



Staff Report

TO: Town of Loomis Planning Commission Chairman and Commission Members
FROM: Anders Hauge, Town of Loomis Costco Project Manager
DATE: **October 25, 2022**
RE: LOOMIS COSTCO PROJECT – MODIFIED CONDITIONAL USE PERMIT AND DESIGN REVIEW

REQUEST

Costco has requested that the Town of Loomis approve a Modified Conditional Use Permit and design review for a modified warehouse retail use in which the previously approved accessory fueling station would be replaced with additional parking and landscaping, subject to the conditions of approval.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Conduct a public hearing on the proposed modifications to the project design and Conditional Use Permit for the Loomis Costco Project; and
2. Adopt Resolution **#22-08** recommending that the Town Council approve the Modified Warehouse Retail Conditional Use Permit and Design Review based on “Option 1D” as described in the Project EIR, and with the replacement of the fueling station with additional parking stalls, expanded landscaping and bioretention areas, and parking lot lighting, subject to the findings and conditions of approval.

BACKGROUND

The Costco Warehouse Project was previously reviewed by the Planning Commission on July 7, 2020 and reviewed by the Town Council on August 4, 2020 and approved on August 11, 2020. Those actions included review and certification of the Loomis Costco Environmental Impact Report (EIR) and adoption of the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program (MMRP) as per the California Environmental Quality Act (CEQA); approval of a zoning amendment; approval of a lot line adjustment; and approval of a Conditional Use Permit and design review for a warehouse retail use with an accessory fueling station, with conditions of approval.

Since those approvals, three lawsuits were filed against the project, of which one was dismissed and 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, driveway, and landscaping on residential land.

To address the inconsistencies found by the court, the Town Council authorized processing of a General Plan amendment on March 8, 2022. On March 22, 2022, the Loomis Planning Commission recommended the Town Council adopt the CEQA findings and certify the Addendum to the EIR; approve the General Plan Amendment;

repeal Ordinance 285 and adopt the Zoning Code Amendment by Ordinance; and approve the Conditional Use Permit, subject to the findings and conditions of approval. The Town Council held its first reading on April 26, 2022 and on May 10, 2022, the Town certified an addendum to the Loomis Costco EIR and Findings, amended the General Plan and Zoning Code, and reapproved the Conditional Use Permit and design review, subject to conditions of approval.

Subsequent to that action, additional lawsuits were filed by the same parties and the subsequent settlement agreement has led to the current modifications to the approved project design.

PROJECT DESCRIPTION

In response to the settlement agreement, Costco proposes the following changes to the project:

- Remove the accessory fueling station from the southwest corner of the property and replace it with 112 additional parking spaces;
- Extend the northbound right turn storage pocket to allow for additional vehicle turning and storage;
- Expand the landscaping, tree planting, and bioretention area south of the Costco signalized driveway;
- Provide 8 additional parking lot lights in the new parking area; and
- Add 82 oaks in addition to the previously proposed 63 oaks onsite within the parking lot and around the site perimeter.

The project approvals previously included a fueling station with a 7,560 square foot canopy and a 106 square foot controller enclosure, 10 two-sided fuel dispensers, three underground storage tanks, and signage on the canopy structure. The original design included access into the fueling station area from the main driveway, allowing vehicles to queue at the fueling station in 10 lanes. The modification to the project removes this fueling station, canopy, tanks, and signage, and replaces it with 112 additional standard parking stalls, eight additional parking lot light fixtures, landscaping trees, an enlarged landscaped setback at the Costco driveway, and an enlarged storm water treatment planter/bioretention area within the landscaped setback.

The proposed 112 new standard-sized stalls would be oriented in a north/south direction west of the previously approved parking area. The additional parking includes landscape planters, end islands and mid space square tree planters, and has been designed to meet the Cal Green 50% shading requirement. 24 new trees would be planted in this area in addition to the trees that had been previously proposed with the fuel station.

In addition, to the new trees within the expanded parking lot area and landscaping setback near the Costco driveway, the modified plan also includes more tree planting throughout the entire parking lot, adding one to two additional trees per parking aisle to increase the shade canopy and screening. A denser canopy is also proposed adjacent to the residences along Hunters Drive. Instead of 15 new Valley oaks within the landscaped setback with the residences, the modified plan proposes 25 new Valley oaks and 3 Southern heritage oaks, thereby increasing parking lot shade as well as increasing the visual buffer with the neighbors. While the previously approved plan included one tree for every five parking stalls, the modified plan provides for one tree for every four stalls. The modified landscape plan includes the same mix of drought tolerant shrubs and grasses, and shade trees that are appropriate for the climate in Loomis.

Removal of the fuel station, which was a paved area, and expansion of the landscaped area would result in reduced stormwater runoff and increased bioretention. With the modifications, the required bioretention area is 20,105 square feet and the modified project proposes 22,117 square feet, allowing for a 2,012 square feet of surplus to handle additional stormwater.

No modifications are proposed to the warehouse structure or its architectural design or warehouse operations.

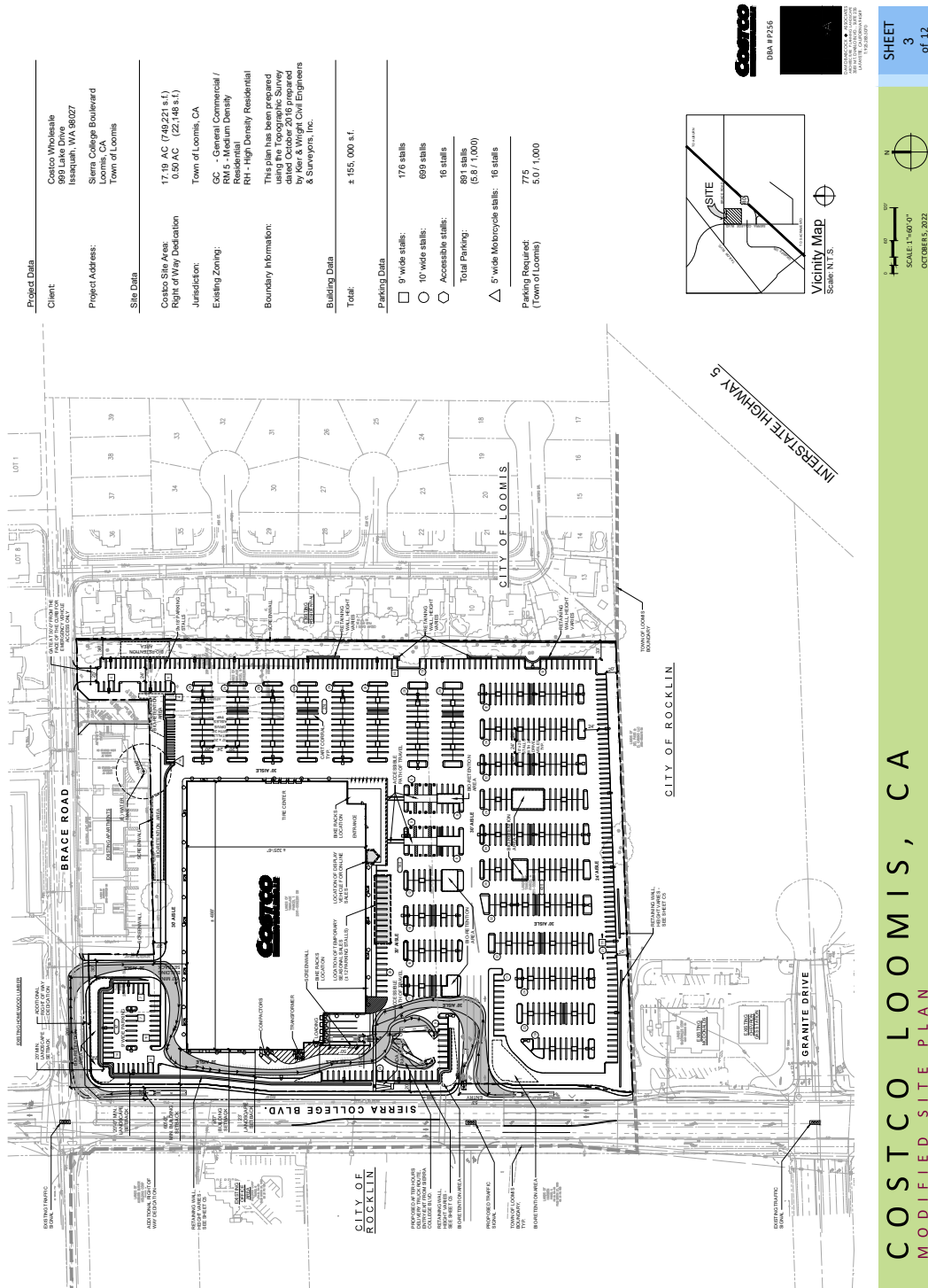


Figure 1: Modified Costco Project Site Plan

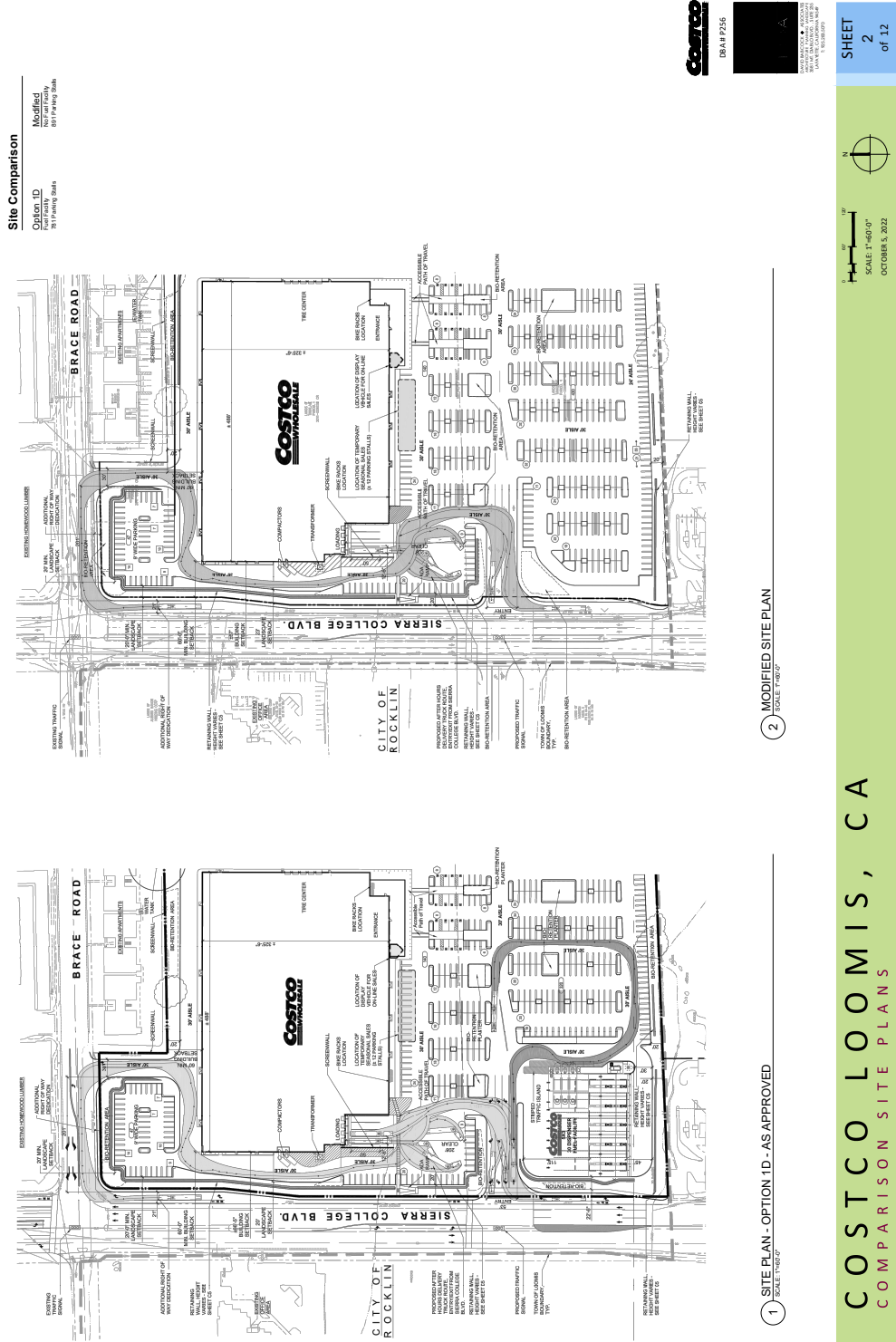


Figure 2: Comparison of Modified Costco Project Site Plan to Previously Approved Costco Site Plan

MODIFIED WAREHOUSE RETAIL CONDITIONAL USE PERMIT

The modified warehouse retail conditional use permit including the Town's design review are addressed in Attachment 1. Design Review was conducted to evaluate modified Project consistency with the Town's guidelines and to identify modified conditions of approval needed to ensure compliance and remove reference to the fueling station. This evaluation identified issues to be addressed through Conditions of Approval to ensure the design components fully implement the Town's standards. As was included in the previously approved CUP, it is recommended that the fruit label artwork or other architectural treatments be added to further display Loomis' fruit shed architectural design and rural character, enhanced screening of street-side views of the mechanical equipment on the western side of the warehouse is provided year-round, and ensure that 13-foot and 8-foot soundwall/privacy walls are erected (in excess of the Town's 6-foot standard) to reduce noise and disturbance to adjacent neighbors. Please refer to Attachment 1 for the complete consistency analysis and conditions of approval. Those conditions previously included expressly for the fueling station component have been removed.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Discretionary projects in California are required to undergo environmental review under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq. [14 CCR Section 15000 et seq.]). The Environmental Impact Report (EIR) and Addendum to the Environmental Impact Report (Addendum) serve as the environmental review document for this project, and its purpose is to provide information regarding the project and its impacts. CEQA provides a framework for sharing environmental information and evaluation of a project and receiving public input to disclose what, if any, impacts may occur with project implementation. Using this information, the Town then makes a decision on whether or not to approve a project. The EIR does not make decisions but informs the ultimate decision, which may also take into account other factors, such as need or community benefit. Decision makers are free to also weigh the data provided by the experts analyzing the project, as well as public opinion. This EIR and the CEQA process are meant to educate and inform decision makers as they evaluate the project and reach conclusions.

On August 11, 2020, The Town Council approved Resolution 20-29 certifying the Costco EIR, adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring and Reporting Program.

As described above, the Town's certification of the Costco EIR was challenged and the court determined 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. An addendum (dated February 2022) to the Costco EIR (dated August 11, 2020) was then prepared to address potential environmental impacts that could occur from the Town's changes to the Town's Zoning Ordinance and General Plan Land Use Element, and was adopted by the Town Council on May 10, 2022.

The modified designs submitted on October 4, 2022 propose an extension of the northbound right turn pocket to the signalized Costco driveway, the removal the fueling station, replacement of the fueling station with 112 additional parking stalls and 8 additional parking lot light fixtures evenly distributed, expansion of the landscaping at Sierra College Boulevard and the Costco driveway, including an enlarged bioretention area, added landscaping within the entire parking area to increase shade and screening, and added landscaping along the site perimeter to further increase screening. The expansion of the bioretention area and landscaping, addition of 82 oaks within the expanded setback, parking areas throughout the site, and along the eastern landscape setback with the residential neighborhood improve screening, shading, and stormwater runoff management. No new land not previously analyzed would be affected and no changes to the warehouse structure or operations is proposed. Since the modifications eliminate impacts associated with the fueling station, remove signage and

structures from views along Sierra College Boulevard and replace the fueling area with parking and additional landscaping, bioretention, and length of the vehicle turning pocket into the site, the impacts associated with this action are already addressed by the EIR and no expansion or increase in impact or impact intensity would result.

The modifications would result in the following:

- Reduce visual effects experienced along Sierra College Boulevard as structures associated with fueling station are no longer included.
- Additional lighting for new parking area, in compliance with Town Code requirements on outdoor lighting (Chapter 13.30.080), which would reduce the impact to less than significant, as with the original project. The significance conclusion in the EIR is unchanged.
- Overall, slight reduction in construction-related air pollutant emissions, with the possible exception of volatile organic compounds (VOCs). The addition of 112 parking stalls requires more asphalt paving which may result in slightly more off-gassing of VOCs. – Because the asphalt area is not increased by more than 32 percent, however, VOC emissions during construction would still be less than the adopted significance threshold. The significance conclusion in the EIR is unchanged.
- Reduce potential toxic air contaminant effects associated with the fuel station and the truck trips required to deliver fuel.
- Reduce impacts associated with the transport of materials potentially hazardous to the environmental health.
- Slight reduction in construction noise with no need for construction of the fueling stations.
- Overall, slight reduction in operational noise associated with vehicles. While there may be a slight increase in operational noise associated with vehicles in the new parking area, operational noise associated with the fueling station would be eliminated. Additionally, the new parking area is on a portion of the site with no adjacent noise-sensitive uses and is immediately adjacent to Sierra College Boulevard. The significance conclusion in the EIR is unchanged.
- The increase in parking spaces would not increase trips as no increase in retail square footage would occur. Removal of the fueling station would decrease transportation impacts by potentially decreasing trips and on-site queueing associated with a fueling station.

With no new or increased impacts, the certified EIR, Addendum, and adopted Mitigation Monitoring and Reporting Program sufficiently address the impacts of the modifications to the Project and no further addendum or modification to the CEQA documents is required per State CEQA Guidelines Section 15162. There would be no new substantial impacts, nor would there be any increase in the severity of environmental effects identified in the Costco EIR. 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. No new mitigation measures, beyond those identified in the Costco EIR, would be required.

RECOMMENDATION

Staff recommends the modified Conditional Use Permit and project designs, which propose to remove the accessory fueling station from the southwest corner of the property and replace it with 112 additional parking spaces, expanded landscaping, tree planting, and bioretention area on the south side of the Costco signalized driveway, and

additional parking lot lighting in the new parking area. The modified plan also adds 82 oaks onsite within the parking lot and around the site perimeter.

Staff recommend the Planning Commission recommend the Town Council adopt: Resolution **#22-08** approving the Modified Warehouse Retail Conditional Use Permit and Design Review subject to the findings and conditions of approval.

ATTACHMENTS

1. Draft Resolution **#22-08**
 - Exhibit A: Findings on the Modified Conditional Use Permit and Design Review
 - Exhibit B: Conditions of Approval for the Modified Conditional Use Permit and Design Review

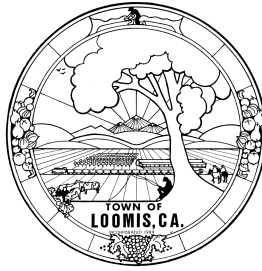
NOTE: Notice published in the Loomis News on October 14, 2022.

ATTACHMENT 1:

DRAFT RESOLUTION NO. 22-08

EXHIBIT A: FINDINGS ON THE MODIFIED CONDITIONAL USE PERMIT AND DESIGN REVIEW

EXHIBIT B: CONDITIONS OF APPROVAL FOR THE MODIFIED CONDITIONAL USE PERMIT AND DESIGN REVIEW



RESOLUTION NO. 22-08

A RESOLUTION OF THE TOWN OF LOOMIS PLANNING COMMISSION OF LOOMIS RECOMMENDING THE TOWN COUNCIL APPROVE A MODIFIED CONDITIONAL USE PERMIT ALLOWING WAREHOUSE RETAIL WITHIN THE CG-GENERAL COMMERCIAL ZONE PURSUANT TO THE LOOMIS COSTCO PROJECT AND APPROVAL OF DESIGN REVIEW FOR THE PROPOSED MODIFIED COSTCO PROJECT

WHEREAS, Costco Wholesale, the applicant, in coordination with the Town of Loomis, has proposed to construct and operate a Warehouse Retail use, with an ancillary fueling station, a conditional use within the CG-General Commercial zone per Zoning Ordinance 13.26.040; and

WHEREAS, on July 7, 2020, the Planning Commission of the Town of Loomis conducted a public hearing on the conditional use permit and design review, 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 unanimously recommended the Town Council approve the conditional use permit and design review for the proposed Costco Project (Resolution 20-14); and

WHEREAS, on August 4, 2020, the Town Council of Loomis conducted a public hearing on the conditional use permit and design review, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, on August 11, 2020, the Town Council of Loomis conducted a public hearing on the conditional use permit and design review, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, on August 4, 2020, the Town Council of Loomis considered the Environmental Impact Report for the Loomis Costco Project and conducted a public hearing to consider the proposed amendments to the Zoning Ordinance proposed for the Project and analyzed in the Environmental Impact Report, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Town Council approved the Costco Conditional Use Permit, allowing the warehouse retail and fueling station uses, and Design Review on August 11, 2020 (Resolution 20-31); and

WHEREAS, the Town Council repealed Resolution 20-31 and approved the Costco Conditional Use Permit (Resolution 22-11), allowing the warehouse retail, fueling station uses, parking on commonly owned RMH and RH residentially zoned and designated properties, and Design Review on May 10, 2022; and

WHEREAS, Costco has agreed to remove the fueling station component of the project per the settlement agreement with Rocklin and Citizens for Responsible Growth, and has proposed to replace the fueling station with 112 additional parking spaces, expanded landscaping and drainage facilities, and parking lot lighting, and an extended northbound right turn pocket into the signalized Costco driveway; and

WHEREAS, the Planning Commission of the Town of Loomis reviewed and considered the staff report relating to the application, the Environmental Impact Report prepared for the Loomis Costco Project, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission of the Town of Loomis hereby makes the recommended findings attached herein as Exhibit A.

NOW THEREFORE, based on the findings set forth hereinabove the Planning Commission of the Town of Loomis, at its meeting of October 25, 2022, did resolve as follows:

1. Pursuant to Zoning Code Section 13.62.050, the Town finds the proposed use is consistent with the goals, policies and land uses in the Town of Loomis General Plan and amended Zoning Ordinance, compatible with existing and future land uses in the vicinity, located on a physically suitable site, and would not be detrimental to persons, property, or improvements in the vicinity as disclosed in the Findings contained herein as Exhibit A and is recommended for approval by the Town Council.
2. Pursuant to CEQA, the Environmental Impact Report for the Loomis Costco Project and the Addendum to the Environmental Impact Report for the Loomis Costco Project were certified by the Town Council, which fully address, analyze, and disclose the environmental effects of the modified project in compliance with CEQA, and CEQA Findings and a Statement of Overriding Considerations have been adopted.
3. The Conditional Use Permit shall expire twenty-four months following approval by the Town Council, subject to the attached conditions of approval in Exhibit B.

