

LOOMIS
A SMALL TOWN
IS LIKE A BIG FAMILY

Incorporated December 17, 1984



LOOMIS COSTCO PROJECT

TOWN OF LOOMIS PLANNING COMMISSION HEARING

JULY 7, 2020

HEARING PURPOSE

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- ▶ Commission to Conduct a Public Hearing
- ▶ Commission to receive staff recommendations for the Costco Project
- ▶ Commission to receive update on the Project from Costco
- ▶ Commission to receive public input on the Costco Project
- ▶ Commission to make recommendations to the Town Council

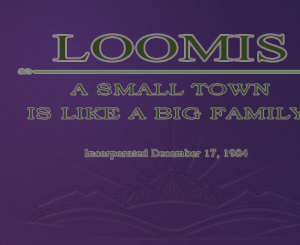
COSTCO REQUESTED ACTIONS

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- ▶ Certification of the Loomis Costco Environmental Impact Report (EIR), and adoption of the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) as per the California Environmental Quality Act (CEQA);
- ▶ Amend the Town of Loomis Zoning Code;
- ▶ Approve a Lot Line Adjustment; and
- ▶ Approve a Conditional Use Permit and Design Review for a warehouse retail use with an accessory fueling station, subject to the conditions of approval.

ZONING CODE AMENDMENTS



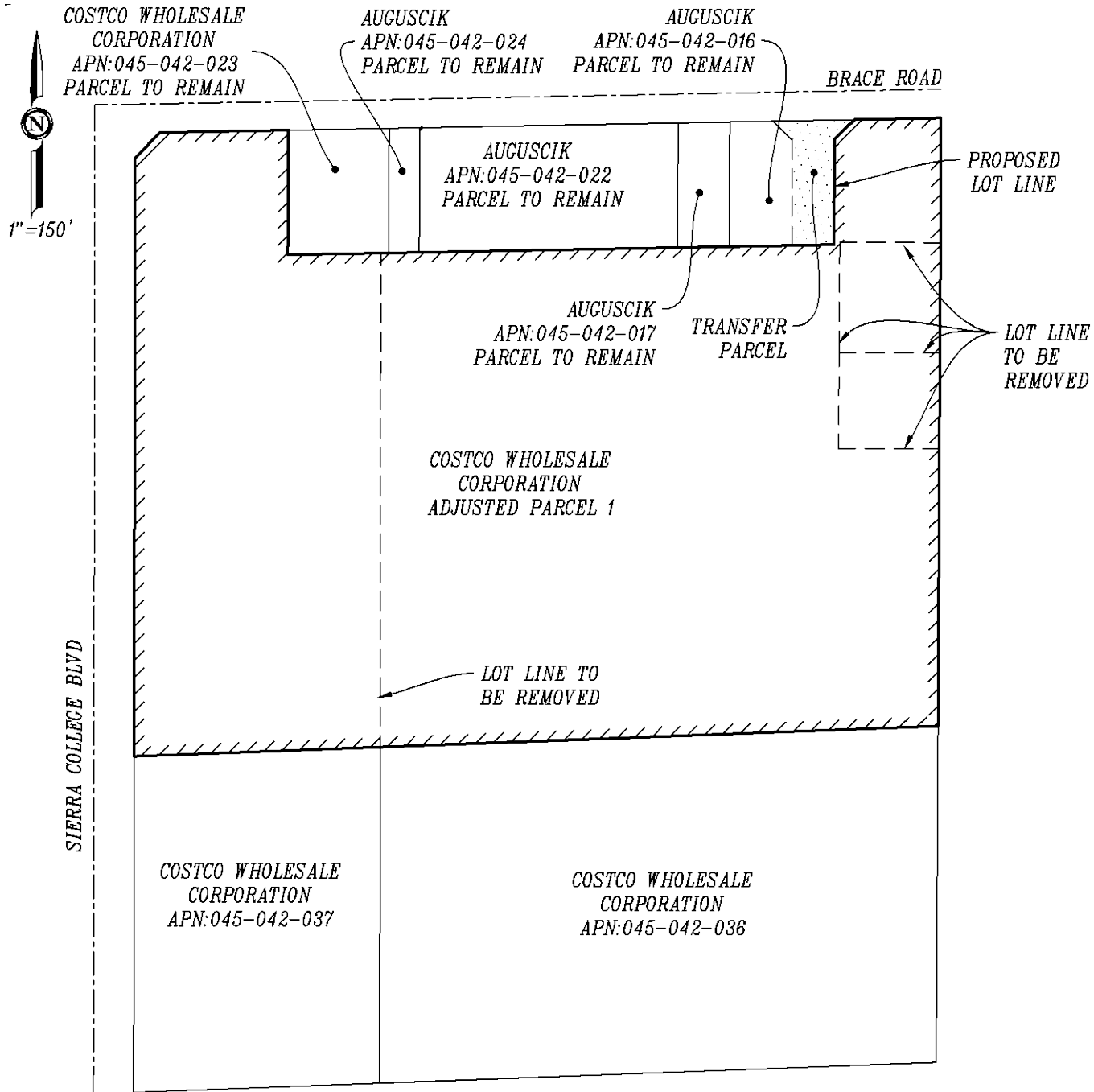
- ▶ Section 13.26.040
Table 2-6 to allow Warehouse Retail use in the CG- General Commercial Zone with a Use Permit (UP) and adding a footnote to define the acreage and location requirements for that use;
- ▶ Section 13.30.080
to allow the maximum parking lot light fixture height for warehouse retail uses to exceed 20 feet but not to exceed the height of the warehouse structure;
- ▶ Section 13.36.090
to allow 9-foot wide compact parking stalls;
- ▶ Section 13.36.100
to define warehouse retail driveway requirements;
- ▶ Section 13.36.110
to define warehouse retail loading space requirements
- ▶ Section 13.80.020
definitions to clarify warehouse retail and define fueling station

