Appendix A Notice of Preparation and NOP Comments

Notice of Preparation

Notice of Preparation

To: State Clearinghouse
Responsible & Trustee Agencies
Interested Parties (Address)

From: Town of Loomis
P.O. Box1330
Loomis, CA 95650 (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

The Town of Loomis will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☐ is ☒ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Bob King, Town Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Costco Warehouse and Fuel Facility

Project Applicant, if any: Costco Wholesale

Date May 15, 2017

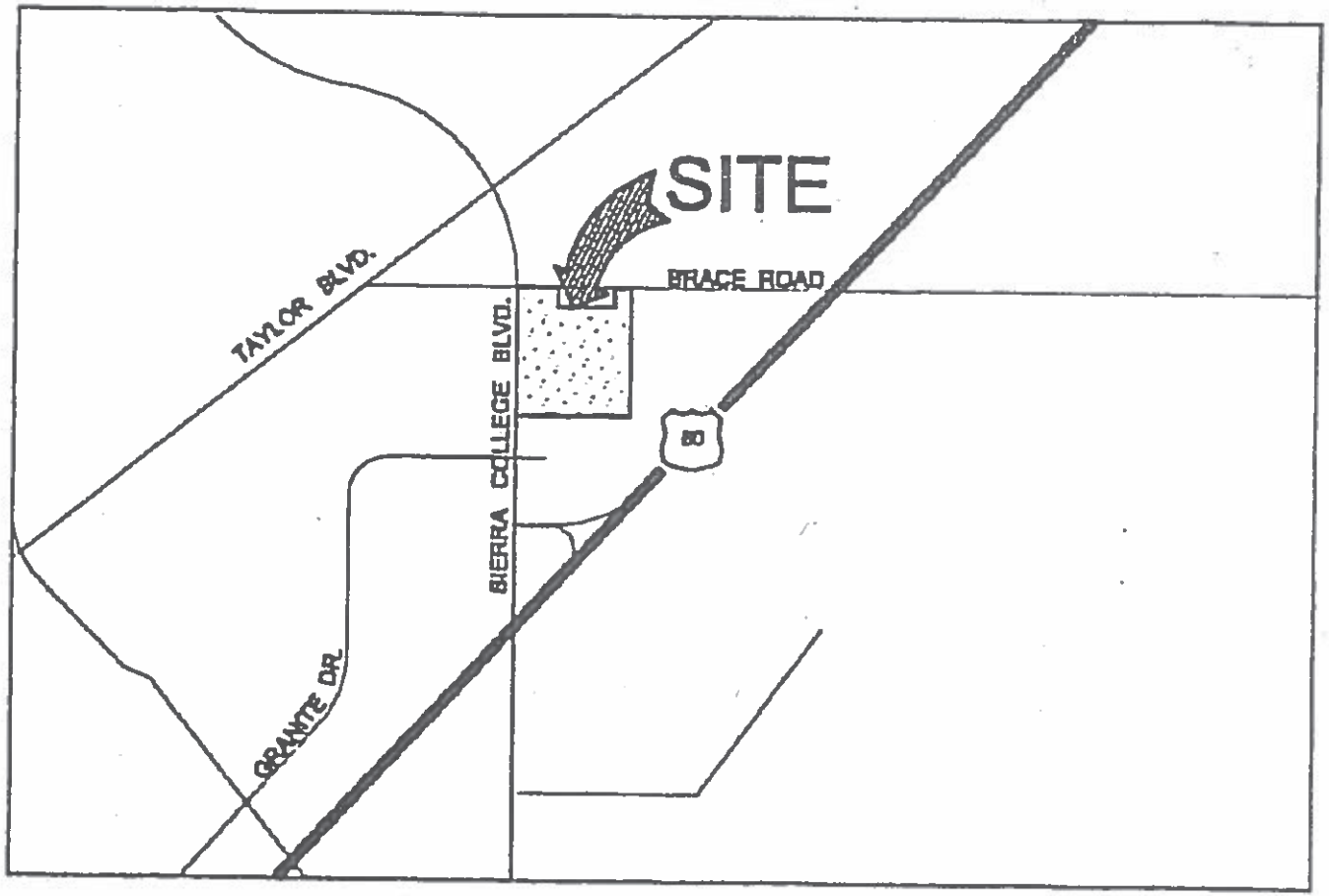
Signature John L. Phillips

Title Interim Town Manager

Telephone 916-652-1840

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

New Costco Warehouse and Fuel Facility
NEQ I-80 and Sierra College Blvd
Loomis, California



Vicinity Map

Scale: N.T.S.

Project Description

New Costco Warehouse and Fuel Facility
NEQ I-80 and Sierra College Blvd
Loomis, California

Applicant

Costco Wholesale
9 Corporate Park
Suite 230
Irvine, California 92606
Attn: Michael Okuma
(714) 978-5023

Contact Person

David Babcock & Associates
3581 Mt. Diablo Blvd., Suite 235
Lafayette, CA 94549
Attn: Jeff Berberich
(925) 283-5070

Site Information

Project Location:	Sierra College Blvd at Brace Road Loomis, CA
Assessor Parcel Numbers:	045-042-034, 045-042-035, 045-042-036, 045-042-037, 045-042-011, 045-042-012.
Site Area:	± 17.38
Current Zoning:	CG General Commercial RM-5 Medium Density Residential
Current General Plan:	CG General Commercial RM-5 Medium Density Residential
Proposed Zoning:	CG General Commercial RM-5 Medium Density Residential
Proposed Use:	Warehouse Retail (CG)

Site Description

Project Proposal

The proposed project consists of the following components:

1. The following applications will be processed for the project with the Town of Loomis;
    a. Design review approval for the site plan, building design, and preliminary landscape plan;
    b. A Conditional Use Permit to approve the tire center and fuel facility uses;
    c. A Lot Line Adjustment and Reversion to Acreage to combine the six existing parcels into a single parcel;
    d. A Zoning Text Amendment to allow for the Costco warehouse in the CG, General Commercial Zoning District for this specific site;
    e. A General Plan Text Amendment to allow for the Costco warehouse in the CG, General Commercial General Plan designation for this specific site;
    f. An Environmental Impact Report to study the impacts and potential mitigation measures required for the project. The construction of a new approximately 152,101 square foot Costco Wholesale warehouse building with ±777 parking stalls and associated landscaping on a ± 17.38-acre parcel. In addition, the Costco project will include a 24-dispenser fuel facility with potential future expansion to 30 dispensers that will be analyzed and approved with the entitlements for the project.
2. Proposed uses will include, without limitation, warehouse retail, tire sales and installation, motor vehicle fuel sales including diesel, optical exams and optical sales, photo center and processing, hearing aid testing and sales, 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. Temporary outdoor sales within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees from late November through December.
3. Vehicle display at the Costco warehouse entry for on-line or off-site (referred) automobile sales.
4. Signage to include the Costco warehouse typical signage to be approved as part of the entitlement process.
5. The Costco warehouse parcel would be entitled and constructed in one phase.