ADOPTED this 25th day of October, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Greg Obranovich, Chairman

Sarah Jennings, Planning Secretary

**EXHIBIT A
RESOLUTION #22-08
FINDINGS ON THE MODIFIED CONDITIONAL USE PERMIT AND DESIGN REVIEW
TOWN OF LOOMIS PLANNING COMMISSION HEARING OCTOBER 25, 2022**

California Environmental Quality Act (CEQA)

Discretionary projects in California are required to undergo environmental review under the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq. [14 CCR Section 15000 et seq.]). The Environmental Impact Report (EIR) and Addendum to the Environmental Impact Report (Addendum) serve as the environmental review documents for this project, and their purpose is to provide information regarding the project and its impacts. CEQA does not approve or disapprove projects but provides a framework for sharing environmental information and evaluation of a project and receiving public input to disclose what, if any, physical environmental impacts may occur with project implementation. Using this information, the Town then makes a decision on whether or not to approve a project. The EIR does not make decisions but informs the ultimate decision, which may also take into account other factors, such as need or community benefit. Decision makers are free to also weigh the data provided by the experts analyzing the project, as well as public opinion. This EIR and the CEQA process is meant to educate and inform decision makers as they evaluate the project and reach conclusions.

On August 11, 2020, The Town Council approved Resolution 20-29 certifying the Costco EIR, adopting the Findings of Fact and Statement of Overriding Considerations, and approving the Mitigation Monitoring and Reporting Program.

The Town's certification of the Costco EIR was challenged by the City of Rocklin and Communities for Responsible Growth ("Petitioners"), and the court determined the Town committed a land use analysis error, as it did not correctly analyze the Project's consistency with the Town's Zoning Code and General Plan due to the proposal to construct commercial parking, driveways, and landscaping on residentially-zoned land. The Town determined that the court's decision could be addressed, and the inconsistency resolved with a set of amendments to the Town's General Plan and Zoning Ordinance. An addendum (dated February 2022) to the Costco EIR (dated August 11, 2020) was then prepared to address potential environmental impacts that could occur from the Town's changes to the Town's Zoning Ordinance and General Plan Land Use Element, and was adopted by the Town Council on May 10, 2022. Petitioners challenged the amendments and adoption of the addendum in new lawsuits filed in June 2022.

Subsequently, the parties reached a settlement agreement to resolve all pending litigation regarding the Costco project. To fulfill the settlement agreement, Costco submitted modified designs on October 4, 2022 proposing an extension of the northbound right turn pocket to the signalized Costco driveway, the removal of the fueling station, replacement of the fueling station with 112 additional parking stalls and 8 additional parking lot light fixtures evenly distributed, expansion of the landscaping at Sierra College Boulevard and the Costco driveway, including an enlarged bioretention area, added landscaping within the entire parking area to increase shade and screening, and added landscaping along the site perimeter to further increase screening. The expansion of the bioretention area and landscaping, addition of 82 oaks within the expanded setback, parking areas throughout the site, and along the eastern landscape setback with the residential neighborhood improve screening, shading, and stormwater runoff management. No new land not previously analyzed would be affected and no changes to the warehouse structure or operations is proposed. Since the modifications eliminate impacts associated with the fueling station, remove signage and structures from views along Sierra College Boulevard and replace the fueling

area with parking and additional landscaping, bioretention, and vehicle turning storage, the impacts associated with this action are already addressed by the EIR and there is no substantial evidence that any expansion or increase in impact or impact intensity would result.

The modifications would result in the following:

- Reduce visual effects experienced along Sierra College Boulevard as structures associated with fueling station are no longer included.
- Additional lighting for new parking area, in compliance with Town Code requirements on outdoor lighting (Chapter 13.30.080), which would reduce the impact to less than significant, as with the original project. The significance conclusion in the EIR is unchanged.
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- Reduce potential toxic air contaminant effects associated with the fuel station and the truck trips required to deliver fuel.
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With no new or increased impact, the certified EIR, Addendum, and adopted Mitigation Monitoring and Reporting Program sufficiently address the impacts of the modifications to the Project and no further addendum or modification to the CEQA documents is required per State CEQA Guidelines Section 15162. There would be no new substantial impacts, nor would there be any increase in the severity of environmental effects identified in the Costco EIR. 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. No new mitigation measures, beyond those identified in the Costco EIR, would be required.

Conditional Use Permit

1. With adoption of Zoning Ordinance #20-12, the Zoning Code was previously amended to allow warehouse retail in the CG-General Commercial zone as a conditional use, the proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Ordinance

and the Municipal Code;

2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property or improvements in the vicinity and zoning district in which the property is located.

Design Review

1. Design Review was originally conducted in 2018, by former Planning Director Bob King, and with comments from the Planning Commission provided to the applicant on May 1, 2018 and May 31, 2018.
2. The retail warehouse is consistent with the Design Review requirements of Section 13.62.040 Design Review of the Loomis Municipal Code, with implementation of the Conditions of Approval.
3. The architectural design, building massing and scale is appropriate and compatible with surrounding subdivisions and the community.
4. The project provides attractive and desirable site layout and design, including, building arrangement, exterior appearance, setbacks, drainage, fences and wall, grading, landscaping, and lighting.
5. The project provides efficient and safe public access, circulation and parking.
6. The project provides appropriate open space and landscaping, including landscaped setbacks that exceed the minimum requirements, landscaped parking medians, and the use of water efficient landscaping.
7. The project is consistent with the Loomis General Plan and Zoning Code with implementation of Mitigation Measures and Conditions of Approval.

General Plan Consistency Evaluation

Table 1	
Conditional Use Permit General Plan Consistency	
Relevant Goals, Policies, & Programs	Consistency Analysis
Chapter III – Land Use and Community Development	
Goal 1: To preserve, maintain, and enhance creeks and riparian areas for both their aesthetic and wildlife habitat values.	Consistent. The warehouse is not proposed in a creek or riparian area.
Goal 2. To protect groundwater and surface water quality.	Consistent. Warehouse operations would require appropriate permits with state and federal regulating agencies. A stormwater control plan would be required prior to construction or operations.
Goal 3. To protect oak woodlands and significant stands of native trees.	Consistent. Mitigation is included to plant replacement trees removed during construction and to create an open space oak woodland mitigation plan to preserve oak woodlands within the Town.
Goal 4. To protect major landscape features within Loomis, including significant topography and rock outcroppings, open meadows and grazing areas.	Consistent. There are no significant topographical features, grazing areas or meadows on the site.

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
Goal 6. To focus more intensive land uses near the downtown and freeway interchange, while maintaining the predominantly agricultural/rural character of Loomis outside the core area	Consistent. Locating the warehouse adjacent to existing commercial development at the southern gateway to the Town near the freeway interchange supports this goal.
Goal 7. To attract new development and land uses that provide jobs to Town residents, provided that those uses are consistent with the Town’s character	Consistent. Warehouse retail will provide new jobs. Located at the southernmost edge of town, a warehouse retail operation in this location would not significantly affect the Town’s overall character, particularly with a large commercial use adjacent.
Goal 8. To designate adequate land to accommodate new commercial and industrial development that is consistent with the Town’s character	Consistent. Allowing a warehouse retail use on General Commercial land is consistent with this goal.
Goal 9. To improve the Town’s commercial base to increase municipal revenues, and provide a wider range of goods and services for local residents, in addition to encouraging some commercial uses near the freeway and in the downtown that can attract or serve patrons from outside the community	Consistent. Allowing a warehouse retail use at this location supports this goal.
F.1. Loomis shall retain and renew existing commercial land uses and designate sufficient new commercial areas to meet future Town needs, where appropriate. Community development opportunities shall also be considered in terms of community need for increased sales tax revenues, and to balance with residential developments.	Consistent. The proposed project provides a new commercial retail shopping facility to meet existing and future Town needs and increased sales tax revenues. Allowing a warehouse retail use as a conditional use in General Commercial is consistent with this policy.
F.2. Downtown Loomis shall be developed and maintained as a focal point for personal shopping and services within the community, through continued implementation of the policies and regulations originally developed in the <i>Town Center Master Plan</i> , which are now in various portions of this General Plan and the Zoning Ordinance.	Consistent: Warehouse retail at the southern gateway to Downtown is consistent with this policy.
F.4 Commercial development shall be subject to design criteria which visually integrate commercial development into the architectural heritage of the Town. Projects found inconsistent with Loomis’ distinct character shall be denied or revised.	Consistent with Conditions. The warehouse is styled to include components of the Loomis fruit shed architectural style, and artwork resembling fruit labels should be included on the retaining wall along Sierra College Blvd. or the warehouse structure. Heavy landscaping around the perimeter of the site with setbacks of 20 feet or more shields views from offsite. Final Designs need to show samples of fruit label artwork for Town approval.

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>F.5. New commercial development shall preserve and integrate existing natural features (e.g. creeks, native trees, rock outcrops) and topography into project landscaping.</p>	<p>Consistent with Mitigation. The culvert south and east of the site would be retained, with additional oaks planted parallel to the culverted area to retain the natural/native appearance of the landscape. The freshwater marsh features and majority of trees onsite would be removed to accommodate the warehouse structure and associated parking lot and drive aisles. Some existing oak trees onsite are retained along the landscaped setback located at the site perimeter. Onsite landscaping would include native Interior Live Oak and Valley Oak species. Proposed mitigation would include measures to compensate for loss of oak woodland habitat. There are no notable rock outcroppings on the site.</p>
<p>F.6. Loomis shall require landscaping throughout off-street parking lots to mitigate the adverse visual impact of large paved areas and provide shading to assist in energy conservation within adjacent buildings.</p>	<p>Consistent. Parking areas with landscaped setbacks and islands are proposed. Each parking lot island would include large shade trees, shrubs, and ground cover. Approximately-92 Interior Live Oak and 52_ Valley Oaks, along with other landscape trees, shrubs and groundcover would be located along the perimeter and within the parking field to provide screening and shading.</p>
<p>F.7. Circulation patterns within and around new commercial development shall be designed to avoid diverting traffic through existing residential neighborhoods, where feasible.</p>	<p>Consistent. Traffic, including nighttime warehouse deliveries, would primarily enter and exit at a signal on Sierra College Blvd (arterial). Daytime truck deliveries and some customers and employees would use a smaller right-in/right-out driveway on Brace Rd. (arterial). A potential third access point extension to Granite Drive may also occur, should the City of Rocklin and the landowner desire an access through to the Costco site. In general, due to the proximity to I-80, traffic would access the site via Sierra College Blvd. Access may also occur via Brace Road and Taylor Road accessing Sierra College Blvd. The site is located along two arterials, avoiding residential neighborhood streets. The gated emergency access on Brace Road would be used as an evacuation route or emergency access point only during emergency situations. Project traffic would not be diverted through existing residential neighborhoods.</p>
<p>F.10. Commercial land uses shall be discouraged away from the Town’s core area, except when property is demonstrably unsuitable for residential</p>	<p>Consistent. The warehouse would be located at the southwestern boundary of the Town, adjacent to the existing large commercial developments in Rocklin</p>

Table 1

Conditional Use Permit General Plan Consistency	
Relevant Goals, Policies, & Programs	Consistency Analysis
use because of proximity to noise sources such as major arterials or railroad lines.	along Sierra College Blvd and the existing large lumber retail operation on Brace Rd. The site is bound by two arterials and is located within the Town’s core area in the General Plan.
<p>The goals of the Town of Loomis for its town center are to:</p> <ol style="list-style-type: none"> 1. Maintain the small town character of Loomis; 2. Promote the economic stability of the Town; 3. Provide goods and services for residents; 4. Revitalize Taylor Road; 5. Protect Loomis’ natural resources; 6. Create a civic center; 7. Provide a range of employment and housing opportunities; 8. Develop and maintain Downtown Loomis as a focal point for shopping and services; and 9. Redevelop the railroad rights-of-way to enhance Loomis’ historic image. 	<p>Consistent. The warehouse would be located at the southwest edge of Town near an existing commercial business outside of the Loomis Town Center. The warehouse would capture economic activity currently lost to the Costco in Roseville and would reduce resident trips to Roseville.</p>
<p>1. Until the adoption of Zoning Ordinance provisions and design guidelines to implement the <i>Town Center Master Plan</i>, proposed development and new land uses within the Town Center Commercial, General Commercial, Residential Medium Density, Residential Medium High Density, and Residential High Density land use designations south of King Road and northwesterly of I-80 shall be consistent with the <i>Town Center Master Plan</i>. Proposed development and new land uses shall be consistent with the Town’s Zoning Ordinance provisions and design guidelines that implement the provisions of the <i>Town Center Master Plan</i>, after the Zoning Ordinance provisions and design guidelines are adopted by the Town.</p>	<p>Consistent with Conditions. A design review was conducted. Any areas of potential conflict with the Zoning Code or Design Guidelines is addressed through the conditions of approval to ensure consistency with these standards and guidelines.</p>
Community Development	
<p>Goal 1. To ensure new development is designed to encourage neighborliness, a sense of belonging to the community, and community pride.</p>	<p>Consistent. The warehouse is located centrally on the site, but is adjacent to residential uses and is adjacent to existing commercial uses in Rocklin. Sidewalks and access points are included in the Project. Landscaped setbacks are also included to retain the Town’s native landscape. The facility would serve the local community as well as patrons from outside the community.</p>

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Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>Goal 2. To maintain the distinct identity and small town neighborly character of Loomis through the appropriate design of new development, and by the preservation of open space and natural resources.</p>	<p>Consistent with Conditions. The warehouse is styled to include components of the Loomis fruit shed architectural treatments such as corrugated siding and porch-like overhangs, but should be visually enhanced to reflect fruit label artistic treatments. Final Designs need to show detail for the architectural treatments and samples of fruit label artwork for Town approval. The site was designated/zoned for General Commercial, so it was intended for commercial development rather than use as open space. While the site will change, some oak tree replacement is planned onsite to maintain some of the natural character.</p>
<p>1. The design of development should respect the key natural resources and existing quality development on each site, including ecological systems, vegetative communities, major trees, water courses, land forms, archaeological resources, and historically and architecturally important structures. Proposed project designs should identify and conserve special areas of high ecological sensitivity throughout the Town. Examples of resources to preserve include riparian corridors, wetlands, and oak woodlands.</p>	<p>Consistent with Mitigation. To the extent feasible, oaks and culverted drainage areas are conserved; however, the bulk of the wetlands and the oak woodland is located in the center of the site, making retention of these features infeasible for any commercial development. The culvert and wetland features on the perimeter of the site are retained, as are the oaks along the perimeter, consistent with the Town’s Tree Conservation Ordinance. There are no existing structures and the cultural resources database search and on-site survey conducted for the proposed project concluded there were no on-site features eligible for listing in the California Register of Historic Resources and are not considered a unique archaeological resource as defined in Public Resources Code Section 21083.2 and do not meet the qualifications for “historic resources” under CEQA. Appropriate mitigation is included to address resource loss of oak trees, oak woodland habitat, and wetlands and reduce impacts to a less than significant level.</p>
<p>3. Each development project should be designed to be consistent with the unique local context of Loomis.</p> <ul style="list-style-type: none"> a. Design projects to fit their context in terms of building form, siting and massing. b. Design projects to be consistent with a site's natural features and surroundings. 	<p>Consistent with Conditions and Mitigation. The project design is consistent with the local context of Loomis and the project site is designated for the proposed uses. The project area includes vacant land, local roadways, Interstate 80, a Union Pacific rail line, and residential and commercial development. The warehouse is located near an existing commercial business. Final Designs will need to provide details on each of the fruit shed style architectural elements and samples of fruit label artwork for Town approval.</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
	<p>While tree removal is necessary to locate the warehouse appropriately onsite, the culvert on the southern and eastern boundary would be retained and oaks planted along the edge of the landscape setback to maintain the natural context. Landscaping and bioswales would be installed around the perimeter and throughout the interior of the project site, with setbacks from adjacent properties. The proposed project would be consistent with the site's natural features (flat, vacant land with scattered trees) and surroundings (vacant land, roadways, and residential and commercial development). The Project would mitigate for loss of waters of the U.S. located in the center of the development.</p>
<p>4. Design each project at a human scale consistent with surrounding natural and built features.</p> <ul style="list-style-type: none"> a. Project design should give special attention to scale in all parts of a project, including grading, massing, site design and building detailing. b. Project design should follow the rules of good proportion, where the mass of the building is balanced and the parts relate well to one another. 	<p>Consistent with Conditions. Since this is a warehouse structure, it is limited as to the variation in design. To avoid the creation of a box structure, the proposed design includes variation in parapet cap height and uses various materials including metal panels, concrete masonry blocks and different wall colors in brown, gray, and blue shades. At the entrance, the upper elevations of the wall of the building come forward to provide architectural interest and shade. A series of porch-style overhangs on the south, east, and north sides of the building also break up massing and are components of the Town's fruit shed architectural style. Final Designs need to detail these fruit shed style architectural elements and include samples of fruit label artwork for Town approval. Art resembling fruit labels should be located along the retaining wall at Sierra College Blvd. or on the warehouse structure to implement the Town's aesthetic.</p>
<p>5. Design projects to minimize the need to use automobiles for transportation.</p> <ul style="list-style-type: none"> a. Emphasize pedestrian and bicycle circulation in all projects. b. Give individual attention to each mode of transportation with potential to serve a project and the Town, including pedestrian, bicycle, transit, rail, and automobile. 	<p>Consistent with Conditions. The project includes pedestrian and bicycle access, and is located adjacent to Sierra College Boulevard, which provides transit service. The on-site circulation network provides for appropriate automobile access and parking, including 16 motorcycle parking spaces. The project will provide new pedestrian facilities (sidewalks) along the site frontages on Sierra College Boulevard and Brace Road, which will serve not only the project, but will also provide important missing connections between</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>c. Plan for trail systems, where appropriate to connect areas of development with natural and recreational resources.</p>	<p>homes and destinations in the area. The frontage improvements would provide connectivity with existing facilities along both roadways and with new pedestrian facilities that would be provided on the project site. Pedestrian crosswalks would be provided at the proposed new signalized Costco site access intersection on Sierra College Boulevard. An ADA-compliant access ramp is proposed to provide access from Sierra College Blvd to the store entry. Sidewalk and ramp access detail shall be provided to the Town for review. The project would reconstruct the Type II bicycle facility on Sierra College Boulevard northbound along the site frontage, including providing separate northbound right-turn lanes at the proposed signalized project access and at Brace Road. In addition, the project would provide on-site bicycle parking for both members and employees. Transit service would be available to members and employees. Three routes operate in the project study area: two fixed routes and a dial-a-ride service.</p>
<p>6. Encourage an active, varied, and concentrated urban life within commercial areas.</p> <p>a. Create and maintain pedestrian oriented centers of development within commercial areas that contain mixtures of retail, other employment, and other uses.</p> <p>b. Create clustered and mixed use projects within the Downtown Core centers that combine residential, retail, office and other uses.</p>	<p>Consistent. The proposed project consists of one commercial building that provides residents with local retail shopping opportunities. The 17-acre project site accommodates a commercial use, in an area of other residential and retail uses, adjacent to the existing Rocklin commercial uses along Sierra College Blvd. The project would construct pedestrian and bicycle improvements that improve safety and connectivity between residential areas and retail and services along the Sierra College Boulevard Corridor.</p>
<p>7. Respect and preserve natural resources within rural areas.</p> <p>a. Design buildings to blend into the landscape.</p> <p>b. Emphasize native vegetation and natural forms in site design and project landscaping.</p>	<p>Consistent with Conditions. The Project is located in an area surrounded by existing development including residences, retail and restaurants. The existing natural culvert and some existing oaks would be retained. Additional landscaping and oak tree replacement would occur around the perimeter of the site, with the balance of tree mitigation occurring offsite within the Town and/or through in-lieu payment. Parking lot islands would also be landscaped with appropriate species for the dimensions of the islands to provide shade and aesthetic improvement.</p>
<p>8. Commercial development shall be subject to design criteria which visually integrate commercial</p>	<p>Consistent with Conditions. The Costco warehouse includes variation in color, material, and height to</p>

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Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
development into the architectural heritage of the Town. Projects found inconsistent with Loomis' distinct character shall be denied or revised.	address building mass and components of Loomis fruit shed architectural style. Final designs need to detail these architectural elements of fruit shed style treatments and include samples of fruit label artwork for Town approval. A Design review was conducted in 2018 and 2020 and Conditions of Approval are prepared to ensure compliance.
9. New lighting (including lighted signage) that is part of residential, commercial, industrial or recreational development shall be oriented away from sensitive uses, and shielded to the extent possible to minimize spillover light and glare. Lighting plans shall be required for all proposed commercial and industrial development prior to issuance of building permits.	Consistent with Conditions. The proposed parking field would be illuminated with downward-pointing lights mounted on 32-foot tall poles in the interior of the lot, and per project conditions, 28-foot tall poles adjacent to the existing residential area, neither of which is taller than the proposed warehouse building. Project lighting was designed consistent with recommendations from the International Dark Sky Association to minimize the effects of outdoor lighting including skyglow and light intrusion. For example, light standards have been designed to distribute light evenly to promote vehicular and pedestrian safety, while timers would be programmed to shut off lights at closing to control illumination in the parking field. After operating hours, lights would remain on only along the main driveways, which would substantially reduce illumination levels compared to a typical commercial development. All lighting would incorporate the use of cutoff lenses to keep light from crossing the property boundary and illuminating adjacent parcels. A lighting plan has been submitted to the Town. Safety lighting would be attached to the warehouse building, casting light onto the structure and walkway, rather than toward adjacent uses.
Economic Development	
Goal 1. To encourage and assist existing industries and businesses to remain and expand in Loomis, helping them to be economically viable contributors to the community.	Consistent. The Costco warehouse expands the variety of retail opportunities and operations within the Town which can attract industries and businesses. It also captures a type of retail found in other nearby communities to which Town residents must travel. The economic benefit would be captured by Loomis rather than other communities.
Goal 2. To recruit new industries and businesses, thereby creating new jobs for Loomis residents.	Consistent. The Costco Wholesale warehouse would support this goal as it is a new business to Loomis and would generate approximately 170 new full-time jobs.

