

Item 9 Attachment 1

ATTACHMENT 1:

Exhibit 1A: Town Council Resolution 22-09 to adopt the CEQA Addendum to the Loomis Costco Environmental Impact Report

Exhibit 1B: Addendum to the Environmental Impact Report for the Loomis Costco Project

Exhibit 1C: CEQA Findings of Fact

EXHIBIT 1A
TOWN COUNCIL RESOLUTION #22-09
TO ADOPT THE CEQA ADDENDUM TO THE LOOMIS COSTCO ENVIRONMENTAL IMPACT REPORT
TOWN OF LOOMIS TOWN COUNCIL MAY 10, 2022



RESOLUTION NO. 22-09

A RESOLUTION OF THE TOWN COUNCIL CERTIFYING THE ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE LOOMIS COSTCO PROJECT, AND ADOPTING THE FINDINGS OF FACT

WHEREAS, Costco Wholesale, the applicant, has proposed to develop a Costco retail warehouse and associated fueling station (Costco project); and

WHEREAS, AECOM prepared for the Town of Loomis' consideration an Environmental Impact Report for the Costco Project pursuant to the California Environmental Quality Act (the Draft Environmental Impact Report, Recirculated Draft Environmental Impact Report, and Final Environmental Impact Report, and their appendices, are referred to collectively as the Costco EIR); and

WHEREAS, the Town published the Recirculated Draft Environmental Impact Report for the Costco Project for public review and comment from December 20, 2019 through February 10, 2020; and

WHEREAS, AECOM prepared for the Town of Loomis' consideration a Final Environmental Impact Report containing responses to all substantive comments received on the Recirculated Draft Environmental Impact Report and minor revisions and additions to the text of the Recirculated Draft Environmental Impact, published on June 25, 2020; and

WHEREAS, on August 11, 2020, the Town Council reviewed, considered, and certified the Final Environmental Impact Report (which includes the Recirculated Draft Environmental Impact Report, text revisions, and comments and responses), and adopted the Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; and

WHEREAS, after certification of the Costco EIR the Costco project was adopted on August 11, 2020, three lawsuits were filed, one of which was subsequently dismissed;

WHEREAS, the court determined that the Town committed a land use analysis error in both remaining actions, as it did not analyze the Project's inconsistency with the Town's Zoning Code and General Plan due to the proposal to construct commercial parking, driveways, and landscaping on residential land; and

WHEREAS, the Town proposes that the Town Council adopt General Plan and Zoning Ordinance text Amendments to address the inconsistencies found by the court; and

WHEREAS, AECOM prepared for the Town of Loomis' consideration an Addendum to the Costco EIR addressing the General Plan and Zoning Ordinance text Amendments; and

WHEREAS, on March 8, 2022, the Town Council authorized the processing of a General Plan amendment pursuant to Loomis Municipal Code Section 13.76.020; and

WHEREAS, on March 22, 2022, a public hearing was held by the Planning Commission to review the Addendum to the Costco EIR, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission of the Town of Loomis adopted Resolution 22-03 recommending that the Town Council certify the Addendum to the Costco EIR and adopt the Findings of Fact; and

WHEREAS, on April 12, 2022, the Town Council of Loomis considered the Addendum to the Costco EIR and the Findings of Fact and conducted a public hearing to consider the Addendum, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, on May 10, 2022 the Town Council conducted a public hearing on the Addendum and Findings of Fact, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Town Council reviewed and considered the staff reports relating to said Addendum to the Environmental Impact Report, and the written and oral evidence presented to the Town Council and Planning Commission in support of and in opposition to the proposed amendments.

NOW THEREFORE, the Town Council of the Town of Loomis, at its meeting of May 10, 2022, does resolve as follows:

1. An Addendum to the Costco EIR has been prepared to evaluate the potential for adverse environmental impacts of the proposed General Plan and Zoning Ordinance text Amendments. The Addendum reflects the Town of Loomis' independent judgment and analysis and has been completed in compliance with CEQA.
2. The proposed General Plan and Zoning Ordinance text Amendments are consistent with the goals and policies of the Town of Loomis.
3. The Findings of Fact attached hereto, meet the requirements of CEQA and are supported by substantial evidence in the record.
4. The Addendum to the Costco EIR is hereby certified and the Findings of Fact are adopted.

PASSED AND ADOPTED this 10th day of May, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Jennifer Knisley, Mayor

Carol Parker, Deputy Town Clerk

**EXHIBIT 1B
RESOLUTION #22-09
CEQA ADDENDUM TO THE LOOMIS COSTCO ENVIRONMENTAL IMPACT REPORT
TOWN OF LOOMIS TOWN COUNCIL MAY 10, 2022**

General Plan and Zoning Code Text Amendment for Accessory Uses

Addendum to the Costco Loomis Project Environmental Impact Report

State Clearinghouse No. 2017052077

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February 2022

ADDENDUM TO THE LOOMIS COSTCO EIR FOR A GENERAL PLAN AMENDMENT AND ZONING CODE TEXT AMENDMENT FOR ACCESSORY USES

1.0 BACKGROUND AND INTRODUCTION

Costco Wholesale submitted an application to the Town of Loomis (Town) to build a membership-only warehouse retail use with an ancillary fueling station at a site along Sierra College Boulevard north of Interstate 80 (I-80) (i.e., the Costco project). The warehouse retail site would sell merchandise for commercial and personal use. Other goods and services provided would include tire sales and installation, sales of motor vehicle fuel, optical exams and sales, a photo center and processing, hearing aid testing and sales, food service preparation and sales (including meat and baked goods), alcohol sales and tasting, and propane refueling. During seasonal sales promotions, temporary outdoor sales may occur within the parking field adjacent to the warehouse. The Costco project location is shown in Figures 1-1 and 1-2.

The environmental impacts of the Costco project were evaluated in a Draft Environmental Impact Report circulated for review and comment in April 2018 (Costco 2018 DEIR), a DEIR recirculated for review and comment in December 2019 (Costco 2019 RDEIR), and a Final Environmental Impact Report (Costco FEIR) certified in August 2020. Together, these documents are collectively referred to as “the Costco EIR”. The Costco EIR is available for review on the Town’s website: <https://loomis.ca.gov/loomis-costco-project-information/>.

After the EIR was certified and the Costco project was adopted, three lawsuits were filed. One lawsuit was dismissed and the other two went to hearing. The court subsequently determined that the Town committed a land use analysis error, as it did not analyze the Project’s inconsistency with the Town’s Zoning Code and General Plan due to the proposal to construct commercial parking, driveways, and landscaping on residential land. Specifically, the court disagreed with the Town’s interpretation of its Zoning Code and General Plan to allow support uses such as parking, driveways, lighting, and landscaping on properties owned by Costco and included as a relatively small portion of the Project Site that has residential zoning.

To address the inconsistencies found by the court, the Town proposes to amend the General Plan and Zoning Code text to codify the Town’s interpretation that commercial support uses, such as parking, driveways, lighting, and landscaping on residential property where the residential property is adjacent to and under common ownership with the commercial property and use. As discussed below, the proposed legislative action to amend the General Plan and Zoning Code text is a project under CEQA, and the purpose of this Addendum is to document the Town’s conclusion that the Costco EIR is relevant to the GPA/ZTA Project and that some changes or additions are necessary but none of the conditions described in [Guidelines] Section 15162 calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred. (See Guidelines, § 16164.)¹ The commercial support uses addressed by the GPA/ZTA Project were expressly contemplated in the Costco EIR.

¹ The CEQA “Guidelines” are codified in the California Code of Regulations, title 14, division 6, section 15000 et seq.

This Addendum to the Costco EIR has been prepared specifically to address the potential environmental impacts that could occur from the Town’s proposed changes to the Medium Density Residential (RM) and High Density Residential (RH) zoning code definitions and allowable land uses, the proposed changes to the Town’s parking standards within the zoning code, and the proposed addition to the General Plan Land Use Element “Policies for Specific Areas” (collectively, the GPA/ZTA Project).

