

DATE: March 18, 2026,

ATTENTION: Cameron Welch

From: El Dorado Hills Chamber of Commerce

Subject: Comments on the Environmental Impact Report for the Proposed Costco Project

To the Lead Agency:

The El Dorado Hills Chamber of Commerce appreciates the opportunity to comment on the Environmental Impact Report (EIR) for the proposed Costco project. The Chamber supports approval of this project and recognizes its substantial economic benefits to El Dorado County, including job creation, much needed sales tax revenue, and long-term regional economic vitality.

The proposed Costco is a regionally serving commercial project that will attract customers from throughout the County and neighboring communities. While the economic benefits are regional, the EIR correctly identifies that transportation impacts will be concentrated on **Latrobe Road and White Rock Road**, which function as critical regional arterials serving the El Dorado Hills community.

These corridors are essential for daily commuting, business access, and emergency response. The EIR appropriately concludes that the project will generate substantial new vehicle trips and that transportation impacts are cumulatively considerable. Even with proposed mitigation, impacts may remain significant, highlighting the need for a comprehensive and equitable mitigation strategy.

The El Dorado County General Plan Circulation Element establishes policies requiring development to contribute its fair share toward transportation improvements and to ensure that roadway capacity improvements are provided concurrently with development. Given the project's regional draw, mitigation limited to short-term or project-level improvements does not fully address long-term General Plan consistency. The project EIR impacts to the conditions of existing roads needs to be addressed as well.

Accordingly, the Chamber respectfully requests that the Final EIR acknowledge the need for a **County-administered, ongoing transportation funding source**, established in partnership with the project applicant, to address cumulative traffic impacts on Latrobe Road and White Rock Road. Such a funding mechanism should be dedicated to roadway widening, intersection improvements, signalization, and related safety enhancements necessary to accommodate project-related and cumulative regional traffic demand.

An ongoing funding source would ensure that infrastructure improvements keep pace with growth and would recognize that while El Dorado Hills hosts this project and absorbs its impacts, the economic benefits accrue across the County.

CEQA requires adoption of all feasible mitigation measures capable of reducing significant environmental impacts. Establishment of an ongoing transportation funding mechanism represents a feasible mitigation approach that would improve long-term roadway performance and equitably distribute infrastructure costs associated with regional economic development. If transportation impacts remain significant and unavoidable, the Final EIR should clearly disclose this condition and support project approval through a Statement of Overriding Considerations, while still requiring fair-share contributions and County participation in long-term roadway improvements.

The El Dorado Hills Chamber of Commerce supports approval of the proposed Costco project and urges the County to use the Final EIR to recognize the localized nature of transportation impacts, further analyze traffic impacts on Silva Valley Road, White Rock Road, and Latrobe Road, evaluate EMS/ALS response times, and commit to long-term funding for improvements to Latrobe Road and White Rock Road.

Respectfully submitted,
El Dorado Hills Chamber of Commerce