Chapter IV. Circulation

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Relevant Goals, Policies, & Programs	Consistency Analysis
<p>Goal LOS: To strive for service levels that reflect a balance between mobility, cost-effectiveness, and financial resources.</p>	<p>Consistent with Mitigation. The warehouse would capture trips already made in this area; however additional trips would be generated. Impacts are mitigated to the extent feasible and the project will be contributing to and implementing improvements.</p>
<p>LOS Policy: In order to minimize congestion, maintain Level of Service C on all roads and intersections within the Town of Loomis. Level of Service D may be allowed in conjunction with development approved within the Town as an exception to this standard, at the intersections of King and Taylor, Horseshoe Bar Road and Taylor, Horseshoe Bar Road and I-80, Sierra College and Brace Road, and Webb and Taylor, when: 1) The deficiency is substantially caused by “through” traffic, which neither begins nor ends in Loomis, and is primarily generated by non-residents; or 2) The deficiency will be temporary (less than three years), and a fully-funded plan is in place to provide the improvements needed to remedy the substandard condition.</p>	<p>Consistent with Mitigation. The warehouse would be located at Sierra College Boulevard and Brace Road and would primarily generate pass-by and diverted trips. Currently the Sierra College and Taylor Road intersections operate at an unacceptable LOS, and the warehouse would contribute to increased traffic levels; however, applicant implementation of Mitigation Measures TR MM-1 and TR MM-4 to modify signal timing and intersection restriping would address this issue.</p>
<p>Roadway Funding Goal: To leverage the Town’s resources with outside funding sources (developer fees, state funds, federal funds, etc.).</p>	<p>Consistent. The applicant would pay developer fees, fund signal coordination, and also implement traffic improvements, which includes funding agreements with Caltrans, Placer County and the City of Rocklin.</p>
<p>Road Funding Policy 1. The Town shall require proposed new development projects to analyze their contribution to increased vehicle, pedestrian, and bicycle traffic and to implement the roadway improvements necessary to address their impact.</p>	<p>Consistent. This is addressed in the EIR and through mitigation proposed in the EIR.</p>
<p>Road Funding Policy 2. The Town shall assess fees on new development sufficient to cover the fair share portion of development’s cumulative impacts on the local and regional transportation system. The cost of all on-site roadways within new development projects is the responsibility of the developer.</p>	<p>Consistent. This is addressed in the EIR and Costco would pay development fees when the building permit is issued and a fair-share portion of the circulation improvement funding agreements with Caltrans and Placer County, and if agreed to, the City of Rocklin.</p>
<p>Chapter V – Housing</p>	
<p>Goal 1: To provide a continuing supply of affordable housing to meet the needs of existing and future residents of the Town of Loomis in all income categories</p>	<p>Consistent. The project would not result in an alteration to housing supply. Although the project does not propose housing, the placement of a commercial warehouse on parcels zoned CG would not interfere with this goal, nor would the use of RH</p>

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Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
	<p>and RM-5 lands for parking affect this goal as there are sufficient sites elsewhere in the Town on which housing may be constructed in relation to the Town’s Regional Housing Needs Allocation. The Housing Element does not identify any of the Costco parcels as appropriate for the development of low or very-low income housing. This is consistent with state law, which provides that the minimum density for low-income and very low-income units is 20 units per acre. Therefore, the parcels comprising the Costco site could not accommodate low- or very-low income units. The Housing element identified 123.2 acres of other “high density” vacant parcels (RM-5, CG, CO, RH, CT, and CC) in the Town (excluding the Costco parcels) that have the capacity to accommodate 545 moderate income units. Since the Town’s moderate-income allocation under the RHNA is 49 units, there is still sufficient vacant land zoned for moderate income units to accommodate this allocation with the development of the Costco warehouse.</p>
<p>Policy A.2: The Town shall maintain an adequate supply of appropriately zoned land with public services to accommodate projected housing needs.</p>	<p>Consistent. There is an abundance of adequate vacant sites in the Town to meet the moderate-income housing needs allocation and parcels zoned RH and RM-5 are not suitable for low- or very-low income housing. The Housing Element does not identify any of the Costco parcels as appropriate for the development of low or very-low income housing. This is consistent with state law, which provides that the minimum density for low-income and very low-income units is 20 units per acre. Therefore, the parcels comprising the Costco site could not accommodate low- or very-low income units.</p>
<p>Policy A.5: The Town shall promote the policies of the General Plan and encourage mixed-use projects where housing is provided in conjunction with compatible non-residential uses.</p>	<p>Consistent. While this Project does not provide mixed-use development, it does not affect the development of mixed-use projects elsewhere in the Town.</p>
<p>Program 10. The Town will partner with the development community to facilitate residential development in the commercial and multi-family zones to diversify the housing stock, increase mobility and access to resources, and provide more</p>	<p>Consistent. While this Project does not provide mixed-use development, it does not affect the development of mixed-use projects elsewhere in the Town. The project does not propose housing or affect parcels zoned for very high density (20 units/acre) housing. Therefore, this program is not applicable to the conditional use permit.</p>

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Relevant Goals, Policies, & Programs	Consistency Analysis
<p>areas of higher-density residential uses. Specifically, the Town will:</p> <ul style="list-style-type: none"> • Contact potential affordable housing developers such as the Affordable Housing Development Corporation (AHDC). • Work with housing sponsors to help with scores for readiness and neighborhood revitalization. • Provide regulatory concessions and incentives, as necessary, to encourage and facilitate the construction of affordable housing (see also Program 7). 	
<p>Goal F: To increase the efficiency of energy use in new and existing homes, with a concurrent reduction in housing costs to Town residents</p>	<p>Consistent. The Project would not result in changes to code provisions regarding energy use or energy efficiency. The Costco Project includes the implementation of energy efficient components.</p>
<p>Policy F.2: New land use patterns should encourage energy efficiency, to the extent feasible.</p>	<p>Consistent. The Project would not result in an adverse effect on energy efficiency or meeting energy efficiency goals. The Costco Project includes the implementation of energy efficient components. As part of the project design, the following actions are proposed for the construction phase, as detailed in Recirculated DEIR Chapter 2, “Project Description”:</p> <ul style="list-style-type: none"> • New and renewable building materials typically would be extracted and manufactured within the region. The materials for the masonry concrete would be purchased locally, minimizing transportation-related emissions and impacts on the local roadway system. • Pre-manufactured building components, including structural framing and metal panels, would be used during construction, thus minimizing waste generation. • Using locally sourced materials would reduce the project’s energy requirements for transporting materials to the project site. Using renewable materials would reduce overall energy demand in extracting and manufacturing demands for such materials relative to new materials. Using pre-manufactured materials would reduce overall waste because the manufacturing process would

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Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
	<p>be streamlined to reduce generation of waste materials and would allow excess materials from one process to be used in another. In addition, fuel savings would be achieved through the proposed use of locally sourced materials, and the amount of waste to be hauled off-site would be reduced. Furthermore, the grading plan does not call for the import or export of soils.</p> <ul style="list-style-type: none">• Specific energy conservation and sustainability features incorporated into the project operation include the following:<ul style="list-style-type: none">• Parking lot light standards would be designed to distribute light evenly and use less energy than are used by a larger number of fixtures at lower heights. LED lamps would be used to provide a higher level of perceived brightness with less energy than other lamps such as the high-pressure sodium type.• Pre-manufactured metal wall panels with insulation would be use and carry a higher energy efficiency rating (R-Value) and greater solar reflectivity to help conserve energy consumed to heat and cool the structure. Building heat absorption would be reduced further by a decrease in the thermal mass of the metal wall when compared to a typical masonry block wall.• A reflective “cool roof” material would be used to produce lower heat absorption, thereby lowering energy requirements during the summer when the HVAC system is running hard. This roofing material meets the requirements of the U.S. Environmental Protection Agency’s Energy Star energy efficiency program.• HVAC comfort systems would be controlled by a computerized building management system to maximize efficiency.• HVAC units would be high-efficiency directed duct units.• Parking lot lights would be controlled by the project’s energy management system

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Relevant Goals, Policies, & Programs	Consistency Analysis
	<ul style="list-style-type: none"> • Energy-efficient transformers (i.e., Square D Type EE transformers) would be used. • Variable-speed motors would be used on make-up air units and booster pumps. • Gas and water heaters would be direct vent and 94% efficient or greater. • Tanks would be used to capture heat released by refrigeration equipment to heat domestic water in lieu of venting heat to the outside.
Chapter VI – Public Services, Facilities, and Finance	
<p>Policy 2. Non-residential and higher density residential development shall not be expanded into areas lacking public services infrastructure until existing vacant land with these services within the Town limits is utilized, or proposed development ensures the extension of necessary infrastructure through actual construction or payment of fees</p>	<p>Consistent with Conditions. Infrastructure is in place along Sierra College Blvd. Connection to the existing main lines/infrastructure is proposed, with connections extended onto the site to serve the warehouse. Conditions of approval include installation of utility connections to the satisfaction of the Town and utility providers.</p>
<p>Policy 4: Proposed development shall be connected to public water supply and sewage disposal systems as follows: b. All development proposed in nonresidential land use designations shall be connected to the community water supply and sewage disposal systems prior to occupancy</p>	<p>Consistent with Conditions. Water and sewer infrastructure are proposed to serve the warehouse and shown on the site plan. Conditions of approval include installation of utility connections to the satisfaction of the Town and utility providers.</p>
<p>Policy 8. New construction and reconstruction/restoration shall consider energy conservation in the selection of building materials, building orientation, and landscaping</p>	<p>Consistent. LED lighting would be used and recycled metal materials used as feasible. Shade trees would reduce cooling needs. The warehouse includes skylights and energy efficient systems as listed in the EIR.</p>
<p>Goal. To maintain a fiscally healthy municipality, with new development contributing adequately to maintain current levels of service</p>	<p>Consistent. The warehouse would be fiscally beneficial to the Town with sales taxes supporting the Town’s fiscal health.</p>
<p>Policy 1. New development shall be required to contribute toward the maintenance of existing levels of public services and facilities--through fees, dedications, or other appropriate means.</p>	<p>Consistent with Conditions. Appropriate fees would need to be provided by the applicant. The conditions of approval include payment of fees, including public service fees.</p>
<p>Policy 4. Loomis shall support the development of new commercial and industrial activities to increase the Town’s discretionary revenues (which provides funds for capital projects and improved municipal services), provided that the new land uses are consistent with the Town’s distinct, rural character.</p>	<p>Consistent. The warehouse would support this policy and contribute to the Town’s revenues.</p>

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Relevant Goals, Policies, & Programs	Consistency Analysis
Chapter VII. Conservation of Resources	
Natural Resources and Open Space	
<p>Goal 1. To protect areas rich in wildlife of a fragile ecological nature, including areas of rare or endangered species and riparian areas, from land development impacts</p>	<p>Consistent with Mitigation. Although Western spadefoot toad were not identified on the site, mitigation is included in the EIR to conduct surveys for, and if present, avoid, minimize, and mitigate for impacts (Mitigation Measure BIO-4). Mitigation is also included to protect nesting species (Mitigation Measures BIO-2 and -3) and to compensate for oak woodland habitat loss (Mitigation Measure BIO-1). The Project would be required to comply with US Army Corps of Engineer permit conditions for impacts to jurisdictional waters (freshwater marsh), including wetland replacement at a 1:1 ratio.</p>
<p>Goal 2. To preserve, maintain, and enhance creeks and riparian areas for their aesthetic, wildlife habitat, and recreational values</p>	<p>Consistent. The site does not contain creeks or riparian areas that would be affected.</p>
<p>Goal 3. To help protect groundwater and air quality within the Sacramento region</p>	<p>Consistent with Mitigation. The State-required erosion and sediment control plan, SWPPP, post development stormwater management, BMPs and drainage plan would protect water resources. No significant air quality impacts would occur as the Project is required to implement PCAPCD dust and exhaust controls and comply with PCAPCD rules and regulations. An Authority to Construct permit is required from PCAPCD prior to receipt of a building permit. Mitigation Measure GHG-1 addresses greenhouse gas emissions associated with traffic emissions.</p>
<p>Goal 4. To protect major open space areas and natural features within the Town, including significant topography and rock outcroppings, oak woodlands and significant specimens of native trees</p>	<p>Consistent with Mitigation. The warehouse is located on land designated/zoned General Commercial and is not designated open space. While oaks are located onsite, the site is surrounded by development. Mitigation Measure BIO-1 (Prepare and Implement an Oak Woodland Open Space Mitigation Plan would reduce impacts associated with oak woodland loss. Although 52 Valley oaks and 93 Interior live oaks are proposed to be replanted onsite and some existing oaks retained, the Applicant is also required to comply with the Tree Ordinance and develop and implement a replacement plan for the balance of the trees lost. Per the Town’s Tree Preservation Ordinance, the balance of trees to be mitigated may be replanted</p>

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Relevant Goals, Policies, & Programs	Consistency Analysis
	<p>offsite within the Town or through payment of in-lieu fees to be used for tree replacement and preservation.</p>
<p>Policy 1. Loomis will contribute toward the attainment of State and Federal air quality standards in the Sacramento Valley Air Basin through the following, and other feasible measures.</p> <ul style="list-style-type: none"> a. Site preparation and development activities shall incorporate effective measures to minimize dust emissions and the emissions of pollutants by motorized construction equipment and vehicles. b. During the review of development plans, the Town should require that project proponents conduct their own air quality analysis to determine air quality impacts and potential mitigation measures. c. Local employers should be encouraged to consider flextime as a means of reducing peak morning and afternoon trips. d. Recognizing that trees and other vegetation can provide a biological means of reducing air contaminants, existing trees should be retained and incorporated into project design wherever feasible. The additional planting of a large number of trees along roadways and in parking areas shall be encouraged. e. The Town shall require carbon monoxide modeling for development projects that, in combination with regionally cumulative traffic increases, would result in a total of 800 or more trips at an affected intersection or cause the level of service to drop to D or lower at the intersection. f. The Town shall support the Placer County Air Pollution Control District in its efforts to develop a feasible program to meet emission reduction requirements during the environmental review of all development proposals whose emissions exceed applicable significance thresholds. h. If an initial air quality screening indicates that emissions of any pollutant could exceed 10 	<p>Consistent with Conditions and Mitigation. Air quality analysis was included in the EIR. Implementation of PCAPCD emissions reduction requirements would result in compliance with attainment of the Sacramento Valley Air Basin standards. A) PCAPCD Dust Control requirements would be implemented to minimize construction dust and other PCAPCD permit requirements/compliance measures would be implemented. B and F) The proposed project would not generate emissions that would exceed the Air District thresholds, and thus, would not conflict with or obstruct implementation of any applicable air quality plan. C) The hours and operations of the project would generally allow employee trips to occur outside the peak periods of travel demand of the local transportation network. D) Tree removal would occur onsite, but tree replacement and additional tree planting/fee payment would occur. Native oak trees would be preserved where feasible, and the EIR includes mitigation to preserve oak woodland and implement replacement plantings consistent with the Town’s Tree Preservation Ordinance (Mitigation Measures AES-1 and BIO-1). E) As explained in Section 3.3 of the RDEIR, the vehicle fleet has changed substantially since the last Loomis General Plan Update, as it relates to carbon monoxide emissions and dispersion modeling is no longer required to demonstrate that there would be no concerns related to carbon monoxide concentrations. As the agency responsible for establishing policies to maintain a level of air quality within Placer County that is protective of human health, the PCAPCD-recommended screening criteria were selected as an appropriate threshold of significance to evaluate potential CO impacts in a manner that considers the protection of human health and meeting the requirements for selecting a threshold of significance defined in Section 15064 of the CEQA Guidelines. Dispersion modeling would not add any useful information and has no relationship to any potentially significant effect associated with the</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>pounds per day, the Town shall require such development projects to submit an air quality analysis to Placer County APCD for review. Based on the analysis, the Town may require appropriate mitigation measures consistent with the latest version of the AQAP or other regional thresholds of significance adopted for the air basin.</p> <p>i. New development shall pay its fair share of the cost to provide alternative transportation systems, including bikeways, pedestrian paths, and bus stop facilities.</p> <p>j. The Town shall require that new developments dedicate land sufficient for park-and-ride lots, when the location is appropriate for such facilities.</p>	<p>proposed project. G) Not applicable. H) The Town has proactively coordinated with the Air District to review the analysis and proposed mitigation. I) Traffic impact fees would be required as stated in the EIR and Conditions of Approval. The project will construct new pedestrian facilities (sidewalks) along the site frontages on Sierra College Boulevard and Brace Road, which will serve not only the project, but will also provide important missing connections between homes and destinations in the area. The frontage improvements would provide connectivity with existing facilities along both roadways and with new pedestrian facilities that would be provided on the project site. Pedestrian crosswalks would be provided at proposed new signalized Costco site access intersection on Sierra College Boulevard. The project would reconstruct the Type II bicycle facility on Sierra College Boulevard northbound along the site frontage, including providing separate northbound right-turn lanes at the proposed signalized project access and at Brace Road. In addition, the project would provide on-site bicycle parking for both members and employees. There is an existing bus route that serves the vicinity of the project site, using Sierra College Boulevard and turning west on Granite Drive. Currently, Placer County Transit does not operate a bus line along this portion of Sierra College Boulevard in Loomis but does operate a Dial-A-Ride shuttle between Sierra College and the Auburn Transit Station, running along Sierra College Boulevard and Taylor Road. The Town and Costco have committed to funding their fair share of traffic funding to the County and it is a determination of the County how those funds are used (for transit improvements or other uses). Mitigation Measure GHG-1 includes electric vehicle charging stations and preferred parking, and an employee Transportation Demand program to incentivize ridesharing and alternative transportation. J) The project involves a proposed commercial development (retail shopping) and is not an appropriate location for use as a park-and-ride lot.</p>
<p>Policy 2. Prior to approval of discretionary development permits involving parcels near</p>	<p>Consistent with Mitigation. Studies were conducted under the EIR and mitigation measures prepared,</p>

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Relevant Goals, Policies, & Programs	Consistency Analysis
<p>significant ecological resource areas, the Town shall require, as part of the environmental review process, a biotic resources evaluation by a qualified biologist. The biologist shall follow accepted protocols for surveys (if needed) and subsequent procedures that may be necessary to complete the evaluation.</p>	<p>including additional surveys for protected nesting species or Sierra Nevada Yellow-legged frog prior to construction, with implementation of protection measures if identified onsite. Compliance with regulatory agency requirements and implementation of Mitigation Measures BIO-1 through BIO-4 would reduce all project-related impacts on biological resources to a less-than-significant level.</p>
<p>Policy 3. The Town shall discourage grading activities during the rainy season, unless adequately mitigated, to avoid sedimentation of creeks and damage to riparian areas.</p> <p>a. Prior to approval of discretionary development permits involving parcels near significant ecological resource areas, project applicants shall demonstrate that upland grading activities will not contribute to the direct cumulative degradation of stream quality.</p> <p>b. The Town will limit development on slopes with a gradient in excess of 30 percent or in areas of sensitive or highly utilized habitat, through appropriate zoning standards and individual development project review.</p>	<p>Consistent with Conditions. Regardless of the time of year during which grading activities are necessary, the project applicant is required to implement appropriate Best Management Practices as required by the Central Valley RWQCB in the Storm Water Pollution Prevention Plan. The EIR includes regulatory compliance measures to ensure water quality is not compromised during construction. This includes implementation of a SWPPP and BMPs. An erosion and sediment control plan would also be prepared in compliance with Chapter 12.04 of the Municipal Code. These requirements are included in the Conditions of Approval. BMPs would be in place prior to October 1. Therefore, grading activities will not contribute to the direct cumulative degradation of stream quality. Furthermore, the project site is nearly flat; it does not contain slopes of 30 percent. The project site consists of vacant land with oak trees. The project design preserves existing native oaks where feasible, replaces some oaks onsite within landscaped areas, and includes mitigation to plant additional native oaks and/or pay the appropriate in-lieu fees consistent with the Town’s Tree Preservation Ordinance.</p>
<p>Policy 4. The Town shall require that industrial and commercial uses that store or use hazardous materials provide a buffer zone sufficient to protect public safety, including the safety of nearby wildlife.</p>	<p>Consistent. Minor amounts of hazardous materials such as refrigerants, paints, and solvents, as well as oils and lubricants associated with the tire center, would be stored and used in accordance with local, state, and federal laws and regulations. The project site includes a landscaped buffer on all four sides. In addition, the drive aisles and parking spaces provide additional buffering between off-site land uses.</p>
<p>Policy 5. Individual heritage trees and significant stands of heritage trees shall be preserved. Healthy heritage trees shall be removed or significantly trimmed only when necessary because of safety</p>	<p>Consistent with Mitigation and Conditions. Tree removal, as analyzed in the EIR, would be required and a tree removal permit, and oak tree replacement/oak woodland open space mitigation</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>concerns, conflicts with utility lines and other infrastructure, the need for thinning to maintain a healthy stand of trees, or where there is no feasible alternative to removal. Proposed development shall be designed, constructed, and maintained to preserve individual heritage trees and significant stands of heritage trees, and provide for the protection of root zones and the continuing health of the trees. When trees are removed, they shall be replaced in sufficient numbers to maintain the volume of the Town’s overall tree canopy over a 20-year period. Tree removal within stream corridors is also subject to the above policy on stream corridor protection</p>	<p>plan would be implemented (Mitigation Measures AES-1 and BIO-1) Trees along the perimeter of the site would be retained, and approximately 145 replacement oaks would be planted and maintained onsite. Although some onsite replacement would occur, 6 Blue Oaks, and 209 Valley Oaks would need to be planted offsite or in-lieu fees paid (\$142,250), or a combination thereof, to offset the balance of the trees removed per the Town’s ordinance.</p>
<p>Policy 6. The streams of Loomis are among the most significant and valuable of the Town’s natural resources. Development adjacent to streams shall be designed, constructed, and maintained to avoid adverse impacts on riparian vegetation, stream bank stability, and stream water quality to the maximum extent feasible. These policies shall apply to all watercourses shown as blue lines on the most recent United States Geological Survey (USGS) 7.5-minute topographic quadrangle maps applicable to the Town.</p> <p>A. Proposed structures and grading shall be set back the greater of: 100 feet from the outermost extent of riparian vegetation as defined in the Zoning Ordinance, or outside of the 100-year flood plain. Lesser setbacks may be approved where site-specific studies of biology and hydrology, prepared by qualified professionals approved by the Town, demonstrate that a lesser setback will provide equal protection for stream resources. Development shall be set back from ephemeral or intermittent streams a minimum of 50 feet, to the extent of riparian vegetation, or to the 100-year floodplain, whichever is greatest.</p> <p>Proposed development shall include surface water drainage facilities that are designed, constructed, and maintained to ensure that the increased runoff</p>	<p>Consistent. There are no streams or riparian vegetation onsite or affected by the warehouse. The existing culvert would be retained, as would the wetland features on the edges of the property. The site is outside the 100-year floodplain. Wetlands on the center of the site would be altered, but mitigation is required to compensate for their loss and these wetland features are not streams and do not provide riparian habitat.</p> <p>Drainage facilities are proposed throughout the parking lot and perimeter landscaping areas to capture runoff and address stormwater. Likewise, curb and gutter would be constructed to address stormwater capture along Sierra College Blvd. and Brace Rd.</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>caused by development does not contribute to the erosion of stream banks, or introduce pollutants into watercourses.</p>	
<p>Policy 7. The Town will contribute toward the maintenance of high quality in the local surface and groundwater resources through the following, and other feasible measures</p> <ol style="list-style-type: none"> a. Proposed development shall incorporate measures to minimize soil erosion, and stream and drainage way sedimentation during construction, and over the life of each project. b. The Town will periodically review its ordinances requiring erosion and sediment control, and will update them when necessary to ensure their continuing effectiveness. c. Proposed development shall be designed, constructed, and maintained to prevent the discharge of untreated effluent into local streams to the maximum extent feasible, including the introduction of contaminants such as pesticides, fertilizers, and petroleum products and other contaminants carried by urban runoff. 	<p>Consistent with Conditions. Regulatory compliance measures for the project include implementation of water quality measures such as obtaining a General Construction Stormwater Permit and preparation of a SWPPP. The project applicant is required by the Central Valley RWQCB to implement appropriate Best Management Practices as a part of a Storm Water Pollution Prevention Plan during the construction phase of the project, and to comply with all design and maintenance requirements in the County’s MS4 permit during the operational phase of the project. BMPs would be utilized and an erosion and sediment control plan would need to be prepared per Loomis Municipal Code (12.04). Stormwater runoff would enter a series of infiltration trenches before discharging into the drainage system. Infiltration trenches are designed and sized to meet the regulatory standards of the Phase I Municipal Separate Storm Sewer System permit issued by the Central Valley RWQCB. A final drainage plan per Chapter 14.36 of the Code would also be submitted to the Town. As a condition, the applicant must also prepare and implement BMPS and a post-development stormwater management plan to ensure source control to control surface pollutants.</p>
<p>Policy 8. The following policies apply to properties with wetland areas:</p> <ol style="list-style-type: none"> a. The environmental review of development on sites with wetlands shall include a wetlands delineation, and the formulation of appropriate mitigation measures. The Town shall support the “no net loss” policy.... b. The Town shall require new development to mitigate wetland loss...to achieve “no net loss” through any combination of the following, in descending order of desirability: <ol style="list-style-type: none"> 1. Avoidance of riparian habitat; 2. Where avoidance is not feasible, minimization of impacts; 	<p>Consistent. The project site contains 0.15 acre of low-quality valley freshwater marsh in three, on-site swales. The 0.15 acre of on-site valley freshwater marsh cannot be preserved and still accommodate the proposed project; therefore, on-site preservation is not feasible. If required as part of the U.S. Army Corps of Engineers and Central Valley RWQCB permit processes, the applicant would prepare and implement a wetland restoration plan to address impacts on wetlands to ensure a no net loss to the wetland functions. USACE jurisdictional areas must be replaced at a minimum 1:1 ratio. Compensatory mitigation, in lieu of applicant-created wetlands, may be permitted by the U.S. Army Corps of Engineers following consultation.</p>

