Final

EL DORADO HILLS INCORPORATION

Initial Study / Negative Declaration | SCH# 2026070665

Prepared for
El Dorado Hills Community Services District

September 2026

ESA

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ENVIRONMENTAL CHECKLIST

Final Initial Study (SCH# 2026070665)

1. Project Title: **El Dorado Hills Incorporation Project**

2. Lead Agency Name and Address: **El Dorado Hills Community Services District**
1021 Harvard Way
El Dorado Hills, CA 95762

3. Contact Person and Phone Number: **Stephanie McGann Jantzen,**
General Manager
El Dorado Hills Community Services District
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4. Background:

With a population of more than 50,000 people, El Dorado Hills is the most populous community within unincorporated El Dorado County. Its master-planned residential subdivisions are complemented by a variety of commercial districts and public amenities, including parks and recreation facilities. The El Dorado Hills Town Center, located south of Highway 50, is a focal point for retail, dining, and professional services, acting as the central hub for residents and visitors alike. In addition to the Town Center, El Dorado Hills features several neighborhood shopping centers and business parks that support a diverse mix of local businesses and larger commercial enterprises.

The El Dorado Hills Community Services District (EDHCSD), established on May 21, 1962, by the El Dorado County Board of Supervisors, is an independent special district responsible for providing parks and recreation services across the community. ~~Within the EDHCSD Sphere of Influence, two additional community services districts exist: Rolling Hills CSD and Marble Mountain Homeowners CSD.~~ **Rolling Hills Community Services District (RHCSD) and Marble Mountain Homeowners Community Services District (MMHCSD) are separate community services districts. EDHCSD's sphere of influence generally surrounds, but does not include, the RHCSD and MMHCSD service areas.** These districts collectively enhance the range of amenities and services available to residents, contributing to the area's quality of life.

Over time, there have been several efforts to incorporate El Dorado Hills as a city. Most notably, in 2005 a proposal sought to establish the City of El Dorado Hills by consolidating the EDHCSD and the Springfield Meadows Community Services District (now Rolling Hills CSD) under a unified city government. The initiative fell short, with only 43.6% of voters supporting incorporation—less than the majority required for approval.

CEQA

This Initial Study has been prepared by the El Dorado Hills Community Services District (District), acting as the CEQA lead agency, pursuant to California Public Resources Code Section 21080(c) and the California Environmental Quality Act (CEQA) Guidelines, including Section 15071. PRC Section 21080(c) requires a lead agency to conduct an initial study to determine whether a proposed project

may have a significant effect on the environment. Accordingly, this Initial Study evaluates the potential environmental impacts associated with the proposed incorporation and, if necessary, identifies feasible mitigation measures to avoid or reduce potentially significant impacts to a less-than-significant level.

*Revisions have been made based upon comments received during the public review process. Revisions consisting of additions to the discussion are shown in **bold underline text** and any deletions are shown in ~~strikethrough~~ text. All revisions made, have been made based upon comments received that merely clarify, amplify, or make insignificant modifications and do not require recirculation pursuant to California Environmental Quality Act Guidelines Section 15073.5(c).

The California Environmental Quality Act (CEQA) requires that an environmental review consider both the direct impacts of a proposed action and any reasonably foreseeable indirect impacts that may result from that action (see CEQA Guidelines Sections 15064(d) and 15358(a)). Direct impacts are those caused by the project itself, while indirect impacts are those that are a reasonably foreseeable consequence of the project, such as changes in land use or service demands.

CEQA prohibits agencies from basing environmental analysis on speculation. Thus, speculative impacts that might result from decisions made by a future elected body, such as a city council that has not yet been formed, are not appropriate for consideration in a CEQA document. This direction is reflected in CEQA Guidelines Section 15145, which states that "if, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of this impact." Thus, only impacts that are direct or reasonably foreseeable based on substantial evidence in the record are subject to review, while the effects of speculative future decisions are excluded from consideration under CEQA. In the context of a proposed city incorporation, the CEQA review appropriately considers the environmental effects that are directly or indirectly attributable to the incorporation itself, while excluding from environmental analysis speculation of effects of unknowable future decisions by a yet-to-be-elected city council. **This conclusion is based on the scope of the proposed project and the information presently available concerning potential future actions. The proposed incorporation does not amend the General Plan, change zoning, increase allowable development density or intensity, extend infrastructure, approve development entitlements, identify sites for future urban development, or commit a future City Council to a particular land use or growth policy. Whether the future City will retain, strengthen, or modify existing County land use policies cannot be determined because no future General Plan, Housing Element, zoning program, infrastructure program, or development proposal has been prepared or proposed. The future City government does not currently exist. Therefore, their future decisions cannot be known. The location, scale, timing, and physical characteristics of any such actions are therefore unknown. Consistent with CEQA Guidelines Sections 15064(d), 15144, and 15145, the Draft IS/ND evaluates the direct and reasonably foreseeable indirect physical effects of incorporation based on available facts and does not assume a particular outcome from later independent discretionary decisions for which no proposal or commitment presently exists. Any future discretionary action that may cause a physical environmental change would be subject to environmental review under CEQA when the action is proposed and sufficient information exists to conduct a meaningful analysis.**

5. Project Location:

The proposed project area includes the proposed city boundary and area boundary proposed by El Dorado Local Agency Formation Commission (LAFCO) staff, and is located in western El Dorado

County, California, along its border with Sacramento County, south of Folsom Lake, and west of the unincorporated community of Cameron Park; refer to **Figure 1, *Regional Vicinity***.

The proposed project city boundary includes ~~the EDHCSD's proposed boundary, which includes approximately 18,200 acres, comprised of~~ ~~the lands within the service boundaries of the El Dorado Hills Community Services District (EDHCSD), the Rolling Hills Community Services District (RHCSD), and the El Dorado Hills Business Park and an area just south of the Business Park excluding the portion of the EDHCSD service area within the proposed Marble Valley Specific Plan area~~ **most of the lands within the existing service boundary of the El Dorado Hills Community Services District (EDHCSD), excluding the portion of the EDHCSD service area within the proposed Village of Marble Valley Specific Plan area. The EDHCSD-proposed boundary also includes the Rolling Hills Community Services District (RHCSD) service area, the El Dorado Hills Business Park, and an area immediately south of the Business Park. The El Dorado Hills Business Park is within EDHCSD's sphere of influence but outside its existing service area**; refer to **Figure 2, *Proposed El Dorado Hills Incorporation Boundary*.** The proposed project area also includes a boundary alternative proposed by LAFCO staff shown in **Figure 3, *LAFCO Staff Proposed Boundary*,** which ~~includes additional land area to the south, including Marble Valley, Marble Mountain Homeowners CSD, and land to the north of the EDHCSD's proposed boundary~~ **encompasses all of EDHCSD's existing service area and sphere of influence, together with the RHCSD service area and the Marble Mountain Homeowners Community Services District service area. The LAFCO Staff Proposed Boundary therefore includes additional territory to the southeast, including the Village of Marble Valley Specific Plan area and MMHCSD, as well as territory north of the EDHCSD-proposed boundary.** The area that includes both of these boundaries is collectively referred to as the "project area."

To the north of the project area is Folsom Lake and unincorporated El Dorado County. To the west within Sacramento County is the City of Folsom. To the east is unincorporated El Dorado County and the unincorporated community of Cameron Park. To the south is unincorporated El Dorado County land area.

The landforms of El Dorado Hills are characterized by rolling foothills that gently slope from the eastern side of the project area down toward the valley floor to the west. This gradual change in elevation creates a landscape of undulating terrain, typical of the transition zone between the Sierra Nevada foothills and the Sacramento Valley.

6. Description of Project:

This Initial Study analyzes the proposed incorporation of the City of El Dorado Hills which would affect the approximately 18,200-acre proposed area of incorporation or larger LAFCO Staff Proposed Boundary. The proposed incorporation would comprise a change in governance and land use authority within the project area, from existing County governance, under the El Dorado County Board of Supervisors to city governance, under an elected City of El Dorado Hills City Council, and all component changes in responsibility from current entities to the proposed City government. The proposal also includes the continuation of the El Dorado Hills Community Services District as a subsidiary district of the new City to allow continuation of CC&R enforcement to areas within the CSD boundaries, including areas that may remain outside the proposed City boundaries and providing continued recreation services to areas within the District outside of the proposed City boundary. This proposed incorporation presents a substantially different scenario from the potential expansive array of changes that can occur as part of an incorporation. The Community of El Dorado Hills already has robust special districts and master-planned infrastructure, which would continue to provide services

through and following the process of incorporation. Therefore, this incorporation will transfer a very limited set of services which further limits the potential of any environmental impacts.

Under both boundary options, the Rolling Hills CSD would be dissolved, and the services would be provided by the new City. In addition, under the LAFCO Staff Proposed Boundary, the Marble Mountain Homeowners CSD would also be dissolved, with the services to be provided by the new City. **Accordingly, the proposed project includes incorporation of the City of El Dorado Hills and the related changes of organization associated with dissolution of RHCSD under either boundary option and dissolution of MMHCSD if the LAFCO Staff Proposed Boundary is approved. The final boundaries and changes of organization would be determined through LAFCO's review and approval process.**

Proposed Incorporation Process

The incorporation of a new city in California generally follows a structured, multi-step process governed by the Local Agency Formation Commission (LAFCO). The proposed incorporation of El Dorado Hills reflects this framework, with project-specific milestones and requirements as outlined below:

Step1. Initiation: The process begins when a sponsoring agency submits a formal proposal. For El Dorado Hills, the El Dorado Hills Community Services District (EDHCSD) initiated proceedings on May 1, 2025, through adoption of Resolution 2025-09 and subsequently submitted a formal application to El Dorado LAFCO on June 24, 2025.

Step 2. Application Review and Completeness Determination: LAFCO conducts an administrative review of the application to determine completeness, consistent with Government Code requirements and local policies. In this case, LAFCO notified EDHCSD on October 9, 2025, that the application could not be deemed complete until environmental documentation under CEQA is finalized.

Step 3. Environmental Review (CEQA Compliance): The applicant must prepare environmental documentation analyzing potential impacts of incorporation. In response to LAFCO's determination, EDHCSD initiated preparation of an Initial Study to satisfy CEQA requirements. Completion of this documentation is necessary before LAFCO can formally process the application.

Step 4. Formal Application Processing and Interagency Review: Once CEQA documentation is completed and the application is deemed complete, LAFCO initiates formal evaluation. This includes public notification, circulation of materials for agency and stakeholder review, and coordination with affected jurisdictions.

Step 5. Feasibility Analysis and Comprehensive Report: LAFCO staff, often with consultant support, prepares a detailed report evaluating fiscal viability, service delivery plans, and potential impacts on El Dorado County. This analysis supports the development of a revenue neutrality agreement to ensure the County is not financially disadvantaged by incorporation.

Step 6. Municipal Service Review (OPTIONAL) (MSR) and Sphere of Influence (SOI): LAFCO may choose to establish a sphere for the city as part of the incorporation, but it is not required under 56426.5. That section allows the sphere to be established within a year of incorporation. This is the better and more usual practice as it allows consultation with the new city government after incorporation. Those local area formation commissions that do establish a Sphere

as part of the incorporation process usually establish a co-terminus sphere, with an MSR and more permanent sphere to be established later following incorporation, in consultation with the new city.

Step 7. LAFCO Public Hearing and Determination: LAFCO conducts a public hearing to consider the proposal, the staff report, and community input. The Commission determines whether to approve the incorporation proposal, establish final boundaries, and set conditions including service responsibilities, tax-sharing, and financial obligations. Protest proceedings may occur at this stage.

Step 8. Election (Voter Approval): If approved by LAFCO, the proposal proceeds to an election in which registered voters within the proposed city boundaries vote on incorporation. A majority vote is required for approval.

Step 9. Election of City Council: Upon voter approval of the incorporation, an organizational election is held to select the initial City Council. Election of a City Council typically occurs at the same time as voter approval of incorporation (Step 8).

Step 10. Effective Date of Incorporation and commencement of Operation as a New City: On the effective date established by LAFCO to occur after the Council election, the new City will commence operation. The new City Council adopts interim ordinances, appoints administrative leadership, and begins establishing municipal operations. Concurrently, governance and land use authority transition from El Dorado County to the new city as well as governance of any CSDs being dissolved. LAFCO, County officials, and other agencies provide oversight to ensure an orderly transition of services and responsibilities.

After the effective date of the incorporation, the proposed City of El Dorado Hills would assume responsibility for local governance and delivery of municipal services within its boundaries. El Dorado LAFCO through its approval process will ensure service continuity and fiscal balance. LAFCO will endeavor to ensure no reduction in services for residents inside or outside the new city, and no adverse fiscal impact to either the new city or the county. In cases where service authority shifts from the County or a Special District to the City, a corresponding transfer of revenues (e.g., property tax shares) will occur so the new city can sustain those services without any immediate shortfall.

The incorporation is strictly a change in local government organization, not a physical development project. It authorizes no new construction, land development, or other physical changes to the environment, and none are reasonably foreseeable as a direct result of city formation. It also would not alter any existing environmental conditions such as air quality, water quality or usage, wastewater, traffic volumes, ground water conditions, population or other environmental conditions. However, the new city will inherit certain regulatory and policy obligations. The City must comply with all applicable State and regional requirements for service provision and planning (e.g., housing, transportation, public safety) once incorporated. These governance and compliance responsibilities, and how they will be addressed, are outlined in the sections below.

General Government Services

With approval of incorporation, general government services would transition from County administration to a city council and city manager structure until July 1 following the formation of the City. The election of the city council and formation of city management staff and structure would be determined through the incorporation process and subsequent decision-making, which would be carried out in Step 9 of the Proposed Incorporation Process described above.

Following incorporation, the future city government will make decisions regarding staff, the designation of City facilities, and any future construction of city facilities, if determined to be needed at that time. Those actions are speculative in nature and are not within the scope of this analysis.

Continuation of the CSD As a Subsidiary District

The applicant proposes that the CSD continue in operation as a subsidiary district after formation of the new City. This is for two reasons: 1) the CSD is the only entity with legal authority to enforce covenants, conditions, and restrictions (CC&Rs) within the area of the CSD, an existing service being provided pursuant to special legislation authorizing the CSD to provide the service; **and** 2) the applicant is not proposing to include all of the CSD territory in the new City. Continuing the CSD as a subsidiary district allows it to continue to provide CC&R's enforcement to the proposed City and those areas of the CSD outside of the proposed City boundaries and continue to provide recreation **and other CSD** services to areas of the District outside of the proposed City. **The subsidiary district would continue to administer EDHCSD's other active services within District territory that is outside of the new City boundary, including cable television franchise administration, street lighting and landscape services, and solid waste collection franchise administration, unless responsibility for a service is subsequently modified through an applicable LAFCO-approved change of organization or other legally authorized action. As a subsidiary district,** ~~It also allows~~ the CSD **may**~~to~~ independently annex territories that use CSD recreational services without annexing them to the proposed City. Recreational services are inherently regional in nature, so the flexibility to add areas to the CSD for recreational services without annexation to the City will **allow a** better match **of** boundaries to the actual service areas.

Land Use and Zoning

The City will assume land use and zoning authority over the land within its proposed limits and may make future decisions to make changes to those designations or policies. The CSDs application would preserve the existing El Dorado County land use designations and zoning designations will remain in place for the area of incorporation (refer to **Figure 4,** ***Area Land Use***, and **Figure 5,** ***Area Zoning Designations***).

Following the incorporation process, the future city might one day use its autonomy to modify the land use designations prescribed by existing County land use plans to the area of incorporation, but those are speculative future actions, not reasonably predictable outcomes of incorporation, and would be subject to separate CEQA analysis if and when they are proposed.

Inclusion of the Marble Valley Project in the City if the LAFCO Staff Proposed Boundary is Adopted

The proposed LAFCO-preferred Boundary Alternative includes an undeveloped area in Marble Valley that is subject to a planning application that is already in process with the County. That proposed project, according to the draft EIR, is seeking approvals for approximately 3,236 units of housing and 475,000 square feet of commercial development. If incorporation is approved with the LAFCO-preferred Boundary Alternative, the new City will receive this project.in whatever state of approval it has achieved by the effective date of the incorporation. Given the considerable time needed to complete the incorporation process, it is highly likely that the Marble Valley project will have received all of its entitlements by the effective date of cityhood. In such case the entitlements will be in place, and the new city will simply succeed to the oversight of the development process that the County had approved. Even if the entitlements have not been completed, the City by law automatically succeeds the County land use regulations and would ordinarily be bound by those in completing the processing of the Marble Valley development. It would be very difficult for the city to materially alter the project at such a late date, and any such effort is unlikely and speculative. The bottom line is that the Marble Valley Project is part of this project's baseline. Consequently, the inclusion or exclusion of that land in the city is not

likely to result in any physical change to the environment, directly or indirectly, and any such change would be too speculative to consider at this time.

Local Taxing Authority

With approval of incorporation, the proposed City would receive a share of property tax for land within the area of incorporation, local sales tax allocation, and, although no tax increases are currently proposed, the ability to propose future local taxes subject to voter approval. This shift in taxing authority would be fiscal- and policy-related and would not have an environmental effect. Further, the LAFCO role in the incorporation process includes ensuring that the incorporation process will result in revenue neutrality for the County and proposed City.

Police Protection Services

The City will assume responsibility for the continued provision of law enforcement services to the proposed City. The area of incorporation is currently provided police protection services by the El Dorado County Sheriff's Department. Through the incorporation process, police protection service would continue to be provided to the area of incorporation by the El Dorado County Sheriff's Office (EDSO). During the Post-Election Organization and Implementation phase of the incorporation process (see Step 9, above), the new City would be anticipated to execute a contract with EDSO to provide continued police protection services to the newly formed City. As the County already provides these services to the area of incorporation, continued provision of service should not require changes to existing El Dorado County Sheriff's Office staffing, equipment, or facilities.

At a future time after the process of incorporation, the city government may create a city police department, develop police facilities, hire police staff, and acquire the necessary equipment to provide law enforcement within City limits. However, such future decisions cannot be known at this time and any discussion of such is speculative in nature. The proposed City may also continue to contract with the County for the ongoing provision of police protection services indefinitely.