COSTCO PROJECT DESCRIPTION

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- ▶ Southeast corner of Sierra College Boulevard and Brace Road
- ▶ ~17.2 Acres
- ▶ Lot Line adjustment dedicating Starlight Lane (Costco) to Sierra Meadows Apartments (Auguscik).
- ▶ 155,000 square foot warehouse retail facility with associated fueling station (up to 30 pumps)



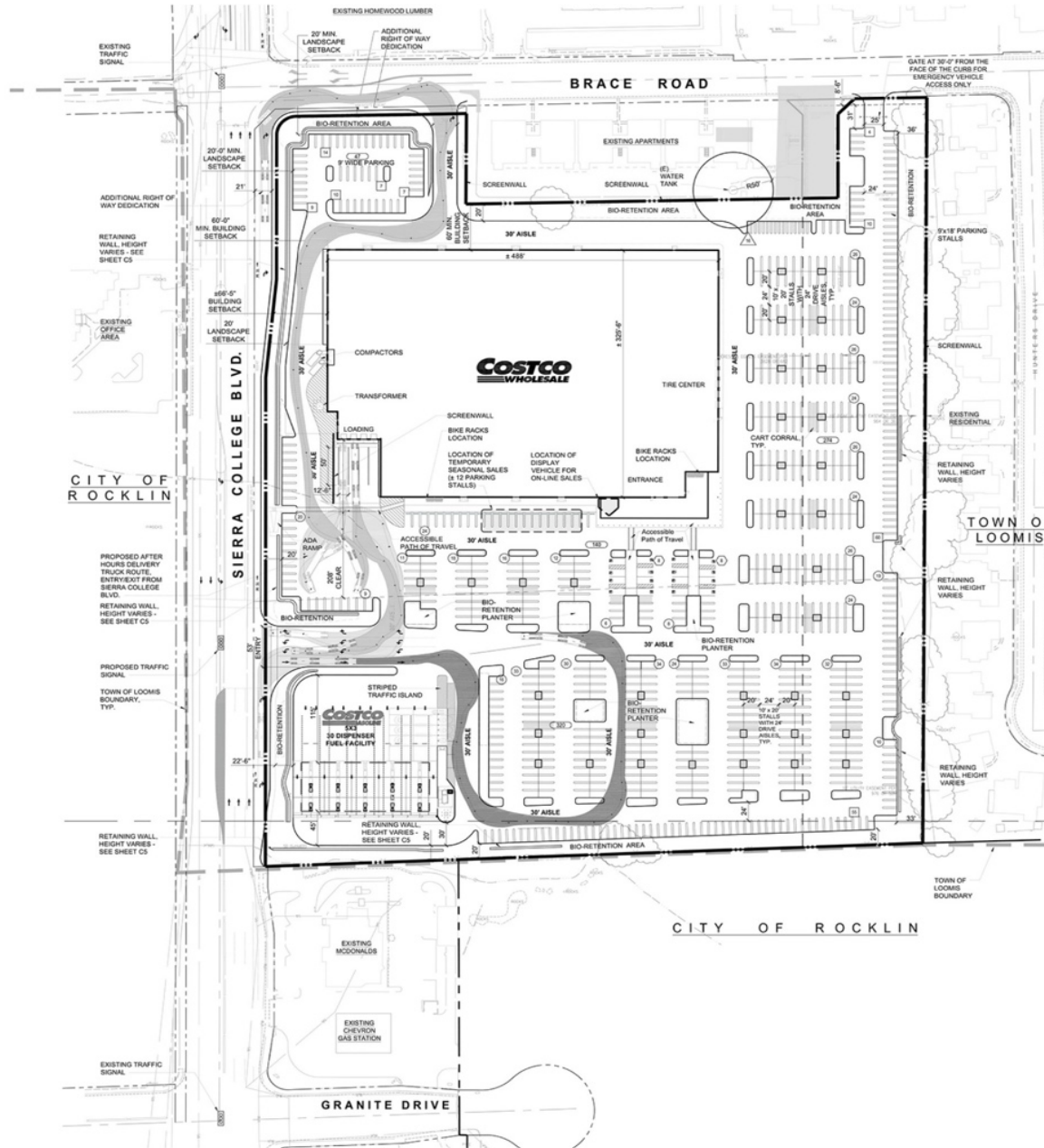
LOT LINE ADJUSTMENT

SITE PLAN HIGHLIGHTS

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- ▶ Retail Warehouse located at the north end of the site
- ▶ Accessory fueling station located at the southwest corner of the site
 - ▶ Initially 24 fuel positions, eventually up to 30 fuel positions
- ▶ 781 Parking automobile spaces with additional bike racks and motorcycle spaces
- ▶ Replacement of 63 oak trees on site, 255 valley oak and 6 blue oak trees to be planted off site or in lieu fees
- ▶ Access to Sierra Meadows Apartments unchanged



Truck Legend

- Fuel Delivery Truck Route
- Warehouse Delivery Truck Route

Project Data

Client: Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

Project Address: Sierra College Boulevard
Loomis, CA
Town of Loomis

Site Data

Costco Site Area: 17.19 AC (749,221 s.f.)
Right of Way Dedication: 0.50 AC (22,148 s.f.)

Jurisdiction: Town of Loomis, CA

Existing Zoning: GC - General Commercial /
RM 5 - Medium Density Residential
RH - High Density Residential

Boundary Information: This plan has been prepared using the Topographic Survey dated October 2016 prepared by Kier & Wright Civil Engineers & Surveyors, Inc.

Building Data

Total: ± 155,000 s.f.

Parking Data

- ☐ 9' wide stalls: 176 stalls
- ☐ 10' wide stalls: 589 stalls
- ☐ Accessible stalls: 16 stalls
- Total Parking: 781 stalls (5.1 / 1,000)