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Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>3. Compensation, including use of a mitigation banking program...that are encouraged to be located within the Town; or</p> <p>4. Replacement of a degraded or destroyed wetland at a ratio of from 1:1 to 4:1....</p> <p>c. The Town will require project-by-project review of sites where vernal pools exist....</p> <p>d. The Town will require the preservation of native riparian and wetland areas as open space to the maximum extent feasible....</p>	
<p>Policy 9. Loomis will work cooperatively with state, regional, and local agencies in protecting natural resources.</p>	<p>Consistent. The EIR includes environmental mitigation such as air quality permits and consultation with the Army Corps of Engineers, CDFW, and RWQCB regarding wetland resources.</p>
<p>Cultural Resources</p>	
<p>Goal 1. To preserve and where appropriate replicate historic areas, such as the Downtown district and fruit sheds, that contribute to Loomis' distinct character.</p>	<p>Consistent. There are no historic structures on site. As a Condition of Approval, final designs need to show architectural treatments in fruit shed style and samples of fruit label artwork for Town approval.</p>
<p>Policy 5. As part of the environmental review process, the Town shall review all development proposals for their potential to disturb cultural resources. In areas where cultural resources are known to occur, give special consideration to development of facilities that enhance the operation, enjoyment, and maintenance of these areas</p>	<p>Consistent with Conditions and Mitigation. The cultural resources database search and on-site survey conducted for the proposed project concluded there were no on-site features eligible for listing in the California Register of Historic Resources nor are the considered a unique archaeological resource as defined in PRC Section 21083.2, and the resources do not meet the qualifications for "historic resources" under CEQA. Mitigation Measure CUL-1 would protect any as-yet-undiscovered significant cultural, archaeological, or historic resources that could be encountered during construction activities. The Conditions of Approval include actions required should buried resources be uncovered during construction, in accordance with State law.</p>
<p>Chapter VIII. Public Health and Safety</p>	
<p>Safety</p>	
<p>Goal 1. To reduce risks associated with natural and man-made hazards through compliance with State and Federal safety programs</p>	<p>Consistent with Mitigation. Structures would be built to Code. Mitigation Measure HAZ-1 requires the project to conduct further investigation regarding onsite lead and arsenic levels and implement measures to coordinate with local, state, and federal</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
	agencies to remediate as necessary based on additional investigations.
Goal 2. To reduce the risks associated with wildland and urban edge fires in the Town’s rural areas	Consistent. Development of the site would reduce potential risks of wildland fire.
Goal 3. To reduce the potential for and damage resulting from storm flooding hazards within the community	Consistent with Conditions. The site is within FEMA zone X and an onsite drainage plan and stormwater control are required as conditions of approval.
Goal 4. To reduce the risks associated with potential seismic activity, including groundshaking, liquefaction, and landslides	Consistent. Structural development would require compliance with California Building Code. The site does not pose particular seismic threat.
Policy 1. Loomis shall enforce building codes and other Town ordinances having an effect upon fire hazards and fire protection. The Town shall maintain adequate street widths and turning radii to accommodate fire protection equipment. New development shall ensure adequate water pressure and volume for fire-fighting.	Consistent. Compliance with the building code is required. The on-site water system would consist of lines ranging in size from 10 to 12 inches in diameter. The system would provide sufficient flow and pressure to meet fire department requirements of 1,600 gallons per minute at a residual pressure of 55 pounds per square inch for sprinklers and 4,000 gallons per minute at a residual pressure of 20 pounds per square inch for firefighting flow. Emergency access to the project site would be provided by Sierra College Boulevard and Brace Road. A 30-foot aisle would loop around the warehouse to provide emergency access. A 25-foot wide gated emergency only access driveway would be located at the east end of the site at Brace Road to provide for improved emergency vehicle access and evacuation of the site during emergency situations. Roadway improvements follow the Town standards, including street widths and turning radii.
Policy 2. Engineering analysis of new development proposals shall be required in areas with possible soil instability, flooding, earthquake faults, or other hazards, and prohibit development in high danger areas.	Consistent. Engineering site plans are to be provided to the Town.
Policy 4. No new structures or additions to existing structures shall be permitted in areas identified by the federal Flood Insurance Rate Maps (FIRMs) or the Town Engineer as being subject to inundation in a 100-year or more frequent flood event. Exceptions may be granted for public facilities and utilities.	Consistent. The site is within Zone X, which is not subject to 100-year or more frequent flooding.
Policy 5. New development near stream channels shall be designed so that reduced stream capacity,	Consistent. There are no onsite stream channels. The existing culvert on the southern boundary of the site would be retained. The SWPPP and BMPs to control

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
stream bank erosion, or adverse impacts on habitat values are avoided.	erosion and water quality would protect downstream resources.
Policy 8. Loomis shall cooperate with Federal, State, and local authorities to ensure that loss due to seismic activity and other natural and man-made disasters is minimized.	Consistent. Structures would be built per the Building Code.
Policy 14. As individual developments are proposed, the Environmental Health specialist responsible for the project will review lists of hazardous materials provided by the applicant as part of the project description to determine consistency with the State Health and Safety Code. A site visit may be necessary to determine compatibility to surrounding areas.	Consistent with Mitigation. A Phase I ESA and a Phase II ESA were conducted for the EIR. No contaminants were observed onsite. A review of state records indicates no known hazards. The site was used for an orchard, and is adjacent to a Chevron station. The EIR indicates lead and arsenic from orchard operations are present at elevated levels. Mitigation Measure HAZ-1 requires the project to conduct further investigation and implement measures to coordinate with local, state, and federal agencies to remediate as necessary based on additional investigations.
Policy 15. The storage, handling and disposal of potentially hazardous waste must be in conformance with the requirements set forth in California Administrative Code, Title 22, Division 4, Ch. 30, and California Health and Safety Code, Division 20, Chapter 6.5.	Consistent. Minor amounts of hazardous materials such as refrigerants, paints, and solvents, as well as oils and lubricants associated with the tire center, would be stored and used in accordance with local, state, and federal laws and regulations.
Noise	
Goal 1. To protect Town residents and workers from the harmful and annoying effects of noise	Consistent with Mitigation. The warehouse and customer traffic would not cause harmful levels of noise; however, nighttime warehouse deliveries would have the potential to create annoying noise effects on the apartment complex adjacent to the truck route. Therefore, the project proposes to route warehouse deliveries to the main driveway on Sierra College Boulevard between the hours of 10 PM and 7 AM. To further mitigate this noise, a sound wall is proposed.
Goal 2. To mitigate the effects of noise created by roadway traffic and non-residential land uses while discouraging the construction of sound walls.	Consistent with Mitigation. The warehouse and customer traffic would not cause harmful levels of noise; however, the warehouse deliveries scheduled to occur between 10 PM and 7 AM would have the potential to create annoying noise effects on the apartment complex adjacent to the truck route. Therefore, the project proposes to route warehouse deliveries to the main driveway on Sierra College Boulevard between the hours of 10 PM and 7 AM. To

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
	further mitigate delivery noise, a 13-foot-tall soundwall is proposed, as well as double pane windows on the apartment complex to reduce truck noise (Mitigation Measure Noise-2). An 8-foot soundwall is also proposed along the eastern boundary of the property adjacent to the single-family residences to reduce tire center and general operational noise.
Goal 3. To maintain and where possible enhance the quiet, rural ambiance of the Town.	Consistent with Mitigation. See above, noise impacts from deliveries would affect the quiet ambience of the Town adjacent to the warehouse, but mitigation is proposed to protect residences from noise. Trucks would enter from I-80 through the commercial area of Rocklin and would not run through Town or residential areas at night
Policy 1. New commercial and industrial development in the Town shall be sited and designed to minimize the potential for harmful or annoying noise to create conflict with existing land uses.	Consistent with Mitigation. The warehouse and customer traffic would not cause harmful levels of noise; however, the warehouse deliveries would have the potential to create annoying noise effects on the apartment complex adjacent to the truck route. The truck route is located adjacent to the apartments due to onsite circulation safety. Therefore, the project proposes to route warehouse deliveries to the main driveway on Sierra College Boulevard between the hours of 10 PM an 7 AM. To further mitigate this noise, a 13-foot-tall soundwall is proposed as well as double pane windows on the apartment complex to reduce truck noise (Mitigation Measure Noise-2). Noise generated at the Tire Center component of the warehouse would be shielded by an 8-foot soundwall.
Policy 2. Loomis shall encourage the mitigation of noise impacts in all new developments as necessary to maintain the quiet, rural ambiance of the Town	Consistent with Mitigation. Mitigation Measure Noise-2 is proposed to address operational noise impacts and Mitigation Noise-1 addresses construction noise.
Policy 4. Individual noise exposure analysis shall be required for proposed development projects as part of the environmental review process, to ensure that the Town's noise standards are meet. The use of mitigation measures (noise buffers, sound insulation) may be required to reduce noise impacts to acceptable levels	Consistent. An acoustical analysis was performed for the EIR and mitigation measures proposed.
Policy 5. Loomis shall discourage the construction of sound walls to mitigate noise impacts, unless it is	Consistent with Mitigation. The proposed project involves construction of a new commercial land use

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>the only feasible alternative. New sensitive noise receptors shall not be permitted if the only feasible mitigation for noise impacts is a sound wall.</p>	<p>and has been sited and designed to minimize the potential for noise to conflicts with existing land uses. The project proposes to route warehouse deliveries to the main driveway on Sierra College Boulevard between the hours of 10 PM an 7 AM. To further mitigate this noise, a 13-foot soundwall is proposed to reduce noise levels to an acceptable level to avoid excessive noise. Night deliveries are necessary to avoid traffic impacts on roads currently operating below standards.</p>
<p>Policy 6. Where noise mitigation is necessary, the following order of preference among options shall be considered: distance from the noise source; muffling of the noise source; design and orientation of the receptor; landscaped berms; landscaped berms in combination with walls.</p>	<p>Consistent with Mitigation. Since distance is not feasible for the warehouse due to site layout constraints and proximity to residential uses, noise muffling would be implemented during construction (Mitigation Measure Noise-1). Warehouse operations noise is primarily caused by deliveries; therefore, the delivery ramp is located at the warehouse entrance, away from residences. The primary delivery route, however, passes by the apartment complex, and night deliveries are necessary to avoid traffic impacts on existing roadways operating below standard. Therefore, the project proposes to route warehouse deliveries to the main driveway on Sierra College Boulevard between the hours of 10 PM an 7 AM. A 13-foot-tall soundwall and noise reducing windows are proposed at the apartments and an 8-foot-tall soundwall is proposed at the Tire Center (Mitigation Noise-2).</p>
<p>Policy 7. Use the land use/noise compatibility matrix shown on Figure 8-4 to determine the appropriateness of land uses relative to roadway noise.</p>	<p>Consistent: Noise compatibility standards in General Plan Figure 8-4 were used to determine that the proposed commercial project in its current location is appropriate given the noise levels on nearby roadways.</p>
<p>Policy 9. Provide for alternative transportation modes such as bicycle paths and pedestrian walkways to minimize the number of automobile trips.</p>	<p>Consistent: The proposed project involves a commercial retail store. The project includes widening Sierra College Boulevard to provide a northbound Class II bicycle lane between Granite Drive and Brace Road, along with a landscaped pedestrian sidewalk along Sierra College Boulevard and the west end of Brace Road. The internal site circulation network has been appropriately designed for pedestrian access to parking and the Costco building.</p>

Table 1

Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
<p>Policy 15. Require that automobile and truck access to industrial and commercial properties adjacent to residential areas be located at the maximum practical distance from the residential area.</p>	<p>Consistent with Mitigation. The primary access to the project site for automobile and truck access will be off Sierra College Boulevard. As described in Chapter 2 of this Final EIR, the proposed project has been modified such that nighttime truck deliveries between 10 PM and 7AM will be prohibited from the Brace Road entrance and must use the Sierra College Boulevard entrance. The eastern Brace Road entrance will be gated and used only for emergency access. Mitigation is proposed to address noise. In addition, the drive aisles are setback from the residences by landscaped buffers to increase the distance from the noise sources to the sensitive receptors.</p>
<p>Policy 16. Require that when no other feasible location for industrial or commercial use parking exists other than adjacent to residential uses, the parking shall be buffered from the residential uses by barriers</p>	<p>Consistent. The Costco parking lot adjacent to the existing Sierra Meadows Apartments would be buffered by a screen wall and a landscaped bioswale and buffered from residential properties to the east by vegetation, a bio-retention area, and retaining walls.</p>
<p>Policy 17. Limit the use of leaf blowers, motorized lawn mowers, parking lot sweepers, or other high-noise equipment on commercial properties if their activity will result in noise which adversely affects residential areas.</p>	<p>Consistent: Parking lot cleaning and landscape maintenance activities will be restricted to daytime hours, consistent with the Town’s Noise Ordinance.</p>
<p>Policy 18. Require that the hours of truck deliveries to industrial and commercial properties adjacent to residential uses be limited to daytime hours unless there is no feasible alternative or there are overriding transportation benefits by scheduling deliveries at night.</p>	<p>Consistent with Mitigation. Warehouse deliveries are scheduled to occur at night to avoid or reduce impacts on intersections already operating below standards. Shipments would occur between 2 AM and 9 PM, with most deliveries occurring before 10 AM. Nighttime deliveries are necessary to avoid greater traffic safety hazards and general traffic impacts. The project proposes to route deliveries to the main driveway on Sierra College Boulevard between the hours of 10 PM an 7 AM.</p>
<p>Policy 19. Require that construction activities adjacent to residential units be limited as necessary to prevent adverse noise impacts</p>	<p>Consistent with Mitigation. Construction hours would be limited to between the hours of 7 am to 7 pm Monday through Friday and 8 am to 7 pm on Saturdays. Acoustical shielding and idling limits are required under Mitigation Measure Noise-1. Coordination and notification with adjacent residents would also be required under this mitigation measure.</p>

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Conditional Use Permit General Plan Consistency

Relevant Goals, Policies, & Programs	Consistency Analysis
Policy 20. Future industrial or commercial development in areas determined to be near noise-sensitive land uses shall be subject to an acoustical analysis to determine the potential for stationary source noise impacts to neighboring land uses	Consistent. An acoustical analysis is included in the EIR and mitigation measures established.

Municipal Code Consistency

13.62.050 - Use permit and minor use permit.

F. **Findings and Decision.** The review authority may approve or disapprove an application for use permit or minor use permit approval. The review authority shall record the decision and the findings on which the decision is based. The review authority may approve a use permit or minor use permit only after first finding all of the following:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and the municipal code;

Warehouse retail is allowed as a conditional use. Conditions are added to ensure compliance.

2. The proposed use is consistent with the general plan and any applicable specific plan;

Warehouse retail use would be consistent with the General Plan with implementation of proposed mitigation measures and conditions of approval. See Table 1 for General Plan consistency.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity;

The design and operating characteristics are compatible with existing and future land uses; although the nighttime delivery schedule is not compatible without mitigation. Warehouse retail is a compatible use in the General Commercial area, particularly on a main arterial near I-80 and existing large commercial developments south and north of the parcel.

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and

The site is physically suitable to accommodate warehouse retail being of sufficient size and located at the intersection of two arterials adjacent to existing large-scale commercial uses. Will-serve letters are required of the utility companies, but utilities exist in the area and there are no significant physical constraints. Primary access from Sierra College Blvd is appropriate and would be signalized. Additional access at Brace Road and potentially Granite Drive is also suitable as there are other commercial uses adjacent at these locations. The EIR for the Project includes appropriate mitigation measures to address impacts such as tree and wetland loss.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The EIR for the Project includes mitigation measures to protect human health and safety in relation to construction and operations, and the Applicant would be required to obtain the necessary permits for operations and construction. Placement of warehouse retail within Loomis adjacent to a large commercial development in Rocklin would allow the Town to capture revenues lost to the existing Costco in Roseville and would reduce travel distance for Loomis residents patronizing Costco. Impacts related to traffic could occur, some of which may not be fully resolved due to jurisdictional limitations. Mitigation measures are proposed to reduce impacts, along with compliance with required permits and regulations. The applicant shall contribute to regional traffic planning and maintenance to provide a fair share toward roadway improvement.

13.30.040 - Fences and walls.

B. **Height Limitations.** Each fence, wall, hedge and berm otherwise allowed shall comply with the height limitations shown in Table 3-1. See also Figure 3-1. A fence or wall with a height greater than six feet and a

length greater than fifty feet shall require design review in compliance with Section 13.62.040, except for open and wire fencing in the RA, RE, and RR zoning districts.

TABLE 3-1 - MAXIMUM HEIGHT OF FENCES AND WALLS

Location	Maximum Height ⁽¹⁾
Within front yard setback	<p>Berms, solid wall or fencing: 3 ft. for all districts</p> <p>Open fencing (See subsection F of this section): 6 ft. anywhere within front setback in the RA, RE and RR districts; 3 ft. as required for solid fencing in all other districts.</p> <p>See also Section 13.30.050(E) (Height Limit at Street Corners).</p>
Within side and rear yard setbacks	<p>Solid wall or fencing: 6 ft.⁽²⁾; berms shall not exceed 3 ft.</p>
Within street side setback	<p>Berms, solid wall or fencing: 6 ft. except RA, RE and RR where maximum height is 3 ft.⁽²⁾. See also Section 13.30.050(E). Fencing exceeding a height of 4 ft. shall be set back a minimum of 3 ft. from back of sidewalk if sidewalk exists to allow for the planting of landscaping to mitigate the visual impact of the fence mass.</p> <p>Open fencing: 6 ft. anywhere within street side setback in the RA, RE and RR; 3 ft. as required for solid fencing in other districts.</p>
At intersections of alleys, streets, and driveways within sight visibility areas. See 13.30.050(E) (Height Limit at Street Corners).	3 ft.
Outside of a required setback	As determined by the height limit for structures within the applicable zoning district.
Within a zone where no setback is required, and not adjacent to a street	8 ft.

Notes:

- 1) Additional height may be authorized through design review approval (Section 13.62.040).
- 2) See special provisions for entryways in Section 13.30.045.
- 3) Fences and walls may be allowed up to eight feet in height when the portions of the fence above six feet are of an open design (e.g., lattice, wrought iron or grille work), provided that a building permit may be required.

D. Specific Fencing and Wall Requirements.

- 1. **Fencing Between Different Land Uses.** Fencing between different land uses shall be provided in compliance with Section 13.30.100.

Due to potential noise disturbances and due to the adjacent residential uses, an 8' solid screening wall is proposed along the eastern property boundary. An 8' wall along the apartment complex southern boundary is

also required in the Conditions of Approval for these reasons. In addition, a 13' sound wall is proposed along the western property boundary of the adjacent Sierra Meadows apartment complex to shield first floor sensitive spaces from truck delivery noise. Since additional wall height is needed to avoid noise hazard, and the height is necessary to ensure safety, it is exempt per 13.30.040.A.2.

13.30.050 - Height limits and exceptions.

B. **Maximum Height of Structures.** The height of each structure shall not exceed the height limit established for the applicable zoning district by Division 2, except as otherwise provided by this section.

E. **Height Limit at Street Corners.** Development proposed adjacent to any public or private street or alley intersection in other than the CC (Central Commercial) zoning district shall be designed to provide a traffic safety visibility area for pedestrian and traffic safety. See Figure 3-3.

1. **Measurement of Visibility Area.** A traffic safety visibility area is a triangle measured as follows, and may include private property and/or public right-of-way.

The visibility area shall be defined by measuring thirty-five feet from the intersection of the extension of the front and street side curb lines (or the right-of-way lines where there is no curb) and connecting the lines across the property.