Fire Protection Service

~~The proposed area of incorporation and LAFCO Staff Proposed Boundary are almost entirely provided fire protection service by the El Dorado Hills County Water District/Fire Protection District and Sphere of Influence, which covers a larger area than the proposed area of incorporation, including areas further to the south. A small portion of the proposed area of incorporation is provided fire protection by the Rescue Fire Protection District.~~ **The proposed area of incorporation and the LAFCO Staff Proposed Boundary are served primarily by the El Dorado Hills County Water District, operating as the El Dorado Hills Fire Department, whose service area and sphere of influence extend beyond the proposed area of incorporation, including areas farther to the south. A smaller portion of the EDHCSD-proposed boundary and the LAFCO Staff Proposed Boundary is served by the Rescue Fire Protection District. In addition, a portion of the Village of Marble Valley Specific Plan area included within the LAFCO Staff Proposed Boundary is served by the El Dorado County Fire Protection District.**

The applicant does not propose to change the existing fire protection service providers. **The El Dorado Hills County Water District/Fire Protection District is an independent special district governed by its own elected Board of Directors. The proposed incorporation would not transfer governance, operational authority, facilities, personnel, revenues, or service responsibilities of the Fire District to the future City.** LAFCO has the authority to require consolidation of the fire service

provider into the new city. If it chooses to do so, it would be contingent on ensuring residents will have fire protection on par with existing conditions from day one of incorporation.

The Fire districts would continue to collect their share of property tax and fees within the new city to fund fire services, and the city would not receive that portion of revenue.

Under each of the above scenarios, fire protection services will be maintained and no changes to existing facilities or the construction of new facilities would occur as part of the incorporation process. **Future growth, development, or service demands unrelated to the incorporation itself could result in a future need for additional fire facilities. Any such facilities would require separate review, approvals, and environmental analysis at the time they are proposed.**

Future discretionary development projects proposed within the City would continue to be subject to review by the El Dorado Hills County Water District/Fire Protection District, or other applicable fire protection provider, for emergency access, fire flow, water supply, vegetation management, and California Fire Code compliance. Such future projects would be evaluated independently and are not part of the proposed incorporation.

Wildfire

Incorporation will redesignate certain incorporation areas from a Wildland Fire State Responsibility Areas (SRA) to a Local Fire Responsibility Area (LRA), making the city (and its fire provider) responsible for wildland fire protection instead of the state.

After incorporation, CAL FIRE and other agencies can respond under mutual aid to large fires. But primary planning and initial attack responsibility would apply to the local authorities in an LRA (EDHFD, future city fire department, or contracted provider). If the new city remains in the EDHFD, the district would continue to handle wildland fires with CAL FIRE assistance as needed.

As with other services, the LAFCO process will ensure that there is no reduction in wildland fire protection service.

Public Utilities and Services

The proposed reorganization of public utilities and services would be limited relative to the potential extent of a typical incorporation as the area of incorporation is already served by urban services. The proposed city will not introduce new growth inducing services such as public water and sewer. Those master-planned services already exist within the area of incorporation and will continue to be provided by the existing regional water and sewer provider, El Dorado Irrigation District (EID). The entire area of proposed incorporation is within the EID service boundary and no change to EID conveyance or treatment facilities or their capacities are needed to accommodate the proposed incorporation.

Future development and the necessary expansion of EID services to serve future development would be evaluated by the land use authority and EID, respectively, at such a time as that development is proposed and may occur regardless of whether the proposed City is formed. As there is no development proposed as part of incorporation, there will be no associated change in the delivery of public utilities and services.

Regional Housing Needs Allocation (RHNA)

El Dorado Hills is currently factored into El Dorado County's RHNA allocation for its unincorporated areas. Following incorporation, the new city would become responsible for its own share of this RHNA

allocation and for compliance with State Housing Element law, including the preparation of its own Housing Element. Within 90 days following incorporation, SACOG would reallocate a portion of the RHNA housing requirements that currently apply to all unincorporated areas of El Dorado County and provide the newly formed City with its own RHNA allocation, that would be a portion of the County's RHNA allocation. The County would retain its commensurate portion of its former allocation. As part of the incorporation, a portion of El Dorado County's current RHNA will be transferred to the new city, pursuant to Government Code §65584.07, ensuring the new city plans for its fair share of housing need while the County's obligation is commensurately reduced. The specific reallocation has not been determined and cannot be determined prior to incorporation. As such, specific RHNA impacts are speculative at this time.

As described above, the proposed city would, at the time of incorporation, operate under the land use designations and zoning currently established by El Dorado County for the area. The project does not include any immediate changes to land use or zoning maps. Any future changes will occur through the new city's development of its own General Plan, as required by Government Code §65360, and subsequent planning actions. State law requires the new city to adopt a comprehensive General Plan (including a Housing Element) within 30 months of incorporation (Gov. Code §65360; §65584.07), to ensure the city accommodates its assigned housing needs.

The incorporation proposal does not authorize any new housing construction, development entitlements, or physical changes to the environment. It is a governmental reorganization that will confer local land use authority to the new city but does not entail subdivision or development of land. Future housing development would continue to be governed by the adopted General Plan and zoning (initially those of the County, until the city updates them) and would require separate approvals and environmental review.

Incorporation would not increase the region's overall housing need nor change growth projections; it simply means the new city will independently plan for its portion of that growth in coordination with the Sacramento Area Council of Governments (SACOG) regional planning framework.

While the new city will have the authority to make land use changes in the future (e.g., to meet housing needs or other goals), no such changes are proposed as part of this incorporation. Any future revisions to land use or zoning, including those that might be undertaken to meet housing targets, would be subject to separate public processes and environmental review at the time they are formulated.

Transportation Funding

Following completion of the incorporation process, representatives from the new City will be added to the Regional Transportation Commission and regional transportation funding will be available to the city.

Upon incorporation, the newly formed City would assume full responsibility for local transportation infrastructure within its boundaries, including control of and maintenance duties for public roadways, traffic control devices, and related facilities. These facilities will initially continue to be operated and maintained at existing service levels (through transitional service agreements if needed), with no physical changes to the road network or transit services occurring as part of the incorporation.

As a result of the change in governance, the City would begin to directly receive state and regional transportation funds for local streets and roads that were previously allocated to the County for the benefit of new City. Specifically, state fuel tax subventions (Gas Tax/HUTA and SB-1 Road Maintenance and Rehabilitation Account funds) would be apportioned to the new City based on statutory formulas (e.g., population and registered vehicles).

The incorporation itself does not authorize construction of any new transportation projects or expansion of existing facilities. All transportation infrastructure within the proposed city limits will remain in its current condition upon incorporation, regulated under existing standards, plans, and regional programs. The new City Council will have the authority to plan for and manage future transportation improvements or maintenance within the new City, in collaboration with regional agencies as needed.

The new City of El Dorado Hills will be immediately integrated into the regional transportation planning framework. It will join the El Dorado County Transportation Commission (EDCTC) and the Sacramento Area Council of Governments (SACOG) as an independent member agency. This ensures continuity with the current Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) for the area, which already anticipates growth and transportation needs in El Dorado Hills. No changes to the RTP/SCS or regional transportation project list are proposed or required as part of incorporation; regional planning remains on course, with only the jurisdictional boundary and decision-making responsibilities shifting from the County to the new city.

7. Surrounding Land Uses and Setting.

   The proposed City boundary is surrounded by unincorporated El Dorado County to the north, east, and south, and the City of Folsom within Sacramento County to the west, Folsom Lake to the north, the community of Cameron Park to the east, and unincorporated El Dorado County to the south.

8. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

   - El Dorado Local Agency Formation Commission

9. California Native American tribes traditionally and culturally affiliated with the project area consulted pursuant to Public Resources Code section 21080.3.1:

   The proposed project would have no physical effects and thus would not have the potential to adversely affect tribal cultural resources. Nevertheless, the District implemented the tribal engagement and consultation process required pursuant to Public Resources Code section 21080.3.1.

   At the time preparation of this Initial Study commenced, District staff had no record of receiving a formal written request from any California Native American tribe seeking such notification proposed projects pursuant to PRC 21080.3.1. Accordingly, the District submitted a request to the Native American Heritage Commission (NAHC) to obtain a list of tribes with potential cultural affiliation with the incorporation area on December 19, 2025. The District received a response from the NAHC, which included an updated Native American Contact List on December 22, 2025. Based on the NAHC-provided contact list, the District contacted each identified tribe via email and registered mail to provide formal notice of the proposed incorporation and to offer an opportunity to engage in consultation regarding the potential for impacts to tribal cultural resources. The tribes included Buena Vista Rancheria of Me-Wuk Indians (Buena Vista), California Valley Miwok Tribe, Calaveras Band of Mi-Wuk Indians (Calaveras), Chicken Ranch Rancheria of Me-Wuk Indians, Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Jackson Rancheria Band of Miwuk Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Pakan'yani Maidu of Strawberry Valley Rancheria, Shingle Springs Band of Miwok Indians, TSI-AKIM Maidu of the Taylorsville Rancheria, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of Nevada and California, and Wilton Rancheria.

   On March 12, 2026, the District's Board of Directors authorized a change to its proposed city boundary, expanding the proposed city limits to include a larger land area, adding the El Dorado Hills Business Park and the Creekside Village Specific Plan area to the south of the Business Park and small areas to the north. To maintain the opportunity for tribes to consult on the proposed action, the District issued updated tribal

outreach letters and email messages to each of the fourteen representatives from fourteen tribes that were provided notification through the District's initial outreach on January 14, 2026.

The proposed project would have no physical effects and thus would not have the potential to adversely affect tribal cultural resources. Nevertheless, the EDHCSD has conducted the tribal engagement and consultation process required pursuant to Public Resources Code section 21080.3.1.

Formal notification letters initiating AB 52 consultation were distributed to tribal contacts identified through the Native American Heritage Commission contact list. In response, the United Auburn Indian Community (UAIC), through its Tribal Historic Preservation Department and Wilton Rancheria, through its Department of Cultural Preservation, requested consultation regarding the proposed incorporation and the content of the Tribal Cultural Resources (TCR) analysis for the project. **During the public comment period for the Draft IS/ND, the Shingle Springs Band of Miwok Indians, through its Director of Site Protection, requested consultation regarding the proposed incorporation.**

Consultation focused on the Tribal Cultural Resources chapter of the Initial Study/Negative Declaration, with particular attention to:

- Acknowledging the presence of known Tribal Cultural Resources within the incorporation area while maintaining confidentiality of resource locations;
- Emphasizing avoidance and protection of TCRs as the preferred approach for any future projects; and
- Revising draft text to ensure that the TCR discussion reflected contemporary tribal context and tribal-approved background information, rather than duplicative ethnographic material from the cultural resources section.

Draft TCR chapters were provided to UAIC and Wilton Rancheria for review, and revisions were made in response to detailed written comments provided by UAIC's Cultural Regulatory Manager. Multiple rounds of coordination occurred between the District, its environmental consultant team, and UAIC to ensure that requested revisions were fully addressed and accurately reflected in the environmental document.

Following review of the revised TCR chapter, the UAIC and Wilton Rancheria confirmed in writing that their comments and concerns had been satisfactorily addressed and stated that AB 52 consultation could be formally closed pursuant to PRC § 21080.3.2(b)(1). No further comments or mitigation measures were requested. **Following consultation with the Shingle Springs Band of Miwok Indians, consultation was formally closed with no further comments or mitigation measures requested.**

Based on this correspondence, AB 52 tribal consultation for the El Dorado Hills Incorporation Project was completed in good faith and concluded with no outstanding issues.

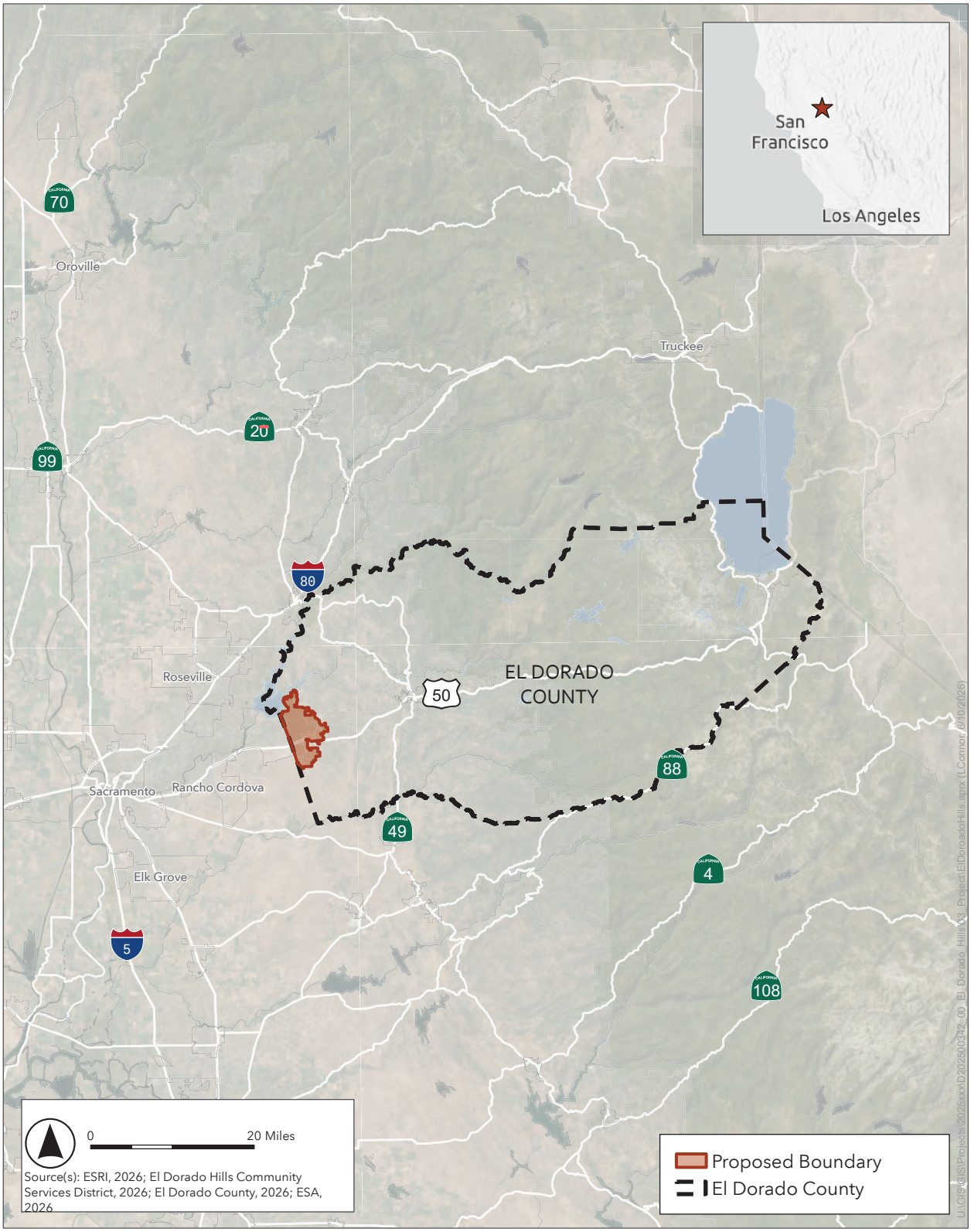

Figure 1
El Dorado Hills Incorporation
Regional Vicinity

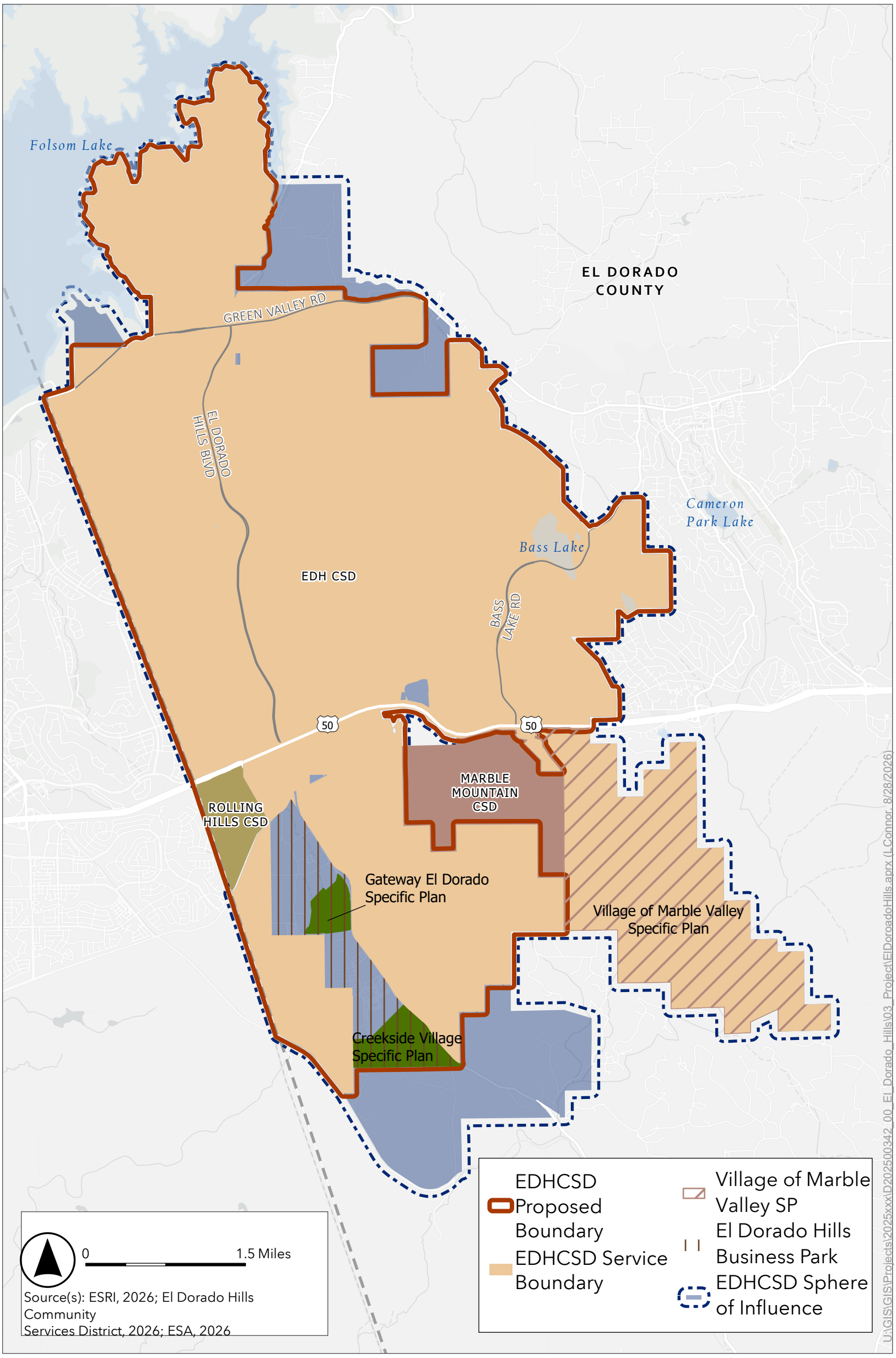

Figure 2
El Dorado Hills Incorporation
Proposed El Dorado Hills Incorporation Boundary

