



## REVISED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**Date:** February 25, 2025

**To:** Agencies and Interested Parties

**From:** Cameron Welch, Senior Planner, County of El Dorado

**Subject:** **Revised Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the EDH Costco (Application Nos. Planned Development Permit PD15-0001, Conditional Use Permit CUP23-0012, and Variance Application V22-0001), SCH #2021080402**

**Review Period:** February 28, 2025, to March 31, 2025

The County of El Dorado (acting as the Lead Agency) previously released a Notice of Preparation on August 23, 2021 (2021 NOP) for the preparation of an Environmental Impact Report (EIR) for the proposed EDH-52 Commercial Center located in unincorporated El Dorado County (County). Since release of the 2021 NOP, the project has been revised and now includes a new Costco Wholesale Member Warehouse retail store, Costco Wholesale fuel facility, and associated site improvements on Silva Valley Parkway (collectively referred to as the Costco Wholesale project), just north of US Route 50 (US 50) in El Dorado County. Additionally, the project name has been changed from “EDH-52” to “EDH Costco.” As a result, the County of El Dorado is releasing this Revised NOP to re-initiate the environmental scoping process in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21080.4) and CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental effects to allow public agencies, organizations, tribes, and interested members of the public the opportunity to provide a meaningful response related to the scope and content of the EIR, including feasible mitigation measures and project alternatives that should be considered in the EIR (CEQA Guidelines, 14 CCR Section 15082[b]). The proposed project and location are briefly described below.

### PROVIDING COMMENTS

El Dorado County is soliciting written comments from public agencies, organizations, tribes, and individuals regarding the scope and content of the environmental document. Because of time limits mandated by State law, comments should be provided at the earliest possible date, but no later than 5:00 p.m. on, March 31, 2025. Please send all comments to:

Cameron Welch, Senior Planner  
County of El Dorado Planning and Building Department  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
Email: [EDHCostco@edcgov.us](mailto:EDHCostco@edcgov.us)

Agencies that are responsible agencies or trustee agencies will need to use the EIR when considering permits or other approvals for the project. Such agencies should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include **“EDH Costco NOP Comment”** in the subject line, and the name and physical address of the commenter in the body of the email.

## **PROJECT SITE AND LOCATION**

The project site is in an unincorporated area of El Dorado County, in the El Dorado Hills area (Figure 1). As shown in the aerial photo of the project site (Figure 2), the project site is north of U.S. Highway 50 (U.S. 50) and is bisected by Silva Valley Parkway, resulting in a North Project Site area (North Site) and a South Project Site area (South Site). The project site encompasses 43.26 acres, including Assessor’s Parcel Numbers (APNs) 122-720-002, -003, -018, -019, -020, and -021, and is undeveloped/vacant. APN 122-720-21 (6.57 of 7.75 acres) is primarily reserved for the future extension of County Club Drive to Silva Valley Parkway, which is not part of the project. Existing land uses near the project site include undeveloped/vacant land, single-family residences, an elementary school (Oak Meadow Elementary) to the north; U.S. 50 to the south; a church (Capital Korean Presbyterian), single-family residential, undeveloped/vacant land, and Tong Road to the east; and Clarksville Crossing and open space area to the west.

The North Site comprises 24.83 acres and the South Site is 18.42 acres; and the General Plan Land Use Designation for both areas is Commercial (C). The North Site is currently zoned Commercial Regional – Planned Development (CR-PD). The South Site is predominantly zoned CR-PD and includes two small parcels zoned Commercial Limited (CL) and Transportation Corridor (TC), respectively.

## **UPDATED PROJECT DESCRIPTION**

The revised project includes a new Costco Wholesale Member Warehouse retail store (warehouse retail store), Costco Wholesale fuel facility (fuel facility), and associated site improvements. The warehouse retail store is proposed for the South Site and the fuel facility and Costco employee parking is proposed on the North Site. The remainder of the North Site would include a 13.79-acre outparcel that is not planned for development at this time. The following are the anticipated requested entitlements:

- Planned Development Permit (PD15-0001) for a Costco Wholesale Member Warehouse retail store and Costco Wholesale fuel facility.
- Conditional Use Permit (CUP23-0012) for a tire center, outdoor vehicle display, and recurring outdoor Christmas Tree sales.
- Variance (V22-0001) to allow building-attached signage square footage area beyond the current allowance in the El Dorado County Zoning Ordinance.