2. **Height Limit.** No structure, sign or landscape element shall exceed thirty-six inches in height within the traffic safety visibility area, unless approved by the public works director, except for trees with their canopy trimmed to a minimum of eight feet above grade. (Ord. 205 § 1 (Exh. A), 2003)

Structural height would not exceed 35 feet (Proposed height of 33'). Freestanding signage is not proposed. Landscape trees will be limited to canopies of eight feet in the traffic safety visibility area.

13.30.060 - Mechanical equipment placement.

Ground-mounted mechanical equipment located outside of a structure shall comply with the setback requirements of the applicable zoning district. Examples of this equipment include swimming pool pumps and filters, heating, ventilation, and air conditioning, and similar equipment. (Ord. 205 § 1 (Exh. A), 2003)

A mechanical room for the HVAC and compactors and a transformer would be located on the west side of the warehouse. No mechanical equipment would be within the structural setback area.

13.30.070 - Noise standards.

C. **Noise Source Standards.**

1. **Noise Level Limitations.** No use, activity or process within the town shall generate noise in excess of the levels identified by Tables 3-2 and 3-3, as the noise is measured at the property line of a sensitive noise source identified in Tables 3-2 and 3-3.

a. If the measured ambient noise level exceeds the applicable noise level standard in any category shown in Table 3-2, the applicable standards shall be adjusted to equal the ambient noise level.

b. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped to allow measurement of the ambient noise level, the noise level measured while the source is in operation shall be compared directly to the applicable noise level standards identified in Table 3-2.

Notwithstanding the above requirements, no person shall allow or cause the generation of any noise of a type, volume, pitch, tone, repetition or duration that would be found to be a nuisance by a reasonable person beyond the boundaries of the property where the noise is generated.

TABLE 3-2 - MAXIMUM ALLOWABLE NOISE LEVEL BY RECEIVING LAND USE

Noise Sensitive Land Use	Outdoor Activity Areas ⁽¹⁾⁽²⁾	Interior Spaces	
	dBA L _{dn}	dBA L _{dn}	dBA L _{eq}
Residential	65	45	N.A.
Transient lodging	65	45	N.A.
Hospitals, extended care	65	45	N.A.
Theater, auditorium	N.A.	N.A.	35
Religious facility, meeting hall	65	N.A.	40
Offices	N.A.	N.A.	45
School, library, museum	N.A.	N.A.	45
Playground, park	70	N.A.	N.A.

Notes:

- (1) Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.
- (2) Where it is not possible to reduce noise in outdoor activity areas to 65 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 70 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

**TABLE 3-3 - NOISE STANDARDS FOR SHORT-DURATION EVENTS
NEAR RESIDENTIAL AREAS**

Duration of Sound (Minutes per Hour)	Maximum Allowable Sound Level ⁽¹⁾	
	Day/Evening dB (7 am to 10 pm)	Night dB (10 pm to 7 am)
30 - 60	50	40
15 - 30	55	45
5 - 15	60	50
1 - 5	65	55
Less than 1 minute	70	60

Notes:

- (1) If the offensive noise contains a steady, audible tone (such as a screech or hum), is a repetitive noise such as hammering, or contains speech or music, the maximum allowable sound level shall be reduced by 5 dB.

2. **Acoustical Analysis Required.** Where the director determines that a proposed nonresidential use on a site adjacent to a residential zoning district may generate noise in excess of any limit established by Table 3-2, and/or where the use may generate noise in outdoor areas in excess of 60 dBA, the land use permit application for the use shall include an acoustical analysis by a qualified professional approved by the director.

a. **Contents.** The analysis shall determine the potential for stationary source noise impacts to neighboring land uses, include field measurements to determine more precise locations for existing and projected future noise levels (based on traffic projections in the circulation element of the general plan or as otherwise accepted by the town), and recommend appropriate mitigation measures.

b. **Preferred Mitigation Measures for Receptor Sites.** When development is subject to high noise levels requiring mitigation, the following measures shall be considered and preference shall be given where feasible in the following order:

- i. Site layout, including setbacks, open space separation and shielding of noise sensitive uses with non-noise-sensitive uses;
- ii. Acoustical treatment of buildings; or
- iii. Structural measures: construction of earth berms and/or wood or concrete barriers.

The acoustical analysis in the EIR indicates construction noise and delivery noise during operation would result in noise levels above standards and the EIR proposes mitigation measures to reduce operational noise impacts to a less than significant level. General traffic noise and operations would not exceed limits. Since noise levels would be elevated, mitigation includes acoustical treatments to the adjacent apartment complex, such as double paned windows, a 13-foot-tall soundwall at the west side of the apartment property, and landscaping. The setback between the truck route and the apartment complex property line would be approximately 25.5 feet. Nighttime deliveries between 10 PM and 7 AM would be routed away from the apartments via the signalized driveway on Sierra College Boulevard. Short-term construction impacts which are exempt from the noise standard, would be reduced by limited construction hours per the Municipal Code, reduced idling, equipment muffling, and coordination with residents.

3. **Limitation on Hours of Construction.** In order to allow construction schedules to take advantage of the weather and normal daylight hours, and to ensure that nearby residents as well as nonresidential activities are not disturbed by the early morning or late night activities, the town has established the following limits on construction.

TABLE 3-4 - ALLOWABLE HOURS OF CONSTRUCTION

Day	Allowable Hours
Monday through Friday	7:00 a.m. to 7:00 p.m.
Saturday	8:00 a.m. to 7:00 p.m.
Sunday and National Holidays	Construction activities may be allowed by the commission or council only between 9 a.m. and 5 p.m.

Construction would occur between the hours shown in Table 3-4.

4. **Limitation on Truck Deliveries.** Truck deliveries to a commercial or industrial parcel adjacent to a residential zoning district shall be limited to the daylight hours unless the director authorizes other delivery times based on the determination that there is either no feasible alternative, or there are overriding transportation and traffic management benefits to scheduling deliveries at night.

Truck deliveries would occur between 2 AM and 9 PM, with most deliveries occurring between 2 AM and 10 AM. Two to three deliveries per hour are anticipated. Truck deliveries outside of daylight hours are necessary to avoid traffic safety hazards and general traffic impacts that would occur if deliveries were scheduled during the day. Therefore, nighttime deliveries between 10 PM and 7AM will use the signalized driveway at Sierra College Boulevard to reduce noise impacts on residences.

13.30.080 - Outdoor lighting.

Outdoor lighting on private property shall comply with the following requirements.

- A. Outdoor light fixtures shall be limited to a maximum height of twenty feet or the height of the nearest building, whichever is less. Outdoor light fixtures associated with warehouse retail uses may exceed twenty feet, but shall not exceed the height of the warehouse structure.
- B. Lighting shall be energy-efficient, and shielded or recessed so that:
1. The light source (i.e., bulb, etc.) is not visible from off the site; and
 2. Glare and reflections are confined to the maximum extent feasible within the boundaries of the site.

Each light fixture shall be directed downward and away from adjoining properties and public rights-of-way, so that no light causes areas off the site to be directly illuminated.

- C. No lighting on private property shall produce an illumination level greater than one footcandle on any property within a residential zoning district except on the site of the light source.
- D. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the director. (Ord. 205 § 1 (Exh. A), 2003)

The applicant proposes 32-foot-tall light fixtures within the parking lot, and shall provide 28-foot-tall fixtures near the residences. The proposed warehouse would have a height of 33 feet. The applicant proposes LED shoebox lights with cutoff lenses within the parking lot to cast light downwards and not spill offsite. Lights would be on timers so that lights not required for safety and security would be off outside of store hours. Lighting would not blink, flash or consist of high intensity or brightness. Some lighting would be near the apartment complex, but would be setback from the property line and a tree lined bio-retention area would further limit light spillage.

13.30.090 - Performance standards.

- A. **Purpose.** This section provides performance standards that are designed to minimize various potential operational impacts of land uses and development within the town, and promote compatibility with adjoining areas and land uses.
- B. **Applicability.** The provisions of this section apply to all new and existing land uses, including permanent and temporary uses in all zoning districts, unless an exemption is specifically provided. Uses existing on the effective date of this section shall not be altered or modified thereafter to conflict with these standards.
- C. **Air Emissions.** No visible dust, gasses, or smoke shall be emitted, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.

No visible air emissions outside of heating/cooling or vehicle operations would occur as a result of warehouse operations.

D. **Combustibles and Explosives.** The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code, and California Code of Regulations Title 19.

No combustibles would be utilized in the warehouse other than general mechanical oils used to operate HVAC and similar equipment, and tire center equipment. No explosives would be stored by the warehouse.

E. **Dust.** Activities that may generate dust emissions (e.g., construction, grading, commercial gardening and similar operations) shall be conducted to limit the emissions beyond the site boundary to the maximum extent feasible. Appropriate methods of dust management shall include the following, subject to approval by the public works director.

1. **Scheduling.** Grading shall be designed and grading activities shall be scheduled to ensure that repeat grading will not be required, and that completion of the dust-generating activity (e.g., construction, paving or planting) will occur as soon as possible.
2. **Operations During High Winds.** Clearing, earth-moving, excavation operations or grading activities shall cease when the wind speed exceeds twenty-five miles per hour averaged over one hour.
3. **Limiting the Area of Disturbance.** The area disturbed by clearing, demolition, earth-moving, excavation operations or grading shall be minimized at all times.
4. **Dust Control.** Fugitive dust emissions shall be controlled by regular watering, paving or other treatment of permanent on-site roads and construction roads, the covering of trucks carrying loads with dust content, and/or other dust-preventive measures (e.g., hydroseeding, etc.).
5. **Revegetation.** Graded areas shall be revegetated as soon as possible to minimize dust and erosion. Disturbed areas of the construction site that are to remain inactive longer than three months shall be seeded and watered until grass cover is grown and maintained; and
6. **Fencing.** Appropriate fences or walls shall be constructed to contain dust within the site as required by the public works director.

As noted in the EIR, construction contractors will be required to minimize heavy equipment idling time per California Air Resources Board restrictions, and submit a construction emissions/dust control plan for PCAPCD approval. This includes dust suppressants, site watering, cleaning equipment to prevent track out, suspension of earthwork during high winds, covering loads, reducing vehicle speeds on unpaved surfaces, and stabilization of spoil piles. The project site would be fenced for security and disturbed areas not covered by structures or pavement would be revegetated.

F. **Ground Vibration.** No ground vibration shall be generated that is perceptible without instruments by a reasonable person at the property lines of the site, except for vibrations from temporary construction or demolition activities, and motor vehicle operations.

No material ground vibration is expected outside of construction. As stated in the EIR, vibration from heavy trucks would not exceed the Caltrans-recommended standard of 0.2 in/sec PPV with respect to the prevention of structural damage during construction or operation.

G. **Light and Glare.** Light or glare from mechanical or chemical processes, or from reflective materials used or stored on a site, shall be shielded or modified to prevent emission of light or glare beyond the property line. Outdoor lighting shall comply with the requirements of Section 13.30.080.

Outdoor lighting will comply with amended Section 13.30.080. Metal materials used on the structures would be painted to eliminate glare.

H. **Liquid Waste.** No liquid shall be discharged into a public or private body of water, sewage system, watercourse or into the ground, except in compliance with applicable regulations of the Regional Water Quality Control Board.

Liquid waste disposal is not proposed. A drainage plan has been prepared to capture onsite runoff and treat water in the bio retention areas. The site would connect to the existing sewer system.

I. **Noise.** The town's noise standards are in Section 13.30.070.

See section 13.30.070. Noise would occur, and mitigation is established to address the noise levels during construction (heavy equipment) and operation (deliveries).

J. **Odor.** No obnoxious odor or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.

No odor sources would be located near the residential uses. The Project is required to comply with PCAPCD Rule 205 (nuisance) and 218 (architectural coatings). Long term operating would not include facilities typically considered to be potential sources of odorous emissions. Areas used for food service and preparation would include standard equipment to abate potential odors.

K. **Radioactivity, Electrical Disturbance or Electromagnetic Interference.** None of the following shall be emitted:

1. Radioactivity, in a manner that does not comply with all applicable state and federal regulations; or
2. Electrical disturbance or electromagnetic interference that interferes with normal radio or television reception, or with the function of other electronic equipment beyond the property line of the site; or that does not comply with all applicable Federal Communications Commission (FCC) and other applicable state and federal regulations. (Ord. 205 § 1 (Exh. A), 2003)

Complies. No radioactivity or electrical disturbance would occur.

13.30.100 - Screening.

This section establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.

A. **Screening Between Different Land Uses.** A commercial or industrial land use proposed on a site adjacent to a residential zoning district shall provide screening at the parcel boundary as follows. Other nonresidential uses adjacent to a residential use may also be required by the director to comply with these requirements.

1. The screen shall consist of plant materials and a solid wall of masonry or similar durable material, a minimum of six feet in height.
2. The maximum height of the wall shall comply with the provisions of Section 13.30.040.
3. Proposed walls and fences shall be designed to incorporate decorative features on both sides, as approved by the director, to avoid the appearance of long, unbroken flat planes without visual interest. Examples of decorative features include regularly spaced columns or pilasters, offsets and setbacks for portions of the wall or fence, and/or wells for trees or other landscaping.
4. A landscaping strip with a minimum width of five feet shall be installed adjacent to screening walls, except that ten feet of landscaping shall be provided between a parking lot and a screening wall, in compliance with Section 13.34.040(C)(4)(d).

5. The director may waive or approve a substitute for this requirement if the director first determines that:

- a. The intent of this section can be successfully met by means of alternative screening methods; or
- b. Physical constraints on the site make the construction of the required screening infeasible; or
- c. The physical characteristics of the site or adjoining parcels make the required screening unnecessary.

Landscaped bioretention areas and screen walls would be utilized. A 33' bioretention area would be located and landscaped along the eastern boundary. A screen wall within the 33' landscaped setback (Conditions of Approval require an 8' wall, as requested by neighbors) would separate the Costco warehouse from adjacent residences. On the south side, a 20' landscaped setback with intermittent retaining walls would buffer commercial uses to the south. A 20' to 25.5' bioretention area would surround the apartment complex, and a screenwall is proposed within that landscaped bioretention area. An enlarged bioretention area would be located south of the signalized Costco driveway, removing the previously proposed retaining wall and expanding the landscape setback at the driveway entry. A retaining wall and landscaped setback would be located along the frontage of Sierra College Blvd. north of the Costco driveway. This wall may include, as a Condition of Approval, artwork reflecting fruit labels to accent the fruit shed architectural elements of the warehouse building. Costco must demonstrate the screening walls incorporate decorative features on both sides of the wall. Final Designs need to detail architectural elements in the Loomis fruit shed style and include samples of fruit label artwork for Town approval.

B. Mechanical Equipment, Loading Docks, and Refuse Areas.

1. Roof or ground mounted mechanical equipment (e.g., air conditioning, heating, ventilation ducts, and exhaust, etc.), loading docks, refuse storage areas, and utility services (electrical transformers, gas meters, etc.) shall be screened from public view from adjoining public streets and rights-of-way and adjoining areas zoned for residential uses.
2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style.

On the warehouse building, roof-mounted mechanical equipment would be recessed below the maximum height of the building to hide beneath the building façade. The transformer, mechanical room, and compactor would be located on the west side of the warehouse building facing Sierra College Blvd. The transformer would need to be screened by more than the safety bollards shown on the plans. The preliminary site plans do not indicate screening of the compactors. While landscaping and a retaining wall would help to screen views of the compactor from the street view, no additional screening is proposed, but additional landscaping to maintain screening year-round is required in the Conditions of Approval. The delivery bays would also be located near Sierra College Blvd. The delivery bays would be screened by a low concrete wall integrated into the overall building design.

13.30.110 - Setback regulations and exceptions.

B. Setback Requirements.

1. **Minimum Setbacks for All Structures.** Each structure shall comply with the setback requirements of the applicable zoning district, and with any setbacks established for specific uses by Division 4, except as otherwise provided by this section. No portion of any structure, including eaves or roof overhangs, shall extend beyond a property line; or into an access easement or street right-of-way.

Setbacks would exceed the minimums in the Zoning Code for CG-General Commercial

13.30.120 - Solid waste/recyclable materials storage.

C. **Extent of Storage Area Required.** Solid waste and recyclables storage areas shall be provided in the number, dimensions, and types required by the local waste hauler. Additional storage areas may be required, as deemed necessary by the director.

D. **Enclosure Requirements.** Storage areas shall be fully enclosed by a six-foot high masonry wall or other solid enclosure that is architecturally compatible with adjacent structures. Gates shall be solid and continuously maintained in working order. Landscaping shall be provided to soften and screen the enclosure in compliance with Chapter 13.34. See Figure 3-6. (Ord. 205 § 1 (Exh. A), 2003)

Warehouse solid waste would be stored in the compactor located on the west side of the building along Sierra College Blvd. No screening is currently shown on the site plans except for landscape screening at the street. Additional screening should be provided as prescribed in the Conditions of Approval.

13.30.130 - Undergrounding of utilities.

All electric and telephone facilities, fire alarm conduits, street lighting wiring, cable television and other wiring conduits, and similar facilities shall be placed underground by the developer. The council may grant a modification, including a complete waiver of the undergrounding requirement, after considering the general purposes and nature of the proposed development. (Ord. 205 § 1 (Exh. A), 2003)

Utilities would be located underground.

Chapter 13.34 - LANDSCAPING STANDARDS

13.34.030 - Landscape and irrigation plans.

A. **Preliminary Landscape Plan.** A preliminary landscape plan shall be submitted as part of each application for new development, or the significant expansion (i.e., twenty-five percent or more of floor area), or redevelopment of an existing use, as determined by the director.

Preliminary plan provided

B. **Final Landscape Plan.** After land use approval, a final landscape plan shall be submitted as part of the application for a building permit. A final landscape plan shall be approved by the director prior to the start of grading or other construction, and prior to the issuance of a building permit.

The landscape plan maximizes replacement of oaks onsite to the extent feasible. A final plan shall be provided with final drawings during the permit process.

C. **Content and Preparation.** Preliminary landscape plans and final landscape plans shall contain the information required for landscape plans by the department. All landscape plans submitted in compliance with this chapter shall be prepared by a California licensed landscape architect, licensed landscape contractor, certified nurseryman, or other professional determined by the director to be qualified, based on the requirements of state law.

D. **Review and Approval.** After initial application, the director shall review each preliminary landscape plan and final landscape plan to verify its compliance with the provisions of this chapter. The director may approve the submittal in compliance with this chapter, or may disapprove or require changes to a submittal if it is not in compliance.

E. **Statement of Surety.** When required by the director, security in the form of cash, performance bond, letter of credit, or certificate of deposit, in an amount equal to one hundred fifty percent of the total value of all plant materials, irrigation, installation, and maintenance shall be posted with the town for a two-year

period. The director may require statements of surety for phased development projects, a legitimate delay in landscape installation due to seasonal requirements (including adverse weather conditions) and similar circumstances where it may not be advisable or desirable to install all approved landscaping before occupancy of the site.

F. **Minor Changes to Approved Plans.** Landscape plan approval may include the director authorizing minor changes from the requirements of this chapter. (Ord. 205 § 1 (Exh. A), 2003)

A final landscape plan is required prior to issuance of a building permit.

13.34.040 - Landscape location requirements.

Landscaping shall be provided in all areas of a site subject to development with structures, grading, or the removal of natural vegetation, as follows.

A. **Setbacks.** The setback and open space areas required by this title, and easements for utilities and drainage courses shall be landscaped, except where:

1. Occupied by approved structures or paving;
2. A required setback is screened from public view;
3. They are retained in their natural state, and/or the director determines that landscaping is not necessary to achieve the purposes of this chapter; or
4. In the case of an easement, the public works director determines that landscaping would interfere with the purposes and proper functioning of the easement. This determination may include the public works director requiring alternative appropriate landscaping in consultation with the planning and building director.

Setbacks are landscaped as shown in the site plans. Underground utilities and drainage facilities are beneath pavement or in the case of some drainage facilities, located in vegetated bioswales.

B. **Unused Areas.** Any area of a project site not intended for a specific use, including a pad site in a shopping center intended for future development, shall be landscaped unless retained in its natural state, and the director determines that landscaping is not necessary to achieve the purposes of this chapter.

There are no areas unused that are not landscaped.

C. **Parking Areas.** Parking areas shall be landscaped in compliance with the following requirements.

1. **Landscape Materials.** Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs, and ground cover.

Landscape islands are proposed with trees, shrubs, and groundcover.

2. **Curbing.** Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide. The director may approve alternative barrier design to protect landscaped areas from damage by vehicles.

Landscape islands would have the appropriate curbs as provided in the Conditions of Approval.

3. **Location of Landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of the landscaped fingers and islands.

The orientation of the parking lot islands is parallel to the warehouse building to delineate drive aisles and parking areas. The orientation does not require pedestrians to cross landscaping.

4. Perimeter Parking Lot Landscaping.

a. **Adjacent to Streets.** A parking area for a nonresidential use adjoining a street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area equal in depth to the setback required by the zoning district or fifteen feet, whichever is more. A parking area for a residential use shall comply with the setback requirements of the applicable zoning district.

i. The landscaping shall be designed and maintained to screen cars from view from the street to a height of minimum height of thirty-six inches, but shall not exceed any applicable height limit for landscaping within a setback.

ii. Screening materials may include a combination of plant materials, earth berms, raised planters, or other screening devices which meet the intent of this requirement. A solid masonry wall with a maximum height of thirty-six inches may be used only where the director determines that no feasible alternative exists.

iii. Shade trees shall be provided at a minimum rate of one for every thirty linear feet of landscaped area.

iv. Plant materials, signs, or structures within a traffic safety sight area of a driveway shall comply with Section 13.30.050(E).

Along the Sierra College Blvd. street frontage, a 20+’ landscape buffer is proposed, with 35 trees proposed, meeting the planting rate of 1 tree per 30’. A concrete masonry retaining wall, decorated with art reminiscent of fruit labels as a Condition of Approval, would also front Sierra College Blvd. Final Designs need to detail architectural elements in fruit shed style and samples of fruit label artwork for Town approval.

b. **Adjacent to Side or Rear Property Lines.** Parking areas for nonresidential uses shall provide a perimeter landscape strip at least six feet wide (inside dimension) where the parking area adjoins a side or rear property line. The requirement for a landscape strip may be satisfied by a yard or buffer area that is otherwise required. Trees shall be provided at the rate of one for each thirty linear feet of landscaped area.

A landscape buffer between 36’ and 33’ would be located along the eastern boundary adjacent to residences. Some existing trees in good health would be retained and an additional 15 trees are proposed to meet this requirement. At the southern boundary a 20-foot landscape buffer is proposed with 23 new trees to supplement the existing trees on site. Adjacent to the apartments, 24 trees are proposed in the landscape buffer which ranges in width from 20 to over 45 feet. Screening walls would divide the commercial use from the existing residences.

c. **Adjacent to Structures.** When a parking area is located adjacent to a nonresidential structure, a minimum five-foot wide landscape strip shall be provided adjacent to the structure, exclusive of any building entries, or areas immediately adjacent to the wall of the structure that serve as pedestrian accessways.