2.0 CEQA CONSIDERATIONS

When a lead agency (in this case, the Town of Loomis) proposes a discretionary action and determines that a previous environmental review document “retains some informational value” relevant to the environmental impacts of the proposed agency action, the subsequent review provisions of the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the Guidelines govern the type of documentation that is required to indicate that the lead agency has adequately considered the project changes in making its decision. (See *Friends of the San Mateo Gardens v. San Mateo Community College Dist.* (2016) 1 Cal.5th 937, 951 (*San Mateo Gardens*)). The appropriate level of review is based on whether the changes to the project or project circumstances, resulting from new information that was not known at the time of approval of the original project, creates new significant effects, or results in a substantial increase in the severity of previously identified significant effects.

Guidelines Section 15164 provides for the use of an Addendum to document the changes for a project that are already covered under a previously certified EIR. A lead agency may prepare an Addendum if only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a Subsequent EIR have occurred.

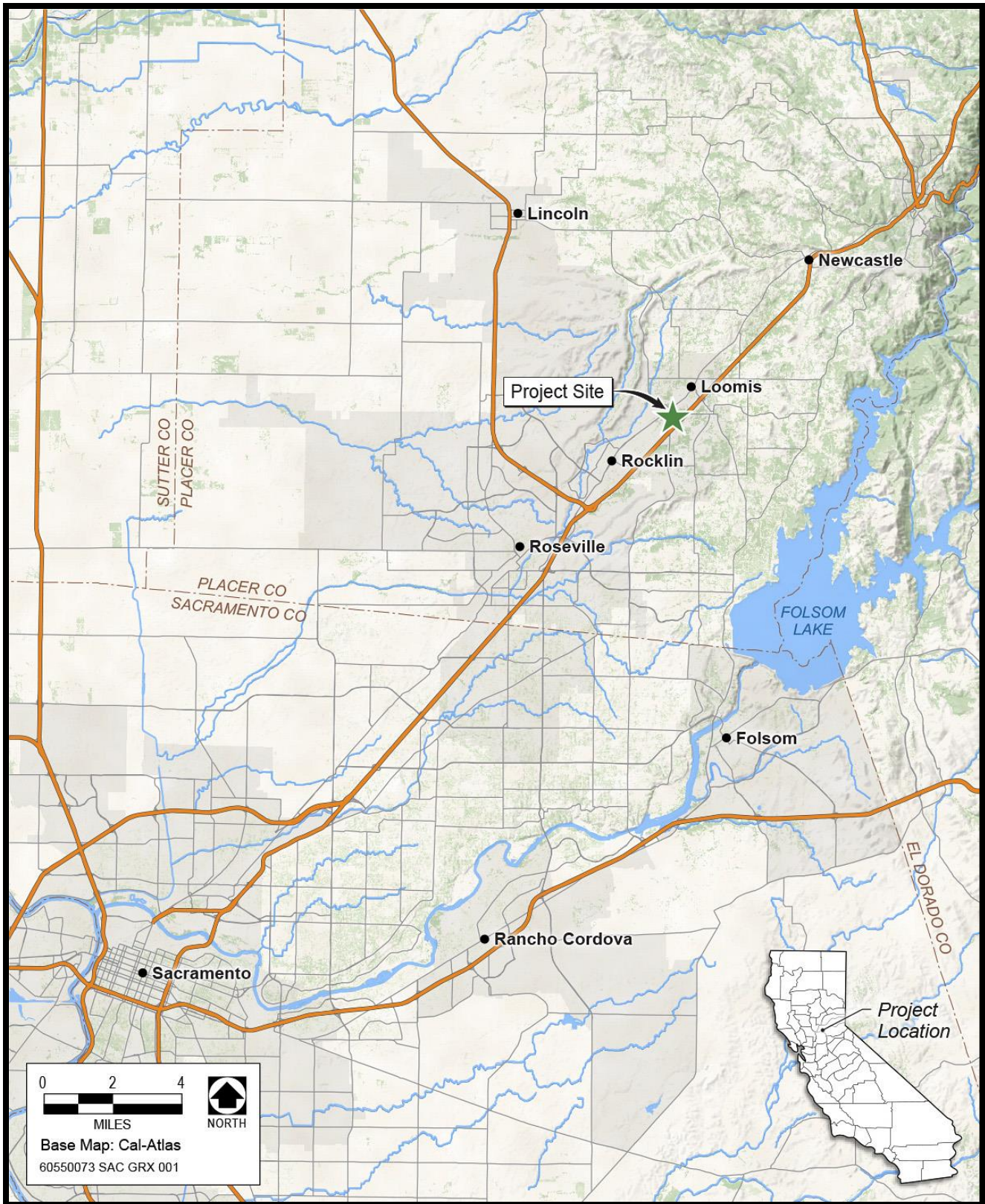
A Subsequent EIR is required whenever any of the following conditions occur:

- ▶ substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- ▶ substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- ▶ new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - the project will have one or more significant effects not discussed in the previous EIR;
 - significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As described in detail in the following sections, the changes to the Costco EIR required by the GPA/ZTA Project meet the criteria for an Addendum. The GPA/ZTA Project would not cause any changes to the Costco Project or circumstances that would increase the severity of any impact analyzed in the Costco EIR or result in any new significant impacts. Similarly, there is no “new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the [Costco] EIR was certified as complete.” (See Guidelines, § 15162, subd. (a)(3).) As stated above, the GPA/ZTA Project will not have any new or substantially more severe significant environmental effects because the potential changes to the physical environment contemplated by the GPA/ZTA project, i.e., the commercial support uses, were fully analyzed in the Costco EIR. Since there have been no substantial changes to the Costco Project or the circumstances under which the project is undertaken, there have also been no changes in relation to feasible mitigation measures or project alternatives.

An Addendum need not be circulated for public review, but CEQA requires the decision-making body (in this case, the Town Council) to consider the Addendum, together with the certified Costco EIR, prior to making a decision on the GPA/ZTA Project.



Source: Data compiled by AECOM in 2018

Figure 1-1. Regional Location Map



Source: Data compiled by AECOM in 2021

Figure 1-2. Costco Project Site and Surrounding Land Uses

3.0 DESCRIPTION OF PROPOSED GPA/ZTA PROJECT

3.1 COSTCO PROJECT SITE LAND USE DESIGNATIONS AND ZONING

The Costco Project Site is east of Sierra College Boulevard and south of Brace Road. The Assessor’s Parcel Numbers, land use designations, and zoning are listed in Table 3-1. The land use designations are shown in Figure 3-1, and the zoning is shown in Figure 3-2.

Table 3-1. Existing Land Use and Zoning for the Costco Project Site

Assessor’s Parcel Number	Land Use Designation	Zoning
045-042-011*	Residential Medium High Density (RM)	Medium Density Residential (RM-5)
045-042-012*	Residential Medium High Density (RM)	Medium Density Residential (RM-5)
045-042-023*	Residential High Density (RH)	High Density Residential (RH)
045-042-034*	General Commercial (CG) and Residential Medium High Density (RM)	General Commercial (CG) and Medium Density Residential (RM-5)
045-042-035	General Commercial (CG)	General Commercial (CG)
045-042-036*	General Commercial (CG) and Residential Medium High Density (RM)	General Commercial (CG) and Medium Density Residential (RM-5)
045-042-037	General Commercial (CG)	General Commercial (CG)
Note: Parcel numbers with an asterisk (*) would be either wholly or partially affected by the proposed General Plan and zone text changes. Sources: Town of Loomis 2009 and 2019		

As shown on Figures 3-1 and 3-2, most of the Costco Project Site is designated and zoned for General Commercial (CG) use under the existing 2001 Loomis General Plan and Loomis Zoning Code; portions of the site on the east side are designated and zoned as Residential Medium High Density (RM)/(RM-5), and a small portion of the site west of the Sierra Meadows apartment complex is designated and zoned as Residential High Density (RH) (Town of Loomis 2009, 2019).