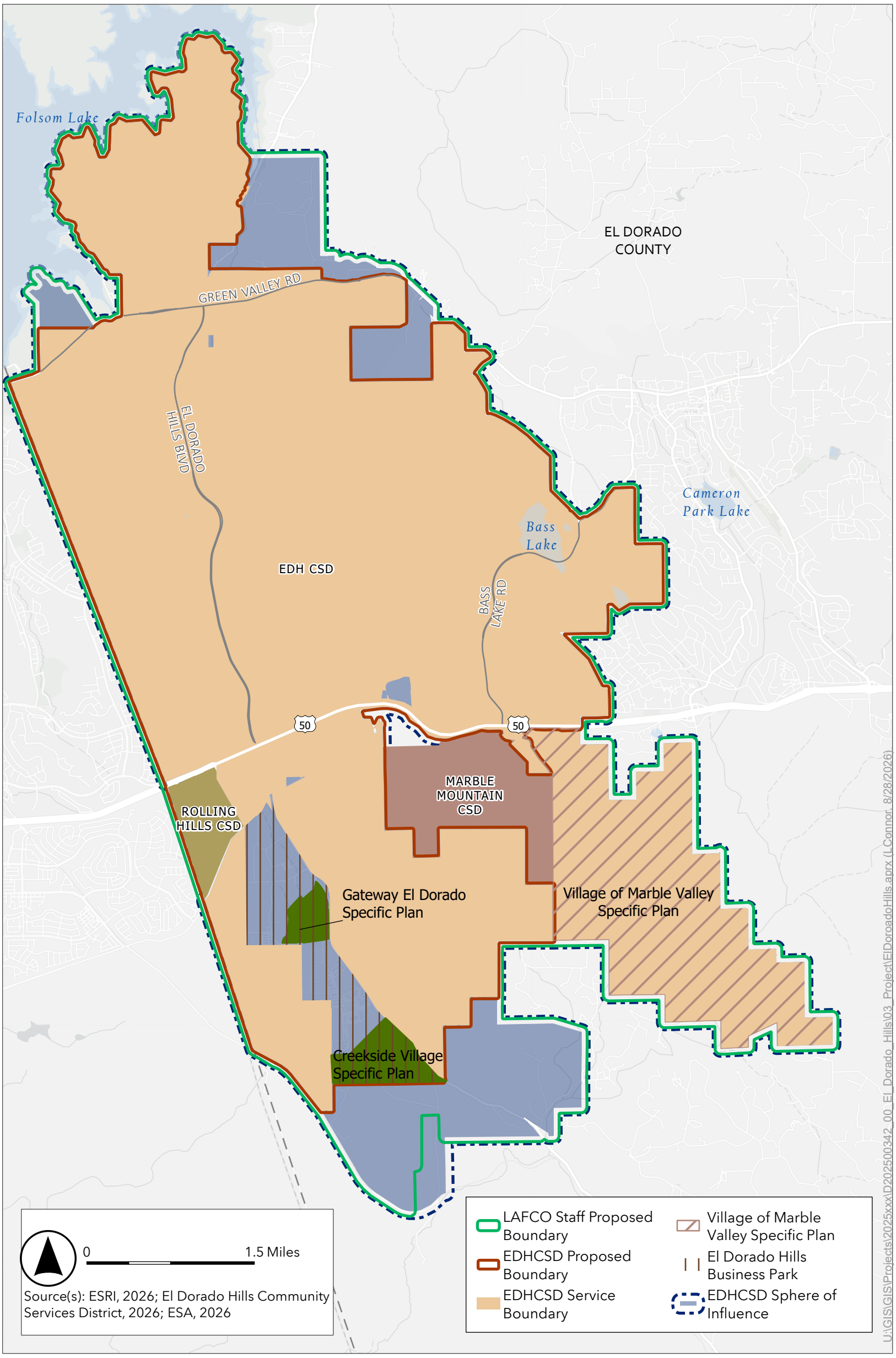

Figure 3
El Dorado Hills Incorporation
LAFCO Staff Proposed Boundary

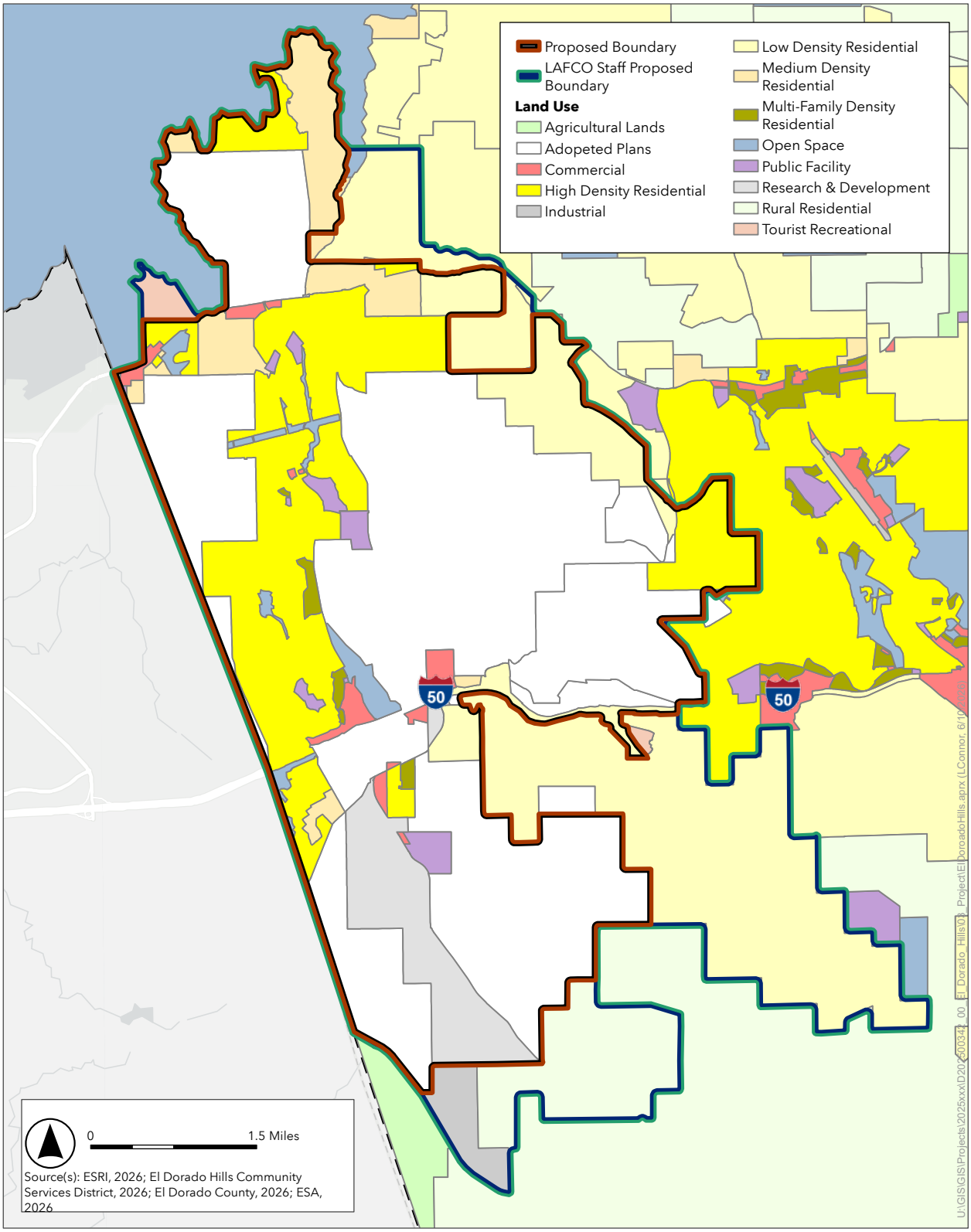

Figure 4
El Dorado Hills Incorporation
Area Land Use

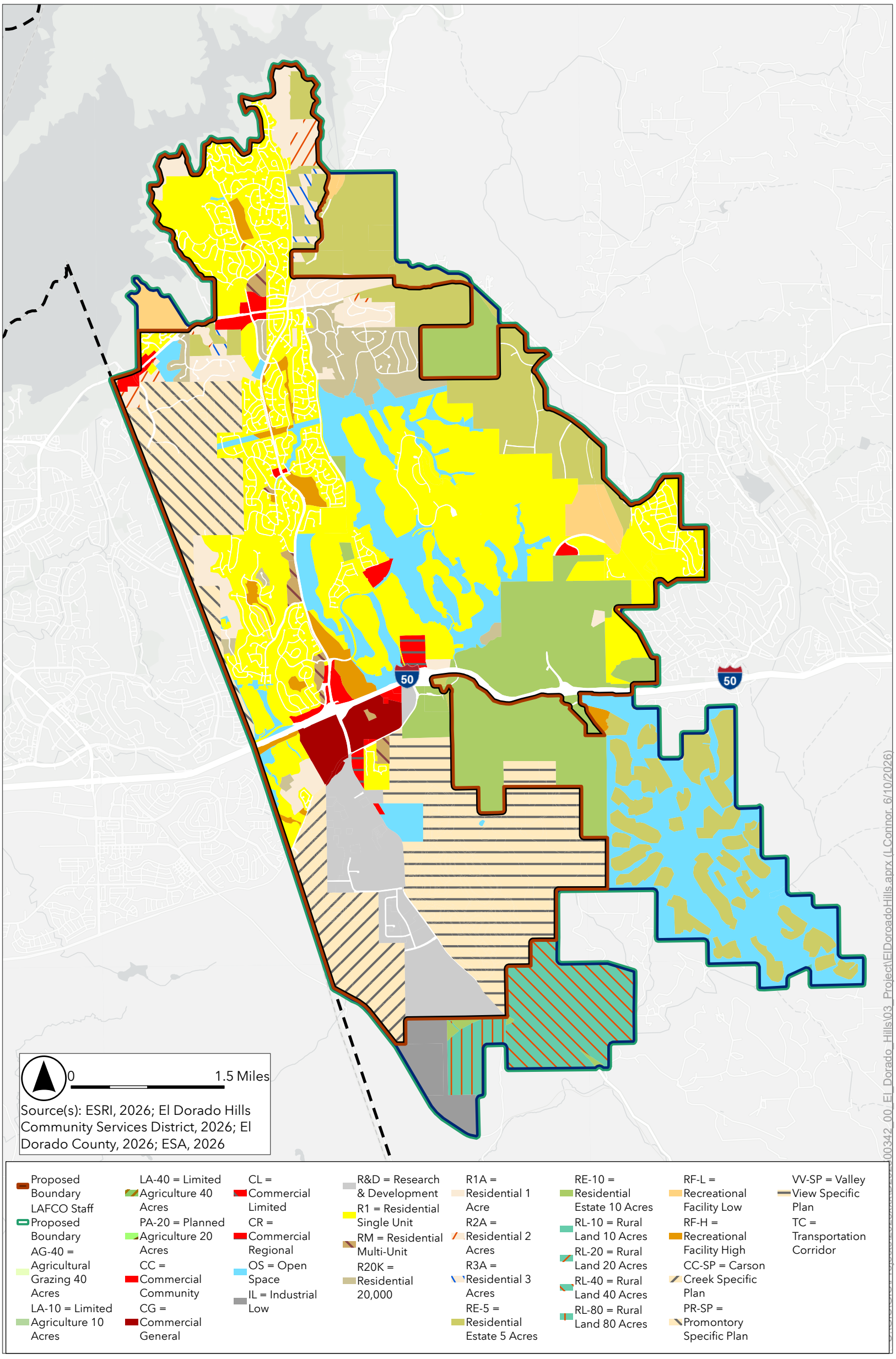

Figure 5
El Dorado Hills Incorporation
Area Zoning Designations

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Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology and Soils	☐ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☐ Hydrology and Water Quality	☐ Land Use and Planning	☐ Mineral Resources
☐ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities and Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial study:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date September 10, 2026

Signature _____ Date _____

Environmental Checklist

Aesthetics

Issues (and Supporting Information Sources):		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS —** Except as provided in Public Resources Code Section 21099, would the project:				
a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d)	Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is characterized by a mix of suburban neighborhoods, open space, and rolling foothills at the western edge of the Sierra Nevada. The area features scenic vistas of natural landscapes, including oak woodlands, grasslands, and distant mountain views. Residential and commercial development is generally low to moderate in density, with landscaping and architectural styles that often seek to blend with the natural surroundings. Major roadways, local parks, and community amenities contribute to the area's visual character, while nighttime lighting is typically limited to streetlights, homes, and commercial centers, preserving dark skies in many locations.

There are no scenic highways within the area of proposed incorporation (Caltrans, 2025).

Discussion

a–d) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future city government, with an elected city council and hired staff to manage the proposed city. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation would not involve any changes to land use, zoning, or physical development, there would be no alteration to the visual character or quality of the area. As a result, no impacts on aesthetic resources would occur.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to aesthetic resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes

are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to aesthetic resources.

References

California Department of Transportation (Caltrans). 2025. "*California State Scenic Highways*" on Caltrans Website. Accessed December 10, 2025. https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways.

Agriculture and Forestry Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Environmental Setting

The proposed incorporation area (approximately 18,200 acres) encompasses the developed community of El Dorado Hills and surrounding open space. Agricultural use in this area is limited, and no intensive row-crop farming occurs within the incorporation boundaries. El Dorado Hills is characterized by a mix of residential, commercial, and open space areas, with portions of land historically used for agricultural purposes. The region includes scattered patches of agricultural lands, primarily used for grazing and limited crop production, as well as areas of forested land typical of the Sierra foothills. The agricultural lands are generally located in the less developed portions of the community, while forest resources are concentrated in undeveloped or protected open space areas.

The California Department of Conservation's 2022 Important Farmland Map for El Dorado County indicates that lands within and adjacent to the El Dorado Hills area are primarily classified as "Urban and Built-Up Land" (reflecting existing suburban development) or "Grazing Land" (open rangeland and pasture). Categories of Important Farmland, such as Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, are not present within the proposed city limits. (El Dorado County has not designated any "Farmland of Local Importance" in the project area under the FMMP.) Some undeveloped foothill areas at the periphery of El Dorado Hills are used for grazing or open space, but the largest contiguous tract of such land, the Marble Valley area, known for grazing and open space, has been intentionally excluded from the incorporation boundaries to avoid including significant agricultural lands in the new city.

There is no Prime, Farmland, Unique Farmland, or Farmland of Statewide Importance, as defined in Section 65570 of the California Government Code (DOC, 2025), located within or adjacent to the proposed area of incorporation.

Specifically relevant to area formation, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) requires LAFCO to consider impacts to "Prime Agricultural Land" in reviewing and approving or disapproving proposals, prioritizing guiding of development or use of land for other than open-space uses away from prime agricultural lands. Government Code Section 56064, which defines Prime Agricultural Land as land that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

a. Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.

b. Land that qualifies for rating 80 through 100 Storie Index Rating.

c. Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.

d. Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre.

e. Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars ($400) per acre for three of the previous five calendar years.

Prime Agricultural Land is distinct from Prime Farmland as land can be one or the other, or both. The proposed area of incorporation and LAFCO Staff Proposed Boundary contains land that has not been developed that may meet the classification of Prime Agricultural Land.

While Prime Agricultural Land may exist within the proposed Area of incorporation or within the LAFCO Staff Proposed Boundary, CEQA does not require the analysis of impacts to Prime Agricultural land. The CEQA guidelines (California Public Resources Code § 21060.1), provide a precise definition of "Agricultural land" for the purposes of analysis in CEQA:

a. "Agricultural land" means prime farmland, farmland of statewide importance, or unique farmland, as defined by the United States Department of Agriculture land inventory and monitoring criteria, as modified for California.

b. In those areas of the state where lands have not been surveyed for the classifications specified in subdivision (a), "agricultural land" means land that meets the requirements of "prime agricultural land" as defined in paragraph (1), (2), (3), or (4) of subdivision (c) of Section 51201 of the Government Code.

The area of incorporation and LAFCO Staff Proposed Boundary area are included in the Department of Conservation's interactive map (California Important Farmland Finder). Thus, for the proposed incorporation, affected "Agricultural land" can be defined using the USDA classifications per PRC 21060.1(a). Accordingly, there is no prime farmland, farmland of statewide importance, or unique farmland, as defined above, within the project area.

No lands within the incorporation area are under active Williamson Act contracts, and existing County general plan designations and zoning would remain in place unless changed by future city actions. As shown in the El Dorado County General Plan Land Use Diagram, there is no land under the Agricultural Lands designation within or adjacent to the proposed area of incorporation.

Despite these changes, existing land use designations and zoning within the proposed area of incorporation continue to recognize and protect remaining agricultural and forestry resources. As such, the environmental setting for El Dorado Hills with respect to agricultural and forestry resources is one of limited but locally significant farmland and forested areas, largely preserved under existing planning frameworks.

Discussion

a–e) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. All existing agricultural and open-space lands will retain their current designations and uses at the moment of incorporation, with no physical conversion of any farmland to urban or other uses. Because the project does not authorize or propose any development, rezoning, or extension of infrastructure into agricultural areas, it would not directly or indirectly convert farmland to non-agricultural use.

In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation would not involve any changes to land use, zoning, or physical development, there would be no effect to existing agriculture or forestry resources and there would be no conflict with existing zoning that may support agriculture or forestry resources. As a result, no impacts on agriculture and forestry resources would occur.

The proposed Project would also not result in any reasonably foreseeable indirect physical changes with respect to agriculture or forestry resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed project, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Any future discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to agriculture or forestry resources.

References

California Department of Conservation (DOC). 2025. "*California Important Farmland Finder*", California Department of Conservation Website. Accessed December 10, 2025. https://maps.conservation.ca.gov/DLRP/CIFF/.

Air Quality

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills, situated in the western portion of El Dorado County, California, is situated at the western edge of the Sierra Nevada foothills. This area is defined by its Mediterranean climate, characterized by extended periods of hot, dry summers and cool, wet winters that influence local air quality dynamics. The topography consists of rolling hills, oak woodlands, and residential developments interspersed with commercial centers.