Additionally, a few pre-construction activities include: Tree permit for selective removal of on-site trees within the development envelope and authorization for the payment of in lieu fees to compensate for tree removal; Lot Line Adjustment to be submitted to the County Surveyor for the adjustment of property lines, and an applicant-led annexation of the site into the El Dorado Irrigation District (EID) and El Dorado Hills Fire Department (formally known as the El Dorado Hills County Water District) service boundaries to be considered by the El Dorado Local Agency Formation Commission.

The revised site plan for the project (Figure 3), shows development currently proposed on the South Site and a portion of the North Site. The remainder of the North Site is not proposed for any development in connection with the project and would remain vacant. Any future development of the North Site beyond the fuel facility would require further applications filed with, and approvals by, the County, as well as associated review of potential environmental impacts under CEQA.

## **North Site**

Approximately 3.29 acres (143,261 square feet) of the North Site would include a members-only Costco Wholesale fuel facility and Costco employee parking. The fuel facility would include an approximate 11,668 square-foot open canopy and an approximate 125 square-foot controller enclosure. There would be four covered fueling bays, each with four two-sided fuel dispensers to provide fueling for up to eight cars at each island for a total of 32 fuel positions. The Costco employee parking area would include approximately 70 spaces. The remainder of the North Site is not proposed for development in connection with the project.

Two access points to the fuel facility would be provided: A restricted right-in and right-out access from Silva Valley Parkway and a new four-way signalized intersection at Silva Valley Parkway and the driveways into the fuel facility and Costco Warehouse retail store parking lot. At a date yet to be determined, future access would also be provided to the planned extension of Country Club Drive. The extension of Country Club Drive, which is not a part of this proposed project, is a County Capital Improvement Project (No. 36105008) and would be constructed by the County at a future date.

## **South Site**

The South Site would include up to approximately 165,000 square feet of building area planned to be constructed as a Costco Wholesale Member Warehouse retail store. Within the warehouse retail store, Costco would offer optical exams and optical sales, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales, and tire sales and installation. Temporary outdoor sales may occur within the parking field adjacent to the warehouse for seasonal Christmas tree sales during the months of November and December. The warehouse is proposed to include one customer entrance to the main Costco store, which would be located at the northwest corner of the building. The tire center would have bay doors accessible from outside of the warehouse, though the tire center sales area would be accessible through the warehouse retail building. A promotional vehicle may be on display near the customer entrance to the building. This vehicle would be used to promote online or offsite vehicle sales; no vehicles are proposed to be sold on site. The South Site would also include a parking structure and surface parking, which are further described below. Development on the South Site would exclude the 1.38-acre area located west of Clarksville Crossing where no development is proposed.

The South Site has been designed to accommodate the existing slope of the site by locating the Costco warehouse retail building in the southeast corner of the site, where the elevation of existing streets adjacent to the site are the highest. Parking would be provided in two at-grade parking lots and one subterranean (below-grade) parking lot structure beneath one of the at-grade lots. Vehicle access to this lower-level parking structure would be provided by a ramp on the north side of the structure from Clarksville Crossing and a ramp on the south side of the structure from the above at-grade parking lot. The below-grade parking structure would include approximately 200 to 230 spaces. A pedestrian ramp would provide pedestrian access from the below-grade level up to the at-grade parking and entry to the warehouse retail building. The below-grade parking structure and at grade parking lots together would include approximately 760 spaces in total parking to serve the South Site.

It is anticipated that the warehouse retail store and fuel facility would employ approximately 250 to 300 employees. The warehouse retail store hours are anticipated to be 9:00 a.m. to 8:30 p.m. Monday through Friday and 9:00 a.m. to 7:00 p.m. Saturday and Sunday. The fuel facility hours have yet to be determined.

The primary customer vehicle entrance to the South Site would be from a signalized intersection via the main driveway at Silva Valley Parkway. There would also be an intersection at Silva Valley Parkway and Clarksville Crossing that would provide a left-hand turn pocket for vehicles traveling northbound on Silva Valley Parkway to make a left turn onto Clarksville Crossing. From Clarksville Crossing, there would be three driveways providing access to the parking areas of the South Site. The intersection set-up of Silva Valley Parkway and Clarksville Crossing would remain in place until the County constructs the Country Club Drive extension. After completion of the Country Club Drive extension, Clarksville Crossing's existing connection to Silva Valley Parkway would be eliminated.