COSTCO PROJECT DESCRIPTION:

Costco Employment

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

Costco Site/Landscape Plan

The warehouse is sited to minimize impacts to the existing residential neighborhood to the east and apartments to the north. The main entry feature has been oriented towards the existing residential so that the loading dock and truck deliveries are accessed and oriented towards Sierra College Blvd to further reduce impact to the residences. The parking lot design has incorporated a generous perimeter landscape buffer adjacent to the existing residential to the east that varies from 34' to 38',

and a 20-foot landscape buffer adjacent to the existing apartments to the north and also to the west and south. Parking lot trees and landscaping per Town requirements will enhance the site and surrounding area and assist to minimize the visual impact to the development. Access to the warehouse and fuel facility will be from Interstate 80 at Sierra College Blvd. from a proposed signalized intersection at the southern portion of the site. Approximately 777 parking stalls are provided on site, which exceeds the required Town of Loomis parking requirement of 760 stalls. Landscape islands are typically provided at one island per 5 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 Sierra College Blvd. The project provides oversized parking stalls of 10' x 20' that are larger than the minimum requirements for the Town of Loomis to provide members with easier accessibility to vehicles.

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 in order to provide even light distribution for vehicle and pedestrian safety. The parking lot lights will be timer controlled to limit lighting after the warehouse has closed and most 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 Loomis.

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 so as to not overwhelm but to reinforce the brand that Costco has established. 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 southeast corner. The Loomis 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 east 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 southwest side of the building adjacent to Sierra College Blvd. to buffer noise to the adjacent apartments to the north and existing residences to the east. The bay doors will be equipped with sealed gaskets to limit noise impacts. A smaller on grade door is located on the west side of the building. This door is to receive bread delivery and Federal Express type trucks. A transformer and two trash compactors will also be located along the west 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 two-sided fuel dispensers which will provide for the fueling of six cars at each island. The fueling station will also have 8 stacking lanes which will allow approximately 32 cars to wait for pumps at any given time in addition to the 24 at the dispensers. The gas station will have fueling capacity for 24 dispensers initially with expansion to 30 dispensers and an expansion to the canopy of 1,410 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, with a Costco attendant present to oversee operations and assist members with problems. Five underground fuel tanks will also be installed at the southern edge of the gas station. 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 Interstate 80, and accessing the site from Sierra College Drive.

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 located on the east side of the gas facility. The truck will not block access to any of the fueling positions or occupy any queuing space. 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 Town 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. When masonry and concrete are used, the materials purchased are local to the project minimizing the transportation and impact to local road networks.
- 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.
- 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 based on the Town's requirements.
- 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.
- The building is insulated to meet or exceed current energy code requirements.
- Commissioning of mechanical systems will occur to ensure that the HVAC systems are preforming as designed.
- 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.

- 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 venting 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.
- 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.
- CO_2 is monitored throughout the warehouse.
- Extensive recycling/reuse program is implemented for warehouse and office space including tires, cardboard, grease, plastics and electronic waste.
- Use of plastic shopping bags is avoided.
- 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 timers.

PROJECT OBJECTIVES

Objectives of the Proposed Project:
The proposed project has been designed to meet a series of objectives:

- Construct and operate a new Costco warehouse that serves the local community with goods and serves from both nationally known businesses but also more regional and local businesses.
- Reduce energy consumption by incorporating sustainable design features and systems with enhanced energy efficiencies meeting State and Federal code requirements.
- Provide a Costco warehouse 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 Loomis area.
- Enhance the area with a warehouse which is architecturally designed to be unique to the Town and sensitive to the adjacent community, future development(s) and compatible with the need for a new warehouse in this market area.
- Continue and increase contribution to the Town's tax base by Costco.
- Expand the space available for integrated retail sales of goods and services in the Town of Loomis.
- Design a site plan that minimizes circulation conflicts between automobiles and pedestrians.
- Plan and design for public transit access.
- Provide a Costco warehouse in a location that is serviced by adequate existing infrastructure including roadways and utilities.
- Develop a Costco warehouse that is large enough to accommodate all the uses and services Costco provides to its members elsewhere.
- Locate a Costco warehouse on a site Costco can purchase (rather than lease) to protect its substantial investment of time, money and goodwill in the location.

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW ASSESSMENT

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Costco Warehouse

2. What is the general land use category for the project? Commercial
(residential, commercial, industrial, etc.)

3. What are the number of units or gross floor area proposed? 152,101 warehouse, and 30 dispenser fuel facility

4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [ ] No [X]
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [ ] No [X] If yes, Assessor's Parcel Number (s) and acreage(s). _____

6. Describe previous land use(s) of the site over the last 10 years. Vacant parcel

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [ ] No [X]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? N/A

2. Will the project displace or require the relocation of any residential units? Yes [ ] No [X] If yes, the number. _____

3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) Development of a vacant parcel with a 152,101 square foot Costco warehouse with associated parking and landscaping on an existing commercially zoned property

4. Will the project create or destroy job opportunities? Create [X] Destroy [ ] Describe _____

5. Will the proposed project displace any currently productive use? Yes [ ] No [X] If yes, describe.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [ ] No [X] If yes, describe. _____

2. Will grading on the site be required? Yes [X] No [ ] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). _____

Estimate the grading area/quantities. +/- 17 acres acres _____ cubic yards

3. Will site excavation and fill quantities balance? Yes [X] No [ ] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes [X] No [ ] If yes, describe location(s), type(s), height(s), etc. Gravity stack retaining

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. The erosion potential is low and there will be strom drainage facilities on site to capture and treat runoff.

6. Will blasting be required during project construction? Yes [ ] No [X] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [ ] No [X] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [ ] No [X] If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [ ] No [ ] If yes, describe. N/A

3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [ ] No [ ] If yes, describe. N/A

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Secret Ravine is the nearest receiving waterway located approximately 600' west of the project site

5. What area/percentage of the project site is presently covered by impervious surface? 0%
What will be the area/percentage of impervious surface coverage after development? 624,583 sf/ 83%

6. Will any runoff from the project site enter any off-site body of water? Yes [ ] No [X] If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [ ] No [X] If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [ ] No [X] If yes, describe. _____

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [X] If yes, describe. _____

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [X] No [ ] If yes, describe. The FEMA Flood Insurance Rate Map number 06061C0418F, effective date June 8, 1998 indicates that the entire project site is Zone X. However, the highest water surface elevation in the "Loomis Tributary" (a.k.a. "Secret Ravine" near the site is 322 while the lowest existing site elevation is approximately 318 at the swale flowline before crossing under Sierra College Blvd. Based on those elevations, the site could be expected to experience some inundation along the northerly street frontage of Sierra College Blvd and along the westerly frontage of Brace Rd.