Air quality in El Dorado Hills is affected by a combination of localized and regional emission sources. Locally, vehicle exhaust from major roadways such as US Highway 50, emissions from residential heating (particularly woodburning), landscaping equipment, and commercial activities contribute to criteria pollutants like ozone precursors and particulate matter. Regionally, air masses can transport pollutants from the Sacramento metropolitan area, which lies just to the west, and from agricultural activities in the broader Central Valley. Smoke from wildfires occurring in the Sierra Nevada or other areas of Northern California also periodically degrades air quality, often resulting in elevated levels of fine particulate matter (PM2.5).

El Dorado Hills includes numerous sensitive receptors, such as schools, hospitals, daycare centers, and dense residential neighborhoods, where children, seniors, and individuals with respiratory conditions are particularly susceptible to air pollution impacts.

El Dorado County has two distinct air quality environments, which have been recognized formally by division of the County into two separate air basins, the Mountain Counties Air Basin (MCAB) and the Lake Tahoe Air Basin (LTAB). The MCAB, an area of approximately 11,000 square miles, consists of Plumas, Sierra, Nevada, Amador, Calaveras, Tuolumne, and Mariposa counties, as well as the western slope of El Dorado County and the central portion of Placer County. MCAB experiences hot summers where conditions are favorable for ozone formation, but stormy winters which result in low levels of air pollution. El Dorado Hills is located within the MCAB, which is regulated by the El Dorado County Air Quality Management District (AQMD). The AQMD implements federal and State ambient air quality standards, monitors pollutant levels, and enforces emission reduction programs.

Key criteria air pollutants of concern in this region include nitrogen oxides (NOx), ozone, particulate matter (PM10 and PM2.5), carbon monoxide (CO), sulfur dioxide (SO2), lead (Pb), and reactive organic gases (ROGs) (El Dorado County AQMD, 2002). NO2, a primary nitrogen oxide, originates mainly from fuel combustion in vehicles and industrial sources and is associated with respiratory irritation and increased risk for asthma, particularly in sensitive populations such as children and the elderly. Ozone, formed through photochemical reactions involving ROGs and NOx, is a secondary pollutant that aggravates respiratory conditions and damages both human health and vegetation. Particulate matter, which can be inhaled deeply into the lungs, is produced by various dust-generating activities and combustion processes and is linked to lung damage and visibility reduction.

Other pollutants include CO, mostly produced by motor vehicles, which impairs oxygen delivery in the body, and SO2, generated from burning sulfur-containing fuels, which can contribute to acid rain and particulate formation. Lead emissions have declined following the phase-out of leaded gasoline, but hydrocarbon emissions, known as ROGs, still contribute to ozone formation and related health impacts. In addition to criteria pollutants, toxic air contaminants (TACs) represent a diverse group of substances that may cause both acute and chronic health effects, including cancer and neurological damage. Motor vehicles are a major source of TACs, with diesel particulate matter (DPM) posing the greatest cancer risk in California. DPM, a component of PM2.5, is responsible for a significant portion of air pollution-related health impacts, including increased hospital admissions and premature deaths. Regulatory measures have significantly reduced DPM emissions, but careful consideration of proximity to emission sources remains important in land use planning to minimize health risks for sensitive populations.

Discussion

a–d) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no proposed construction, development, or changes to existing development. Because the proposed incorporation would not involve any changes to land use, zoning, or physical development, there would be no effect on existing air quality.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to air quality. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to air quality.

References

El Dorado County Air Quality Management District (Formerly El Dorado County Air Pollution Control District). 2002. *"Guide to Air Quality Assessment; Determining Significance of Air Quality Impacts Under the California Environmental Quality Act."* Chapter 2, Pages 1 to 11.

Biological Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Environmental Setting

Regionally, El Dorado Hills is located within the Sierra Nevada Foothills bioregion, as defined by the U.S. Geological Survey. This bioregion is characterized by a Mediterranean climate of hot, dry summers and cool, wet winters. It serves as a transitional zone between the Great Central Valley to the west and the Sierra Nevada to the east. Historically, this bioregion supported extensive oak woodlands, riparian corridors, and grassland communities, although large portions of the landscape have been converted to agriculture, suburban development, and commercial uses over the past century (USGS, 2008).

The region is characterized by a mix of oak woodlands, annual grasslands, and riparian habitats, supporting a diverse array of plant and animal species. The topography ranges from gently rolling hills to steeper slopes, with several creeks and seasonal drainages traversing the area. Native vegetation communities in El Dorado Hills provide important habitat for wildlife, including potential occurrences of special-status species such as California red-legged frog, western pond turtle, and various raptors. In addition, the area is subject to ongoing urban development pressures, which can result in habitat fragmentation and the introduction of invasive species. The presence of nearby protected lands and conservation easements contributes to regional habitat connectivity, while also necessitating careful consideration of local, state, and federal conservation policies during project planning.

Discussion

a–f) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation would not involve any changes to land use, zoning, or physical development, there would be no effect on special status species or their habitat, riparian habitat or sensitive natural communities, wetlands, migratory corridors, or the implementation of local policies or ordinances protecting biological resources.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to biological resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to biological resources.

References

U.S. Geological Survey (USGS). 2008. Sierra Nevada Foothills Bioregion Descriptions. In: Bailey, R.G., and Hogg, H.C., eds. Ecoregions of California. U.S. Department of the Interior, U.S. Geological Survey Professional Paper 1661-F. Available: https://pubs.usgs.gov/pp/1661f/. Accessed September 2025.

Cultural Resources

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☐	☒
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Environmental Setting

The El Dorado Hills area is situated within a region of significant cultural and historical importance, reflecting thousands of years of human occupation and adaptation. Archaeological research categorizes the pre-contact period into distinct cultural stages based on patterns in technology, economy, and social organization. According to Rosenthal et al. (2007), the Central Valley and lower Sierra foothills, which include El Dorado Hills, experienced three major periods of human activity: the Paleo-Indian (13,550–10,550 BP), Archaic (10,550–900 BP), and Emergent (900–300 BP) periods. Economic patterns, stylistic aspects, and regional phases further subdivide cultural patterns into shorter phases. This scheme uses economic and technological types, socio-politics, trade networks, population density, and variations of artifact types to differentiate between cultural periods. This framework provides a basis for interpreting the broad range of archaeological resources that may be present within El Dorado Hills.

Ethnographically, the boundaries of the proposed incorporated city are located within the ancestral lands of the Nisenan (Southern Maidu), whose territory extended from the western bank of the Sacramento River to the snowy Sierra Nevada mountains (Littlejohn, 1928). The Nisenan language belongs to the Maiduan family of the Penutian linguistic stock and comprises several dialects. Nisenan settlement locations depended primarily on elevation, exposure, and proximity to water and other resources. Permanent villages were usually located on low rises along major watercourses. Village size ranged from three houses to 40 or 50. Houses were domed structures covered with earth and tule or grass and measured 3.0 to 4.5 meters in diameter. Brush shelters were used in summer and at temporary camps during food-gathering rounds. Larger villages often had semi-subterranean dance houses that were covered in earth and tule or brush, with a central smoke hole at the top and an east-facing entrance. Another common village structure was a granary used for storing acorns (Wilson and Towne, 1978).

The Nisenan occupied permanent settlements from which specific task groups set out to harvest the seasonal bounty of flora and fauna that the rich valley environment provided. The Valley Nisenan economy involved riparian resources, in contrast to the Hill Nisenan, whose resource base consisted primarily of acorn and game procurement. The only domestic plant was native tobacco, but many wild species were closely husbanded. The acorn crop from the blue oak and black oak was so carefully managed that this activity served as the equivalent of agriculture. Acorns could be stored in anticipation of winter shortfalls in resource abundance. Deer, rabbit, and salmon were the chief sources of animal protein in the aboriginal diet, but many other insect and animal species were taken when available (Wilson and Towne, 1978).

Religion played an important role in Nisenan life. The Nisenan believe that all natural objects are endowed with supernatural powers. Two kinds of shamans existed: curing shamans and religious shamans. Curing shamans had limited contact with the spirit world and diagnosed and healed illnesses. Religious shamans gained control over the spirits through dreams and esoteric experiences (Wilson and Towne, 1978). Post-contact cremation was reportedly the usual mode of burial (Faye, 1923).

The Gold Rush of 1849 had a devastating effect on the Valley Nisenan. The flood of miners who came to the area in search of gold brought diseases with them that decimated the Nisenan population. Those who survived were subjected to violence and prejudice at the hands of the settlers, and the Nisenan eventually were pushed out of their ancestral territory. Although this contact with settlers had a profound negative impact on the Nisenan population through disease and violent actions, the Nisenan people survived and maintained strong communities and action-oriented organizations (Castillo, 1978). Nisenan find membership amongst several State and federally recognized Tribes, including the Shingle Springs Band of Miwok Indians, United Auburn Indian Community of the Auburn Rancheria, and Wilton Rancheria, where they continue to practice and maintain their culture.

Historically, the region saw sporadic Spanish exploration in the mid-18th century, but sustained non-indigenous presence began in 1808 with Gabriel Moraga's expedition. Throughout the early 19th century, fur trappers and, later, settlers established a foothold, especially after Mexican land grants in the 1840s (Hoover, 2002). The discovery of gold transformed the Sacramento Valley into a hub of commerce and settlement, with White Rock Road—bordering Sacramento and El Dorado counties—serving as a vital supply route for miners and merchants. Fertile floodplains and accessible transportation corridors contributed to agricultural and economic growth, while ranchers in the foothills supplied goods to the mining communities (Jensen, 2006). By the late 19th and early 20th centuries, urban development began to expand outward from Sacramento, further shaping the cultural landscape of El Dorado Hills.

Discussion

a–c) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, there would be no effect to historical resources, archaeological resources, or disturbance of human remains.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to cultural resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at

this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to cultural resources.

References

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Energy

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is a suburban community located in the western foothills of El Dorado County, California, characterized by a mix of residential, commercial, and open space land uses. The area experiences a Mediterranean climate, with hot, dry summers and cool, wet winters, which influence both energy demand and opportunities for renewable energy generation. Local energy consumption is primarily driven by heating, cooling, lighting, and transportation needs, with most energy supplied via the regional electrical grid and natural gas infrastructure.

The community is subject to various state and local regulations aimed at promoting energy efficiency and the adoption of renewable energy technologies, including Title 24 building standards and local sustainability initiatives. Wasteful, inefficient, or unnecessary consumption of energy resources in El Dorado Hills could result from outdated building designs, excessive use of non-renewable energy, or lack of integration of energy-efficient systems. Additionally, conflicts may arise if proposed projects are inconsistent with State or local plans, such as the California Energy Commission's goals for renewable energy or local climate action plans, potentially hindering the area's progress toward sustainability and reduced greenhouse gas emissions.

Discussion

a–b) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation would not involve any changes to land use, zoning, or physical development, there would be no effects related to the wasteful, inefficient, or unnecessary consumption of energy resources.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to energy use. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of

any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to energy use.

Geology and Soils

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
VII. GEOLOGY AND SOILS — Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Environmental Setting

El Dorado County lies within the Sierra Nevada geomorphic province, characterized by steep hills, rocky stream channels, and a complex geologic history shaped by plate tectonics, volcanic activity, and glaciation (California Geological Survey, 2020). The region features diverse geologic formations, including granitic, metamorphic, and volcanic rocks, with the southwestern foothills dominated by the Mariposa Formation and the northwestern areas by the Calaveras Formation (U.S. Geological Survey, 2018). Higher elevations consist mainly of igneous and metamorphic rocks with granite intrusions serving as primary soil parent material (California Geological Survey, 2020).

Seismic activity in El Dorado County is relatively low compared to coastal California, with no active faults identified. The only potentially active fault is part of the Rescue Lineament–Bear Mountains fault zone (California Department of Conservation, 2019). The county is not located within Alquist-Priolo Earthquake Fault Zones, nor is it subject to regulatory Seismic Hazard Zones for liquefaction, lateral spreading, or earthquake-induced landslides; thus, these hazards are considered minimal (California Department of Conservation, 2019). However, historical landslides have occurred, especially along major transportation

corridors such as U.S. Highway 50, and avalanche hazards are present in high-elevation areas like Echo Summit and the Lake Tahoe Basin (El Dorado County, 2021).

The soils of El Dorado County are varied, reflecting influences such as topography, climate, and parent material. Western county soils are generally well-drained silt and gravelly loams, divided into eight major soil associations. In the Lake Tahoe Basin, seven soil associations exist, with characteristics ranging from poorly drained alluvial soils to well-drained mountain soils (Natural Resources Conservation Service, 2017). More than half the county's land area has slopes steeper than 25%, increasing erosion risk and presenting development constraints. Expansive soils with high shrink-swell potential are limited, mostly rated low to moderate in shrink-swell potential, with very few areas rated high (Natural Resources Conservation Service, 2017).

Mineral resources play a significant role in the county's history and economy, with gold being the most notable extractive resource. Other metallic and nonmetallic minerals are present, and the county is classified into various Mineral Resource Zones (MRZs) based on the likelihood and economic significance of mineral deposits. Most important mineral resources are concentrated in the western third of the county. Currently, there are 16 regulated mines, with eight active operations (El Dorado County, 2021).

Discussion

a–f) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation would not involve any changes to land use, zoning, or physical development, there would be no ground disturbance from the proposed incorporation. Thus, there would be no impacts related to site geology, soils, or disturbance of paleontological resources.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to ground disturbing activity. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to geology, soils, seismicity, or paleontological resources.

References

California Geological Survey. 2020. Geologic Map of California (Map Sheet 57, Version 6.0, Scale 1:750,000), pp. 1–2.

California Department of Conservation. 2019. Fault Activity Map of California (Map Sheet 6, 2019 Edition), pp. 4–7.

El Dorado County. 2021. General Plan Background Report, pp. 31–56.

Natural Resources Conservation Service. 2017. Soil Survey of El Dorado County, pp. 12–36.

U.S. Geological Survey. 2018. Geology of the Sierra Nevada Province (USGS Professional Paper 1234), pp. 10–25.

Greenhouse Gas Emissions

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
VIII. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Environmental Setting

Greenhouse gas (GHG) emissions in El Dorado County are predominantly generated by fossil fuel combustion in the transportation sector, accounting for roughly 70 percent of countywide emissions. Residential sources contribute about 20 percent, while commercial and industrial activities account for approximately 7 percent; waste/landfill and agricultural emissions comprise the remainder. The county's GHG profile reflects statewide patterns, where transportation, residential, and industrial sectors are the primary contributors. The local topography, characterized by foothills and proximity to forested areas, makes El Dorado Hills particularly vulnerable to wildfire risks, which are projected to increase as climate change intensifies droughts and dry conditions.

El Dorado Hills experiences environmental conditions shaped by its regional climate, land use, and population growth. The area is subject to broad climatic trends affecting California, including rising average temperatures, increased frequency and intensity of extreme heat events, and heightened wildfire risks. According to projections, annual average maximum temperatures in El Dorado County could increase by approximately 5.4° to 8.9°F by 2070–2099, compared to the baseline period of 1961–1990. This warming trend is expected to result in more frequent heat waves, which may adversely impact public health and exacerbate local air quality issues due to increased ozone formation and particulate matter from wildfires.

Water supply in El Dorado Hills is also subject to the uncertainties of climate change, with potential for more variable precipitation, reduced snowpack, and greater challenges in managing water resources. Ecosystems in the region may experience stress due to shifting weather patterns, declining soil moisture, and the spread of invasive species, impacting both native wildlife and vegetation. Overall, the environmental setting of El Dorado Hills is defined by its exposure to climate-driven changes, local GHG emission sources, and the need for adaptive strategies to mitigate future impacts on air quality, water supply, and ecological health.

Discussion

a–b) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation would not involve any changes to land

use, zoning, or physical development, there would be no change in GHG emissions as a result of implementation of the proposed Project.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to GHG emissions. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. The only reasonably foreseeable change is that administration of those public services assumed by the City will be physically located within the new city, where they are currently located in County facilities, allowing more proximate provision of services and fewer trips to and from the County Government Center and County work yards. Such a change is likely to result in shorter vehicle trips to access services, which would reduce associated vehicle miles traveled (VMT) and resultant GHG impacts. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to GHG emissions.

Hazards and Hazardous Materials

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is located at the western edge of the Sierra Nevada foothills. The area is characterized by residential neighborhoods, commercial centers, schools, and open spaces, with several highways and arterial roads providing regional access. Local land use includes residential, commercial, and limited industrial activities, with some agricultural uses on the outskirts. The community is adjacent to natural areas and open space preserves, and due to the proximity of these wildland-urban interface areas portions of El Dorado Hills are situated in or near State-designated Very High Fire Hazard Severity Zones.

Hazardous Materials

Hazardous materials are present in El Dorado Hills primarily due to the presence of commercial operations such as gas stations, automotive repair shops, and retail centers that store and use chemicals and fuels. The routine transport of hazardous materials occurs along major transportation corridors which serve as primary routes for goods movement throughout the region, including U.S. Highway 50 and local arterial roads. While industrial activity is limited, accidental releases of hazardous substances could occur due to vehicle incidents, improper storage, or spills at commercial sites.

The El Dorado County Department of Environmental Management – Hazardous Waste Division is certified as the Certified Unified Program Agency (CUPA) for the County, implementing hazardous materials and waste management programs required under California law. The CUPA oversees inspections, permitting, enforcement, business plans, reporting, and compliance with hazardous materials regulations at the local level.

There are several public and private schools within El Dorado Hills, and some commercial and retail areas that handle hazardous substances are located within one-quarter mile of these educational facilities. This proximity requires careful management and monitoring to prevent hazardous emissions or accidental releases that could impact students and staff.

A review of the California Department of Toxic Substances Control's EnviroStor database and the State Water Resources Control Board's GeoTracker database indicates that El Dorado Hills contains a limited number of sites listed under Government Code Section 65962.5. Most of these sites are related to leaking underground storage tanks (LUSTs) or small-scale contamination, and the majority have been remediated or are under regulatory oversight. There are no known large-scale hazardous waste sites within the core residential or commercial areas.

