TOWN OF LOOMIS

REQUEST FOR PROPOSAL

PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR COSTCO MEMBERSHIP WAREHOUSE

Release Date: May 15, 2017

Proposal Due Date: June 5, 2017

Proposals to be Submitted:

By Hand: 3665 Taylor Road, Loomis, CA
By Mail: P.O. Box 1330, Loomis, CA 95650

TOWN OF LOOMIS,
CALIFORNIA

REQUEST FOR PROPOSALS
MAY 15, 2017

ENVIRONMENTAL IMPACT REPORT AND MITIGATION MONITORING REPORT PROGRAM

COSTCO MEMBERSHIP WAREHOUSE

I. INTRODUCTION

The Town of Loomis is soliciting proposals from qualified consulting firms for the preparation of an environmental impact report (EIR) on a proposed Costco retail project. The property is located at the corner of Sierra College Boulevard and Brace Road in the southern quadrant of Loomis, California. The Town of Loomis is the lead agency for the project review and approval. The consultant will be under contract to the Town.

II. BACKGROUND

A. APPLICATION

Costco Wholesale has submitted an application to:

- Amend the zoning ordinance to allow for the warehouse retail use in the CG-General Commercial zoning district; or to *rezone the property to PD (Planned Development) to allow warehouse retail at this location.*

- Adopt a Conditional Use Permit to allow warehouse retail use, tire sales, and fuel facility uses in the GC-General Commercial zoning district;

- Adopt a Development Plan to establish the development parameters for the construction an approximately 152,000 +/- square foot Costco Wholesale Corporation retail store with a 30-pump gasoline/diesel fuel facility;

- A Lot Merger to consolidate property lines into a single parcel.

The property proposed for development consists of approximately 17.38-acres and is characterized by gentle terrain and with oak woodland vegetation. A wetland area has been identified at the mid-portion of the development area which would be disturbed by the proposed development. The property is currently zoned "CG," General Commercial District and "RM-5" Residential Medium Density. While the existing "CG," General Commercial District regulations allow retail uses it does not allow for a warehouse retail use and an amendment to zoning district classification is required to accommodate the proposed

Costco Wholesale use. The existing "RM-5" zoning district does not allow retail commercial uses and would be utilized for parking and landscaping only.

The location of the project is depicted on the attached Preliminary Site, Exhibit "A". A detailed project description is provided as Exhibit "B". An Environmental Review Assessment is attached as Exhibit "C". Preliminary landscape, topographic survey, site demolition, grading and drainage, utility and stormwater control plans are attached as Exhibits "D", "E", "F", "G", "H" and "I" respectively.

As part of a pre-application process, the applicant was advised by Town staff that the project would necessitate an EIR level of review. The Town of Loomis is requesting that an Initial Study be prepared as the preliminary stage of the EIR to identify any additional potential impacts not already discussed during the pre-application review of the project.

B. PROJECT OBJECTIVES

The primary objectives of the consultant's work are completion of an EIR and Mitigation Monitoring Plan (MMP), meeting the requirements of the California Environmental Quality Act (CEQA).

III. PROJECT ENVIRONMENTAL IMPACT REPORT— SCOPE OF WORK

An Initial Study (IS), Environmental Impact Report (EIR), and Mitigation Monitoring Report Program (MMRP) will be prepared for the application. The EIR will incorporate necessary project mitigation measures developed through the EIR process as well as conditions of project approval. Given this timing, the EIR will be based on the development plans referenced in this RFP. The more significant potential environmental issues associated with the development of the project include traffic impacts, potential biological impacts, noise and air quality/greenhouse gas (GHG) impacts. The environmental analysis would include any elements of facilities plans, both on- and off-site, that would need to be implemented to support build-out of the project.

The applicant for the project retained consultants to prepare the following environmental studies as part of the review of the feasibility of the project. These studies include:

- Wetlands Delineation –Huffman Broadway Group
- Biological Resources Assessment – Huffman Broadway Group
- Tree Inventory Report – Hort Science
- Traffic Analysis – Kittleson Associates. *The study will be available at time of contract approval*
- Preliminary Hydrology Report - Kier and Wright
- Preliminary grading and utility plans – Kier and Wright
- Geotechnical Report - Kleinfelder, Inc.
- Phase 1 ESA – Kleinfleder, Inc.

It is the expectation of the Town that the above referenced studies will serve to provide a preliminary analysis of potential project impacts for those particular subjects. At a minimum, these studies will require a level of peer review so that the information can be utilized in the IS and EIR. These documents will be provided to the consultant chosen.

A. ENVIRONMENTAL ISSUES

The EIR shall address the potential environmental issues associated with development of the Costco Warehouse Project under the following topics as identified in the Town of Loomis Initial Study form. Additional topics may be necessary as identified by the consultant in the Initial Study.

1. **Land Use and Planning.** As noted above, the project will require adoption of a Zoning Ordinance Amendment, a Conditional Use Permit, a Parcel Merger, and a Development Plan Approval.

2. **Population and Housing.** No issues have been identified.

3. **Geology and Soils.** A Geotechnical report has been completed by Kleinfelder, Inc.

4. **Hydrology and Water Quality.** A preliminary stormwater detention analysis has been completed by Kier and Wright, the applicant's civil engineering firm.

5. **Air Quality.** Identify applicable state and federal air quality standards, General Plan air quality policies, and the Placer County Air Pollution Control District. Assess short-term and long-term impacts using the current CalEEMod model.

6. **Greenhouse Gases** Describe the impacts consistent with implementation of AB 32 and subsequent legislation, including the 2016 Sustainable Communities Strategy. In addition, provide an analysis of energy impacts pursuant to Appendix F of the CEQA Guidelines.

7. **Transportation/Circulation.** A traffic study is being prepared by Kittleson Associates. It is anticipated that it will be available at time of contract award.

8. **Biological Resources.** A Biological Resource Analysis and Wetlands Delineation have been completed by Huffman Broadway Group. The site contains a number of native oak trees which are identified on the site plan. The town has a Tree Conservation Ordinance that encourages the preservation or set-aside of unique outstanding healthy trees or stands of trees. A Tree Inventory Report has been prepared by Hort Science.

9. **Mineral Resources.** While no issues have been identified, provide information as to why or why not significant.

10. **Hazards and Hazardous Materials.** A Phase 1 ESA has been performed by Kleinfelder, Inc. Provide peer review and whether a Phase II may be warranted.

11. **Noise.** The noise analysis must address transportation noise levels associated with the project as well as potential impacts from loading docks, trash compactors, idling trucks, and similar non-transportation related noise sources relative to sensitive receptors.

12. **Public Services.** While no specific issues have been identified, provide information as to the ability of service providers to adequately serve the project.

13. **Utilities and Service Systems.** Water service is available from the Placer County Water Agency PCWA) and sewer service from the South Placer Municipal Utility District (SPMUD). Currently the trunk line serving this site is at capacity. However SPMUD is in the process of adding a diversion line with sufficient capacity to serve this site. It is anticipated the expansion project will be completed by the end of 2017.

14. **Aesthetics.** A major and central goal of the Town since its incorporation has been to retain its rural character and small town atmosphere. How the project will meet this goal will be critical and subject to the design guidelines of the Town Center Master Plan.

15. **Cultural Resources** Recent legislation such as AB 52 has put more emphasis in the participation of Native American Tribes. Impacts and coordination prior, during, and after construction needs to be addressed.

16. **Recreation.** While the project itself is not expected to adversely impact recreation resources, the project includes a greenbelt buffer along it eastern border, which could be incorporated into trails and passive recreational opportunities.

17. **Agricultural Resources.** The site has not been used for agricultural purposes for several decades but had been the location of orchards. Previous uses of pesticides should be addressed along with Hazardous Materials above.

B. ENVIRONMENTAL DOCUMENTS AND PROCESS

1. **Administrative Draft EIR (ADEIR).** The consultant shall prepare a legally adequate Administrative Draft EIR, addressing all the items identified as potentially significant impacts in the Initial Study and responding to items raised during the NOP process. The contents of the EIR shall conform to Article 9 of the State CEQA Guidelines. The EIR shall include the "thresholds of significance" used to determine the level of significance for any given impact. It shall identify feasible mitigation, where available, to reduce or avoid any significant impacts.

   As a part of preparation of the Administrative Draft EIR, the consultant shall conduct and prepare any appropriate and necessary field investigations, studies, surveys, and technical reports, as may be required to augment information contained in the previously identified reports.

   The alternatives analysis in the EIR shall include a reasonable range of alternatives to satisfy CEQA requirements, including the "No Project" alternative. The alternatives shall be analyzed at a level of detail less than that of the proposed project, but with

sufficient detail to allow a detailed comparison of the impacts of the alternatives, with quantitative analysis provided to the extent possible. Each category of impacts shall be analyzed. Alternatives shall be developed during the Administrative Draft EIR preparation period to respond to identified significant impacts.

2. **Draft EIR (DEIR).** The proposal shall include a program for Town staff review and comment on the Administrative Draft EIR prior to submittal of the Draft EIR. Sufficient time is necessary for the Town to review and incorporate any necessary information from that document into the DEIR.

   After review and comment on the Administrative Draft EIR by Town staff, the consultant shall incorporate necessary changes reflecting those comments into the Draft EIR. Depending upon the complexity and magnitude of the changes necessary, there may be a need for a second screen check document.

   The consultant will be responsible for documenting all comments made during the public hearings on the Draft EIR.

3. **Response to Comments/Final EIR.** The consultant shall prepare the Final EIR, which shall comprise the Draft EIR; comments on the Draft EIR; and responses to all comments on the Draft EIR, including any necessary changes to the Draft EIR text. The Final EIR shall also include a final Mitigation Monitoring Plan.

   The proposal shall include a program for Town staff review and comment on the Administrative Final EIR and Mitigation Monitoring Program prior to submittal of the Final EIR. After review and comment on the Administrative Final EIR by Town staff, the consultant shall incorporate necessary changes reflecting those comments into the Final EIR.

4.. **Meetings.** The consultant shall participate in town staff meetings, other agency, and other public meetings, when appropriate. Please specifically plan for the following meetings:

   a. Start-up meeting with Town staff.

   b. NOP scoping meeting.

   c. Up to four working meetings with Town staff as necessary to discuss comments on the ADEIR (assume two hours for each meeting).

   d. One hearing during the Draft EIR comment period. The consultant will be responsible for documenting all comments made during the public hearings on the Draft EIR.

   e. Two meetings with Town staff to discuss comments on the DEIR.

   f. Meeting with Town staff to discuss comments on the Administrative Mitigation Monitoring Plan.

g. Three Planning Commission and/or Town Council public hearings on the Final EIR/Mitigation Monitoring Plan. In addition to the meetings noted above, the Town expects frequent communication with the consultant via phone, email, or other means to discuss status, document content, contract administration, etc. Additional meetings will be reimbursed on a time and material basis, with prior authorization by the Town. The cost of such communications and additional meetings shall be included in the consultant's proposal.

5. **Coordination.** Consultant shall:

   a. Coordinate with outside agencies and individuals as needed to complete the reports.

   b. Consult and coordinate with area residents and other interested citizens.

   c. Investigate the need for other agency permits.

   d. Develop and transmit monthly progress reports to Town staff regarding schedule, progress, budget, etc.

   e. Respond to any inquiries by Town staff about the EIR and the EIR process.

6. **Notice of Completion.** Consultant shall prepare the Notice of Completion and distribute the required number of copies of the DEIR to the Office of Planning and Research. The Town will be responsible for preparing and filing a Notice of Determination.

7. **Findings.** Findings shall be prepared by the consultant in compliance with Section 15091 of the CEQA Guidelines and shall be supported by substantial evidence in the record.

8. **Statement of Overriding Considerations.** If the project includes any unavoidable impacts, the consultant shall prepare a draft of applicable justification for a possible Statement of Overriding Considerations in compliance with Section 15093 of the CEQA Guidelines. The Statement shall include the specific reasons to support an action of approval based on the Final EIR and other information in the record. The Statement of Overriding Considerations would need to be supported by substantial evidence in the record.

9. **Document Production.**

Administrative Draft EIR	10 bound
Draft EIR	40 bound, additional 20 CDs
Final EIR	40 bound, additional 20 CDs

For all documents, provide one unbound reproducible and one MS Word file on CD.

Posting of document on a file-sharing FTP site or similar electronic format, for ease of

peer review, may reduce the need for some of the physical documents listed above if approved by the Town.

All work products shall be prepared in accordance with the California Environmental Quality Act and Guidelines, State Planning laws, and the Town of Loomis Municipal Code.

All expenses (e.g. printing, postage) will be billed at actual cost without any markup.

IV. PROPOSAL FORMAT

The proposal shall include, at a minimum, the following information:

A. **Cover/Transmittal Letter** – Letter is to be signed by a member of the organization having the authority to negotiate and execute contracts on behalf of the firm. Cover letter must acknowledge receipt of any and all addenda, by number, if any were issued

B. **Project Understanding** - This section should outline the consultant's basic understanding of the project. It should identify key issues to be addressed during the project and any insights or innovative ideas the consultant can provide in addressing those issues.

C. **Scope of Work** - Describe the work plan that you intend to use to complete the tasks listed in the Scope of Work. Provide a Gantt chart indicating schedule of concurrent and sequential elements. Note any changes/deviations or additions to the work descriptions that may have been overlooked or that help clarify the work tasks. Deviations which demonstrate a clear benefit or advantage to the Town may receive special consideration.

D. **Responsible Personnel** - List key project staff who will be directly involved in this project. Include a concise statement of qualifications and experience of each person together with the hours that each is committed to the project. Include all anticipated sub-consultants, listing names, addresses, telephone numbers, key staff personnel, and the expected hours to be committed to the project. A project organizational chart of key personnel should be included with anticipated hours committed to the project for each individual. Every person whose resume is provided shall be shown on the organization chart.

E. **Project Management** - Describe how the project will be controlled and executed through to completion.

F. **Related Experience** - Include projects in progress or completed over the last ten (10) years that are comparable to this project in scope and size. Include references with names, addresses, and phone numbers.

G. **Consultant Fee** – In a separate, sealed envelope present one (1) set of documentation

for the estimated fee for construction management services as described in the Scope of Work. For each task contained in this RFP, break down the fee into labor (by billing classification), sub- consultant fees, and expenses. Provide a total cost (by task) and a total not-to-exceed amount for the entire project. ***Do not state cost for services anywhere in the proposal.***

Consultant shall also include a current fee schedule that includes hourly rates for all classifications of workers, including sub-consultants, expected to work on this project. The consultant agreement shall provide for payment for each phase of work on a not-to-exceed amount. *The fee shall not be a scoring factor in the evaluation of the consulting firms.* ***See Section VI, Proposal Submittals, for information on the submitting of the consultant fee with the proposal.***

V. REQUEST FOR PROPOSAL (RFP) *TENTATIVE SCHEDULE* FOR COSTCO WAREHOUSE PROJECT

- Begin Circulation of RFP to Consultants for **May 15, 2017**
- Cutoff Date for Questions: **May 26, 2017**
- Deadline to Receive Proposals Back: **June 5, 2017**
- Assessment of Proposals by Review Panel: **June 16, 2017**
- Consultant interviews (if necessary): **Week of June 19 2017**
- Preliminary Selection of Consultant: **Week of June 26, 2017**

VI. PROPOSAL SUBMITTALS

Pages in the proposal shall be typed and double sided, with the maximum number of printed pages of proposal information (excepting cover sheet, table of contents, section dividers, and blank pages) to be limited to forty (40) 8 ½" by 11" pages (consultant resumes do not count toward the 40-page limit). Double-sided 8 ½" by 11" pages count as two (2) pages, single-sided 11"x17" pages count as two (2) pages, and double-sided 11"x17" pages count as four (4) pages of this page count. Only the specifically requested information shall be submitted. Promotional or other unsolicited material may not be submitted. If a consultant recognizes a more efficient method of accomplishing a specific task or item, the consultant's fee shall reflect the Town's requested work and the cost increase/savings for the more efficient method shall be noted separately.

