

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021080402**Project Title:** EDH Costco

Lead Agency: El Dorado County

Contact Person: Cameron Welch, Senior Planner

Mailing Address: 2850 Fairlane Court, Building C

Phone: 530-621-5355

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado

City/Nearest Community: El Dorado Hills

Cross Streets: Silva Valley Parkway and Clarksville Crossing

Zip Code: 95762

Longitude/Latitude (degrees, minutes and seconds): 38 ° 39 ' 37.04 " N / 121 ° 03 ' 19.7 " W Total Acres: 43.26

Assessor's Parcel No.: 120-720-002, -003, -018, -019, -020, and -021

Section: 1

Twp.: 9N

Range: 8E

Base: MDM

Within 2 Miles: State Hwy #: 50

Waterways: None

Airports: None

Railways: None

Schools: Oak Meadow Elementary, Silva Valley Elementary, Oak

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☒ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: variance**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 165,000 Acres 3.79 Employees 250-300☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ Other: Fuel Facility 13,000 sq. ft.; 0.30 acres**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Fiscal☒ Recreation/Parks☒ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy, Climate Change**Present Land Use/Zoning/General Plan Designation:**

El Dorado County's General Plan designates the project site as Commercial (C). Zoning includes Commercial Regional-Planned Development (CR-PD), Commercial Limited (CL) and Transportation Corridor (TC). Site is currently vacant land.

Project Description: (please use a separate page if necessary)

Construction and operation of a Costco Wholesale Member Warehouse retail building consisting of approximately 165,000 square feet of building area and a Costco members-only fuel facility consisting of approximately 13,000 square feet. See attached NOA for full Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 3	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date January 21, 2026 Ending Date March 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent</u>	Applicant: <u>Costco Wholesale</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: <u>9 Corporate Park, Suite 230</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Irvine, CA 92606</u>
Contact: <u>Pat Angell, Principal</u>	Phone: <u>714-978-5023</u>
Phone: <u>916-732-3324</u>	

Signature of Lead Agency Representative: Ande Flower

Digitally signed by Ande Flower
Date: 2026.01.16 13:07:54 -08'00'

Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.