Complies per item b.

d. **Adjacent to Residential.** A parking area for a nonresidential use adjoining a residential use or zone shall provide a landscaped buffer yard with a minimum ten-foot width between the parking area and the common property line bordering the residential use. A solid masonry wall, solid fence, and a landscape buffer shall be provided along the property line to address land use compatibility issues such as nuisance noise and light/glare. Trees shall be provided at the rate of one for each thirty linear feet of landscaped area.

Complies – see item b.

5. Interior Parking Lot Landscaping.

a. Amount of Landscaping.

i. Multifamily, commercial and office uses shall provide landscaping within the parking area at a minimum ratio of ten percent of the gross area of the parking lot. One shade tree shall be provided for every five parking spaces.

b. Location of Landscaping. Landscaping shall be evenly dispersed throughout the parking area to shade as much of the parking area as feasible. Use of an orchard-style planting scheme (placement of trees in uniformly spaced rows) is encouraged for larger parking areas. Parking lots with more than one hundred spaces should provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification. (Ord. 216 § 11, 2005; Ord. 205 § 1 (Exh. A), 2003)

Landscaping is evenly dispersed. There are 893 parking spaces and at least one tree is provided per 4 parking spaces. The preliminary landscape plan shows a total 41,205 SF of interior landscape compared to 35,112 SF required (10% of gross area of parking lot 351,123 SF).

13.34.050 - Landscape standards.

A. **Landscape Design.** The required landscape plan shall be designed to integrate all elements of the project (e.g., buildings, parking lots, and streets) to achieve their aesthetic objectives, desirable microclimates, and minimize water and energy demand.

1. **Plant Selection and Grouping.** Plant materials shall be selected for: water demand and drought tolerance; adaptability and relationship to the Loomis environment, and the geological and topographical conditions of the site; color, form, and pattern; ability to provide shade; and soil retention capability.

a. Plants having similar water use shall be grouped together in distinct hydrozones.

b. The protection and preservation of native species and natural areas is encouraged and may be required by conditions of approval as a result of project review in compliance with the California Environmental Quality Act (CEQA).

c. Fire prevention shall be addressed on sites in the heavily wooded and/or vegetated areas of the town identified by the fire district as being fire-prone by providing fire-resistant landscaping buffers between development areas and naturally vegetated areas, as identified by the director.

Native and drought tolerant species are primarily proposed with Heritage Southern Live Oak and shrub roses being the only species with moderate or low/moderate water demand. Trees and native shrubs are retained as feasible, primarily within the bioretention areas along the southern and eastern perimeters. No heavily wooded areas are proposed.

2. **Minimum Dimensions.** Each area of landscaping shall have a minimum interior width of eight feet within the residential, commercial, and BP zoning districts, and five feet in the ILT and IL zoning districts. Wherever this title requires a landscaped area of a specified width, the width shall be measured exclusive of any curb or wall.

Exceeds the minimum.

3. **Height Limits.** Landscape materials shall be selected, placed on a site, and maintained to not:

- a. Exceed a maximum height of thirty-six inches within a required front or street side setback, except for one or more trees with the lowest portion of their canopy maintained at a minimum height of six feet above grade; or
- b. Interfere with the proper operation of solar energy equipment or passive solar design on adjacent parcels.

No interference with solar collection would occur. Trees are to be maintained per the maintenance agreement.

4. Protective Curbing. Required landscaping shall be protected with a minimum six-inch high concrete curb, except adjacent to bicycle paths, or where otherwise deemed unnecessary by the director.

Curbing would be installed around landscape areas.

- 5. Safety Requirements.** Landscape materials shall be located so that at maturity they do not:
- a. Interfere with safe sight distances for vehicular, bicycle, or pedestrian traffic;
 - b. Conflict with overhead utility lines, overhead lights, or walkway lights; or
 - c. Block pedestrian or bicycle ways.

Landscape materials would maintain site distance at corners. No conflict with utilities or access is anticipated. Large trees are set back from the driveways with smaller crape myrtle, shrubs and groundcover in the sight distance area.

6. Water Features. Decorative water features (e.g., fountains, ponds, waterfalls) shall have recirculating water systems.

None proposed.

B. Plant Material. Required landscape shall include trees, shrubs, and ground covers, as follows:

- 1. Size at Time of Planting.** Plant materials shall be sized and spaced to achieve immediate effect and shall not be less than a fifteen-gallon container for trees, five-gallon container for specimen shrubs and six-inch pots for mass planting, unless otherwise approved by the review authority on the basis that the alternate size will achieve the desired immediate effect equally well.

Only one perennial, Dianella, is proposed in 4-inch pots, but may be installed in one-gallon pots, depending on current market availability. The remainder of species are at least in one-gallon pots, shrubs in 5-gallon pots or greater and trees in 24" boxes, which achieves the immediate landscape effect more quickly.

2. Trees. Tree planting shall comply with the following standards. Existing trees shall be retained and preserved in compliance with Chapter 13.52.

- a. Trees shall not be planted under any structure that may interfere with normal growth (for example, an eave, overhang, balcony, light standard or other similar structure).
- b. Trees in landscape planters less than ten feet in width or located closer than five feet from a permanent structure shall be provided with root barriers/root barrier panels.
- c. Trees shall be staked in compliance with standards provided by the department.

d. Number of Trees.

- i. Parking area: refer to Section 13.34.040(C).
- ii. Street setbacks: one per two hundred square feet of landscaped area.
- iii. Street trees: one per thirty-foot length of right-of-way. The director may modify this requirement depending on the chosen tree species and its typical spread at maturity.

Complies.

3. Groundcover and Shrubs. The majority of areas required to be landscaped shall be covered with groundcover, shrubs, turf, or other types of plants that are predominantly drought tolerant.

- a. A minimum of two, five-gallon size shrubs shall be provided for every six feet of distance along street setbacks, or as approved by the director.
- b. Groundcover shall be provided throughout the landscaped area and shall be spaced to achieve full coverage within one year.
- c. Artificial groundcover or shrubs shall not be allowed.
- d. Crushed rock, redwood chips, pebbles, stone, and similar materials shall be allowed up to fifteen percent of the total required landscape area. Artificial or synthetic ground covers are not allowed.
- e. Nonturf areas (e.g., shrub beds) shall be top dressed with a bark chip mulch or approved alternative.

In addition to trees, the landscape plan includes shrubs, perennials, ornamental grasses, groundcover and bioretention plants.

4. Turf. Turf shall be limited to fifty percent of the total landscaped area on the site where the applicant provides calculations approved by the director that demonstrate that the irrigation requirements will not exceed standard low water usage. No turf shall be allowed:

- a. In any area of ten feet or less in width; or
- b. On any slope exceeding ten percent (twenty-five percent, where other project water-saving techniques compensate for the increased runoff). A level buffer zone of eighteen inches shall be provided between bermed turf areas and any hardscape (e.g., any street, walkway, or similar feature).

Turf is not proposed.

5. Soil Conditioning and Mulching.

- a. A minimum one-foot depth of uncompacted soil shall be available for water absorption and root growth in each planted area.
- b. A soil test for horticultural suitability shall be required at time of landscape installation in each landscaped area. Soil shall be prepared and/or amended to be suitable for the landscape to be installed.
- c. A minimum of two inches of mulch shall be added in each nonturf area to the soil surface after planting. Any plant type that is intolerant to mulch shall be excluded from this requirement. Nonporous material shall not be placed under the mulch.

Final landscape plans shall include this requirement as a Condition of Approval.

C. Irrigation System Requirements. All landscaped areas except those approved for maintenance with intentionally unirrigated native plants shall include an automatic irrigation system.

1. Water-efficient systems (e.g., drip, mini-spray, bubbler-type, or similar system) shall be used unless infeasible. Low-flow sprinkler heads with matched precipitation rates shall be used when spray or rotor-type heads are specified for watering shrubs and ground cover areas. Turf areas shall be sized and shaped so they can be efficiently irrigated. Spray or run-off onto paved areas shall be avoided.

2. Dual or multi-program controllers with separated valves and circuits shall be used when the project contains more than one type of landscape treatment (e.g., lawn, ground cover, shrub, tree areas), or a variety of solar aspects. Soil moisture-sensing devices and rain sensors shall be used on larger projects (fifty thousand plus square feet of landscaped area) to minimize or eliminate over-watering.
3. Watering shall be scheduled at times of minimal wind conflict and evaporation loss.
4. Sprinkler heads must have matched precipitation rates within each valve zone.
5. Check valves are required where elevation differential may cause low head drainage.

Irrigation will be water efficient and scheduled to avoid water loss and overirrigation. The landscape plans currently indicate the irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and insure deeply rooted plant material while avoiding excess water application. The system will be programmable allowing operation during late night or early morning hours with multiple start times and cycles. The system will interface with a weather-based sensor that will adjust the amount of water applied based on daily weather conditions. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELD)

D. Certification of Landscape Completion. The completion of required landscaping and irrigation improvements shall be certified by the author of the landscape and irrigation plan, through a signed statement submitted to the director. (Ord. 205 § 1 (Exh. A), 2003)

To be completed as a Condition of Approval.

13.34.060 - Maintenance of landscape areas.

- A. **Maintenance Required.** All site landscaping shall be maintained in a healthful and thriving condition at all times. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this chapter. Regular maintenance shall include checking, adjusting, and repairing irrigation equipment; resetting automatic controllers; aerating and dethatching turf areas; adding/replenishing mulch, fertilizer, and soil amendments; pruning; and weeding all landscaped areas.
- B. **Maintenance Agreement.** Prior to final building inspection or the issuance of a certificate of occupancy, and prior to the recordation of a final subdivision map where applicable, the applicant shall enter into a landscape maintenance agreement with the town to guarantee proper maintenance in compliance with subsection A. The form and content of the agreement shall be approved by the town attorney and the director.
- C. **Water Waste Prohibited.** Water waste in existing developments resulting from inefficient landscape irrigation leading to excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, or structures is prohibited.
- D. **Enforcement.** Failure to maintain landscape areas in compliance with this section shall be deemed a nuisance, and shall be subject to abatement in compliance with the municipal code, and/or the applicable land use permit may be revoked. (Ord. 205 § 1 (Exh. A), 2003)

Landscaping would utilize native and low water requirement vegetation, as well as water efficient irrigation. The Conditions of Approval will require a landscape maintenance agreement.

Chapter 13.36 - PARKING AND LOADING

13.36.030 - General parking regulations.

- A. **Parking and Loading Spaces to be Permanent.** Each parking and loading space shall be permanently available, marked, and maintained for parking or loading purposes for the use it is intended to serve. The approval of a limited term permit (Section 13.62.030) may allow the temporary use of a parking or loading space for other purposes.
- B. **Parking and Loading to be Unrestricted.** An owner, lessee, tenant, or other person having control of the operation of a premises for which parking or loading spaces are required by this chapter shall not prevent, prohibit or restrict authorized persons from using the spaces without the prior approval of the director.
- C. **Vehicles for Sale.** No vehicle, trailer or other personal property shall be parked on private property for the purpose of displaying the vehicle, trailer, or other personal property for sale, hire, or rental, unless the property is appropriately zoned, approved by the town for that use, and the person or business at that location is licensed to sell vehicles, trailers, or other personal property. However, one vehicle or trailer owned by the owner, renter, or lessee of the property may be displayed for the purpose of sale for a maximum of one month.

Parking spaces would be permanent and would not be prohibitive. Vehicles would not be onsite for sale. A model vehicle would be located at the entrance of the Costco Warehouse, but the vehicle itself would not be for sale.

13.36.040 - Number of parking spaces required.

Each land use shall be provided the number of off-street parking spaces required by this section. See Sections 13.36.100, and 13.36.110 for off-street parking requirements for bicycles and motorcycles, respectively.

- D. **Excessive Parking.** The town discourages a land use being provided more off-street parking spaces than required by this chapter, to avoid the inefficient use of land, unnecessary pavement, and excessive storm water runoff from paved surfaces. The provision of off-street parking spaces in excess of the requirements in Table 3-7 is allowed only with minor use permit approval, and when additional landscaping and pedestrian amenities are also provided to the satisfaction of the review authority.

TABLE 3-7 - PARKING REQUIREMENTS BY LAND USE

LAND USE TYPE	VEHICLE SPACES REQUIRED
Retail Trade	
All "Retail Trade" uses listed in Section 13.26.030, Table 2-6, except the following	1 space for each 200 sf of floor area, plus 1 space per 200 sf of outdoor sales area.
Appliances, building materials, and furniture stores	1 space for each 500 sf of indoor display area for first 10,000 sf, 1 space for each 1,000 sf of indoor display area over 10,000; 1 space for each 1,000 sf of outdoor display area.
Auto and vehicle sales and rental	1 space for each 400 sf of floor area for showroom and office, plus 1 space for each 2,000 sf of outdoor display area, plus spaces as required by this section for parts sales ("retail trade," above), and vehicle services.
Bar, night club	1 space for each 50 sf of seating area and waiting/lounge area exclusive of dance floor, plus 1 space for each 30 sf of dance floor.
Convenience store	1 space for each 250 sf of floor area.
Plant nursery, garden supply store	1 space for each 2,000 sf of site area; 1 loading space, 15 ft. x 30 ft., for each acre.
Produce stand or other outdoor vendor	3 spaces minimum, located at least 20 feet off the public right-of-way or 20 feet from the front property line with no automobile maneuvering permitted in the public right-of-way. The minor use permit may require additional parking, depending on the nature of the sales proposed.
Restaurant	1 space for each 60 sf of dining area.
Shopping center	1 space for each 250 sf of floor area for centers of less than 30,000 sf, and 1 space per 300 sf for centers of 30,000 sf or more.

A minimum of 775 parking stalls are required for the Costco warehouse structure, and approximately 699 10-foot-wide stalls, 176 9-foot-wide stalls, and 16 accessible stalls located at the entrance are proposed, for a total of 891 stalls. All stalls would be 90 degree parking spaces. Although the number of proposed spaces exceeds the required number of spaces, the additional parking is accompanied by an expanded landscape area, additional parking lot landscape trees, and an expanded bioretention area. As a warehouse use with seasonal high demand, the added parking above the Town's requirements would ensure sufficient off-street spaces during peak periods.

13.36.050 - Disabled/handicapped parking requirements.

Parking spaces for the disabled shall be provided in compliance with the Uniform Building Code (UBC), the Federal Accessibility Guidelines, and/or California Code of Regulations Title 24, as applicable. These spaces shall count toward fulfilling the off-street parking requirements of this chapter. (Ord. 205 § 1 (Exh. A), 2003)

16 accessible spaces would be located near the Costco warehouse entrance.

13.36.060 - Bicycle parking.

Each multifamily project and nonresidential land use shall provide bicycle parking in compliance with this section.

A. Number of Bicycle Spaces Required.

2. Retail commercial and office uses shall provide bicycle parking spaces equal to a minimum of five percent of the required vehicle spaces, distributed to serve customers and employees of the project.

B. Bicycle Parking Design and Devices. Each bicycle parking space shall include a stationary parking device to adequately secure the bicycle, shall be a minimum of two feet in width and six feet in length, with a minimum of seven feet of overhead clearance, and shall be conveniently located and generally within proximity to the main entrance of a structure. (Ord. 205 § 1 (Exh. A), 2003)

Bicycle parking is identified on the site plan near the main entrance and near the loading bays; however, there is no indication of the number of spaces that would be provided. Applying a rate of 5 percent of the required vehicle spaces, 39 bicycle parking spaces would be required. The Conditions of Approval will require the provision of a minimum of 39 bicycle parking spaces.

13.36.070 - Motorcycle parking.

Parking lots with fifty or more parking spaces shall provide motorcycle parking spaces conveniently located near the main entrance of a structure, accessed by the same aisles that provide access to the automobile parking spaces in the parking lot.

A. Number of Spaces Required. A minimum of one motorcycle parking space shall be provided for each fifty automobile spaces or fraction thereof.

B. Space Dimensions. Motorcycle spaces shall have minimum dimensions of four feet by seven feet. (Ord. 205 § 1 (Exh. A), 2003)

16 motorcycle parking spaces would be provided by the Costco Warehouse. The site plan shows these spaces at the rear of the warehouse as most motorcycle spaces would be occupied by employees. 16 motorcycle parking spaces would be required for the retail warehouse per these requirements and 16 are proposed.

13.36.090 - Parking design and development standards.

Required parking areas shall be designed and constructed as follows.

A. Access to Parking. Access to parking shall be provided as follows for all parking areas other than garages for individual dwelling units.

1. Parking areas shall provide suitable maneuvering area so that vehicles exit to a street in a forward direction. Parking lots shall be designed to prevent access at any point other than at designated access drives. Single-family homes and duplexes are exempt from this requirement.

2. An industrial use located on Taylor or Rippey Roads, and commercial uses that provide fifty or more parking spaces shall have access driveways that are not intersected by a parking aisle, parking space, or another access driveway for a minimum distance of twenty feet from the street right-of-way, to provide a stacking area for vehicles entering and exiting the parking area. See Figure 3-7.

3. A minimum unobstructed clearance height of fourteen feet shall be maintained above areas accessible to vehicles within nonresidential uses.

This parking access requirement is met per the plans.

B. **Access to Adjacent Sites.** Applicants for nonresidential development are encouraged to provide on-site vehicle access to parking areas on adjacent nonresidential properties to provide for convenience, safety, and efficient circulation. A joint access agreement running with the land shall be recorded by the owners of the abutting properties, as approved by the director, guaranteeing the continued availability of the shared access between the properties.

Shared pedestrian access between adjacent properties, including residential developments is also strongly encouraged.

The adjacent apartment complex has its own private access east of the right-in/right-out driveway on Brace Road that would not be affected by the warehouse. The Costco driveway and apartment driveway are at least 50 feet apart. Full access would remain at the apartment driveways. No additional access to the apartment complex is proposed or necessary.

C. **Location.** Parking areas shall be located as follows:

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. Nonresidential parking shall not be located within a required front yard setback area. Parking (not including loading or loading docks) may be located within a required side or rear yard setback area, provided it is separated from the side or rear property line by a minimum of five-foot landscaped area or in the event the adjacent lot is residentially zoned, by a minimum of ten-foot landscaped setback area.

4. Nonresidential parking within the downtown area identified by the general plan shall not be located between a building and the fronting street.

The site plans indicate compliance. Parking onsite and outside of setbacks.

D. **Parking Stall and Lot Dimensions.** Each parking stall, aisle, and other parking lot features shall comply with the minimum dimension requirements in Table 3-9, and as illustrated in Figure 3-8 except that, within all parking lots with noncovered spaces designed so that thirty-three and one-third percent of the required number of parking spaces shall be sized for compact cars (nine feet in width and sixteen feet in length) in order to provide for tree wells and shall be clearly marked "Compact Cars Only" in nonresidential projects. Compact parking spaces shall be distributed throughout the parking lot as determined by the director. Residential garages shall comply with the "General Parking Stall Dimension Requirements" in Table 3-9.

TABLE 3-9 - MINIMUM PARKING STALL AND LOT DIMENSIONS

General Parking Stall Dimension Requirements	
Length	Width
20 feet, including bumper overhang. ¹	10 ft.

¹Industrial uses to allow up to 20% of the required parking stalls to be compact, 9 feet x 16 feet (only in order to provide area for orchard style trees) as approved by the director or commission.

One-Way Traffic and Double-Loaded Aisles				
Parking angle (degrees)	Curb length	Interior stall depth, with bumper overhang	Perimeter stall depth, with bumper overhang	Aisle width (travel lane)
30	18 ft.	16 ft. 6 in.	17 ft. 10 in.	13 ft.
45	12 ft. 8 in.	18 ft. 10 in.	20 ft. 6 in.	15 ft.
60	10 ft. 5 in.	19 ft. 7 in.	21 ft. 10 in.	19 ft.
90	10 ft.	20 ft.	20 ft.	13 ft.

Two-Way Traffic and Double-Loaded Aisles				
Parking angle (degrees)	Curb length	Interior stall depth, with bumper overhang	Perimeter stall depth, with bumper overhang	Aisle width (travel lane)
30	18 ft.	16 ft. 6 in.	17 ft. 10 in.	24 ft.
45	12 ft. 8 in.	18 ft. 10 in.	20 ft. 6 in.	24 ft.
60	10 ft. 5 in.	19 ft. 7 in.	21 ft. 10 in.	24 ft.
90	10 ft.	20 ft.	20 ft.	24 ft.

All stalls would be 90 degree parking spaces. 699 parking stalls are proposed to measure 10 feet wide by 20 feet in depth. 176 parking stalls are proposed to measure 9 feet wide by 16 to 20 feet in depth. Aisles between the parking rows would measure 24 feet. Main circulation aisles would measure 30 feet in width.

- E. **Landscaping.** Landscaping shall be provided in compliance with Section 13.34.040(C).
- F. **Lighting.** See Section 13.30.080.
- G. **Striping and Identification.** Parking spaces shall be clearly outlined with four-inch wide lines painted on the parking surface. Carpool spaces shall be clearly identified for carpool use only. The re-striping of any parking space or lot shall require the approval of a re-striping plan by the director.
- H. **Surfacing.** Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or other all-weather surfacing approved by the director. Required parking in the RA, RE, or RR zoning districts may be surfaced with gravel, decomposed granite, or other all-weather surface at the discretion of the review authority.
- I. **Wheel Stops/Curbing.** Continuous concrete curbing at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.

When provided, wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space. (Ord. 229 § 1, 2006; Ord. 218 § 3, 2005; Ord. 216 § 1, 2005; Ord. 205 § 1 (Exh. A), 2003)

Site plans indicate landscaping, lighting, striping, surfacing, and curbing in accordance with these requirements. The parking lot would be paved asphalt. Concrete curbing is proposed, as well as landscaping and lighting as

previously discussed. The Final Plans shall include these striping and curbing requirements as a Condition of Approval.

13.36.100 - Driveways and site access.

Each driveway providing site access from a street, alley or other public right-of-way shall be designed, constructed and maintained as follows:

A. Number of Driveways.

1. Multifamily and Nonresidential Projects. A multifamily or nonresidential project on a parcel of two acres or less shall be limited to a maximum of two driveways, unless the director and town engineer determine that more than two driveways are required to accommodate the traffic for the project.

Whenever a property has access to more than one street, access shall be generally limited to the lowest volume street where the impact of a new access will be minimized.