The consultant shall submit one (1) original, unbound proposal and seven (7) copies of the proposal (which may be bound) in a sealed box or envelope clearly marked with the consultant's name and the description "Proposal for Costco Warehouse Environmental Impact Report". The proposals shall be received at the Town's Clerk's office by the time and at the location noted on the cover sheet of this RFP. **One (1) set of consultant's fee for the services required in this proposal shall be submitted along with the copies of the proposal, in a separate sealed envelope with the same notation as the proposals. Nowhere in the body of the proposal shall pricing be discussed.** The sealed envelope shall not be opened until after the screening interviews have been completed.

VII. CONTACTS

All questions must be submitted in writing, by email, to both individuals shown below. At the Town's sole discretion, responses deemed material to the understanding of this project will be shared with all known participants.

Town Contacts:

- Robert F. King, Town Planner
- Carol Parker, Planning Assistant

VIII. EVALUATION CRITERIA

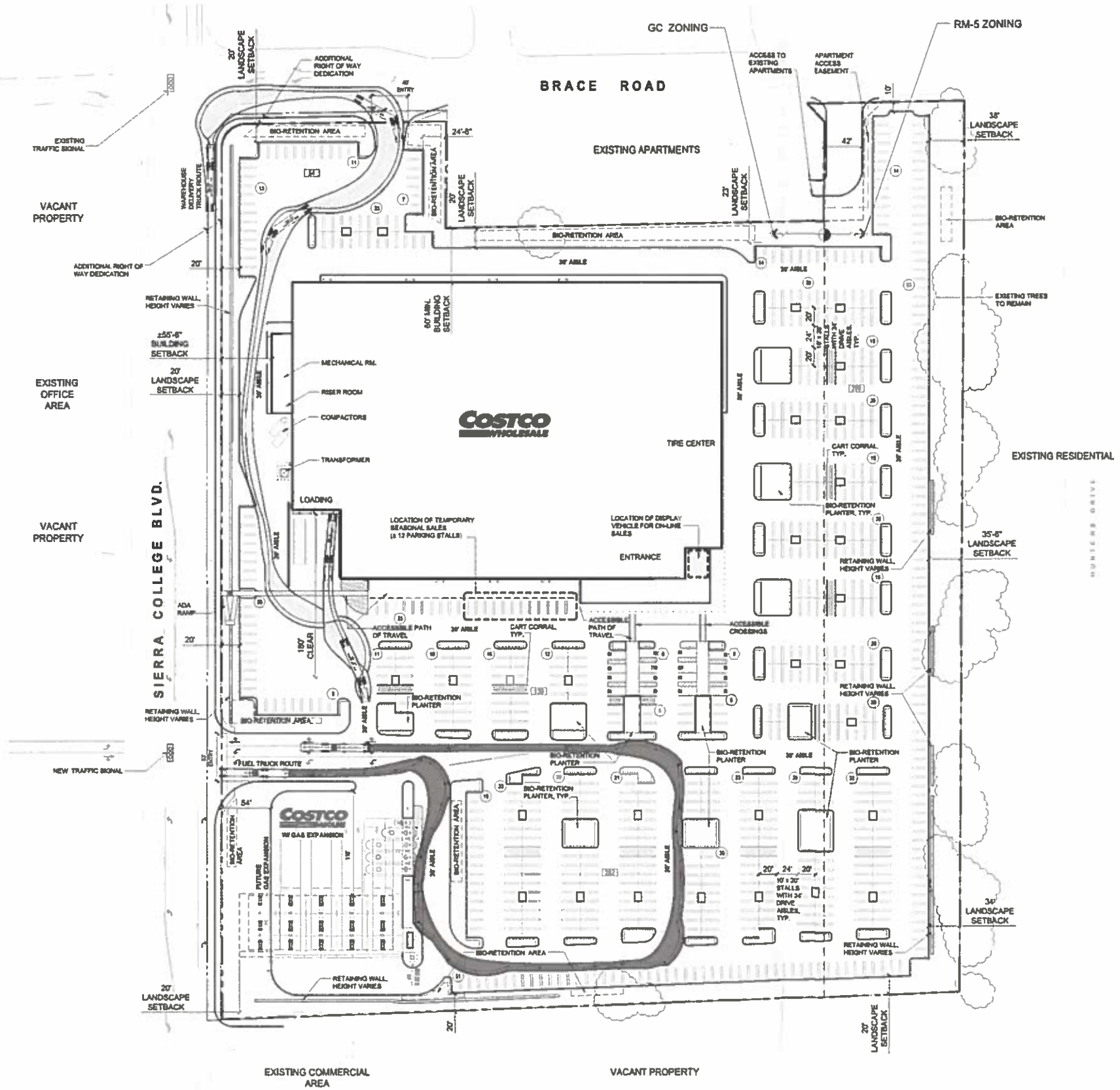
- Responsiveness, quality, and creativity of the proposal
- Comprehensiveness of proposal as to understanding of this project
- Experience of the consultant in preparing similar EIRs for large warehouse stores and similar "Big Box" retailers.
- Comprehensiveness of the Scope of Work and the ability to complete the project on time and budget.

IX. STANDARD CONSULTANT AGREEMENT

The consultant selected to provide the scope of services shall use the Town of Loomis's Standard Consulting and Professional Services Contract. A copy of this agreement is attached to the back of the RFP. By submitting a proposal for the work, the consultant agrees to utilize the Town standard agreement form for the contract.

X. ATTACHMENTS

A. Preliminary Site Plan
B. Project Description
C. Environmental Review Assessment
D. Preliminary Landscape Plan
E. Topographic Survey
F. Preliminary Site Demolition
G. Preliminary Grading and Drainage Plan
H. Stormwater Quality Control Plan



Project Data

Client:	Costco Wholesale 999 Lake Drive Issaquah, WA 98027
Project Address:	Sierra College Boulevard Loomis, CA Town of Loomis

Site Data

Costco Site Area: Right of Way Dedication	17.38 AC (757,123 s.f.) 0.43 AC (18,730 s.f.)
Jurisdiction:	Town of Loomis, CA
Zoning: Existing:	GC - General Commercial / RM 5 - Medium Density Residential
Boundary Information:	This plan has been prepared using the Topographic Survey dated October 2016 prepared by Kier & Wright Civil Engineers & Surveyors, Inc.

Building Data

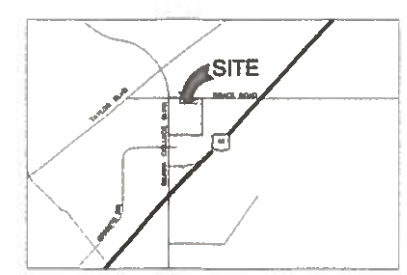
Total:	152, 802 s.f.

Parking Data

10' wide stalls:	758 stalls
Accessible stalls:	16 stalls
Total Parking:	774 stalls (5.0 / 1,000)
Parking Required: (Town of Loomis)	764 5.0 / 1,000

Truck Legend

- Fuel Delivery Truck Route
- Warehouse Delivery Truck Route



Vicinity Map
Scale: N.T.S.

DBA # P.256

DB+A

COSTCO LOOMIS
PRELIMINARY SITE PLAN

SCALE 1" = 50'
MAY 05, 2017
DBA # P.256

SHEET 1 of 2

DB+A

DAVID BABCOCK + ASSOCIATES ARCHITECTURE PLANNING LANDSCAPE

Project Description

New Costco Warehouse and Fuel Facility
NEQ I-80 and Sierra College Blvd
Loomis, California

Applicant

Costco Wholesale
9 Corporate Park
Suite 230
Irvine, California 92606
Attn: Michael Okuma
(714) 978-5023

Contact Person

David Babcock & Associates
3581 Mt. Diablo Blvd., Suite 235
Lafayette, CA 94549
Attn: Jeff Berberich
(925) 283-5070

Site Information

Project Location:	Sierra College Blvd at Brace Road Loomis, CA
Assessor Parcel Numbers:	045-042-034, 045-042-035, 045-042-036, 045-042-037, 045-042-011, 045-042-012.
Site Area:	± 17.38
Current Zoning:	CG General Commercial RM-5 Medium Density Residential
Current General Plan:	CG General Commercial RM-5 Medium Density Residential
Proposed Zoning:	CG General Commercial RM-5 Medium Density Residential
Proposed Use:	Warehouse Retail (CG)

Site Description

Project Proposal

The proposed project consists of the following components:

1. The following applications will be processed for the project with the Town of Loomis;
    a. Design review approval for the site plan, building design, and preliminary landscape plan;
    b. A Conditional Use Permit to approve the tire center and fuel facility uses;
    c. A Lot Line Adjustment and Reversion to Acreage to combine the six existing parcels into a single parcel;
    d. A Zoning Text Amendment to allow for the Costco warehouse in the CG, General Commercial Zoning District for this specific site;
    e. A General Plan Text Amendment to allow for the Costco warehouse in the CG, General Commercial General Plan designation for this specific site;
    f. An Environmental Impact Report to study the impacts and potential mitigation measures required for the project. The construction of a new approximately 152,101 square foot Costco Wholesale warehouse building with ±777 parking stalls and associated landscaping on a ± 17.38-acre parcel. In addition, the Costco project will include a 24-dispenser fuel facility with potential future expansion to 30 dispensers that will be analyzed and approved with the entitlements for the project.
2. Proposed uses will include, without limitation, warehouse retail, tire sales and installation, motor vehicle fuel sales including diesel, optical exams and optical sales, photo center and processing, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales and tasting, and propane refueling and sales adjacent to tire sales and installation facility. Temporary outdoor sales within the parking field adjacent to the warehouse for seasonal sales, such as Christmas trees from late November through December.
3. Vehicle display at the Costco warehouse entry for on-line or off-site (referred) automobile sales.
4. Signage to include the Costco warehouse typical signage to be approved as part of the entitlement process.
5. The Costco warehouse parcel would be entitled and constructed in one phase.

<u>COSTCO PROJECT DESCRIPTION:</u>

Costco Employment

It is anticipated that the Loomis Costco warehouse and gas station will employ approximately 165 to 170 employees.

Costco Site/Landscape Plan

The warehouse is sited to minimize impacts to the existing residential neighborhood to the east and apartments to the north. The main entry feature has been oriented towards the existing residential so that the loading dock and truck deliveries are accessed and oriented towards Sierra College Blvd to further reduce impact to the residences. The parking lot design has incorporated a generous perimeter landscape buffer adjacent to the existing residential to the east that varies from 34' to 38',

and a 20-foot landscape buffer adjacent to the existing apartments to the north and also to the west and south. Parking lot trees and landscaping per Town requirements will enhance the site and surrounding area and assist to minimize the visual impact to the development. Access to the warehouse and fuel facility will be from Interstate 80 at Sierra College Blvd. from a proposed signalized intersection at the southern portion of the site. Approximately 777 parking stalls are provided on site, which exceeds the required Town of Loomis parking requirement of 760 stalls. Landscape islands are typically provided at one island per 5 lineal parking spaces in the parking field. An ADA compliant pedestrian pathway will extend from the new warehouse to the western property boundary where it will connect to Sierra College Blvd. The project provides oversized parking stalls of 10' x 20' that are larger than the minimum requirements for the Town of Loomis to provide members with easier accessibility to vehicles.

The parking lot will be illuminated with standard downward pointing lights, each containing two LED fixtures affixed to a 37' foot light pole. The lighting fixtures are of a "shoe-box" style. Parking lot light standards are designed in order to provide even light distribution for vehicle and pedestrian safety. The parking lot lights will be timer controlled to limit lighting after the warehouse has closed and most employees are gone from the warehouse. Parking lot lighting will only remain on to provide security and emergency lighting only along the main driveways. Lighting fixtures will also be located on the building approximately every 40 feet around the exterior of the building to provide safety and security. Parking and site lighting will incorporate the use of cutoff lenses to keep light from overflowing beyond the project boundaries.

The landscape plan includes a mix of drought tolerant shrubs and grasses, and a variety of shade trees will be used throughout the parking field and along the project perimeter that are appropriate for the climate in Loomis.

Costco Warehouse Architecture

The warehouse design is contemporary and has set the standard for large format retail facades with variety of massing and appropriate materials for the building. By combining concrete masonry block and architectural metal panels, Costco is able to create a scale and architectural interest to minimize the visual impact of a large retail warehouse. By use of design techniques such as the location of building materials, landscaping, the incorporation of varying parapet cap heights, Costco can successfully break the long elevations both horizontally and vertically at the appropriate height to conceal roof top mounted mechanical equipment. The technique of breaking a long elevation into smaller elements with varied materials and colors is used to create a more pedestrian-friendly scale. The proposed colors are warm natural earth tones, which will relate to the proposed surrounding development by utilizing similar building materials and architectural detailing. The building entrance, located on the "skew" of the floor plan, creates a visual queue to the warehouse entry.

Building signage consists of the signature Costco red and blue corporate colors. The signage is scaled appropriately to the mass of the building elevations so as to not overwhelm but to reinforce the brand that Costco has established. The warehouse wall signage will consist of externally illuminated reverse pan channel letters, and the gas station signage will also be externally illuminated.

The warehouse has one customer entrance to the main Costco store located at the southeast corner. The Loomis Costco will include a bakery, pharmacy, optical center with optical exams and retail optical sales, hearing aid testing center, food court, and a photo center along with the sales of approximately 4,000 products. The warehouse also includes a Tire Center, a 5,478 square-foot facility with member access via the inside of the main Costco building, that includes tire sales and a tire installation facility. The installation facility has four bays that face east to allow Costco employees to drive the cars into the installation facility. A promotional vehicle may be on display near the entry

to the building. This vehicle is only to promote online or offsite vehicle sales; no vehicles are sold on site.

The truck loading dock is located at the southwest side of the building adjacent to Sierra College Blvd. to buffer noise to the adjacent apartments to the north and existing residences to the east. The bay doors will be equipped with sealed gaskets to limit noise impacts. A smaller on grade door is located on the west side of the building. This door is to receive bread delivery and Federal Express type trucks. A transformer and two trash compactors will also be located along the west edge of the building. Dense landscape material provides the necessary screening to this area (see Landscape Plan).

Costco Fuel Facility

The fuel facility includes a 7,560 square-foot canopy and a 106 square-foot controller enclosure that will be located on the southern portion of the planting island of the fuel station to house the control equipment. The controller enclosure will be built with steel walls and finished with paint to match the warehouse building colors. There will be four covered fueling bays, each with three two-sided fuel dispensers which will provide for the fueling of six cars at each island. The fueling station will also have 8 stacking lanes which will allow approximately 32 cars to wait for pumps at any given time in addition to the 24 at the dispensers. The gas station will have fueling capacity for 24 dispensers initially with expansion to 30 dispensers and an expansion to the canopy of 1,410 square-feet with vehicle stacking as needed which is to be approved with this application. The dispensers are fully automated and self-service for Costco members only, with a Costco attendant present to oversee operations and assist members with problems. Five underground fuel tanks will also be installed at the southern edge of the gas station. Lights will be recessed into the canopy and provide both lighting during operating hours and a lower level of security lighting after hours.

Costco Operations

Costco Wholesale is a membership-only retail/wholesale business, selling high quality national brands and private label merchandise for commercial and personal use. The warehouse hours are anticipated to be: Monday through Friday from 10:00 am to 8:30 pm, Saturday from 9:30 am to 6:00 pm, and Sunday from 10:00 am to 6:00 pm. The fuel facility hours are anticipated to be daily from 5:00 am to 10:00 pm

Costco anticipates an average of about 10 trucks delivering goods on a typical weekday. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time is from 2:00 a.m. to 1:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before the 10:00 a.m. opening time. Deliveries to the warehouse are made primarily in Costco trucks from its freight consolidation facility in Tracy, California, coming to the site from Interstate 80, and accessing the site from Sierra College Drive.