Airport Hazard

The nearest airport to the proposed area of incorporation is the Cameron Airpark Airport, located approximately 0.7-mile east of the proposed city boundary. The Cameron Airpark Airport is operated by the El Dorado County Transportation Commission (EDCTC), which administers the El Dorado County Airport Land Use Compatibility Plan (ALUCP) (2012). The ALUCP is intended to evaluate, manage, and coordinate land-use consistency, noise compatibility, safety compatibility, airspace protection, and overflight compatibility for airports and the surrounding areas that may be impacted by airport operations or may have an impact on airport operations. For each airport, the ALUCP provides a set of five policy maps, including: Airport Influence Area Policy Maps, Airport Noise Zones Policy Maps, Safety Zones Policy Maps, Airspace Protection Zones Policy Maps, and Overflight Areas Policy Maps, each of which are included in Attachment 1. The relationship of the proposed area of incorporation to the Cameron Airpark Airport ALUCP policy areas is described below.

Airport Influence Area Policy Maps: indicate the overall boundary of the area, as well as the two sub-areas, Review Areas 1 and 2, within which certain land use actions are subject to ALUC review. As shown in he ALUCP (p. 6-3), the Airport Influence Area and Review Area 2 overlap an eastern section of the proposed city boundary.

Airport Noise Zones Policy Maps: which identify the areas within which criteria addressing noise impacts are applicable. The proposed area of incorporation is outside of the noise impact contours identified in the Airport Noise Zones Policy Map.

Safety Zones Policy Maps: show areas where certain types of proposed development may be restricted on the basis of safety compatibility with the airport. The proposed area of incorporation is outside of airport safety zones for the Cameron Airpark Airport.

Airspace Protection Zones Policy Maps: which define where limits on the heights of structures and other objects are necessary to maintain compatibility with air traffic. A small portion of the eastern area of the proposed area of incorporation (near Bass Lake Road) is within the "Conical" airspace protection zone, which limits building heights to increasing heights with increasing distance from the Horizontal airspace protection zone closer to the airport. The Conical airspace protection zone extends to the edges of the Airport Influence Area.

Overflight Areas Policy Maps: which show where policies providing certain buyer awareness measures are applicable. Each of the communities within the Airport Influence Area are, including portions of the proposed area of incorporation, are within the Routine Overflight Zone, for which recorded overflight notification is required.

Emergency Response

Emergency response and evacuation planning in El Dorado Hills is coordinated by El Dorado County in collaboration with local fire protection districts and law enforcement agencies. Major roadways and established evacuation routes are designed to facilitate rapid response and safe egress in the event of an emergency. Ongoing development in the area is reviewed to ensure it does not impair or interfere with adopted emergency response plans.

Given its location in the Sierra Nevada foothills, El Dorado Hills is susceptible to wildland fire risks, especially in areas adjacent to open space, grasslands, and forested hillsides. The El Dorado Hills **County Water District**/Fire **Protection District** ~~Department~~, in conjunction with Cal Fire, implements vegetation management and community outreach programs to reduce the potential for fire ignition and spread, and to protect residents and structures from significant loss, injury, or death related to wildland fires. The El Dorado Hills Fire Department, is a moniker for the El Dorado Hills County Water District, which has provided fire protection service to El Dorado Hills since 1963 (El Dorado Hills County Water District, 2025).

Discussion

a–g) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. There is no plan to change the provision of services in relation to hazards in El Dorado Hills. The El Dorado County Department of Environmental Management – Hazardous Waste Division would continue to function as the CUPA for the County. The EDCTC would continue to operate the Cameron Airpark Airport and areas within the Airport Influence Area that are within the proposed area of incorporation would remain subject to relevant airport compatibility policies. Further, the El Dorado Hills **County Water District**/Fire **Protection District** ~~Department~~ would continue to provide fire protection service to the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development,

there would be no change in conditions related to hazards or change in the potential for accidental exposure to hazardous materials.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to hazards and hazardous materials. Further, the Project would not change the responsibilities for current providers of services related to hazards and hazardous materials management in El Dorado Hills. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to hazards or hazardous materials.

References

El Dorado County Airport Land Use Commission. 2012. *El Dorado County Airport Land Use Compatibility Plan*. Adopted June 28, 2012.

El Dorado Hills County Water District**/Fire Protection District** (El Dorado Hills Fire Department). 2025. *"El Dorado Hills Fire Department: History"* webpage. Accessed December 10, 2025. https://www.edhfire.com/our-department/department-overview/history.

Hydrology and Water Quality

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☐	☐	☐	☒
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	☒
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is located in the western portion of El Dorado County on the western slopes of the Sierra Nevada mountain range. Summer in the project area is long and dry, with short winters on the western slope of the Sierra Nevada range. Winters in the lower elevations are short, and precipitation is primarily in the form of rain. Most of the precipitation throughout the County occurs between October and April.

The major water supply source for the area is surface water, which is diverted from streams and reservoirs and delivered by the El Dorado Irrigation District to users after treatment. Groundwater access is relatively limited due to the fractured and fragmented rock geology, although it remains important in rural parts of the county (El Dorado County, 2003). Water supply availability is influenced by natural factors such as climate, soil permeability, topography, and hydrogeology, as well as by management activities like the operation of storage and distribution facilities.

Surface water on the west slope of El Dorado County is contained within three principal watersheds: the Middle Fork American River, South Fork American River, and Cosumnes River. Each watershed has distinct tributaries and reservoirs, with peak runoff generally occurring from March through June for the American River watersheds and from January through April for the Cosumnes River. Drought conditions

can cause large fluctuations in water supply, and limited high-elevation storage reservoirs mean that water must often be pumped from lower elevations to meet demand.

Groundwater in the region is found mostly in fractures within hard crystalline or metamorphic rock. Recharge and storage are limited, and well yields tend to decline over time. The reliability of groundwater resources is less predictable than that of porous or alluvial aquifers found elsewhere in California. Overall, the hydrology and water quality of El Dorado Hills reflect a dependence on both surface water and limited groundwater, shaped by the area's climate, geology, and water management practices.

Flood hazard conditions in El Dorado Hills are generally limited due to the area's topography. El Dorado Hills features hilly terrain and moderate to steep slopes, which promote rapid runoff of precipitation and reduce the likelihood of widespread flooding. Most surface water drains efficiently toward the principal watersheds helping to minimize standing water and flood risk in developed areas. However, localized flooding can occur in low-lying areas or where natural drainage is impeded, especially during periods of intense rainfall or rapid snowmelt in the winter and spring months.

Overall, the combination of sloped terrain and well-defined watershed boundaries means that flood hazards are generally less severe than in flatter, low-lying regions, though certain areas may still be susceptible depending on site-specific drainage characteristics and land management practices.

Discussion

a–e) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. El Dorado Irrigation District will remain the domestic water provider for the area with no changes to its provision of service. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, there would be no change in conditions related to hydrology or water quality.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to water resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to hydrology or water quality.

References

El Dorado County. 2003. El Dorado County General Plan EIR: Water Resources. Available online: https://www.eldoradocounty.ca.gov/files/assets/county/v/1/documents/services/my-property/deir/v1_55.pdf. Accessed December 10, 2025.

Land Use and Planning

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills includes a mix of residential, commercial, and open space land uses, set within the rolling foothills of the Sierra Nevada. The area's landscape includes oak woodlands, grasslands, and intermittent waterways, providing critical habitat and scenic value. Land use planning in El Dorado Hills is guided by the El Dorado County General Plan, which is implemented through the El Dorado County Zoning Ordinance (El Dorado County Code of Ordinances, Title 130). **Portions of the EDHCSD-proposed boundary and the LAFCO Staff Proposed Boundary are outside the El Dorado Hills Community Region shown on the County General Plan Land Use Diagram and are within the County-designated Rural Region. Under the County General Plan, Community Regions are intended to accommodate urban and suburban development, while Rural Regions are intended to maintain rural character, recognize infrastructure and service constraints, and preserve natural resource, agricultural, and forest or timber values. The existing General Plan designations, objectives, policies, and zoning applicable to these lands would remain in effect upon incorporation.**

Discussion

a–b) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. As proposed, the new City would adopt the existing Land Use Diagram, policies, and zoning regulations that are currently in place in the El Dorado County General Plan and Zoning Ordinance at the time of incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed as part of the proposed incorporation. **This includes lands within the proposed boundaries that are designated as Rural Region under the County General Plan. Inclusion of those lands within a City boundary would not redesignate them for urban use, increase their allowable development density or intensity, extend infrastructure to them, or approve development. The County General Plan designations and zoning applicable at the effective date of incorporation would continue to regulate those lands unless and until modified through subsequent discretionary legislative actions subject to public review and CEQA. Furthermore, the lands included in the proposed city boundaries presently designated for the Rural Region are quite limited, consisting of a total of approximately ** acres. Most of this land is already developed as large residential lots, making further development unlikely. The Rural Region land was included in the proposed city boundaries to create logical service boundaries and avoid creating islands or peninsulas. This was considered of greater long term**

importance than a remote and unlikely possibility that inclusion in the City would trigger an impetus to convert these ranchettes to more intense uses.

~~However, due~~ **Due** to the length of the incorporation process, the County may receive, process, and ~~approval~~ **approve** planning applications that include changes to land use designations or zoning prior to finalization of incorporation. In such case, the entitlements that are in place at the time of incorporation of the new City will be applicable. The new City will succeed to oversight of the development process that the County had approved. Even if the entitlements have not been completed, the City by law automatically succeeds the County land use regulations and would ordinarily be bound by those regulations in completing the processing of approved development.

The ~~proposed~~ LAFCO ~~preferred~~ **Staff Proposed** Boundary Alternative includes an undeveloped area in Marble Valley that is subject to a planning application that is already in process with the County. **The proposed Village of Marble Valley Specific Plan site has been within EDHCSD's service area since its annexation into EDHCSD in 2006. Additional territory included within the LAFCO Staff Proposed Boundary to the north and south is within EDHCSD's sphere of influence and was added to the sphere of influence in 2020 at EDHCSD's request.** That proposed project, according to the draft EIR (SCH Number 2013022043), is seeking approvals for approximately 3,236 units of housing and 475,000 square feet of commercial development. If incorporation is approved with the LAFCO ~~preferred~~ **Staff Proposed** Boundary Alternative, the new City will receive this project ~~in~~ **in** whatever state of approval it has achieved by the effective date of the incorporation. **Existing or pending County development proposals constitute separate projects and would proceed through their respective entitlement and CEQA processes independently of incorporation. Their inclusion within a proposed City boundary does not make their physical development an effect of incorporation.**

In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land uses, planning policies or designations, zoning, or physical development, there would be no potential for the act of incorporation to physically divide an established community or cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating environmental impacts.

With respect to housing and regional planning obligations, incorporation would result in formation of a new local jurisdiction that would assume responsibility for compliance with State Housing Element law, including planning for its share of the Regional Housing Needs Allocation (RHNA), as required under Government Code Sections 65580 through 65589.11. The RHNA process is administered by SACOG in coordination with HCD. Upon incorporation, the City of El Dorado Hills would receive a portion of the County's existing RHNA allocation attributable to the incorporated area, and El Dorado County's corresponding obligation would be reduced. This transfer represents an administrative reassignment of planning responsibility and does not change the total amount of housing planned for the region or authorize any housing development, rezoning, or land use changes. Existing County General Plan policies, including the Housing Element, would remain in effect within the incorporated area until the future City adopts its own General Plan and

Housing Element, in accordance with State law. **Government Code Section 65583.2 does not categorically require every site used to accommodate lower-income housing in a metropolitan jurisdiction to be zoned at 30 dwelling units per acre. That density is a statutory default-density option that may be used in lieu of an individualized analysis demonstrating that other densities encourage and facilitate lower-income housing. The actual RHNA transfer, adequacy of existing site capacity, need for rezoning, and selection of sites or densities cannot be determined before the future City receives an allocation and prepares the required Housing Element analysis.** ~~Furthermore, b~~**B**ecause the RHNA reallocation from unincorporated El Dorado County to the new City would not occur until after incorporation, any potential decisions by the future City government to achieve the City's RHNA requirement and resulting impacts from those decisions would be speculative at this time.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to land use and planning. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future City government that would be empowered to make future land use decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a City government that has not yet been formed cannot be known at this time. **The proposed incorporation does not include a General Plan amendment, rezoning program, infrastructure extension, or development proposal for lands currently designated as Rural Region. The record does not identify an adopted commitment, pending City-sponsored land use program, or defined physical project demonstrating that the future City would convert Rural Region lands to urban uses. Potential environmental effects associated with a hypothetical future conversion therefore cannot be evaluated without assuming the location, density, intensity, infrastructure, and development characteristics of actions that have not been proposed. If a future City proposes to redesignate or rezone Rural Region lands or approve urban development, those actions would be subject to CEQA review when sufficient information exists to evaluate their physical environmental effects.** Discretionary actions by that future City government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to land use and planning.

Mineral Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Environmental Setting

El Dorado County contains a wide variety of mineral resources. Both the United States Geological Survey (USGS) and California Geological Survey (CGS) have evaluated the potential locations and production capacity of various types of extractive resources throughout the county. Metallic mineral deposits, gold in particular, are considered the most significant extractive mineral resource and the 1849 California "Gold Rush" originated from gold discovered in El Dorado County. Other metallic minerals found in the county include silver, copper, nickel, chromite, zinc, tungsten, mercury, titanium, platinum, and iron. Nonmetallic mineral resources include building stone, limestone, slate, clay, marble, soapstone, sand, and gravel.

According to the California Department of Conservation's Division of Mine Reclamation (DMR), there are no active mines within or in the vicinity of the proposed area of incorporation (2025). The CGS produces Mineral Land Classification (MLC) studies that designate lands with MRZ classifications (MRZ-1 through MRZ-4) based on the potential for economically significant mineral deposits (e.g., construction aggregates, metallic minerals). These official classifications are available via the state's interactive mineral resource maps. Based on available state mapping and county planning practice, El Dorado Hills is predominantly underlain by lands classified as MRZ-3 or MRZ-4, indicating areas where mineral deposits may be present but their economic significance is uncertain, or where available data are insufficient to assign a higher classification (CGS, 2019). While MRZ-2 areas (lands containing significant known or inferred mineral resources, such as construction aggregate) are identified elsewhere in western El Dorado County, they are generally not mapped within the developed portions of El Dorado Hills or carried forward as local Mineral Resource overlays due to existing residential and community land uses that preclude mineral extraction.

Discussion

a–b) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram, existing zoning, or designations associated with access to mineral resources are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, there would be no change regarding access to mineral resources.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to mineral resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to access to mineral resources.

References

California Department of Conservation. 2019. "California Department of Conservation: Open Data and Maps" webpage. Accessed December 20, 2025. https://maps-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-information-warehouse-mineral-land-classification-maps-smara-study-areas/explore?location=38.450843%2C-121.046707%2C8.81.

California Department of Conservation Division of Mine Reclamation (DMR). 2025. "*Mines Online"* webpage. Accessed December 10, 2025. https://maps.conservation.ca.gov/mol/index.html.

Noise

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIII. NOISE — Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	☒
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is a suburban community situated in western El Dorado County, adjacent to the eastern edge of the Sacramento metropolitan area. The area features a mix of residential neighborhoods, commercial centers, schools, parks, and open space. Major transportation corridors, such as U.S. Highway 50 and several arterial roadways such as El Dorado Hills Boulevard/Latrobe Road, traverse the region and are primary sources of transportation-related noise. Additionally, local commercial activities, recreational events, and periodic construction projects contribute to the ambient noise environment. Noise levels in El Dorado Hills generally decrease with distance from major roadways and commercial centers, with quieter conditions prevailing in residential neighborhoods and open space areas. The community is not located within the immediate vicinity of any major airport, but occasional overflights may occur, primarily from flight activity associated with the Cameron Airpark Airport to the east and the Mather Airport to the southwest. Portions of the proposed area of incorporation are located within the Routine Overflight Zone for Cameron Airpark Airport but no portion of the proposed area of incorporation is within the noise impact contours for the airport. The project area lies within the Overflight Notification Area of Mater Airport, within a subarea designated as "Advisory Only." However, the project area is not located near the noise impact contours for Mather Airport (SACOG, 2022).

Sensitive noise receptors in the area include residences, schools, and parks, which are afforded varying degrees of protection by local noise ordinances and land use planning policies.

Discussion

a–c) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, no change in passenger or freight vehicle traffic along

transportation corridors, and no change in air traffic overflights, there would be no change to existing ambient noise levels, generation of groundborne vibration, or exposure of people to excessive noise as a result of the proposed incorporation.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to noise and vibration. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to noise and vibration.

References

Sacramento Area Council of Governments (SACOG). 2022. *Final Mather Airport Land Use Compatibility Plan*. August 2022. Pages 4-4 and 4-50.

Population and Housing

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is a suburban community situated in western El Dorado County, California, comprising a blend of established residential neighborhoods, commercial centers, and open space areas. According to the latest United States Census Bureau data, the El Dorado Hills Census Designated Place (CDP) has experienced consistent population growth, with a demographic composition that includes families, working professionals, and retirees (U.S. Census Bureau, 2020). The housing stock predominantly consists of single-family residences, supplemented by select multi-family developments and master-planned residential communities. The area is distinguished by a comparatively high median household income, minimal vacancy rates, and sustained demand for additional housing attributable to regional growth dynamics. There are no notable concentrations of substandard housing, and the community benefits from contemporary infrastructure and reliable access to essential services.

Under existing conditions, housing policy in the proposed area of incorporation is administered by El Dorado County, which holds land use authority over the project area. Housing policy administered by the County includes development and implementation of a General Plan Housing Element, which responds to housing need determined through the Regional Housing Needs Assessment (RHNA) process, as administered by the Sacramento Area Council of Governments (SACOG) and overseen by the California Department of Housing and Community Development (HCD). The RHNA identifies the number and types of housing units needed to accommodate projected population growth across various income levels for each jurisdiction within the SACOG region, including El Dorado County. It requires the County, through its Housing Element, to plan for the accommodation of housing at all income levels by identifying adequate sites, adopting supportive land use policies, and implementing programs to remove governmental constraints to housing production, consistent with State Housing Element law.

For the current RHNA cycle (Cycle 6), unincorporated El Dorado County's west slope has a RHNA allocation of 4,994 housing units distributed among the income categories, including 1,350 very low income units, 813 low income units, 840 moderate income units, and 1,991 above moderate income units, established through the RHNA process (SACOG, 2020). HCD determined the regional housing need, and SACOG developed its Adopted RHNA Methodology to distribute that need among local jurisdictions. The Adopted RHNA Methodology considers five statutory RHNA objectives required by State Housing Element law, including: (1) increasing housing supply and mix of housing types; (2) promoting infill, equity, and environment; (3) ensuring jobs-housing balance and fit; (4) promoting regional income parity; and (5) affirmatively furthering fair housing. The Adopted RHNA

Methodology determines each jurisdiction's total RHNA number by multiplying the Regional Determination by the proportion of regional growth attributed to a jurisdiction in the growth forecast for the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) between 2016 and 2035. The MTP/SCS land use forecast is a development pattern built from local plans, including the El Dorado County General Plan, and incorporates land use designations and approved and anticipated development into that forecast.

