Proposed Costco Draft Plan Analysis

Board Presentation 3/18/26

presented by

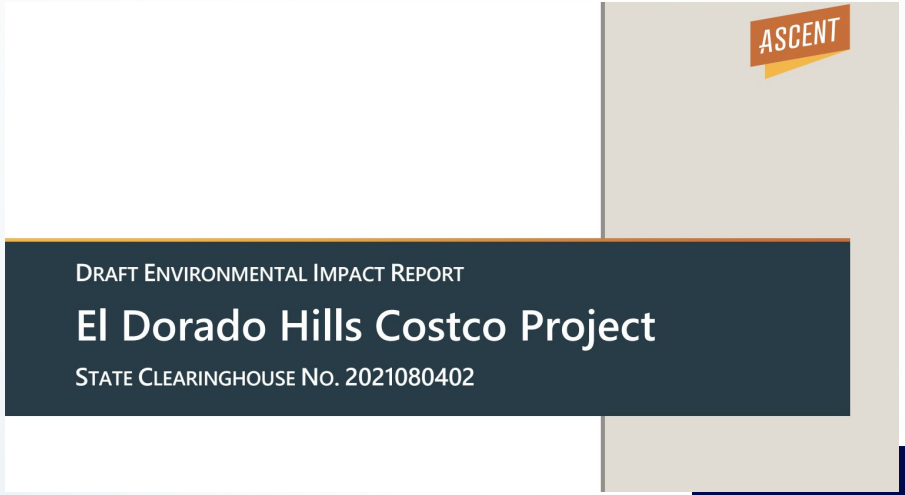
Rolling Hills Middle School GATE

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The Draft Environmental Impact Report is a summary that is written to follow a California law called the California Environmental Quality Act (CEQA). This law says that an Environmental Impact Report (EIR) must include a short and easy-to-understand summary of the project and what might happen because of it.

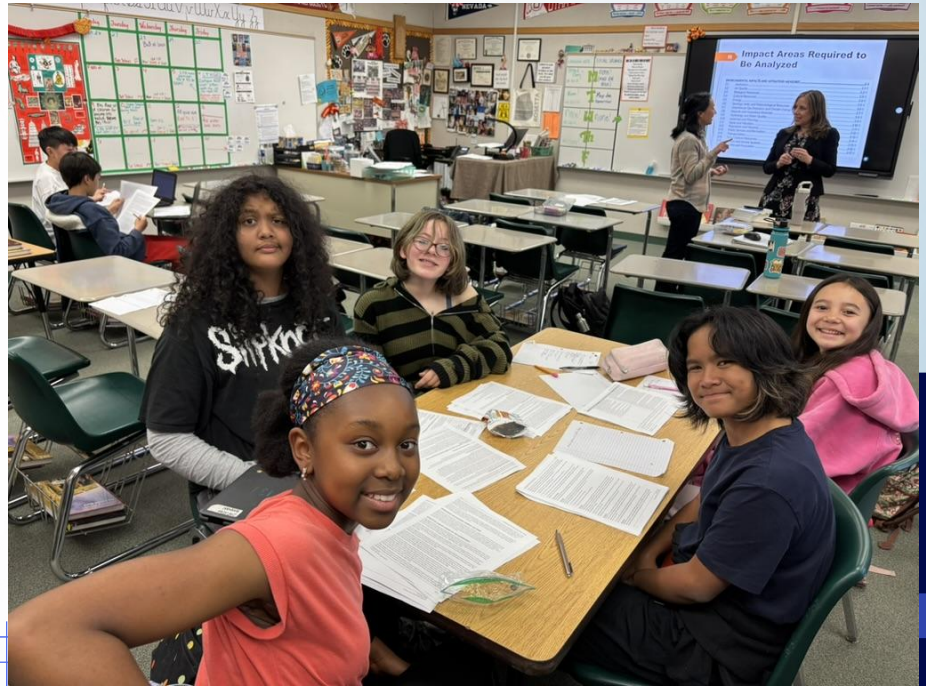


We got into groups and broke up the Environmental Impacts and Mitigation Measures so we could research the measures and find an possible flaws to share with the Planning and Building Department of El Dorado County.