It is estimated that fuel will be delivered to the gasoline facility in two to three trucks per day. The largest fuel trucks are approximately 70 feet long. While delivering the fuel, the truck will be parked over the underground tanks located on the east side of the gas facility. The truck will not block access to any of the fueling positions or occupy any queuing space. The fuel facility is located and specifically designed to avoid traffic and queuing conflicts with the warehouse and adjacent retail commercial uses.

In order to open and operate the gas facility, Costco will have to meet requirements of local, state and federal regulators and agencies, including the Town Fire Department, the County Department of Environmental Health, the Air Quality Management District, the State Water Resources Control

Board, the California Environmental Protection Agency, and the United States Environmental Protection Agency.

The tire center typically will receive shipments of tires one to two times per week in single- or double-trailer trucks of up to 70 feet in length, and the same delivery truck will pick up old tires for recycling. Deliveries to and pickups from the tire center will be scheduled for pre-opening hours, typically about 6:00 a.m.

Ancillary Uses: Alcohol Tasting License

Costco has recently developed an alcohol tasting protocol to be performed by authorized vendors within the warehouse to allow members to sample no more than three types of beer, wine or spirits in the warehouse prior to purchase. Costco is in the process of obtaining Type 86 Tasting licenses from California State Alcoholic Beverage Control in 16 locations in Southern and Northern California.

The tastings will be performed in a small area within the warehouse that has been sectioned off by a rope/cord that allows only members over the age of 21 to enter. Unlike the more formal tasting area with seating or bar area that you may see in stores such as Whole Foods, these areas are smaller and less formal, more similar to a typical Costco sampling area (except with a few more rules and precautions). Costco has taken significant steps to assure that this particular product is sampled responsibly and safely.

The following protocol will be followed:

- The tasting area (approximately 8' x 8') is physically separated from the rest of the sales area
- No one under 21 years of age may enter the tasting area
- Tastings are operated by authorized vendor personnel; one ID Checker and two Pourers
- Only one event per warehouse per day
- Tastings are limited to a single type alcoholic beverage. Either beer, wine or spirit by one particular vendor
- Amounts served cannot exceed 3 tastings PER person PER day; a serving is:
  - Wine: not to exceed one (1) oz.
  - Beer: not to exceed one (1) oz.
  - Spirits: not to exceed ¼ of one (1) oz.
- Open containers (glasses, etc.) may NOT leave the tasting area
- Tastings will take place during regular warehouse hours
- Like existing samplings there is no charge for tasting

Costco Energy-Efficient Project Components

In an effort to reduce energy consumption and promote sustainability, Costco will incorporate many energy saving measures when constructing a new facility. Below are some of the significant practices that Costco currently incorporates into new buildings that help conserve energy and other natural resources:

Energy Conservation:

- Parking lot light standards are designed in order to provide even light distribution, and utilize less energy compared to a greater number of fixtures at lower heights. The use of LED lamps provide a higher level of perceived brightness with less energy than other lamps such as high pressure sodium.

- New and renewable building materials are typically extracted and manufactured within the region. When masonry and concrete are used, the materials purchased are local to the project minimizing the transportation and impact to local road networks.
- The use of pre-manufactured building components, including structural framing and metal panels, helps to minimize waste during construction.
- Pre-manufactured metal wall panels with insulation carry a higher R-Value and greater solar reflectivity to help conserve energy. Building heat absorption is further reduced by a decrease in the thermal mass of the metal wall when compared to a typical masonry block wall.
- Costco uses a reflective cool roof material to produce lower heat absorption and thereby lowering energy requirements during the hot summer months. This roofing material meets the requirements for the EPA's Energy Star energy efficiency program.
- The warehouse includes over 200 skylights placed strategically throughout the metal roof. Photo sensors are placed at various locations on the roof as well as inside a number of skylights to accurately measure the amount of natural light entering the building. Interior warehouse lighting is reduced from 100% to 66% to 33% to 0%, based on daylight contribution through the skylights. Daylight is measured by exterior and interior photo sensors. This program allows lights to automatically shut off when they are not needed.
- A substantial amount of the proposed plant material for the new site is native drought tolerant and will use less water than other common species.
- The irrigation system includes the use of deep root watering bubblers for parking lot trees to minimize usage and ensure that water goes directly to the intended planting areas.
- Storm water management plans are designed to maintain quality control and storm water discharge rates based on the Town's requirements.
- Use of native species vegetation and drip irrigation systems greatly reduces potable water consumption.
- High-efficiency restroom fixtures achieve Achievement of a 40% decrease and water savings over U.S. standards by using high efficient restroom fixtures.
- The building is insulated to meet or exceed current energy code requirements.
- Commissioning of mechanical systems will occur to ensure that the HVAC systems are preforming as designed.
- HVAC comfort systems are controlled by a computerized building management system to maximize efficiency.
- HVAC units are high efficiency direct ducted units.
- HVAC units have phased out the use of HCFC's completely, long before the Montreal Protocol timeline.
- Parking lot and exterior lights are controlled by a photo sensor and time clock.
- Lighting is controlled by the overall project energy management system.

- Energy efficient Transformers (i.e., Square D Type EE transformers) are used.
- Variable speed motors will be used on make-up air units and booster pumps.
- Gas water heaters are direct vent and 94% efficient or greater.
- Reclaim tanks are used to capture heat released by refrigeration equipment to heat domestic water in lieu of venting heat to the outside.
- Main Building structure is a pre-engineered system that uses 100% recycled steel materials and is designed to minimize the amount of material utilized.
- Roof material is 100% recycled standing seam metal panel, designed to maximum efficiency for spanning the structure.
- Construction waste is recycled whenever possible.
- Floor sealant is No-VOC and represents over 80% of the floor area.
- Lighting systems are designed with employee controllability in mind. Lighting is controlled by timers but over-ride switches are provided for employee use.
- CO_2 is monitored throughout the warehouse.
- Extensive recycling/reuse program is implemented for warehouse and office space including tires, cardboard, grease, plastics and electronic waste.
- Use of plastic shopping bags is avoided.
- Suppliers are required to reduce packaging and consider alternative packaging solutions.
- Distribution facilities are strategically located to minimize miles traveled for delivery.
- Deliveries are made in full trucks.
- All Costco trucks are equipped with an engine idle shut off timers.

PROJECT OBJECTIVES

Objectives of the Proposed Project:
The proposed project has been designed to meet a series of objectives:

- Construct and operate a new Costco warehouse that serves the local community with goods and serves from both nationally known businesses but also more regional and local businesses.
- Reduce energy consumption by incorporating sustainable design features and systems with enhanced energy efficiencies meeting State and Federal code requirements.
- Provide a Costco warehouse in a location that is convenient for its members, the community, and employees to travel to shopping and work.
- Increase the number of employees and contribute to the local job/housing balance
- Provide a state of the art Costco warehouse to better serve the membership in the greater Loomis area.
- Enhance the area with a warehouse which is architecturally designed to be unique to the Town and sensitive to the adjacent community, future development(s) and compatible with the need for a new warehouse in this market area.
- Continue and increase contribution to the Town's tax base by Costco.
- Expand the space available for integrated retail sales of goods and services in the Town of Loomis.
- Design a site plan that minimizes circulation conflicts between automobiles and pedestrians.
- Plan and design for public transit access.
- Provide a Costco warehouse in a location that is serviced by adequate existing infrastructure including roadways and utilities.
- Develop a Costco warehouse that is large enough to accommodate all the uses and services Costco provides to its members elsewhere.
- Locate a Costco warehouse on a site Costco can purchase (rather than lease) to protect its substantial investment of time, money and goodwill in the location.

TOWN OF LOOMIS
PLANNING DEPARTMENT

ENVIRONMENTAL REVIEW ASSESSMENT

I. LAND USE AND PLANNING

1. Project Name (same as on Planning Application) Costco Warehouse

2. What is the general land use category for the project? Commercial
(residential, commercial, industrial, etc.)

3. What are the number of units or gross floor area proposed? 152,101 warehouse, and 30 dispenser fuel facility

4. Are there existing facilities on the site? (buildings, wells, septic systems, parking, etc.) Yes [ ] No [X]
If yes, show on the site plan and describe. _____

5. Is adjacent property in common ownership? Yes [ ] No [X] If yes, Assessor's Parcel Number (s) and acreage(s). _____

6. Describe previous land use(s) of the site over the last 10 years. Vacant parcel

7. Will the project require or provide storage for vehicles, equipment, materials, etc.? Yes [ ] No [X]
If yes, describe the location, size and type of storage (secured, covered, etc.) proposed. _____

II. POPULATION AND HOUSING

1. How many new residents will the project generate? N/A

2. Will the project displace or require the relocation of any residential units? Yes [ ] No [X] If yes, the number. _____

3. What changes in character of the neighborhood would result from project development? (surrounding land uses such as residential, agricultural, commercial, etc.) Development of a vacant parcel with a 152,101 square foot Costco warehouse with associated parking and landscaping on an existing commercially zoned property

4. Will the project create or destroy job opportunities? Create [X] Destroy [ ] Describe _____

5. Will the proposed project displace any currently productive use? Yes [ ] No [X] If yes, describe.

III. GEOLOGY AND SOILS

1. Are there any potential geologic hazards (soil settlement, steep slopes, slides, faults, etc.) associated with the project property or on surrounding properties? Yes [ ] No [X] If yes, describe. _____

2. Will grading on the site be required? Yes [X] No [ ] If yes, describe the grading anticipated for the project (locations, maximum depths/slopes of excavations and fills). _____

Estimate the grading area/quantities. +/- 17 acres acres _____ cubic yards

3. Will site excavation and fill quantities balance? Yes [X] No [ ] If no, describe the source(s) or disposal site(s), transport methods and haul routes required for grading materials. _____

4. Are retaining walls proposed? Yes [X] No [ ] If yes, describe location(s), type(s), height(s), etc. Gravity stack retaining

5. Describe the erosion potential of the project site and the measures that will be utilized to reduce erosion. The erosion potential is low and there will be strom drainage facilities on site to capture and treat runoff.

6. Will blasting be required during project construction? Yes [ ] No [X] If yes, describe. _____

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes [ ] No [X] If yes, describe. _____

IV. HYDROLOGY AND DRAINAGE

1. Is there any body of water within or on the boundaries of the project site? (lake, pond, stream, canal, etc.) Yes [ ] No [X] If yes, name/describe the body of water and show on the site plan. _____

2. If there is a body of water within or on the boundaries of the project site, will water be diverted from this water body? Yes [ ] No [ ] If yes, describe. N/A

3. If water will be diverted, does the project applicant have an appropriative or riparian water right? Yes [ ] No [ ] If yes, describe. N/A

4. Where is the nearest off-site body of water such as a waterway, river stream, pond, canal, irrigation ditch or drainageway? Include the name of this water body, if applicable. Secret Ravine is the nearest receiving waterway located approximately 600' west of the project site

5. What area/percentage of the project site is presently covered by impervious surface? 0%
What will be the area/percentage of impervious surface coverage after development? 624,583 sf/ 83%

6. Will any runoff from the project site enter any off-site body of water? Yes [ ] No [X] If yes, identify the destination of the runoff. _____

7. Will there be a discharge to surface waters of wastewater other than stormwater runoff? Yes [ ] No [X]
If yes, identify/describe the materials/contaminants present in this runoff. _____

8. Will the project result in the physical alteration of a body of water? Yes [ ] No [X] If yes, describe.
_____

9. Will the drainage or runoff from this project cause or exacerbate downstream flooding? Yes [ ] No [X]
If yes, describe. _____

10. Are there any areas of the project site that are subject to flooding or inundation? Yes [X] No [ ] If yes, describe. The FEMA Flood Insurance Rate Map number 06061C0418F, effective date June 8, 1998 indicates that the entire project site is Zone X. However, the highest water surface elevation in the "Loomis Tributary" (a.k.a. "Secret Ravine" near the site is 322 while the lowest existing site elevation is approximately 318 at the swale flowline before crossing under Sierra College Blvd. Based on those elevations, the site could be expected to experience some inundation along the northerly street frontage of Sierra College Blvd and along the westerly frontage of Brace Rd.

11. Will the project alter existing drainage channels and/or drainage patterns? Yes [X] No [ ] If yes, describe. The site receives run-on from the neighboring subdivision to the east at two locations. Currently, the northerly location appears to drain into a ground-level swale, then to an inlet which appears to flow across Brace Rd to the north, into a swale between bulidings to Secret Ravine. This outfall will be intercepted at or near the property line and conveyed through the site storm drain system to the exsting 24" culvert under Sierra College Blvd. locatated approximately mid-way along the site frontage. The second, southerly, outfall will also be intercepted at or near the property line and conveyed through the site storm drain system in the same way.

V. AIR QUALITY

Note: Specific air quality studies may be required to be conducted as part of the project review/approval process. Such specific studies may be included with the submittal of this questionnaire.

1. Are there currently any known sources of air pollution such as an industrial use or major roadway in the vicinity of the project? Yes [X] No [ ] If yes, describe. Sierra College Boulevard is located at the eastern boundary of the parcel.

2. Describe the following emissions sources related to project development:

   Construction emissions - Extent and duration of site grading activities: Approximately 2 months

   Stationary source emissions - Are woodstoves proposed in residential projects? Yes [ ] No [X]

   Mobile source emissions - Vehicle activities related to residential, commercial and/or industrial uses:
   N/A

3. Based on proposed use, will the project significantly contribute to the violation of ambient air quality standards? Yes [ ] No [X] If yes, describe (may require the results from specific air quality studies).

4. Are there any sensitive receptors to air pollution (such as schools or hospitals) located in the vicinity of the project? Yes [ ] No [X] If yes, describe. _____

5. Describe measures that are proposed by the project to reduce stationary and mobile source emissions?

6. Will vegetation be cleared from the project? Yes [X] No [ ] If yes, describe the method of disposal.
Removal of trees and clearing and grubbing of the site will occur. Disposal of the debris will be recycled as green waste at the land fill site.

VI. TRANSPORTATION/CIRCULATION

Note: Detailed traffic studies prepared by a qualified traffic consultant may be required, following review of the information presented below. Such studies may be included with the submittal of this questionnaire.

1. Does the project front on a local roadway? Yes [X] No [ ] If yes, what is the name of the roadway?
Sierra College Boulevard

If no, what is the name and distance of the nearest roadway? _____

2. Will new entrances onto local roadways be constructed. Yes [X] No [ ]
If yes, describe. One new drive way entrance off Sierra College Boulevard is proposed with the project.

3. Would any non-automobile traffic result from the development of the project? Yes [X] No [ ] If yes, describe. Costco delivery trucks will deliver both merchandise and perishable items as well as fuel on a daily basis. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time is from 2:00 a.m. to 1:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before the 10:00 a.m. opening time. Deliveries to the warehouse are made primarily in Costco trucks from its freight consolidation facility in Tracy, California, coming to the site from Interstate 80, and accessing the site from Sierra College Drive. It is estimated that fuel will be delivered to the gasoline facility in two to three trucks per day. The largest fuel trucks are approximately 70 feet long.

4. If applicable, what road standards are proposed within the project? See attached Civil Engineering Plans.
(Show typical street sections(s) on the site plan.)

5. Will a new entrance(s) onto local roadways be constructed? Yes [X] No [ ]
If yes, show location(s) on site plan.

6. Describe any frontage improvements to the local roadway(s). Frontage improvements will occur to both Sierra Collebge Boulevard and Brace Road and will consist of new curb, gutter, and sidewalk frontage improvements. Sierra College Boulevard will also be improved to provide decel and acceleration improvements at the driveway entry. Final improvements for the streets are still under consideration by the Town of Loomis.

