

# COSTCO @ LOOMIS

CEQA



# CEQA PURPOSE

- ❖ Disclosure
- ❖ Inform decision-makers about environmental implications of their decisions
- ❖ Encourage public participation
- ❖ Provide a mechanism for inter-agency consultation
- ❖ Avoid impacts where it is feasible to do so
- ❖ Require agencies to disclose basis for their decisions



# CEQA PROCEDURE

- ❖ Provide notice of availability of documents
- ❖ Provide opportunities for comment
- ❖ Require consultation with agencies
- ❖ Require responses to comments
- ❖ Provide notice of decision



# DRAFT EIR ANALYSIS <sub>1</sub>

- ❖ Description of setting – the existing physical character of the site and its surroundings
- ❖ Description of proposed project (including infrastructure)
- ❖ Standards used to measure whether the impacts of project would be “significant” – i.e., “significance thresholds”
- ❖ Analysis of impacts of project in relation to thresholds



# DRAFT EIR ANALYSIS <sub>2</sub>

- ❖ Analysis of alternatives
- ❖ Proposed mitigation measures
- ❖ Analysis of effectiveness of mitigation measures
- ❖ Studies, plans or other information relied upon in preparing EIR



# CEQA REQUIREMENTS

- ❖ Certification of EIR
- ❖ Consideration of mitigation measures
- ❖ Consideration of alternatives
- ❖ Findings
- ❖ Statement of overriding considerations
  - ❖ When Significant and Unavoidable Impacts are identified



# EIR REVIEW PERIODS

- ❖ Time to receive comments on Draft EIR
  - ❖ 45-days
- ❖ Time to receive comments on Final EIR
  - ❖ 10-days



# CEQA OBLIGATIONS

- ❖ Certification of EIR:
  - ❖ -- EIR reflects agency's independent judgment
  - ❖ -- Agency has reviewed and considered information in EIR
  - ❖ -- EIR complies with CEQA
- ❖ EIR certification is not project approval.
  - ❖ Rather, EIR certification sets the stage for considering whether to approve project or alternative.



# TOWN DECISION

- ❖ Decide to Certify the EIR
- ❖ Decide whether to approve proposed project or an alternative.
- ❖ As appropriate, consider whether to approve entitlements (e.g. amendment to zoning ordinance, use permit)
- ❖ Adopt “CEQA findings” and, if necessary, statement of overriding considerations
- ❖ Adopt mitigation monitoring and reporting program



# COMMENTING ON EIR <sup>1</sup>

- Focus under CEQA is on impacts of project on physical environment
- Comments on merits of project are not relevant under CEQA
  - (though comments on merits of project of interest to decision-makers)
- If comment addresses issue that is based on personal observations of commenter, provide factual information regarding those observations



# COMMENTING ON EIR <sub>2</sub>

- If comment addresses technical issue (e.g., traffic modeling or biological resources), provide information explaining basis for comment or technical expertise
- If comment is based on technical study or plan, provide document as attachment to comment

