

Notice of Preparation

Notice of Preparation

To: State Clearinghouse From: Town of Loomis
Responsible & Trustee Agencies P.O. Box 1330
Interested Parties ^(Address) Loomis, CA 95850 ^(Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

The Town of Loomis will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

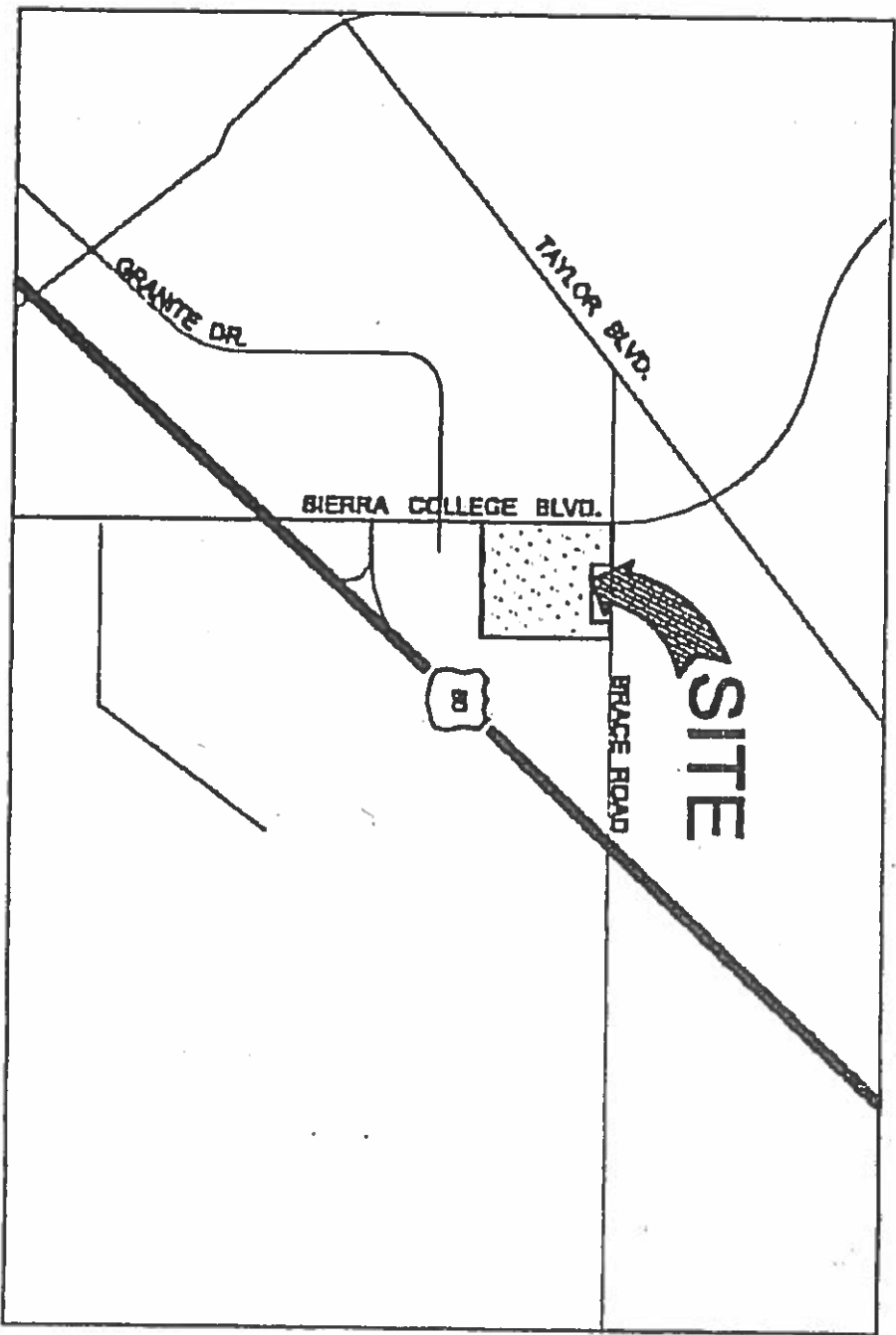
Please send your response to Bob King, Town Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Costco Warehouse and Fuel Facility

Project Applicant, if any: Costco Wholesale

Date May 15, 2017 Signature John L. Phillippe
Title Interim Town Manager
Telephone 916-652-1840

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



Vicinity Map

Scale: N.T.S.



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.

COSTCO PROJECT DESCRIPTION:

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 performing 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.
- CO₂ 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 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 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 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 storm drainage facilities on site to capture and treat runoff.

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

7. Are there any known natural economic mineral resources on the project site? (sand, gravel, mineral deposits, etc.) Yes No 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 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 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 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 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 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 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 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 College 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 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 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.
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11. Will there be company vehicles associated with the project? Yes No If yes, describe the number and type of vehicles and the parking that will be provided for these vehicles (see 10, above).
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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.
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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.
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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 If yes, describe. A search of the CNDDDB 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 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 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 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 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 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 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 generated 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 second 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 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.

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