11. Will the project alter existing drainage channels and/or drainage patterns? Yes [X] No [ ] If yes, describe. The site receives run-on from the neighboring subdivision to the east at two locations. Currently, the northerly location appears to drain into a ground-level swale, then to an inlet which appears to flow across Brace Rd to the north, into a swale between bulidings to Secret Ravine. This outfall will be intercepted at or near the property line and conveyed through the site storm drain system to the exsting 24" culvert under Sierra College Blvd. locatated approximately mid-way along the site frontage. The second, southerly, outfall will also be intercepted at or near the property line and conveyed through the site storm drain system in the same way.

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [X] No [ ] If yes, describe. Sierra College Boulevard is located at the eastern boundary of the parcel.

2. Describe the following emissions sources related to project development:

   Construction emissions - Extent and duration of site grading activities: Approximately 2 months

   Stationary source emissions - Are woodstoves proposed in residential projects? Yes [ ] No [X]

   Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses: N/A

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [X] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [ ] No [X] If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?

6. Will vegetation be cleared from the project? Yes [X] No [ ] If yes, describe the method of disposal.
Removal of trees and clearing and grubbing of the site will occur. Disposal of the debris will be recycled as green waste at the land fill site.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [X] No [ ] If yes, what is the name of the roadway?
Sierra College Boulevard

If no, what is the name and distance of the nearest roadway? _____

2. Will new entrances onto local roadways be constructed. Yes [X] No [ ]
If yes, describe. One new drive way entrance off Sierra College Boulevard is proposed with the project.

3. Would any non-automobile traffic result from the development of the project? Yes [X] No [ ] If yes, describe. Costco delivery trucks will deliver both merchandise and perishable items as well as fuel on a daily basis. 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 Interstate 80, and accessing the site from Sierra College Drive. 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.

4. If applicable, what road standards are proposed within the project? See attached Civil Engineering Plans.
(Show typical street sections(s) on the site plan.)

5. Will a new entrance(s) onto local roadways be constructed? Yes [X] No [ ]
If yes, show location(s) on site plan.

6. Describe any frontage improvements to the local roadway(s). Frontage improvements will occur to both Sierra Collebge Boulevard and Brace Road and will consist of new curb, gutter, and sidewalk frontage improvements. Sierra College Boulevard will also be improved to provide decel and acceleration improvements at the driveway entry. Final improvements for the streets are still under consideration by the Town of Loomis.

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). A traffic study is under preparation and the results of the analysis are pending.

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [ ] No [ ] If yes, describe. A traffic study is under preparation and the results of the analysis are pending.

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [x] No [ ] If yes, describe. Frontage improvements along the project property boundary will include sidewalks, bicycle racks will be included per the requirements of the California Building Code, and transit facilities are not proposed as part of the project.

10. Will the project require provisions for parking? Yes [X] No [ ] If yes, describe the number, size, location and access of the parking facilities proposed. 777 parking spaces are required for the project which is greater than the 760 required. The parking spaces are oversized 10' x 20' which meets the requirements of the Town of Loomis.

11. Will there be company vehicles associated with the project? Yes [ ] No [X] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above).

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. The project site is made up of Valley Oak Woodland, Annual Grassland, and Freshwater Marsh.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [ ] No [ ] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. Approximately 372 trees exist on the site, 352 to be removed, for a removal percentage of approximately 95%. The size, species, and description of condition can be seen in further detail on the topographic survey sheets (C1 – C3) in tabular form by Hort-Science, and the arborist report by Mann Made Resources.

3. Briefly describe wildlife typically found in the area. Much of the wildlife observed included resident and wintering species of birds that are adapted to the mix of wetland and upland habitats found at the site. Resident bird species observed include red-shouldered hawk, Anna's hummingbird, mourning dove, Northern flicker, acorn woodpecker, Nuttall's woodpecker, black phoebe, western bluebird, California scrub-jay, European starling, Northern mockingbird, oak titmouse, bushtit, white-breasted nuthatch, Bewick's wren, California towhee, white-crowned sparrow, song sparrow, purple finch and house finch. Species observed that are expected only during the winter include red-breasted sapsucker, American robin, hermit thrush, rubycrowned kinglet, yellow-rumped warbler, and golden crowned sparrow. Although no mammals were documented at the site, it is expected that mammals adapted to urban environments would be found on the property including striped skunk, raccoon, Virginia opossum, deer mouse and mule deer. Despite looking under logs and boards, no reptiles were observed and the only amphibian recorded was Pacific treefrog. Additional amphibians likely include western toad, and common reptiles likely include western fence lizard, southern alligator lizard, western skink, ringneck snake, gopher snake and common garter snake.

4. Describe changes to site habitat(s) resulting from development of the project. Loss of vegetation associated with the habitats on site will disrupt and displace existing wildlife. Some bird roosting, nesting, and foraging areas will be eliminated. Reptiles, amphibians, and small mammals that utilize these areas will be displaced to remaining undisturbed areas. Open space areas near the project area should be capable of accommodating these species.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [ ] No [X] If yes, describe. A search of the CNDDB records of occurrence for special status animals and plants and natural communities within these quadrangles indicated that none have been documented as occurring on the Project Site itself, but that a number of special status animal species have been known to occur in the project vicinity.

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [ ] No [ ] If yes, describe. See 5 above

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [ ] No [ ] If yes, describe. See 5 above

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [X] No [ ] If yes, describe (type, acreage, etc.). Direct (fill) impacts to 0.15 acres of waters of the U.S. would result from implementation of the proposed Costco warehouse facility.

9. If yes, will project development affect these wetland areas? Yes [X] No [ ] If yes, describe. The development plan for the site would permanently impact 0.15 acres of palustrine emergent wetlands located on the site that are potentially under the jurisdiction of the Corps under Clean Water Act Section 404.

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [X] No [ ]

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes [X] No [ ]

   If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

   Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

   If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [X] No [ ]
   If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [X] No [ ] If yes, describe. Sierra College Boulevard

2. Describe the noise that will be generated by this project, both during construction and following project development. A noise study is under preparation and will present the sources and projected noise levels gerated during construction as well as post project development.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire District Fire Station, 5840 Horseshoe Bar Road

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). A looped fire service at the warehouse is proposed that will provide the necessary fire flows is proposed as part of the project.

3. Describe the fire hazard and fire protection needs created as a result of project development. The project will require a 10" – 12" fire service at 1,600 GPM for fire sprinklers at a residual pressure of 55 PSI and fire fighting flow of 4,000 GPM at a residual pressure of 20 PSI

4. Describe the on-site fire protection facilities proposed with this project. The warehouse will include fire protection systems as required and there will be fire hydrants located around the perimeter of building.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? There are two points of access shown for the project

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Two points of access are shown for the project, the main entry off Sierra College Boulevard, and a secont off Brace Road. 777 parking spaces are shown on the site plan. There is a 30' drive aisle that loops around the entire warehouse providing access by emergency vehicles.

