. There are other better uses for that site such as a Whole Foods with high end condos on top such as in Novato. We also need a Trader Joes so we don't have to spend needless time and gas to travel outside of our neighborhood for a store other than Safeway. This would prove to have less detrimental impact on the neighborhood.

Consider the health risk to our community with long lines of idling cars and traffic. We realize the developers do not care that slightly cheaper gas, toxic air, incredible traffic congestion and accidents, excessive noise for a small boost in local sales revenue and lower property values hurt those that have contributed to the community and not them.

Yours truly,

Betty & Tony Morris
[REDACTED]

San Rafael, CA 94903



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Opposition to Costco at Northgate Mall

Jeff Weidner <[REDACTED]>

Tue 10/8/2019 8:23 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Mr. Boloyan,

Please include my letter and concerns below in your information for the San Rafael Planning Commissions October 15th and other meetings.

Thank you.

Dear San Rafael Planning Commission,

I have lived in Terra Linda my entire life (52 years). I am a current resident and voter of Terra Linda. The purpose of this letter/email is to advise you that I am opposed to Costco Wholesale's proposal for Northgate Mall. I have several concerns but for brevity I am going to list my top three.

Traffic

The freeway interchanges and intersections are already stressed and will become severely dysfunctional if the Costco proposal is approved. The Northgate Mall is surrounded by residential roads that will be severely impacted by this development and people avoiding the congestion around the Mall.

Quality of Life

This development is antithetical to the Vision for North San Rafael/Terra Linda. The city and community have been working hard to improve the livability of North San Rafael. If approved, this development will set back that vision irrevocably. It is completely out of character for all of North San Rafael.

Safety

Even if all traffic congestion concerns are mitigated, the safety of our residents and visitors will be compromised by the vast increase of additional traffic. Shoppers at Costco will come and go quickly creating many more daily trips compared to shoppers of other retail or residential options.

Jeff Weidner

2 [REDACTED], San Rafael, CA 94903

--

/JeffW

[REDACTED]
[REDACTED]

Costco Concerns

Loring Piper Weidner <[REDACTED]>

Tue 10/8/2019 8:02 AM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Dear San Rafael Planning Commission-

I'm a long-time resident, voter and business owner in San Rafael, and I am very concerned about the impact this Costco project will have on my community and business in Terra Linda. We live in the house my husband grew up in. My concerns about this project are:

- A plan for 30 pump Costco gas station. The roads and freeway exits are not built to support this, and there's no room for expansion. Access to Kaiser Hospital and retirement communities like Villa Marin will be greatly affected.
- We already have a Costco in Novato and Terra Linda has enough gas stations to serve the entire community.
- Air pollution from the "mega gas station" with estimated 42 cars idling at all times and the need for fueling trucks to refill 2x daily in the middle of a residential neighborhood
- We already have a very confusing and dangerous traffic situation at the Freitas off and on ramps.
- Other Costcos have 4 lanes of traffic feeding them each way--we have 1.
- This huge development is just not appropriate for the space. There are better options in San Rafael (old OSH building for example)

My family is very concerned about the environment as a whole. We have solar and a plug-in car. This project does not support San Rafael's sustainability plan in any way. Costco is not eco conscious--they don't even sell recycled paper products and over-package produce and other items with unrecyclable plastics. Please remember how important the environment is and curbing climate change. Thank you for your consideration.

Sincerely,

Loring Weidner

[REDACTED]

San Rafael, CA 94903

Costco at Northgate

[REDACTED] n

Wed 10/9/2019 12:44 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

📎 1 attachments (38 KB)

Letter_Planning_Commission_Granger_10-2019.pdf;

Raffi, Please see my attached letter opposing Costco's current plan, but as always with some suggestions and specifics.

Keith Granger.

