



Project Description

2017-01-10

New Costco Warehouse, Fuel Facility, and Retail Shopping Center – S. Bonnyview Road at Bechelli Lane Redding, California

Applicant **Costco Wholesale**
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Site Information

Project Location: S. Bonnyview Road at Bechelli Lane
Redding, CA

Assessor Parcel Numbers: 070-16--044
070-170-025
070-170-023

Site Area: ± 25.14
 ±17.68 acres (net Costco 1-parcel)
 ± 6.18 acres (net Retail Commercial 1-parcels)
 ± 1.28 acres (Road Dedication)

Current Zoning:	SC & RM-10
Current General Plan:	SC and RM-10
Proposed Zoning:	RC and RM-10
Proposed Use:	Warehouse Retail (RC) Commercial Retail (RC) Residential (RM -10)

Site Description

Project Proposal

The proposed project consists of the following components:

1. A Specific Plan will be prepared for the 25.14 project site to amend the General Plan from Shopping Center to Regional Commercial to accommodate the size of the Costco warehouse, rezoning of a portion of the site from RM-10 to RC, and rezoning the southern portion of the site from SC to RC to allow for development of the Costco warehouse and retail commercial.
2. A Use Permit to approve the site plan, building architecture, landscape architecture, tire installation, fuel sales use, quick serve restaurant drive through service, and signage.
3. A Lot Line Adjustment to reconfigure the property into three (3) parcels. One ± 18.63-acre parcel for the Costco warehouse, retail pad building, and fuel facility; one parcel totaling ± 6.53 for the retail commercial development adjacent to S. Bonneyview Road; and a +9.68-acre remainder parcel for residential development.
4. The construction of a new approximately 152,101 square foot Costco Wholesale warehouse building and an 8,100-square foot retail building with ±822 parking stalls and associated landscaping on a ± 18.63-acre parcel. In addition, the Costco project will also include a 24-dispenser fuel facility with potential future expansion to 30 dispensers that will be analyzed and approved with this application.
5. Development of approximately 61,950 of retail commercial tenant space on a parcel totaling ± 6.53-acres with approximately 347 parking stalls and associated landscaping.
6. A remainder parcel of ± 9.68 acres which includes a 1.38-acre perpetual open space and conservation easement (net residential area 8.30 acres) to be entitled under a separate application and approval process.
7. Proposed uses will include, without limitation, warehouse retail, retail sales, tire sales and installation, fuel sales including diesel, optical exams and optical sales, hearing aid testing and sales, restaurants, quick serve restaurants with drive through, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales and tasting, and propane refueling and sales adjacent to tire sales and installation facility.
8. Temporary outdoor sales within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees from late November through December.
9. Vehicle display at the Costco warehouse entry for on-line or off-site (referred) automobile sales.
10. Signage to include the Costco warehouse, two monument signs as depicted on site plan, and one freeway sign to be located on the residential parcel as depicted on the site plan

The Costco warehouse parcel and the adjoining commercial retail parcel would be entitled in one phase. The Costco warehouse would be constructed in one phase and the retail commercial could be constructed in multiple phases. It is contemplated that retail parcel at the northwest portion of the site will be entitled at the same time, but that the retail building could be constructed during a future phase. The residential component would be entitled and constructed as part of a future separate development application.

COSTCO PROJECT DESCRIPTION:

Costco Employment

It is anticipated that the Redding Costco warehouse and gas station will employ approximately 165 to 170 employees.

Costco Site/Landscape Plan

The warehouse is sited in a way to orient the main entry feature and architectural detailing towards Bechelli Lane. The parking lot has incorporated perimeter landscaping buffers and parking lot trees to enhance the surrounding area and minimize the visual impact on the balance of the development. Access to the warehouse and fuel facility will be from Highway 5 at S. Bonnyview Road from an existing signalized intersection off Bechelli Lane. ±883 parking stalls are provided on site which exceeds the required City of Redding parking requirement of 641 stalls. Landscape islands are typically provided at one island per 4 lineal parking spaces in the parking field. An ADA compliant pedestrian pathway will extend from the new warehouse to the western property boundary where it will connect to Bechelli Lane. The project provides oversized parking stalls of 10 x 20 that are larger than the minimum requirements for the City of Redding to provide members with easier accessibility to vehicles, along with ±11 RV parking stalls.

The parking lot will be illuminated with standard downward pointing lights, each containing two LED fixtures affixed to a 37' foot light pole. The lighting fixtures are of a "shoe-box" style. Parking lot light standards are designed to provide even light distribution for vehicle and pedestrian safety. The parking lot will be timer controlled to limit lighting after the warehouse has closed and employees are gone from the warehouse. Parking lot lighting will only remain on to provide security and emergency lighting only along the main driveways. Lighting fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security. Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the project boundaries.