- ☐ 5' wide Motorcycle stalls: 16 stalls

Parking Required: 775
(Town of Loomis) 5.0 / 1,000



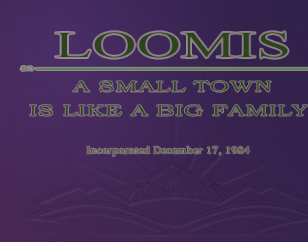
Vicinity Map
Scale: N.T.S.







CIRCULATION HIGHLIGHTS



- ▶ Main signalized entrance from Sierra College Boulevard
- ▶ Access on Brace Road (right-in/right-out)
- ▶ Second Brace Road access for Emergency Vehicles only
- ▶ Sierra College Boulevard Improvements by Costco
 - ▶ New northbound right-turn lane
 - ▶ New southbound left-turn lane
 - ▶ New northbound third travel lane
 - ▶ Sidewalks
 - ▶ Class II bike lane
 - ▶ New dedicated right turn lane onto Brace Road

CIRCULATION HIGHLIGHTS

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- ▶ Sierra College Boulevard Improvements by the Town of Loomis CIP
 - ▶ New northbound and southbound third lane from Brace Road to Taylor Road
 - ▶ New Class II Bike lanes from Brace Road to Taylor Road
 - ▶ New extended northbound second lane from Taylor Road
- ▶ Sierra College Boulevard Signal Coordination
 - ▶ Caltrans
 - ▶ Town of Loomis
 - ▶ City of Rocklin

PROJECT HISTORY

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- ▶ March 22, 2017 Application received
- ▶ May 15, 2017 Notice of Preparation
- ▶ June 11, 2018 to July 25, 2018 Draft EIR
- ▶ June 27, 2018 Planning Commission Public Hearing
- ▶ November 19, 2019 Planning Commission Update
- ▶ December 20, 2019 – February 10, 2020 Recirculated Draft EIR
- ▶ June 26, 2020 – July 7, 2020 Final EIR circulated
- ▶ July 7, 2020 Planning Commission Public Hearing

AGENCY & PUBLIC COORDINATION

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Meetings to: resolve issues, confirm approach to the RDEIR, provide draft Traffic Analysis, fair-share estimates, and Synchro and Sim-Traffic modeling