Text of PDF

=====

From: Keith Granger, Northgate Area Resident, 25 years
[REDACTED], San Rafael, CA

To: San Rafael Planning Commission, San Rafael, CA

RE: Costco's Plans for Northgate

Dear Planning Commission,

I wish to EXPRESS MY OPPOSITION to Costco's current plan for Northgate Mall. Its massive size, gas station, and tire center would greatly impact traffic and the environmental quality in nearby residential areas such as ours along Golden Hinde Blvd. and Nova Albion. We already struggle with commute traffic and Kaiser Hospital and Terra Linda High traffic. This plan is not within the current community planning or vision 20/20 guidelines as I understand them.

SPECIFICS AND SUGGESTED IMPROVEMENTS:

I do however SUPPORT A SMALLER COSTCO plan if it could be developed within the footprint and operating scale of the current Sears building and maybe extend in to the former garden center area, but NO GAS STATION. That would be within the current zoning and usage permissions and harder for residents to oppose. I favor a small Costco to high density housing. Costco is way overestimating the market in this location, and I do not want the City Rafael to invest in infrastructure projects relating to this project or give tax breaks of any kind to Costco.

I understand the tire center is zoned for such, and arguably offsets the loss of Toscalito Tire. However it might be more palatable and garner support if it were also a massive ELECTRIC VEHICLE CHARGING COMPLEX with a great number of charging lots around all sides of the building's walls, and tire service inside. That would free up space for needed parking. Tesla owners could stock up on 90 point wines and cheese while their vehicles charge!

Perhaps the biggest issue for I and my neighbors, is that their ingress/egress ramp pours customers right on to NOVA ALBION BLVD AT NORTHGATE DRIVE, and encourages our residential neighborhood to be used as a shortcut to get to Costco. Many if not the majority of customers from southern Marin they are targeting will avoid northbound traffic on 101 and the chaos of the Freitas Parkway exit, and instead take N. San Pedro and Los Ranchitos as locals know to do, and glide through residential stop signs to avoid traffic lights. There ramps need to be moved and ingress/egress plane to KEEP MALL TRAFFIC ON NORTHGATE DRIVE.

One drastic measure my neighbors propose to fix everything (thinking outside the box!) is to make Nova Albion dead end on to Northgate drive. I would be happy for starters with a TRAFFIC LIGHT AND TURN LANE ON NORTHBOUND LOS RANCHITO AT GOLDEN HINDE, allowing two greens forward for every one left turn on to Golden Hinde. I would also like to see no right hand turn from Northgate Drive on to Nova Albion, and as stated above forcing ramp to Costco's roof parking to be located further down Northgate or on Las Gallinas.

Keith Granger

4 [REDACTED]

Please protect us from Costco project proposal

Michele Presley [REDACTED]

Wed 10/9/2019 3:04 PM

To: Raffi Boloyan <Raffi.Boloyan@cityofsanrafael.org>

Hello,

I am a voter in San Rafael and live in the Terra Linda area directly across from the Northgate Mall. And I mean, *directly*. The back of my home overlooks what is now the old Sears parking lot across the street from my property's fence. I will be among the residents arguably most severely impacted by this proposed project should it be approved, heaven forbid. I want to express to you my intense opposition to this proposed project, which stands to devastate the value of my home, the quality of life of myself and my family, and potentially, our physical well-being and potential safety.

I chose to purchase a home in this neighborhood because, while convenient to all in Marin County, it is a quiet residential area with very low traffic volume or noise. Costco - or any "big box" retailer is not compatible with this neighborhood and the quality of life here, as it will attract a large number of shoppers from within the county and beyond purchasing large volumes of items and large items. The noise and traffic and trash complications will be considerable, to the extent of making my home potentially unlivable. If I had known a Costco was going to be built within 100 ft from my backyard, I would never in a million years have purchased this property.