## **Delivery Truck Ingress/Egress**

Delivery truck access would be allowed at all driveway locations depending on the size of the delivery truck and direction of travel for both the North Site and South Site. Most trucks delivering to the warehouse retail building would access the site at the southwest driveway on Clarksville Crossing near the receiving docks. Fuel trucks accessing the North Site would enter at the northern right-in/right-out driveway on Silva Valley Parkway and exit at the proposed signalized main driveway on Silva Valley Parkway.

## **Loading**

The receiving dock of the warehouse retail building would be located at the southwest corner of the building. The bay doors would be equipped with sealed gaskets to limit noise impacts. A smaller on-grade door would also be located on the south side of the building. This on-grade door is to receive bread deliveries and single-unit or box shipping and delivery trucks. A transformer and two trash compactors would also be located along the south edge of the warehouse building. Dense landscape material would screen this area.

## **Signage**

The project also proposes signage to include approximately 1,300 square feet of combined building-attached signage for the warehouse retail store on the South Site and the fuel facility on the North Site.

## **Lighting**

The warehouse and employee parking lot would be illuminated with standard downward LED fixtures affixed to a 36-6" light pole. Parking lot light standards are designed to provide even light distribution for vehicle and pedestrian safety, with lighting fixtures of a "shoe-box" style. The parking lot lights would be timer controlled to limit lighting after the warehouse has closed and most employees are gone from the warehouse. Parking lot lighting would then only remain on to provide security and emergency lighting. Lighting fixtures would also be located on the exterior of the building approximately every 40 feet to provide safety and security. Parking and site lighting would incorporate the use of cutoff lenses to keep light from overflowing beyond the South Site boundaries. Lights on the fuel facility would be recessed into the canopy to provide both lighting during operating hours and lower-level security lighting after hours. No direct light from any light source on either site may fall outside the property line or into the public right-of-way

## **Utilities/Services**

Both the North Site and the South Site would need to be annexed into EID to acquire sanitary sewer and water service. EID stated in its September 14, 2023, Facilities Improvement Letter (FIL) that there should be adequate water supply and sewer capacity available to serve a similar type of project. The project will tie into the existing 18-inch potable water main and the 21-inch gravity sewer line in Clarksville Crossing. An updated Facilities Improvement Letter will be requested through EID at the appropriate time.

Sanitary service and potable water for the North Site would be provided by EID sanitary sewer and water lines that cross the South Site. Reclaimed water is available for non-potable irrigation use and would be provided by extending an existing reclaimed line in Silva Valley Parkway north of the project site.

The on-site drainage system will connect to El Dorado County's storm drain infrastructure in Clarksville Crossing. The project proposes bioretention planters for LID treatment of stormwater runoff.

The property would also need to be annexed into the El Dorado Hills Fire Protection District prior to building permit issuance.

Dry utilities (electric, gas, telephone, and cable TV) will be provided from existing infrastructure located to the north of the project site in Silva Valley Parkway. Dry utilities will need to be extended along the frontage of both the North Site and the South Site.

Additional project information can be accessed via the following web link:

<https://edc-trk.aspgov.com/etrakit/>

## POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to the CEQA Guidelines, 14 CCR Section 15063(a), the County has determined that an EIR is required for the project and has elected to not prepare an initial study. The County anticipates that the EIR will address the following topic areas:

- Aesthetics
- Air Quality
- Archaeological and Historic Resources
- Biological Resources
- 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
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Based on a preliminary analysis, the County has determined that impacts to the following topics would not be significant. Therefore, these topics will not be analyzed further 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.

Unless specific comments are received during the revised NOP public comment period that indicate a potential for the project to result in significant impacts, these topics will not be analyzed further in the EIR.

## SCOPING MEETING

The County of El Dorado will hold a scoping meeting to receive comments regarding the scope and content of the environmental document and answer general questions regarding the environmental process. The meeting will be on March 10, 2025 from 6:00 p.m. to 8:00 p.m. at the El Dorado Hills Fire Station, Station 85, located at 1050 Wilson Boulevard, El Dorado Hills, CA 95762.

Written comments regarding the scope and content of the environmental document may be submitted throughout the scoping period, which closes at 5:00 p.m. on March 31, 2025.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact Planning Services at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us).