As shown on the Costco Project site plan (Figure 2-1 [page 2-5] in the Costco FEIR and reproduced herein as Figure 3-3), the eastern portion of the Project Site that is currently designated and zoned as Residential Medium High Density (RM)/(RM-5) is proposed for commercial parking and landscaping associated with the Costco Project. A gated emergency ingress/egress driveway area from Brace Road would be installed on a portion of the Residential Medium High Density (RM)/(RM-5) land east of the Sierra Meadows apartment complex in the northeast corner of the Costco Project Site. On the west side of the Sierra Meadows apartment complex, in an area designated and zoned for Residential High Density (RH) uses, a secondary entrance to the Costco Project Site would be installed from Brace Road, comprised of a 30-foot-wide drive aisle for warehouse truck deliveries between the hours of 7:00 am and 10:00 pm. This area would also include commercial parking, lighting, and landscaping. As shown on Figure 3-3, no buildings would be constructed in the areas designated and zoned for Residential Medium High Density (RM)/(RM-5) or Residential High Density (RH). All of the parcels that comprise the Costco Project Site are owned by the same entity.

The Town is proposing limited changes to the Medium Density Residential (RM) and High Density Residential (RH) land use designations and zoning code requirements regarding commercial development along Sierra College Boulevard between the Town limits and Brace Road. The proposed changes require a General Plan amendment and a change to the Town's Zoning Code text. The proposed changes are described in detail below.

3.2 PROPOSED LAND USE DESIGNATION CHANGES

Chapter III, Land Use and Community Development, of the 2001 General Plan contains policies for specific areas in Section G (2001 General Plan pages 40 through 42). On page 42/III-19 of the 2001 General Plan, the following new text would be added:

7. Commercial Development Along Sierra College Boulevard Between the Town limits and Brace Road. The area bounded by Sierra College Boulevard on the west, Brace Road on the north, existing single-family homes on the east, and the Town limits on the south includes approximately 14.05 acres designated General Commercial, 3.62 acres designated Residential – Medium High Density, and 0.37 acres designated Residential – High Density. Residentially designated property within the area described above may also be used to support, and to facilitate circulation and access for, the adjacent General Commercial property, subject to terms and conditions in the Zoning Code.

3.3 PROPOSED ZONING CODE TEXT CHANGES

Two interrelated changes to the Loomis Municipal Code Title 13 (Zoning) text are proposed.

First, Title 13, Division 2 (Zoning Districts and Allowable Uses), Chapter 13.24 (Residential Zoning Districts), Section 13.24.040 (Residential District General Development Standards) includes a table (Table 2-2) that lists the allowed land uses and permit requirements for each residential zoning district, including the Residential Medium Density (RM) and Residential High Density (RH) districts. Table 2-2 would be amended to add a footnote to both the RM and RH districts, as follows:

(6) Property zoned RM or RH may be used to support commercial activity along Sierra College Boulevard between the Town limits and Brace Road if: (a) the RM or RH property is adjacent to the commercially zoned property; (b) the commercially zoned property is immediately adjacent to Sierra College Boulevard; (c) the RM or RH property and the adjacent commercial property are under common ownership; (d) use of the RM or RH property is limited to supporting uses such as commercial parking, commercial or emergency driveways or drive aisles, lighting and landscaping; and (e) no buildings are built on the RM or RH property. In the case of such use, the development standards applicable to the RM or RH property shall be those governing development of the adjacent commercial property.

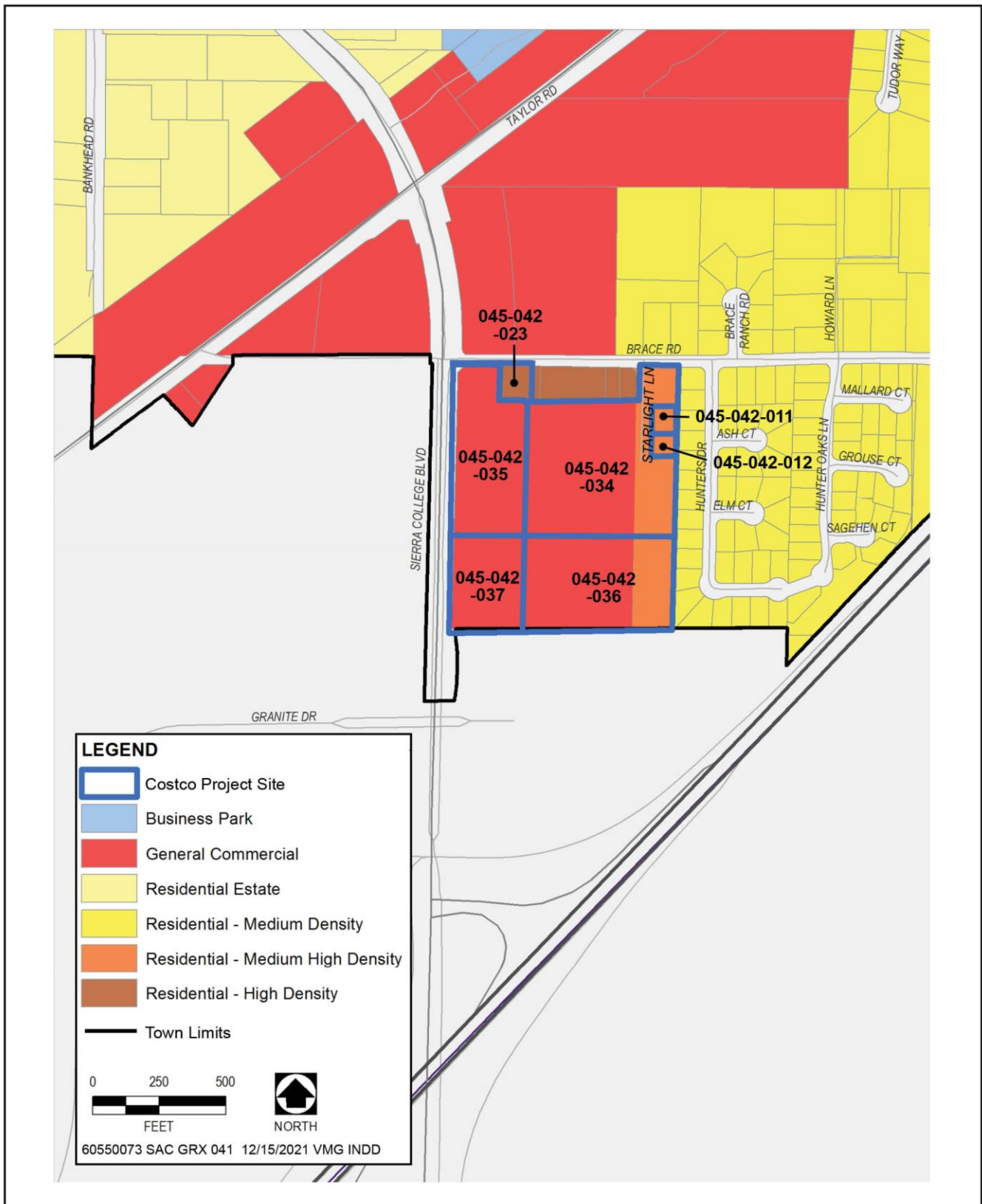
Second, Title 13, Division 3 (Site Planning and General Development Regulations), Chapter 13.36 (Parking and Loading), Section 13.36.090 (Parking Design and Development Standards), Section C (Location) sets forth requirements for the location of parking areas. Additional requirements related to nonresidential parking would be added as shown below in underlined text:

2. Nonresidential parking shall be located on the same parcel as the uses served or within three hundred feet of the parcel (within five hundred feet in the downtown) if shared parking or public parking facilities are used to meet parking requirements. Nonresidential parking may also be located on residentially zoned property in accordance with the terms and conditions set forth in Note 6 of Table 2-2, Section 13.24.040.

