

# FREQUENTLY ASKED QUESTIONS

## *EL DORADO HILLS COSTCO*



### *El Dorado County*

Costco is considering building a warehouse in El Dorado Hills. The first suggested site was on the east side of Silva Valley Parkway with a fueling station on the west side of Silva Valley Parkway.

After a series of meetings with local stakeholders including members of the business/investment community, homeowners and others, Costco altered its original site plan to place both the warehouse and the fueling station on the west side of Silva Valley Parkway, creating additional space between the site and both homeowners and the local elementary school.

This document provides information about the process and timeline, the number of jobs created, member demographics, and other information.

**Q:** Is the decision to build in El Dorado Hills final?

**A:** Costco continues to be seriously interested in locating in El Dorado Hills, with a final decision likely to be made during the environmental approvals process.

**Q:** How many acres is the new site and how does it compare to the Folsom warehouse?

**A:** The new site sits on approximately 17 acres. The Folsom site is approximately 14 acres.

**Q:** What are the differences between what was originally considered and what is currently being considered?

**A:** Beyond the primary difference of combining the warehouse and fueling station on one site, Costco has developed a tiered parking facility with 561 parking stalls at grade and an additional 219 provided underground. It would be the first Costco in the United States to offer underground parking. Other sites that offer underground parking are in Asia and Mexico.

The east-facing side of the site will include a retaining wall which will buffer between the back of the warehouse and Silva Valley Parkway

**Q:** If they do select this site, how long would it be until it is open for business?

**A:** Costco anticipates approximately 18-24 months for environmental approvals and permitting and a year to build the warehouse for a total of approximately three years, making the opening in 2022.

**Q:** Why would Costco build a warehouse three miles and one freeway exit away from the existing Folsom warehouse?

**A:** There are several areas in California that have two warehouses within a 3-mile proximity to one another. The primary reason Costco is considering the El Dorado Hills location is to take pressure off the Folsom Costco and provide members at both warehouses with a better experience. The Folsom Costco is currently operating over ideal capacity with members from Folsom and El Dorado County. The build-out of Folsom Ranch will likely increase demands on that store, but even without it, the market allows for an additional warehouse in close proximity to serve those from El Dorado Hills and other areas throughout the County.

Costco prefers to have easy freeway access where possible and Silva Valley Parkway interchange is the only A-rated interchange in the County. Other options east of Silva Valley Parkway are not ideal due to issues from inadequate interchanges to handle traffic demand and a lower supporting population base.

There are approximately 40,000 Costco members in the identified trade area, so the necessary customer base already exists.

**Q:** How large would the warehouse be and what would it look like?

**A:** This warehouse would follow Costco's typical size of 150,000 square feet. The company would hold community meetings to gather input on the design to ensure it reflects the look and feel of El Dorado Hills and infrastructure in that area. The new warehouse would have almost 800 parking spaces.

**Q:** How many jobs would the warehouse provide?

**A:** The new warehouse would employ between 200-250 people. Costco hires predominately local residents, though there will be some percentage of transfers from other stores (likely those who live closer to El Dorado Hills than they do to the warehouse in which they currently work).

Like other warehouses, approximately half of the employees will be full time, half will be part-time (minimum of 24 hours per week).

**Q:** What is the employee wage range and benefits package?

**A:** The starting salary for Costco employees is \$15 an hour for a Service Assistant and tops out at \$28.25 for a Meat Cutter. Its average US hourly wage is \$23 with a full time cashier making nearly \$57,000 annually after five years.

Costco offers medical, dental, vision, pharmacy, mental health, life insurance, disability, long term care, employee assistance program, flexible spending accounts, stock purchase program, 11 holidays per year, college student retention program, free Costco membership with a 2% award, and 401(k) to full time employees. Part time employees are offered core medical, dental and vacation benefits after six months.

The company also promotes from within, providing great opportunity for career advancement.

**Q:** How does Costco plan to mitigate traffic noise and light pollution for nearby residents?

**A:** The warehouse is situated such that the back of the store – which provides for no activity or lights – faces Silva Valley Parkway. The “activity” side of the site – entrance into the warehouse, parking, delivery bay, and lights – are all west-facing, so any traffic noise and light pollution will direct away from residents. Additionally, deliveries are very controlled; full trucks are driven in and the driver then picks up an empty truck. Costco places strict time limits on when deliveries are made and length of time to complete them. Finally, Costco uses LED lights which provide reduced glare and turn off approximately one hour after the warehouse closes.

**Q:** How would traffic on Silva Valley Parkway be impacted by a new warehouse?

**A:** The County Department of Transportation would develop the required traffic study parameters. Roads to be studied would include Silva Valley Parkway, Country Club Drive, Clarksville Crossing, White Rock Road and other area roads the County deems important to study. A thorough traffic study will be required by the County as part of the Environmental Impact Report and State CEQA process.

**Q:** How would traffic on nearby schools be impacted by a new warehouse?

**A:** The warehouse opens at 10:00 am and closes at 8:30 pm on weekdays, avoiding conflict with the start and stop time of schools. Additionally, peak operating times are weekends and holidays, which don't conflict with school times.