- ▶ Caltrans
 - ▶ 2+ meetings, emails, phone calls
 - ▶ Confirmed modeling and analysis
 - ▶ Agreed to fair share allocation
 - ▶ Memoranda of Agreement
- ▶ Placer County Resources
 - ▶ 2+ meetings, emails, phone calls
 - ▶ Confirmed modeling and analysis
 - ▶ Agreed to fair share allocation
 - ▶ Memoranda of Agreement
- ▶ South Placer Fire Department
 - ▶ 2+ meetings, emails, phone calls
- ▶ Placer County Air Pollution Control District
 - ▶ 4+ meetings, emails, phone calls
 - ▶ Confirmed modeling and analysis
- ▶ Sierra College
 - ▶ 1+ meeting, emails, phone calls
 - ▶ Declined to discuss further
- ▶ City of Rocklin
 - ▶ 12+ meetings, emails, phone calls
 - ▶ Memoranda of Agreement (no response from Rocklin)
- ▶ Concerned Citizens
 - ▶ Meetings, emails, phone calls

CEQA DISCLOSURE

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- ▶ Less than Significant or No Impacts
 - ▶ Project Components
- ▶ Impacts Mitigated to Less than Significant
 - ▶ Project Components
 - ▶ 18 Mitigation Measures Recommended
 - ▶ Jurisdictional Limitations on Implementation of Mitigation
 - ▶ CalTrans
 - ▶ Placer County
 - ▶ City of Rocklin

SIGNIFICANT AND UNAVOIDABLE IMPACTS

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- ▶ Biological Resources
 - ▶ 3.4-1 Permanent Fill of Wetlands and Waters of the US
 - ▶ 3.4-3 Loss of Protected Oak Trees
 - ▶ 3.4-4 Loss of Valley Oak Woodland Habitat
 - ▶ 3.4-6 Loss and Disturbance of Habitat for Nesting Migratory Birds
 - ▶ 3.4-7 Loss and Disturbance of Habitat for Nesting Raptors
 - ▶ 3.4-8 Indirect Adverse Effects on Steelhead
 - ▶ 3.4-9 Potential Mortality and Loss of Habitat for Western Spadefoot Toad

SIGNIFICANT AND UNAVOIDABLE IMPACTS

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- ▶ Greenhouse Gases
 - ▶ 3.5-1 Generation of Greenhouse Gas Emissions
 - ▶ 3.5-2 Conflict with an Applicable Plan, Policy, or Regulation for reducing GHG
- ▶ Noise
 - ▶ 3.6-1 Exposure of People to Short-Term Construction Noise
- ▶ Transportation and Traffic
 - ▶ 3.7-1 Degradation of Levels of Service at Intersections
 - ▶ 3.7-3 Potential for Creation of Substantial Traffic-Related Hazards

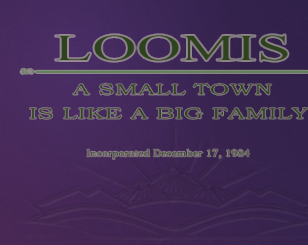
SIGNIFICANT AND UNAVOIDABLE IMPACTS

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- ▶ Cumulative Impacts
 - ▶ 4.3-5 Cumulative Impacts on Biological Resources
 - ▶ 4.3-6 Cumulative Greenhouse Gas Impacts
 - ▶ 4.3-8 Cumulative Impacts on Short-Term plus Project Intersection Operations
 - ▶ 4.3-10 Cumulative Impacts on Long-Term plus Project Intersection Operations
 - ▶ 4.3-12 Potential for Creation of Substantial Traffic-Related Hazards under Cumulative Short-Term plus Project Conditions
 - ▶ 4.3-13 Potential for Creation of Substantial Traffic-Related Hazards under Cumulative Long-Term Project Conditions

PROJECT CONSISTENCY



- ▶ General Plan Consistency
 - ▶ Consistency Table (Attachment 4, Exhibit 4A)

- ▶ Zoning Code Consistency
 - ▶ Conditional Use Permit
 - ▶ Design Review
 - ▶ 80 Conditions of Approval

 - ▶ Lot Line Adjustment
 - ▶ 5 Conditions of Approval

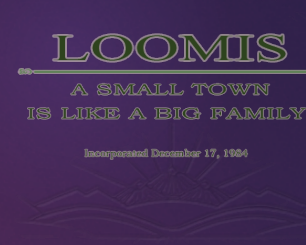
TOWN PROJECT OBJECTIVES

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- ▶ Locate warehouse retail uses and a fueling station near existing interchanges to minimize impacts on Loomis. (General Plan Goal 6)
- ▶ Locate warehouse retail uses and a fueling station so as not to conflict with the character, scale, and architecture of the historic central business district.
- ▶ Locate warehouse retail on land sufficient to provide the necessary facilities for these types of uses.
- ▶ Improve Loomis's commercial base to increase municipal revenues through increased retail sales taxes as well as employee spending and provide a wider range of goods and services for local residents, in addition to encouraging commercial uses near the freeway.
- ▶ Expand the space available for integrated retail sales of goods and services, and fuel in Loomis.

