

## Loomis Costco

### Original 2018 Draft EIR Public Comments and Responses

Name	Date Received	Topics Raised	How Addressed	Where Addressed
Ackley	7/2/2018	Need for sound wall, tire center noise	Noise mitigation revised to require 8-foot soundwall, limit landscaping/parking lot cleaning equipment use, close tire center doors	RDEIR Section 3.6 (Noise), Response to Comment Mooney-20 (Final EIR)
Auguscik (Sierra Meadows Apt)	7/23/2018	Land east of the apartments is zoned for residential use	Zoning Code Amendments are included as a part of the project	RDEIR Section 2.6 (Project Description, Permits and Approvals)
		Parking east of apartments, livability and safety of all surrounding residential properties on Brace Road and Hunters Drive	Final recommended project limits eastern Brace Road access to emergency only	Final EIR Chapter 2 (Staff-Recommended Project Description)
		Traffic on Brace Road for truck delivery, use of right-in, right-out Brace Road access	Nighttime deliveries required to use Sierra College Boulevard access only, transportation analysis updated to ensure against any significant effect, health risk assessment updated to show further reduced impact	Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description), Final EIR Appendices A and C, Final EIR Chapter 4 (Corrections and Revisions to the Recirculated DEIR)
		Concern about customers parking on Brace Road	Project provides adequate parking on-site to address customer and employee needs	RDEIR Section 3.7 (Transportation and Traffic) and RDEIR Appendix E (Loomis Costco Transportation Impact Analysis)
		Aesthetics of sound wall to attenuate noise for apartments	Project is conditioned to demonstrate these screening walls incorporate decorative features on both sides of the wall.	Condition of approval #49
		Concern about signage facing apartments	Signage is consistent with Town regulations	RDEIR Chapter 2 (Project Description), RDEIR Section 3.2 (Aesthetics), RDEIR Table 3.2-1 (Compliance with Town Development Standards)
		Effect of trains on traffic	Train use is an existing condition, the number of trains is beyond the influence and the applicant, transportation analysis has been updated to reflect all relevant conditions, existing and future	Final EIR Response to Comment Auguscik-21

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Bach	7/26/2018	Survey data is not current	A range of surveys were used to develop conservative assumptions for the project analysis that produce trip generation results that are higher than what would occur using industry standard methods, and that are comparable locations (near interstate interchanges) and produce representative results	RDEIR Section 3.7.5.1, Final EIR Response to City of Rocklin-58
		Additional intersections in unincorporated Placer County could be affected	Methodology was shared with Placer County to ensure its adequacy	Final EIR Response to Comment City of Rocklin-65
		The project should agree to fair-share mitigation for impacted locations	The Town coordinated with affected jurisdictions to provide fair-share contributions	Condition of approval #76
Bains (Don Mooney)	7/25/2018	Unclear whether encroachment permit from Rocklin is needed	RDEIR and Final EIR are clear about approvals required from the City of Rocklin	RDEIR Chapter 2 (Project Description), Final EIR Chapter 2 (Staff-Recommended Project Description)
		Original Draft EIR fails to disclose traffic effects	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
		Original Draft EIR fails to disclose and mitigate GHG emissions from cement and noise from truck deliveries	The RDEIR and Final EIR are complete with regard to the impact analysis and mitigation has been revised to ensure against significant noise impacts related to truck deliveries	Response to Comment Mooney-20 (Final EIR) and Final EIR Chapter 2 (Staff-Recommended Project Description)
		The project is inconsistent with the Town General Plan	The project is consistent with the General Plan	Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description), Response to Comment City of Rocklin-104
		CEQA requires a reasonable range of alternatives	The RDEIR includes a reasonable range of alternatives	Final EIR Response to Comments Mooney-45 and 47
		Original Draft EIR should not have dismissed the off-site alternatives	The RDEIR provides an exhaustive discussion of the rationale for analyzing on-site alternatives in detail	RDEIR Chapter 6 (Alternatives)