3.3 REASON FOR THE PROPOSED GENERAL PLAN AND ZONING CODE TEXT CHANGES

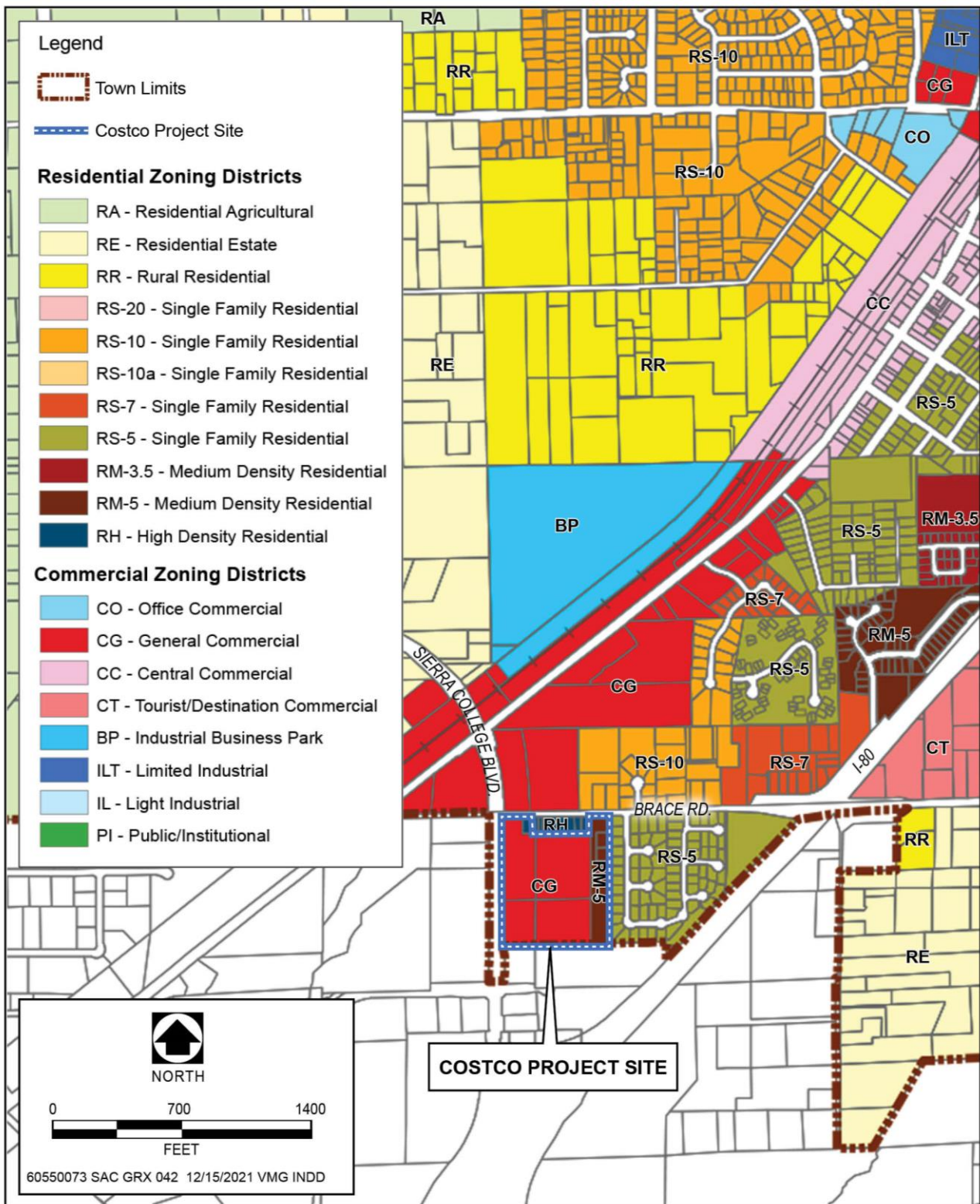
The purpose of the proposed General Plan and zoning text changes is to allow those portions of the Costco Project Site and any other qualifying site that are designated and zoned for residential use to be used for commercial support uses. The effect of the proposed General Plan and zoning text changes would be to allow commercial support uses, including parking and access uses such as commercial or emergency driveways or drive aisles, as well as commercial landscaping and associated lighting, on property that is zoned for residential use, but only in the specific locations and under the specific circumstances described in Section 3.2, above. The only property that currently meets the conditions of the proposed General Plan and zoning text changes is within the Costco Project Site.

The proposed General Plan and zoning text changes would allow commercial support uses on residentially designated land within a limited area of the Town. Prior to the proposed General Plan and zoning text changes, the Town allows commercial and support uses including associated parking, drive aisles, lighting, and landscaping on 14 acres of the Project site, and therefore this area would not be affected by the proposed General Plan amendment or zoning text changes. Under the GPA/ZTA Project, the 4 acres of property with residential designations and zoning under common ownership with the primary use on the commercially designated portions of the Costco Project Site may also be used to support the primary commercial use. The General Plan amendment and zoning text changes do not propose that the existing land use designation on those properties be changed to commercial, merely that the residentially designated portions of the property under common ownership may also be used for commercial *support* purposes within this limited area of the Town. Primary commercial uses, such as shops, personal and business services, restaurants, and other commercial uses, as defined by the Zoning Code, would not be allowed on these properties, just as is the case under the existing General Plan and Zoning Code. Residential uses at densities consistent with the zoning designations would continue to be permitted.



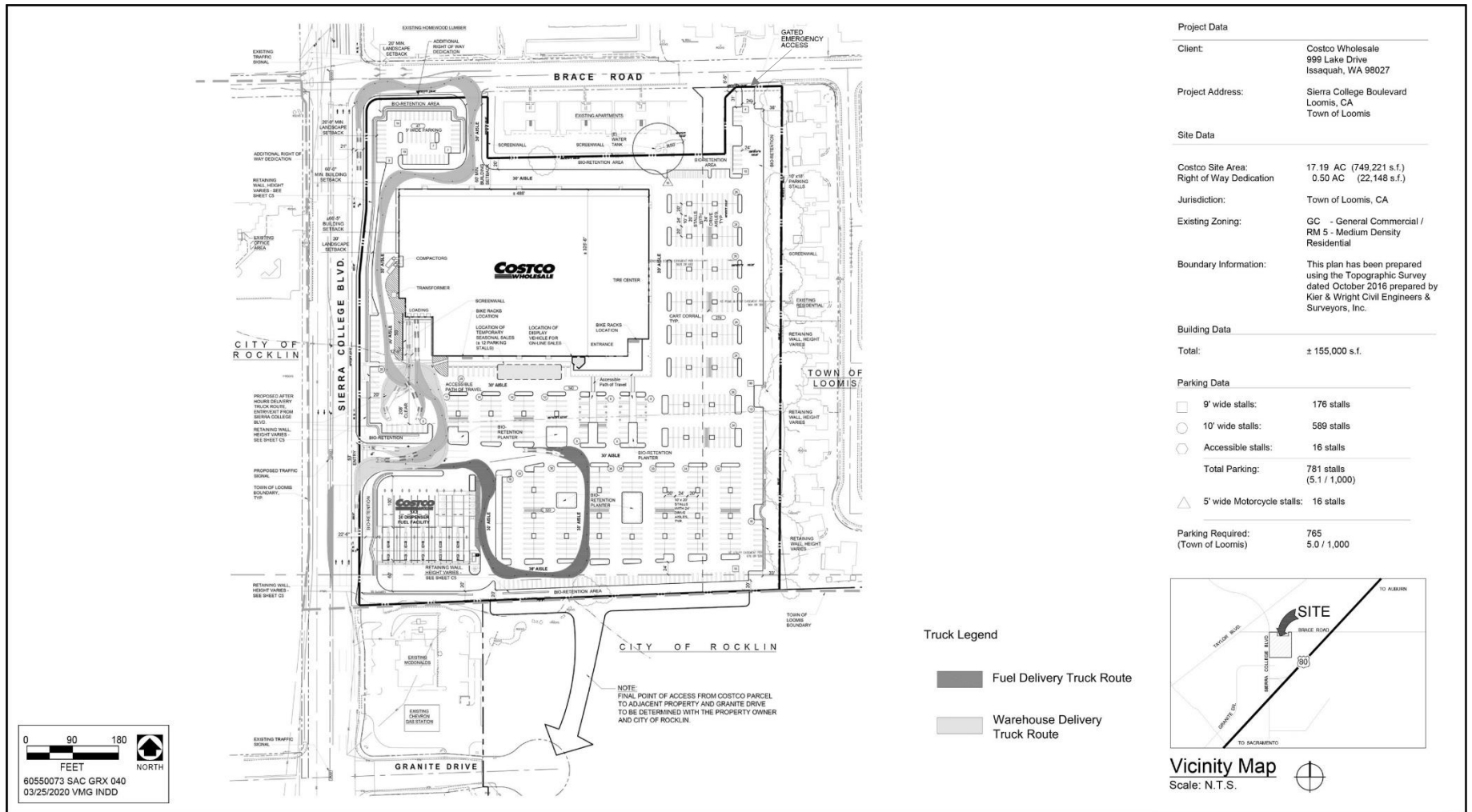
Source: Town of Loomis 2019, adapted by AECOM in 2021

