

CEQA Scoping Meeting

El Dorado Hills Costco

Owner: Costco Wholesale Corporation

Applicant: Urban Planning Partners, Inc.

Project Numbers: PROJ21-0003 / PD15-0001; CUP23-0012; V22-0001



MARCH 10, 2025

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

Agenda

- Introductions
- Meeting Logistics - Listening Session, Not Q&A Format
- Project Review Process & Project Description
- Overview of CEQA and Environmental Review Process
- Identify Issues to be Evaluated in the EIR
- How to Submit Comments
- **Public Input**



Introductions

- County Staff
 - Ande Flower, Discretionary Planning Manager
 - Cameron Welch, Senior Planner
- Environmental Consultant
 - Pat Angell, Principal-in-Charge, Ascent
 - Kaitlin Roberts, Project Manager, Ascent

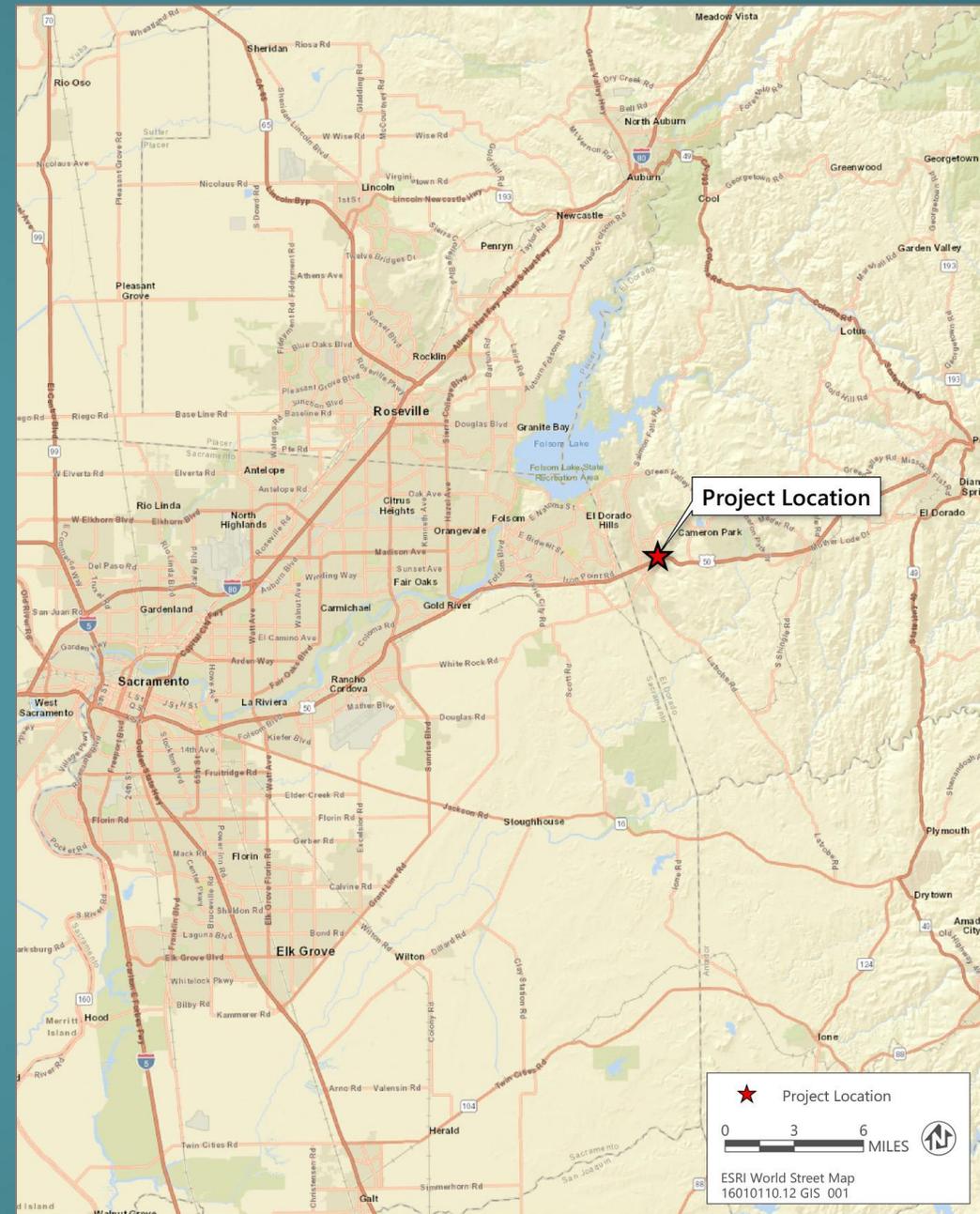
Project Review Process

1. Project Submitted
2. Reviewed for complete submittal
3. Notice of Preparation (DEIR)– 30-day public review
4. Notice of Availability for Draft EIR, generally– 45-day public review
5. Public Hearing, generally– 10-day public review