To address its Cycle 6 RHNA requirement, the County adopted its current Housing Element in 2021 and subsequently emended the Element in 2022. That Housing Element was certified by HCD as meeting the RHNA requirements. Implicit in that approval was a determination that the El Dorado County General Plan and Housing Element identified sufficient sites throughout the County for each housing type and zoned them to meet the RHNA requirements. Now the County is claiming that, notwithstanding the approved County housing plan and without any housing analysis, there are presently insufficient sites with the boundaries of the proposed new city that meet the RHNA requirements. The County is asserting that it is reasonably foreseeable that the new City Council will have to rezone land "immediately" to provide for low income housing at 30 units per acre.

Government Code Section 65583.2 requires a Housing Element adequate-sites analysis to demonstrate that identified zoning and densities encourage and facilitate housing affordable to lower-income households. A jurisdiction may support the suitability of its densities through an analysis of factors such as market demand, financial feasibility, and development experience, or may use statutory default densities that HCD must accept without additional analysis. For a metropolitan jurisdiction, 30 dwelling units per acre is the statutory default-density option; however, it is not a mandatory density applicable to every site identified for the lower-income RHNA. Whether the future City would need to rezone land, and the location and density of sites to be designated for housing development selected, cannot be determined until the future city is incorporated, receives an actual RHNA allocation and does the necessary housing analysis that evaluates the capacity of land and zoning then in effect.

Discussion

a–b) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because incorporation does not approve or facilitate any residential development, modify housing capacity, or authorize changes that would increase or decrease population, there would be no change to population levels or housing conditions as a result of the Project. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, there would be no change to population or housing as a result of the Project.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to population and housing. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no

such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time.

The new City will receive its own RHNA allocation as discussed in Section XI above**.**~~, but it~~ **It** will simply be a portion of the **County's** existing ~~County~~ **west slope** RHNA requirements **as would be determined using SACOG's Adopted RHNA Methodology. Government Code Section 65584.07 provides for reassignment of a portion of the County's RHNA to the new City; the reassignment would not increase the total regional housing need and would represent a transfer of planning responsibility for housing needs already assigned to the unincorporated County. The estimated Seventh Cycle allocation presented in the County's comment is not an adopted allocation and depends on assumptions regarding the future regional determination, SACOG methodology, incorporation timing, final City boundary, and income-category distribution.**

As previously noted, the proposed incorporation would maintain the existing County General Plan land use designations and zoning in place within the City boundary at the time of incorporation and proposes no change to those designations as part of the proposed action. Therefore, existing land use policies designed to achieve the County's RHNA requirement would remain in place through incorporation until such time as the new City adopts a General Plan and Housing Element. Whether the future City would need to rezone sites cannot be determined until the actual RHNA assignment is known and the City conducts the adequate-sites and capacity analysis required by State Housing Element law. No candidate rezoning sites, density changes, or housing development projects are proposed or approved through incorporation.

Preparation and adoption of the future City's General Plan, including its Housing Element, as well as any program to rezone particular sites, would be subject to separate discretionary review and environmental analysis pursuant to CEQA at that time by a city government that does not currently exist and for which the nature of future decisions regarding potential changes to current land use designations is not reasonably foreseeable. Under the current proposed action, housing development potential within the proposed City boundaries would remain the same and ~~should~~ **would** not materially alter the future distribution of housing within the new City. In any case, the RHNA reallocation would be determined following incorporation, and any analysis of the future City government's response to this reallocation would be speculative at this time. Any future actions that could affect population or housing, such as approval of residential development projects, would be subject to separate discretionary review and environmental analysis pursuant to CEQA. ~~Discretionary actions by that future City government would be subject to compliance with CEQA.~~

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to population and housing.

References

California Department of Housing and Community Development. 2022. *Default Density Standard Option, 2020 Census Update*. March 21, 2022.

Sacramento Area Council of Governments. 2020. SACOG Regional Housing Needs Plan, Cycle 6 (2021 – 2029). Adopted March 2020.

U.S. Census Bureau. 2020. Decennial Census of Population and Housing, El Dorado Hills CDP, California. Retrieved from https://data.census.gov/all?q=El+Dorado+Hills,+CA.

Public Services

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XV. PUBLIC SERVICES —				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
i) Fire protection?	☐	☐	☐	☒
ii) Police protection?	☐	☐	☐	☒
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is a suburban community located in El Dorado County, California, characterized by a mix of residential neighborhoods, commercial areas, and open spaces. Public services in the area are provided by a combination of County agencies and local special districts (El Dorado Hills Community Services District, 2026). Fire protection is primarily managed by the El Dorado Hills **County Water District/**Fire **Protection District** ~~Department~~, which operates five stations and provides emergency response throughout the community (El Dorado Hills ~~Fiore~~ **Fire** Department, 2026). Police protection is generally overseen by the El Dorado County Sheriff's Office, offering patrol, crime prevention, and investigative services.

The community is served by the El Dorado Union High School District (grades 9-12) and the Buckeye Union School District (grades K-8), which collectively operate multiple elementary, middle, and high schools in the region (El Dorado County Office of Education, 2020). Parks and recreational facilities are maintained by the EDHCSD, offering amenities such as sports fields, playgrounds, and community centers (EDHCSD, 2026). Library services are provided by the El Dorado County Library system, with a local branch in El Dorado Hills (located at 7455 Silva Valley Parkway), which supports educational and informational needs (El Dorado County Library, 2026).

Discussion

a) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. The CSD will continue to operate as a subsidiary district of the City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. No changes to the existence or coverage of current service providers (e.g., special districts) or their functions are proposed. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning,

or physical development, there would be no increase in population or new demand for public services and therefore no adverse change in the provision of public services.

In the future, if incorporation is approved, the future City of El Dorado Hills government will determine how to deliver municipal services, consistent with options provided under the Cortese-Knox-Hertzberg Act (Gov. Code §56000 et seq.). This would be anticipated to include one or more of the following approaches:

- Contracting with the county (common immediately after incorporation, especially for law enforcement and public works);
- Contracting with other cities or private providers;
- Maintaining or realigning existing special districts (or entering joint powers authorities) to continue providing services; or
- Developing in-house departments over time as staffing and resources allow.

These decisions for the provision of future public services would be discretionary actions made by a City government that has not been formed at this time. LAFCO's incorporation approval will include conditions to ensure service continuity and revenue neutrality (e.g., per Gov. Code §§ 56886, 56815), and Section 15064(d) of the CEQA Guidelines, provides that indirect physical changes must be reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

Public services**,** ~~(~~such as police **(including Vehicle Code enforcement)**, fire, parks, and schools~~)~~ will continue to be provided at existing levels through incorporation, with no interruption. **Emergency management, emergency operations planning, disaster recovery coordination, and regional emergency coordination functions currently performed by governmental agencies would also continue following incorporation. Direct emergency services will continue to be provided by the independent fire agencies and County Sheriff, and the City's role would be limited coordination. Any transition of administrative responsibility to the new city would occur through implementation of the incorporation process. Such transition is unlikely to result in any reduction in levels of service and would not, by itself, result in a physical environmental effect. Existing emergency response capabilities, staffing levels, station locations, apparatus deployment patterns, automatic aid agreements, mutual aid arrangements, and service standards are anticipated to remain unchanged as a direct result of incorporation.**

The area of incorporation would remain served by the El Dorado County Sheriff's Office for police protection service, likely through a contract with the new City **(including traffic services currently provided by CHP to the extent discontinued following incorporation)**, and ~~by the El~~

~~Dorado Hills County Water District (El Dorado Hills Fire Department) for fire protection and emergency response~~ **primarily by the El Dorado Hills County Water District, operating as the El Dorado Hills Fire Department, for fire protection and emergency response. Portions of the EDHCSD-proposed boundary and the LAFCO Staff Proposed Boundary would continue to be served by the Rescue Fire Protection District. A portion of the Village of Marble Valley Specific Plan area under the LAFCO Staff Proposed Boundary would continue to be served by the El Dorado County Fire Protection District. Incorporation does not approve a specific law enforcement service delivery model, establish a municipal police department, construct law enforcement facilities, or authorize acquisition of vehicles, equipment, or personnel. The Public Services analysis assumes continuation of existing governmental services following incorporation. Any future decisions regarding contractual law enforcement services, traffic enforcement responsibilities, staffing levels, equipment needs, facilities, or operational programs cannot be foreseen at this time, would occur through subsequent governmental actions and are not part of the proposed incorporation.** By statute, upon incorporation the territory would shift from a State Responsibility Area (SRA) to a Local Responsibility Area (LRA) for wildland fire protection, making the **applicable** local fire authority ~~(e.g., the El Dorado Hills Fire Department)~~ primarily responsible for wildfire response in the City; this jurisdictional change entails no physical environmental effect and does not diminish available fire protection resources.

References

El Dorado County Library. "El Dorado Hills Library – Hours & Location." El Dorado County Library (official website) available at https://eldoradolibrary.org/hours-and-locations/. Accessed May 4, 2026.

El Dorado County Office of Education. 2020. "School District Boundaries", El Dorado County Office of Education (official website). Available at https://www.edcoe.org/DistrictsSchools/School-District-Boundaries/index.html. Accessed May 4, 2026.

El Dorado Hills Community Services District. "About the El Dorado Hills Community Services District." EDHCSD (official website), available at https://www.eldoradohillscsd.org/. Accessed May 4, 2026.

El Dorado Hills County Water District/Fire Protection District (El Dorado Hills Fire Department**)**. 2026. "Fire Stations." El Dorado Hills Fire Department (official website), available at https://www.edhfire.com/our-department/department-overview/fire-stations. Accessed May 4, 2026.

Recreation

Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION —				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Environmental Setting

The El Dorado Hills area offers a range of recreational amenities, including public parks, sports fields, trails, and access to nearby regional recreation destinations like Folsom Lake and the American River. Local parks, such as El Dorado Hills Community Park, Promontory Community Park, and Stephen Harris Park, provide facilities for active and passive recreation, including playgrounds, sports courts, picnic areas, and walking paths. The EDHCSD owns and manages approximately 553 acres of land including 272 acres of parks and 281 acres of open space. With twenty-eight (28) parklets, neighborhood, village, and community parks, the EDHCSD provides parks and facilities to the residents of El Dorado Hills and the surrounding community. The EDHCSD has a goal of providing a level of service of five (5) park acres/1,000 residents and to provide Village Parks within a one-mile distance and Neighborhood Parks within a one-half mile distance of residents. The EDHCSD manages recreation facilities and programs for residents throughout the community, offering recreation programming in the following areas: preschool, youth, teen, adult, senior, aquatics, special events, and sports.

The EDHSD has an approximately 32-square mile sphere of influence (SOI), comprised of area which may be considered for annexation to the District. The SOI may be amended periodically by El Dorado LAFCO.

Also within the project area is the Rolling Hills CSD, which includes two parks, covering approximately 17.3 acres.

Discussion

a–b) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County and the CSD to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. The CSD, as a subsidiary district of the new City, would continue to enforce CC&R's throughout the District and would provide recreation services to areas within the District that will be outside of the new City boundary. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, there would be no change to the current use and management of existing parks and recreational amenities, no change

in availability of existing parks and recreational amenities, and no development of new parks and recreational amenities as a result of the proposed Project.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to recreation. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Such future decisions could include whether the EDHCSD would be replaced by a city department, maintained, amended, or ~~disbanded, any of which would be speculative as such decisions will be made by a future city government~~ **dissolved. Any future dissolution of the subsidiary district is purely speculative at this time and would likely only occur at such time as the City determines to annex into the City those areas being served by the Subsidiary District. These actions are not included in the proposed incorporation and would not occur automatically upon incorporation.** In addition, discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to recreation.

Transportation

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☐	☒
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☐	☒

Environmental Setting

Major transportation corridors serving El Dorado Hills include U.S. Highway 50, which provides east-west regional access, and several arterial roads such as Latrobe Road, El Dorado Hills Boulevard, and Silva Valley Parkway. Public transportation options are limited, with most residents relying on private vehicles for daily travel. The community also features a network of local streets and collector roads, as well as pedestrian and bicycle facilities in newer developments.

Under CEQA, impacts on the environment related to transportation are measured by evaluating project effects related to vehicle miles traveled (VMT). The El Dorado County Transportation Commission developed the El Dorado County Travel Demand Model as the most reliable model for establishing the significance thresholds and screening tools for the VMT transportation analysis for most projects. Based on a 2018 baseline scenario, EDCTC estimates total VMT per service population for unincorporated El Dorado County (an area that includes the proposed area of incorporation) to be 21.5, with home-based VMT per capita at 22.5 and home-based work VMT per employee at 12.8 (El Dorado County, 2025).

Local VMT conditions are shaped by El Dorado Hills' largely suburban and exurban land use patterns, dependence on personal automobile travel for commuting (especially along major corridors such as U.S. Route 50), and fewer alternatives to driving for many trip types. These factors contribute to relatively high per capita vehicle travel compared with more urbanized areas, as residents often travel substantial distances between housing, employment, services, and regional destinations, reinforcing personal vehicle use as the dominant mode of travel and resulting in elevated VMT and associated emissions in the environmental setting.

Discussion

a–d) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land

use, zoning, or physical development, there would be no changes to existing transportation infrastructure performance, traffic volumes, vehicle miles traveled, or any other transportation modes, as a result of the Project.

Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. The only reasonably foreseeable effect of incorporation would be the future delivery of civil services from facilities within the proposed City, where they are currently provided by County facilities. The resulting effect would be more proximate access to city services for residents and workers within the proposed area of incorporation relative to current conditions. This would be anticipated to shorten such vehicle trips and have a resulting net reduction in vehicle-miles traveled (VMT). **While local governance could potentially reduce travel associated with residents interacting with government services, the conclusion that the proposed incorporation would not result in a transportation impact is not dependent upon assumptions regarding future City facility locations, staffing levels, employee commuting patterns, public visitation, fleet operations, or other municipal activities. No such facilities or operational programs are proposed as part of the incorporation.** While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to transportation.

References

El Dorado County. 2025. "Vehicle Miles Traveled and SB 743" webpage. Accessed December 14, 2025. https://www.eldoradocounty.ca.gov/Land-Use/Transportation/Vehicle-Miles-Traveled-and-SB-743.

Tribal Cultural Resources

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XVIII. TRIBAL CULTURAL RESOURCES —				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources. Code Section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is situated within a region of California that has long been recognized for its rich tribal cultural heritage, particularly associated with the Nisenan, or Southern Maidu people. Before the arrival of Euro-Americans, the Nisenan inhabited the drainages of the American River and surrounding areas, including what is now El Dorado Hills.

Nisenan typically situated their larger, permanent settlements on high ground along the region's major rivers, such as the Sacramento River. The western boundary of Nisenan territory extends to the western bank of the Sacramento River. The eastern boundary was "the line in the Sierra Nevada mountains where the snow lay on the ground all winter" (Littlejohn, 1928).

Nisenan settlement locations depended primarily on elevation, exposure, and proximity to water and other resources. Permanent villages were usually located on low rises along major watercourses. Village size ranged from three houses to 40 or 50. Houses were domed structures covered with earth and tule or grass and measured 3.0 to 4.5 meters in diameter. Brush shelters were used in summer and at temporary camps during food-gathering rounds. Larger villages often had semi-subterranean dance houses that were covered in earth and tule or brush, with a central smoke hole at the top and an east-facing entrance. Another common village structure was a granary used for storing acorns (Wilson and Towne, 1978).

The Nisenan occupied permanent settlements from which specific task groups set out to harvest the seasonal bounty of flora and fauna that the rich valley environment provided. The Valley Nisenan economy involved riparian resources, in contrast to the Hill Nisenan, whose resource base consisted primarily of acorn and game procurement. The only domestic plant was native tobacco, but many wild species were closely husbanded. The acorn crop from the blue oak and black oak was so carefully managed that this activity served as the equivalent of agriculture. Acorns could be stored in anticipation of winter shortfalls in resource

abundance. Deer, rabbit, and salmon were the chief sources of animal protein in the aboriginal diet, but many other insect and animal species were taken when available (Wilson and Towne, 1978).

Religion played an important role in Nisenan life. The Nisenan believe that all natural objects are endowed with supernatural powers. Two kinds of shamans existed: curing shamans and religious shamans. Curing shamans had limited contact with the spirit world and diagnosed and healed illnesses. Religious shamans gained control over the spirits through dreams and esoteric experiences (Wilson and Towne, 1978). Post-contact cremation was reportedly the usual mode of burial (Faye, 1923).

The Gold Rush of 1849 had a devastating effect on the Valley Nisenan. The flood of miners who came to the area in search of gold brought diseases with them that decimated the Nisenan population. Those who survived were subjected to violence and prejudice at the hands of the settlers, and the Nisenan eventually were pushed out of their ancestral territory. Although this contact with settlers had a profound negative impact on the Nisenan population through disease and violent actions, the Nisenan people survived and maintained strong communities and action-oriented organizations (Castillo, 1978).

Native American Consultation

Environmental Science Associates contacted the Native American Heritage Commission (NAHC) in December 2025 to request a search of the Sacred Lands file; the NAHC Sacred Lands Files search for the project site was positive. In addition, the NAHC compiled a list of and contact information for 36 representatives from 14 California Native American Tribes who may be interested in the proposed project.

On January 14, 2026, the El Dorado Hills Community Services District (District) sent California Assembly Bill 52 (AB-52) mandated project notification emails and letters to fourteen representatives from fourteen tribes. The tribes included Buena Vista Rancheria of Me-Wuk Indians (Buena Vista), California Valley Miwok Tribe, Calaveras Band of Mi-Wuk Indians (Calaveras), Chicken Ranch Rancheria of Me-Wuk Indians, Colfax-Todds Valley Consolidated Tribe, Ione Band of Miwok Indians, Jackson Rancheria Band of Miwuk Indians, Nashville Enterprise Miwok-Maidu-Nishinam Tribe, Pakan'yani Maidu of Strawberry Valley Rancheria, Shingle Springs Band of Miwok Indians, TSI-AKIM Maidu of the Taylorsville Rancheria, United Auburn Indian Community of the Auburn Rancheria, Washoe Tribe of Nevada and California, and Wilton Rancheria. The letters provided information on the proposed incorporation and proposed city boundary map. The letter requested that the recipient notify the County within 30 days of receipt of the notification letter if they would like to consult pursuant to PRC Section 21080.3.1.