Figure 3-1. General Plan Land Use Designations



Source: Data provided by Town of Loomis and adapted by AECOM in 2021

Figure 3-2. Zoning



Source: Data provided by MG2 and adapted by AECOM in 2020

Figure 3-3. Costco Project Site Plan

4.0 ENVIRONMENTAL ANALYSIS

This section of the Addendum presents a brief discussion of the potential adverse effects on the physical environment from implementation of the GPA/ZTA Project, which involves the Town's proposed changes to the Residential Medium High Density (RM) and Residential High Density (RH) land use designations and Zoning Code text. As discussed above, the Town has concluded that all the potential environmental impacts associated with the GPA/ZTA Project were fully analyzed in the Costco EIR, which analyzed the environmental impacts of the proposed commercial support uses (described above) on the residential property under common ownership with the commercial property and primary commercial use. Thus, the purpose of this Addendum is to document that the GPA/ZTA Project, though it will "require some changes or additions" to the previously certified Costco EIR, "none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred." (See Guidelines, § 15164.)

The proposed changes to the land use designations and Zoning Code text would occur only at the Costco Project Site at this time because the Costco site contains the only residential property that currently meets the proposed criteria. The proposed changes would allow the Costco Project, as currently designed and previously approved, to have commercial parking stalls, lighting, and landscaping; a gated emergency ingress/egress driveway area from Brace Road; and a secondary Project Site entry from Brace Road developed on Residential Medium High Density (RM) and Residential High Density (RH) parcels, as shown on the Costco site plan (Figure 3-3). Because all the potential environmental impacts of these planned uses at the Project Site were previously analyzed in the certified Costco EIR, the proposed changes to the Residential Medium High Density (RM) and Residential High Density (RH) land use designations and Zoning Code text would have no environmental impacts other than those already described in the Costco EIR. A brief discussion of the reasons why no new significant impacts or substantial increases in the severity of impacts identified in the Costco EIR would occur, related to each environmental topic area, is presented below.

4.1 AESTHETICS

The parcels affected by the proposed General Plan and zoning text changes, including the Costco Project Site, do not contain any scenic views, nor are the parcels within the viewshed of a designated State scenic highway (Costco 2019 RDEIR page 3.2-12). Moreover, the potential for short-term impacts associated with construction equipment and personnel resulting from development of the commercial support uses was analyzed in the Costco EIR. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, there would still be no impact on scenic views or effects on resources within State scenic highways, and impacts from constructions views would still be less than significant (Costco 2019 RDEIR page 3.2-13). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

The parcels affected by the proposed General Plan and zoning text changes are part of the proposed Costco Project Site. Two of the three affected parcels contain native oak trees. Aesthetic impacts associated with development of the Costco project, including removal of native oak trees to allow for the commercial supporting uses permitted by the GPA/ZTA Project, were fully analyzed in the Costco EIR (Costco 2019 RDEIR pages 3.2-12 through 3.2-25).

Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change in any way the locations or types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same potentially significant impact related to changes in visual character would still occur. Implementation of Mitigation Measure AES-1 (Costco 2019 RDEIR page 3.2-36 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program) would reduce the impact from degradation of visual character to a less-than-significant level. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.2 AGRICULTURE AND FORESTRY RESOURCES

The only parcels that would be affected by the proposed General Plan and zoning text changes are within the Costco Project Site. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, there would still be no impact on agriculture and forestry resources (Costco 2018 DEIR page 5-3). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.3 AIR QUALITY

Construction and operational emissions that could be generated by development of the Costco Project Site, including the parcels that would be affected by the proposed General Plan and zoning text changes, were analyzed in the Costco 2019 RDEIR pages 3.3-16, 3.3-18, and 3.3-20, and attached to the Costco 2019 RDEIR as Appendix B. In addition, a Health Risk Assessment for the Costco Project was performed to evaluate toxic air contaminant (TAC) emissions associated with project construction and operations that could affect surrounding sensitive receptors, and the results were presented in the Costco 2019 RDEIR pages 3.3-14, 3.3-15, and 3.3-19 through 3.3-25.

The Costco EIR concluded that impacts from both construction and operational emissions were less than significant (2019 RDEIR pages 3.3-16 through 3.3-18). The Costco FEIR includes Mitigation Measure AIR QUALITY-1 requiring a specific sequence of construction phasing, to provide an extra level of assurance that construction-related emissions would not exceed PCAPCD thresholds. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impacts related to construction and operational emissions would still occur. Implementation of Mitigation Measure AIR QUALITY-1 (Costco FEIR page 4-2 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program) would help further reduce the Costco Project's construction-related emissions. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Because the proposed General Plan and zoning text changes contemplated in this Addendum would only affect the residential parcels within the Costco Project Site and would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the impacts from generation of local mobile-source carbon monoxide emissions; exposure of sensitive receptors to TAC emissions; and exposure of sensitive receptors to objectionable odors would still be less than significant (Costco 2019 RDEIR pages 3.3-16 through

3.3-27). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.4 BIOLOGICAL RESOURCES

The parcels that would be affected by the proposed General Plan and zoning text changes are within the Costco Project Site.

All potential impacts to Biological Resources were analyzed in the Costco 2019 RDEIR Section 3.4, “Biological Resources,” and the biological resources surveys attached to the Costco 2019 RDEIR as Appendix C, and there is no need to revise any of this Costco EIR analysis to address the GPA/ZTA Project, as none of the circumstances have changed. The Costco Project Site, including the parcels that would be affected by the proposed General Plan and zoning text changes, are dominated by annual grassland and valley oak woodland. In addition, one of the parcels affected by the proposed General Plan and zoning text changes (APN 045-042-011) contains a small area of valley freshwater marsh habitat within a wetland swale (0.012 acre); the swale has been delineated as a Water of the U.S. that is within the jurisdiction of the U.S. Army Corps of Engineers (Costco RDEIR Figure 3.4-1 [page 3.4-3] and Figure 3.4-2 [page 3.4-5]). The Costco EIR determined that no special-status animals or plants have been documented as occurring on the Costco Project Site itself, but special-status animal species have been reported in the project vicinity (Costco RDEIR page 3.4-7). Regardless of the type of urban development that were to occur (i.e., residential, commercial, or industrial) on the parcels affected by the proposed General Plan and zoning text changes, the same habitats and species have the potential to be affected through either direct take, loss, or fill, or indirect loss of habitat or water quality degradation.

Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, there would still be no impact related to these biological resource issues (Costco 2019 RDEIR pages 3.4-22 and 3.4-23). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Implementing the proposed General Plan and zoning text changes would result in the same permanent fill of waters of the United States, including wetlands subject to U.S. Army Corps of Engineers’ jurisdiction under the Clean Water Act, and waters of the state (swales) as addressed in the certified Costco EIR. Compliance with conditions of required regulatory permits would reduce these impacts to a less-than-significant level. (Costco 2019 RDEIR pages 3.4-24). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impact from permanent fill of wetlands and Waters of the U.S. and waters of the state would still occur (Costco 2019 RDEIR pages 3.4-24 and 3.4-25). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

The biological resources impacts of Costco project implementation, including the removal of protected oak trees and loss of Valley oak woodlands, were fully analyzed and mitigated in the Costco EIR. (Costco 2019 RDEIR pages 3.4-25 through 3.4-29). Because the proposed General Plan and zoning text changes contemplated in this

Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impact from loss of protected oak trees would still occur (Costco 2019 RDEIR pages 3.4-25 through 3.4-27). Similarly, the same less-than-significant impact, with the implementation of Mitigation Measure BIO-1, from the loss of Valley oak woodlands would occur. (Costco 2019 RDEIR page 3.4-28 and Costco FEIR pages 4-3 and 4-4, and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program) No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Similarly, all biological resource impacts relating to fish, wildlife, and birds, associated with development of the Costco Project were fully analyzed and mitigated in the Costco EIR. (Costco 2019 RDEIR pages 3.4-29 through 3.4-34). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impacts related to loss of annual grassland habitat and indirect effects on steelhead (Costco 2019 RDEIR pages 3.4-29 and 3.4-32), loss and disturbance of habitat for nesting migratory birds, and loss and disturbance of habitat for nesting raptors, including special-status raptors, with implementation of Mitigation Measures BIO-2 and BIO-3 (Costco 2019 RDEIR pages 3.4-30 and 3.4-31), potential mortality and loss of habitat for western spadefoot toad, with implementation of Mitigation Measure BIO-4 (Costco 2019 RDEIR pages 3.4-33) would still occur. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.5 CULTURAL AND TRIBAL CULTURAL RESOURCES

No tribal cultural resources were identified on or adjacent to any of the parcels that comprise the Costco Project Site (which includes the parcels affected by the proposed General Plan and zoning text changes) during this consultation. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, there would still be no impact related to tribal cultural resources (Costco 2018 DEIR page 5-3). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

The Costco EIR determined that it is possible for previously undiscovered cultural resources to be exposed during project-related construction activity, including on the parcels affected by the GPA/ZTA Project. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impact related to cultural resources, with implementation of Mitigation Measures CUL-1 and CUL-2 (Costco 2018 DEIR pages 5-4 and 5-5) would still occur. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.6 ENERGY

The potential energy impacts associated with development of the Costco Project, including the parcels that would be affected by the proposed General Plan and zoning text changes, were analyzed in the Costco EIR. (2019

RDEIR Table 3.8-2 [page 3.8-7], Table 3.8-3 [page 3.8-8], and Table 3.8-4 [page 3.8-9]). The Costco EIR concluded that the project would not result in the wasteful or inefficient use of energy during construction or operation. (2019 RDEIR Chapter 2, “Project Description” [page 2-25], 2019 RDEIR page 3.8-7). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impacts related to energy consumption and conflicts with energy plans would still occur. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.7 GEOLOGY AND SOILS

Seismic, geologic, and soils conditions are naturally occurring, and therefore the potential impacts would not change regardless of what type of urban development were to occur (i.e., residential, commercial, or industrial) on the parcels affected by the proposed General Plan and zoning text changes.

The geology and soils impacts of the GPA/ZTA Project were fully analyzed in the Costco EIR, including a geotechnical report (attached to the Costco 2019 RDEIR as Appendix G), which included the parcels that would be affected by the proposed General Plan and zoning text changes. (Costco 2019 RDEIR pages 5-6 and 5-7). The Costco EIR concluded that the impacts would be less than significant. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR (Costco 2018 DEIR pages 5-6 through 5-8), no new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

The Costco EIR concluded that construction activities associated with the Costco Project, including the support commercial uses on the parcels affected by the GPA/ZTA, would disturb soils and could result in erosion, but that impacts would be less than significant with implementation of Mitigation Measure HYDRO-1. (Costco 2018 DEIR pages 5-11 and 5-12). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same less-than-significant impact related to soil erosion, with implementation of Mitigation Measure HYDRO-1, would still occur. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.8 GREENHOUSE GASES

The greenhouse gas emissions impacts associated with development of the Costco Project, including the parcels that would be affected by the proposed General Plan and zoning text changes, were analyzed in the Costco EIR. (2019 RDEIR, Table 3.5-2 [page 3.5-12]).

The Costco EIR concluded that greenhouse gas emissions impacts associated with construction and operation of the Costco Project, including the commercial support uses authorized by the GPA/ZTA Project, would be cumulatively considerable and unavoidable, despite the implementation of all feasible mitigation, including Mitigation Measures GHG-1 and GHG-1b. (Costco 2019 RDEIR page 3.5-13; Costco FEIR, pages 3-279, 3-284, 3-333, 3-334, 3-358, 3-359, 3-951, 3-952, 3-1000, 4-4, and 4-5). Because the proposed General Plan and zoning

text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same cumulatively considerable impacts related to contribution to global climate change and conflicts with state and local plans adopted for the purpose of reducing GHG emissions, would still occur. No other feasible mitigation measures are available. Therefore, these impacts would still be cumulatively considerable and unavoidable. No new substantial increase in the severity of impacts or new significant impacts would occur compared to that identified in the Costco EIR.

4.9 HAZARDS, HAZARDOUS MATERIALS, AND WILDFIRE

The hazards, hazardous materials, and wildfire impacts associated with the Costco Project, including the parcels affected by the proposed General Plan and zoning text changes, were analyzed in the Costco EIR, including the Phase I and Phase II Environmental Site Assessments (ESAs) (attached to the Costco 2019 RDEIR as Appendix H). (Costco 2019 RDEIR pages 5-8 through 5-11). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, impacts related to routine transport, use, or disposal of hazardous materials would still be less than significant (Costco 2018 DEIR pages 5-7 and 5-8). Similarly, impacts related to exposure to hazardous materials, with implementation of Mitigation Measure HAZ-1, would still be less than significant. (Costco 2018 DEIR pages 5-9 and 5-10.) Lastly, as the Costco EIR concluded, there would still be no impacts related to school, airport, or wildland fire hazards (Costco 2018 DEIR page 5-10). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.10 HYDROLOGY AND WATER QUALITY

The hydrology and water quality impacts associated with development of the Costco Project, including the commercial support uses authorized by the GPA/ZTA Project, were fully analyzed in the Costco EIR. (Costco 2019 RDEIR pages 5-11 through 5-14). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, these impacts would still be potentially significant. Implementation of Mitigation Measures HYDRO-1, HYDRO-2, HYDRO-3, and HYDRO-4 (Costco 2018 DEIR pages 5-11 through 5-13 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program) would reduce these impacts to a less-than-significant level. Similarly, groundwater impacts would still be less than significant. (Costco 2018 DEIR page 5-14.) No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.11 LAND USE

The only parcels currently affected by the proposed General Plan and zoning text changes are within the Costco Project Site, which is situated within the Town's designated Downtown/Town Center Area (Loomis General Plan Figure 3-3, page III-20). The Costco Project Site comprises approximately 14.05 acres designated General Commercial, 3.62 acres designated Residential Medium High Density, and 0.37 acres designated Residential High Density (a total of 18 acres). Of those 18 acres, 14 acres already allow commercial uses, including commercial support uses, and therefore would not be affected by the proposed General Plan amendment or zoning text changes. The remaining 4 acres of property with residential land use designations and zoning, which are under

common ownership with the primary use on the commercially designated portions of the Costco Project Site, may also be used to support the primary commercial use under the proposed General Plan amendment and zoning text changes. The General Plan amendment and zoning text changes do not propose that the existing land use designation on those properties be changed to commercial, merely that the properties with a residential designation and zoning may also be used for limited commercial *support* purposes, thereby incrementally expanding the range of allowed uses within this limited area of the Town. Primary commercial uses would not be allowed for parcels with a residential designation and zoning, nor could any commercial support buildings be built, as is the case currently.