7. Describe the traffic that will be generated by the project (average daily traffic [ADT], peak hour volumes and peak hour times/days). A traffic study is under preparation and the results of the analysis are pending.

8. Will this traffic affect the service levels at an existing major street intersection or freeway interchange?
Yes [ ] No [ ] If yes, describe. A traffic study is under preparation and the results of the analysis are pending.

9. Are pedestrian, bicycle, equestrian and/or transit facilities proposed with the project? Yes [x] No [ ]
If yes, describe. Frontage improvements along the project property boundary will include sidewalks, bicycle racks will be included per the requirements of the California Building Code, and transit facilities are not proposed as part of the project.

10. Will the project require provisions for parking? Yes [X] No [ ] If yes, describe the number, size, location and access of the parking facilities proposed. 777 parking spaces are required for the project which is greater than the 760 required. The parking spaces are oversized 10' x 20' which meets the requirements of the Town of Loomis.

11. Will there be company vehicles associated with the project? Yes [ ] No [X] If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above).

VII. BIOLOGICAL RESOURCES

Note: Detailed studies or exhibits (e.g., tree survey, wetlands delineation) may be required, following a review of the information presented below. Such studies or exhibits may be included with the submittal of this questionnaire.

1. Briefly describe site vegetation. The project site is made up of Valley Oak Woodland, Annual Grassland, and Freshwater Marsh.

2. Will any trees of 6-inches diameter breast height (dbh) or greater be removed as a result of project development? Yes [ ] No [ ] If yes, describe the number of trees to be removed, tree species, tree inches and the percentage of the trees on the site that the removals represent. Approximately 372 trees exist on the site, 352 to be removed, for a removal percentage of approximately 95%. The size, species, and description of condition can be seen in further detail on the topographic survey sheets (C1 – C3) in tabular form by Hort-Science, and the arborist report by Mann Made Resources.

3. Briefly describe wildlife typically found in the area. Much of the wildlife observed included resident and wintering species of birds that are adapted to the mix of wetland and upland habitats found at the site. Resident bird species observed include red-shouldered hawk, Anna's hummingbird, mourning dove, Northern flicker, acorn woodpecker, Nuttall's woodpecker, black phoebe, western bluebird, California scrub-jay, European starling, Northern mockingbird, oak titmouse, bushtit, white-breasted nuthatch, Bewick's wren, California towhee, white-crowned sparrow, song sparrow, purple finch and house finch. Species observed that are expected only during the winter include red-breasted sapsucker, American robin, hermit thrush, rubycrowned kinglet, yellow-rumped warbler, and golden crowned sparrow. Although no mammals were documented at the site, it is expected that mammals adapted to urban environments would be found on the property including striped skunk, raccoon, Virginia opossum, deer mouse and mule deer. Despite looking under logs and boards, no reptiles were observed and the only amphibian recorded was Pacific treefrog. Additional amphibians likely include western toad, and common reptiles likely include western fence lizard, southern alligator lizard, western skink, ringneck snake, gopher snake and common garter snake.

4. Describe changes to site habitat(s) resulting from development of the project. Loss of vegetation associated with the habitats on site will disrupt and displace existing wildlife. Some bird roosting, nesting, and foraging areas will be eliminated. Reptiles, amphibians, and small mammals that utilize these areas will be displaced to remaining undisturbed areas. Open space areas near the project area should be capable of accommodating these species.

5. Are any rare or endangered species (as defined in Section 15380, CEQA Guidelines) found in the project area? Yes [ ] No [X] If yes, describe. A search of the CNDDB records of occurrence for special status animals and plants and natural communities within these quadrangles indicated that none have been documented as occurring on the Project Site itself, but that a number of special status animal species have been known to occur in the project vicinity.

6. Are any federally-listed threatened species, or candidates for listing, found in the project area? Yes [ ] No [ ] If yes, describe. See 5 above

7. Is there a rare natural community (monitored by the DFG Natural Diversity Data Base) present on the project site? Yes [ ] No [ ] If yes, describe. See 5 above

8. Are there wetlands (i.e., seasonal wetlands, wetland swales, riparian corridor, etc.) on the project site? Yes [X] No [ ] If yes, describe (type, acreage, etc.). Direct (fill) impacts to 0.15 acres of waters of the U.S. would result from implementation of the proposed Costco warehouse facility.

9. If yes, will project development affect these wetland areas? Yes [X] No [ ] If yes, describe. The development plan for the site would permanently impact 0.15 acres of palustrine emergent wetlands located on the site that are potentially under the jurisdiction of the Corps under Clean Water Act Section 404.

10. If yes, will a Corps of Engineers permit be required for disturbing site wetlands? Yes [X] No [ ]

VIII. HAZARDOUS MATERIALS

Hazardous material are defined as any material that, because of its quantity, concentration or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. "Hazardous materials" include, but are not limited to, hazardous substances, hazardous waste and any material (including oils, lubricants and fuels) which a handler or administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or environment.

1. Will the proposed project involve the handling, storage or transportation of hazardous materials? Yes [X] No [ ]

   If yes, attach a list of all hazardous materials to be handled/stored at the project site. The list needs to include (but is not limited to) fuels, chemicals, cleaners, lubricants, coolants, biocides, etc. A description needs to be included explaining how these materials will be managed, used, stored, disposed/recycled.

   Describe any hazardous wastes that will be generated and detail how/where they will be stored and disposal of. Include an outline of the proposed chemical emergency spill response plan.

   If yes, will the project involve the handling, storage or transportation of more than 55 gallons, 500 pounds or 200 cubic feet (STP) at any one time of a product or formulation containing hazardous materials or will any of these materials be stored in underground storage tanks? Yes [X] No [ ]
   If yes, please contact the Placer County Environmental Health Division at 889-7335 for an explanation of additional requirements.

IX. NOISE

Note: Projects located near a major noise source and/or projects that will result in increased noise generation or exposure may require a detailed noise study (with any proposed mitigations) prior to environmental determination.

1. Is the project located near a major noise source? Yes [X] No [ ] If yes, describe. Sierra College Boulevard

2. Describe the noise that will be generated by this project, both during construction and following project development. A noise study is under preparation and will present the sources and projected noise levels gerated during construction as well as post project development.

X. PUBLIC SERVICES

FIRE AND EMERGENCY MEDICAL SERVICES

1. Describe the nearest fire protection facilities (location, distance, agency). Loomis Fire District Fire Station, 5840 Horseshoe Bar Road

2. Describe the nearest emergency water source for fire protection purposes (type, location, distance, agency). A looped fire service at the warehouse is proposed that will provide the necessary fire flows is proposed as part of the project.

3. Describe the fire hazard and fire protection needs created as a result of project development. The project will require a 10" – 12" fire service at 1,600 GPM for fire sprinklers at a residual pressure of 55 PSI and fire fighting flow of 4,000 GPM at a residual pressure of 20 PSI

4. Describe the on-site fire protection facilities proposed with this project. The warehouse will include fire protection systems as required and there will be fire hydrants located around the perimeter of building.

5. If this is a single access project, what is the distance from the project to the nearest through roadway/name of roadway? There are two points of access shown for the project

6. Describe parking area access, number of spaces and entry/exit for emergency vehicles. Two points of access are shown for the project, the main entry off Sierra College Boulevard, and a secont off Brace Road. 777 parking spaces are shown on the site plan. There is a 30' drive aisle that loops around the entire warehouse providing access by emergency vehicles.

7. Are there any site limitations that will limit accessibility by emergency service vehicles? Yes [ ] No [X] If yes, describe.

8. Estimate the number of persons on-site (residents or employees/visitors) 160 to 170 employees are anticipated for the project.

LAW ENFORCEMENT

1. Describe the access to the site and entrance features (gates, etc.). There are no gates that would limit access to the site

2. Describe the security protection that will be provided on the site, if any. There will be security lighting at the warehouse that will remain on after typical warehouse hours.

3. Describe the location, visibility and lighting of vehicle and equipment storage areas. Lighting of the parking lot and around the warehouse will be provided to provide safe circulation of vehicles and pedestrians.

WATER

1. Is the project within a public domestic water system district or service area? Yes [X] No [ ] If yes, describe the district/area. There is an existing 8" water main in Sierra College Boulevard, and a 12" water main in Brace Road. Water service will be provided by Placer County Water Agency.

2. Can the district serve the project? Yes [X] No [ ]

3. What will be the water source(s) for the project? Domestic water supplied by Placer County Water Agency

4. What is the estimated usage and peak usage of the project? 10,000 gpd/_____gpd

5. Are there any existing or abandoned wells on the site? Yes [ ] No [X] If yes, describe (location, depth, yield, contaminants, etc.) _____

WASTEWATER

1. Is wastewater presently disposed on the site? Yes [ ] No [X] If yes, describe the method(s) and quantities (gpd). _____

2. Is the project located within a sewer district? Yes [X] No [ ] If yes, describe. South Placer Municipal Utility District

   If yes, can the district serve the project? Yes [X] No [ ]

   Is there sewer service in the area? Yes [ ] No [ ] If yes, what is the distance to the nearest collector line? 8" Sanitry Sewer main in Sierra College Boulevard and Brace Road.

3. What are the projected wastewater quantities (gpd) generated by the project and the proposed method of disposal? 5-8,000 gpd Gravity flow sewer system to existing sewer mains

4. Will there be any unusual characteristics associated with project wastewater? Yes [ ] No [X] If yes, describe any special treatment processes that may be necessary for these wastes. _____

5. During the wettest time of year, is the groundwater level on the project site less than 8 feet below the surface of the ground? Yes [ ] No [X]

SOLID WASTE

1. Describe the type(s) of solid waste and estimate the quantities of waste per day/month that will be produced by the project. Specify if there are any special wastes (chemicals, infectious waste, oils, solvents, recyclables, etc.) Solid waste including recycling will be provided by Recology Auburn/Placer

2. Describe the disposal method of this waste material. Costco has two weather tight compactor that will be serviced by Recology.

3. Describe the access that will be provided to refuse removal vehicles and the location and design of recycling and refuse storage equipment. Costco will coordinate with Recology on pick up services for the two large compactors located on the south side of the warehouse. A 30' drive aisle will provide access to the compactors and backup and truck turning to the compactors.

PARKS AND RECREATION

1. What is the distance from the project to the nearest public park or recreation area? Loomis Basin Community Park, approximately 2-miles from the site
What is the name of this facility? Loomis Basin Community Park

2. Are any park or recreation facilities proposed as part of the project? Yes [ ] No [X] If yes, describe.

SCHOOLS

1. What are the nearest elementary and high schools to the project? Loomis Grammer School, Del Oro High School

What are the distances to these schools from the project? 1.5 miles (grammer school) 2-miles (high school)

XI. AESTHETICS

1. Is the proposed project consistent/compatible with adjacent land uses and densities? Yes [X] No [ ]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. See attached Project Description discussing project architecture

2. Is the proposed project consistent/compatible with adjacent architectural styles? Yes [X] No [ ]
Describe the consistencies/compatibilities or inconsistencies/incompatibilities. See attached Project Description discussing project architecture and compatibility with architectural styles and detailing consistent with the Town of Loomis.

3. Describe the signage and/or lighting proposed by the project. See attached Project Description discussing signage.

4. Is landscaping proposed? Yes [X] No [ ] If yes, describe. See attached Project Description discussing the landscape portion of the project.

XII. CULTURAL RESOURCES

Note: If the project site is located on or near an archaeological, historical or paleontological site, specific studies may be required.

1. Does the project site support any archaeological, historical or paleontological features (e.g., Native American habitation sites, old foundations or structures, etc.)? Yes [ ] No [ ] If yes, describe.
A Cultural Resources investigation has not been completed for the site and will be included with the EIR.

2. What is the nearest archaeological, historical or paleontological site? Unknown at this time

What is the name of this site? Unknown at this time

Exhibit D

PRELIMINARY PLANT LEGEND:

Symbols	Botanical / Common Name	Size	WUCOLS	Comments
	Trees			
	Existing trees to remain			
	Lagerstroemia hyb. 'Dynamite' / Dynamite (Red) Crape Myrtle	24" box	L	Multi-branch, matched in size
	Lagerstroemia hyb. 'Muskogee' / Muskogee (Lavender) Crape Myrtle	24" box	L	Matched Standards.
	Pinus brutia / Calabrian Pine	24" box	L	Matched in size.
	Pistacea chinensis 'Keith Davey' / Keith Davey Pistache	24" box	L	Matched Standards
	Acer rubrum 'Red Sunset' / Red sunset maple	24" box	M	Matched Standards.
	Quercus virginiana 'Heritage' / Heritage Southern Live Oak	24" box	M	Matched Standards.
	Quercus wislizenii/ Interior Live Oak	24" box	L	Matched Standards.
	Ulmus parvifolia 'True Green' / True Green Chinese Elm	24" box	L	Matched Standards.
	Shrubs			
	Callistemon viminalis 'Little John' / Little John Bottlebrush	5 gal.	L	
	Elaeagnus pungens / Silverberry	15 gal.	L	
	Frangula californica 'Eve Case' / Eve Case Coffeeberry	5 gal.	L	CA Native
	Grevillea lavandulacea 'Penola'/ Penola Lavender Grevillea	5 gal.	L	
	Rhus ovata/ Sugar Bush	15 gal.	L	CA Native
	Rose meidiflora 'Coral Drift' / Coral Drift Shrub Rose	5 gal.	L/M	
	Rose meigalpio 'Red Drift' / Red Drift Shrub Rose	5 gal.	L/M	
	Salvia leucantha 'Santa Barbara' Santa Barbara Sage	5 gal.	L	
	Perennials			
	Dianella revoluta 'Little Rev' / Little Rev Dianella	4" pot	L	
	Dietes vegeta 'Variegatum' / Variegated Fortnight Lily	5 gal	L	
	Lomandra longifolia 'Breeze' / Breeze Mat Rush	1 gal	L	
	Ornamental Grasses			
	Festuca mairei/ Atlas Fescue	1 gal.	L	
	Festuca idahoense 'Siskiyou Blue7 Siskiyou Blue Grass	1 gal.	L	CA Native
	Pennisetum orientale / Oriental Fountain Grass	1 gal.	L	
	Groundcovers			
	Arctostaphylos 'Pacific Mist'/ Pacific Mist Arctostaphylos	1 gal.	L	CA Native
	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry	1 gal.	L	
	Lantana hyb. 'Spreading Sunset' / Red-Orange Lantana	1 gal.	L	
	Rosmarinus officinalis 'Prostratus'/ Prostrate Rosemary	1 gal.	L	
	Bio-Retention Planters			
	Chondropetalum tectorum/ Cape Rush	1 gal.	L	
	Deschampsia cespitosa / Hair Grass	1 gal.	L	CA Native
	Iris douglasiana / Douglas Iris	1 gal.	L	CA Native
	Juncus patens 'Occidental Blue' / Occidental Blue California Gray Rush	1 gal.	L	CA Native
	Lomandra longifolia 'Breeze'/ Breeze Dwarf Mat Rush	5 gal.	L	
	Muhlenbergia rigens / Deer Grass	1 gal.	L	CA Native

WUCOLS LEGEND:

L Low Water Use

M Moderate Water Use

H High Water Use

LANDSCAPE DATA:

Site Coverage

Total Costco Site Area: 17.36 AC (+-757,123 s.f.)
Proposed R/W Dedication 0.43 AC (+- 18,730 s.f.)