STAFF RECOMMENDATION



- ▶ The Planning Commission recommend that the Town Council approve the Costco project, subject to the findings and conditions of approval, by adopting:
 - ▶ Resolution #20-11 CEQA Findings and Certify the Final Environmental Impact Report
 - ▶ Resolution #20-12 Zoning Code Amendment
 - ▶ Resolution #20-13 Lot Line Adjustment
 - ▶ Resolution #20-14 Warehouse Retail Conditional Use Permit Design Review
 - ▶ EIR Mitigation Monitoring and Reporting Program

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1. Protecting more mature trees along the east property and planting larger trees at the opening between the existing trees;
2. Utilizing more oak trees along Sierra College and project perimeter;
3. Raise the perimeter wall height adjacent to the neighbors to 8’;
4. Reduced perimeter parking lot lighting adjacent to the neighbors from 36’-6” to 32’ and 28’.
5. Added a new Brace Road access for emergency vehicle only;
6. Added a new northbound right turn lane from Sierra College onto Brace Road.
7. Added motorcycle and bicycle into the parking mix;
8. Adjusted ± 110 parking stalls to 9’ to accommodate the existing trees and water quality structures.



PRELIMINARY PLANT LEGEND:					
Synbols	Botanical / Common Name	Size	WUCOLS	Comments	
Trees					
	Existing trees to remain				
	Lagerstrœmia Inyb. 'Dynamite' / (Flz) Deep Myrtle	24" box	L	Multi-branch, matched in size.	
	Lagerstrœmia Inyb. 'Makings' / Makings (2' x 24") Grape Myrtle	24" box	L	Matched Standards	
	Protea chinensis, 'Koffi Dancy' / Koffi Dancy	24" box	L	Matched Standards	
	Quercus virginiana 'Village' / Village Soursire Live Oak	24" box	M	Matched Standards.	
	Quercus wislizeni / Merrill Live Oak	24" box	L	Matched Standards.	
	Quercus Culebra / Valley Oak	24" box	L	Matched Standards.	
Shrubs					
	Collinsia cymosa '1 Mile Inch' / 1 Mile Inch	5 gal	L		
	Elaeagnus pungens / Silverberry	10-gal.	L		
	Franseria californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	L	CA Native	
	Grevillea amara (Pencil) / Pencil Lavender Grevillea	5 gal.	L		
	Rhus ovata / Sugar Bush	15 gal.	L	CA Native	
	Rosa madagascariensis 'Coral Unit' / Coral Unit Shrub Rose	5 gal.	LM		
	Rosa megalapha 'Red Cliff' / Red Cliff Shrub Rose	5 gal.	LM		
	Salsa leucantha 'Santa Barbara' / Santa Barbara Dog	5 gal	L		
Perennials					
	Diella modica 'Lillo Red' / Lillo Red Dianella	4" pot	L		
	Diella vegia 'Vargisium' / Vargisium Forget-Me-Not	5 gal.	L		
	Erigeron phillyria 'Pencil' / Pencil Milk Bush	1 gal	L		
Ornamental Grasses					
	Festuca miniata / Atlas Fescue	1 gal.	L		
	Festuca subarctica / Subarctic Fescue	1 gal.	L	CA Native	
	Hemerocallis 'Orange' / Orange Hemerocallis	1 gal.	L		
Groundcovers					
	Antennaria plantaginifolia / Purple Mint Antennaria	1 gal.	L	CA Native	
	Cotoneaster dammeri / Lowland Strawberry	1 gal.	L		
	Lonicera Inyb. 'Spreading Runner' / Red Orange Lonicera	1 gal.	L		
	Rosa rugosa 'Princess' / Princess Rosemary	1 gal.	L		
Storm Water Treatment Planter					
	Chorizanthe tenuifolia / Coastal Rush	1 gal	L		
	Isis scopulorum / Woodland Iris	1 gal.	L	CA Native	
	Lonicera parviflora 'Double Blue' / Double Blue California Gray Rush	1 gal.	L	CA Native	
	Lonicera longifolia 'Dress' / Dress Throat Red Rush	1 gal.	L		
	Mentzelia sp. / Deer Grass	1 gal.	L	CA Native	

LANDSCAPE DATA:

Site Coverage
Total Costco Site Area: 17.34 AC (-+55b,108 sq.)