3	ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES	3-1
3.1	Aesthetics	3.1-1
3.2	Air Quality	3.2-1
3.3	Biological Resources	3.3-1
3.4	Cultural Resources	3.4-1
3.5	Energy	3.5-1
3.6	Geology, Soils, and Paleontological Resources	3.6-1
3.7	Greenhouse Gas Emissions and Climate Change	3.7-1
3.8	Hazards and Hazardous Materials	3.8-1
3.9	Hydrology and Water Quality	3.9-1
3.10	Land Use and Planning	3.10-1
3.11	Noise and Vibration	3.11-1
3.12	Population and Housing	3.12-1
3.13	Public Services and Recreation	3.13-1
3.14	Transportation	3.14-1
3.15	Tribal Cultural Resources	3.15-1
3.16	Utilities and Service Systems	3.16-1
3.17	Wildfire and Evacuation	3.17-1

Once we did our research, we composed a letter to the Planning and Building Department for their review. They are expected to address written comments, so we are anxiously awaiting their reply.

See a few highlights from our letter on the following slides.



3.1 - Aesthetics

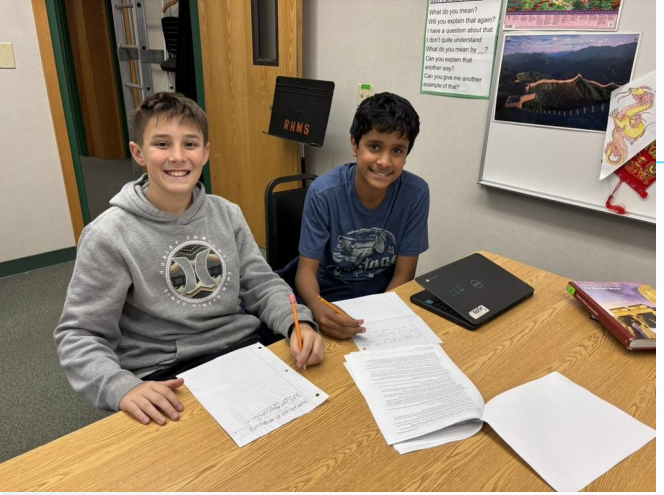
After building the new Costco, it will deeply affect the community's aesthetics. This includes its color tones and industrialism clashing with the environment, traffic, littered streets, damaged scenic views along the highway, and will affect both day and night visuals.