Total (Net): +-17.81 AC

Total Landscape Area Provided: 140,300 SF

Parking Lot Interior Landscape

Interior Landscape Provided: 26,614 SF
Interior Landscape Required: 22,997 SF [10% of gross area of parking lot (229,976 sf)]

Tree Wells

Provided: Provided one (1) tree for every 5 parking spaces

Street Frontage

Provided: 25 - Acer rubrum 'Red sunset' at 24" box at 30'-0" o.c.
Required: Provide at minimum of one (1) tree for every 30' of frontage

COSTCO WHOLESALE

DBA # P.256

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE | LANDSCAPE PLANNING
3661 MT DIABLO BLVD. SUITE 206
LAFAYETTE, CALIFORNIA 94549
T: 925.283.8070

COSTCO LOOMIS

PRELIMINARY LANDSCAPE PLAN

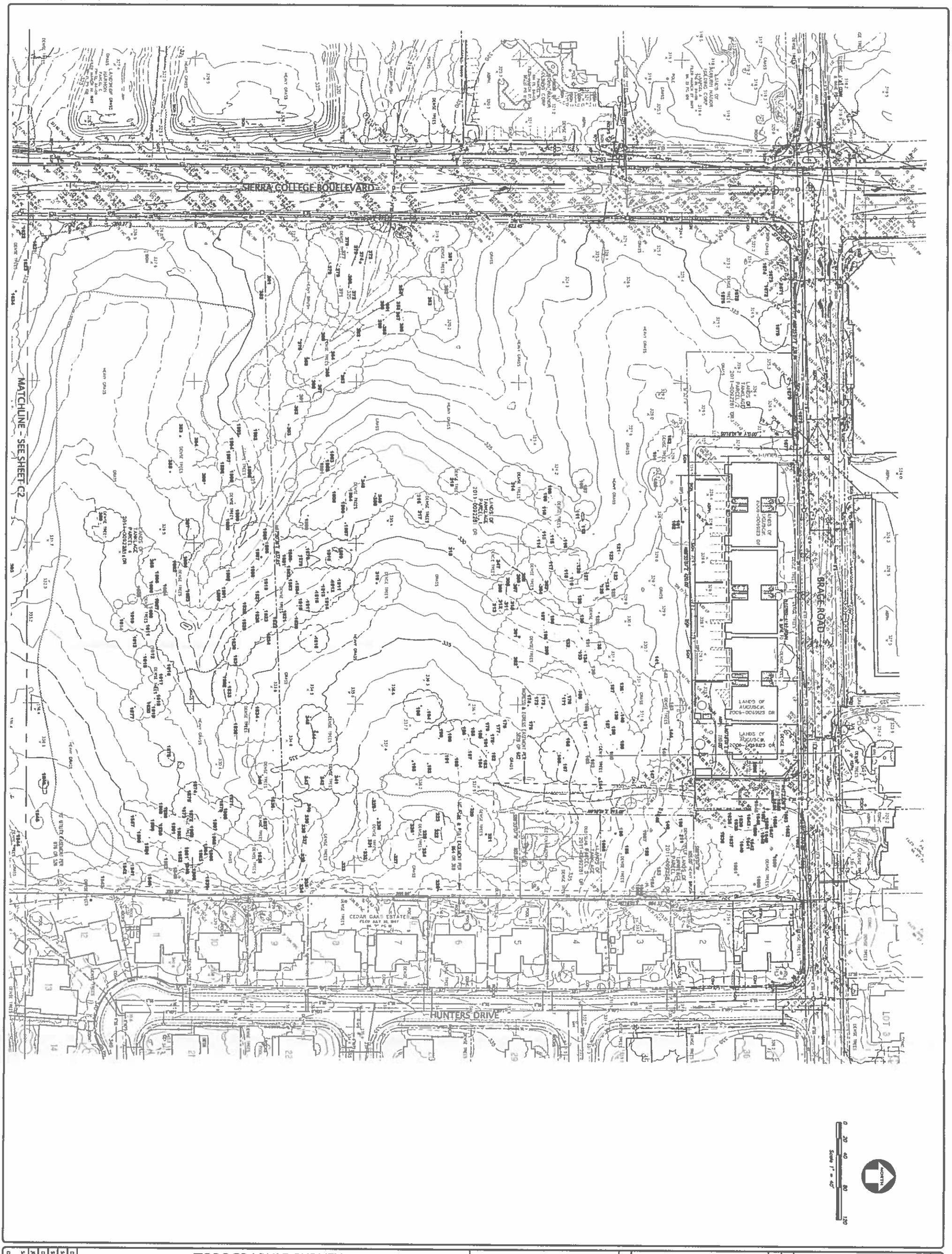
0 25' 50' 100'

SCALE 1" = 50'

MAY 05, 2017

NORTH

SHEET 2 of 2



TOPOGRAPHIC SURVEY
OF
SIERRA COLLEGE BOULEVARD & BRACE ROAD
FOR
COSTCO WHOLESALE CORP.

LOOMIS, CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road, Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

NO.	REVISION	BY	NO.	REVISION	BY
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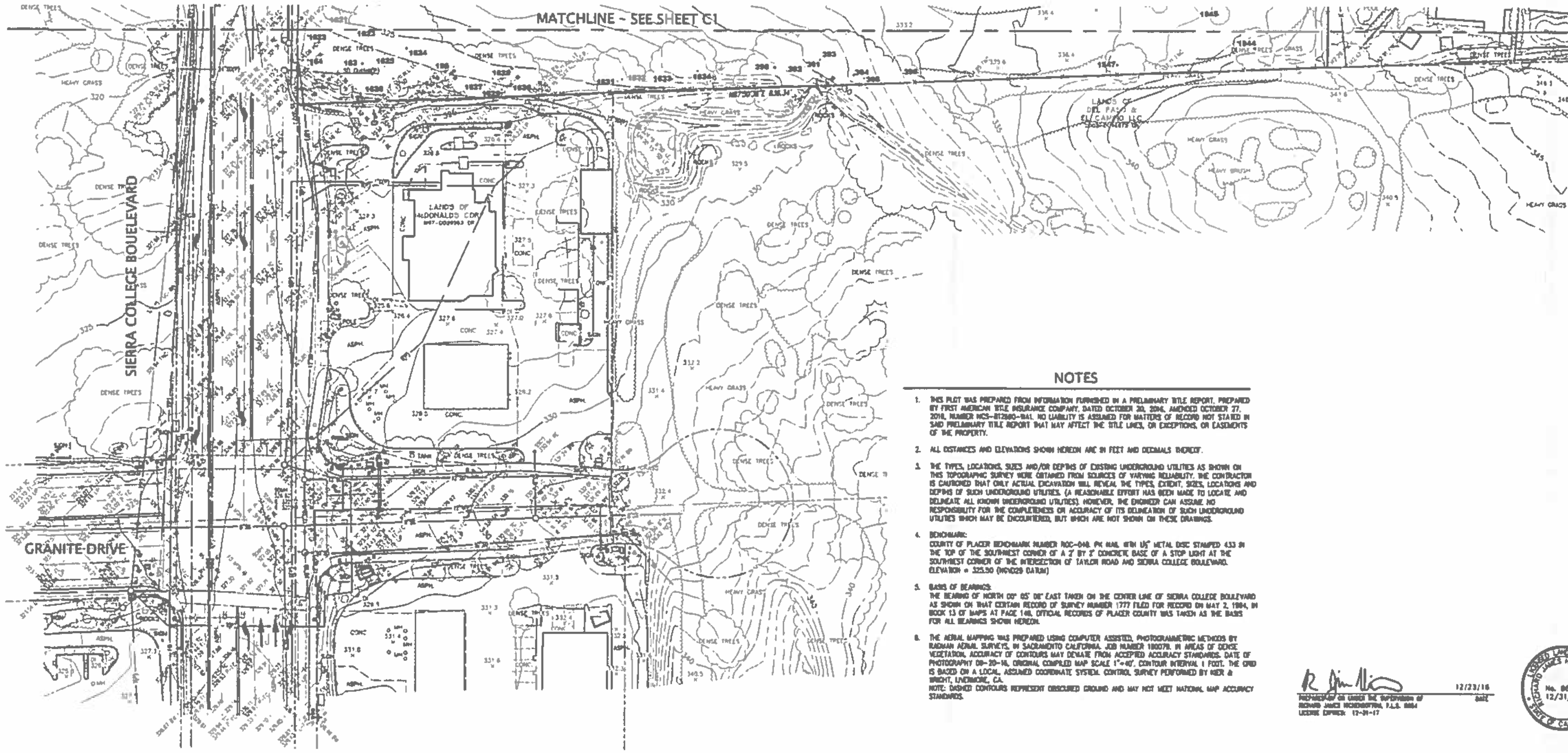
DATE OCTOBER, 2016
SCALE 1" = 40'
SURVEYOR R.J.H.
DRAFTER H.L.
JOB NO. A16658
SHEET C1
OF 6 SHEETS

Exhibit E

MATCHLINE - SEE SHEET C1



Scale 1" = 40'
0 20 40 80 120

LEGEND

ASPHALT BERM
BUILDING LINE
BARRICADE
CAST IRON PIPE
CENTERLINE
CONCRETE/BLOCK/RETAINING WALL
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
OBSCURED CONTOUR LINE
DRIVEWAY
EASEMENT LINE
EDGE OF PAVEMENT
EDGE OF WATER-FLOWLINE
EDGE OF ROCK
ELECTRIC LINE
FENCE LINE
FIBER OPTICS LINE
FIRE SERVICE & VALVE
GAS LINE-VALVE & METER
GUARD RAIL
HIGH PRESSURE GAS LINE
HIGH PRESSURE OIL LINE
IRRIGATION WATER LINE
JOINT TRENCH
LOT LINE
MONUMENT/MONUMENT LINE
ABUTTER'S RIGHTS RELINQUISHED
OIL LINE
OVERHEAD POWER LINE
PROPERTY LINE
RAILROAD TRACKS
RECLAIMED WATER LINE & VALVE
SANITARY SEWER-MANHOLE & CLEANOUT
SANITARY SEWER FORCE MAIN
SIDEWALK
SPOT ELEVATION
STORM DRAIN-MANHOLE & CATCH BASIN
STORM DRAIN FORCE MAIN
STREET LIGHT CONDUIT LINE
TELEPHONE LINE
TRAFFIC SIGNAL CONDUIT LINE
UNKNOWN UTILITY LINE
WATER LINE & VALVE
AUTOMATIC SPRINKLER RISER
BACKFLOW PREVENTION DEVICE
BLOWOFF VALVE
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
FLAG POLE
GUY ANCHOR
GAS METER
HANDICAP SYMBOL
HOSEBIB
MAIL BOX
UTILITY LINE MARKER
TELEPHONE BOOTH
POST INDICATOR VALVE
POWER POLE/JOINT POLE
RAILROAD CROSSING
TRANSFORMER
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
TREE
UTILITY BOX
WATER VALVE
WELL
BENCHMARK/TEMPORARY BENCHMARK
SURVEY CONTROL POINT
ANGLE POINT
100 TAG NUMBER FOR TREES

NOTES

1. THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED OCTOBER 20, 2016, AMENDED OCTOBER 27, 2016, NUMBER NCS-817680-BA1. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

4. BENCHMARK:
COUNTY OF PLACER BENCHMARK NUMBER ROC-048, PK NAIL WITH 1/2" METAL DISC STAMPED 433 IN THE TOP OF THE SOUTHWEST CORNER OF A 2' BY 3' CONCRETE BASE OF A STOP LIGHT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND SIERRA COLLEGE BOULEVARD.
ELEVATION = 325.50 (NGVD29 DATUM)

5. BASIS OF BEARINGS:
THE BEARING OF NORTH 00° 05' 05" EAST TAKEN ON THE CENTER LINE OF SIERRA COLLEGE BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY NUMBER 1777 FILED FOR RECORD ON MAY 2, 1984, IN BOOK 13 OF MAPS AT PAGE 148, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

6. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY RAGNAR AERIAL SURVEYS, IN SACRAMENTO CALIFORNIA, JOB NUMBER 180078. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 09-20-16, ORIGINAL COMPILED MAP SCALE 1"=40', CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON A LOCAL, ASSUMED COORDINATE SYSTEM. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.
NOTE: DASHED CONTOURS REPRESENT OBSCURED GROUND AND MAY NOT MEET NATIONAL MAP ACCURACY STANDARDS.