As described above, the proposed changes would allow commercial parking stalls and associated lighting and landscaping; a gated emergency ingress/egress driveway area from Brace Road; and a secondary Project Site entry from Brace Road for truck deliveries, to be developed on Residential Medium High Density (RM) and Residential High Density (RH) parcels as shown on the Costco site plan (Figure 3-3). These planned uses at the Project Site were previously analyzed in all of the topic areas of the certified Costco EIR, and the reasons why the proposed General Plan and zoning text changes would not result in a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect are discussed throughout Chapter 3 of this Addendum (for example, General Plan noise thresholds, which have been adopted to avoid or mitigate environmental impacts related to noise disturbance, are evaluated as a separate impact in Section 3.6, “Noise” of the 2018 DEIR and in Section 4.13, “Noise” of this Addendum). Therefore, the proposed General Plan and zoning text changes contemplated in this Addendum would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect (Costco 2018 DEIR pages 5-15 and 5-16). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

The Project Site consists of undeveloped, vacant land. The surrounding area consists of single-family residential development to the east, a multi-family residential complex and commercial/industrial development to the north, undeveloped land and an office area to the west, and commercial areas to the south. Therefore, the proposed General Plan and zoning text changes contemplated in this Addendum would not divide an existing community and there would still be no impact (Costco 2018 DEIR page 5-15). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.12 MINERAL RESOURCES

As set forth in the Costco EIR (Costco 2019 RDEIR page 5-3), there are no known regionally or locally important mineral resource deposits under the Costco Project Site, including the area that is encompassed by the proposed General Plan and zoning text changes, based on a review of the *Mineral Land Classification of Placer County* (Lloyd 1995), the Loomis General Plan (Town of Loomis 2001), or the Placer County General Plan (Placer County 2013). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, there would still be no impact to mineral resources (Costco 2018 DEIR page 5-16), no new

significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.13 NOISE

The potential noise impacts of the Costco Project, including the development of commercial support uses on the parcels that would be affected by the proposed General Plan and zoning text changes, were analyzed in the Costco EIR, including the noise modeling attached to the Costco 2019 RDEIR as Appendix D. (Costco 2019 RDEIR, Table 3.6-7 [page 3.6-12], 3.6-13). The Costco EIR concluded that, even with the implementation of all feasible mitigation, including Mitigation Measure NOISE-1 (Costco 2019 RDEIR page 3.6-13), construction noise impacts would be significant and unavoidable. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, this impact would still be significant and unavoidable. No other feasible mitigation measures are available. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Similarly, because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, impacts associated from increased traffic volumes would still be less than significant (Costco 2019 RDEIR pages 3.6-13 through 3.6-15). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Lastly, because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, operational noise impacts, including noise impacts associated with nighttime deliveries and the tire center would still be less than significant, with implementation of Mitigation Measure NOISE-2 (Costco 2019 RDEIR page 3.6-17 and Costco FEIR page 4-6 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program), would reduce these impacts to a less-than-significant level. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.14 POPULATION AND HOUSING

The population and housing impacts associated with the Costco Project, including development of the commercial support uses on the residential property affected by the proposed changes to the Residential Medium High Density (RM) and Residential High Density (RH) land use designations and zoning text in the GPA/ZTA Project were analyzed in the Costco EIR. (Costco 2019 RDEIR pages 3.1-3 and 3.1-4).

The proposed changes to the Residential Medium High Density (RM) and Residential High Density (RH) land use designations and zoning text would not result in a loss of potential future housing in the Town, because the changes would apply only to the parcels within the Costco Project Site. Furthermore, only 4 acres of residential land, within the approximately 4,300-acre Town of Loomis, would be affected and would remain within the Residential Medium High Density (RM) and Residential High Density (RH) zoning and land use designations,

which will continue to allow residential uses. Therefore, the proposed General Plan and zoning text changes would not affect the local growth projections in the Town of Loomis General Plan or the SACOG MTP/SCS. Furthermore, no residences are located on the Project Site. Therefore, the proposed General Plan and zoning text changes would not result in displacement or relocation of any residents that would necessitate the construction of replacement housing elsewhere.

Given the available construction and operational labor pool in the region, the Costco Project would not result in in-migration of new workers that would affect the local population. (Costco 2019 RDEIR pages 5-1, 5-3, and 5-18). Furthermore, the proposed General Plan and zoning text changes would not involve constructing new homes or extending roadways or other infrastructure that would serve any development other than the Costco Project, and therefore would not directly or indirectly induce population growth. Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, these impacts would still be less than significant (Costco 2018 DEIR page 5-16). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.15 PUBLIC SERVICES

The potential impacts of the Costco Project, including the development of commercial support uses on the parcels that would be affected by the proposed General Plan and zoning text changes, to schools, parks, and other public facilities were analyzed in the Costco EIR. (Costco 2018 DEIR page 5-16.) Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, no new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

The potential impacts of the Costco Project, including the development of commercial support uses on the parcels that would be affected by the proposed GTA/ZTA, to fire or police protection facilities were analyzed in the Costco EIR. (Costco 2018 DEIR pages 5-16 and 5-17.) Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, these impacts would still be less than significant. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.16 RECREATION

The potential impacts of the Costco Project, including the development of commercial support uses on the parcels that would be affected by the proposed GPA/ZTA, to fire or police protection facilities were analyzed in the Costco EIR. (Costco 2018 DEIR page 5-17.) Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, no impact would still occur as identified in the Costco 2018 DEIR. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.17 TRANSPORTATION AND TRAFFIC

The transportation and traffic impacts associated with the Costco project, including the development of commercial supporting uses on the residential property affected by the GPA/ZTA Project, were analyzed in the Costco EIR and the Traffic Impact Analysis attached to the Costco 2019 RDEIR as Appendix E. (See Costco RDEIR Tables 3.7-7 through 3.7-9 [pages 3.7-19 and 3.7-20], Costco RDEIR Tables 3.7-10 and 3.7-11 [pages 3.7-24 and 3.7-25]).

Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same significant traffic impacts identified in the Costco EIR would occur. Implementation of Mitigation Measures TR MM 4 and TR MM 6 (Costco 2019 RDEIR page 3.7-27) would still reduce some of the identified impacts to a less-than-significant level. Where affected intersections are outside the jurisdiction of the Town of Loomis, these impacts are considered significant and unavoidable since the Town cannot guarantee that the required mitigation measures would be implemented. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Similarly, because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, freeway impacts would still be less than significant as identified in the Costco 2019 RDEIR (pages 3.7-28, 3.7-29, and 3.7-36). No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Further, because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same significant traffic hazard impacts identified in the Costco EIR would occur. Implementation of Mitigation Measures TR MM 1 and TR MM 4 (Costco 2019 RDEIR page 3.7-31 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program) would still reduce some of the identified impacts to a less-than-significant level. Where affected intersections are outside the jurisdiction of the Town of Loomis, these impacts are considered significant and unavoidable since the Town cannot guarantee that the required mitigation measures would be implemented. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new feasible mitigation measures have become available.

Lastly, because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, short-term, construction traffic impact would still be significant. Implementation of Mitigation Measure 3.7-4 (Costco 2019 RDEIR page 3.6-35 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program), would reduce this impact to a less-than-significant level. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.18 UTILITIES AND SERVICE SYSTEMS

The utilities and service systems impacts of the Costco Project, including the development of commercial supporting uses on the residential property affected by the GPA/ZTA Project, were analyzed in the Costco EIR. (Costco 2019 RDEIR pages 5-20 through 5-22). Because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, water supply and wastewater treatment impacts would still be less than significant as identified in the Costco 2018 DEIR (pages 5-17 through 5-20), no new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

Similarly, because the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR, the same potentially significant wastewater conveyance impacts identified in the Costco EIR would occur. Implementation of Mitigation Measures UTIL-1 and HYDRO-3 (Costco 2018 DEIR page 5-19 and incorporated in the adopted Costco Project Mitigation Monitoring and Reporting Program) would reduce these impacts to a less-than-significant level. No new significant impact or substantial increase in the severity of impacts identified in the Costco EIR would occur, there is no new information of substantial importance, and no new mitigation measures would be required.

4.19 CUMULATIVE IMPACTS

Cumulative impacts for each of the environmental topic areas discussed above were evaluated in the 2018 DEIR (Chapter 4, and Executive Summary Table ES-2) and the 2019 RDEIR (Chapter 4, and Executive Summary Table ES-2). As described in detail above in Sections 4.1 through 4.18, the proposed General Plan and zoning text changes contemplated in this Addendum would not change the types of land uses or the location or amount of construction previously analyzed in the Costco EIR; therefore, the same project-level impacts would still occur in each environmental topic area. Because the project-level impacts would be the same, and the General Plan and zoning text changes apply only to the Project Site, the proposed General Plan and zoning text changes contemplated in this Addendum would also result in the same contribution to cumulative impacts as previously evaluated in the Costco EIR. No new significant cumulative impact or substantial increase in the severity of cumulative impacts identified in the Costco EIR would occur, and no new mitigation measures would be required.