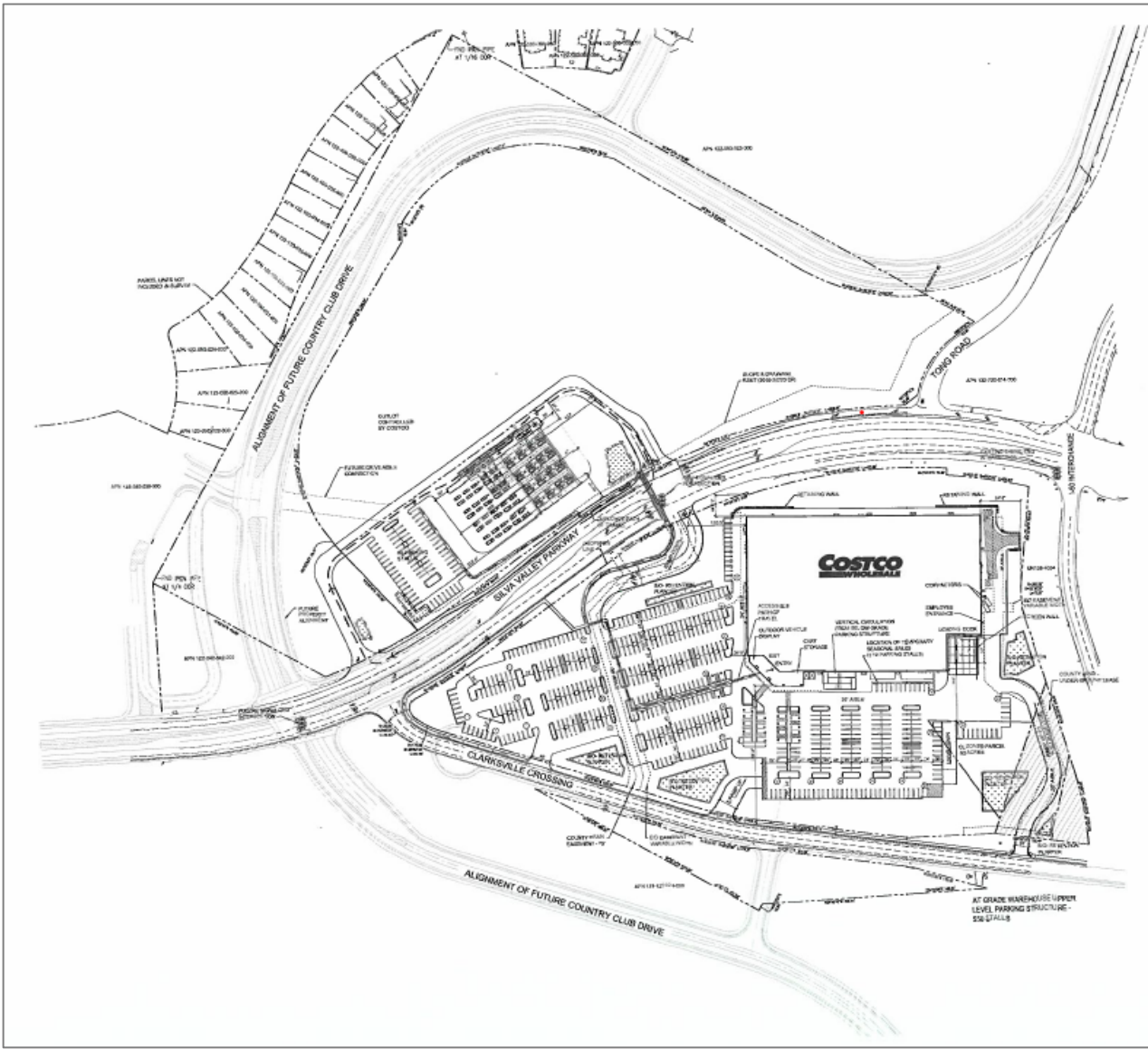
Source: adapted by Ascent in 2021

**Figure 1 Regional Location**



Source: adapted by Ascent in 2021

**Figure 2 Project Site**



**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'	
SIDE:	5'	5'	
REAR:	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: 165,000 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
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FUEL PARCEL PARKING PROVIDED:

⊙ 10' WIDE STALLS	68 STALLS
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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.

Source: Image produced and provided MG2 in January, 2025

**Figure 3 Project Site Plan**