7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [ ] No [X] If yes, describe.

8. Estimate the number of persons on-site (residents or employees/visitors) 160 to 170 employees are anticipated for the project.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). There are no gates that would limit access to the site

2. Describe the security protection that will be provided on the site, if any. There will be security lighting at the warehouse that will remain on after typical warehouse hours.

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. Lighting of the parking lot and around the warehouse will be provided to provide safe circulation of vehicles and pedestrians.

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [ ] If yes, describe the district/area. There is an existing 8" water main in Sierra College Boulevard, and a 12" water main in Brace Road. Water service will be provided by Placer County Water Agency.

2. Can the district serve the project? Yes [X] No [ ]

3. What will be the water source(s) for the project? Domestic water supplied by Placer County Water Agency

4. What is the estimated usage and peak usage of the project? 10,000 gpd/ gpd

5. Are there any existing or abandoned wells on the site? Yes [ ] No [X] If yes, describe (location, depth, yield, contaminants, etc.)

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [ ] No [X] If yes, describe the method(s) and quantities (gpd).

2. Is the project located within a sewer district? Yes [X] No [ ] If yes, describe. South Placer Municipal Utility District

   If yes, can the district serve the project? Yes [X] No [ ]

   Is there sewer service in the area? Yes [ ] No [ ] If yes, what is the distance to the nearest collector line? 8" Sanitry Sewer main in Sierra College Boulevard and Brace Road.

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 5-8,000 gpd Gravity flow sewer system to existing sewer mains

4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [X] If yes, describe any special treatment processes that may be necessary for these wastes.

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [ ] No [X]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Solid waste including recycling will be provided by Recology Auburn/Placer

2. Describe the disposal method of this waste material. Costco has two weather tight compactor that will be serviced by Recology.

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Costco will coordinate with Recology on pick up services for the two large compactors located on the south side of the warehouse. A 30' drive aisle will provide access to the compactors and backup and truck turning to the compactors.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Loomis Basin Community Park, approximately 2-miles from the site
   What is the name of this facility? Loomis Basin Community Park

2. Are any park or recreation facilities proposed as part of the project? Yes [ ] No [X] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammer School, Del Oro High School

   What are the distances to these schools from the project? , 1.5 miles (grammer school) 2-miles (high school)

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No [ ]
   Describe the consistencies/compatibilities or inconsistencies/incompatibilities. See attached Project Description discussing project architecture

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No [ ]
   Describe the consistencies/compatibilities or inconsistencies/incompatibilities. See attached Project Description discussing project architecture and compatibility with architectural styles and detailing consistent with the Town of Loomis.

3. Describe the signage and/or lighting proposed by the project. See attached Project Description discussing signage.

4. Is landscaping proposed? Yes [X] No [ ] If yes, describe. See attached Project Description discussing the landscape portion of the project.

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [ ] No [ ] If yes, describe.
   A Cultural Resources investigation has not been completed for the site and will be included with the EIR.

2. What is the nearest archaeological, historical or paleontological site? Unknown at this time

   What is the name of this site? Unknown at this time

NOP Comments

ROCKLIN
CALIFORNIA

June 14, 2017

Bob King, Town Planner
Town of Loomis
P.O. Box 1330
Loomis, CA 95650

SUBJECT: Notice of Preparation (NOP) for the Costco Warehouse and Fuel Facility Project

Dear Bob:

Thank you for the opportunity to review the Costco Warehouse and Fuel Facility NOP. Based on the project description provided in the NOP, the 17.4 +/- acre project is located on the east side of Sierra College Boulevard and south of Brace Road and consists of a 152,101 square foot Costco Wholesale warehouse building, with 777+/- parking stalls, a 24-dispenser fuel facility with potential expansion to 30 dispensers, and associated landscaping and street frontage improvements. Other aspects of the project include temporary outdoor sales within the parking field for seasonal sales, a tire center, vehicle display near the building entry for on-line and off-site automobile sales, and signage. The warehouse hours are anticipated to be Monday-Friday, 10:00 a.m. to 8:30 p.m., Saturday from 9:30 a.m. to 6:00 p.m. and Sunday from 10:00 a.m. to 6:00 p.m., and the fuel facility hours are anticipated to be daily from 5:00 a.m. to 10:00 p.m.

Primary vehicular access to the project site for the general public, fuel trucks and other merchandise delivery trucks exiting the site would be provided from a proposed new signalized intersection on Sierra College Boulevard. A secondary limited right-in and right-out driveway entrance is proposed on Brace Road and primarily intended for incoming merchandise truck deliveries and emergency exiting. . Costco delivery trucks ranging in size from 26 feet to 70 feet will average about 10 per typical weekday, with receiving times 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. Fuel trucks approximately 70 feet long will average two to three trucks per day.

The concept of a new Costco facility on the I-80 corridor in close proximity to Rocklin is considered desirable. However, due to the project's location on the border of the City of Rocklin with primary regional access to the site being provided through use of the Sierra College Boulevard interchange and via Granite Drive (both within Rocklin) there is a heightened level of interest as to how the proposed project may affect the City and improvements that have been funded and are maintained by Rocklin. We have completed our review of the NOP and would like to offer the following comments:

1. The EIR should also assess any potential impacts on the Sierra College/I-80 interchange and on City of Rocklin roadways and intersections in the vicinity of the project. Funding contributions/financial participation or the construction of improvements may be required if impacts are identified. Specifically, because Costco will be a regional destination it is suggested that the scope of the traffic analysis be similar to the traffic analyses that were conducted for the Rocklin Crossings and Rocklin Commons shopping centers. The traffic analysis for the proposed project should include at a minimum, the following list of City of Rocklin intersections:

- Pacific Street/Rocklin Road (planned roundabout)
- Granite Drive/Rocklin Road
- Interstate 80/Rocklin Road EB and WB ramp intersections
- Dominguez Road (Del Mar Avenue)/Pacific Street
- Granite Drive/Dominguez Road
- Granite Drive/Sierra College Boulevard
- Interstate 80/Sierra College Boulevard EB and WB ramp intersections
- Sierra College Boulevard/Dominguez Road/Bass Pro Drive
- Newly proposed signal at Schriber Way/Sierra College Boulevard
- Sierra College Boulevard/Sierra College Stadium Entrance Roadway
- Sierra College Boulevard/Rocklin Road
- Rocklin Road/El Don Drive
- Rocklin Road/Aguilar Road

The EIR should utilize traffic count information taken while local schools are in session and should assess traffic impacts associated with the proposed project under existing, existing plus approved projects, and buildout (cumulative) conditions, including:

- increases in traffic on local and regional roadways with mitigation to be addressed at the project-specific level and not through a reliance on a future project or future funding mechanism;
- level of service impacts;
- access and parking impacts, particularly as it relates to future adjacent retail commercial development in Rocklin;
- impacts to/conflicts with alternative transportation policies, plans, or programs, and
- affects that a project of this scope and scale may have on current regional transportation infrastructure funding mechanisms and formulas. To date Loomis has not participated in the SPRTA Program or funding of regional improvements to the Sierra College Boulevard corridor. Appropriate participation in a regional funding mechanism such as SPRTA should be evaluated and identified as a component of the project's mitigation.