5.0 CONCLUSION

The proposed legislative action proposed in the GPA/ZTA Project analyzed in this Addendum would not require major revisions to the Costco EIR because no new substantial impacts would result, nor would there be any increase the severity of environmental effects identified in the Costco EIR. Furthermore, there are no changes in the circumstances under which the Costco Project would be undertaken that would require major revisions to the Costco EIR because of new or substantially increased significant environmental effects. In addition, no new information of substantial importance has been discovered that would trigger or require major revisions to the Costco EIR because of new or substantially increased significant environmental effects. Moreover, there is no new information of substantial importance showing any of the following:

- (A) The project will have one or more significant effects not discussed in the Costco EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the Costco EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the Costco EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No new mitigation measures, beyond those identified in the Costco EIR, would be required for the GPA/ZTA Project. Therefore, no Subsequent or Supplemental EIR is required for GPA/ZTA, preparation of this Addendum fulfills the Town's obligations under Public Resources Code, Section 21166, and the Addendum meets the requirements of CEQA Guidelines Section 15164.

6.0 REFERENCES

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California Environmental Quality Act Findings of Fact General Plan and Zoning Code Text Amendment for Accessory Uses

Addendum to the Costco Loomis Project Environmental Impact Report

Consideration of Certified EIR and February 2022 EIR Addendum

Pursuant to the California Environmental Quality Act, Public Resources Code (“PRC”) Sections 21000 et seq. and the CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. (“CEQA Guidelines”) (collectively, “CEQA”), the Town of Loomis (the “Town”) has considered the Environmental Impact Report (“EIR”) prepared for the Loomis Costco Project (“Costco Project”) (State Clearinghouse No. 2016061048), located southeast of the intersection of Sierra College Boulevard and Brace Road in the town of Loomis, which was certified by the Town on August 11, 2020 (“Costco EIR”), and the Addendum thereto, dated February 2022, for proposed changes to the Medium Density Residential (RM) and High Density Residential (RH) zoning code definitions and allowable land uses, the proposed changes to the Town’s parking standards within the zoning code, and the proposed addition to the General Plan Land Use Element “Policies for Specific Areas.”

The Costco EIR, along with the February 2022 EIR Addendum, contain the environmental analysis and information necessary to support approval of the specified changes to the Town’s General Plan text and Zoning Code text.

Findings

Project Description

The Town proposes changes to the Medium Density Residential (RM) and High Density Residential (RH) zoning code definitions and allowable land uses, the proposed changes to the Town’s parking standards within the zoning code, and the proposed addition to the General Plan Land Use Element “Policies for Specific Areas.” Collectively, the proposed changes are referred to as the GPA/ZTA Project. The GPA/ZTA Project is intended to codify the Town’s existing interpretation of the General Plan and Zoning Ordinance to allow commercial support uses on residential property that is adjacent to and under common ownership with the primary commercial use. The GPA/ZTA Project requires some changes to the Costco EIR but none of the conditions described in CEQA Guidelines, section 15162 calling for preparation of a subsequent EIR have occurred.

Environmental Review Process

As stated above, on August 11, 2020, the Town of Loomis certified the EIR for the Costco Project (State Clearinghouse No. 2016061048), located southeast of the intersection of Sierra College Boulevard and Brace Road in the town of Loomis.

The Costco EIR includes a Draft EIR circulated for review and comment in April 2018 (Costco 2018 DEIR), a recirculated Draft EIR for review and comment in December 2019 (Costco 2019 RDEIR), and a Final Environmental Impact Report (Costco FEIR) certified in August 2020. Together, these documents are collectively referred to as “the Costco EIR”. The Costco EIR is available for review on the Town’s website: <https://loomis.ca.gov/loomis-costco-project-information/>.

The Town found that the Costco EIR was completed in compliance with CEQA and the CEQA Guidelines, that the Town Council reviewed and considered the information in the Costco EIR, and that the Costco EIR reflected the Town’s independent judgment and analysis. The Town adopted findings, a Statement of Overriding Consideration, and a Mitigation Monitoring and Reporting Program.

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that: “The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

Section 15162 of the CEQA Guidelines requires a subsequent EIR to a certified EIR when one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Likewise, Public Resources Code Section 21166 states that no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency, unless one or more of the following events occur:

1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;

2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

The Town of Loomis, as lead agency, prepared an Addendum (dated February 2022) to the Costco EIR (dated August 11, 2020) pursuant to Section 15164 of the CEQA because the Costco EIR “retains some informational value” to the environmental effects of the proposed General Plan and Zoning Code text amendments. Accordingly, the February 2022 Addendum addresses the potential environmental impacts that could occur from the Town’s proposed changes to the Medium Density Residential (RM) and High Density Residential (RH) zoning code definitions and allowable land uses, the proposed changes to the Town’s parking standards within the zoning code, and the proposed addition to the General Plan Land Use Element “Policies for Specific Areas.”

The proposed legislative action analyzed in the Addendum would not require major revisions to the Costco EIR because no new substantial impacts would result, nor would there be any increase the severity of environmental effects identified in the Costco EIR. The commercial support uses addressed by the proposed legislative action were expressly contemplated and fully analyzed in the Certified EIR.

Furthermore, there are no changes in the circumstances that would require major revisions to the Costco EIR because of new or substantially increased significant environmental effects. In addition, no new information of substantial importance has been discovered that would trigger or require major revisions to the Certified EIR because of new or substantially increased significant environmental effects. Moreover, there is no new information of substantial importance showing any of the following:

- (A) The project will have one or more significant effects not discussed in the Costco EIR;
- (B) Significant effects previously examined will be substantially more severe than shown in the Costco EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the Costco EIR and would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No new mitigation measures, beyond those identified in the Costco EIR, would be required. There are no known mitigation measures or alternatives that were previously considered infeasible but are now considered feasible that would substantially reduce one or more significant effects on the environment identified in the Costco EIR.

Therefore, the GPA/ZTA Project would not create any potential adverse impacts beyond those evaluated in the Costco EIR. As such, the preparation of an Addendum is appropriate and fully complies with the requirements of Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164. No subsequent or supplemental EIR is required.

Additional Findings

Incorporation by Reference

These Findings incorporate by reference in their entirety the text of the February 2022 EIR Addendum prepared for the Project, the Draft EIR circulated for review and comment in April 2018 (Costco 2018 DEIR), the Draft EIR recirculated for review and comment in December 2019 (Costco 2019 RDEIR), the Final Environmental Impact Report (Costco FEIR) certified in August 2020, and the Findings adopted in support of the Costco Project previously adopted by the Town of Loomis.

Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the Town bases its findings and decision contained herein. The record of proceedings for Town's decision on the Loomis Costco Project includes the documents cited in the previous Findings adopted by the Town for the Costco Project, as well as the February 2022 EIR Addendum, and documents cited in the EIR Addendum. The Town Council has relied on all of the documents listed above in reaching its decision on the proposed project, even if not every document was formally presented to the Town Council.

The documents constituting the record of proceedings are available for review by responsible agencies and interested members of the public during normal business hours at the Town of Loomis Planning Department, 3665 Taylor Road, Loomis, California, 95650. The custodian of these documents is the Town of Loomis Planning Director.

Independent Judgment and Analysis

The Town Council hereby certifies that the Addendum to the Costco EIR was completed in compliance with CEQA and the CEQA Guidelines, that the Town Council reviewed and considered the information in the Addendum to the Costco EIR, and that the Addendum to the Costco EIR reflects the Town's independent judgment and analysis. The Town Council further certifies that the Addendum to the Costco EIR provides an adequate basis for considering and acting upon the GPA/ZTA Project. The Town Council has considered evidence and arguments presented during consideration of the GPA/ZTA Project and the Addendum to the Costco EIR.