The landscape plan includes a mix of drought tolerant shrubs and grasses and a variety of shade trees will be used throughout the parking field and along the project perimeter that are appropriate for the climate in Redding. The site area is landscaped to meet the 60 sf per parking stall requirement for the 641 City required parking spaces, and 80 sf per parking stall requirement for the 182 parking spaces over the City required parking spaces. The parking field typically includes 1 landscape planter per 4 lineal parking spaces.

Costco Warehouse Architecture

The warehouse design is contemporary and has set the standard for large format retail facades with variety of massing and appropriate materials for the building. By combining concrete masonry block and architectural metal panels, Costco is able to create a scale and architectural interest to minimize the visual impact of a large retail warehouse. By use of design techniques such as the location of

building materials, landscaping, the incorporation of varying parapet cap heights, Costco can successfully break the long elevations both horizontally and vertically at the appropriate height to conceal roof top mounted mechanical equipment. The technique of breaking a long elevation into smaller elements with varied materials and colors is used to create a more pedestrian-friendly scale. The proposed colors are warm natural earth tones, which will relate to the proposed surrounding development by utilizing similar building materials and architectural detailing. The building entrance, located on the “skew” of the floor plan, creates a visual queue to the warehouse entry.

Building signage consists of the signature Costco red and blue corporate colors. The signage is scaled appropriately to the mass of the building elevations to not overwhelm but to reinforce the brand that Costco has established. Building signage also be visible from I-5 to help members traveling through the area find the warehouse. The warehouse wall signage will consist of externally illuminated reverse pan channel letters, and the gas station signage will also be externally illuminated.

The warehouse has one customer entrance to the main Costco store located at the southwest corner. The Redding Costco will include a bakery, pharmacy, optical center with optical exams and retail optical sales, hearing aid testing center, food court, and a photo center along with the sales of approximately 4,000 products. The warehouse also includes a Tire Center, a 5,478 square-foot facility with member access via the inside of the main Costco building, that includes tire sales and a tire installation facility. The installation facility has four bays that face west to allow Costco employees to drive the cars into the installation facility. A promotional vehicle may be on display near the entry to the building. This vehicle is only to promote online or offsite vehicle sales; no vehicles are sold on site.

The truck loading dock is located at the southeast side of the building adjacent to Interstate 5 to buffer noise to the adjacent residences to the north. The bay doors will be equipped with sealed gaskets to limit noise impacts. A smaller on grade door is located on the east side of the building. This door is to receive bread delivery and Federal Express type trucks. Landscaping will be installed along the edge of the dock to help mitigate any visual impacts. A transformer and two trash compactors will also be located along the east edge of the building. Dense landscape material provides the necessary screening to this area (see Landscape Plan).

Costco Fuel Facility

The fuel facility includes a 7,560 square-foot canopy and a 106 square-foot controller enclosure that will be located on the southern portion of the planting island of the fuel station to house the control equipment. The controller enclosure will be built with steel walls and finished with paint to match the warehouse building colors. There will be four covered fueling bays, each with three fuel dispensers which could fuel three cars. The fueling station will also have 8 stacking lanes which will allow approximately 40 cars to wait at any given time in addition to the 24 at the dispensers. The fuel facility will have fueling capacity for 24 dispensers initially with expansion to 30 dispensers and an expansion to the canopy of 2,040 square-feet with vehicle stacking as needed which is to be approved with this application. The dispensers are fully automated and self-service for Costco members only. A Costco attendant is present to oversee operations and assist members with problems. Five underground fuel tanks will also be installed as part of the fuel facility. Lights will be recessed into the canopy and provide both lighting during operating hours and a lower level of security lighting after hours.

Costco Operations

Costco Wholesale is a membership-only retail/wholesale business, selling high quality national brands and private label merchandise for commercial and personal use. The warehouse hours are anticipated to be: Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00

pm, and Sunday from 10:00 am to 6:00 pm. The fuel facility hours are anticipated to be daily from 5:00 am to 10:00 pm

Costco anticipates an average of about 10 trucks delivering goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time is from 2:00 a.m. to 1:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before the 10:00 a.m. opening time. Deliveries to the warehouse are made primarily in Costco trucks from its freight consolidation facility in Tracy, California, coming to the site from Highway 5, and accessing the site from S. Bonnyview Lane to Bechelli Lane.

It is estimated that fuel will be delivered to the gasoline facility in two to three trucks per day. The largest fuel trucks are approximately 70 feet long. While delivering the fuel, the truck will be parked over the underground tanks in a dedicated lane so that the truck does not block access to any of the fueling positions. The fuel facility is located and specifically designed to avoid traffic and queuing conflicts with the warehouse and adjacent retail commercial uses.