2. The proposal for one primary general access point into and out of the site is of particular concern due to the historic nature of traffic patterns associated with this type of regional destination use and from a life safety perspective. The existing Costco facility in Roseville is known to experience congestion in and around the site and that facility has at least three general use access points with an additional two nearby driveways available on adjacent

properties. The Costco in Citrus Heights has eight access points onto a long commercial driveway that customers can use to enter and exit the site. The Costco in Folsom has two main points of general ingress and egress and these entrances are fed by long commercial drives leading to nearby arterials rather than driveways that front directly onto adjacent arterials or collector streets. In addition to the limited number of access points, the location of the large fuel dispensing facility very close to the singular primary ingress and egress point is also of concern. It is difficult to imagine that the proposed circulation system for the project will not result in vehicles queuing back onto City streets and intersections. The traffic and site access analysis in the EIR will need to analyze these issues in detail. It is our recommendation that additional general access points be created for the project.

3. Due to the site access concerns listed in Item 2. above, the City strongly recommends that the location of the fuel dispensing facility be relocated to as far away from the main entrance as possible.

4. Due to the close proximity of the site to multiple existing and/or planned signalized intersections on the Sierra College Boulevard corridor, it is likely that synchronization of traffic signals will need to be considered. The project's contribution and implementation of this effort will need to be coordinated with the City of Rocklin.

5. The proposed project will generate considerable additional heavy truck traffic utilizing both the Sierra College interchange and Granite Drive (over 7,200 trip ends (10 in/10 out for roughly 360 days per year). The additional truck traffic should be factored into the analysis for effects on queuing and for ongoing damage to pavement facilities in Rocklin). Mitigation or separate agreements should be created to offset and address these effects on an ongoing basis.

6. The Town of Loomis did not participate in the funding of the Sierra College interchange improvements, however, this project would require and clearly benefits from the existence of the recently expanded interchange. Contributions similar to those charged to other similarly situated properties in the vicinity of the interchange should be addressed through mitigation or separate agreements with the City.

7. A portion of Sierra College Boulevard in the vicinity of the project is located within the Rocklin City limits and a portion is within the Town's incorporated limits. The final location of the new signal at the entrance into the facility will need to be determined in coordination with planned development needs for property across the street in Rocklin. Arrangements regarding all aspects of maintenance for the street section, median and signal will need to be addressed in detail between the two agencies.

8. It is our understanding that the Loomis General Plan identifies the Horseshoe Bar/Interstate 80 (I-80) overcrossing as a future four-lane facility and it currently exists as a two-lane facility. The EIR should assess any potential impacts on the current overcrossing and interchange configuration to determine if it is adequately sized to accommodate additional traffic from the Costco project and other planned growth within Loomis and the region.

9. Due to Rocklin's downstream location relative to the project and the anticipated stormwater drainage from the project site, the EIR should assess any potential impact associated with potential downstream flooding and storm drainage water quality that could be created by the project.

10. The EIR should assess any potential effects that the project could have on public services, particularly fire and police services and the potential need for mutual aid from the City of Rocklin Police and Fire Departments. It is suggested that typical calls for service at northern California Costcos and the Roseville Costco be used to establish and quantify potential calls for service at the new location.

11. The City has not yet received a Referral/Request for Comment for the project; therefore, we reserve the right to address any other items regarding the project, including those relative to building design and architectural treatment, etc. when that opportunity is formally provided. In general we would expect that the architectural detail and materials used should be at the level of quality and design that has been implemented at the Rocklin Commons and Crossings projects.

If there are any questions regarding these comments, please contact me at (916) 625-5162.

Sincerely,

David Mohlenbrok
Environmental Services Manager

cc: Rick Horst, City Manager
City Councilmembers
Marc Mondell, Director of Economic and Community Development
Laura Webster, Director, Office of Long Range Planning
Bret Finning, Planning Services Manager

DEPARTMENT OF TRANSPORTATION
DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4286
FAX (530) 741-5346
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

June 9, 2017

GTS# 03-PLA-2017-00068
03-PLA-80 PM 7.723
SCH# 20170520077

Mr. Jeff Berberich
City of Loomis
3581 Mt. Diablo Blvd., Suite 235
Lafayette, CA 94549

Costco Warehouse and Fuel Facility

Dear Mr. Jeff Berberich:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The proposed project will construct a new 152,101 sqft Costco Wholesale warehouse building with 777 parking stalls and associated landscaping on a 17.38 acre parcel. The project also includes a 24 dispenser fuel facility with potential future expansion to 30 dispensers. The project is located at the southeast corner of the intersection of Brace Road and Sierra College Blvd in Loomis. The following comments are based on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR).

Vehicle Miles Travelled (VMT) and Traffic Operations

In response to the provisions of Senate Bill 743, we encourage the integration of transportation and land use in a way that reduces VMT and Greenhouse Gas (GHG) emissions by facilitating the provision of more proximate goods and services to shorten trip lengths, as well as achieve a high level of non-motorized travel and transit use. As such, we encourage the evaluation of the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit

service and bicycle or pedestrian connectivity improvements. The Department also seeks to reduce serious injuries and fatalities, as well as provide equitable mobility options for people who are economically, socially, or physically disadvantaged. Therefore, we encourage the evaluation of the project site for access problems, VMT, and service needs that may need to be addressed.

The proposed development could have significant traffic impacts at the existing location. please include, in the scope, Sierra College Blvd./ I-80 interchange, the Horseshoe Bar/I-80 interchange, Sierra College Blvd., and mainline I-80 between Horseshoe Bar Road and Sierra College Blvd.

The environmental document should include an analysis of the multimodal travel demand expected from the proposed project. This analysis should also identify potentially significant adverse impacts from such demands and avoidance, minimization, and mitigation measures needed to address them.

Early collaboration, such as sharing the analysis for review and comment prior to the environmental document, leads to better outcomes for all stakeholders.

Given that Caltrans current guidelines are in the process of being updated, a transportation impact study scoping meeting with District staff could be used to discuss the most appropriate methodology for this analysis. At a minimum, the analysis should provide the following:

1. Vicinity maps, regional location map, and a site plan clearly showing project access in relation to nearby roadways and key destinations. Ingress and egress for all project components should be clearly identified. Clearly identify the State right-of-way (ROW). Project driveways, the State Highway System and local roads, intersections and interchanges, pedestrian and bicycle routes, car/bike parking, and transit routes and facilities should be mapped.

