

R. Pesses BOS 12/21/2023 #51

Warren R "Randy" Pesses
5901 Cerrito Rd
Diamond Springs, CA 95619
530-626-0775
randypesses68@gmail.com
December 12, 2023

Honorable members of the Board of Supervisors,

This written comment is to state that it is clear to me that the intent of staff is that the park is being designed as a more regional sports complex, and not the community park that it has been advertised as. The Parks manager has stated publicly that it would be wonderful if we could have tournaments that would attract teams from around the region that would stay in our motels, eat at our restaurants, and utilize our services. This potential is addressed within the EIR. This does not sound like a community park; it sounds like a regional sports complex.

It is clear that the real intent of this project is for a regional sports complex as is evident from public statements of staff, and the project plan as designed, the rejection of the lower density alternative, and the failure to even produce a plan for the road connector alternative. Further evidence is the final EIR's dismissive rejection of this alternative in the documents narrative.

If the project is for a regional sports complex, then the project no longer meets the criteria for a community park and the entire VMT analysis becomes invalid, and the project potentially violates the CEQA VMT thresholds.

Because of this it is requested that the final EIR not be certified, and the project as presented not be approved but be sent back to staff for redesign, and reevaluation.

Thank you for your consideration,



Randy Pesses



**DIAMOND SPRINGS AND EL DORADO
COMMUNITY
ADVISORY COMMITTEE**

September 18, 2022

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Re: Diamond Springs Community Park

Honorable members of the Board;

The Diamond Springs Community Park was on the agenda for The Diamond Springs Advisory Committee on September 15, 2022 for review and comments (Legistar # 22-1658). After a presentation by Dudek the Committee and the public had a discussion on the potential impact of the project on the already seriously congested Pleasant Valley Rd through the towns of El Dorado and Diamond Springs. Previous development in the area, and especially the Union Mine High School have all developed as silos with one way in and one way out, connecting only to Pleasant Valley Rd., with no consideration of the broader traffic circulation needs of the community. Concern was expressed that the development of the park needs to consider the future existence of the "Union Mine Connector" that would provide parallel capacity south of Pleasant Valley Rd between Fowler Lane in Diamond Springs and Union Mine Rd in El Dorado. The design of the park needs to provide for driveway connections to the south and east to allow for future development of adjoining properties, and to allow for the future connection to this Union Mine Connector. After receiving assurance from the environmental consultant that all of these issues would be given serious consideration as part of the EIR, a motion was made by member Patrick Klein:

In concept we are in support of this project with the idea that there is an emphasis placed on addressing not being in a silo and moving forward on a solution towards traffic circulation.

Motion was seconded by member Gloyd "Bud" Zeller

Motion passed 5-0

This Committee has always been supportive of parks to serve the needs of our community, but in this case, we caution the Board to make sure that the development of any park on this site effectively serves the needs of the surrounding community and does not exacerbate already existing serious traffic congestion problems.

Sincerely,

Randy Pesses, Chairman

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June 13, 2023

Vickie Sanders, Parks Manager
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Re: Diamond Springs Community Park Project NOP Scoping Comments

Dear Vickie,

These comments concern the transportation issues and the conformance of the project to existing Board of Supervisors actions, and conformance of the project to various aspects of the existing 2004 General Plan.

The project as currently designed does not allow for a public road connection to the Union Mine Connector, and other components of the "Diamond Springs – El Dorado Circulation Map." The scope of the EIR must include analysis of the added congestion to Pleasant Valley Rd resulting from the development of the park as well as the threat to overall public safety resulting from the dead-end Oak Dell Rd. serving both the Charles Brown school and the new park.

The property that is currently proposed for the community park was identified in the Diamond Springs – El Dorado Circulation map as having a public through road connection that tied Oak Dell Rd to the Connector and on to Union Mine Rd south of the town of El Dorado. The park as currently designed would render this roadway impossible, and would make it impossible for community members living south of Pleasant Valley Rd to access the park or Charles Brown School without having to add to the existing congestion on Pleasant Valley Rd in accessing these facilities. It also renders Oak Dell rd. a dead-end cul-de-sac which adds an unacceptable risk to school children and park users in the event of an emergency situation.

Please include these comments in the scope of the EIR, and take steps to alter the design of the park to incorporate a through public road to connect Oak Dell Rd. to the Union Mine Connector.