The seller's realtor assured me that the proposal for change to the mall was to bring in a "Santana Row" type of development at Northgate which would combine residential above small retailers and upscale shops, restaurants, entertainment and locally beneficial services. I didn't take his word for it prior to purchase, but had this prospect confirmed by the purchaser of the mall and public officials in all of the press coverage during that time. At no time did someone indicate they might bring in a massive, big box spectacle of a store (which I would argue is the last time of retailer your average Marin resident wants or will support) that would decimate our property values and way of life. Having a Trader Joe's or Whole Foods nearby would be delightful, a "Santana Row" type mix of niche retail and residential - both needed, welcome and promising in terms of Marin County residents' likely patronage. Costco? With its enormous boxes, trucks and droves of shoppers looking for cheap goods at cheap prices to load up in bulk, would not.

Also, I'm gravely concerned about the impact on air quality here from the increased traffic - not just from the increase of inbound traffic associated with actual shoppers and employees, but also from the armies of trucks delivering the endless supply of bulk goods and products from hither and yon 24-7 - and the potential health and environmental impacts and potential safety concerns of the added facilities proposed to include a gas station and auto/tire center; not to mention the additional noise these types of facilities create day in and day out. Ever heard that high, pitched, deafening hydraulic tire machine thing they use all day? Ear-splitting, and it would be directly behind my home; making living here untenable. There would never again be peace in my back yard - period.

It's not reasonable to put something like this directly across from people's homes and yards; stores like Costco need to be *where they typically are... on frontage roads near freeways, amid other big box stores and commercial buildings*, not in people's residential neighborhoods.

Further, there are four gas stations and a tire center, already, within a block of the mall; so there is not only no need for these additions irrelevant to them being part of the Costco project, but no

excuse for endangering neighborhoods of people with toxic substances from tires to petroleum ground storage by building new, redundant facilities in our residential neighborhood. Again, I would not have purchased my home - at all - if there had been a gas station or a tire center essentially IN my backyard; and it's just not acceptable that it should happen now, after I and so many others have made an investment in this community never anticipating such a thing could occur.

I would like my opposition to this project, as one of the Terra Linda residents MOST likely to be impacted the most - since the back of my home is directly on Northgate drive, directly across the street from what would be the actual new Costco facility to be shared with all in a position to weigh the merits of this proposal, and entered into any official record of related proceedings.

Sincerely,

Michele Presley

San Rafael, CA 94903

Kenneth and Barbara Adams
[REDACTED]
San Rafael, CA 94903-4522

Community Development Department
Planning Division, City of San Rafael
1400 5th Avenue
San Rafael, CA 94901

Oct. 3, 2019

RECEIVED

OCT 08 2019

PLANNING

Project: 9000 Northgate Drive (Costco at Northgate Mall)

Ladies and Gentlemen:

My wife and I have lived in the Quail Hill Townhouses community for over 35 years and have seen several revisions/remodels to Northgate Mall. We shop at the Costco store in Novato and like their products and prices. However, locating a second Costco at Northgate Mall will be a disaster for my very dense residential community, all of Terra Linda, San Rafael, and Marin County.

We strongly oppose Costco at Northgate Mall!

Traffic: There is only one entrance/exit to Quail Hill Townhouses. There are only single lane roads surrounding the mall and no provisions to make changes to roads. With motorists awaiting entrance to the gas pumps as well as regular afternoon traffic, access to my home will often require lengthy waiting for traffic to clear. Consider on a Friday afternoon with traffic lined up for gas and entrance to the mall at a standstill what happens if I or anyone in my community need an ambulance or the Fire Department? Likely those needing these services will become a statistic.

A further complication regarding traffic is the close proximity of three senior assisted living centers, the Guide Dogs for the Blind, and Terra Linda High School. These facilities develop a lot of foot traffic. Elderly residents out for a walk, high school kids going to lunch, and guide dogs/training dogs leading their masters become a very high risk scenario for pedestrian accidents with the huge amount of traffic Costco will generate.

Your commission should also consider the additional traffic related to the already approved condo community across Manual Freitas Parkway near the Four Points hotel. This new community will further add to traffic in the vicinity of the mall as well as the U.S. 101 interchanges.

Noise: I understand that the very large number of trucks needed to supply Costco will be unloading from approximately 4am to 10am daily 360 days a year. Residents in my complex do need to sleep and the noise of large diesel trucks during these hours will be most disruptive. Further, while they are waiting to unload they are often left running and the exhaust fumes compound the problem.