The parcel is greater than two acres. One main driveway at a new signal is proposed on Sierra College Blvd. A right-in/right-out driveway is proposed on Brace Rd. A gated emergency access only driveway is proposed at the east end of the project site at Brace Road. A third access driveway to Granite Drive may be provided in the future if the City of Rocklin and the landowner pursue such access and with Costco and Town approval of the access location. Primary access is on Sierra College Blvd. as most traffic accessing the use would be coming from the commercial area on Sierra College Blvd and from I-80. The driveways at Sierra College Boulevard and Brace Road would serve to adequately distribute vehicle circulation. Although multiple driveways are proposed, the Brace Road driveway would primarily serve delivery trucks and would not be a popular customer access as no left turn access from Brace would be provided due to a new median on Brace Road limiting turning movements for the Costco driveway.

B. Distance from Street Corners. Each driveway shall be located a minimum of one hundred fifty feet from the nearest intersection, as measured from the centerline of the driveway to the centerline of the nearest travel lane of the intersecting street. For parcels with frontages less than one hundred fifty feet, the minimum distance shall be one hundred feet unless a lesser distance is approved by the town engineer.

The driveway on Sierra College Blvd. would be more than 150 feet from the nearest intersections. The right-in/right-out driveway on Brace Road would be 185 feet from the nearest curb return of Brace Road and Sierra College Blvd.

C. Driveway Spacing. Driveways shall be separated along the street frontage as follows:

2. Multifamily and Nonresidential Development. Where two or more driveways serve the same or adjacent multifamily or nonresidential development, the centerline of the driveways shall be separated by a minimum of fifty feet. Exceptions to this standard shall be subject to the approval of the town engineer.

The right-in/right-out driveway is spaced over 50 feet from the apartment driveway centerline to centerline. The gated emergency access is not a full-use driveway and would only be used during emergency access or evacuation situations.

D. Driveway Width and Length.

2. Nonresidential Uses. A driveway for a nonresidential use shall have a minimum paved width of thirteen feet for a one-way driveway and twenty-six feet for a two-way driveway. The maximum driveway width shall be thirty feet, exclusive of the area provided for a median divider.

3. Signalized Driveways for Warehouse Retail Uses. A signalized driveway shall have two-way paved access and shall not exceed a maximum paved width of sixty feet.

The Brace Rd driveway would be 30 feet wide. The signalized Sierra College Blvd driveway would be 59 feet wide.

E. Clearance from Obstruction. The nearest edge of a driveway curb cut shall be at least three feet from the nearest property line, the centerline of a fire hydrant, utility pole, traffic signal, light standards, or other similar facilities. Street trees shall be a minimum of ten feet from the driveway access, measured at the trunk. Driveways shall have an overhead clearance of fourteen feet in height except within a parking structure which may be reduced to seven feet, six inches.

No obstructions are shown on the plans. Final plans shall indicate compliance.

F. Traffic Safety Visibility Area. Structures or landscaping over thirty inches in height shall not be allowed within a traffic safety visibility area. See Section 13.20.050(E).

Final landscaping shall ensure no trees or tall shrubs are within the traffic safety visibility area.

G. Surfacing. Within the commercial, industrial, RS, RM, and RH zones, driveways shall be paved and permanently maintained with asphalt, concrete, or paving units. Within other zoning districts, the director may authorize the use of other all-weather surfacing, where the director determines that a surface other than asphalt or concrete is consistent with the driveways of similar properties in the vicinity, and that the alternate surface will not impair accessibility for emergency vehicles. A driveway with a slope of fifteen percent or more shall be paved with asphalt or concrete in all cases. (Ord. 205 § 1 (Exh. A), 2003)

Driveways would be asphalt concrete.

13.36.110 - Loading space requirements.

A. Number of Loading Spaces Required. Nonresidential uses shall provide off-street loading spaces in compliance with Table 3-11, below. Requirements for uses not listed shall be determined by the director based upon the requirements for comparable uses.

TABLE 3-11 - REQUIRED LOADING SPACES

Type of Land Use	Loading Spaces Required
Commercial uses	1 space for each 10,000 sf of floor area over the first 10,000.
Warehouse retail uses	1 space for each 36,000 sf of floor area over the first 10,000.
Manufacturing, and industrial uses	1 space, plus one additional space for each 10,000 sf of floor area over the first 10,000.
Office uses and public uses	1 space for each 25,000 sf of floor area.

The Costco warehouse would provide 4 loading bays, which meets the requirements and is sufficient as up to 3 deliveries per hour would occur. Deliveries related to the tire center would be made at the tire center entrance.

B. Standards for Loading Areas. Off-street loading areas shall be provided as follows. These standards and the requirements of subsection A may be reduced by the review authority where the review authority first determines that the operating, shipping and delivery characteristics of the use do not require the number or type of loading spaces required by this section.

1. Dimensions. Loading spaces shall be a minimum of twelve feet in width, forty feet in length, with fourteen feet of vertical clearance.

2. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting shall also comply with the provisions of Section 13.30.080.

3. **Loading Ramps.** Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances.

Four loading ramps would be located at the southwest corner of the building as shown on the site plan. Each ramp would measure 12.5 feet wide by 50 feet in length and no overhang to limit vertical clearance. Safety lighting is included on the structure. Final plans shall include detailed profile drawings for the loading ramp area as a Condition of Approval.

4. **Location.** Loading spaces shall be:

- a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;
- b. Situated to ensure that the loading facility is screened from adjacent streets;
- c. Situated to ensure that loading and unloading takes place on-site and in no case faces a public street, or is located within a required front yard setback, adjacent public right-of-way, or other on-site traffic circulation areas;
- d. Situated to ensure that vehicular maneuvers occur on-site; and
- e. Situated to avoid adverse impacts upon neighboring residential properties and located no closer than one hundred feet from a residential zoning district unless adequately screened and authorized through design review approval.

Loading bays would be located near the entrance, as far away from the residences as feasible. Bays would be screened with a wall and street-side landscaping. Loading is outside setbacks, and is within the parcel, not on the street. It also avoids facing the street. Vehicular maneuvers would occur within the parking lot. No loading is within 100 feet of a residential zoning district.

5. **Screening.** Loading areas shall be screened from abutting parcels and streets with dense landscaping or solid masonry walls with a minimum height of six feet.

Loading areas would be screened with a solid wall as well as street-side landscaping.

6. **Striping.** Loading spaces shall be striped, and identified for "loading only." The striping and "loading only" notations shall be continuously maintained in a clear and visible manner. (Ord. 205 § 1 (Exh. A), 2003)

Loading areas include striping.

Chapter 13.38 - SIGNS

13.38.030 - Sign permit requirements.

No sign shall be installed, constructed, or altered unless a sign permit and, where applicable a master sign plan approval is first obtained in compliance with this section, or the sign is allowed without sign permit approval by subsection E of this section. A building permit may also be required. After approval of a sign permit and/or master sign plan, each sign installed and maintained on the subject site shall comply with the permit and plan.

- A. **Fees and Plans Required.** An application for a sign permit shall be prepared, filed and processed in compliance with Chapter 13.60. The application shall also include architectural elevations and plans of all proposed signs drawn to scale, with all dimensions noted, and include illustrations of copy, colors, materials, and samples of the proposed colors and materials. The plans submitted shall also show the location of each sign on buildings and the site.

B. **Sign Permit Review Authority.** The director shall review all sign permit applications and approve only those that comply with the findings required in subsection D of this section. The director may require conditions of approval as are reasonably necessary to achieve the purposes of this chapter. The director may also refer a sign permit application to the commission for design review and a decision, either for the individual sign permit, or as part of a development project that is otherwise subject to design review.

D. **Findings for Approval.** The approval of a sign permit or master sign plan shall require that the review authority first make all the following findings:

1. The proposed signs do not exceed the standards of Sections 13.38.060 and 13.38.070, and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. The size, location, and design of the signs are visually complementary and compatible with the scale, and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
3. The proposed signs are in substantial conformance with the design criteria in Section 13.38.050(D).

A final sign plan shall be submitted, and fees paid by the applicant. The proposed signs do not exceed the standards, are compatible with the site, and conform.

13.38.040 - Prohibited signs.

All signs not expressly permitted by this chapter shall be prohibited. Examples of prohibited signs include the following:

- A. Abandoned signs;
- B. Animated signs, including electronic message display signs, and variable intensity, blinking, or flashing signs, except time and temperature displays (which are not considered signs);
- C. Balloons and other inflatable devices;
- D. Flags, except those allowed by Section 13.38.030(E)(4);
- E. Illegal signs;
- F. Moving signs, except barber poles;
- G. Obscene signs;
- H. Permanent off-site signs;
- I. Pennants;
- J. Pole signs and other freestanding signs over six feet in height, except as provided by Section 13.78.070(D);
- K. Roof signs;
- L. Because of the town's compelling interest in ensuring traffic safety, signs that simulate in color, size, or design, any traffic control sign or signal, or that make use of words, symbols, or characters in a manner that interferes with, misleads or confuses pedestrian or vehicular traffic;
- M. Signs attached to or suspended from a vehicle parked within a public right-of-way, or in a location on private property that is visible from a public right-of-way including off-premises parked vehicle signs unless the vehicle parked off-premises is actively engaged in the usual business or regular work of the owner. (Ord. 260 § 1, 2015; Ord. 205 § 1 (Exh. A), 2003)

None of these are proposed

13.38.050 - General requirements for all signs.

A. **Sign Area Measurement.** The measurement of sign area to determine compliance with the sign area limitations of this chapter shall occur as follows.

1. The surface area of a sign shall be calculated by enclosing the extreme limits of all framing, writing, logo, representation, emblem, or other display within a single continuous perimeter composed of squares or rectangles with no more than eight lines. See Figure 3-9.
2. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
3. The area of a double-faced (back-to-back) sign shall be calculated as a single sign face if the distance between each sign face does not exceed eighteen inches and the two faces are parallel with each other.
4. Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture or statue-like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane. See Figure 3-10.
5. The area of any time and/or temperature device incorporated into a sign shall not be included in the calculation of total sign area.

Warehouse signage includes 7' signage measuring 381 SF (3 signs), 4'6" signage measuring 158 SF (1 sign), and Tire Center signage measuring 1'9" or 31 SF. Total signage square footage would be 1,332 SF on the project site.

C. Sign Location Requirements.

1. All signs shall be located on the same site as the subject of the sign, except as otherwise allowed by this chapter. A sign may project over an adjacent public right-of-way only when authorized by an encroachment permit as well as a sign permit.
2. No sign shall be located within the public right-of-way, except as otherwise allowed by this chapter.
3. The location of all signs shall be evaluated to ensure:
 - a. That the setback is appropriate for the height and area of a freestanding or projecting sign;
 - b. That flush or projecting signs relate to the architectural design of the building. Signs that cover windows, or that spill over natural boundaries and/or cover architectural features shall be discouraged;
 - c. That signs do not unreasonably block the sight lines of existing signs on adjacent properties; and
 - d. Pedestrian and vehicular safety.

The project incorporates wall-mounted signs at least 1 foot below the roofline along the primary building frontage and at entry. No freestanding ground-mounted signs, awnings, or suspended signs are proposed.

D. **Design Criteria for Signs.** The following design criteria shall be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria shall be required before a sign permit or building permit can be approved.

1. **Color.** Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the building or buildings being identified. Contrasting colors may be utilized if the overall

effect of the sign is still compatible with the building colors and prevailing colors in the surrounding neighborhood (where a theme can be identified).

Signs would be red and blue in the Costco logo. Building colors would be neutral browns and grays and signs would be compatible in color.

2. Design and Construction.

- a. Proposed permanent signs should be designed by professionals (e.g., architects, building designers, landscape architects, interior designers, or those whose principal business is the design, manufacture, or sale of signs), or others who are capable of producing professional results.
- b. All permanent signs should be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation businesses, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability so as to reduce maintenance costs and to prevent dilapidation.

Signs would utilize the company logo design and would be built to company standards to ensure it is clear, durable, and well-maintained.

3. Materials and Structure.

- a. Sign materials (including framing and supports) should be representative of the type and scale of materials used on the site of the sign. Sign materials should match those used on the building and on other signs.
- b. Materials for permanent signs shall be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- c. The size of the structural members (e.g. columns, crossbeams, and braces) should be proportional to the sign panel they are supporting. In general, fewer larger supporting members are preferable to many smaller supports.
- d. The use of individual letters incorporated into the building design is encouraged, rather than signs with background and framing other than the building wall.
- e. The use of reflective materials or surfaces may be approved only where the review authority determines that these materials will not distract motorists or create other hazards, and should be minimized in all cases.

Sign materials would be consistent throughout the site. Signage would use externally illuminated reverse pan channel letters. Signs would not include reflective material.

4. **Street Address.** The review authority may require that a sign include the street address of the site where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the site.

Located at an intersection, additional street address signage is not necessary.

E. **Copy Design Guidelines.** The town does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

1. Sign copy should relate only to the name and/or nature of the business or commercial center.

2. Permanent signs that advertise continuous sales, special prices, or include phone numbers, etc. should be avoided.
3. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
4. The area of letters or symbols should not exceed forty percent of the background area in commercial districts or sixty percent in residential districts.
5. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant center.

Sign content would indicate "Costco Wholesale" in the red and blue corporate logo. Signs would be building wall mounted. A sign indicating "Tire Center" on the side of the warehouse building would also be included in simple lettering to indicate the location of the tire center. Lettering would not exceed 40 percent of the background area.

F. **Sign Lighting.** The artificial illumination of signs, either from an internal or external source, shall be designed to minimize light and glare on surrounding rights-of-way and properties.

1. The town prefers that a sign be illuminated by lights shining on the sign rather than by lights within the sign, although signs comprised of individually mounted, internally lit letters may be found acceptable. In the case of a sign comprised of a metal cabinet with a face of plastic or similar material, the face material shall be opaque except for the letters and artwork that convey the message. It is the intent of the town that a cabinet sign be designed and constructed to appear as much as possible as illuminated individual letters.
2. External light sources shall be directed and shielded so that they do not produce glare on any object other than the sign, and/or off the site of the sign.
3. The light from an illuminated sign shall not be of an intensity or brightness that will interfere with the reasonable enjoyment of residential properties. In areas with low ambient nighttime illumination levels (i.e., areas of the town with little or no illuminated signing) a sign should be designed to use light, illuminated copy against a dark or opaque background.
4. Sign illumination shall not blink, flash, flutter, or change light intensity, brightness or color.
5. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices.
6. Neither the direct nor reflected light from primary light sources shall create a hazard to operators of motor vehicles.
7. Reflective-type bulbs and incandescent lamps that exceed fifteen watts shall not be used on the exterior surface of signs so as to expose the face of the bulb or lamp to a public right-of-way or adjacent property.
8. Light sources shall utilize energy efficient fixtures to the greatest extent possible.
9. Permanently installed illuminated panels, visible tubing, and strings of lights outlining all or a portion of a building, other than lighting that is primarily for indirectly illuminating architectural features, signs, or landscaping, shall be deemed "signs" subject to this chapter and shall be counted as part of the allowed sign area. Each line of tubing or lights shall be deemed to have a minimum width of at least six inches for the purpose of area calculation.

Warehouse signage would use externally illuminated reverse pan channel letters. Signs would not include blinking or flashing lights. Colored lights are not proposed. No signs or lights are proposed at street frontage. Lighting would be shielded with cutoff lenses and would use timer controlled LED fixtures. Tubing and string lights are not proposed.

G. **Maintenance of Signs.** Each sign and supporting hardware, including temporary signs, shall be maintained in good repair and functioning properly at all times. Any repair to a sign shall be of equal or better in quality of materials and design as the original sign. A sign that is not properly maintained and is dilapidated shall be deemed a public nuisance, and may be abated in compliance with the municipal code.

Signs are to be maintained.

13.38.060 - Zoning district sign standards.

Each sign shall comply with the sign type, area, height, and other restrictions provided by this section, except as otherwise expressly provided in Section 13.38.030(E) or Section 13.38.070.

B. **Commercial and Industrial Zoning District Sign Standards.** Each sign in a commercial or industrial zoning district (see Section 13.20.020) shall comply with the requirements in Table 3-11, in addition to the provisions of Section 13.38.070, as applicable. (Ord. 205 § 1 (Exh. A), 2003)

TABLE 3-11 - SIGN STANDARDS FOR COMMERCIAL AND INDUSTRIAL ZONES

Allowed Sign Types	Maximum Sign Height	Maximum Number of Signs Allowed per Parcel	Maximum Sign Area Allowed per Parcel
Ground-Mounted and Ground-Floor Signs			
Awning	Below roof ⁽¹⁾	Single tenant site or building: 3 of any combination of allowed sign types per primary building frontage.	Interior parcel: 1 sf for each linear ft of primary building frontage (for buildings with multiple frontages such as within a shopping center, 1 sf for each linear foot of primary frontage plus 0.5 sf for each foot of secondary frontage)
Freestanding	6 ft	1 of any allowed sign type per secondary frontage	The total area of all signs on a single building frontage shall not exceed the total linear feet in that frontage.
Projecting, Wall	Below roof ⁽¹⁾	Site or building with 4 or more tenants: 1 of any allowed sign type per business frontage.	At least 25 sf, and no more than 200 sf, are allowed for each use.
Suspended	Below eave/canopy; at least 8 ft above a walking surface		Corner parcel: 0.5 additional sf for each linear foot of secondary frontage. Site with 4 or more tenants: allowed an additional freestanding identification sign of

			0.25 sf for each linear ft of total primary bldg. frontage, to 200 sf maximum.
Temporary/ Portable	See Sections 13.38.070(A) and (H)		
Window	See Section 13.38.070(J)		
Second Floor Signs			
Awning, Projecting, Wall	Below roof ⁽¹⁾	1 per tenant space	12 sf for each tenant. 1 directory sign not to exceed 12 sf is also allowed to identify upper floor occupants.
Window	See Section 13.38.070(J)		
Indoor Signs and Outdoor Signs Not Visible from a Street			
Awning, Freestanding, Projecting, Suspended, Wall, Window	Below roof ⁽¹⁾	See Section 13.38.070, as applicable	

Notes:

(1) At least one foot below the top of a parapet, the sill of a second floor window, and/or the lowest point of any cornice or roof overhang.

The Costco warehouse building measures approximately 488 feet by 326 feet, with building heights ranging from 27 feet to 33 feet. Signs would be more than one foot beneath the top of the parapet. The signs proposed are flat (non-projecting) wall signs. Code Section 13.38.070.I applies in regard to signage area limits for wall signs, which states that the area of the largest wall sign shall not exceed 7% of the area of the building façade on which the sign is mounted. Two wall signs measuring 381 square feet and 158 square feet would be located on the entrance frontage (South elevation) totaling 539 SF, and one sign per side would be located on the other two sides facing roadways (North and West elevations) measuring 381 SF per sign. Since the sign area allowed on the South, West, and North elevations are approximately 982 SF, 690 SF, and 1,024 SF, respectively, the proposed signage meets the established limits on all three sides. Along the East elevation facing the single-family residences, the structure would include one "Tire Center" directional sign measuring 31 SF. The allowed area on this side of the structure is 622 SF; therefore, 31 SF of signage is well within the signage limit under Section 13.38.070. Total allowable signage under 13.38.070 would be 3,318 SF while total proposed signage on the warehouse would be 1,332 SF. The wall sign above the entry doors on the south side of the building is found to be a wall sign, just as the Raley's signage was evaluated, rather than an awning sign as the wall projects forward to create a covering and is not interpreted as an awning.

13.38.070 - Standards for specific types of signs.

Proposed signs shall comply with the following standards where applicable, in addition to the sign area, height, and other requirements of Section 13.38.060, and all other applicable provisions of this chapter.

B. **Awning Signs.** The following standards apply to awning signs in all zoning districts where allowed by Section 13.38.060.

1. Signs on awnings are limited to ground level and second story occupancies only.
2. Awnings shall not be internally illuminated, except that lettering on the awning valence may be backlit. Direct exterior lighting may be allowed. Translucent awning materials are prohibited.

No awning signs are proposed. See above (13.38.060).

H. **Temporary Signs.** Temporary signs are allowed subject to the following requirements.

1. **Construction Signs.** Construction identification signs may be allowed in all zoning districts with sign permit approval, in compliance with the following standards:
 - a. Only one sign, located on-site, shall be allowed;
 - b. The area of the sign shall not exceed thirty-two square feet;
 - c. Sign height shall not exceed six feet; and
 - d. The sign shall not be illuminated.

Construction signage will not be illuminated and will be required to conform to these temporary standards as a conditional of approval.

I. **Wall Signs.** The following standards apply to wall signs in all zoning districts where allowed by Section 13.38.060.

1. A wall sign may be located on any primary or secondary building frontage.
2. The area of the largest wall sign shall not exceed seven percent of the area of the building facade on which the sign is mounted or painted, including the area of windows, doors and recesses.
3. No sign shall project from the surface to which it is attached more than required for construction purposes, and in no case more than twelve inches.
4. No sign shall be placed so as to interfere with the operation of a door or window.

See above (13.38.060) regarding sizing conformance. Sign lettering would not project more than 12 inches from the surface.

13.38.080 – Exceptions to sign area limitations.

The review authority may grant an exception to increase the maximum allowed sign area by up to twenty-five percent if the review authority first determines that:

- A. The position or setback of the building on the site requires additional area for effective signing;
- B. The exceptional size of the structures, uses, or site requires additional sign area for effective identification from major approaches to the site; or
- C. The name of the business or use to be identified is exceptionally long, so that sign readability would be impaired by crowding words into the allowable sign area. (Ord. 205 § 1 (Exh. A), 2003)

No exceptions to the sign area limitations are proposed or necessary, although Exceptions A and B are applicable.