2. Project-related VMT should be calculated factoring in per capita use of transit, rideshare or active transportation modes and VMT reduction factors. The assumptions and methodologies used to develop this information should be detailed in the study, should utilize the latest place based research, and should be supported with appropriate documentation. Mitigation for any roadway section or intersection with increasing VMT should be identified and mitigated in a manner that does not further raise VMT.

3. Schematic illustrations of walking, biking and auto traffic conditions at the project site and study area roadways, trip distribution percentages and volumes as well as intersection geometrics, i.e., lane configurations, for AM and PM peak periods. Operational concerns for all road users that may increase the potential for

future collisions should be identified and fully mitigated in a manner that does not further raise VMT.

For any traffic mitigation proposed, please provide construction cost estimates and a timeline for completion. If the project will be paying into an impact fee, please provide what amount will be set aside for highway improvements.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact David J. Smith, Intergovernmental Review Coordinator for Placer County, by phone (530) 634-7799 or via email to david.j.smith@dot.ca.gov.

Sincerely,

KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—North

Robert King

From: Carie Huff [chuff@spmud.ca.gov]
Sent: Wednesday, June 14, 2017 8:11 AM
To: Robert King
Cc: Eric Nielsen
Subject: SPMUD Response to Notice of Preparation (Costco)
Attachments: Response to Notice of Preparation_6-14-17.pdf; SPMUD_L11.pdf

Good morning,

Attached is the District's response to the Notice of Preparation for the Costco in Loomis along with a copy of the District's facility map.

Please let me know if you have any questions or need additional information.

Regards,

Carie Huff, P.E.
Associate Engineer - Technical Services
South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
Tel: 916-786-8555 x311
Fax: 916-786-8553
chuff@spmud.ca.gov

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

June 14, 2017

Robert King
Town of Loomis
P.O. Box 1330
Loomis, CA 95650

Subject: **Costco Loomis – Sierra College Boulevard and Brace Road**

Dear Mr. King,

Thank you for contacting the District regarding the development of Costco at the corner of Sierra College Boulevard and Brace Road in Loomis.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the District's facility map has been provided for your use. Please refer to Ordinance 09-02 for information regarding participation fees.

The District has reviewed the request for sewer service availability and the following comments apply:

a. Downstream portions of the sewer collection system that serve this property have capacity deficiencies. Construction of the Loomis Diversion Line, which will address the capacity deficiencies, is anticipated to begin this summer. Once the owner and/or owner's representative meets with District staff in order to discuss the project and determine project specific requirements, a will-serve letter will be issued.
b. The property may be able to sewer out to Granite Drive. Further analysis would be required in order to pursue this alternative.
c. A sewer study may be required as design progresses.

Additional requirements may be included as design information is provided.

Prior to issuing a will-serve letter for sewer service, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements.

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website:

http://spmud.ca.gov/developer-resources/standards-specifications/

The District's Fee Schedule can be found at the following location:

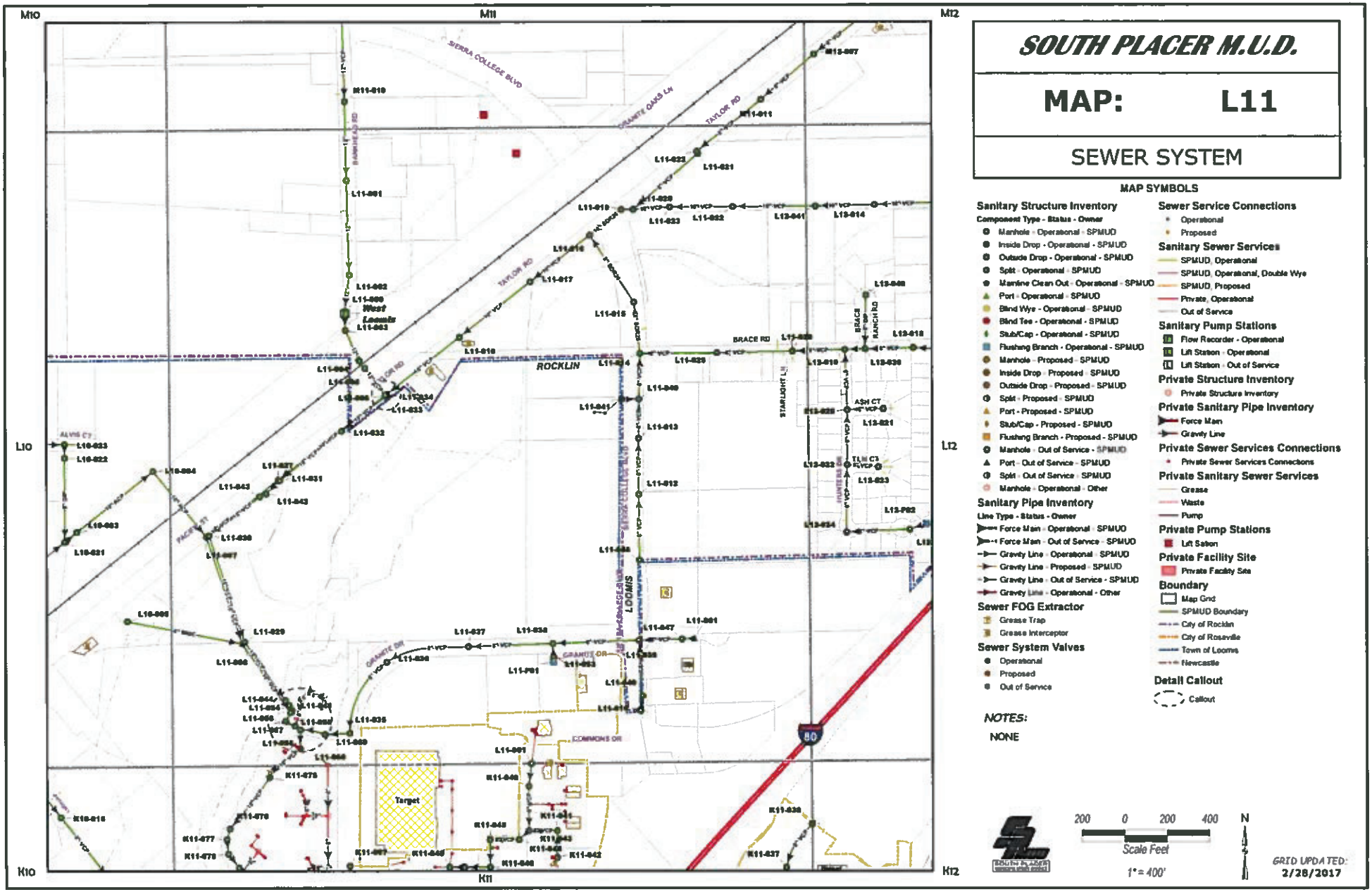
http://spmud.ca.gov/wp-content/uploads/2014/08/FY16-17-Fee-Schedule.pdf

Please do not hesitate to contact me at (916) 786-8555 extension 311 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

Carie Huff, P.E.