Exhaust/Fumes from Gas Station: The 30 pump gas station also poses problems because of the exhaust from idling vehicles awaiting their turn at the pump as well as the several daily truckloads of gas required to keep the gas station operating. With a senior living center across the street it seems this location for a gas station is ill advised. Also it should be noted that with the vast acreage at the Costco location in Novato, there is no gas station whereas at Northgate Costco is proposing 30 pumps with significantly less acreage. What of the four other gas stations near the opposite end of Northgate Mall – will they be forced to close if a Costco gas station opens? Do we really need another gas station?

Please consider another more appropriate location for a big box store like Costco. For example, the vacated Orchard Supply hardware location or in the vicinity of Target and Home Depot. These are not residential but industrial areas and much better suited for a large store like Costco.

Sincerely,



Kenneth Adams



Barbara Adams

Raffi Boloyan
City of San Rafael
Planning Manager
1400 5th Avenue
San Rafael, CA 94901
Raffi.boloyan@cityofsanrafael.or

RECEIVED

OCT 08 2019

PLANNING

Dear Planning Commission:

I am 100 % opposed to the proposal to put a COSTCO warehouse and 30 pump MEGA gas station at Northgate Mall in place of the old Sears Building.

This proposal goes completely against the Vision North San Rafael. Page 28 of the document calls for the prohibition of big box stores in North San Rafael. All big box stores should be located in East San Rafael where Home Depot and Target are already located. This is a perfect place for COSTCO. And with an existing COSTCO just 7 miles up the road it doesn't make sense to have another one so close.

Approving COSTCO would be completely inconsistent with the vision created to guide planning and development for North San Rafael, where is the community input to support this project? Traffic could be a nightmare, and this is a huge decision that could affect our neighborhood for years to come.

Lets have a more sensible set of options for Northgate mall that fits the Vision we all worked for.

Sincerely:

Linda Thomas

Linda Thomas



San Rafael Ca.
94903

Raffi Boloyan
City of San Rafael
Planning Manager
1400 5th Avenue
San Rafael, CA 94901
Raffi.Boloyan@cityofsanrafael.or

RECEIVED

OCT 08 2019

PLANNING

Dear Planning Commission:

The City of San Rafael approved its San Rafael Climate Change Action Plan 2030, May 6, 2019. The plan called for reducing the City's CO2 footprint by promoting the use of Electric Cars to 25% of all passenger trips by 2030.

How does installing a 30 pump mega gas station as part of the proposed COSTCO plan to move into Northgate Mall in place of the old Sears Building fit with the Climate Change Action Plan? The gas station is engineered to sell 18 million gallons of gasoline a year. Two 80 foot gasoline trucks will arrive each day to fill up the five massive underground storage tanks serving the 30 pumps. 18 million gallons of fuel will put close to 134,000 metric tons of CO2 into the atmosphere right out of Terra Linda. This is 1/3 the CO2 output of the City of San Rafael for 1 year. None of this makes sense in an era of global warming with 4 of the hottest summers on record in the last 4 years.

This is a very bad idea for San Rafael, for our community and for the planet. Please oppose this project.

Thank You for Your Attention

Diana King

████████████████████

San Rafael 94903

October 3, 2019

To the Planning Commission of San Rafael,

I am writing this letter to express my concerns about the proposed development of a Costco on the property where the Sears building stands adjacent to Northgate Mall. It is not a suitable business for a residential neighborhood that has two retirement communities and Guide Dogs for the Blind across the street. Also it will be detrimental to the existing businesses at Northgate. The traffic and pollution will be unhealthy and noisy. I live at Villa Marin, the retirement community on the hill and we frequently have ambulances and fire engines on our road that overlooks the proposed development. Please consider the impact this huge building will have on the people that live close by.

Respectively yours,



Anne Irwin

RECEIVED
OCT 08 2019
PLANNING