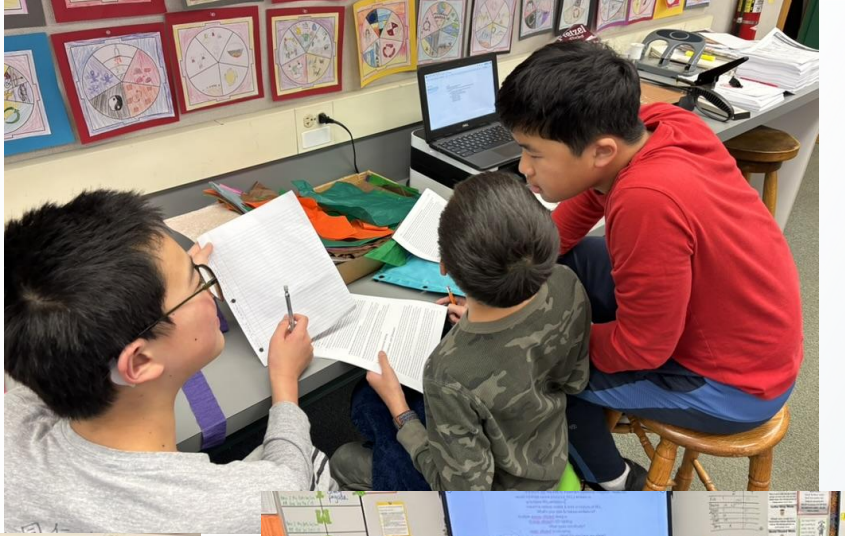
3.3 - Biological Resources

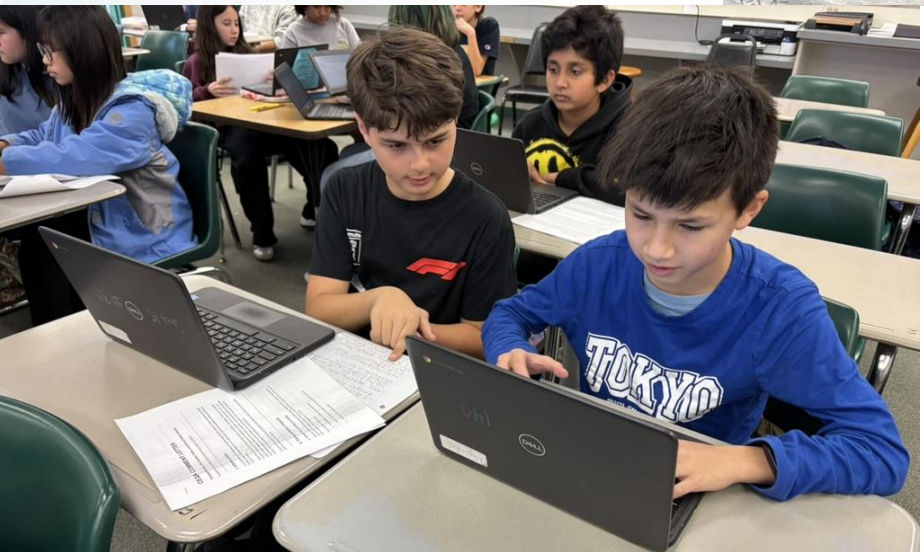
The Costco construction project should be reconsidered because of its possible impacts on biological resources in the area. The site provides habitat for threatened or endangered species. Protected under the Endangered Species Act, which prohibits the “take” of listed species, including harming, harassing, disturbing the creatures, their habitats or their homes. Construction activities such as tree removal, increased traffic, noise, and lighting could disrupt nesting, feeding, and breeding patterns. Additionally, migratory birds are protected under the Migratory Bird Treaty Act and could be affected if nests, eggs, or active nesting sites are disturbed.

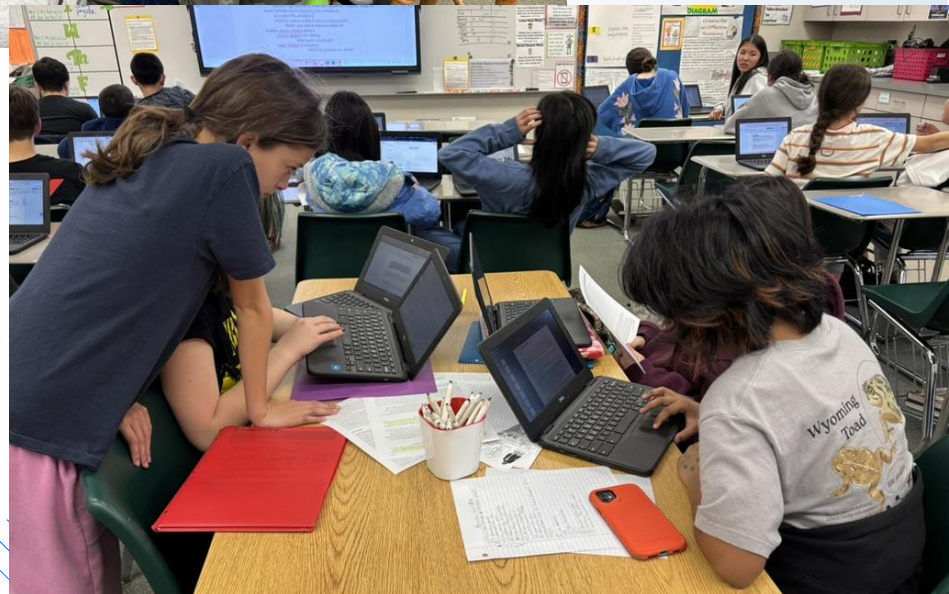
3.11 - Noise and Vibration

- Village Green restrictions: The absolute noise level that is allowed for the residence of Village Green is 45 dBA's. The estimate for the construction noise is 55.2 dba's to 55.4 dba's.
- Construction tools: Construction tools have high noise levels, in the high 70s to early 80 dBA levels (about as loud as a blender 1 yard away) , which could be detrimental to the nearby school, with children trying to learn.
- Child concentration: Children of age 6-9 (elementary) often have trouble focusing on a single voice (teacher) when there is background noise (construction) based on a study by Université libre de Bruxelles. This, combined with loud construction tools, could slow or stop learning at this elementary school (especially since the closest classroom is kindergarten)
- Rest Disruptions: Costco fresh produce deliveries would likely happen early in the morning that could generate noise and disturb sleep.


RHMS




TOKYO


Wyoming
Toad

Thank you for your time!

