

**Addendum to the Diamond Springs Community Park
Final Environmental Impact Report**

(File No. Z24-0005)

State Clearinghouse Number 2023050469

Prepared by:
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Planning and Building Department

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I. INTRODUCTION

A. Overview

This document constitutes an addendum to the certified Final Environmental Impact Report (FEIR) (State Clearinghouse No. 2023050469) for the Diamond Springs Community Park. El Dorado County (County) staff has determined that an addendum is the appropriate document, because the proposed rezone of the two parcels (331-301-019-000, 331-400-002-000) designated as the park site would not trigger any of the conditions for preparation of a subsequent or new document under the California Environmental Quality Act (CEQA). This addendum was prepared pursuant to the CEQA Statutes provided in California Public Resources Code section 21000 et seq. and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

B. CEQA Authority for Addendum

Pursuant to CEQA Guidelines section 15164(a), the lead or responsible agency must prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines section 15164(e) provides that the brief explanation of the decision to not prepare a subsequent EIR must be supported by substantial evidence.

Under CEQA Guidelines section 15162, “no subsequent EIR shall be prepared for that project unless the lead agency determines...one or more of the following conditions occur:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

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- a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.”

C. Scope of Addendum

This addendum addresses whether any of the above conditions have occurred as described in section 15162 of the CEQA Guidelines that would require preparation of a subsequent EIR to the General Plan FEIR as the result of the proposed rezone of the two park parcels from residential zoning designations (Single-Unit Residential, One-Acre Residential) to Recreational Facilities, High-Density. The scope of analysis contained within this addendum addresses each of the environmental resource areas that were previously analyzed in the General Plan FEIR, which included:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

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D. Adoption and Availability of Addendum

As noted above, this addendum will be considered for approval by the County Board of Supervisors. Pursuant to CEQA Guidelines section 15164(c), an addendum is not required to be circulated for public review but can be included in or attached to the FEIR. Under CEQA Guidelines section 15164(d), the Board of Supervisors must consider the addendum with the FEIR prior to deciding on the proposed rezone.

II. PROJECT BACKGROUND

On December 12, 2023, the Board of Supervisors (Board) approved Diamond Springs Community Park, as described in the FEIR, on the two subject parcels (331-301-019-000, 331-400-002-000); approved and certified the corresponding FEIR; adopted the Findings of Fact; incorporated the Mitigation Monitoring and Reporting Plan for the project; formally accepted the donation of the property identified by APN 331-400-002-000 and authorized the Board Chair to sign the Certificate of Acceptance; authorized and directed staff to proceed with filing the Notice of Determination for the project; and directed staff to move the project forward (Legistar File No. 23-2024). A Notice of Determination (NOD) was posted for the Diamond Springs Community Park EIR approval on December 12, 2023, in accordance with CEQA.

On February 27, 2024, the Board approved the recommendation of the Chief Administrative Office, Parks Division, to authorize the Chief Administrative Officer, or designee, to enter into negotiations with the Boys and Girls Club for the property identified by APN 331-400-002-000, located at 3447 Clemenger Drive, Diamond Springs, for the purpose of developing a park in Diamond Springs (Legistar File No. 24-0312).

On May 21, 2024, the Board adopted Resolution #081-2024 to declare the County-owned parcel APN 331-400-002-000 as exempt surplus land per Government Code Section 54220-54234 (Legistar File No. 24-0738).

On June 18, 2024, the Board adopted the Resolution of Intent #108-2024 to amend Title 130 of the County Zoning Ordinance by 1) amending the Zoning Map to rezone parcel (APN 331-301-019-000) from R1 to RFH and 2) amending the Zoning Map to rezone parcel (APN 331-400-002-000) from R1A to RFH (Legistar File No. 24-1009).

Since February 2024, the County has been engaged in negotiations with Boys and Girls Club to transfer ownership of the land (APN 331-400-002-000) and development and operation of the park to Boys and Girls Club.

III. PROJECT DESCRIPTION

The proposed project entails a rezone of the two largely undeveloped residentially zoned parcels, designated as the park site, to Recreational Facilities, High-Density (RFH). Currently, one parcel (APN 331-301-019-000), which consists of 9.72 acres, is zoned Single-Unit Residential (R1), and the second parcel (APN 331-400-002-000), which consists of 29.87 acres, is zoned One-Acre Residential (R1A). The proposed RFH zoning designation for the two parcels remains consistent with the parcels' existing land use designation of High-Density Residential. The RFH zone would be consistent with the development of the approved park.

The proposed rezone would facilitate Boys and Girls Club's implementation and operation of the approved park. For example, the RFH zone would require an Administrative Permit, a staff-level permit, for night-time park use and tennis courts while R1 and R1A zones would require a Conditional Use Permit, a discretionary project, for either use. Because the different components of the park were analyzed through the EIR process, which includes public meetings and outreach, additional discretionary entitlements to examine the same impacts would not be necessary. The proposed RFH zoning would be appropriate for the two parcels associated with the community park.

IV. CEQA ANALYSIS

County staff has determined that an addendum is the appropriate document because the proposed rezone does not trigger any of the conditions for preparation of a subsequent or new document under CEQA. The proposed rezone of the two parcels is minor and technical in nature, and the proposed rezone would not change the approved use, a community park, on the two parcels. The rezone of the two parcels to RFH would more accurately reflect the approved park use, since the RFH Zone was established to "regulate and promote recreational uses and activities with high concentrations of people or activities of a more urban nature" that are primarily located in Community Regions and Rural Centers (County Zoning Ordinance Section 130.25.010.C). The rezone would also facilitate the implementation and operation of the approved park by the Boys and Girls Club.

The project description of the park has not changed since the approval and certification of the FEIR. Nor has there been changes to the circumstances that would necessitate new significant effects or substantially more severe effects. No new information has been discovered that would lead to new significant effects, substantially more severe effects, or new mitigation measures or alternatives that would substantially decrease one or more significant effects of the project. Thus, the FEIR, Findings of Fact, and MMRP remain current.

V. CONCLUSION

Based on the above findings, the County has concluded that preparation of a subsequent EIR for the proposed rezone to the Zoning Ordinance is unnecessary and that preparation of an addendum is consistent with CEQA Guidelines section 15164. The County has determined, based on substantial evidence in light of the whole record, that the effects of the proposed rezone described in this addendum are not substantial. None of the conditions described under section 15162 of the CEQA Guidelines requiring preparation of a subsequent document have occurred.

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The County has independently considered the Diamond Springs Community Park FEIR and this addendum, and concludes the following:

1. The consideration of the FEIR and approval of the addendum reflect the independent judgment of the County;
2. The contents of the addendum does not substantially change the Diamond Springs Park or its circumstances and does not require major revisions to the Diamond Springs Community Park FEIR. The proposed rezone of the two parcels, which are designated as the park site, from R1 and R1A to RFH does not involve a new significant environmental effect, a substantial increase in the severity of an environmental effect, a feasible mitigation measure or alternative previously found unviable that would substantially reduce one or more significant effects of the project, or a feasible mitigation measure or alternative that is considerably different from those analyzed in the FEIR that would substantially reduce one or more significant effects of the project; and
3. Together, the FEIR and this addendum satisfy the requirements of CEQA. Preparation of an addendum is appropriate in accordance with CEQA Guidelines section 15164; no subsequent EIR is required.

Accordingly, the County approves this addendum and the proposed rezone of the Zoning Ordinance.