Attachments: SPMUD Facility Map



SOUTH PLACER M.U.D.

MAP: L11

SEWER SYSTEM

MAP SYMBOLS

Sanitary Structure Inventory
Component Type - Status - Owner
- Manhole - Operational - SPMUD
- Inside Drop - Operational - SPMUD
- Outside Drop - Operational - SPMUD
- Split - Operational - SPMUD
- Mainline Clean Out - Operational - SPMUD
- Port - Operational - SPMUD
- Blind Wye - Operational - SPMUD
- Blind Tee - Operational - SPMUD
- Stub/Cap - Operational - SPMUD
- Flushing Branch - Operational - SPMUD
- Manhole - Proposed - SPMUD
- Inside Drop - Proposed - SPMUD
- Outside Drop - Proposed - SPMUD
- Split - Proposed - SPMUD
- Port - Proposed - SPMUD
- Stub/Cap - Proposed - SPMUD
- Flushing Branch - Proposed - SPMUD
- Manhole - Out of Service - SPMUD
- Port - Out of Service - SPMUD
- Split - Out of Service - SPMUD
- Manhole - Operational - Other

Sanitary Pipe Inventory
Line Type - Status - Owner
- Force Main - Operational - SPMUD
- Force Main - Out of Service - SPMUD
- Gravity Line - Operational - SPMUD
- Gravity Line - Proposed - SPMUD
- Gravity Line - Out of Service - SPMUD
- Gravity Line - Operational - Other

Sewer FOG Extractor
- Grease Trap
- Grease Interceptor

Sewer System Valves
- Operational
- Proposed
- Out of Service

Sewer Service Connections
- Operational
- Proposed

Sanitary Sewer Services
- SPMUD, Operational
- SPMUD, Operational, Double Wye
- SPMUD, Proposed
- Private, Operational
- Out of Service

Sanitary Pump Stations
- Flow Recorder - Operational
- Lift Station - Operational
- Lift Station - Out of Service

Private Structure Inventory
- Private Structure Inventory

Private Sanitary Pipe Inventory
- Force Main
- Gravity Line

Private Sewer Services Connections
- Private Sewer Services Connections

Private Sanitary Sewer Services
- Grease
- Waste
- Pump

Private Pump Stations
- Lift Station

Private Facility Site
- Private Facility Site

Boundary
- Map Grid
- SPMUD Boundary
- City of Rocklin
- City of Roseville
- Town of Loomis
- Newcastle

Detail Callout
- Callout

NOTES:
NONE

200 0 200 400 N
Scale Feet
1" = 400'

GRID UPDATED:
2/28/2017

Placer County
Health and Human Services Department

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH SERVICES

To: Robert King, Town of Loomis

From: Joey Scarbrough, Technical Specialist
Land Use and Water Resources Section

Date: May 25, 2017

Subject: **Costco Warehouse and Fuel Facility, Notice of Preparation**

Environmental Health Services has reviewed the above mentioned application and has the following comments.

1. Prior to this project moving forward to a public hearing or project approval, provide a Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-05. This will need to be reviewed by this department to determine if potential environmental concerns occur on site. If so, Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC).

2. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service. The refuse collection provider shall also approve the location of the trash receptacle(s) on-site.

3. Submit to Environmental Health Services a "will-serve" letter from the South Placer Municipal Utility District indicating that the district can and will provide sewerage service to the project. The project shall connect the project to this public sewer.

4. Submit to Environmental Health Services, for review and approval, a "will-serve" letter or a "letter of availability" from the Placer County Water Agency for domestic water service. The applicant shall connect the project to this treated domestic water supply.

5. "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:

   Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.

Perspective, Hope, and Opportunity

If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).

Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.

6. Prior to Building Permit approval, installation, excavation, or breaking ground, contact the Environmental Health Services, Hazardous Materials Section, pay required fees, and secure appropriate permits and approvals to complete work on the underground storage tank system.

7. If at any time during the course of executing the proposed project, evidence of soil and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact Environmental Health Services Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of Environmental Health Services and to Central Valley Regional Water Quality Control Board. A note to this effect shall be added to the Improvement Plans where applicable.

8. The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainageways on, or adjacent to, the site is prohibited.

Placer County
AIR POLLUTION CONTROL DISTRICT

110 Maple Street, Auburn, CA 95603 • (530) 745-2330 • Fax (530) 745-2373 • www.placer.ca.gov/apcd

Erik C. White, Air Pollution Control Officer

June 21, 2017

SENT VIA E-MAIL: rking@loomis.ca.gov

Robert King
Town Planner
Town of Loomis
P.O. Box 1330
Loomis, CA 95650

SUBJECT: Notice of Preparation / Agency Notification for Costco Membership Warehouse

Mr. King,

Thank you for submitting the **Notice of Preparation / Agency Notification for Costco Membership Warehouse** (Project) to the Placer County Air Pollution Control District (District) for review and comment. This project documentation was received in the mail on June 8, 2017. The District provides the following comments for consideration.

1. The District's Board of Directors adopted CEQA Thresholds of Significance for criteria pollutants and Greenhouse Gas (GHG) on October 13, 2016. The following tables summarize the adopted thresholds:

Criteria Pollutant Thresholds								
Construction Phase			Operational Phase Project-Level			Operational Phase Cumulative-Level		
ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)	ROG (lbs/day)	NOx (lbs/day)	PM_{10} (lbs/day)
82	82	82	55	55	82	55	55	82

Greenhouse Gas Thresholds			
Bright-line Threshold 10,000 MT CO2e/yr			
Efficiency Matrix			
Residential		Non-residential	
Urban	Rural	Urban	Rural
(MT CO2e/capita)		(MT CO2e/1,000sf)	
4.5	5.5	26.5	27.3
De Minimis Level 1,100 MT CO2e/yr			

The District recommends applying the District's adopted thresholds to determine the level of significance for the Project's related criteria pollutants and GHG impacts.

2. The District's California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available on the District's website at http://www.placer.ca.gov/departments/air/landuseceqa. Except where noted below additional detail relating to the following recommended items can be found within the Handbook.

   - The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the federal particulate matter standard ($PM_{2.5}$) and state particulate

matter standard (PM_{10}). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.

- The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related air pollutants emissions from construction and operational phases. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. During 2016, the CalEEMod Version 2016.3.1 was released which incorporates the California Air Resources Board's OFFROAD and EMFAC 2014 updates. No prior versions of CalEEMod should be used. Please contact the District for information on appropriate default settings applicable to the project area.

  The District requests copies of all modeling analysis files during the review of the DEIR for public review and comment.

- In the event the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality related impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook within the following related appendices.

