



Planning Commission Presentation

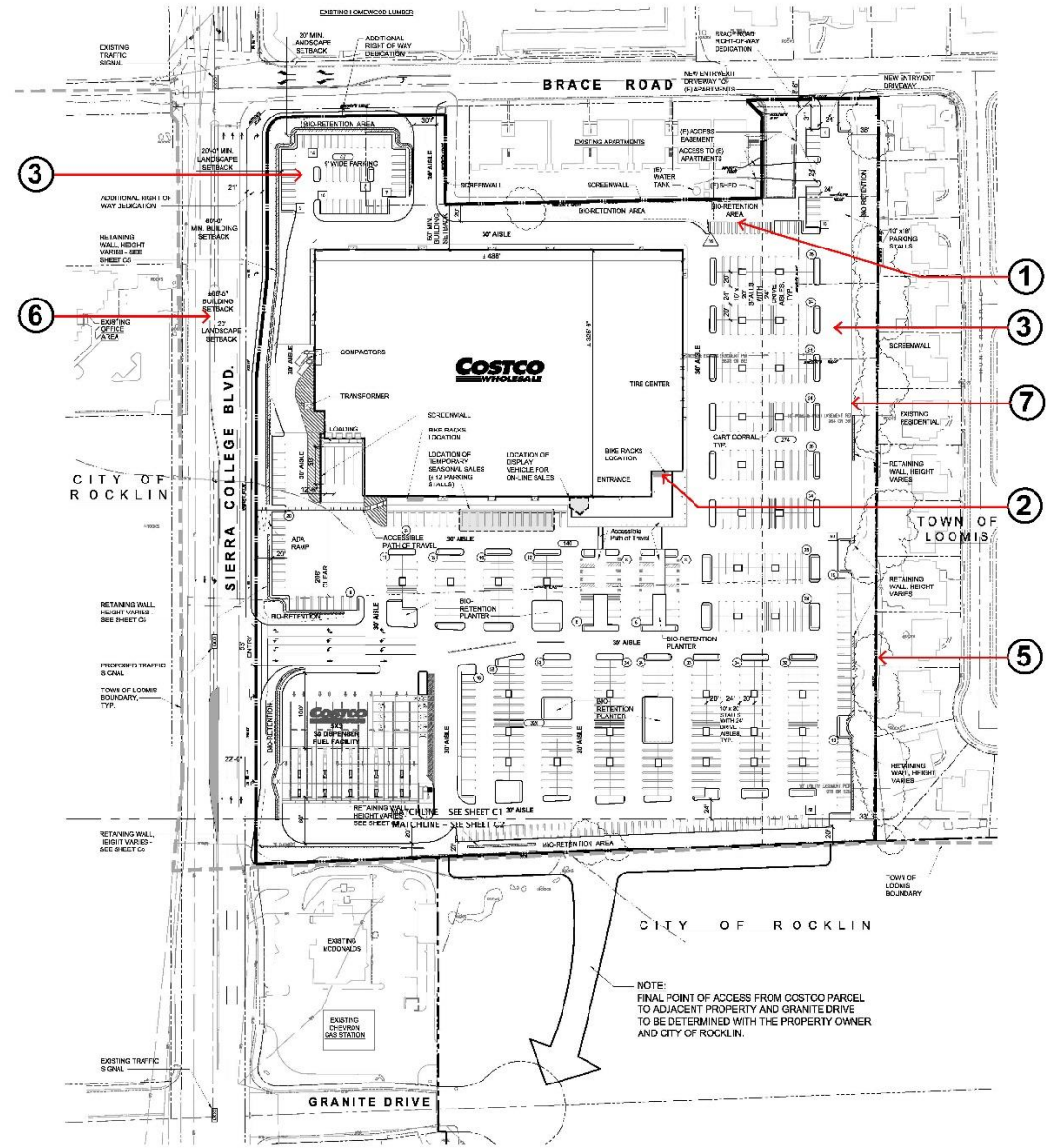
5 – Attachment 2

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



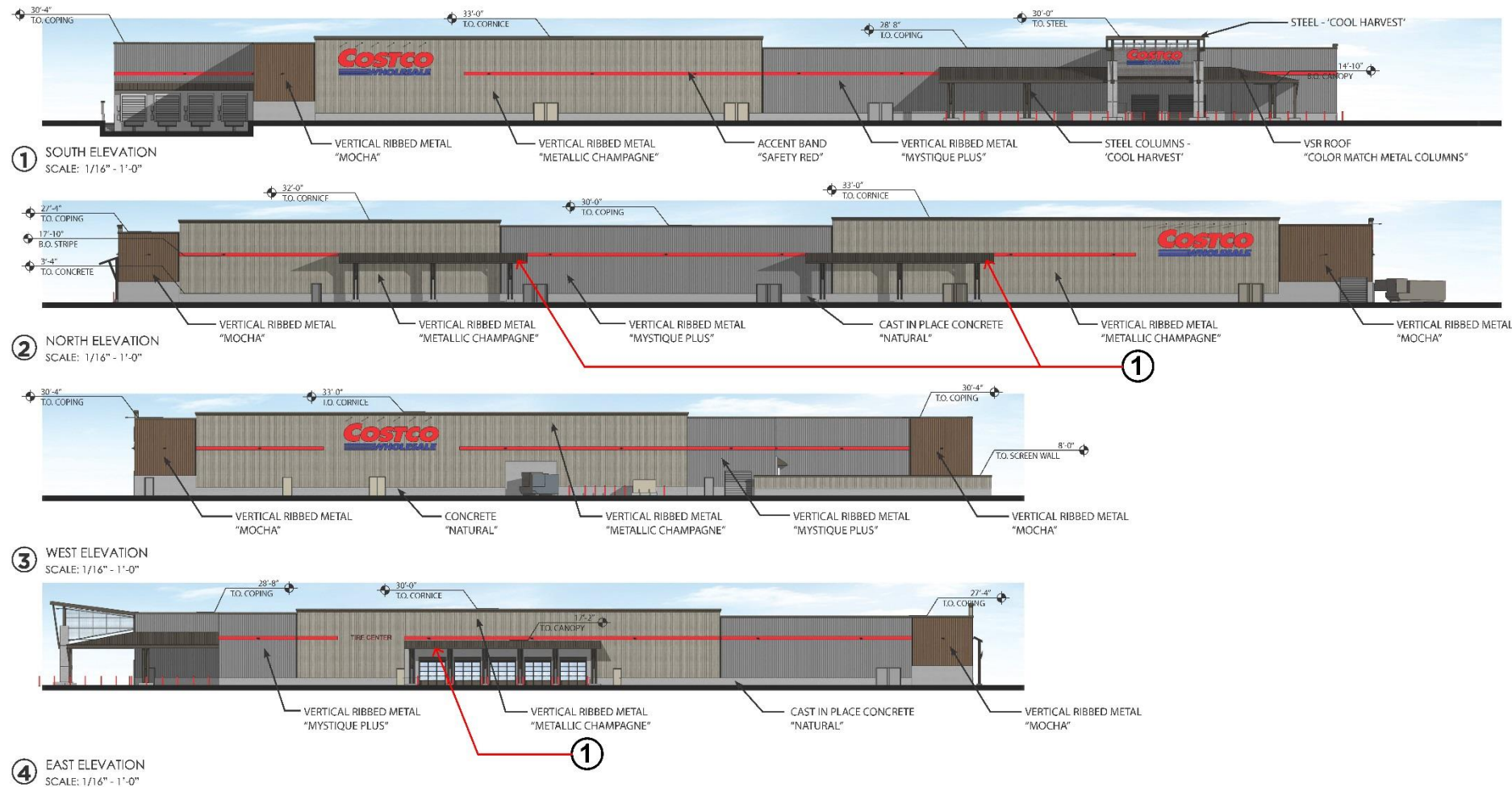
Site Plan Revisions

1. Motorcycle parking added to site plan;
2. Bicycle parking added to site plan;
3. To accommodate motorcycle parking and access lanes to the site, 110-9' parking stalls where needed to maintain the minimum 775 parking stalls required by the Town;
4. With the change to 9' stalls, the parking increased by 3 spaces above what is required;
5. Wall height with the neighbors was increased to 8';
6. Warehouse setback from property line at Sierra College decreased by 9' in order to accommodate the right turn lane to Brace;
7. Reduced parking lot lighting from 36'-6" to 32' and 28' adjacent to existing residential.