PREPARED BY OR UNDER THE SUPERVISION OF RICHARD JAMES HIGGINBOTTOM, P.L.S. 8654 12/23/16
LICENSE EXPIRES: 12-31-17 DATE

LICENSED LAND SURVEYOR RICHARD JAMES HIGGINBOTTOM No. 8654 12/31/17 STATE OF CALIFORNIA

Tree Assessment

Costco site
Kier & Wright
Loomis CA
November 2016

HORT SCIENCE

Tree Number	Common Name Species	Diameter Inches	Condition	Comments
101	Valley Oak Quercus lobata	24	Fair	co-dom at 6'; unmonitored
102	Interior Live Oak Quercus wislizenii	6	Major Problems	under #101, 3 leaders at base
103	Valley Oak Quercus lobata	11	Good	unpruned, straight co-dom at 12'
104	Interior Live Oak Quercus wislizenii	10	Fair	unmonitored low branches
105	Valley Oak Quercus lobata	7	Fair	low branch at 3' unmanaged
106	Valley Oak Quercus lobata	6	Fair	2 small trees right next to, 1 understand
107	Valley Oak Quercus lobata	7	Major Problems	right next to 106
108	Valley Oak Quercus lobata	7	Major Problems	severe lean west, 1-sided crown right next to understand valley & live, under 109
109	Valley Oak Quercus lobata	13	Fair	between 108 & 110
110	Valley Oak Quercus lobata	7	Fair	1-sided crown, next to understand valley
111	Valley Oak Quercus lobata	6	Fair	co-dom at 9'
112	Valley Oak Quercus lobata	6	Fair	long gall
113	Interior Live Oak Quercus wislizenii	7	Fair	next to 118; 1-sided
114	Interior Live Oak Quercus wislizenii	6	Extreme Problems	severe lean south wounds
115	Interior Live Oak Quercus wislizenii	8	Major Problems	right next to touching understand valley leans se
116	Valley Oak Quercus lobata	11	Fair	unmonitored
117	Valley Oak Quercus lobata	7	Fair	understand valley trunk right next to base
118	Valley Oak Quercus lobata	7	Fair	surrounded by understand 2 valley & 1 live, 1-sided crown
119	Valley Oak Quercus lobata	4	Major Problems	co-dom at 2' leading, both have 1-sided crowns, incl bark
120	Interior Live Oak Quercus wislizenii	10	Fair	understand valley to sw
121	Valley Oak Quercus lobata	11	Fair	unmonitored
122	Valley Oak Quercus lobata	7	Fair	co-dom at 6' 3 leaders
123	Valley Oak Quercus lobata	6	Fair	crowded narrow crown
124	Valley Oak Quercus lobata	6	Major Problems	co-dom at 7' broken leader 4.8" valley se next to
125	Valley Oak Quercus lobata	6	Fair	leans north, 1-sided crown, 4 understand trees nearby
126	Valley Oak Quercus lobata	13	Major Problems	co-dom at 2' incl bark, leaders lean outward
127	Valley Oak Quercus lobata	7	Fair	low lateral
128	Valley Oak Quercus lobata	13	Fair	co-dom at 101
129	Valley Oak Quercus lobata	14	Major Problems	co-dom at 5' few laterals, fattened circumference
130	Valley Oak Quercus lobata	6	Fair	understand live limbing at base
131	Valley Oak Quercus lobata	15	Fair	co-dom wood rotting on trunk
132	[illegible]	7	Fair	1-sided crown under 133
133	[illegible]	6	Extreme Problems	under #134 severe lean south, incl bark
134	[illegible]	15	Fair	low co-dom & laterals
135	[illegible]	9	Fair	lean north
136	[illegible]	12	Fair	co-dom at 3'
137	[illegible]	16	Major Problems	co-dom at 2' co-dom at 8' incl bark
138	[illegible]	12	Fair	7' live at base
139	[illegible]	13	Major Problems	co-dom at 2' two laterals
140	[illegible]	10	Fair	lean se
141	[illegible]	5	Fair	open growing
142	[illegible]	14	Fair	open growing co-dom stems at base [illegible]
143	[illegible]	19	Major Problems	[illegible]
144	[illegible]	16	Fair	low lateral, understand live oaks near
145	[illegible]	7	Major Problems	1 sided crown to east, under 144
146	[illegible]	14	Fair	heavy long gall
147	[illegible]	6	Fair	narrow upright crown
148	[illegible]	7	Major Problems	co-dom at 4' lean south, under 148
149	[illegible]	11	Extreme Problems	3 leaders at base basal decay stems lean outward
150	[illegible]	6	Major Problems	lean west
151	[illegible]	30	Fair	[illegible]
152	[illegible]	29	Fair	slight lean south
153	[illegible]	19	Fair	over 154
154	[illegible]	12	Extreme Problems	severe lean se, under 153, open wounds on trunk
155	[illegible]	12	Extreme Problems	lean east, [illegible]
156	[illegible]	22	Major Problems	co-dom at 1' [illegible]
157	[illegible]	16	Major Problems	co-dom at base under 156
158	[illegible]	15	Fair	low laterals
159	[illegible]	13	Fair	low lateral,
160	[illegible]	6	Major Problems	co-dom at base, under 160
161	[illegible]	12	Major Problems	2 leaders at base, [illegible]
162	[illegible]	16	Major Problems	dieback
163	[illegible]	9	Fair	[illegible]
164	[illegible]	26	Major Problems	co-dom at 5' 3 leaders, incl bark
165	[illegible]	16	Fair	open growing
166	[illegible]	7	Extreme Problems	severe lean, suppressed
167	[illegible]	20	Extreme Problems	decay
168	[illegible]	12	Major Problems	co-dom at 2' incl bark [illegible]
169	[illegible]	7	Major Problems	co-dom at 1' incl bark
170	[illegible]	18	Major Problems	co-dom at 2' 3 stems, incl bark
171	[illegible]	16	Extreme Problems	4 leaders at base lean outward, basal decay
172	Valley Oak Quercus lobata	21	Fair	slight lean south;
173	Interior Live Oak Quercus wislizenii	7	Major Problems	under co-dom 172, leans south, basal sprouts
174	Interior Live Oak Quercus wislizenii	20	Major Problems	significant lean south, trunk decay
175	Interior Live Oak Quercus wislizenii	17	Major Problems	3 leaders at base, incl bark: 17,8,10, basal decay
176	Valley Oak Quercus lobata	11	Fair	lean sw
177	Valley Oak Quercus lobata	14	Major Problems	co-dom at 6'; incl bark;
178	Valley Oak Quercus lobata	11	Fair	1 sided crown to east
179	Valley Oak Quercus lobata	11	Major Problems	co-dom at 3'; lean sw
180	Valley Oak Quercus lobata	7	Major Problems	lean sw; basal decay
181	Interior Live Oak Quercus wislizenii	6	Major Problems	lean s-e; large pruning wounds on trunk
182	Interior Live Oak Quercus wislizenii	7	Major Problems	extreme lean north
183	Valley Oak Quercus lobata	10	Fair	straight leader
184	Interior Live Oak Quercus wislizenii	12	Major Problems	4 stems at base, stems lean outward; 13, 11 9,7
185	Valley Oak Quercus lobata	8	Fair	slight lean west
186	Valley Oak Quercus lobata	13	Fair	understory valley between 193&4 186
187	Valley Oak Quercus lobata	7	Fair	understory valley south of
188	Valley Oak Quercus lobata	13	Major Problems	co-dom at 3', east leader significant lean
189	Valley Oak Quercus lobata	6	Fair	open growing
190	Valley Oak Quercus lobata	11	Fair	co-dom at 1'
191	Valley Oak Quercus lobata	10	Major Problems	lean north, decay forming body on few trunk pruning wound
192	Valley Oak Quercus lobata	12	Fair	live sprouts at base
193	Valley Oak Quercus lobata	13	Fair	co-dom at 5'; few lateral.
194	Valley Oak Quercus lobata	7	Fair	next to 195, 1 sided crown
195	Valley Oak Quercus lobata	17	Fair	co-dom at 6'; incl bark;
196	Valley Oak Quercus lobata	17	Extreme Problems	co-dom at 2'; incl bark; dead leader, dieback
197	Valley Oak Quercus lobata	16	Fair	1 sided crown
198	Interior Live Oak Quercus wislizenii	0	Major Problems	co-dom at base 1-sided crown
199	Interior Live Oak Quercus wislizenii	6	Extreme Problems	co-dom at 1', basal decay at few trunk wound
200	Valley Oak Quercus lobata	14	Fair	symmetric crown
201	Valley Oak Quercus lobata	22	Fair	co-dom at 5'
301	Valley Oak Quercus lobata	6	Fair	two trees received the 301 tag
302	Valley Oak Quercus lobata	20	Fair	symmetric crown
302	Valley Oak Quercus lobata	0	Extreme Problems	trunk decay, two trees received the 302 tag
303	Valley Oak Quercus lobata	14	Fair	
303	Valley Oak Quercus lobata	20	Fair	two trees received the 303 tag
304	Valley Oak Quercus lobata	12	Good	
305	Valley Oak Quercus lobata	0	Fair	crowded
306	Interior Live Oak Quercus wislizenii	8	Major Problems	lean se, basal decay
307	Valley Oak Quercus lobata	6	Major Problems	suppressed by 308
308	Valley Oak Quercus lobata	7	Fair	narrow crown
309	Valley Oak Quercus lobata	6	Major Problems	crowded by 308, 1 sided crown
310	Valley Oak Quercus lobata	8	Fair	
311	Valley Oak Quercus lobata	6	Major Problems	crowded between 310&312
312	Valley Oak Quercus lobata	6	Fair	
314	Valley Oak Quercus lobata	13	Good	
315	Valley Oak Quercus lobata	10	Good	
316	Valley Oak Quercus lobata	8	Major Problems	1 sided crown leans south
317	Valley Oak Quercus lobata	18	Major Problems	2 stems at base leans east & west crowded with 316
318	Valley Oak Quercus lobata	14	Fair	open growing
319	Valley Oak Quercus lobata	27	Fair	open growing
320	Valley Oak Quercus lobata	9	Fair	open growing
321	Valley Oak Quercus lobata	22	Good	open growing
322	Valley Oak Quercus lobata	13	Fair	
323	Valley Oak Quercus lobata	8	Extreme Problems	co-dom at base, incl bark, stems lean outward
324	Valley Oak Quercus lobata	12	Fair	1 sided crown
324	Valley Oak Quercus lobata	6	Major Problems	mixed 1 sided crown, lean east, branches growing at base.
325	Valley Oak Quercus lobata	6	Fair	narrow 1 sided crown
326	Valley Oak Quercus lobata	13	Fair	co-dom at 8'.
327	Valley Oak Quercus lobata	13	Fair	co-dom at 9'.
328	Valley Oak Quercus lobata	16	Major Problems	line clearance pruned
329	Valley Oak Quercus lobata	13	Good	open growing
330	Valley Oak Quercus lobata	17	Fair	open growing
331	Valley Oak Quercus lobata	8	Major Problems	lean south,
332	Valley Oak Quercus lobata	13	Fair	co-dom at 8'.
333	Interior Live Oak Quercus wislizenii	10	Major Problems	yard wounds, trunk decay
333	Interior Live Oak Quercus wislizenii	10	Major Problems	sit on next to fallen live oak
334	Valley Oak Quercus lobata	10	Fair	open growing
335	Valley Oak Quercus lobata	12	Major Problems	severe lean west, soil piled at base
336	Valley Oak Quercus lobata	10	Fair	growing on mound
337	Interior Live Oak Quercus wislizenii	6	Major Problems	few laterals, trunk wound
338	Valley Oak Quercus lobata	7	Fair	next to 339
339	Interior Live Oak Quercus wislizenii	5	Major Problems	too close to 338, [illegible]
340	[illegible]	6	Fair	[illegible]
341	[illegible]	12	Fair	lean west
342	[illegible]	8	Good	
343	[illegible]	13	Fair	co-dom
344	[illegible]	22	Good	open growing
345	[illegible]	22	Fair	crowded with 344
346	[illegible]	11	Fair	open growing
347	[illegible]	23	Fair	low co-dom open growing
348	[illegible]	24	Major Problems	co-dom at 4' basal decay incl bark
349	[illegible]	20	Fair	next to 350
350	[illegible]	14	Major Problems	lean west too close to 348
351	[illegible]	29	Fair	co-dom at 8' open growing
352	[illegible]	6	Fair	co-dom at 6' incl bark
353	[illegible]	7	Fair	[illegible]
354	[illegible]	10	Major Problems	[illegible]
355	[illegible]	28	Fair	[illegible]
356	[illegible]	6	Extreme Problems	2 stems at base, suppressed
357	[illegible]	8	Major Problems	suppressed by 358
358	[illegible]	8	Major Problems	crowded lean
359	[illegible]	6	Major Problems	crowded lean
360	[illegible]	8	Major Problems	lean south
361	[illegible]	6	Major Problems	co-dom at 2' [illegible]
362	[illegible]	13	Fair	lean east
363	[illegible]	20	Major Problems	co-dom, basal decay [illegible]
364	[illegible]	7	Major Problems	crowded trunk
365	[illegible]	7	Major Problems	crowded trunk
366	[illegible]	8	Major Problems	lean south
367	[illegible]	12	Major Problems	basal decay
368	[illegible]	34	Fair	[illegible]
369	[illegible]	11	Major Problems	lean south
370	[illegible]	10	Fair	
371	[illegible]	8	Major Problems	severe lean south
372	[illegible]	9	Major Problems	severe lean south
373	[illegible]	10	Major Problems	severe lean north
374	[illegible]	36	Fair	
375	[illegible]	7	Major Problems	lean west basal decay
376	[illegible]	14	Major Problems	low laterals, basal decay
377	[illegible]	12	Fair	slight lean south
378	[illegible]	19	Extreme Problems	lean south, basal decay [illegible]
379	[illegible]	12	Major Problems	[illegible]
380	[illegible]	6	Major Problems	lean west
381	[illegible]	11	Fair	
382	[illegible]	7	Major Problems	growing too close to 381

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road, Livermore, California 94551
Phone (925) 245-8788 Fax (925) 245-8796

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TOPOGRAPHIC SURVEY
OF
SIERRA COLLEGE BOULEVARD & BRACE ROAD
FOR
COSTCO WHOLESALE CORP.

LOOMIS, CALIFORNIA

DATE	OCTOBER, 2016
SCALE	1" = 40'
SURVEYOR	R.J.H.
DRAFTER	H.L.
JOB NO.	A16658
SHEET	C2
OF 6 SHEETS	

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Tree Assessment — Costco site, Kier & Wright, Loomis CA, November 2016 — HORT SCIENCE

Tree Number	Common Name / Species	Diameter inches	Condition	Comments
383	Valley Oak Quercus lobata	28	Fair	open growing
384	Valley Oak Quercus lobata	10	Fair	
386	Valley Oak Quercus lobata	24	Fair	open growing
386	Valley Oak Quercus lobata	17	Major Problems	decay in trunk, try 3 wounds on stem at 7' &
387	Valley Oak Quercus lobata	12	Fair	open growing
388	Valley Oak Quercus lobata	18	Fair	open growing
389	Valley Oak Quercus lobata	18	Fair	co dom at 3' open growing
390	Valley Oak Quercus lobata	22	Major Problems	trunk wounds, low lateral,
391	Valley Oak Quercus lobata	12	Dead	trunk wounds bark falling off
392	Blue Oak Quercus douglasii	9	Fair	lean south, next to undeveloped valley
393	Valley Oak Quercus lobata	13	Fair	
394	Valley Oak Quercus lobata	13	Extreme Problems	bark falling off
395	Valley Oak Quercus lobata	20	Major Problems	trunk wounds, bowed trunk
396	Interior Live Oak Quercus wislizeni	13	Major Problems	lean east, basal decay
1501	Interior Live Oak Quercus wislizeni	9	Major Problems	basal decay
1502	Valley Oak Quercus lobata	9	Fair	
1503	Valley Oak Quercus lobata	12	Fair	low laterals
1504	Valley Oak Quercus lobata	6	Major Problems	lean east bowed trunk
1505	Valley Oak Quercus lobata	14	Fair	low lateral
1506	Valley Oak Quercus lobata	17	Major Problems	3 leaders at base lean south
1507	Valley Oak Quercus lobata	20	Fair	co dom at 7'; co dom at base, 12" second leader leans east
1508	Valley Oak Quercus lobata	18	Major Problems	lean bowed trunk
1509	Valley Oak Quercus lobata	9	Major Problems	swollen trunk, co dom at 5'
1510	Valley Oak Quercus lobata	7	Fair	
1511	Valley Oak Quercus lobata	7	Major Problems	co dom at 8' and lateral
1512	Valley Oak Quercus lobata	12	Fair	
1513	Valley Oak Quercus lobata	11	Fair	
1514	Valley Oak Quercus lobata	14	Fair	1 sided above 3 understory to east
1515	Valley Oak Quercus lobata	14	Fair	
1516	Valley Oak Quercus lobata	15	Fair	open growing
1517	Valley Oak Quercus lobata	10	Fair	
1518	Valley Oak Quercus lobata	12	Dead	decay hollowing body
1519	Valley Oak Quercus lobata	12	Fair	
1520	Interior Live Oak Quercus wislizeni	7	Major Problems	2 stems at base basal decay
1521	Valley Oak Quercus lobata	8	Extreme Problems	severe trunk wound
1522	Valley Oak Quercus lobata	8	Major Problems	3 leaders at base basal decay
1523	Valley Oak Quercus lobata	6	Major Problems	low trunk wound decay
1524	Valley Oak Quercus lobata	7	Extreme Problems	several stems at base, incl bark, ext. 7.7.4.2.3
1525	Valley Oak Quercus lobata	6	Major Problems	2 stems at base, incl bark
1526	Valley Oak Quercus lobata	8	Fair	dense grouping of understory trees
1527	Valley Oak Quercus lobata	8	Major Problems	bowed trunk
1528	Interior Live Oak Quercus wislizeni	8	Extreme Problems	multi stems at base, basal decay
1529	Interior Live Oak Quercus wislizeni	7	Extreme Problems	multi stems at base, basal decay
1530	Interior Live Oak Quercus wislizeni	8.8.8.4	Extreme Problems	multi stems at base basal decay
1531	Valley Oak Quercus lobata	8	Major Problems	4 stems at base 8.8.3.2
1532	Valley Oak Quercus lobata	10	Major Problems	swollen trunk at base laterals at base
1533	Valley Oak Quercus lobata	20	Extreme Problems	severe basal decay
1534	Valley Oak Quercus lobata	18	Major Problems	4 stems at base 18.18,16 8 incl bark
1535	Interior Live Oak Quercus wislizeni	9	Major Problems	multi stems at base incl bark
1536	Valley Oak Quercus lobata	10	Fair	
1537	Valley Oak Quercus lobata	12	Major Problems	co dom at 2' topped or growth
1538	Valley Oak Quercus lobata	23	Major Problems	basal decay
1539	Valley Oak Quercus lobata	18	Fair	
1540	Valley Oak Quercus lobata	9	Major Problems	overgrown, lean south
1541	Valley Oak Quercus lobata	11	Major Problems	2 low codoms
1542	Valley Oak Quercus lobata	11	Major Problems	swollen trunk, trunk wound
1543	Valley Oak Quercus lobata	13	Major Problems	overgrown bark seat
1544	Interior Live Oak Quercus wislizeni	23	Major Problems	multi leaders of 5' basal decay
1545	Valley Oak Quercus lobata	9	Fair	open growing
1546	Valley Oak Quercus lobata	6	Fair	open growing on mound