On March 12, 2026, the District's Board of Directors authorized a change to its proposed city boundary, expanding the proposed city limits to include a larger land area, adding the El Dorado Hills Business Park and parts of the Marble Valley development area to the south and small areas to the north. To maintain the opportunity for tribes to consult on the proposed action, the District issued updated tribal outreach letters and email messages to each of the fourteen representatives from fourteen tribes that were provided notification through the District's initial outreach on January 14, 2026. The updated tribal outreach letters referenced the District's previous outreach to each tribal representative and described the update to the proposed city boundary, offering the opportunity for each tribe to consult with the District regarding the updated boundary proposal.

On February 13, 2026, a representative from Wilton Rancheria submitted a written request via email for formal tribal consultation pursuant to Public Resources Code section 21080.3.1. In its request, Wilton Rancheria identified an interest in consulting on the significance of tribal cultural resources, the potential for project-related impacts, the appropriate level of environmental review, and recommended mitigation measures, with an emphasis on avoidance and preservation in place. The Tribe also requested consultation regarding project alternatives, confidentiality of sensitive information, and the presence of a Native American monitor during any future ground-disturbing activities, if applicable. In addition, Wilton Rancheria requested the opportunity to review available cultural resources background information relevant to the project area. The EDHCSD entered into formal consultation with Wilton Rancheria, providing the tribe with clarification regarding the proposed incorporation and providing the draft tribal cultural resources section of the initial study for their review and comment. The EDHCSD incorporated the tribe's recommendations into the text of this section. On April 20, 2026, the representative of Wilton Rancheria stated the tribe did not have any additional comments and is not requesting further consultation on the current version of the proposed incorporation but reserved the right to re-engage in consultation if project details change or new information related to Tribal Cultural Resources becomes available. The EDHCSD closed consultation with the Wilton Rancheria in response to the tribe representative's message.

On February 3, 2026, a representative from UAIC responded via email requesting additional information and suggesting a meeting to discuss the proposal. On February 24, 2026, the UAIC representative confirmed the tribe's interest in consulting on the content of the tribal cultural resources chapter of this negative declaration and further shared that the tribe is aware of recorded tribal cultural resources within the area covered by the initial map proposal. The tribe requested acknowledgement by the District in this initial study of known tribal cultural resources within the proposed area of incorporation and that they should be protected and avoided as the preferred alternative for any future project. The UAIC representative was provided with a draft of this tribal cultural resources section and the EDHCSD received and incorporated recommendations from the tribe into the text of this document. On April 27, 2026, the UAIC representative expressed concurrence with revisions made to the tribal cultural resources section of this document and stated the tribe has no further comments or concerns. With the tribe's concurrence the EDHCSD closed consultation with the UAIC on April 27, 2026.

On January 30, 2026, a representative from the Calaveras Band of Mi-Wuk Indians responded to the District's outreach indicating that they received the email notification. They clarified that the project area does not fall within their tribe's area of consultation, which is limited to all of Calaveras County and a portion of Amador County. The tribe also stated that, should they receive a formal letter, they will respectfully shred it, as they do not have comments or concerns on this project.

As of the publication of this document, no additional responses to the AB-52 notification communication and no responses to the SB-18 notification communication have been received.

On July 27, 2026, during the public comment period for the Draft IS/ND the Shingle Springs Band of Miwok Indians submitted a formal request for consultation. The District entered into consultation on August 11, 2026, conducting meetings with the tribe's Director of Site Protection. Through consultation the District identified a need to update its records of contract information for Shingle Springs Band of Miwok Indians representatives. No issues related to tribal cultural resources were identified for the proposed incorporation. Formal consultation was closed on August 17, 2026.

Discussion

a) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, there would be no ground disturbance or effects to tribal cultural resources, as a result of the Project.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to tribal cultural resources. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, including potential impacts to tribal cultural resources, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA, including future consultation with tribes regarding potential project impacts to tribal cultural resources.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to tribal cultural resources.

Utilities and Service Systems

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Environmental Setting

Utility services to El Dorado Hills are coordinated by a combination of public agencies and private providers. Water and wastewater services are provided by the El Dorado Irrigation District (EID), which operates regional infrastructure and treatment facilities that serve the proposed area of incorporation. El Dorado County manages stormwater infrastructure and drainage regulations. Solid waste collection and recycling services are overseen by the El Dorado Hills Community Services District (EDHCSD) through a franchise agreement with a private waste hauler (El Dorado Disposal). Electricity and natural gas are provided by Pacific Gas and Electric (PG&E). Telecommunications services are provided by multiple companies.

Discussion

a–e) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance from El Dorado County to a future City government, with an elected City Council and hired staff to manage the proposed City. There are no additional actions proposed as part of the incorporation. No changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning are proposed for parcels within the proposed area of incorporation. Likewise, there is no proposal to change any service area boundaries or utility service providers. All existing service providers and special districts would be anticipated to continue to provide utility services at current levels of operation. **EDHCSD, operating as a subsidiary district, would continue to administer its existing active services, including solid waste collection franchise administration and other authorized services, within District territory that is outside of the new City boundary, unless those service arrangements are subsequently modified through applicable governmental approvals. No new City offices, public works facilities, corporation yards, maintenance facilities, fleet facilities, or other**

municipal facilities are proposed as part of the incorporation. The need for, location of, and design of any future City facilities would be determined by a future City government that does not currently exist and is therefore speculative at this time. Any such facilities proposed in the future would be subject to separate environmental review, as required by CEQA. In addition, there is no construction, development, or changes to existing development proposed as part of the incorporation.

Prior to and during the process of incorporation, development proposals within the proposed area of incorporation or within the LAFCO Staff Proposed Boundary, may be advanced for County approval, requiring the extension of utility services to serve those developments. An example of such proposals includes the proposed Marble Valley Specific Plan, for which the County has circulated a Notice of Preparation (NOP) for the preparation of an Environmental Impact Report. As with other active or prospective development proposals, those processes will proceed in the County independent of whether the proposed incorporation is successful. Any related changes to the provision of utility services resulting from such approvals will be subject to CEQA analysis as part of their approval process and are not within the scope of the proposed incorporation and are not analyzed in this study.

The Project would also not result in any reasonably foreseeable indirect physical changes with respect to utilities. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. Since no such changes are anticipated as a result of the proposed incorporation, no indirect impacts would occur. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, which could include the approval of new development and the associated extension of urban services, the nature of any such future decisions and related impacts (including any adjustments to utility service arrangements or special district responsibilities) is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed project would result in direct or indirect physical effects on the environment. Therefore, the proposed project would result in no impacts related to utilities.

Wildfire

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Environmental Setting

El Dorado Hills is situated in the western foothills of the Sierra Nevada, an area typified by a Mediterranean climate with hot, dry summers and cool, wet winters. The local landscape is defined by rolling terrain, oak woodlands, and grasslands, which, together with seasonal winds and extended drought periods, result in elevated wildfire risk. Vegetative fuels such as chaparral and mixed hardwood forests are abundant, particularly susceptible to ignition and rapid fire spread in late summer and early autumn. Residential and commercial developments are often located near wildland areas, increasing the potential for wildfire impacts on people and structures.

According to the California Department of Forestry and Fire Protection (CAL FIRE), the proposed area of incorporation including the areas within the LAFCO Staff Proposed Boundary include areas classified as a "Moderate Fire Hazard Severity Zone" (MFHSZ) with substantial pockets of "High Fire Hazard Severy Zone" (HFHSZ) and "Very High Fire Hazard Severity Zone" (VHFHSZ). The project area is a mix of both Local Responsibility Area (LRA) and State Responsibility Area (SRA) (CAL FIRE, 2025). Much of western El Dorado Hills was subject to a change in designation from SRA to LRA in 2025. These designations, based on factors such as topography, vegetation, weather patterns, and historical fire activity, indicate elevated wildfire risk and trigger stringent fire safety measures including: the implementation of defensible space measures, fire-resistant building materials, and emergency preparedness strategies. Upon incorporation, the same hazard zones would remain. The only change would be administrative: the areas within the project area that are currently within SRA would shift from SRA to LRA for fire protection, with no alteration to the physical wildfire environment. **Existing Hazard Mitigation Plans, Community Wildfire Protection Plans, Emergency Operations Plans, and related emergency preparedness programs would remain applicable following incorporation and would continue to be implemented by the responsible agencies.**

Discussion

a–d) The Project proposes the incorporation of El Dorado Hills, which would result in a change in governance only, from El Dorado County to a future City government, with an elected City Council and city staff. No development activities or land use changes are part of the incorporation proposal. There are no changes to land use designations or zoning identified in the El Dorado County General Plan for parcels within the proposed area of incorporation (all existing designations and zoning remain in place). No construction, subdivision, or other physical alterations are proposed. Therefore, incorporation itself would not introduce any changes to the environment that could impair an adopted emergency response plan or emergency evacuation plan, exacerbate existing wildfire risk, or expose people or structures to new wildfire-related hazards.

As the incorporation relates to emergency response and emergency evacuation plans, the proposed incorporation does not alter roads, land uses, or population distribution. It would not impair or interfere with any existing emergency response or evacuation plans for the area. The community's current evacuation routes and disaster plans remain unchanged and in effect. **Incorporation would not alter existing emergency evacuation planning, emergency notification systems, or interagency evacuation coordination among the El Dorado County Sheriff's Office, El Dorado County Office of Emergency Services, CAL FIRE, and the El Dorado Hills Fire Department. Existing coordination systems are anticipated to remain in effect unless modified through future governmental action.**

The proposed incorporation does not add new ignition sources or modify vegetative fuel loads, nor does it change the climate or topography. The wildfire risk remains as it was under County jurisdiction. The hazard severity zones (Moderate, High and Very High) continue to apply, and state wildfire safety regulations (e.g., defensible space per Public Resources Code §4291, Wildland Urban Interface building code standards) still govern development in the area but would be enforced by the city instead of the County. **The proposed incorporation would not alter existing responsibilities related to defensible space requirements, Zone Zero implementation, vegetation management programs, Fire Hazard Severity Zone implementation, or applicable State fire safety requirements.** No new development is facilitated by incorporation, so it does not exacerbate wildfire risk through growth or land use changes.

Upon incorporation, the territory within the area of incorporation currently designated as SRA would formally shift from an SRA to an LRA, meaning primary wildland fire response responsibility moves to local authorities~~(El Dorado Hills fire Department and Rescue Fire Department)~~ **including the El Dorado Hills Fire Department and Rescue Fire Protection District and, for the applicable portion of the LAFCO Staff Proposed Boundary, the El Dorado County Fire Protection District**. **No municipal fire department is proposed as part of the incorporation project and no transfer of fire service authority is proposed. References to a future city fire department reflect only a hypothetical future governance decision that is not part of the proposed project and is not reasonably foreseeable for purposes of CEQA analysis.** In practice, the local fire districts would continue to provide fire protection, and CAL FIRE would remain available for mutual aid on large fires. **Existing automatic aid agreements, mutual aid systems, CAL FIRE cooperation agreements, Office of Emergency Services coordination**

mechanisms, and regional emergency response systems are expected to remain in effect following incorporation unless subsequently modified through separate governmental action. Accordingly, incorporation would not diminish existing wildfire response capabilities. LAFCO's incorporation conditions would ensure that fire and emergency medical services remain uninterrupted and fully capable on the first day of cityhood.

Because incorporation has no physical impact on the landscape or wildfire occurrence, it would not create conditions that could lead to downslope flooding or landslides after fires. No grading, vegetation removal, or changes in drainage are part of the proposed incorporation, so potential post-fire slope stability issues would not be changed.

In summary, the act of incorporating the city, by itself, would not cause any physical changes that increase wildfire risk or hazards.

Furthermore, Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably foreseeable and caused by the project. No such indirect wildfire-related changes are expected from the proposed incorporation. While the proposed incorporation, if approved, would result in the formation of a future city government that would be empowered to make future decisions with potential environmental impacts, the nature of any such future decisions and related impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Discretionary actions by that future city government would be subject to compliance with CEQA.

For the reasons described above, there is no substantial evidence that any aspect of the proposed incorporation would result in direct or indirect physical effects related to wildfire. Therefore, the proposed incorporation would result in no impacts related to wildfire.

References

California Department of Forestry and Fire Protection (CAL FIRE). 2025. "Fire Hazard Severity Zones" webpage on CAL FIRE website. Accessed December 10, 2025. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones.

Mandatory Findings of Significance

Issues (and Supporting Information Sources):	*Potentially Significant Impact*	*Less Than Significant with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
XXI. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Discussion

a-c) As described for each of the issue areas discussed in this Initial Study, the incorporation of the City of El Dorado Hills, as proposed, would have no physical impacts to the environment. The incorporation of El Dorado Hills would result in a change in governance from El Dorado County to a future city government, with an elected city council and hired staff to manage the city. There are no additional actions proposed as part of the incorporation, including no changes to land use designations identified in the El Dorado County General Plan Land Use Diagram or existing zoning within the proposed area of incorporation. In addition, there is no construction, development, or changes to existing development proposed. Because the proposed incorporation does not involve any changes to land use, zoning, or physical development, as a result of the Project there would be no impacts on the environment.

Currently, public services and utilities within the proposed area of incorporation are provided by a variety of agencies and districts, including El Dorado County, each operating according to established service levels and agreements. With the proposed incorporation of the City of El Dorado Hills, these existing providers would continue to deliver services as they do now, with no immediate changes to the management, scope, or quality of service. Any future adjustments or modifications to service delivery would be contingent upon decisions by those agencies or districts, unrelated to the proposed project, or the formation of a city government, which would only occur following voter approval of the incorporation proposal. Until such a government is established, all public services and utilities will remain under the oversight of their current providers, ensuring continuity and stability in service for residents and businesses within the proposed area of incorporation.

The Project would also not result in any reasonably foreseeable indirect physical changes. Section 15064(d) of the CEQA Guidelines defines indirect physical changes as those that are reasonably

foreseeable and caused by the project. Since no such changes are anticipated here, no indirect impacts are expected. While the proposed incorporation may result in the formation of a future City government that could make future decisions with potential environmental impacts, the nature of any such future impacts is speculative and not reasonably foreseeable because the future decisions of a city government that has not yet been formed cannot be known at this time. Any future discretionary actions by that government would be subject to CEQA review.

For the reasons described above, there is no substantial evidence that any aspect of the Project would result in direct or indirect physical effects on the environment. Therefore, the proposed Project would result in no impacts.

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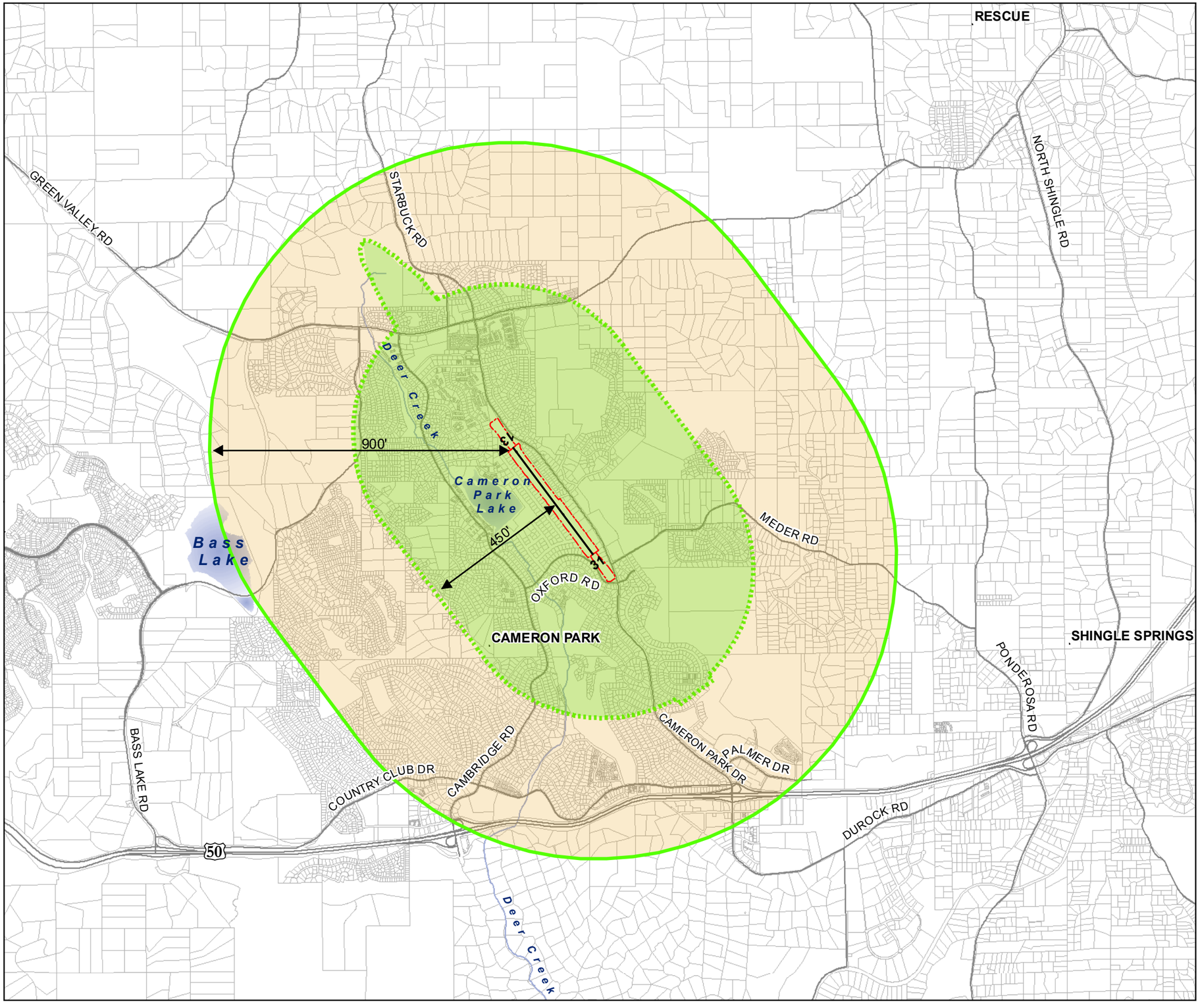
Attachment 1
Airport Land Use Compatibility Maps



Cameron Airpark Airport Land Use Compatibility Plan

Airport Influence Area Policy Map

(June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area
- Review Area 1
- Review Area 2