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Cal Trans	7/24/2018			
City of Rocklin	7/26/2018			
DeCarlo	7/26/2018	Requesting decorative sound wall of an adequate height	Project is conditioned to demonstrate these screening walls incorporate decorative features on both sides of the wall; Final EIR has been revised with updated analysis showing the benefit of limiting the location of nighttime trucks and revisions to noise mitigation	Condition of approval #49, Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description)
Del Paso / Camino	7/26/2018	Concern related to cumulative traffic impacts and mitigation for the Sierra College Boulevard/I-80 interchange	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies, as well as feasible mitigation, including fair-share contributions to address traffic impacts	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
Gage	7/26/2018	Consider traffic calming	The RDEIR and Final EIR do not show a need for traffic calming to address existing conditions, but the Town may elect in the future to implement such features, if determined to be needed.	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
		Interest in how flooding is being mitigated	The project is required to mitigate such that post development flows are no more than 90 percent of pre-development flows	RDEIR page 5-12
		Interest in adequate mitigation for impacted roads	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
		Interest in fire suppression effects	The RDEIR, Section 5.3.2.6, analyzes impacts to public services comprehensively.	The RDEIR, Section 5.3.2.6, Final EIR Responses to Comments City of Rocklin-53 and 54
		Interest in law enforcement effects	The RDEIR, Section 5.3.2.6, analyzes impacts to public services comprehensively.	The RDEIR, Section 5.3.2.6, Final EIR Responses to Comments City of Rocklin-53 and 54
		Interest in funding for speed regulation and enforcement	The project provides revenue that can be used for law enforcement and other community needs	The RDEIR, Section 5.3.2.6, Final EIR Responses to Comments City of Rocklin-53 and 54

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		Question about cumulative effects	The RDEIR and Final EIR comprehensively study all cumulative effects	RDEIR Chapter 4 (Cumulative Impacts)
		Question about economic effects	The project is consistent with the General Plan and zoning ordinance and offers other goods and services that are distinct from those offered elsewhere in Loomis	July 7th, 2020 Planning Commission staff report and appendices
Gaines	7/26/2018	Question about traffic effects	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
Grewal	6/21/2018	Expression of project opposition	The Town has weighed the environmental effects against the project's benefits	CEQA Findings of Fact and Statement of Overriding Considerations, July 7th, 2020 Planning Commission staff report and appendices
Gribble	7/24/2018	Concerns related to a sound wall that is visually pleasing	Project is conditioned to demonstrate these screening walls incorporate decorative features on both sides of the wall; Final EIR has been revised with updated analysis showing the benefit of limiting the location of nighttime trucks and revisions to noise mitigation	Condition of approval #49, Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description)
		Concern about lighting	The project is required by the Town's Municipal Code to ensure lighting does not adversely affect neighboring properties	RDEIR Section 3.2 (Aesthetics)
		General traffic concerns	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
Harman	6/29/2018	Question about wetlands survey	The wetlands survey was conducted to fully address any potential adverse effects	RDEIR Section 3.4 (Biological Resources)
		Concern about the timing of a wetlands survey	Existing regulations require wetlands mitigation pursuant to State and federal requirements, including additional survey work, if required to identify and mitigate all wetlands effects	RDEIR Section 3.4 (Biological Resources)
		Question about potential past contaminants	The RDEIR analyzes human health hazards from exposure to existing hazardous materials and requires implementation of Mitigation Measure HAZ-1	Section 5.3.2.3.2 of the Recirculated DEIR