In order to open and operate the gas facility, Costco will have to meet requirements of local, state and federal regulators and agencies, including the City Fire Department, the County Department of Environmental Health, the Air Quality Management District, the State Water Resources Control Board, the California Environmental Protection Agency, and the United States Environmental Protection Agency.

The tire center typically will receive shipments of tires one to two times per week in single- or double-trailer trucks of up to 70 feet in length, and the same delivery truck will pick up old tires for recycling. Deliveries to and pickups from the tire center will be scheduled for pre-opening hours, typically about 6:00 a.m.

Ancillary Uses: Alcohol Tasting License

Costco has recently developed an alcohol tasting protocol to be performed by authorized vendors within the warehouse to allow members to sample no more than three types of beer, wine or spirits in the warehouse prior to purchase. Costco is in the process of obtaining Type 86 Tasting licenses from California State Alcoholic Beverage Control in 16 locations in Southern and Northern California.

The tastings will be performed in a small area within the warehouse that has been sectioned off by a rope/cord that allows only members over the age of 21 to enter. Unlike the more formal tasting area with seating or bar area that you may see in stores such as Whole Foods, these areas are smaller and less formal, more similar to a typical Costco sampling area (except with a few more rules and precautions). Costco has taken significant steps to assure that this particular product is sampled responsibly and safely.

The following protocol will be followed:

- The tasting area (approximately 8' x 8') is physically separated from the rest of the sales area
- No one under 21 years of age may enter the tasting area
- Tastings are operated by authorized vendor personnel; one ID Checker and two Pourers
- Only one event per warehouse per day
- Tastings are limited to a single type alcoholic beverage. Either beer, wine or spirit by one particular vendor
- Amounts served cannot exceed 3 tastings PER person PER day; a serving is:
 - Wine: not to exceed one (1) oz.
 - Beer: not to exceed one (1) oz.
 - Spirits: not to exceed ¼ of one (1) oz.
- Open containers (glasses, etc.) may NOT leave the tasting area

- Tastings will take place during regular warehouse hours
- Like existing samplings there is no charge for tasting

Costco Energy-Efficient Project Components

In an effort to reduce energy consumption and promote sustainability, Costco will incorporate many energy saving measures when constructing a new facility. Below are some of the significant practices that Costco currently incorporates into new buildings that help conserve energy and other natural resources:

Energy Conservation:

- Parking lot light standards are designed in order to provide even light distribution, and utilize less energy compared to a greater number of fixtures at lower heights. The use of LED lamps provide a higher level of perceived brightness with less energy than other lamps such as high pressure sodium.
- New and renewable building materials are typically extracted and manufactured within the region.
- The use of pre-manufactured building components, including structural framing and metal panels, helps to minimize waste during construction.
- Pre-manufactured metal wall panels with insulation carry a higher R-Value and greater solar reflectivity to help conserve energy. Building heat absorption is further reduced by a decrease in the thermal mass of the metal wall when compared to a typical masonry block wall.
- Costco uses a reflective cool roof material to produce lower heat absorption and thereby lowering energy requirements during the hot summer months. This roofing material meets the requirements for the EPA's Energy Star energy efficiency program.
- The warehouse includes over 200 skylights placed strategically throughout the metal roof. Photo sensors are placed at various locations on the roof as well as inside a number of skylights to accurately measure the amount of natural light entering the building. Interior warehouse lighting is reduced from 100% to 66% to 33% to 0%, based on daylight contribution through the skylights. Daylight is measured by exterior and interior photo sensors. This program allows lights to automatically shut off when they are not needed. Lighting is controlled by the overall project energy management system which utilizes high-efficiency lighting and ballasts, (LED) and bi-level switching for fluorescent fixtures.
- A substantial amount of the proposed plant material for the new site is native drought tolerant and will use less water than other common species.
- The irrigation system includes the use of deep root watering bubblers for parking lot trees to minimize usage and ensure that water goes directly to the intended planting areas.
- Storm water management plans are designed to maintain quality control and storm water discharge rates.
- Use of native species vegetation and drip irrigation systems greatly reduces potable water consumption.
- High-efficiency restroom fixtures achieve Achievement of a 40% decrease and water savings over U.S. standards by using high efficient restroom fixtures.