Tree Assessment — Costco site, Kier & Wright, Loomis CA, November 2016 — HORT SCIENCE

Tree Number	Common Name / Species	Diameter inches	Condition	Comments
1547	Valley Oak Quercus lobata	18	Fair	open growing
1548	Valley Oak Quercus lobata	6	Fair	barbed wire in tree
1549	Interior Live Oak Quercus wislizeni	6	Major Problems	basal decay
1550	Interior Live Oak Quercus wislizeni	8	Major Problems	low lateral lean, basal decay
1551	Valley Oak Quercus lobata	6	Fair	crowded group
1552	Valley Oak Quercus lobata	8	Major Problems	bowed trunk
1553	Valley Oak Quercus lobata	12	Fair	
1554	Valley Oak Quercus lobata	10	Fair	
1555	Valley Oak Quercus lobata	14	Fair	co dom at 8'
1557	Valley Oak Quercus lobata	18	Fair	co dom at 15'
1558	Valley Oak Quercus lobata	12	Fair	
1559	Valley Oak Quercus lobata	13	Major Problems	crowded 1 sided crown
1560	Valley Oak Quercus lobata	10	Fair	
1561	Valley Oak Quercus lobata	9	Extreme Problems	trunk wound bark falling off
1562	Valley Oak Quercus lobata	11	Major Problems	co-dom at 1' leaning leaders
1563	Valley Oak Quercus lobata	10	Major Problems	co dom at 1' incl bark
1564	Valley Oak Quercus lobata	7	Fair	crowded
1565	Valley Oak Quercus lobata	8	Fair	
1566	Interior Live Oak Quercus wislizeni	7	Major Problems	basal decay
1567	Valley Oak Quercus lobata	8	Major Problems	co dom at 2' incl bark
1568	Interior Live Oak Quercus wislizeni	7	Major Problems	co dom at base 1 stem suppressed
1569	Valley Oak Quercus lobata	8	Major Problems	lean bowed trunk
1572	Valley Oak Quercus lobata	8	Fair	
1573	Valley Oak Quercus lobata	6	Major Problems	trunk wound
1574	Valley Oak Quercus lobata	9	Major Problems	3 leaders at base 6.5.3, incl bark
1575	Valley Oak Quercus lobata	8	Fair	crowded
1576	Valley Oak Quercus lobata	10	Fair	open growing
1577	Valley Oak Quercus lobata	10	Fair	open growing
1578	Valley Oak Quercus lobata	9	Major Problems	1 sided crown to west, +1/3 dieback
1579	Valley Oak Quercus lobata	14	Fair	symmetrical crown
1580	Valley Oak Quercus lobata	14	Fair	lean se
1581	Valley Oak Quercus lobata	7	Major Problems	suppressed to south
1582	Valley Oak Quercus lobata	7	Major Problems	crowded lean south
1583	Valley Oak Quercus lobata	14	Fair	co dom at 5'
1584	Interior Live Oak Quercus wislizeni	16	Major Problems	bark & basal
1585	Valley Oak Quercus lobata	8	Major Problems	suppressed by 1588
1586	Interior Live Oak Quercus wislizeni	16	Extreme Problems	basal and trunk decay
1587	Interior Live Oak Quercus wislizeni	23	Major Problems	basal decay co dom at 8'
1588	Valley Oak Quercus lobata	6	Extreme Problems	lean, basal decay
1589	Valley Oak Quercus lobata	16	Major Problems	co dom at 3' low lateral, incl bark
1590	Interior Live Oak Quercus wislizeni	7	Major Problems	co dom at base 2nd stem 7' lean south; co dom at base, 5" other low stem lean
1591	Interior Live Oak Quercus wislizeni	6	Extreme Problems	south
1592	Valley Oak Quercus lobata	12	Fair	in blackberries
1593	Valley Oak Quercus lobata	16	Fair	open growing
1594	Valley Oak Quercus lobata	12	Fair	slight lean south
1595	Valley Oak Quercus lobata	19	Fair	open growing
1596	Valley Oak Quercus lobata	8	Major Problems	3 leaders at base 8, 5, 6 basal decay
1597	Valley Oak Quercus lobata	6	Major Problems	crowded lean south, laterals at base
1598	Valley Oak Quercus lobata	9	Major Problems	2 stems at base 6.6, sprouts at base
1599	Interior Live Oak Quercus wislizeni	10	Extreme Problems	4 stems at base basal decay at 10.4.6.(lean outward)
1600	Interior Live Oak Quercus wislizeni	10	Extreme Problems	3 stems at base 10.4.5.2 7.8.8.7.5.5, basal decay
1601	Valley Oak Quercus lobata	8	Fair	long gall
1602	Valley Oak Quercus lobata	8	Extreme Problems	3 stems at base 8.8.7 basal decay
1603	Valley Oak Quercus lobata	11	Major Problems	3 stems at base 11.8.9 incl bark, lean outward
1604	Valley Oak Quercus lobata	7	Major Problems	2 stems at base 8.7 sprouts
1605	Interior Live Oak Quercus wislizeni	7	Extreme Problems	3 stems at base 6.7.4 basal decay
1606	Valley Oak Quercus lobata	6	Major Problems	3 stems at base 6.4.4 incl bark
1607	Valley Oak Quercus lobata	7	Major Problems	2 stems at base 7.4
1608	Valley Oak Quercus lobata	8	Major Problems	low laterals
1609	Valley Oak Quercus lobata	8	Major Problems	2 stems at base 6.5

Tree Assessment — Costco site, Kier & Wright, Loomis CA, November 2016 — HORT SCIENCE

Tree Number	Common Name / Species	Diameter inches	Condition	Comments
1610	Valley Oak Quercus lobata	8	Major Problems	3 stems at base 6.4.3
1611	Valley Oak Quercus lobata	6	Major Problems	4 stems at base 6.4.3.3
1612	Valley Oak Quercus lobata	7	Fair	
1613	Valley Oak Quercus lobata	8	Major Problems	2 stems at base 6.3
1614	Valley Oak Quercus lobata	10	Major Problems	co dom at base, 12.12.1 leader leans north
1615	Valley Oak Quercus lobata	7	Major Problems	3 stems at base, 7.6, incl bark
1616	Valley Oak Quercus lobata	14	Extreme Problems	2 stems at base basal and trunk decay
1617	Valley Oak Quercus lobata	12	Fair	
1618	Valley Oak Quercus lobata	9	Major Problems	trunk wound, lean south, crowded
1619	Valley Oak Quercus lobata	10	Major Problems	2 stems at base
1620	Valley Oak Quercus lobata	7	Major Problems	4 stems at base 7.7.4.2 incl bark
1621	Valley Oak Quercus lobata	9	Fair	co dom at 7'
1622	Valley Oak Quercus lobata	8	Major Problems	growing under power lines
1623	Valley Oak Quercus lobata	8	Fair	
1624	Valley Oak Quercus lobata	21	Major Problems	4 stems at base 21.20,14 10, basal decay incl bark.
1625	Valley Oak Quercus lobata	7	Major Problems	suppressed by 1624
1626	Valley Oak Quercus lobata	12	Major Problems	suppressed by 1624 leans se
1627	Valley Oak Quercus lobata	8	Fair	low small lateral at base
1628	Valley Oak Quercus lobata	10	Fair	straight leader
1629	Valley Oak Quercus lobata	12	Fair	slight lean south,
1630	Interior Live Oak Quercus wislizeni	21	Extreme Problems	4 leaders at 2', basal decay, incl bark, branch decay
1631	Valley Oak Quercus lobata	16	Fair	2 leaders at 7' incl bark; lean west
1632	Valley Oak Quercus lobata	17	Major Problems	low laterals; incl bark lean outward
1633	Valley Oak Quercus lobata	12	Fair	open growing
1634	Valley Oak Quercus lobata	14	Fair	open growing
1635	Valley Oak Quercus lobata	30	Major Problems	co dom at 8', incl bark, lean west &south.
1636	Valley Oak Quercus lobata	8	Major Problems	lean south, limited leaders
1637	Valley Oak Quercus lobata	9	Fair	crowded
1638	Valley Oak Quercus lobata	14	Major Problems	1 sided crown to west, leans west
1639	Valley Oak Quercus lobata	0	Major Problems	suppressed to west
1640	Valley Oak Quercus lobata	14	Major Problems	co dom at 8', incl bark lean south
1641	Valley Oak Quercus lobata	7	Major Problems	suppressed to west
1642	Valley Oak Quercus lobata	7	Major Problems	crowded leans se
1643	Valley Oak Quercus lobata	13	Major Problems	lean west, +30% dieback
1645	Valley Oak Quercus lobata	14	Major Problems	severe lean west, bowed trunk
1646	Valley Oak Quercus lobata	7	Major Problems	suppressed
1647	Interior Live Oak Quercus wislizeni	7	Major Problems	suppressed west
1648	Valley Oak Quercus lobata	9	Major Problems	dieback
1649	Valley Oak Quercus lobata	9	Major Problems	dieback
1650	Interior Live Oak Quercus wislizeni	14	Major Problems	co dom at 1', dieback
1651	Valley Oak Quercus lobata	0	Major Problems	suppressed se
1652	Interior Live Oak Quercus wislizeni	12	Extreme Problems	2 stems at base, 12, 8, dying
1653	Valley Oak Quercus lobata	9	Major Problems	suppressed west
1654	Valley Oak Quercus lobata	12	Major Problems	lean west
1655	Interior Live Oak Quercus wislizeni	6	Dead	
1656	Valley Oak Quercus lobata	12	Major Problems	suppressed to west
1657	Valley Oak Quercus lobata	11	Major Problems	suppressed to west
1658	Valley Oak Quercus lobata	6	Major Problems	crowded lean west
1659	Interior Live Oak Quercus wislizeni	24	Dead	
1660	Valley Oak Quercus lobata	20	Fair	lean north, base burned by dull and broken branches
1661	Valley Oak Quercus lobata	24	Extreme Problems	decay, bark missing on north trunk, bowed trunk
1662	Interior Live Oak Quercus wislizeni	14	Extreme Problems	under power lines, 3 stems at base, 14, 9.9
1663	Interior Live Oak Quercus wislizeni	0	Extreme Problems	under power lines, 2 stems at base; 12 9
1665	Valley Oak Quercus lobata	14	Extreme Problems	under power lines, topped
1666	Valley Oak Quercus lobata	16	Extreme Problems	under power lines, topped
1667	Valley Oak Quercus lobata	22	Major Problems	lean west, base decay
1668	Valley Oak Quercus lobata	20	Major Problems	ivy on trunk, dieback
1670	Interior Live Oak Quercus wislizeni	36	Major Problems	Multi-leaders at base, included bark, basal decay, low laterals, crossing branches
1671	Interior Live Oak Quercus wislizeni	10	Fair	co-dom low laterals

Tree Assessment — Costco site, Kier & Wright, Loomis CA, November 2016 — HORT SCIENCE

Tree Number	Common Name / Species	Diameter inches	Condition	Comments
1672	Interior Live Oak Quercus wislizeni	9	Major Problems	suppressed, growing at base of 1673
1673	Valley Oak Quercus lobata	13,14,14,17	Extreme Problems	4 leaders at base, next to 1672, included bark, basal decay, outward leaning leaders
1674	Interior Live Oak Quercus wislizeni	11	Major Problems	low co-dom at 1', overgrown by 1673
1675	Valley Oak Quercus lobata	5.4	Major Problems	Undersized, crowded, 1-sided crown
1676	Valley Oak Quercus lobata	16 at 1'	Major Problems	co-dome at 1', included bark
1677	Valley Oak Quercus lobata	17	Major Problems	co-dome at 6', heavy line clearance pruned
1678	Valley Oak Quercus lobata	14	Major Problems	Line clearance pruned, suppressed leader
1679	Valley Oak Quercus lobata	9	Fair	under power lines, smaller diameter branches and terminal line clearance pruned, not to standard stubs

NO.	REVISION	BY	NO.	REVISION	BY
△			△		
△			△		
△			△		
△			△		
△			△		

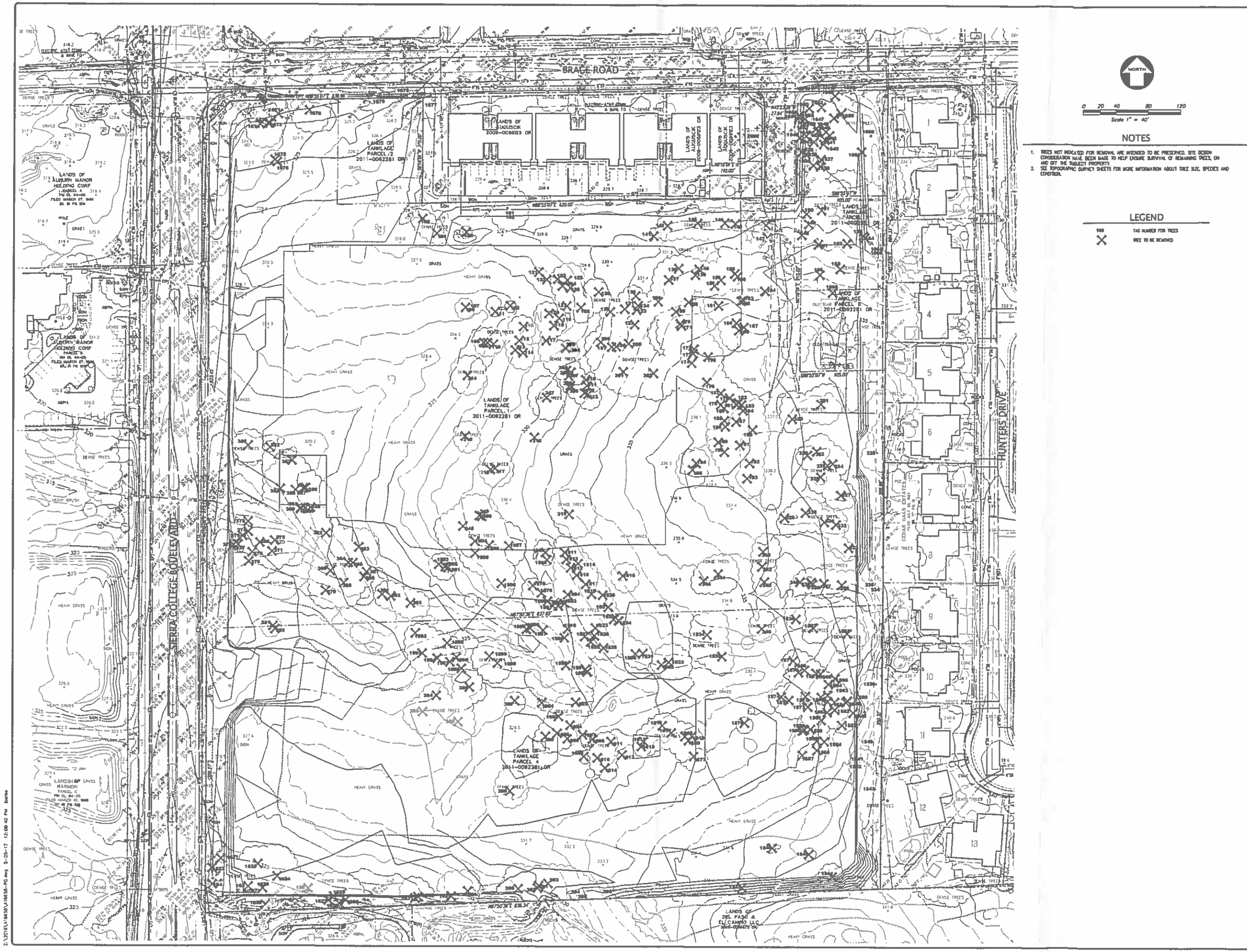
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

TOPOGRAPHIC SURVEY
OF
SIERRA COLLEGE BOULEVARD & BRACE ROAD
FOR
COSTCO WHOLESALE CORP.