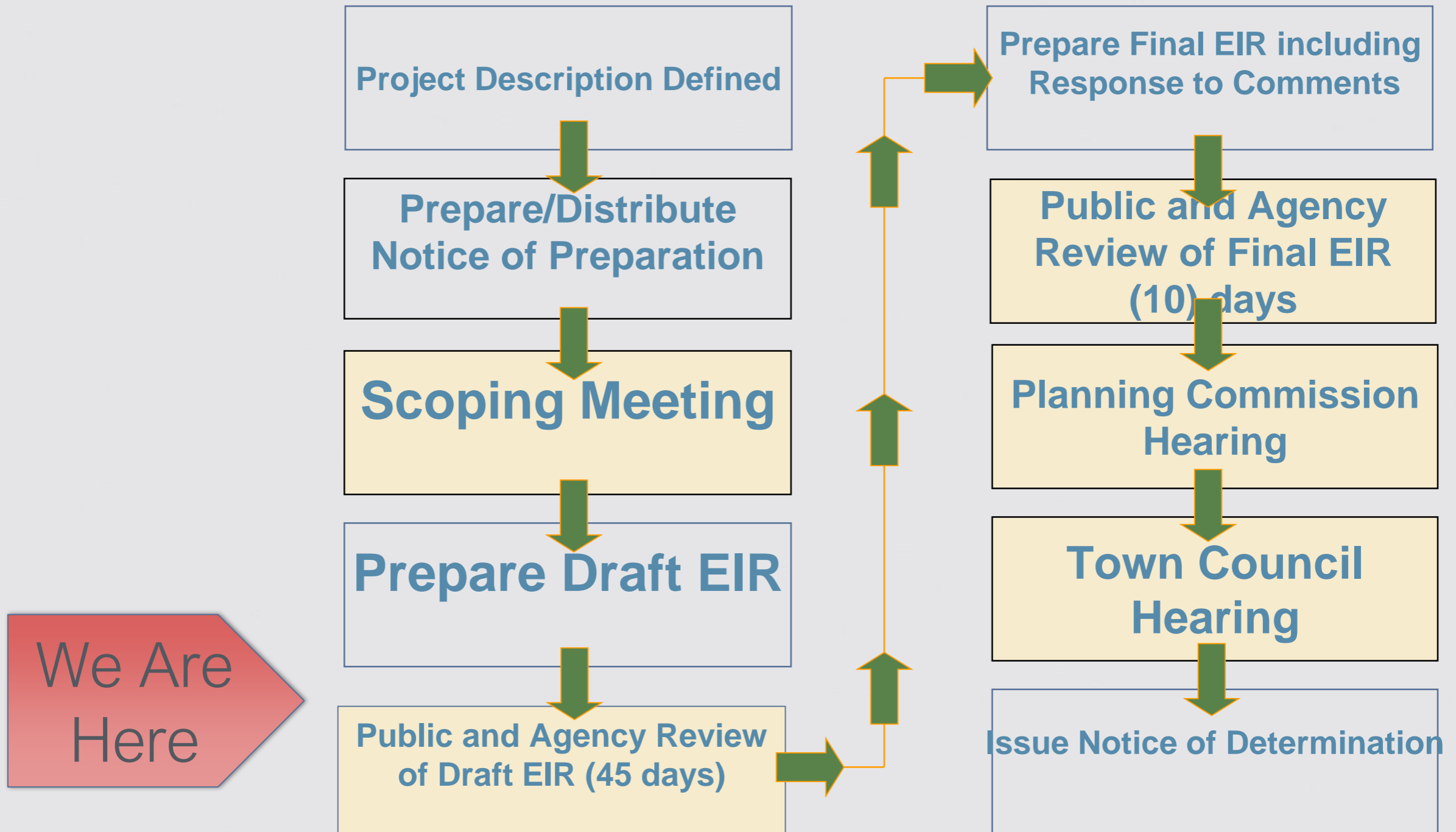


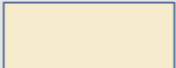
# COMMENTING ON EIR <sup>3</sup>

- Note substantive obligation under CEQA to avoid or substantially lessen impacts, where feasible:
  - Suggest potentially feasible mitigation measures and explain how they would avoid impacts
  - Suggest alternatives, explain how they would avoid impacts, and explain why they are potentially feasible and will achieve most of the agency's basic objectives



# Overview of the EIR Process



 = FORMAL OPPORTUNITIES FOR PUBLIC INPUT



# COSTCO PROJECT HISTORY <sup>1</sup>

- *June 2018*

- *Draft EIR Released*

- *July 2018*

- *Comments on Draft EIR closed*



# COSTCO PROJECT HISTORY <sub>2</sub>

- *August 2018– November 2019*
  - *Agency Outreach*
    - *Caltrans*
    - *Placer County Resources*
    - *Placer County APCD*
    - *Sierra College*
    - *City of Rocklin*
  - *Project Modifications*
  - *Traffic Modeling and Analysis*
  - *Revised Draft EIR*



# COSTCO PROJECT TIMELINE

- **November 25, 2019**
  - **Recirculated Draft EIR Circulation Begins**
- **January 9, 2020**
  - **End of Recirculated Draft EIR Circulation Ends**
- **January – March 2020**
  - **Final Recirculated EIR**
  - **Circulation of Final Recirculated EIR**



# PUBLIC HEARINGS

- March 2020
  - Planning Commission - EIR and Project Consideration
    - Recommendation to Council
- April 2020
  - Town Council - EIR and Project Consideration
    - Action
- May 2020
  - Town Council - Second Reading of the Ordinance



# INFORMATION/COMMENT

- INFORMATION

- Web Site: [WWW.loomis.ca.gov](http://WWW.loomis.ca.gov)

- COMMENTS

- e-mail - [CostcoComments@loomis.ca.gov](mailto:CostcoComments@loomis.ca.gov)

- Snail Mail - Town of Loomis  
P.O. Box 1330  
Loomis, CA 95650

- Hand Delivery - Town of Loomis  
3665 Taylor Road  
Loomis, CA 95650



# COSTCO @ LOOMIS

TRAFFIC IMPROVEMENTS & COMMITMENTS



# TRAFFIC IMPROVEMENTS

- ❑ Town of Loomis
- ❑ City of Rocklin
- ❑ Caltrans
- ❑ County of Placer



# FAIR SHARE - COUNTY OF PLACER

- ❑ Install Traffic Signals
  - ❑ Taylor Road and Penryn Road
    - ❑ \$11,400
  - ❑ Sierra College Boulevard and English Colony Way
    - ❑ \$26,100
  - ❑ Taylor Road and English Colony Way
    - ❑ \$23,600