Project Description

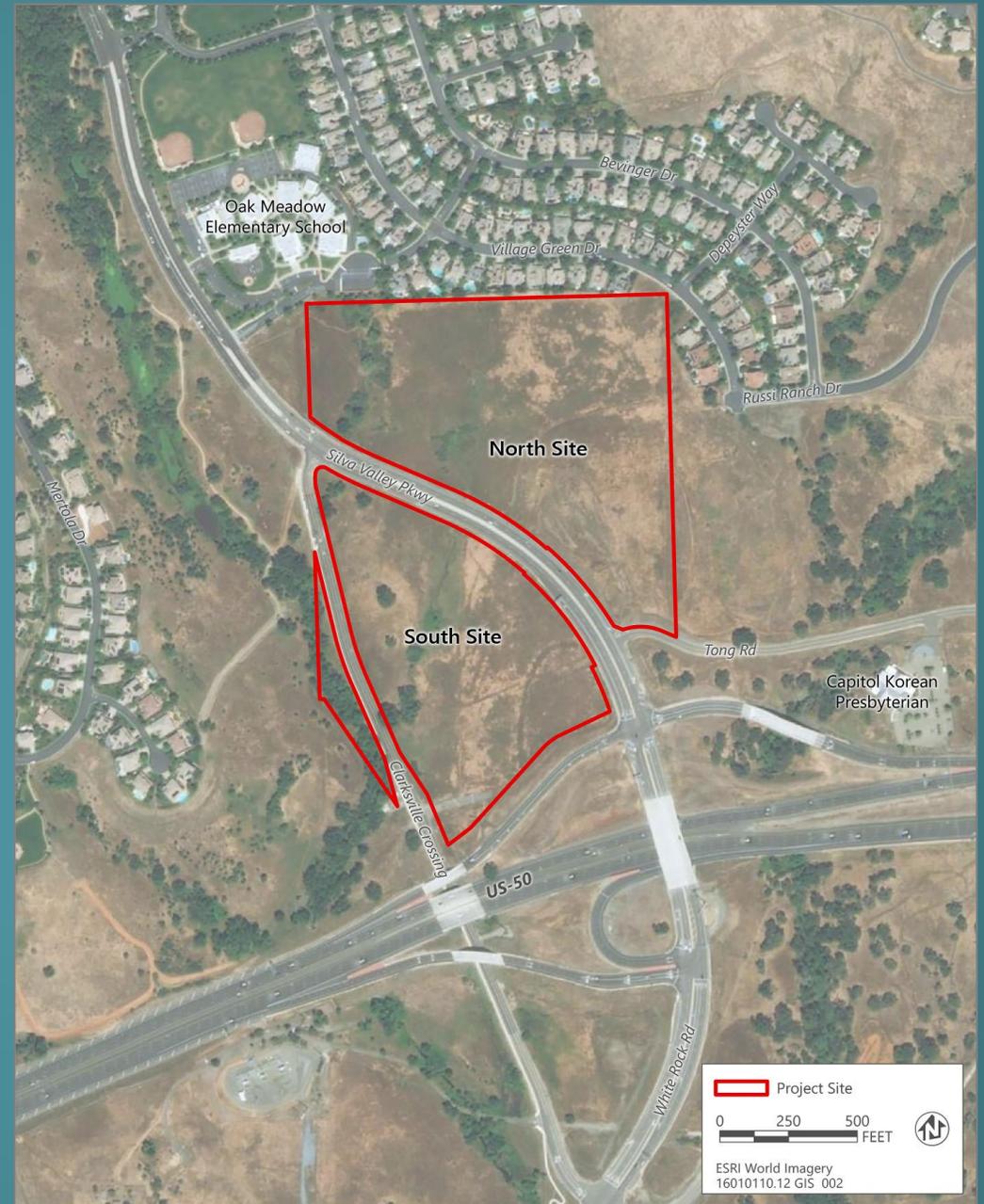
- Location: Unincorporated El Dorado County, near Silva Valley Parkway, north of U.S. 50 in El Dorado Hills
- Site Size: 43.26 acres total (North Site: 24.83 acres, South Site: 18.42 acres)
- Proposed Development
 - Costco Warehouse (apprx 165,000 square feet)
 - Fuel Facility (3.29 acres with 32 fueling positions)
 - Parking structure and surface parking (apprx 760 spaces on the South Site, apprx 70 employee spaces on the North Site)
 - Remainder area on the North Site for future development and the extension of County Club Drive (not part of the current proposal)