Architecture Changes

1. Additional trellis design elements were added to the North and east building elevations;

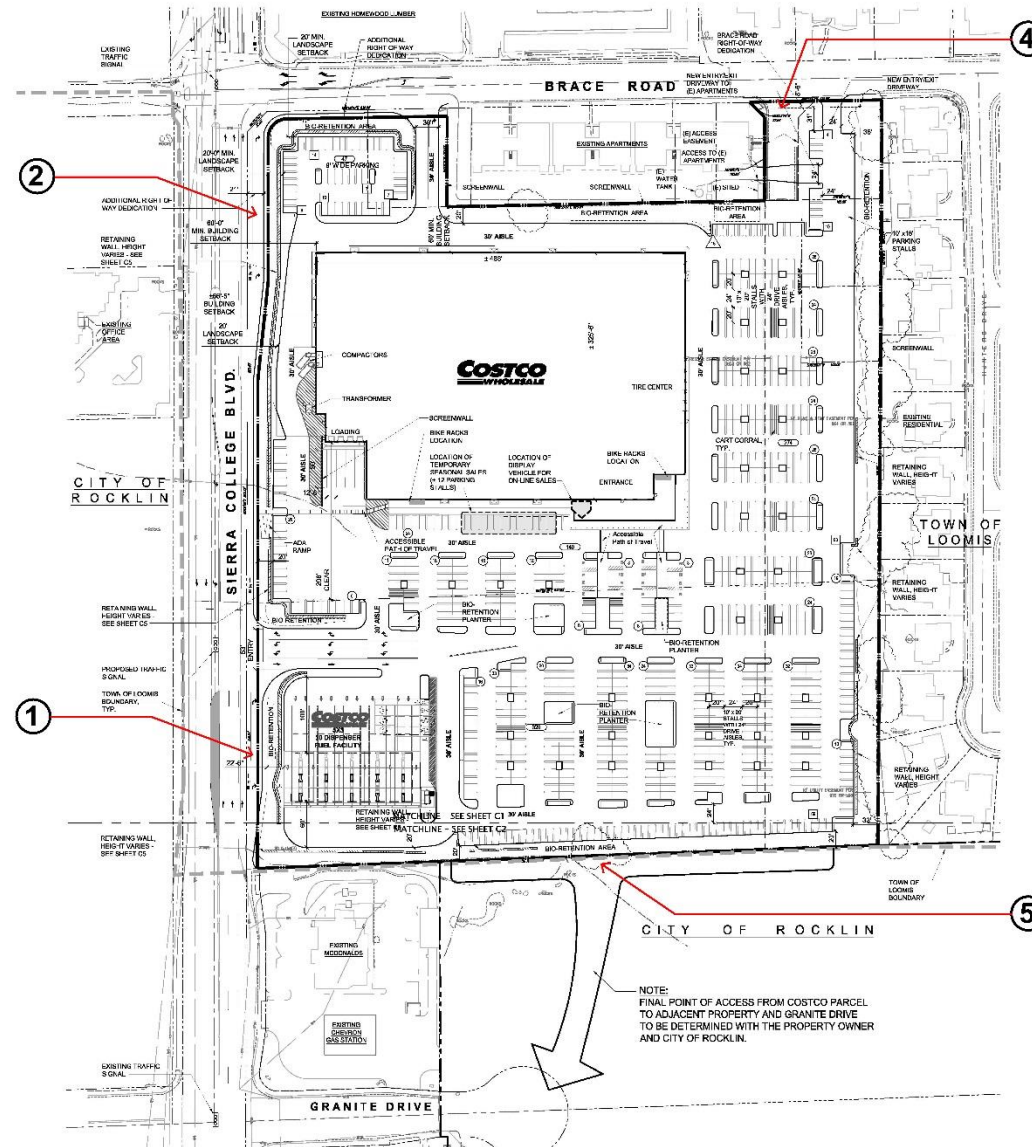


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- # L o o m i s C o s t c o



1. Added northbound right-turn lane on Sierra College Boulevard at signalized site driveway - (City of Rocklin)
2. Added northbound right-turn lane on Sierra College Boulevard at Brace Road - (City of Rocklin)
3. Created three alternative access plans in response - (City of Rocklin)
4. Added second Brace Road access (shared east access) - (City of Rocklin, Placer County, and Dan Smith comments)
5. Created potential for shared access to Granite Drive (subject to Rocklin approval) - (City of Rocklin, Placer County, and Dan Smith comments)



Traffic Mitigation Measures

1. Construct third northbound through lane on Sierra College Boulevard between Granite Drive and Brace Road;
2. Provide traffic signal interconnect on Sierra College Boulevard between Granite Drive and Brace Road;
3. Restripe northbound right-turn lane to through/right on Sierra College Boulevard at Granite Drive for Options 1B and 1C (left out of Option 1A as this is governed by Rocklin and we are not making any other changes at Granite)
4. Extend/widen Granite Drive east of Sierra College Boulevard to shared access for side-by-side left-turn lanes for Options 1B and 1C
5. Add storage to turn pockets at Sierra College Boulevard & Taylor Road
6. Restripe Webb Street approach to Taylor Road
7. Provide signal coordination along Sierra College Boulevard at the Driveway signal and Brace Road
8. Contribute financially to Caltrans I-80/Sierra College Boulevard ramp metering mitigation
9. Contribute financially to multiple Placer County transportation mitigation
10. Restripe southbound right-turn lane on Sierra College Blvd at Granite Drive to a shared through right lane



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Thank You



Overview of the EIR Process