  Appendix A. Recommended Mitigation Measures (Construction)

  Appendix B. District Rules and Regulations (Construction)

  Appendix C. Recommended Mitigation Measures (Operational)

  Appendix D. District Rules and Regulations (Operational)

  Appendix G. Mitigation Measures (Greenhouse Gases)

3. The District recommends a CALINE 4 modeling analysis for carbon monoxide (CO) concentration be performed and discussed within the environmental document if any intersection or roundabout is determined by the traffic study to degrade to a level of service "E" or "F" as a result of this project, alone or cumulatively; or where the total project-level CO emissions exceed 550 lbs/day.

4. Any project that includes the use of equipment capable of releasing emissions to the atmosphere may require permits(s) from the District. The applicant, developer, or operator of a project that includes an generator, gasoline storage tanks should contact the District early to determine if a permit is required, and to begin the permit application process. Portable construction equipment (e.g. generators, compressors, pile drivers, lighting equipment, etc) with an internal combustion engine over 50 horsepower are required to have a PCAPCD permit or a California Air Resources Board portable equipment registration. The District recommends the following condition of approval for this Project.

   Processes that discharge 2 pounds per day or more of air contaminants, as defined by Health and Safety Code Section 39013, to the atmosphere may require a permit. Permits are required for both construction and operation. Developers/contractors should contact the District prior to construction and obtain any necessary permits prior to the issuance of a Building Permit. (Based on the California Health & Safety Code section 39013: http://www.leginfo.ca.gov/cgi-bin/displaycode?section=hsc&group=39001-40000&file=39010-39060

5. The Project requests approval of a gasoline facility which is a source of gasoline vapors that include Toxic Air Contaminants (TACs), primarily benzene[1]. Refueling at gasoline dispensing facilities releases benzene into the air. Benzene is a potent carcinogen and is one of the highest risk air pollutants regulated by the California Air Resources Board (ARB)[2]. The District recommends the environmental document describe the level of analysis, such as a Health Risk Assessment (HRA) or other modeling analysis, necessary to determine if the Project will have the potential to cause adverse health impacts.

[1] http://www.epa.gov/air/toxicair/newtoxics.html#effects
[2] http://www.arb.ca.gov/ch/handbook.pdf page 30

Prior to construction and operation of a gasoline facility, the applicant is required to obtain an Authority to Construct (ATC) permit from the District. A Health Risk Analysis is required as part of the ATC permit in order to determine the potential cancer risk that will be generated as a result of the project. The District reviews the proposed facility's preliminary health risk assessment of TACs emitted to determine the potential increased cancer risk. The District applies a Significance Risk Threshold for probability of cancer of 10 in a million, as well as a health index number of one (1) for non-carcinogens (based on a screening level analysis or computer modeling). All gasoline dispensing facilities with storage tanks over 250 gallons in size are required to install certified vapor recovery equipment. Additionally, the annual amount of gasoline dispensed from the facility will be limited to below the significance threshold for cancer risk of 10 in one million as demonstrated by the health risk assessment.

A Permit to Operate is then granted by the District, after the operator has demonstrated compliance with all District Rules and Regulations within the ATC permit. The Permit to Operate contains the parameters within which the facility may operate and is renewed annually to ensure compliance with all local, state, and federal air pollution control requirements.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2327 or ahobbs@placer.ca.gov if you have any questions.

Sincerely,

Ann Hobbs
Air Quality Specialist
Planning & Monitoring Section

cc: Yushuo Chang, Planning & Monitoring Section Supervisor

MIWOK MAIDU United Auburn Indian Community of the Auburn Rancheria

Gene Whitehouse, Chairman | John L. Williams, Vice Chairman | Calvin Moman, Secretary | Jason Camp, Treasurer | Gabe Cayton, Council Member

RECEIVED
JUN 19 2017
TOWN OF LOOMIS

May 30, 2017

Bob King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Costco Warehouse and Fuel Facility Project

Dear Bob King,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. We recommend UAIC tribal representatives observe and participate in all cultural resource surveys. If you are interested, the UAIC's preservation department offers a mapping, records and literature search services program that has been shown to assist project proponents in complying with the necessary resource laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process.

The UAIC's preservation committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the preservation committee's identification of cultural resources in and around your project area, UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM

PLACER COUNTY
FLOOD CONTROL AND WATER CONSERVATION DISTRICT

Ken Grehm, Executive Director
Brian Keating, District Manager
Brad Brewer, Development Coordinator

June 14, 2017

Robert King
Town of Loomis Planning Department
P.O. Box 1327
Loomis, CA 95650

RE: Costco Membership Warehouse/Notice of Preparation of a Draft EIR

Robert:

We have reviewed the Notice of Preparation of a Draft EIR for the subject project and have the following comments.

The proposed Costco Membership Warehouse has the potential to create the following impacts:

a.) Increases in peak flow runoff downstream of the project site.

b.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.

Future EIRs must specifically quantify the incremental effects of each of the above impacts due to the subject project and propose mitigation measures if necessary.

Please call me at (530) 745-7541 if you have any questions regarding these comments.

Brad Brewer, M.S., P.E., QSD/P
Development Coordinator

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Robert King

From: George Blind [gblind1@gmail.com]
Sent: Friday, June 16, 2017 3:02 PM
To: Robert King
Subject: EIR - COSTCO

Robert: The Loomis Fire District has no special concerns regarding the EIR for the proposed COSTCO warehouse. The facility will be constructed to comply with the requirements contained in Title 24, California Administrative Code and Loomis Fire District amendments to the California Fire Code. Adequate water supply should be available from PCWA.

Please contact me if you have any questions as the project proceeds.

George Blind
Loomis Fire District
916 759-4094

Robert King

From: Brad Brewer [BBrewer@placer.ca.gov]
Sent: Wednesday, June 14, 2017 12:57 PM
To: Robert King
Cc: Tracie Coyle
Subject: Costco NOP FCD Comments
Attachments: cn17-65 Costco NOP.pdf

Good afternoon Robert:
Please find attached our comments regarding the subject project.

Thanks,

J. Brad Brewer, M.S., P.E., QSD/P
Development Review Coordinator
Placer County Flood Control and Water Conservation District
3091 County Center Drive, Suite 220
Auburn, CA 95603
Phone: 530-745-7541
Fax: 530-745-3531

Robert King

From: Kathryn von Seeburg [KvonSeeburg@recology.com]
Sent: Monday, May 22, 2017 12:17 PM
To: Robert King
Subject: Costco Membership Warehouse

Recology Auburn Placer has no questions or concerns about the project at this time. However, we will want to review plans for refuse disposal as the project moves forward. Please let me know if you have questions or need additional information.

Hope all is well!

Kathryn von Seeburg
Office Manager

Recology™ Auburn Placer
12305 Shale Ridge Road | P.O. Box 6566 | Auburn, CA 95604
T: 530.885.3735
kvonseeburg@recology.com

WASTE ZERO