Thank you for this opportunity to provide comments,

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Ms. Vickie Sanders,
County of El Dorado Parks Manager
330 Fair Lane
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October 18, 2023

Re: Diamond Springs Community Park Draft EIR

Dear Ms. Sanders,

The Draft EIR as written is seriously flawed and is legally deficient. The areas of deficiency are primarily related to the projects compliance with several General Plan Policies, and its apparent disregard of the direction provided by the Board of Supervisors at the time of the initial project approval.

The primary areas of concern are as follows:

The proposed improvements to the Pleasant Valley Road and Oak Dell Ln. intersection do not appear to include bicycle or pedestrian improvements. The Draft EIR suggests that Pleasant Valley Road contains Class II bike lanes and pedestrian facilities which is incorrect. Pleasant Valley Road has edge line stripes which in some locations near the project have less than a foot of pavement before the shoulder drops off, and except for the area immediately adjacent to Patterson Dr. and Koki Lane, there are no defined pedestrian facilities. The creation of this community park will have the effect of inducing demand amongst park users that would prefer to either walk to the park or ride bicycles. Absent sidewalks and bike lanes on Pleasant Valley Rd. and Oak Dell Ln. users will be forced to drive to the park. The park project must mitigate for this induced demand by providing CL II bike lanes and sidewalks on Pleasant Valley Rd. between Patterson Dr. and Koki Lane, and on Oak Dell Rd. These facilities would appear to be mandated under Policies TC-4i and TC-5c of the General plan, and yet they have not been addressed in the EIR

The Alternatives analysis done under section 4 of the EIR was entirely deficient with respect to accommodating the Community Traffic Circulation (CTC) plan. It appears that staff and consultants were purposely dismissive of this alternative, and seemed to ignore the fact that the approval action taken by the Board of Supervisors specifically included the requirement that community road circulation be incorporated into the project description. The Diamond Springs and El Dorado communities have been trying for years to get the County to acknowledge that road circulation improvements are necessary for the implementation of the General Plan land uses anticipated in Diamond Springs and El Dorado. Large areas are zoned for commercial, multi-family residential, and high-density single family residential, and no effort has been made on the part of the El Dorado County Planning Department, or the Department

of Transportation to develop a multi-modal circulation system for those areas south of Pleasant Valley Rd that would meet the needs of the community as the community built out. The only effort to devise such a system was undertaken by private engineering firms, in concert with a number of property owners that would develop a comprehensive circulation network encompassing the large tracts of undeveloped land south of Pleasant Valley Rd. The purpose of this effort was to come up with a workable street network that would provide parallel capacity south of Pleasant Valley Rd. from Fowler Ln. in the east all the way to Hwy 49 south of El Dorado in the west, and provide additional routes to access Charles Brown School, and Union Mine High School. One property that was a part of the CTC Plan and was contemplated as a high -density residential subdivision was the property that is now proposed as the Diamond Springs Community Park. The CTC plan consisted of proposed streets within that subdivision, that will obviously not occur because the County is altering that land use to a community park. What has not changed is the need for the CTC plan south of Pleasant Valley Rd., and the need to connect Oak Dell Rd. into that system.

Rather than design a road through the park that would connect to the circulation system south of the park, it would appear that the consultants and county staff merely overlaid the originally proposed street system over the proposed park plan and dismissively concluded that "Gee" it won't work because it impacts too much of the park, and it will impact natural and cultural resources.

Whether that was an intentional approach or not, it renders the EIR fatally flawed. Contrary to Board of Supervisors direction, County staff and consultants are proposing to completely block off this linkage to the CTC plan rather than working to maintain this parcel as a part of the comprehensive circulation network that will allow for residents of Diamond Springs and El Dorado the ability to access the park, and the schools without having to add to the traffic congestion on Pleasant Valley Rd. This failure is in direct conflict with the requirements of Policy TC-1t (D) of the County's 2004 General Plan.

These deficiencies must be corrected in the project description, and be properly addressed in the EIR.

Thank you for the opportunity to provide comments on the Diamond Springs Community Park Draft EIR.

Sincerely,

Randy Pesses

cc: Mr. John Hidahl, Supervisor District 1
Mr. John Turnboo, Supervisor District 2
Ms. Wendy Thomas, Supervisor District 3
Ms. Lori Parlin, Supervisor District 4



**DIAMOND SPRINGS AND EL DORADO
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