



ATTACHMENT F

PUBLIC COMMENTS



September 23, 2025

Sarah Cluff, Associate Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

RE: Response to Public Comments - [REDACTED] Letter
Conditional Use Permit CUP23-0004
Costco Wholesale Retail Fueling Facility
150 South Bent Avenue, San Marcos, California 92078
Costco Loc. No. 1581 / Our Job No. 21780

Dear Sarah:

Below please find our response to the attached comments from [REDACTED], dated September 12, 2024:

1. *I would also like at this time to kindly ask you to voice our concern to the City council regarding the Costco conditional use permit.*

Placing a Gas Station in the heart of a mix use with a primarily residential aspect such as our project produce extra traffic and noise. It further renders the zoning for residential undesirable. who wants to live next to a gas station. on top of all of this it produces an environmental hazard and the potential of soil contamination being next to our and other lots. Thank you.

Response: Responses to each topic are provided below:

- **Traffic:** Congestion is not a CEQA issue. However, a Local Transportation Analysis (LTA) was prepared that shows that all study intersections and roadway segments are expected to meet City and Caltrans operational requirements with the improvements to which the project is contributing fair share contributions. The LTA shows that there will be no non-CEQA (level of service) impacts due to project traffic, and the facility will have adequate queuing space on site. Costco fuel is member-only, and the addition of a fuel facility at the San Marcos Costco Business Center is expected to help relieve traffic at nearby Costco fuel facilities by providing additional capacity to serve Costco's membership base.
- **Noise:** The IS/MND finds that noise generated by the project will be less than significant. Notably, the commenter's project is located more than 1,100 feet southeast of the project site behind the Costco Business Center building.
- **Residential Zoning:** The project site is located on commercially zoned property within an urbanized area that is primarily characterized by industrial and commercial development. The fueling facility is allowed in the commercial zone, accessory to the business center, and compatible with its surroundings.
- **Environmental Hazards:** The fueling facility will be constructed with state-of-the-art equipment in accordance with all local, state, regional, and federal requirements. All required permits will be obtained for the construction and operation of the facility, including

approvals required for underground storage tanks and air quality. Equipment will be installed by state-certified contractors according to standard construction guidelines and requirements. After construction, the facility will be operated in accordance with all applicable regulations and best management practices, including adherence to requirements for monitoring, recordkeeping, testing, and reporting. The IS/MND assesses whether the project would result in significant impacts with respect to Hazards and Hazardous Materials and concludes that it would not.

Thank you for your consideration of the above responses. Please contact me if you have any questions or require additional information.

Respectfully,



Chris S. Ferko, AICP
Director of Planning Services

CSF/ps
21780c.014

necessity of adding a second location is highly questionable and seems motivated more by corporate expansion than by actual community need.

I respectfully request that the City of San Marcos **deny** the approval of CUP23-0004. This project does not align with the best interests of our residents, environment, or local economy.

Please confirm receipt of this letter and notify me of any public meetings or hearings where this matter will be discussed. I would appreciate the opportunity to be present and to voice my concerns in person.

Sincerely,

A solid black rectangular box used to redact the signature of the sender.



September 10, 2025

Sarah Cluff, Associate Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

RE: Response to Public Comments - [REDACTED] Letter
Conditional Use Permit CUP23-0004
Costco Wholesale Retail Fueling Facility
150 South Brent Avenue, San Marcos, California 92096
Costco Loc. No. 1581 / Our Job No. 21780

Dear Sarah:

Below please find our responses to the attached comment letter from [REDACTED] dated May 19, 2025, providing comments regarding the above-referenced project ("Project"):

1. *I am writing to formally object to the proposed project under Conditional Use Permit CUP23-0004, submitted by Costco Wholesale, which includes the addition of a gas station in San Marcos.*

Response: The commenter states their objection to the Project but does not raise an environmental issue specific to CEQA or the Draft Initial Study/Mitigated Negative Declaration ("IS/MND") and the environmental impacts addressed therein. No further response is warranted.

2. *As a concerned resident and member of this community, I strongly believe that this project is both unnecessary and potentially harmful for several reasons:*

Response: This is a general introductory comment. Responses to the specific issues raised are set forth below.

3. ***Traffic Congestion:***

Based on Costco's existing gas station at 1755 Hacienda Dr., Vista, the anticipated traffic to and from the proposed site will likely mirror that of Vista—constant congestion, long lines, and heavy vehicle flow. Such traffic in our area would burden local roads, reduce safety, and disrupt nearby residential and commercial zones.

Response: Congestion is not a CEQA issue. However, a Local Transportation Analysis (LTA) was prepared that shows that all study intersections and roadway segments are expected to meet City and Caltrans operational requirements with the improvements to which the project is contributing fair share contributions. The LTA shows that there will be no non-CEQA (level of service) impacts due to project traffic, and the facility will have adequate queuing space on site. Costco fuel is member-only, and the addition of a fuel facility at the San Marcos Costco Business Center is expected to help relieve traffic at nearby Costco fuel facilities by providing additional capacity to serve Costco's membership base.

3. **ENVIRONMENTAL IMPACT:**

A gas station of this scale, pumping over 500,000 gallons per month, raises serious concerns about air quality, potential fuel spills, and long-term environmental degradation. The cumulative impact of another high-volume fuel facility should be assessed more critically, especially as our city claims to support sustainability and environmental responsibility.

