



Loomis Costco Final Environmental Impact Report

Prepared for:



Town of Loomis

June 2020

Prepared for:

Town of Loomis
3665 Taylor Road
PO Box 1330
Loomis CA 95650

Contact Info:

Anders Hauge, Costco Project Manager
costcocomments@loomis.ca.gov
(916) 652-1840

Prepared by:

AECOM
2020 L Street, Suite 400
Sacramento, CA 95811

Contact Info:

Matthew Gerken, AECOM Project Manager
Matthew.Gerken@aecom.com
(916) 414-5800

Printed on environmentally responsible paper. Made from 100% recycled post-consumer waste.

Table of Contents

1	Introduction	1-1
1.1	Environmental Review Process	1-1
1.2	Requirements for Responding to Comments	1-1
1.3	Requirements for Certification and Future Steps in Project Approval	1-2
1.4	Organization and Format of the Final EIR	1-2
2.	Staff-Recommended Project Description	2-1
2.1	Introduction	2-1
2.2	Project Site Location	2-1
2.3	Proposed Project	2-1
2.3.1	Warehouse and Fueling Station	2-1
2.3.2	Site Access	2-2
2.3.3	Additional Transportation Improvements	2-4
2.3.4	Deliveries	2-7
2.4	Features that Remain Unchanged	2-7
3.	Comments and Individual Responses	3-1
3.1	Introduction	3-1
3.2	List of Commenters	3-1
3.3	Comments and Responses on the Recirculated DEIR	3-3
3.3.1	Section A: State Agencies	3-5
3.3.1.1	Letter Caltrans, Kevin Yount, Branch Chief, February 10, 2020	3-7
3.3.1.2	Letter Central Valley Regional Water Quality Control Board, Greg Hendricks, Environmental Scientist, January 15, 2020	3-11
3.3.1.3	Letter Department of Toxic Substances Control, Gavin McCreary, Project Manager, Site Evaluation and Remediation Unit, January 3, 2020	3-19
3.3.1.4	Letter Governor's Office of Planning and Research, State Clearinghouse and Planning Unit, Scott Morgan, Director, State Clearinghouse, February 4, 2020	3-23
3.3.2	Section B: Regional and Local Agencies	3-25
3.3.2.1	Letter City of Rocklin, Daniel S. Cucchi, February 10, 2020	3-27
3.3.2.2	Letter Placer County, Leigh Chavez, Principal Planner/Environmental Coordinator, February 10, 2020	3-341
3.3.2.3	Letter Placer County Air Pollution Control District, Laura Moore, Air Pollution Control Specialist, February 10, 2020	3-347
3.3.2.4	Letter Placer County Sheriff, Devon Bell, Sheriff-Coroner-Marshall, January 29, 2020	3-361
3.3.2.5	Letter South Placer Fire District, Jeff Ingolia, Division Chief/Fire Marshall, December 24, 2019	3-363
3.3.2.6	Letter South Placer Fire District, Eric Walder, EFO, Fire Chief, February 10, 2020	3-367
3.3.2.7	Letter South Placer Municipal Utility District, Carie Huff, P.E., District Engineer, February 10, 2020	3-369
3.3.2.8	Letter Shingle Springs Band of Miwok Indians, James Sarmento, Executive Director of Cultural Resources, January 9, 2020	3-373
3.3.2.9	Letter Sierra College, Laura Doty, Director of Facilities and Construction, February 7, 2020	3-375
3.3.3	Section C: Individuals	3-383
3.3.3.1	Letter Robert Auguscik, February 4, 2020	3-385
3.3.3.2	Letter Cheryl Benson, February 8, 2020	3-823
3.3.3.3	Letter Cheryl Benson, February 9, 2020	3-829
3.3.3.4	Letter Cheryl Benson, February 10, 2020	3-833
3.3.3.5	Letter Citizens Object, February 10, 2020	3-835

3.3.3.6	Letter Sonja Cupler, February 10, 2020	3-851
3.3.3.7	Letter Sonja Cupler, February 10, 2020	3-853
3.3.3.8	Letter Sandra Granada, December 27, 2019	3-855
3.3.3.9	Letter Richard Jackson, February 9, 2020.....	3-859
3.3.3.10	Letter Richard Jackson, February 11, 2020.....	3-863
3.3.3.11	Letter Gary Liss, February 5, 2020.....	3-879
3.3.3.12	Letter Thor Lude, February 3, 2020.....	3-881
3.3.3.13	Letter Mooney, Donald Mooney/Daljit Bains, February 10, 2020.....	3-889
3.3.3.14	Letter Anna Nakashoji, February 4, 2020	3-971
3.3.3.15	Letter Anna Nakashoji, February 5, 2020	3-973
3.3.3.16	Letter Gerald Neal, February 11, 2020	3-977
3.3.3.17	Letter Adam Noorani, February 10, 2020	3-989
3.3.3.18	Letter Roger Smith, February 5, 2020.....	3-995
3.3.3.19	Letter Charlene Walters, December 29, 2019	3-997
4.	Corrections and Revisions to the Recirculated DEIR	4-1
4.1	Introduction	4-1
4.2	Text Revisions.....	4-1
4.2.1	Chapter 2, Project Description	4-1
4.2.2	Section 3.3, Air Quality.....	4-2
4.2.3	Section 3.4, Biological Resources.....	4-3
4.2.4	Section 3.5, Greenhouse Gases	4-4
4.2.5	Section 3.7, Transportation and Traffic.....	4-5
4.2.6	Section 3.6, Noise	4-5
4.2.7	Chapter 4, Cumulative Impacts	4-9
4.2.8	Appendix B, CalEEMod Air Quality Emissions Modeling & Health Risk Assessment.....	4-10
5	References	