# FAIR SHARE - CALTRANS

- ❑ Ramp Metering Upgrades
  - ❑ Sierra College West Bound Slip & Loop On-Ramps
  - ❑ Ramp Metering Upgrades Sierra College East Bound
  - ❑ Schedule 2020/2021 Fiscal year
  - ❑ \$628,200



# CITY OF ROCKLIN

- ❑ Draft Agreement
  - ❑ Improvement funding
  - ❑ Cooperation
- ❑ Reimbursement for Sierra College Boulevard Interchange
  - ❑ Based on Rocklin CFD #11
    - ❑ Improvements to Sierra College Boulevard
    - ❑ Improvements to the I-80 Interchange
  - ❑ Catch-Up Payment of \$1,000,000 in 3 installments
  - ❑ On-Going Annual Payment of \$69,700 for 12 years



# IMPROVEMENTS WITHIN LOOMIS 1

## Sierra College Boulevard

- Widen Sierra College Boulevard to provide a third northbound travel lane and a Class II (on-street) bike lane from McDonalds/Chevron Property Town/City property line to Brace Road.
- Widen Sierra College Boulevard to provide a third northbound travel lane and a third southbound travel lanes from Brace Road to Taylor Road.
- Construct/stripe northbound and southbound continuous Class II (on-street) bike lanes from Brace Road to Taylor Road.
- Convert the current northbound dedicated right-turn lane at the intersection of Sierra College Boulevard and Brace Road to a through lane, and construct a new approximately a 200-foot dedicated northbound right-turn lane plus a 90-foot transition taper approaching Brace Road.



# IMPROVEMENTS WITHIN LOOMIS 2

## Sierra College Boulevard (continued)

- At Sierra College Boulevard and Brace Road, restripe the westbound right lane to a shared westbound left-right lane. (Option 1-B only)
- Provide optimized cycle length and splits at Sierra College Boulevard and Brace Road. (Option 1B only)
- At Sierra College Boulevard and Taylor Road, modify the median to provide additional storage for northbound and westbound left-turn lanes.
- Provide eastbound right-turn overlap phasing and optimize cycle length and splits at Sierra College Boulevard at Taylor Road.



# IMPROVEMENTS WITHIN LOOMIS <sup>3</sup>

## Sierra College Boulevard (continued)

- Install signal interconnect (i.e., conduit runs or equivalent) along Sierra College Boulevard from Granite Drive to Taylor Road.
- Restripe the northbound Sierra College Boulevard lanes north of the Union Pacific Railroad tracks to extend the two-lane section approximately 150 feet further north.
- Provide eastbound right-turn overlap phasing and optimize cycle length and splits at Sierra College Boulevard and Brace Road.



# IMPROVEMENTS WITHIN LOOMIS 4

## Sierra College Boulevard/Costco Signalized Intersection

- Install a new traffic signal at Sierra College Boulevard and the Costco Driveway.
- Construct a single, approximately 130-foot long, northbound right-turn lane plus a 90-foot transition taper.
- Construct a single, approximately 175-foot long, southbound left-turn lane plus a 90-foot transition taper.
- Operate the northbound right-turn movement as an overlap phase with the westbound left-turn movement.



# IMPROVEMENTS WITHIN LOOMIS 5

## Brace Road Costco Driveway

- Construct right-in / right-out only driveway on Brace Road, west of the Sierra Meadow Apartments, that is connected to the entire Costco site parking lot (i.e., is not primarily a truck-only driveway).
- Install narrow raised median on Brace Road between Sierra College Boulevard and Homewood Lumber driveway to physically prohibit left-turn movements at driveway (full access would remain at Homewood Lumber driveway).
- Construct an unsignalized, full-access driveway on Brace Road, east of the Sierra Meadow Apartments, that is connected to the entire Costco site parking lot (i.e., is not primarily a truck-only driveway).



# IMPROVEMENTS WITHIN ROCKLIN 1

## Sierra College Boulevard

- Install signal interconnect (i.e., conduit runs or equivalent) along Sierra College Boulevard from I-80 EB Ramps to Granite Drive.
- Stripe a third northbound travel lane along the frontage of McDonalds/Chevron Property.
- Stripe a continuous northbound Class II (on-street) bike lane from Granite Drive to Town/City property line.
- Restripe the southbound right turn lane to a shared through-right lane at Sierra College Boulevard and Granite Drive.