Parking Lot Interior Landscape	
Interior Landscape Required:	22,997 SF [10% of gross area of parking lot (229,976 sf)]
Interior Landscape Provided:	21,110 SF

Tree Wells
 Recused: litrods.com

Provided: Provided one (1) tree for every 6 parking spaces

Street Frontage

Required:	Provide at min
Provided:	23

total Provided: 26 Frontage Trees

Architecture



L o o m i s C o s t c o

Architecture Changes

Additional trellis design elements were added to the North and east building elevation. Provide landscaping against the south elevation;



L o o m i s C o s t c o



Thank You



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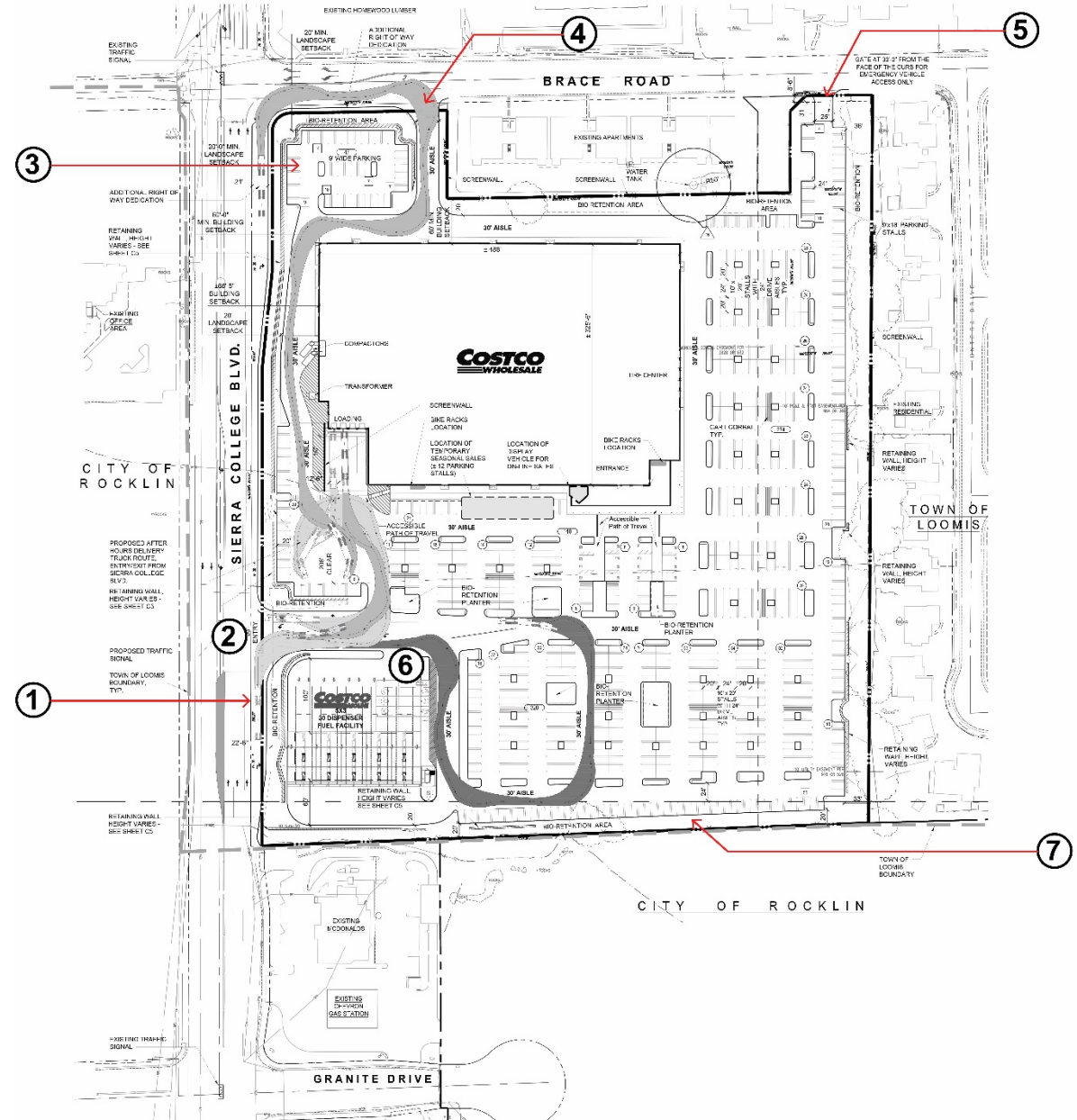
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Access & Site Circulation Considerations