Notes

1. The Airport Influence Area is defined by the outer edge of the Airspace Conical Zone.
2. Review Area 1 consists of locations within the CNEL 55 dB contour, Safety Zones 1 - 6, and the Airspace Approach and Transitional Zones.
3. Review Area 2 encompasses the remainder of the Airport Influence Area.
4. See Section 2.4 for policies regarding types of action subject to ALUC review in each area.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet

0 0.25 0.5 0.75 1 Miles

N

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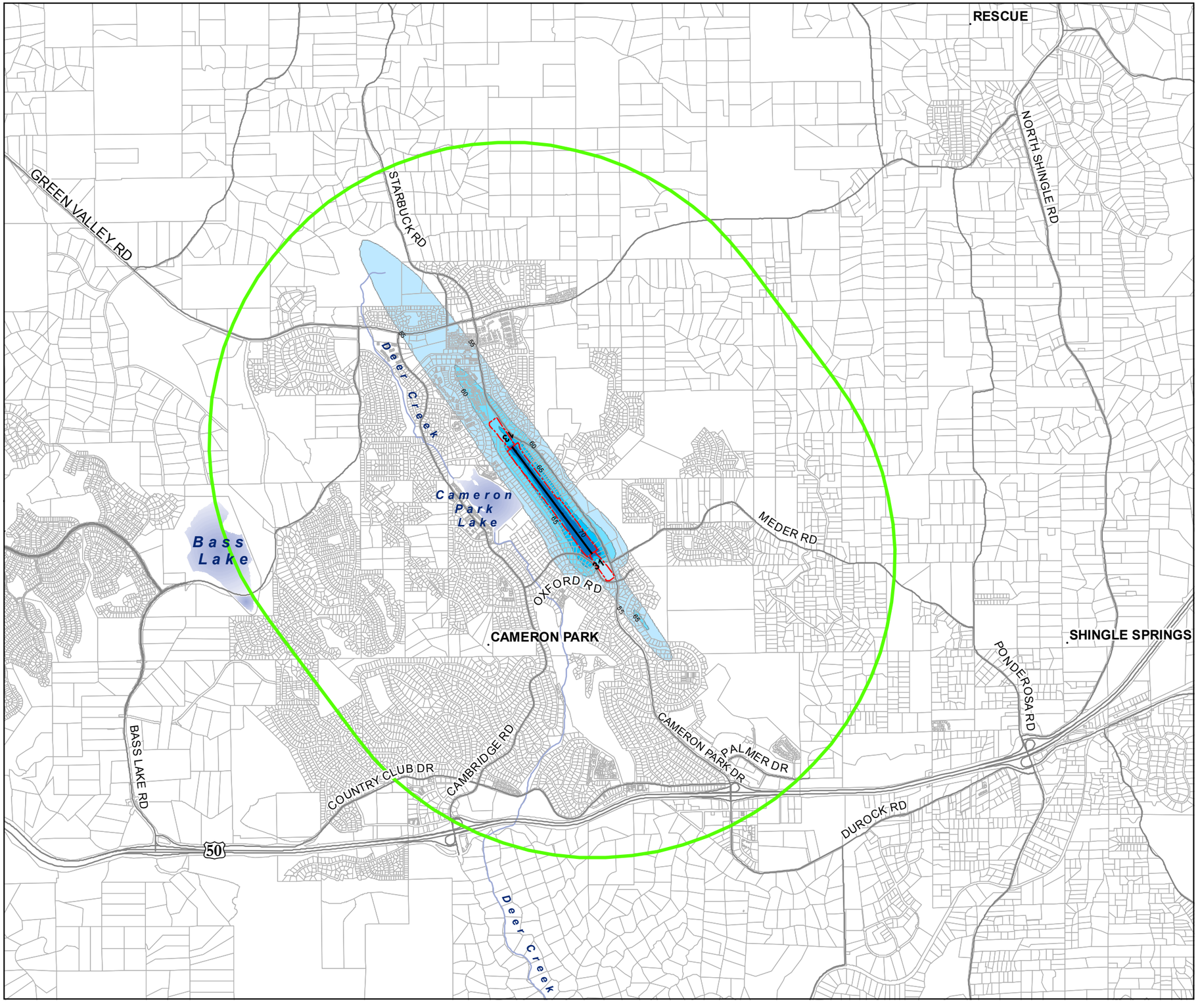
Figure CAM - 1



Cameron Airpark Airport Land Use Compatibility Plan
Airport Noise Zones Policy Map

(June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area

Noise Zone Key

- CNEL* 55-60
- CNEL* 60-65
- CNEL* 65-70
- CNEL* 70+

*Community Noise Equivalent Level (CNEL)

Notes

1. Noise contour source: Mead & Hunt, Inc. 2011. Noise contours reflect future scenario of 70,000 annual operations with terrain modeling enabled.
2. See Section 4.2 for policies applicable within each zone.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet

0 0.25 0.5 0.75 1 Miles

N

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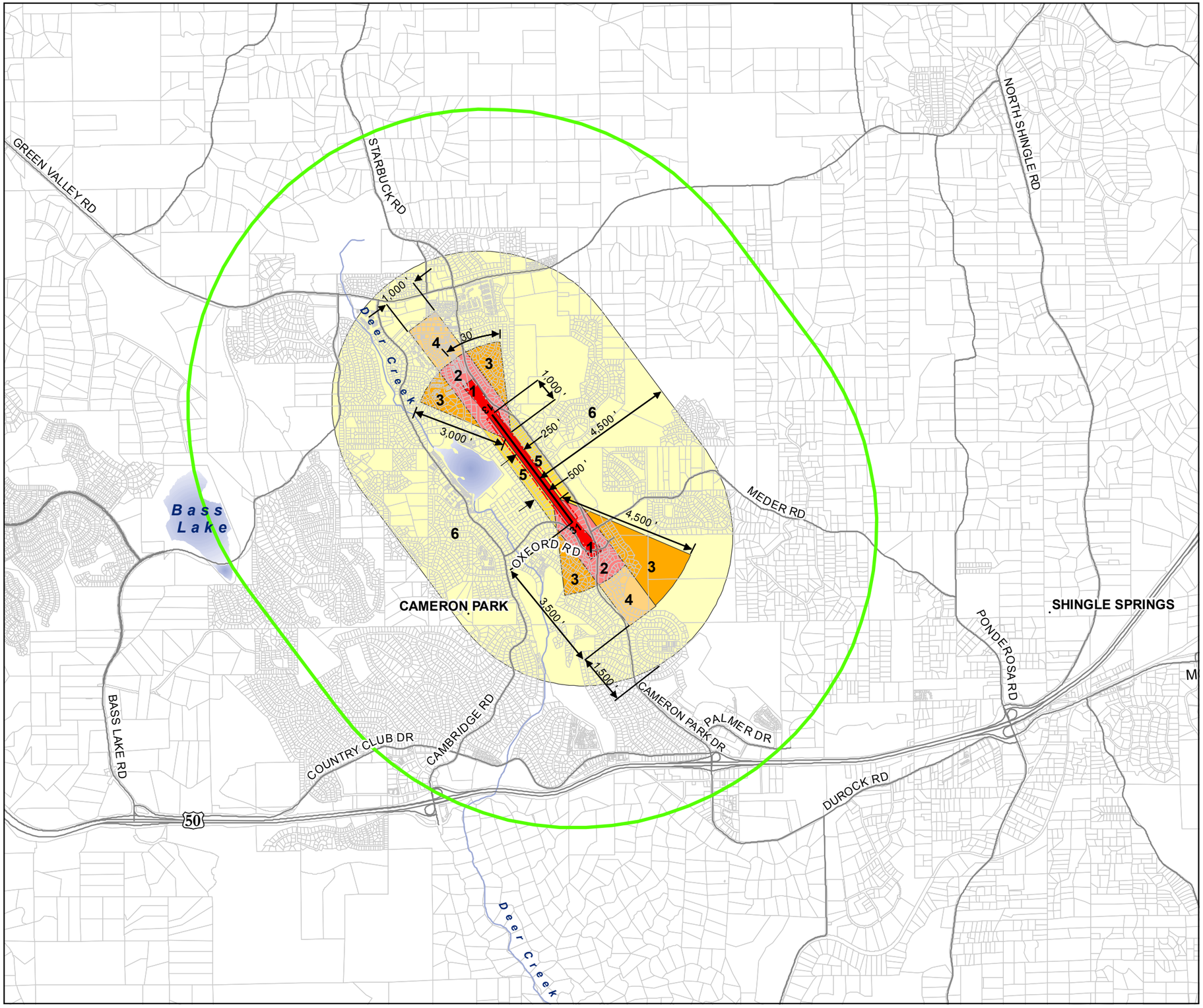
Figure CAM - 2



Cameron Airpark Airport Land Use Compatibility Plan

Airport Safety Zones Policy Map

(June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area

Safety Zone Key

1. Runway Protection Zone
2. Inner Approach/Departure Zone
3. Inner Turning Zone
4. Outer Approach/Departure Zone
5. Sideline Zone
6. Traffic Pattern Zone

Notes

1. See Section 4.3 for policies applicable to each zone.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet

0 0.25 0.5 0.75 1 Miles

N

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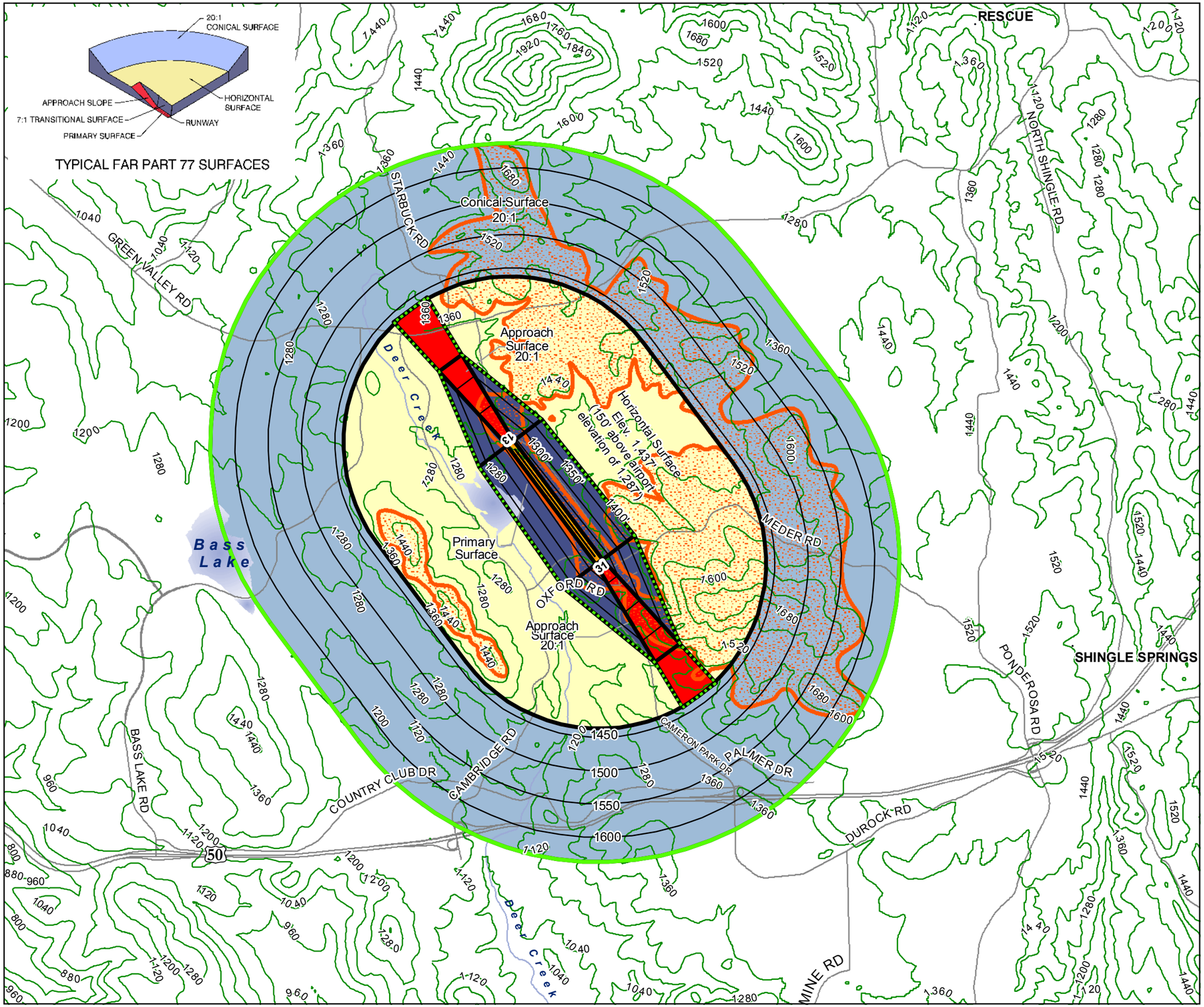
Figure CAM - 3



Cameron Airpark Airport Land Use Compatibility Plan

Airspace Protection Zones Policy Map

(June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area

Airspace Protection Zone Key

- Primary
- Approach
- Transitional
- Horizontal
- Conical
- Critical Airspace Protection Zone
- High Terrain Areas
- # Topographic Contours

Notes

1. Airport elevation is 1,286 feet above mean sea level. Vertical datum is NAVD 88.
2. Airspace Surfaces are defined by Federal Aviation Regulations Part 77, Safe, Efficient Use, And Preservation of the Navigable Airspace.
3. High Terrain Areas consist of locations where ground level is within 35 feet of Part 77 Surface.
4. See Section 4.4 for policies applicable within each zone.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet (0, 0.25, 0.5, 0.75, 1 Miles)

N

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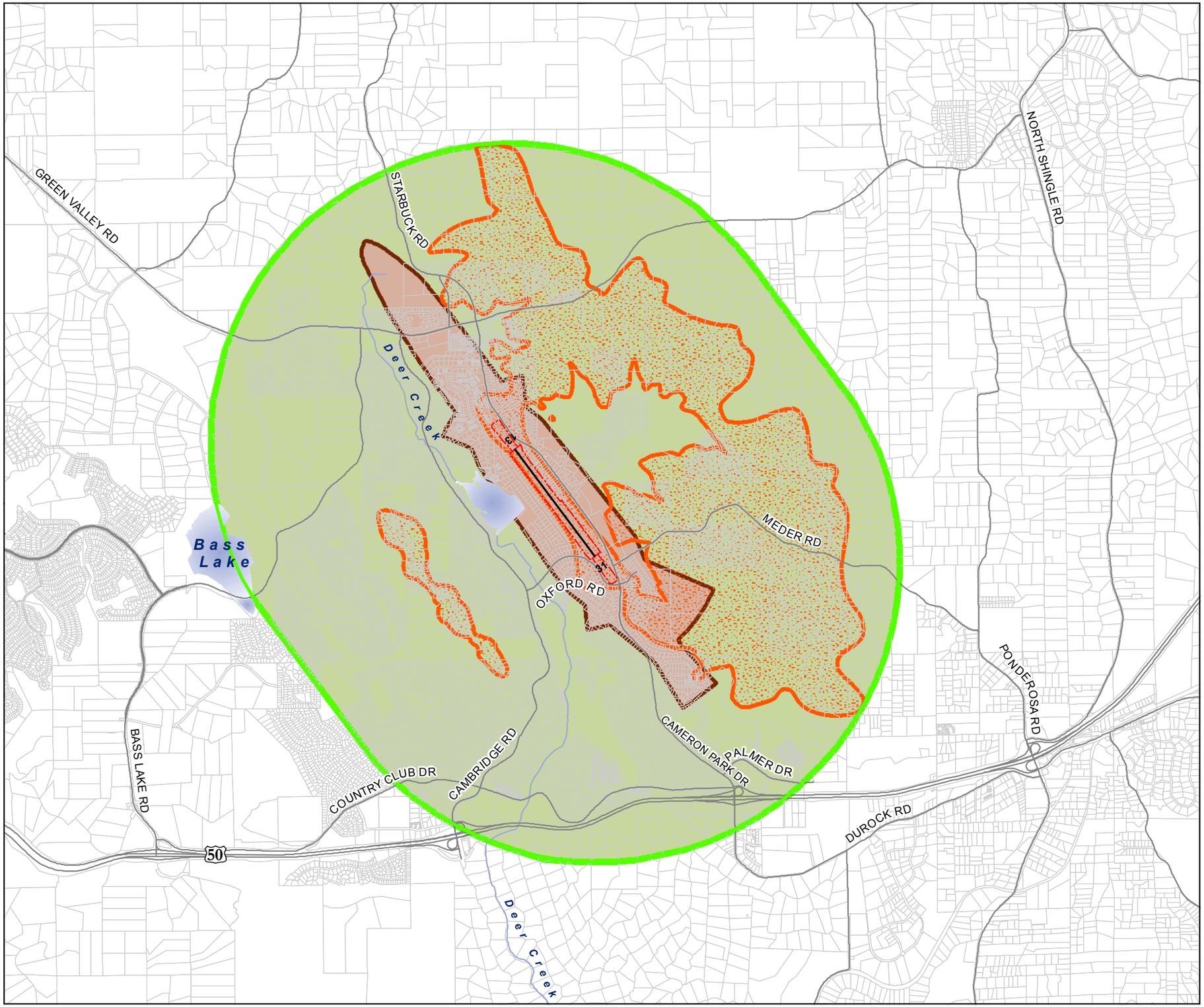
Figure CAM - 4



Cameron Airpark Airport Land Use Compatibility Plan

Overflight Zones Policy Map

(June 2012)

Map Feature Key

- Parcels
- Airport Boundary
- Major Roads
- Airport Runway
- Airport Influence Area

Overflight Areas Key

- High Noise/Risk Zone (avigation easement dedication required)
- Routine Overflight Zone (recorded overflight notification required)
- Airport Influence Area (real estate transaction disclosure applicable to entire area)
- High Terrain Areas

Notes

1. See Section 4.5 and Policy 4.6.1 for policies applicable within each zone.
2. The High Noise/Risk Zone encompasses all areas within the CNEL 55 dB contour, Safety Zones 1-5, and the Critical Airspace Protection Zone (including High Terrain areas).
3. Generic safety zones source: California Airport Land Use Planning Handbook (October 2011).
4. Generic safety zones modified to recognize: High terrain south of the airport.

Map Source: El Dorado County Airport Land Use Commission
Base Data Source: El Dorado County

1 inch = 3,000 feet

0 0.25 0.5 0.75 1 Miles

N

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Figure Cam - 5