Appendices

- Appendix A: Revisions to Transportation Impact Analysis
- Appendix B: Supplemental Trip-Based VMT Sensitivity Analysis
- Appendix C: Option 1D Supplemental Memo

Figures

Figure 2-1	Site Plan	2-5
Figure 3-1	Travel Paths between I-80 and Project Site.....	3-295
Figure 3-2	Fueling Station Queuing, Weekend Peak	3-296
Figure 3-3	Fuel Station Entry Paths During Typical Operations	3-297
Figure 3-4	Illustrative Fuel Station Entry Paths During Temporary Queue Management Scenario	3-298
Figure 3-5	Santee Site Weekday Maximum Queue in 1-Minute Increments.....	3-299
Figure 3-6	Santee Site Saturday Maximum Queue in 1-Minute Increments	3-299
Figure 3-7	South San Francisco El Camino Site Weekday Maximum Queue in 1-Minute Increments	3-300
Figure 3-8	South San Francisco El Camino Site Saturday Maximum Queue in 1-Minute Increments	3-300
Figure 3-9	South San Francisco Airport Site Weekday Maximum Queue in 1-Minute Increments.....	3-300
Figure 3-10	South San Francisco Airport Site Saturday Maximum Queue in 1-Minute Increments	3-301
Figure 3-11	Sierra College Boulevard Project Site Traffic Signal Movements.....	3-314
Figure 3-12	Floodplain and the Project Site.....	3-343
Figure 3-13	Loomis General Plan Roadway Cross Section	3-975
Figure 3-14	Costco Site Plan and Employee Parking	3-992

Tables

Table 3-2	Sierra College Boulevard/Taylor Road Intersection Peak-Hour Operations Analysis with Town Design Lane Configuration.....	3-273
Table 3-3	Sierra College Boulevard/Taylor Road Intersection Cumulative Conditions Short Term Baseline Peak Hour Queuing Analysis with Town Design Lane Configuration	3-274
Table 3-4	Cumulative Conditions Short Term Plus Project Peak Hour Queuing Analysis with Town Design Lane Configuration	3-274
Table 3-5	Cumulative Conditions Long Term Baseline Peak Hour Queuing Analysis with Town Design Lane Configuration	3-275
Table 3-6	Cumulative Conditions Long Term Plus Project Peak Hour Queuing Analysis with Town Design Lane Configuration	3-275
Table 3-7	Trip Type Comparison.....	3-290
Table 3-8	Comparison of Costco Trip Generation Estimate with Trip Generation Manual	3-291
Table 3-9	Queuing Data Observed at 32-Fuel Position Sites in February 2020	3-299
Table 3-10	Revised Mitigation Queuing Analysis.....	3-309
Table 3-11	Consistency with the Loomis General Plan	3-316
Table 4-1	Cumulative Short Term plus Project – Mitigation Measures.....	4-9
Table 4-2	Cumulative Long Term plus Project – Mitigation Measures	4-10

Acronyms and Other Abbreviations

2018 DEIR	Town of Loomis directed preparation of a Draft Environmental Impact Report
2019 RDEIR	Town prepared a Recirculated DEIR
AASHTO	American Association of State Highway and Transportation Officials
APCD	Air Pollution Control District
APN	Assessor Parcel Numbers
BMP	best management practice
CalEEMod	California Emission Estimator Model
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CG	General Commercial (zoning)
CIP	Capital Improvement Program
CO	carbon monoxide
CVRWQCB	Central Valley Regional Water Quality Control Board
CWA	Clean Water Act
dB	decibel
dBA	A-weighted decibels
DEIR	Draft Environmental Impact Report
DTSC	California Department of Toxic Substances Control
DWSAP	Drinking Water Source Assessment and Protection
EIR	environmental impact report
ESA	Environmental Site Assessment
FEIR	Final EIR
FEMA	Federal Emergency Management Agency
FMP	Facilities Master Plan
FMP TIS	FMP Update Transportation Impact Study
GHG	greenhouse gas
HCM	Highway Capacity Manual
HVAC	heating, ventilation, and air conditioning
ITE	Institute of Transportation Engineers
L _{dn}	day-night average noise level
L _{eq} [h]	A-weighted equivalent sound level
L _{max}	Maximum Noise Level
LOS	level of service
MEIR	maximum exposed individual resident

MEIW	maximum exposed individual worker
MMRP	Mitigation, Monitoring, and Reporting Program
MS4	Municipal Separate Storm Sewer System
MT CO ₂ e	metric tons of carbon dioxide equivalents
MTP	Metropolitan Transportation Plan
NOP	Notice of Preparation
NOx	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
OPR	Governor's Office of Planning and Research
PCAPCD	Placer County Air Pollution Control District
PCAPD	Placer County Air Pollution Control District
PCSD	Placer County Sheriff's Department
PM ₁₀	respirable particulate matter with an aerodynamic diameter of 10 micrometers or less
proposed project	Loomis Costco Warehouse and associated fueling station
RDEIR	Recirculated DEIR
RTP	Regional Transportation Plan
SACOG MTP/SCS	Sacramento Area Council of Governments Metropolitan Transportation Plan/Sustainable Communities Strategy
SB	Senate Bill
SPFD	South Placer Fire District
SPMUD	South Placer Municipal Utility District
STC	Sound Transmission Class
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
Town	Town of Loomis
USACE	U.S. Army Corps of Engineers
USGS	United States Geological Survey
VMT	vehicle miles traveled
WDRs	waste discharge requirements
WWTPs	wastewater treatment plants

This page intentionally left blank

Anders Hauge, Project Manager
(916) 652-1840
costcocomments@loomis.ca.gov

AECOM
2020 L Street, Suite 400
Sacramento, CA 95811