LOOMIS, CALIFORNIA

DATE	OCTOBER, 2016
SCALE	1" = 40'
SURVEYOR	R.J.H.
DRAFTER	H.L.
JOB NO.	A16658
SHEET	C3
OF 8	SHEETS

Exhibit F



NORTH

0 20 40 80 120

Scale 1" = 40'

NOTES

1. TREES NOT INDICATED FOR REMOVAL ARE INTENDED TO BE PRESERVED. SITE DESIGN CONSIDERATION HAVE BEEN MADE TO HELP ENSURE SURVIVAL OF REMAINING TREES, ON AND OFF THE SUBJECT PROPERTY.
2. SEE TOPOGRAPHIC SURVEY SHEETS FOR MORE INFORMATION ABOUT TREE SIZE, SPECIES AND CONDITION.

LEGEND

900	TAG NUMBER FOR TREES
×	TREE TO BE REMOVED

NO.	REVISION	BY

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

PRELIMINARY SITE DEMOLITION PLAN
OF
SIERRA COLLEGE BOULEVARD & BRACE ROAD
FOR
COSTCO WHOLESALE CORP.

LOOMIS, CALIFORNIA

DATE	OCTOBER, 2016
SCALE	1" = 40'
SURVEYOR	R.J.H.
DRAFTER	H.L.
JOB NO.	A16658
SHEET	C4
OF	3 SHEETS

Exhibit G

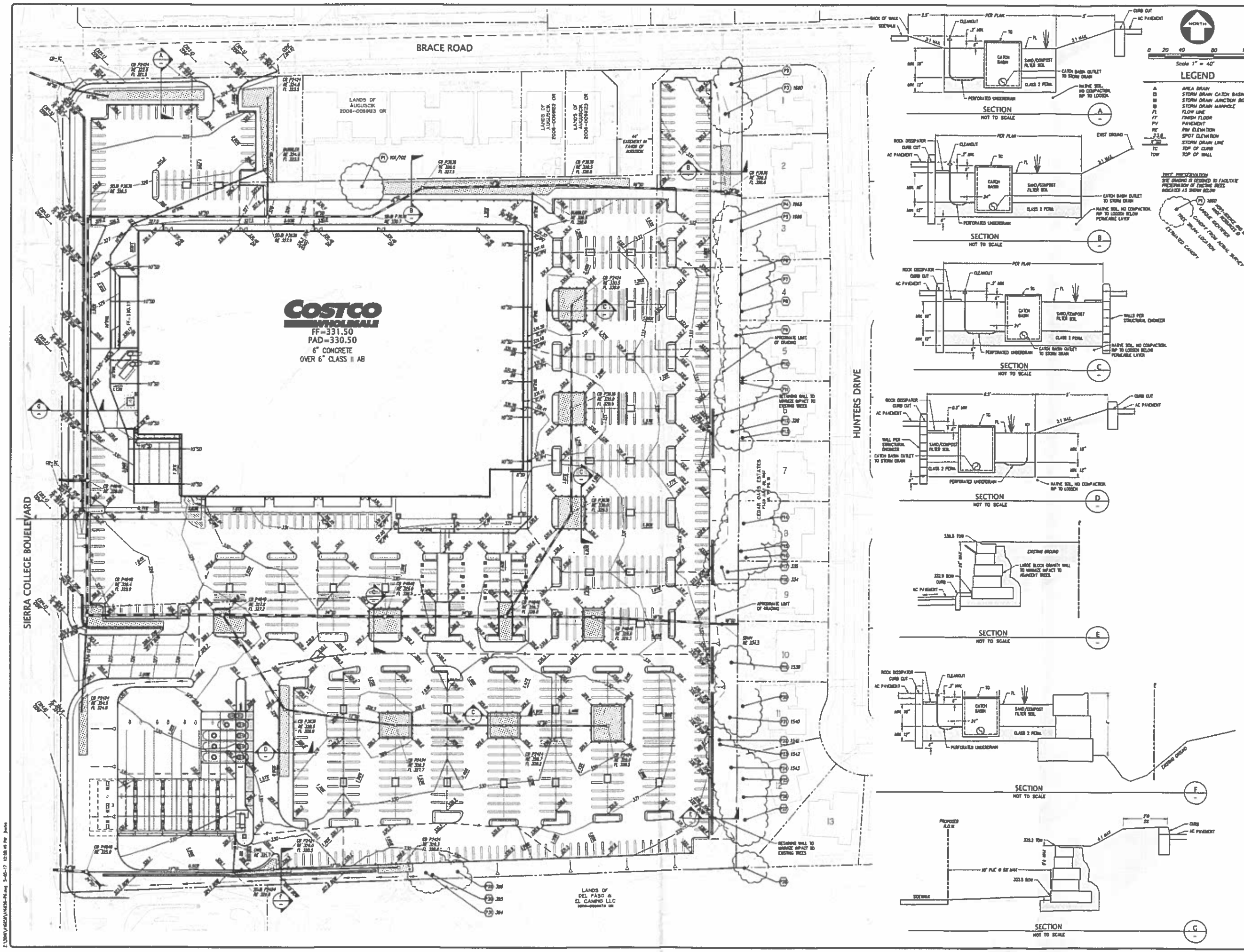
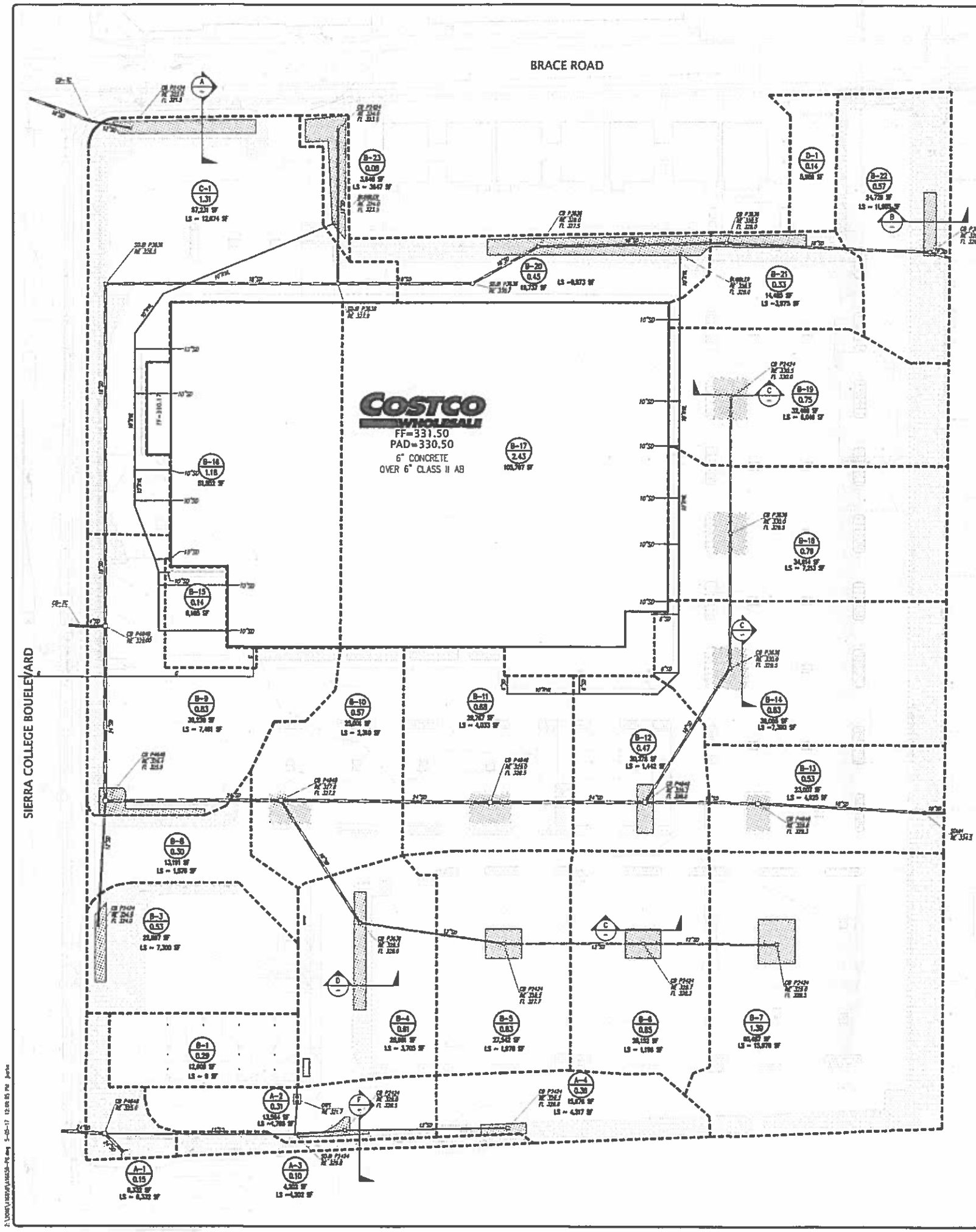
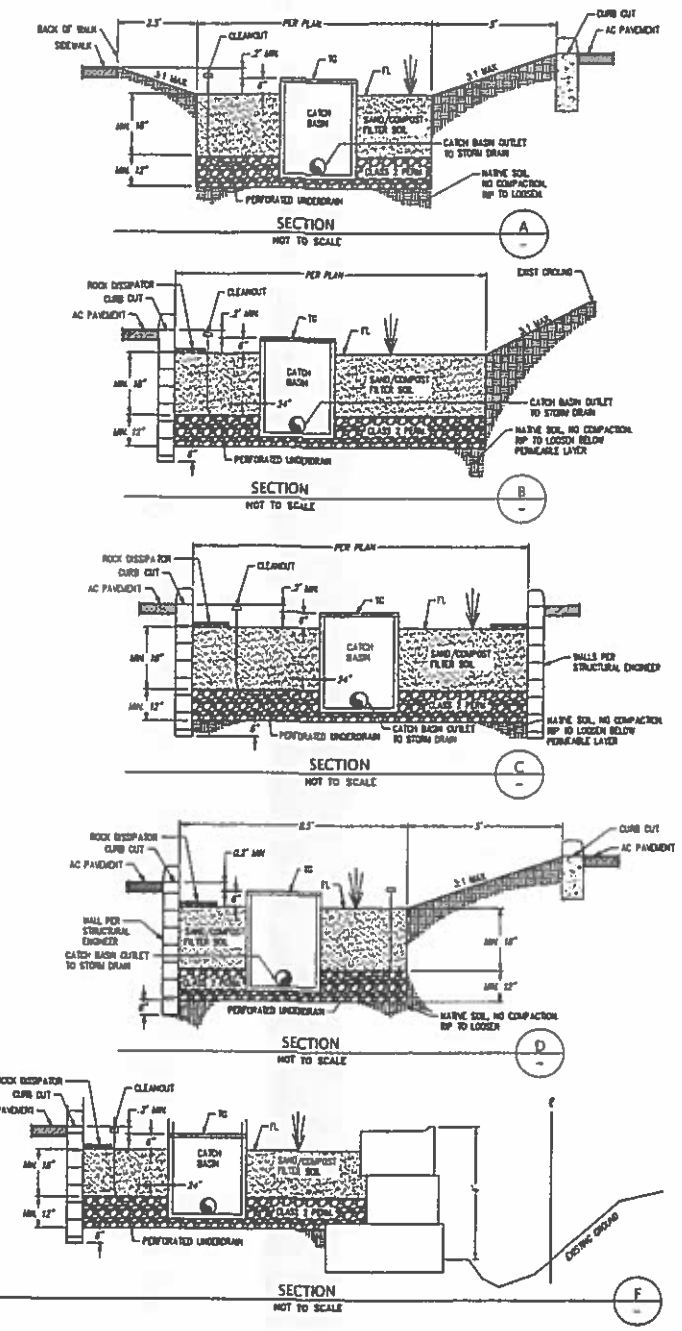

BRACE ROAD
SIERRA COLLEGE BOULEVARD
HUNTERS DRIVE
COSTCO WHOLESALE
FF=331.50
PAD=330.50
6" CONCRETE
OVER 6" CLASS II AB
LANDS OF AUGUSCIK
LANDS OF DEL PASO & EL CAMINO LLC
NORTH
Scale 1" = 40'
LEGEND
AREA DRAIN
STORM DRAIN CATCH BASIN
STORM DRAIN JUNCTION BOX
STORM DRAIN MANHOLE
FLOW LINE
FINISH FLOOR
PAVEMENT
RIM ELEVATION
SPOT ELEVATION
STORM DRAIN LINE
TOP OF CURB
TOP OF WALL
SECTION
NOT TO SCALE
TREE PRESERVATION
SITE GRADING IS DESIGNED TO FACILITATE PRESERVATION OF EXISTING TREES INDICATED AS SHOWN BELOW
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796
PRELIMINARY GRADING AND DRAINAGE PLAN
OF
SIERRA COLLEGE BOULEVARD AND BRACE ROAD
FOR
COSTCO WHOLESALE CORP.
LOOMIS, CALIFORNIA
DATE 04/14/2017
SCALE 1" = 40'
DESIGNER SJH
JOB NO. A16658
SHEET C5
OF 6 SHEETS

Exhibit H





STORMWATER TREATMENT SIZING

DMA I.D.	DMA Total Area (SF)	Landscape Area (SF)	Impervious Area (SF)	Bioretention Required 3.8% (SF)	Bioretention Provided (SF)	Comments
A-1	6,332	6,332	0	0	0	
A-2	13,564	1,795	11,769	424	458	
A-3	4,202	4,202	0	0	0	
A-4	15,676	4,317	11,359	409	430	
B-1	12,606	0	12,606	454	0	Drains to B-4
B-2	0	0	0	0	0	Not Used
B-3	22,997	7,300	15,697	565	710	
B-4	26,681	3,705	22,976	827	1284	Also treats B-1
B-5	27,542	1,978	25,564	920	952	
B-6	28,152	1,996	26,156	942	952	
B-7	60,487	15,979	44,508	1602	1428	
B-8	13,191	1,576	8,187	295	0	Driveway
B-9	36,238	7,461	28,777	1036	1090	
B-10	23,021	1,710	21,791	784	886	
B-11	29,767	4,033	25,734	926	1092	
B-12	20,278	1,442	18,836	678	713	
B-13	23,007	4,925	18,082	651	760	
B-14	36,065	7,390	28,675	1032	1242	
B-15	6,165	0	6,165	222	0	Drains to B-23
B-16	51,552	0	51,552	1856	0	Drains to B-23
B-17	105,797	0	105,797	3809	0	Drains to B-20
B-18	34,614	7,213	27,401	986	1242	
B-19	32,466	6,046	26,420	951	1242	
B-20	19,737	8,873	10,864	391	4556	Also treats B-17, B-21
B-21	14,485	3,975	10,510	378	1025	Drains to B-20
B-22	34,726	11,985	12,741	459	720	
B-23	3,648	3,648	0	0	2098	Also treats B-15, B-16
C-1	57,231	12,674	44,557	1604	1623	
D-1	5,986	0	5,986	0	0	not disturbed
SubTotals	758,193	132,053	622,710	22,202	24,503	
					2,301	difference

Estimated Tree Count	235
Retained Tree Canopy	23,582 (sf)

Bioretention Ratio (calculated from SWQCP workbook)

Bioretention	24,503
Impervious	622,710
calculated ratio	0.0393

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STORM WATER QUALITY CONTROL PLAN
OF
SIERRA COLLEGE BOULEVARD AND BRACE ROAD
FOR
COSTCO WHOLESALE CORP.
LOOMIS, CALIFORNIA

DATE	04/14/2017
SCALE	1" = 40'
DESIGNER	SJH
JOB NO.	A16658
SHEET	C7
OF	6 SHEETS