

## Costco West Roseville

### Major Project Permit Stage 1 and Stage 2 Modifications- Project Narrative

Costco Wholesale proposes the development of a new 160,529 SF warehouse along with fuel facility and car-wash located at the northwest corner of Baseline Road and Fiddymment Road in Roseville, California. The project area is approximately 25.45 acres currently entitled to permit the proposed use through the Sierra Visa Specific Plan. The proposed site plan includes the Costco warehouse building and associated surface parking, a fueling station, a car-wash area, and approximately 5.54 acres of land anticipated to accommodate future commercial uses unrelated to the proposed project.

Uses associated with the Costco Building would include:

- General retail sales,
- Alcohol sales,
- A bakery,
- A meat preparation area,
- A rotisserie area,
- A deli/dish preparation area,
- Produce, deli/meat, and dairy coolers,
- A sales coolers, freezer, and sub-zero freezer,
- A pharmacy and lab,
- A hearing center,
- Optical exams and sales
- Propane refueling and sales,
- Employee lockers rooms,
- Offices,
- Restrooms,
- A receiving area,
- Tire sales and services areas, and
- A food service area and seating.

In addition to the uses listed above, temporary outdoor sales may occur within the parking field adjacent to the warehouse retail center for seasonal sales, such as Christmas trees. Lastly, a promotional vehicle may be on display near the entry to the building. This vehicle will be used to promote online or offsite vehicle sales; no vehicles are proposed to be sold on site.

The project is proposing 927 parking stalls, including 908 10' wide parking stalls and 19 accessible parking stalls at a ratio of 5.77 stalls per 1,000 SF of building area. The site has five ingress/egress points. Three ingress/egress points provide access from the east from Fiddymment Road, one provides access from the south from Baseline Rd and another from the future Pavilion Rd in the southwest corner of the site.

The site is currently undeveloped with a Community Commercial (CC) land use classification and General Commercial (GC) zoning designation within the Sierra Vista Specific Plan. Adjacent to the site to the north, grading has begun for the development of single-family homes, while the area to the west of the site remains undeveloped with commercial uses anticipated to occupy this area. To the South of the site, across Baseline Road, are existing single-family homes at the southwest corner of Fiddymment Road and Baseline Road, undeveloped land directly South of the site and land being graded for single-family homes South-West of the Costco site. To the North-West of the site are the Sentinel and Pinnacle single-family housing subdivisions.

There is an existing Major Project Permit (MPP) approval for the project area which anticipated the development of a commercial use. The proposed Costco Warehouse is consistent with previous approvals and analysis for the site and will be seeking to complete a minor modification to the existing

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Stage 1 and Stage 2 MPPs. Costco is also proposing a tentative map modification (to be completed separately) to reconfigure the existing six parcels within the project area.