**EXHIBIT B
RESOLUTION #22-08
CONDITIONS OF APPROVAL FOR THE MODIFIED CONDITIONAL USE PERMIT AND DESIGN REVIEW
TOWN OF LOOMIS PLANNING COMMISSION HEARING OCTOBER 25, 2022**

GENERAL CONDITIONS

1. ____ Owner shall comply with all provisions of the Town of Loomis Municipal Code.
2. ____ The project shall proceed only in accordance with approved plans on file in the Planning Department, the conditions contained herein and the Town of Loomis Municipal Code. Approval of this project is subject to the plans, conditions and Code(s), shall not be interpreted as the Town having waived compliance with any sections of the Town of Loomis Municipal Code (Zoning, Building Codes, etc.), Loomis General Plan, or applicable Plans.
3. ____ Development shall be substantially in accordance with the plans entitled "Costco Wholesale Loomis, CA Application for Use Permit" dated November 16, 2018, and with portions updated on April 10, 2019 (Preliminary Landscape Plan), April 22, 2020 (Option 1D), and October 4, 2022 (Modified Site Plan, Modified Landscaping Plan, Modified Civil Plans, and Modified Lighting Plan), to be approved by Planning Director, as prepared by Kier & Wright Engineers and Surveyors, Inc. and David Babcock and Associates except as may be modified by the conditions stated herein.
4. ____ When submitting for Plan Check, the owner must provide to the Planning Department a copy of the final conditions of approval with a cover letter specifying how and where the revised plans address each of the conditions. Plan Check by the Planning Department and Town Engineer will not be initiated without compliance with this condition. All plans shall be consistent with that approved by the Planning Department. The owner shall be responsible for correcting any inconsistency which may occur through error or omission during plan preparation or construction.
5. ____ Owner shall defend, indemnify, and hold harmless the Town of Loomis and its agents, officers and employees from any claim, action, or proceeding against the Town, or its agents, officers and employees to attach, set aside, void, or annul, an approval of the Planning Commission, or Town Council concerning this project.
6. ____ The Conditional Use Permit approvals shall expire twenty-four months following approval on October 24, 2024.
7. ____ The conditions of approval of the application shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, which may or may not be shown on the map or improvement plans.
8. ____ Upon Project approval, the Town shall commence construction of the Sierra College Boulevard Capital Improvement Projects.
9. ____ Operation of the Costco Warehouse may not commence until the Sierra College Boulevard Capital Improvement Projects associated with the Costco Project are fully completed and implemented.

IMPROVEMENTS (STREET, DRAINAGE, GRADING AND PARKING DESIGN)

10. **_____ PRIOR TO ANY CONSTRUCTION**, the applicant shall obtain an encroachment permit prior to any work within public rights-of-way.
11. **_____ PRIOR TO ISSUANCE OF ANY BUILDING PERMITS**, the Town reserves the right to amend or add to Town Standard Plates and Standard Land Development Specifications.
12. **_____ PRIOR TO APPROVAL OF IMPROVEMENT PLANS**, the plans shall show the location and size of fire hydrants and water mains in conformance with the standards, requirements and approvals of the South Placer Fire District and Placer County Water Agency.
13. **_____ PRIOR TO APPROVAL OF IMPROVEMENT PLANS**, an erosion and sediment control plan shall be prepared in compliance with Chapter 12.04 of the Municipal Code and included as part of the improvement plans. All the requirements of the Town's National Pollution Discharge Elimination System (NPDES) General Permit and the Town's Storm Water Management Program shall be followed. All erosion and sediment control best management practices shall follow the guidelines of the California Stormwater Quality Association (CASQA) handbooks.
14. **_____ PRIOR TO APPROVAL OF IMPROVEMENT PLANS**, all grading shall conform to the Town Grading Ordinance (Municipal Code Section 12), and as recommended by a soils report prepared by the Geotechnical Engineer, with prior review and approval by the Town Engineer. A Grading Permit shall be obtained prior to any grading.
15. **_____ PRIOR TO APPROVAL OF IMPROVEMENT PLANS**, the applicant shall submit final detail plans and specifications for the improvements, including the parking lot, street improvements, utility improvements, and profile drawings of the loading ramp area.
16. **_____ PRIOR TO ANY CONSTRUCTION**, the plans for improvements required as a condition of approval of this project shall be prepared by a California Registered Civil Engineer and shall be reviewed and approved by the Town Engineer and any effected outside agencies.
17. **_____ PRIOR TO ANY CONSTRUCTION**, the applicant shall submit a grading and drainage plan to the Town Engineer for review and approval that addresses the impacts to the drainage patterns and runoff increases. the project will be controlled by the Placer County Flood Control District Storm Water Management Manual and the Loomis Land Development Manual consistent with their letter dated February 9, 2017.
18. **_____ AS PART OF THE IMPROVEMENTS**, the disabled access ramp to be constructed in the public right-of-way, parking lot or adjacent to any buildings structure shall be designed to current ADA standards.
19. **_____ AS PART OF THE IMPROVEMENTS**, if access between the Costco property and Granite Drive is sought by the City of Rocklin and the adjacent landowner, Costco shall provide a connection point for said access at a location approved by both Costco and the Town of Loomis.
20. **_____ AS PART OF THE IMPROVEMENTS**, the applicant shall install standard streetlights per the Town of Loomis Improvement Standards.
21. **_____ AS PART OF THE IMPROVEMENTS**, a no U-turn sign shall be placed facing the eastbound left-turn lane on Brace Road serving the former Homewood Lumber Company site.

22. _____ **DURING THE PROJECT**, the applicant shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted as complete by the Town.

23. _____ **DURING THE PROJECT**, access to the parcels (for emergency and vehicular access) shall be maintained to the satisfaction of the Director of Public Works/Town Engineer at all times.

24. _____ **PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS**, existing public facilities, and real and personal property, damaged during the course of construction shall be repaired by the owner at his sole expense, to the satisfaction of the Town Engineer.

25. _____ **PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS**, the applicant shall construct all improvements required as a condition of approval of this project or enter into a contract agreement with the Town to construct all improvements, and shall post bond, cash deposit, or instrument of credit, guaranteeing the construction of all improvements listed below within the time period specified herein or an approved time extension in accordance with the provisions of the Loomis Municipal Code and other applicable laws.

27A. The applicant shall record a private access and sidewalk along Sierra College Boulevard and Brace Road and utility easements.

27B. The applicant shall construct curb, gutter, sidewalk, pavement and other street frontage improvements necessary to complete the roadway improvements on Sierra College Boulevard and Brace Road per Town specifications.

27C. The applicant shall provide primary vehicle access from a new signalized intersection along Sierra College Boulevard located approximately 750 feet south of Brace Road and 600 feet north of Granite Drive.

27D. The applicant shall provide right-of-way to widen Sierra College Boulevard along the Project site frontage, allowing for striping of a third northbound travel lane and northbound bike lane between Granite Drive and Brace Road.

27E. The applicant shall sign a legal agreement with the Town in a form acceptable to the Town Attorney to participate in a fair share of the improvement to construct a storm drain system along Sierra College Boulevard and Brace Road for the downtown drainage.

27F. The parking spaces shall be paved and striped and improved in accordance with the approved plans prior to issuance of the Certificate of Occupancy. Parking lot striping and curbing requirements in section 13.36.090 and loading space requirements in section 13.36.110 of the Municipal Code shall be met.

27G. Continuous concrete curbing at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area.

27H. The applicant shall dedicate all necessary easements for streets, sewers, water facilities, utilities, drainage facilities, and other facilities as required by the Town and outside agencies

27I. On-site and off-site drainage facilities shall be designed and constructed as directed and approved by the Town Engineer in compliance with the Placer County Stormwater Management Manual. Onsite

stormwater collection systems shall maintain at least a 50-foot setback from the well serving Sierra Meadows Apartments.

27J. The water distribution system installed by the applicant must provide sufficient flow and pressure to meet fire district requirements of 1,600 gallons per minute at a residual pressure of 55 pounds per square inch for sprinklers and 4,000 gallons per minute at a residual pressure of 20 pounds per square inch for firefighting flow.

27K. The applicant shall install sewer, water, and utilities prior to Final Acceptance of Improvements to the satisfaction of PCWA, Placer County Environmental Health Department, South Placer Fire District, and South Placer Municipal Utility District in compliance with town standards, the Municipal Code, etc. The Town Engineer, in consultation with the applicable agencies, shall determine whether this condition has been met.

27L. The gated emergency access driveway on Brace Road shall be 25 feet wide, and the gate shall be located 30 feet interior to the Costco property from the roadway. The gate shall be equipped with a Knox Box or similar mechanism to allow for fire protection and law enforcement access. Grasscrete pavers may be used at the gated entrance to ensure the driveway continued to be used only for emergency access only.

27M. The median to be installed by the project on Brace Road shall be sized to limit left turning movement to/from only the Costco driveway, and shall not prevent turning movement to/from the former Homewood Lumber or the Sierra Meadows Apartments, maintaining the existing roadway striping configuration at those driveways. California Manual on Uniform Traffic Control Devices (CA MUTCD) regulatory signage shall also be located along the egress aisle of the Costco driveway to notify customers the driveway only allows for right-turning movements.

26. _____ **PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS**, the applicant shall submit certified as-built plans and computer generated design files detailing the completed improvements.

27. _____ **PRIOR TO FINAL ACCEPTANCE OF IMPROVEMENTS**, cost of all inspections related to on-site and off-site improvements shall be paid by the applicant.

AGENCIES

28. _____ The applicant shall meet with the applicable utilities and services and provide will-serve letters from all applicable utilities and services, including Recology, SPMUD and the South Placer Fire Protection District, and pay the impact fees as determined by the school district, prior to building permit issuance, and shall pay all required fees.

29. _____ Utilities shall be placed underground as per Section 13.30.130 Undergrounding of Utilities of the Loomis Municipal Code.

30. _____ All utilities shall be placed so as to maintain at least the minimum required separation (electricity, natural gas, storm drains, sanitary sewer, and water), and per the standards and specifications of the utility districts, including grease separators.

31. _____ The applicant shall establish compensatory agreements or “zone of benefit” with the South Placer Fire Protection District.

32. _____ The applicant shall comply with the requirements of the South Placer Fire Protection District.

33. ____ Per the South Placer Fire Protection District, prior to building permit issuance, an all- weather access driveway shall be provided to any new development, which shall be properly graded, culverted, and surfaced with a 4-6 inch base material to allow emergency vehicle access to the parcels
34. ____ The applicant shall obtain a letter indicating “No Further Action” from the Department of Toxic Substances Control prior to construction.
35. ____ The applicant shall ensure the water well serving the Sierra Meadows Apartments is not located within 50 feet of storm drain or sanitary sewer facilities, and shall fulfill requirements outlined in California’s Water Well Standards, Bulletin 74-81 and 74-90 (DWR 1981, 1991), to maintain a minimum separation distance between the well and any potentially contaminating activities associated with the project, in consultation with the Placer County Environmental Health Department. If it is infeasible to maintain a 50-foot separation, the applicant shall provide for a service connection between Placer County Water Agency and Sierra Meadows Apartments.
36. ____ The applicant shall not discharge fuels, oils, other petroleum products, chemicals, detergents, cleaners, or chemicals to the surface of the ground or to drainage ways on or adjacent to the site and dispose of hazardous materials as per applicable laws and regulations.
37. ____ The design and construction of sewer infrastructure shall conform to the Standard Specification of SPMUD and shall be submitted to SPMUD for review and approval.
38. ____ Prior to building permit issuance, the owner shall submit a Solid Waste Management Plan to the Town for review and approval in conformance with the Town's Solid Waste Management Plan.
39. ____ The applicant shall submit, a solid waste report to the Town on January 15 and July 15 of every year detailing items diverted, items reused, items sent for recollection/ reconditioning/ recycling, items composted, and other pertinent information in a form created and approved by the Town Manager for use in the Town's Solid Waste Report.
40. ____ The applicant shall submit refuse enclosure design and placement for review and approval by the Planning Director in accordance with good planning practices, and Recology prior to issuance of a building permit.
41. ____ The applicant shall ensure that dust controls are reviewed and approved prior to construction; and then implemented during all phases of project construction and operation in conformance with the Placer County Air Pollution Control District (PCAPCD) Rules and Regulations.
42. ____ Construction impacting soils shall not occur when wind speeds exceed 25 mph for one hour, disturbed areas inactive for up to 3 months shall be seeded and watered, appropriate construction fencing shall be in place around the construction site to contain dust, disturbed areas shall be minimized, and fugitive dust shall be controlled by regular watering, paving, or other treatment, and other dust prevention measures utilized.
43. ____ The applicant shall distribute alternate transportation materials to all employees. This information should include but is not limited to ridesharing, mass transit schedules, etc.
44. ____ Prior to any on-site construction or grading the owner shall submit to the Planning Director and the Town Engineer verification from the U.S. Army Corps of Engineers and the California Department of Fish and Wildlife that the project meets all regulations and that the owner has obtained all required permits relating to

wetlands and waterways or mitigated at the no-net loss level- prior to issuance of improvement plans.

USE PERMIT APPROVAL

45. ____ The project shall conform to the General Plan, Noise Element, Section 13.30.070 Noise Standards of the Loomis Municipal Code and applicable State Regulations by implementing the noise mitigation measures established in the EIR, and use of noise shielding devices and BMPs during construction.

46. ____ Costco shall construct an 8-foot-tall screenwall along the eastern boundary of the Costco property, as it is necessary to address potential privacy and safety hazards associated with the presence of a commercial use adjacent to residences. In addition, a 13-foot sound wall shall be constructed along the western and southern property boundary of the Sierra Meadows apartment complex. Costco shall demonstrate these screening walls incorporate decorative features on both sides of the wall.

47. ____ Nighttime truck deliveries (loading and unloading) shall use the main driveway on Sierra College Boulevard between the hours of 10 PM and 7 AM.

48. ____ Parking lot sweeping, landscape maintenance, and commercial garbage pick-up shall be limited to the hours of 7:00 a.m. - 7:00 p.m. weekdays and Saturdays and prohibited on National holidays and Sundays.

49. ____ The hours for on-site construction shall be limited to Monday through Friday, 7 AM to 7 PM, and Saturday, 8 AM to 5 PM to assure public health, safety and welfare. No work shall occur on Sundays. Work inside the building which cannot be heard at the property lines is specifically excluded from these restrictions.

50. ____ The property owner shall be responsible to ensure all conditions to this permit are binding on all successors-in-interest (e.g. by incorporating into the standard provisions of any sale, lease and/or rental agreements, etc.).

51. ____ Prior to approval of improvement plans, or grading permits the owner shall obtain a Tree Removal Permit as per Section 13.54 Tree Preservation and Protection of the Loomis Municipal Code.

52. ____ No certificate of occupancy shall be issued until all conditions incorporated into this Conditional Use Permit are in compliance at the time of the request.

53. ____ A detailed final on-site exterior lighting plan, consistent with the requirements of Section 13.30.080 Outdoor Lighting shall be submitted for the review and approval of the Planning Director prior to building permit issuance. The plan shall indicate fixture design, illumination, location, height, method of shielding, and timer shut-control detail so as not to adversely affect adjacent properties.

54. ____ Outdoor parking lot light fixtures shall be shielded, incorporate cutoff lenses, and cast downward on light poles of no more than 32 feet, in accordance with Section 13.30.080. Lighting adjacent to existing residences shall not exceed 28 feet in height. The lighting shall be installed prior to building final or any certificates of occupancy being issued.

55. ____ The following energy efficiency measures shall be incorporated and implemented:

1. Light-emitting diode (LED) lamps shall be used in lighting fixtures.
2. Pre-manufactured building components, including structural framing and metal panels, shall be used to minimize waste during construction.
3. Pre-manufactured metal wall panels with insulation that carry a higher energy efficiency rating (R-Value) and greater solar reflectivity shall be used to help conserve heating and cooling energy.

4. A reflective “cool roof” material shall be used to produce lower heat absorption.
5. Skylights shall be placed strategically throughout the metal roof.
6. High efficiency HVAC comfort systems and ducting shall be used and controlled by a computerized building management system.
7. Parking lot lighting shall be controlled by an energy management system.

56. ____The applicant shall be required to provide at least 1 parking space for each 200 square feet of area devoted to commercial use, as depicted on the submitted site plan. Property owner shall provide parking, open and available on site, for all employees. All employees shall park on site in the employee designated spaces.

57. ____The applicant shall provide 16 motorcycle parking spaces, as depicted on the site plans, and shall provide 39 bicycle parking spaces per Section 13.36.060 and 13.36.070. The majority of these spaces may be located at the employee entrance.

58. ____Temporary construction signage shall follow Section 13.38.070 in regard to temporary sign limits. Signage height shall be limited to 6 feet and the sign area shall not exceed thirty two square feet. Only one sign shall be allowed, and it shall not be illuminated.

59. ____Compactors and the transformer facing Sierra College Blvd. shall be screened per Section 13.30.120 with an architecturally compatible screening element or sufficient landscaping to provide year-round screening as approved by the Planning Director.

60. ____If prehistoric or historical archaeological deposits are discovered during project activities, all work within 25 feet of the discovery shall be halted and the Town of Loomis Planning Department shall be notified. The archaeologist shall assess the situation, and consult with agencies and Native American Tribes as appropriate, as to the treatment of the discovery. Mitigation may consist of, but is not necessarily limited to, systematic recovery and analysis of archaeological deposits; recording the resource; preparation of a report of findings; and providing recovered archaeological materials as appropriate with affected tribal groups.

LANDSCAPING AND DESIGN

61. ____The applicants’ final design drawings shall be based on the conceptual plans provided by Kier and Wright Civil Engineers and David Babcock and Associates dated November 16, 2018, and with portions updated on April 10, 2019 (Preliminary Landscape Plan), April 22, 2020 (Option 1D), and October 4, 2022 (Modified Site Plan, Modified Landscaping Plan, Modified Civil Plans, and Modified Lighting Plan), and modified to comply with the Town’s Design Guidelines, showing:

- Screened and landscaped service areas;
- Screened and landscaped trash enclosures;
- Architectural details of the “Loomis fruit shed” architectural-style components such as the porch-style overhangs and other treatments.
- Proposed public art concepts in the style of fruit labels to be used as architectural treatment for either the proposed retaining wall along Sierra College Blvd. or the warehouse building;
- Architectural and landscape details for the soundwalls/privacy walls around the Sierra Meadows Apartments and along the eastern boundary of the Costco property, showing decorative features on both sides of the wall and landscaping per Section 13.30.110.
- Landscaping along the retaining wall along Sierra College Blvd.;
- Landscaping along the 13-foot soundwall, as depicted in the preliminary landscape plan.
- Signage detail that includes the site address, and conforms to the Sign Ordinance (Section 13.38);
- Parking lot landscaping and walkway designs showing dimensions of each feature and walkway detail;

- Loading ramp profile detail;

62. ____ The applicant shall construct the buildings as shown in the final design plans. Minor modifications which do not have a material effect of the design of the project may be approved by the Planning Director consistent with the Planning Commission approval with a maximum height of 35'.

63. ____ All heating, ventilation and air conditioning systems shall be screened from public view, as approved by the Planning Director (in accordance with the design of the project and the surrounding area). A roof plan shall be submitted with spot elevations showing location of all roof equipment including vents, stacks and skylights with the building permit submittals.

64. ____ Final landscaping and street tree plans shall be approved by the Planning Director in accordance with Section 13.34 Landscaping Standards the Town Zoning Ordinance and the conceptual landscaping plans as approved by the Planning Commission. Minor modifications which do not have a material effect on the design of the project may be approved by the Planning Director consistent with the Planning Commission's approval. Screening of all ground mounted utility equipment including air conditioners, transformers, backflow preventers, or other similar equipment shall be indicated on the plans and include the use, or combination, of shrubbery, berming or structures and will comply with the Utility's Standards.

65. ____ Final landscaping shall ensure no trees or tall shrubs above 30 inches in height are within the traffic safety visibility area. Tree canopies in the traffic safety visibility area shall be trimmed to 8 feet in height.

66. ____ For the final landscape plan, an arborist shall assess whether 37 Heritage Southern Live oak planned for the stormwater treatment basins near the apartments and within the parking lot can be replaced with Valley oak. Valley oak has shown to withstand planting in such areas if planted on the side/slope of the basin to avoid oversaturation in winter. If feasible based on the final grading for the stormwater basins, Valley oak shall be planted instead of Heritage Southern Live Oak.

67. ____ In accordance with the Tree Ordinance (Section 13.54), the applicant shall prepare and implement an Oak Woodland Tree Replacement and Protection Plan, including a planting plan, maintenance and monitoring schedule and methodology, annual reporting plan, and offsite planting and maintenance plan. Per the preliminary landscape plan, 52 Valley Oaks and 93 Interior Live Oaks will be replanted around the perimeter of the site. Additionally, offsite planting of 209 Valley Oaks and 6 Blue Oaks or in-lieu payment of \$142,250, or a combination thereof, is required to mitigate the remaining tree removal, as addressed through the Tree Removal permit. If replacement of the Heritage Southern Live Oak in the stormwater treatment basins with Valley oak is feasible based on the grading of the basins, then the offsite planting or in-lieu fee requirements would be reduced accordingly.

68. ____ The final landscape plan shall replace the Live oak previously proposed in the parking lot islands with an appropriate tree species based on the size of the planting area, such as Norway maple (*Acer platanoides*), red maple (*Acer rubrum*), seedless sweetgum (*Liquidambar styraciflua 'Rotundiloba'*), London plane (*Platanus hybrids*), Chinese elm (*Ulmus parvifolia*), and zelkova (*Zelkova serrata*), or other appropriate species as approved by the Planning Director.

69. ____ All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash and debris. The owner shall enter into a landscape maintenance agreement prior to receiving final building approval or a certificate of occupancy. Owner shall dedicate landscape easements where necessary to ensure that planter strips are maintained by the property owners. Irrigation shall be provided to the planter strips.

70. ____ Prior to issuance of final building approval, the landscape professional shall submit a written statement

confirming compliance with approved plans, materials and installation to the Planning Department.

71. _____ Final landscaping plans shall include the following requirements:

- A minimum one-foot depth of uncompacted soil shall be available for water absorption and root growth in each planted area.
- A soil test for horticultural suitability shall be required at time of landscape installation in each landscaped area. Soil shall be prepared and/or amended to be suitable for the landscape to be installed.
- A minimum of two inches of mulch shall be added in each nonturf area to the soil surface after planting. Any plant type that is intolerant to mulch shall be excluded from this requirement. Nonporous material shall not be placed under the mulch.

FEES

72. _____ The applicant shall pay the required development fees (e.g. road circulation fees, drainage fees, community facilities fee, master plan fees and fire fees) in effect at the time of building permit issuance.

73. _____ The applicant shall contribute their fair share toward regional transportation improvements and shall provide traffic mitigation contributions to Caltrans, the City of Rocklin, and Placer County pursuant to the terms of the Town's and applicant's agreements with those entities.

74. _____ The applicant shall pay all mitigation fees (e.g. tree mitigation in-lieu fees) prior to the issuance of building permits.

75. _____ As per Government Code Section 66000, the applicant shall be responsible for reimbursement of all monitoring costs to ensure compliance with conditions imposed upon the project incurred by the Town.

76. _____ Costco shall provide to the Town their Zone of Benefit agreement with the South Placer Fire Protection District.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

80. _____ The Mitigation Measures of the adopted EIR, as shown in the Mitigation Monitoring and Reporting Program are incorporated herein by reference as required conditions of approval. A mitigation monitoring fee of \$250 a year shall be included with the provisions of the proposed Maintenance District payable to the Town of Loomis.