



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EL DORADO HILLS COSTCO PROJECT (State Clearinghouse No. 2021080402)

Date: January 21, 2026
To: Interested Agencies and Individuals
From: Planning and Building Department – Planning Division

The County of El Dorado Planning and Building Department – Planning Division (County), as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the proposed El Dorado Hills Costco Project (project). The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq).

DOCUMENT AVAILABILITY AND REVIEW PERIOD: This DEIR is available for public and agency review **beginning January 21, 2026, and ending March 23, 2026.** The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation. Comments pertaining to the environmental impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of the comments received during the comment period and the County's responses to comments pertaining to the environmental review and DEIR. A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to the Planning and Building Department.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

El Dorado County Library
345 Fair Lane
Placerville, CA 95667

El Dorado County Library
7455 Silva Valley Parkway
El Dorado Hills, CA 95762

Cameron Park Library
2500 County Club Drive
Cameron Park, CA 95682

Planning Division Website

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

All written public and agency comments on the DEIR must be received on **March 23, 2026**, by **5:00 PM**, and should be directed to: County of El Dorado Planning and Building Department – Planning Division, **Attention: Cameron Welch, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to **EDHCostco@edcgov.us**. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Comments may also be delivered in person to the Planning and Building Department at the address listed above.

A meeting to answer general questions regarding the project and the environmental process will be held in person at the following location/date/time:

Cameron Park Community Services District Community Center in the Assembly Hall;
2502 Country Club Dr., Cameron Park, CA 95682;
Wednesday, February 25, 2026, from 6:00PM to 8:00PM.

Written comments regarding the content of the DEIR may be submitted at the above meeting if ready to be submitted at that time.

PROJECT INFORMATION

PROJECT TITLE: El Dorado Hills Costco

PROJECT APPLICANT: Costco Wholesale
9 Corporate Park, Suite 230
Irvine, CA 92606

PROJECT LOCATION:

The proposed EDH Costco Project (project) is located north of the Silva Valley Parkway/U.S. Highway 50 (US 50) interchange in the El Dorado Hills community area of unincorporated El Dorado County, approximately 24 miles due east of downtown Sacramento and 14.5 miles due west of the City of Placerville. The project is bisected by Silva Valley Parkway and consists of the North Site (approximately 24.83 acres) and the South Site (approximately 18.42 acres). Roadways providing local access include Silva Valley Parkway (traverses north-south) and Clarksville Crossing (traverses along the western property boundary). Regional access is provided via US 50 south of the site. The project site consists of Assessor's Parcel Numbers (APNs) 122-720-002, -003, -018, -019, -020, and -021.

PROJECT DESCRIPTION:

North Site:

Approximately 3.29 acres would be developed with a Costco members-only fuel facility and an employee parking area. The remainder of the North Site would include an approximately 13.79-

acre out-parcel that would remain undeveloped at this time (North Site Remainder Area). The Costco project proposes no development for the North Site remainder area at this time. The fuel facility would occupy a generally rectangular footprint near Silva Valley Parkway, and the employee parking would be situated immediately west of the canopy, separated by drive aisles and landscaping. The proposed fuel facility includes a steel canopy structure of up to 13,000 square feet, covering four fueling bays with four two-sided dispensers each (32 fueling positions total). A small, up to 200-square-foot controller enclosure would house operational equipment. Fuel facility hours are proposed to be from 5:00 a.m. to 10:00 p.m. The facility is expected to receive approximately four to five fuel truck deliveries per day. These deliveries would be staged in a striped area north of the canopy. Approximately 70 employee parking spaces would serve Costco employees; circulation is designed to keep fuel facility traffic and employee parking separate.

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 store, Costco would offer, among other product and services, optical exams and optical sales, hearing aid testing and sales, pharmacy, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, food court, and alcohol sales, along with the sales of approximately 4,000 products. The warehouse retail building would include a five-bay tire center with member access via the inside of the main Costco building, which would include tire sales and a tire installation facility. Temporary outdoor sales may occur within the portion of the parking area adjacent to the warehouse retail building for seasonal sales, such as Christmas tree sales during the months of November and December. The warehouse retail building 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 retail building, though the tire center sales area would be accessible through the building. The tire center would receive shipments of tires once or twice a week, with old tires transported offsite for recycling. 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 use 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 and elevators 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 750 to 780 spaces in total parking to serve the South Site.

It is anticipated that the El Dorado Hills Costco project (warehouse retail building and fuel facility) would employ approximately 250 to 300 employees combined. The warehouse retail building

would in general be open from 9:00 a.m. to 8:30 p.m. on weekdays and 9:00 a.m. to 7:00 p.m. on weekends. Costco anticipates an average of about 10 to 12 trucks delivering goods per day. The trucks range in size from 26 feet long for single-axle trailers to 70 feet long for double-axle trailers. Receiving time would be from 2:00 a.m. to 1:00 p.m., averaging 2 to 3 trucks per hour, with most of the deliveries completed before 10:00 a.m. Deliveries to the warehouse retail building are made primarily in Costco trucks from its freight consolidation facility in Tracy, California, coming to the site from eastbound US 50. Truck travel routes would use Silva Valley Parkway (from US 50 to Clarksville Road), Clarksville Road (from White Rock Road to Silva Valley Parkway), future Country Club Drive extension west of the South Site to access Clarksville Road, and White Rock Road (from Clarksville Road to US 50).

Please refer to the DEIR for a more detailed project description and associated figures also available at the following website: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents/EDH-Costco-EIR>

ENVIRONMENTAL IMPACTS:

The DEIR determined that the proposed project would result in significant and unavoidable impacts to the following CEQA topic of Transportation, both at the project level and cumulatively. There are no feasible mitigation measures available to reduce these impacts to a less-than-significant level. However, all other CEQA topics, project and cumulative impacts, including Air Quality; Biological Resources, Cultural Resources; Geology, Soils, and Paleontological Resources; Greenhouse Gas Emissions and Climate Change; Hazards and Hazardous Materials; Noise and Vibration; Tribal Cultural Resources; and Wildfire and Evacuation can be mitigated to less-than-significant level.

HAZARDOUS WASTE SITES:

The proposed project is not located on any hazardous waste sites lists enumerated under Section 65962.5 of the Government Code.

El Dorado County Planning and Building Department
Karen Garner, Director
Date: January 21, 2026



 Project Location

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 MILES
 

ESRI World Street Map
 16010110.12 GIS 001