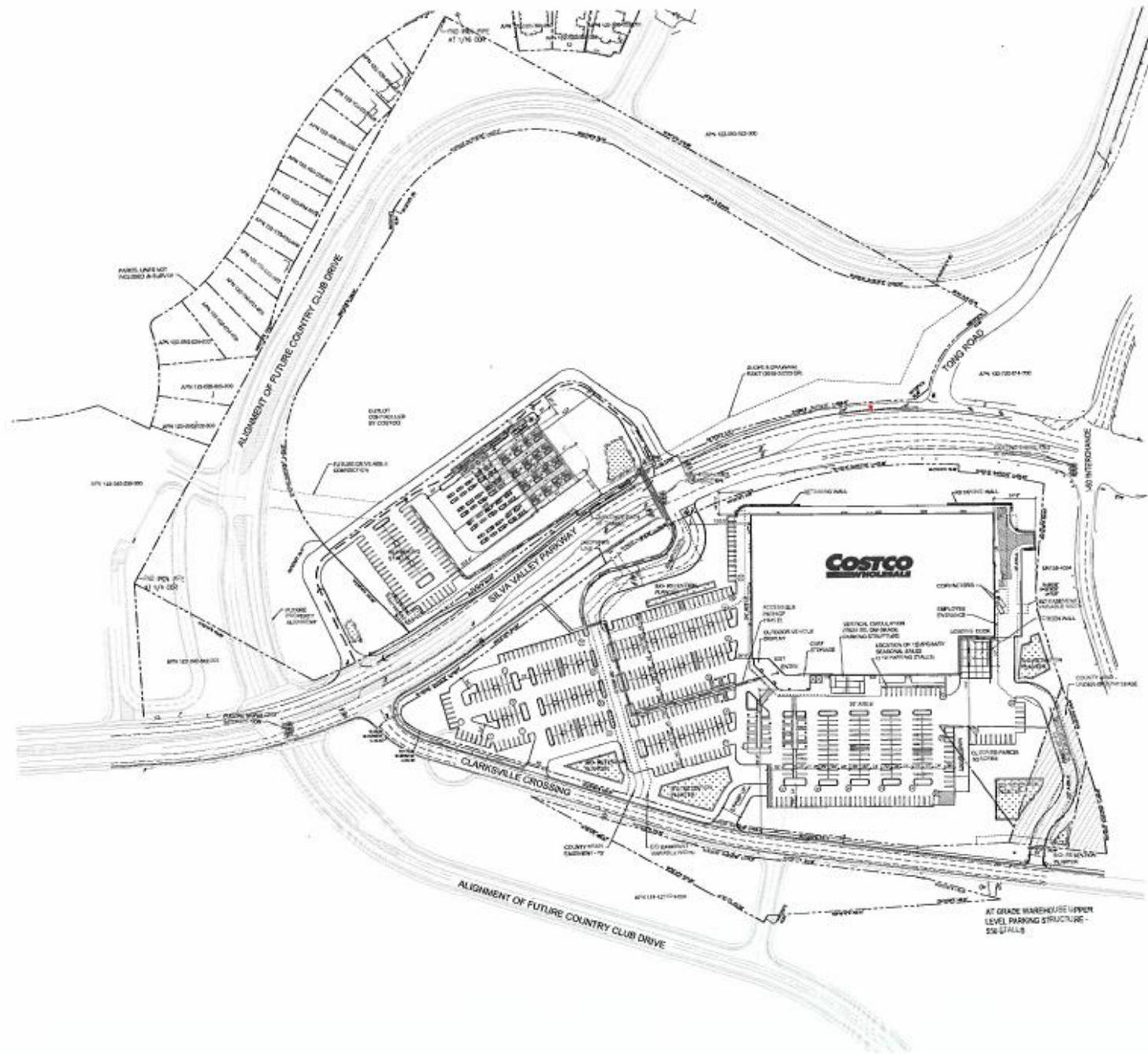


Project Description (cont.)