Response: The fueling facility will be constructed with state-of-the-art equipment in accordance with all local, state, regional, and federal requirements. All required permits will be obtained for the construction and operation of the facility, including approvals required for underground storage tanks and air quality. Equipment will be installed by state-certified contractors according to standard construction guidelines and requirements. After construction, the facility will be operated in accordance with all applicable regulations and best management practices, including adherence to requirements for monitoring, recordkeeping, testing, and reporting.

The IS/MND assesses whether the Project would result in significant impacts with respect to Hazards and Hazardous Materials and concludes that it would not.

The IS/MND includes and is supported by an expert technical air quality analysis, which determined that the Project's construction and operational emissions would not exceed the applicable significance thresholds.

By its very nature, air pollution is largely a cumulative impact. As the Project's emissions will be below the significance threshold, its cumulative impact would also be less than significant. No further analysis is required.

4. **MARKET OVERSATURATION AND HARM TO LOCAL BUSINESSES:**

San Marcos and surrounding areas are already saturated with gas stations. Introducing another massive player like Costco will inevitably undercut small, locally owned gas stations, potentially forcing them out of business. This is not in the community's economic interest.

Response: Costco Business Centers support local businesses such as restaurants, offices, and convenience stores, by offering products specifically tailored to their needs. The San Marcos Business Center will benefit these businesses by offering fuel at a reasonable price. Unlike public gas stations that focus on pass-by travelers and sell convenience goods, the Costco Business Center will sell fuel only to its members as a complementary service. Costco has opened many gas stations across the nation without causing existing stations to close. The commenter speculates that there will be closures but provides no evidence thereof.

5. **REDUNDANCY:**

Costco already operates a large and successful gas station within San Marcos. The necessity of adding a second location is highly questionable and seems motivated more by corporate expansion than by actual community need.

Response: The Costco Business Center is distinguished from a Costco warehouse by tailoring the inventory to the needs of businesses compared to individual consumers. The Business Center focuses on commercial-grade items while Costco warehouses offer a broader range of individual goods. Some products will be sold at both locations, such as fuel, but the sales programs are distinctly different. The Project will cater to the needs of those members who primarily frequent the business center. The Project is also expected to help relieve traffic at

Sarah Cluff, Associate Planner
City of San Marcos

-3-

September 10, 2025

nearby Costco fuel facilities by providing additional capacity to serve Costco's membership base.

Thank you for your consideration of the above responses. Please contact me if you have any questions or require additional information.

Respectfully,



Chris S. Ferko, AICP
Director of Planning Services, Principal

CSF/ps
21780c.012

From: [REDACTED]
To: [REDACTED] [Sarah Cluff](#)
Subject: [REDACTED]
Date: Friday, September 12, 2025 4:28:24 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sarah

[REDACTED]

I would also like at this time to kindly ask you to voice our concern to the City council regarding the Costco conditional use permit.

Placing a Gas station in the heart of a mix use with a primarily residential aspect such as our project produce extra traffic and noise. It further renders the zoning for residential undesirable. who wants to live next to a gas station. on top of all of this it produces an environmental hazard and the potential of soil contamination being next to our and other lots.

Thank you

From: [Sarah Cluff](#)
To: [REDACTED]
Cc: [REDACTED]; [Macey Winter](#); [Kyrenne Chua](#); [Scott Nightingale](#)
Subject: Response Regarding [REDACTED]
Date: Thursday, September 18, 2025 5:31:00 PM

Good day, Mr. [REDACTED],

I am writing in response to your email expressing concerns regarding the requirement for [REDACTED]
[REDACTED]. I have coordinated with Macey Winter from our Land Development Engineering Division regarding this matter. Macey is copied on this email should you have any follow-up questions.

[REDACTED]

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

Costco Fueling Station

As project manager for the [REDACTED] permit applications, I want to assure you that the

Planning Division is committed to keeping the City Manager's office informed of your concerns. The City Manager's team will elevate issues to the City Council as appropriate.

Regarding the adjacent Costco Fueling Station project, I have forwarded your comments to the project applicant team for their response. Please note:

- Your [REDACTED] properties are adjacent to a commercially zoned parcel that houses the existing Costco Warehouse.
- The City received the Costco Fueling Station application on August 29, 2023, prior to receipt of the [REDACTED] application on [REDACTED]. The Costco project was deemed complete on November 21, 2024, and is scheduled for a Planning Commission hearing on October 6, 2025. Because of your properties' proximity, you will receive public notice of the hearing and may provide comments to the Planning Commission at that time if you wish.
- Because gas stations are a permitted land use in the Commercial Zone (subject to a Conditional Use Permit), the City's review has been focused on ensuring the project complies with applicable commercial zoning and operational requirements.
- The Costco project has consistently proposed locating the fueling station at the north end of the property, adjacent to Linda Vista Drive, Grand Avenue, and Bent Avenue.
- There are no proposed changes to the existing Costco Warehouse building or the parking lot areas [REDACTED]

Your comments have been added to the public record and will be incorporated into the Planning Commission staff report for consideration as part of their decision-making process.

We'd be happy to meet with you if you'd like to discuss further.

All the best,

Sarah Cluff

Sarah Cluff | Associate Planner
City of San Marcos | 1 Civic Center Drive, San Marcos CA 92069
T: (760) 744-1050 x3227
scluff@san-marcos.net | www.san-marcos.net

Public Counters at City Hall and Public Works are open from 8:30 am to 4:30 pm Monday-Thursday, and every other [Friday](#).



September 23, 2025

Sarah Cluff, Associate Planner
City of San Marcos
1 Civic Center Drive
San Marcos, CA 92069

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Respectfully,



Chris S. Ferko, AICP
Director of Planning Services

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