1. Provide new northbound right-turn lane on Sierra College Boulevard at signalized Project Driveway
2. Provide signalized Project Driveway
3. Provide new northbound right-turn lane on Sierra College Boulevard at Brace Road
4. Provide right-in/right-out only Brace Road west driveway
5. Provide Brace Road emergency only gated east driveway
6. Provide (increased) on-site queue storage at Costco Gasoline to 40 vehicles in addition to the 30 fueling positions
7. Provide potential for future shared access to Granite Drive (subject to Rocklin approval)



Traffic Mitigation Measures

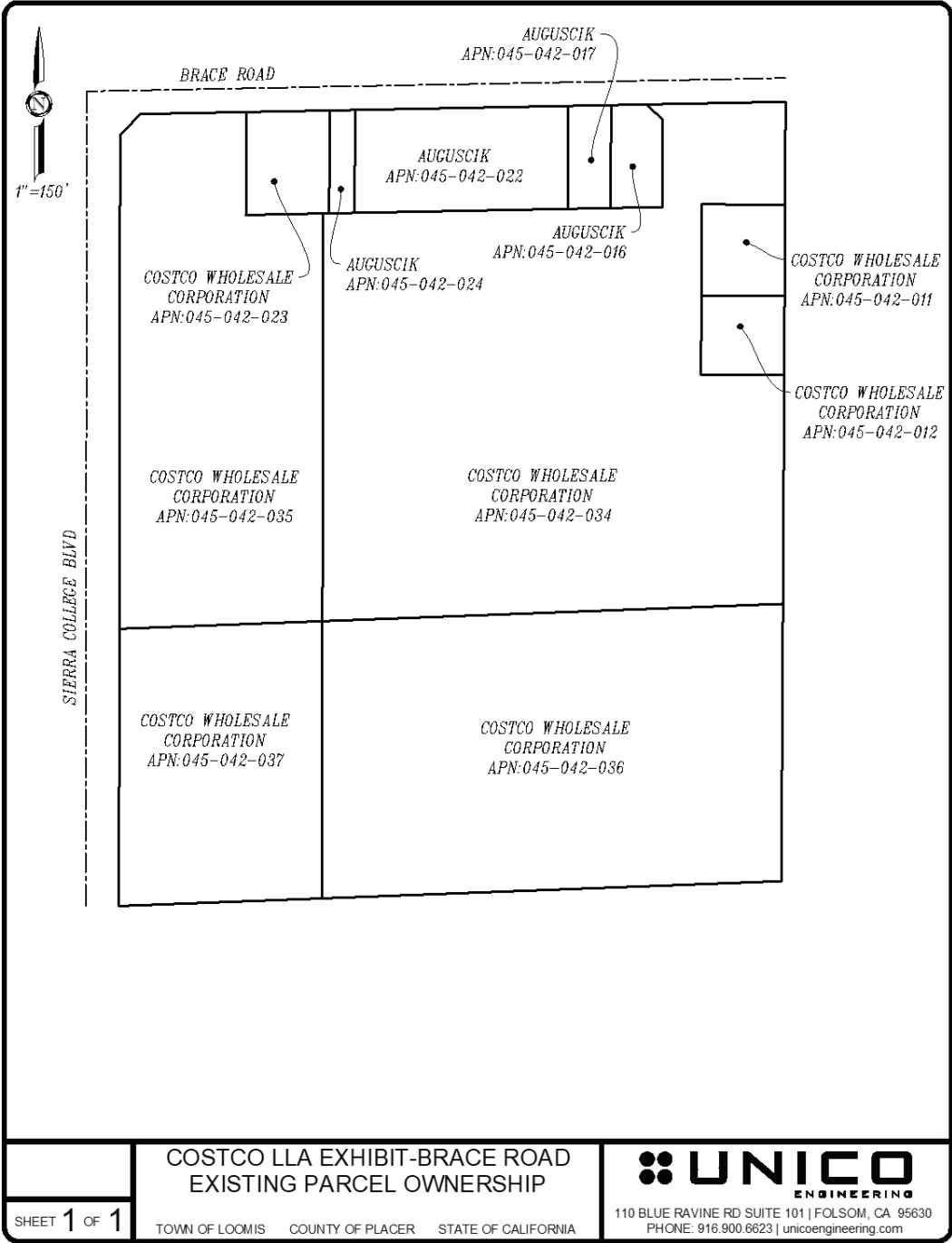
1. Construct third northbound through lane on Sierra College Blvd between Granite Drive and Brace Road
2. Add northbound right-turn lane on Sierra College Blvd at Brace Road
3. Provide traffic signal and northbound right-turn lane at Project Driveway on Sierra College Blvd
4. Restripe northbound right-turn lane to through/right on Sierra College Blvd at Granite and restripe eastbound approach (fair-share contribution)
5. Restripe westbound Brace Road right turn lane to a shared left-right lane
6. Provide traffic signal coordination on Sierra College Blvd between I-80 ramps and Project Driveway (fair-share contribution)
7. Add storage to turn pockets at Sierra College Blvd & Taylor Road and modify signal timing
8. Restripe Webb Street approach to Taylor Road to provide westbound right-turn pocket
9. Contribute financially to Caltrans I-80/Sierra College Blvd ramp metering mitigation
10. Contribute financially to multiple Placer County transportation mitigation
11. Modify signal timing (11 locations, fair-share contribution)