- Requested Entitlements
 - Planned Development Permit (PD15-0001)
 - Conditional Use Permit (CUP23-0012) for tire center, outdoor vehicle display, holiday tree sales
 - Variance (V22-0001) for additional building-attached signage area
- Key Infrastructure/Activities
 - Annexation into El Dorado Irrigation District (water/sewer) and El Dorado Hills Fire Dept (fire protection services)
 - Tree removal & in-lieu fees
 - Stormwater drainage, lighting, signage, etc.

Note: The future extension of Country Club Drive is a separate County project





PROJECT DATA

CLIENT: COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

PROJECT ADDRESS: SILVA VALLEY PARKWAY
EL DORADO HILLS, CA

SITE DATA:

COSTCO WHSE SITE AREA: 17.05 ACRES (742,689 SF)
INCLUDES:
CL ZONED PARCEL: 0.52 ACRES
EDH NORTH SITE AREA: 24.83 ACRES (1,081,692)
INCLUDES:
COSTCO FUEL SITE AREA: 3.29 ACRES (143,261)
COSTCO OUT PARCEL: 13.79 ACRES (600,563)
FUTURE COUNTRY CLUB LANE PARCEL: 7.75 ACRES (337,868)
JURISDICTION: EL DORADO COUNTY
ZONING: CR-PD, CL

CR-PD SETBACKS:	REQUIRED	NORTH	SOUTH
FRONT:	20'	20'	20'
SIDE:	30'	30'	5'
REAR:	30'	30'	5'
	ACTUAL	NORTH	SOUTH
FRONT:	60'-3"	44'-11"	
SIDE:	133'	N/A	
REAR:	47'-1"	N/A	

MAXIMUM ALLOWABLE BUILDING HEIGHT: 50'
MAXIMUM ALLOWABLE FLOOR AREA RATIO (FAR): 0.85

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 155,000 SF
INCLUDES:
WAREHOUSE: 155,000 SF
TIRE CENTER: 3,000 SF
BUILDING ENVELOPE: 2,000 SF
NET OPEN CANOPY: 5,000 SF
BELOW GRADE PARKING STRUCTURE: 100,000 SF

PARKING DATA:

TOTAL PARKING: 831 STALLS

INCLUDES:

MAIN LEVEL PARKING PROVIDED:

⊙ 10' WIDE STALLS: 530 STALLS
⊙ ACCESSIBLE STALLS: 19 STALLS

BELOW GRADE STRUCTURE PARKING PROVIDED:

⊙ 10' WIDE STALLS: 214 STALLS

FUEL PARCEL PARKING PROVIDED:

⊙ 10' WIDE STALLS: 68 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.23 STALLS

NOTES:

EXISTING CONDITIONS TO BE FIELD VERIFIED.
SOLAR PANELS WILL BE INCLUDED AS PART OF THE PROJECT. IT HAS YET TO BE DETERMINED AT THIS TIME IF THE SOLAR PANELS WILL BE ROOFTOP, A SEPARATE STRUCTURE, OR A COMBINATION OF BOTH.

CEQA

- California Environmental Quality Act
- Public participation is essential
- Public disclosure process
- Applies to discretionary decisions by public agencies
- Requires consideration of physical environmental effects and measures to avoid or mitigate environmental impacts
- Certification of EIR does not indicate project approval



What an EIR Does and Does Not Do

An EIR Does...

- Disclose potential effects of project on environment
- Identify mitigation measures
- Describe feasible alternatives to proposed project

An EIR Doesn't...

- Require mitigation for existing environmental conditions
- Advocate for project under evaluation
- Require project denial due to significant environmental impacts
- Address economic and social issues (e.g., property values)



CEQA Process

- Notice of Preparation (NOP)
 - Comment period open from February 28, 2025 - March 31, 2025
- • Scoping Meeting (today)
- Draft EIR
 - Will have at least a 45-day public review period
- Final EIR
 - Will respond to all comments received during Draft EIR review period
- Project Decision



Issues to be Evaluated in the EIR

- Aesthetics
- Air Quality
- Archaeological & Historic Resources
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire



Issues NOT Evaluated in the EIR

- Agricultural and Forestry Resources - no agricultural or forestry resources would be affected because these resources do not exist on the project site.
- Mineral Resources - no mineral resources would be affected because these resources do not exist on the project site.



Public Comment Tonight

RULES:

- Please limit verbal comments to 3 minutes.
- A reminder will be provided when you have 30 seconds to wrap up your comment.
- A beep/chime will sound when 3 minutes is up.
- Each attendee may speak only once.



How to Submit Written Comments

- Email: EDHCostco@edcgov.us
- Mail: Cameron Welch, Senior Planner
County of El Dorado Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

Comments must be received by 5:00 p.m. on Monday, March 31, 2025

