



July 15, 2026

El Dorado County Chief Administrative Office
Attn: Sue Phillips
330 Fair Lane, Building A
Placerville, CA 95667

Subject: Notice of Intent to Adopt a Negative Declaration and Circulation of Draft Initial Study/Negative Declaration for the El Dorado Hills Incorporation Project

To whom it may concern,

The El Dorado Hills Community Services District (EDHCSD), acting as the Lead Agency pursuant to the California Environmental Quality Act (CEQA), is providing the enclosed **Notice of Intent (NOI) to Adopt a Negative Declaration and Draft Initial Study/Negative Declaration (IS/ND)** for the **El Dorado Hills Incorporation Project** for review and comment.

The proposed project consists of the incorporation of El Dorado Hills as a city. The project would result in a change in local governance and service responsibilities within the proposed incorporation boundary but would not approve or authorize physical development, construction activities, changes in land use designations, rezoning, or other ground-disturbing activities. The Draft IS/ND evaluates the potential environmental effects associated with the incorporation and concludes that the project would not have a significant effect on the environment. Accordingly, EDHCSD has prepared a Negative Declaration pursuant to CEQA Guidelines Section 15070.

As a trustee agency, responsible agency, or locally affected agency, your agency may have jurisdiction by law over resources affected by the project or may have expertise regarding environmental issues addressed in the Draft IS/ND. EDHCSD respectfully requests your review of the enclosed document and invites written comments regarding the adequacy and completeness of the environmental analysis.

Please submit written comments during the public review period identified in the enclosed Notice of Intent. Comments should focus on environmental issues within your agency's area of expertise or jurisdiction and should identify any concerns, recommendations, or additional information that should be considered prior to adoption of the Negative Declaration.

Comments may be submitted to:

El Dorado Hills Community Services District
Attn: Stephanie McGann Jantzen
1021 Harvard Way
El Dorado Hills, CA 95762
Email: CEQA@edhcsd.org

To ensure consideration, written comments must be received no later than the close of the public review period identified in the Notice of Intent.

Following completion of the review period, EDHCSD will consider all comments received before determining whether to adopt the Negative Declaration and proceed with the environmental review process associated with the proposed incorporation application.

Thank you for your review and participation in this process. If you have questions regarding the project or the enclosed environmental document, please contact the District representative listed above.

Sincerely,



Stephanie McGann Jantzen
General Manager
El Dorado Hills Community Services District

Enclosures:

1. Notice of Intent to Adopt a Negative Declaration



**NOTICE OF INTENT
TO ADOPT A NEGATIVE DECLARATION**

The El Dorado Hills Community Services District (EDHCSD), acting in the capacity of "Lead Agency" has prepared a Negative Declaration for the project described below in accordance with, and pursuant to, the California Environmental Quality Act (CEQA). The Initial Study concludes that the proposed incorporation would not result in any significant adverse environmental impacts, and that preparation of an Environmental Impact Report is not required.

PROJECT: El Dorado Hills Incorporation Project

Lead Agency: **El Dorado Hills Community Services District**
1021 Harvard Way
El Dorado Hills, CA 95762

Contact Person: **Stephanie McGann Jantzen**
General Manager
El Dorado Hills Community Services District
(916) 614-3213

PROJECT LOCATION: The proposed incorporation area, which includes a city map prepared by the EDHCSD and a larger alternative area identified by El Dorado Local Agency Formation Commission staff, is located in western El Dorado County, California, along the Sacramento County border, south of Folsom Lake and west of Cameron Park. The proposed city boundary includes approximately 18,200 acres consisting generally of the service areas of the EDHCSD, Rolling Hills Community Services District, the El Dorado Hills Business Park, and adjacent lands. A boundary alternative proposed by El Dorado Local Agency Formation Commission (LAFCo) staff includes additional lands to the south and north, including portions of Marble Valley and the Marble Mountain Homeowners Community Services District.

PROPOSED PROJECT: The proposed project consists of the incorporation of the City of El Dorado Hills. The proposed incorporations would transfer local governance and land use authority within the proposed city limits from El Dorado County to a newly elected City Council and City government. The proposal does not include any construction, land development, physical alteration of the environment, or changes to existing land use designations or zoning. Existing County land use plans, zoning regulations, and service providers would remain in effect immediately following incorporation.

PUBLIC REVIEW PERIOD: JULY 17, 2026, to AUGUST 17, 2026

The review period for the Negative Declaration begins on Friday, July 17, 2026, and ends on Monday, August 17, 2026, at 5:00 PM.

DOCUMENT LOCATION: The Negative Declaration may be reviewed at the EDHCSD Resident Services Office at 1021 Harvard Way, El Dorado Hills, CA 95762. The document is also available on the EDHCSD website: edhcsd.org/cityhood

WRITTEN COMMENTS: Please submit written comments on the Negative Declaration to Stephanie McGann Jantzen, of the El Dorado Hills Community Services District via email at: CEQA@edhcsd.org

or via direct mail at:

El Dorado Hills Community Services District
Attn: *Stephanie McGann Jantzen*
1021 Harvard Way
El Dorado Hills, CA 95762

Written comments concerning the proposed Negative Declaration must be submitted no later than the close of the public review period (5:00 p.m. on August 17, 2026). Should you have any questions, please call (916) 614-3213.