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Jackson	7/11/2018	Concerns related to a sound wall that is visually pleasing that attenuates noise	Project is conditioned to demonstrate these screening walls incorporate decorative features on both sides of the wall; Final EIR has been revised with updated analysis showing the benefit of limiting the location of nighttime trucks and revisions to noise mitigation	Condition of approval #49, Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description)
		Opinion related to hazards from a fueling station	The RDEIR provides a detailed analysis of potential hazards, including a quantitative health risk assessment, which shows there is no such impact	RDEIR Section 3.3 (Air Quality)
		Traffic concern related to the fueling station	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
Kester	7/20/2018	Concerns related to a sound wall that is visually pleasing that attenuates noise	Project is conditioned to demonstrate these screening walls incorporate decorative features on both sides of the wall; Final EIR has been revised with updated analysis showing the benefit of limiting the location of nighttime trucks and revisions to noise mitigation	Condition of approval #49, Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description)
Kwoda	6/26/2018	Concern about traffic	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
		Concern about noise	The RDEIR comprehensively addresses noise, including from traffic, and the Final EIR has imposed revised mitigation to further reduce impacts	RDEIR Section 3.6 (Noise), Response to Comment Mooney-20 (Final EIR)
Lozeau Drury	7/16/2018	Opinion related to the need for a recirculated EIR	The Town received comments requesting additional site access options and decided to recirculate an EIR to fully disclose the impacts of these additional access options	Final EIR Chapter 2 (Staff-Recommended Project Description)
Lude	7/17/2018	Concerns related to traffic on Bankhead Road	The RDEIR and Final EIR provide conservative estimates of traffic impacts, including those on Bankhead Road	Final EIR Response to Comments Lude-1 through Lude-10, RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C

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Luzuriaga	6/8/2018	Suggestion to restripe right northbound right turn lane to a shared right/through lane	In addition to the recommended improvements to be constructed by Costco, the Town of Loomis will be separately completing widening of Sierra College Boulevard to three lanes northbound and three lanes southbound between Brace Road and Taylor Road as part of a funded Capital Improvement Plan project.	Final EIR Chapter 2 (Staff-Recommended Project Description)
		Question about trips related to the Roseville Costco	The RDEIR and Final EIR comprehensively analyze all traffic effects related to the opening of the new Loomis Costco and post-opening changes at the Roseville Costco	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
		Suggestion of an additional access point from Granite Drive	The Town received comments requesting additional site access options and decided to recirculate an EIR to fully disclose the impacts of these additional access options	Final EIR Chapter 2 (Staff-Recommended Project Description)
Rocha	7/24/2018	Request for a sound wall	The RDEIR and Final EIR include detailed analysis of project noise and the benefit of sound walls that will be required as a part of EIR mitigation	Condition of approval #49, Response to Comment Mooney-20 (Final EIR), Final EIR Chapter 2 (Staff-Recommended Project Description)
Smith	7/26/2018	Concern about project and cumulative traffic impacts	The RDEIR and Final EIR provide conservative estimates of traffic impacts and the RDEIR and Final EIR incorporate recommendations for site access options from the public and interested agencies	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C
		Suggestion for additional alternatives	The Town considered a reasonable range of alternatives designed to reduce potentially significant impacts attributable to the proposed project, including a reduced size project and a project without a fueling station	RDEIR Chapter 6 (Alternatives) and Final EIR Responses to Comments Mooney-45 and 47
		Concern for loss of existing trees	The RDEIR and Final EIR include an assessment of tree loss and require full mitigation for the loss of trees, as well as a final landscaping plan showing the location and species of planted trees	RDEIR Section 3.4 (Biological Resources) and Final EIR Response to Comment City of Rocklin-123
Walters	7/4/2018	Concern about traffic on Sierra College Boulevard	The RDEIR and Final EIR provide conservative estimates of traffic impacts, including impacts along Sierra College Boulevard, and the RDEIR and Final EIR	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), and Final EIR Appendices A and C

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			incorporate recommendations for site access options from the public and interested agencies	
		Concern related to air pollutant emissions	The RDEIR includes a detailed analysis of both local and regional air pollutant emissions, including a quantified health risk assessment, finding that the project would have no significant hazardous air pollutant emissions impact	RDEIR Section 3.3 (Air Quality)
		Suggestion that there are enough stores, restaurants, gasoline stations, and traffic signals in the area	The project is consistent with the General Plan and zoning ordinance and offers other goods and services that are distinct from those offered elsewhere in Loomis	July 7th, 2020 Planning Commission staff report and appendices
		Concern that the infrastructure in the vicinity is not sufficient for the Costco	The RDEIR and Final EIR provide conservative estimates of traffic impacts and impacts to other public services and utilities	RDEIR Section 3.7 (Transportation and Traffic), RDEIR Appendix E (Loomis Costco Transportation Impact Analysis), Final EIR Appendices A and C, RDEIR Section 5.3.2