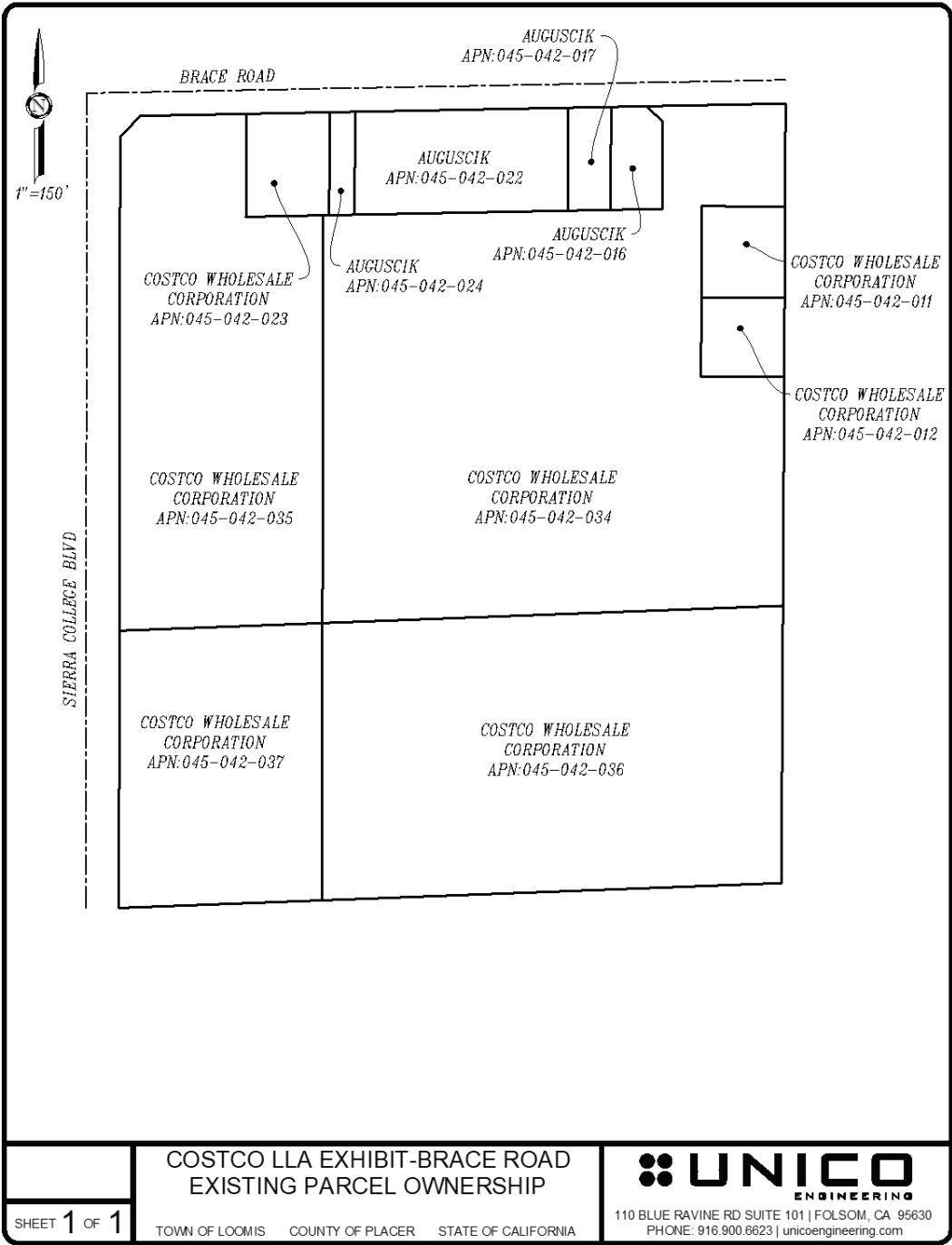
Loomis Costco



Existing Parcel's



Existing Parcel's



Fuel Vehicle