# IMPROVEMENTS WITHIN ROCKLIN <sup>2</sup>

## Sierra College Boulevard (continued)

- Restripe the northbound right-turn lane approaching Granite Drive to a shared through right lane at Sierra College Boulevard and Granite Drive.
- Provide optimized cycle lengths with optimized splits based on current demand at Sierra College Boulevard and Granite Drive.
- Provide optimized cycle lengths with optimized splits based on current demand at Sierra College Boulevard and I-80 Westbound Ramps.
- Provide eastbound right turn overlap phasing at Sierra College Boulevard and Granite Drive.



# IMPROVEMENTS WITHIN ROCKLIN 3

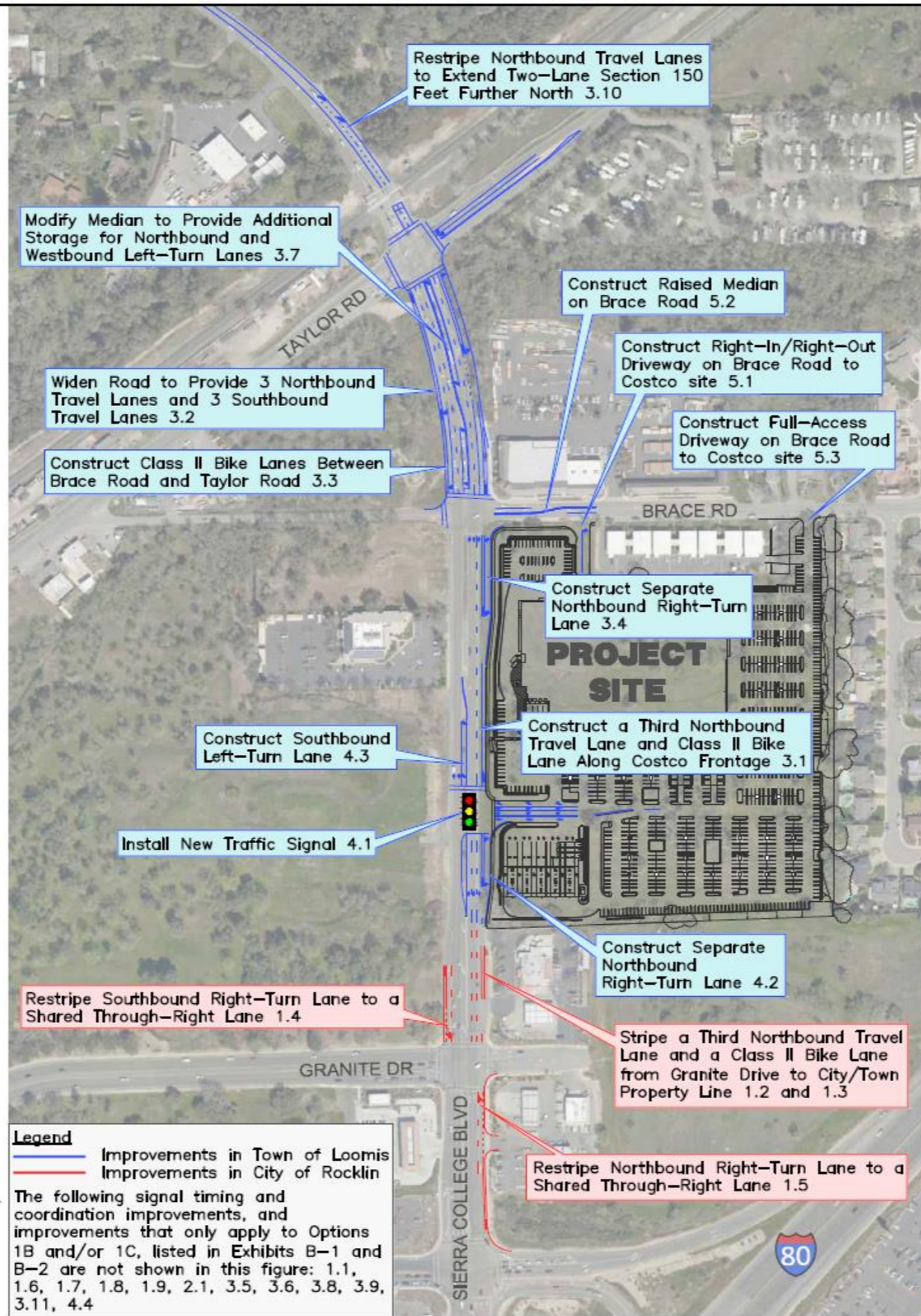
## Sierra College Boulevard (continued)

- Restripe westbound through lane to left turn and restripe westbound right turn lane to a shared through-right lane at Sierra College Boulevard and Granite Drive. (Options 1B and 1C only)

## Granite Drive and Rocklin Road

- Provide optimized cycle lengths with optimized splits based on current demand.







COSTCO  
PRESENTATION  
PROJECT  
MODIFICATIONS

COSTCO @ LOOMIS