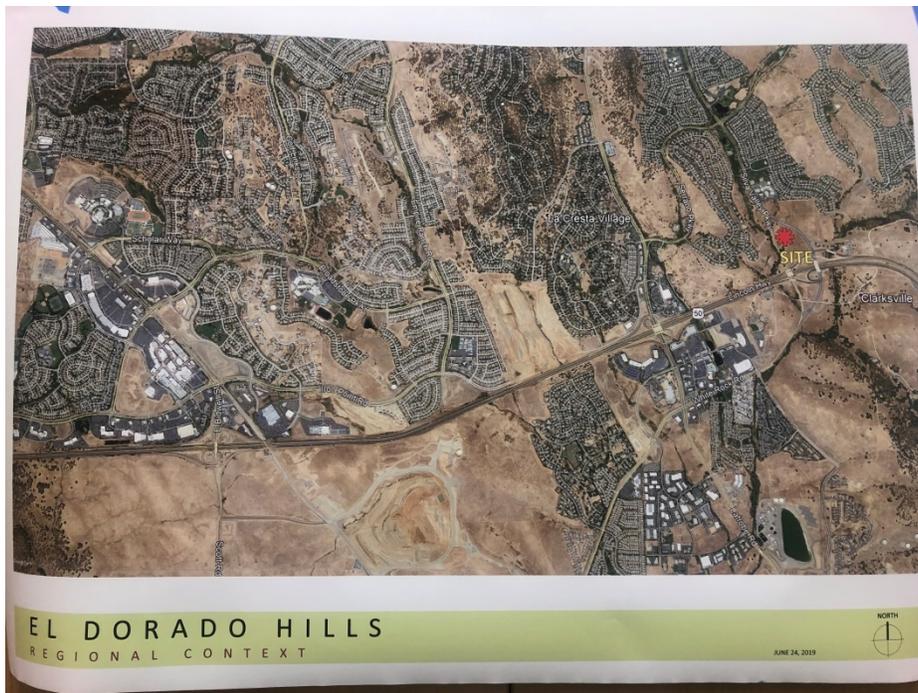
**Q:** What will be built on EDH52 (the vacant parcel Costco had originally considered)?

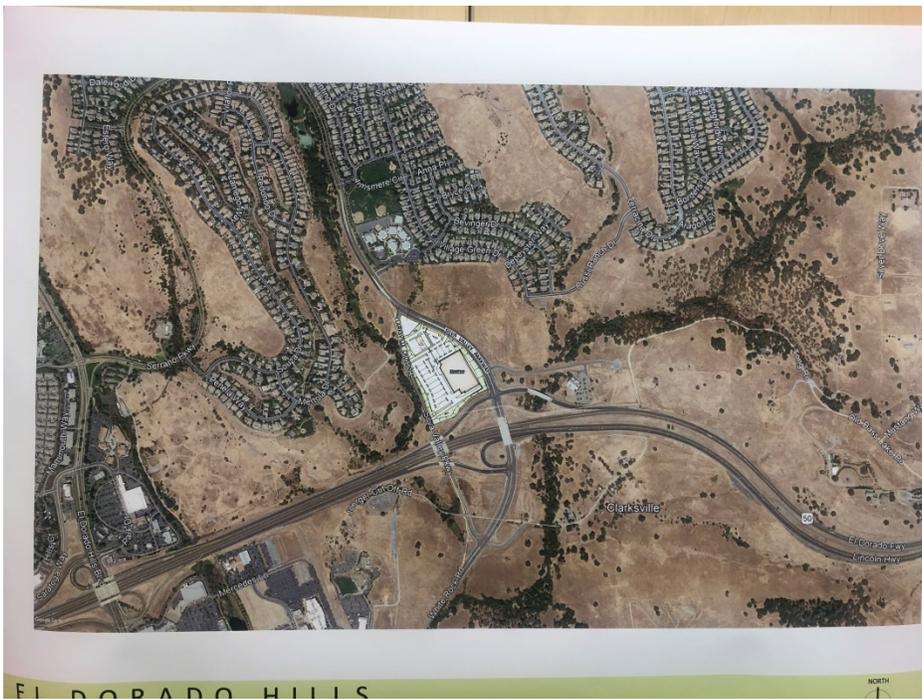
**A:** Plans for that parcel will be decided by the developer, not Costco.

### Original Site Plan



### Current Site Plan





EL DORADO HILLS NORTH

Project Data	
Client:	Costco Wholesale 999 Lake Drive Issaquah, WA 98027
Project Address:	Silver Valley Parkway, El Dorado, CA
Site Data	
Warehouse Parcel Area:	± 17.04 AC (± 742,202 s.f.)
Jurisdiction:	El Dorado County
Existing Zoning:	PD-RC Planned Development Regional Commercial
Roundness Information:	This plan has been prepared using Topographic Survey dated March 2015 prepared by Kier and Wright.
Building Data	
Building Area:	±152,000 s.f.
Parking Data	
At Grade 10'W Stalls:	561 stalls
Accessible stalls:	18 stalls
Below Grade 10'W Stalls:	219 stalls
<b>Total Parking:</b>	<b>798 stalls</b> (0.2 ± 100%)
Parking Required (Per El Dorado County)	502 (0.3 ± 100%)

PARKING STRUCTURE BELOW GRADE  
 COSTCO WHOLESALE  
 17' RETAINING WALL  
 PARKING STRUCTURE LAYOUT  
 PARKING LAYOUT AT GRADE  
 VICINITY MAP  
 Scale: N.T.S.  
 EL DORADO HILLS  
 CONCEPT SITE PLAN  
 SCALE 1"=100'  
 JUNE 24, 2015

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