- Building envelopes are all insulated to meet or exceed current energy code requirements.
- Commissioning of mechanical systems.
- HVAC comfort systems are controlled by a computerized building management system to maximize efficiency.
- HVAC units are high efficiency direct ducted units.
- HVAC units have phased out the use of HCFC's completely, long before the Montreal Protocol timeline.
- Parking lot and exterior lights are controlled by a photo sensor and time clock.
- Lighting is controlled by the overall project energy management system.
- High-efficiency light source and ballasts (LED) and bi-level switching for fluorescent fixtures are used.
- Energy efficient Transformers (i.e., Square D Type EE transformers) are used.
- Variable speed motors will be used on make-up air units and booster pumps.
- Gas water heaters are direct vent and 94% efficient or greater.
- Reclaim tanks are used to capture heat released by refrigeration equipment to heat domestic water in lieu of rejecting heat to the outside.
- Main Building structure is a pre-engineered system that uses 100% recycled steel materials and is designed to minimize the amount of material utilized.
- Roof material is 100% recycled standing seam metal panel, designed to maximum efficiency for spanning the structure.
- When masonry and concrete are used, the materials purchased are local to the project minimizing the transportation and impact to local road networks.
- Construction waste is recycled whenever possible.
- Floor sealant is No-VOC and represents over 80% of the floor area.
- Lighting systems are designed with employee controllability in mind. Lighting is controlled by timers but over-ride switches are provided for employee use.
- CO₂ is monitored throughout the warehouse
- Extensive recycling/reuse program is implemented for warehouse and office space including tires, cardboard, grease, plastics and electronic waste.

- Suppliers are required to reduce packaging and consider alternative packaging solutions.
- Distribution facilities are strategically located to minimize miles traveled for delivery.
- Deliveries are made in full trucks.
- All Costco trucks are equipped with an engine idle shut off timer

RICH DEVELOPMENT PROJECT DESCRIPTION

Rich Development Employment

- It is anticipated that the approximate 70,000 SF retail/restaurant component will employ between 80-100 full- and part-time employees in the project.

Rich Development Site/Landscape Plan

- The major retail buildings are arranged to orient their main entry features and architectural detailing towards Bechelli Lane. Smaller pad buildings will be oriented internally to the site to provide a design allowing convenient pedestrian access between buildings and retailers encouraging multiple shopping opportunities while visiting the center. Perimeter and parking lot landscaping will be designed to complement the Costco property design. Access to the project from Highway 5 will be via the proposed driveway access from S. Bonnyview Road and also from an existing signalized intersection off Bechelli Lane. Landscape islands and an ADA compliant pedestrian pathway will be similar in scope and presence as the Costco parcel.
- The landscape plan will include a similar mix of drought tolerant shrubs and grasses and a variety of shade trees blending with and complimenting the Costco portion of the project.

Rich Development Architecture

- The retail/restaurant component architecture will share a similar contemporary design. However, the smaller buildings will allow for additional creativity with design and materials that are appropriate in the community without conflicting with the Costco warehouse design elements. Building signage will generally consist of an internally illuminated tenant logo design, business name and products sold per tenant and city specifications. The truck loading docks for the major tenant spaces are oriented towards the I-5 Freeway located at the east side of the buildings. Landscaping will be installed along the edge of the property to help mitigate any visual impacts. Smaller buildings will not include truck loading docks, but, rather, will likely be serviced by roll up doors or through their rear doors.
- The retail/restaurant component will operate during typical hours, generally from 6am to 11pm However, some restaurant and other uses will likely seek longer hours including 24-hour operation.
- One multi-tenant Freeway Pylon Sign will be requested. Project identification will consist of channel lettering with Tenant identification panels including interior illuminated channel letters
- Two multi-tenant Horizontal Monument Signs will be requested, one located at the main entry on Bonnyview and one at the secondary entry on Bechelli Lane.

PROJECT OBJECTIVES

Objectives of the Proposed Project:

The proposed project has been designed to meet a series of objectives:

- Relocate Costco's business in Redding to a location that will accommodate the expanded membership and expanded services Costco has added since it opened its current Redding location in 1990.
- Construct and operate a new retail commercial shopping center that serves the local community with goods and services from both nationally known business but also more regional and local business.
- Reduce energy consumption by incorporating sustainable design features and systems with enhanced energy efficiencies meeting State and Federal code requirements.
- Provide for a retail commercial shopping center with good access in a central location within the Redding market area.
- Provide a Costco warehouse and retail commercial shopping in a location that is convenient for its members, the community, and employees to travel to shopping and work.
- Increase the number of employees and contribute to the local job/housing balance
- Provide a state of the art Costco warehouse to better serve the membership in the greater Redding area.
- Enhance the area with an economically viable retail shopping center which is architecturally designed to be sensitive to the adjacent community, future development(s) and compatible with Costco's needs for a new warehouse.
- Continue and increase contribution to the City's tax base by Costco and new retail commercial uses.
- Prepare a Specific Plan which allows for increased flexibility in development standards while meeting the intent of City Design Guidelines.
- Expand the space available for integrated retail sales of goods and services in the City of Redding.
- Design a site plan that minimizes circulation conflicts between automobiles and pedestrians.
- Plan and design for public transit access.