
January 23, 2025, Planning Commission Agenda

From Bud Zeller <zteam4u@gmail.com>

Date Tue 1/14/2025 12:03 PM

To Planning Department <planning@edcgov.us>

 2 attachments (1 MB)

Diamond-Springs-Community-Park-Draft-EIR-Comment-Letter.pdf; Diamond-Springs-Community-Park-Draft-EIR-Comment-Letter.pdf;

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I support the Diamond Springs Park Rezone (Z24-0005) request to rezone two (2) residentially zoned parcels to Recreational Facilities, High-Intensity (RFH) for use as a community park.

However, please consider appropriate needs and applications to conform to the Diamond Springs - El Dorado Circulation Plan. Mobility referenced therein applies to the Park but also Charles Brown School and the Union Mine School properties.

Please review the following letter for additional information:

Committee Members:

Patrick Klein, Chair
Meredith A. Stirling, Vice Chair
Mac Cameron
Carl M. Hillendahl
Larry Patterson
Gloyd "Bud" Zeller



Diamond Springs and El Dorado Community Advisory Committee

October 31, 2023

Vickie Sanders, Parks Manager
El Dorado County Parks Division
Vickie.Sanders@edcgov.us

Re: Comments on the Diamond Springs Community Park Draft Environmental Impact Report

This letter outlines those areas of the subject Draft EIR that our committee finds to be deficient, inadequate, or incomplete with respect to addressing the impacts of the proposed project. These areas addressed are those that are within the purview of the Diamond Springs and El Dorado Community Advisory Committee.

Section 3.1, *Aesthetics* – comments by Member Cameron

The Committee has reviewed the original plan and has no recommendations as it adheres to the Diamond Springs El Dorado design guidelines.

Section 3.10, *Noise & Vibration* – comments by Member Stirling

The draft EIR references the El Dorado County Zoning Ordinance, Section 130.37.020, citing that the activities conducted in this public park/playground shall not be held to the County's noise standards and shall qualify as an exemption from the chapter's noise standards, "providing an amplified sound system is not required or used." It is this committee's assumption that a sound system will be used at the park during baseball, soccer games, and other events and therefore the park does not qualify for such an exemption.

The California Environmental Quality Act requires that the noise impacts **caused by** the project be considered. Noise impacts resulting from increases in off-site traffic noise levels on roadways providing access to the project site must be evaluated and it is not in this DEIR.

There is no consideration of potential noise-reducing occlusion measures along a direct sound path. Such barriers may already exist, but this committee would like to see this addressed.

Section 3.11, *Public Services and Recreation* - comments by Member Cameron

3.11.3.3 Police and fire support demand, public site does have a safety need for multiple travel routes for safety if an emergency or situation takes place. Both for the public and emergency response.

3.11.3.4 Note that the park currently has one entrance in the plan. Dead End Street. Dual egress and access to the facility is our recommendation.

Committee Members:

Patrick Klein, Chair
Meredith A. Stirling, Vice Chair
Mac Cameron
Carl M. Hillendahl
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Diamond Springs and El Dorado Community Advisory Committee

Section 3.12, *Transportation* – comments by Member Zeller

There are several subjects of the report that are either deficient, omitted, incorrect, or are not properly covered and should not be exempt. Approval of this project without a through road would adversely affect the ability of adjoining high-density lands of an adequate circulation plan and is in violation of General Plan Policy 2.2.5.16 and Chapter 130.30 of County Standards and Ordinances. Yet, in the Summary of Project impacts, a statement is made "The project would not conflict with a program, plan, ordinance, or policy assessing the circulation system, including transit, roadway, bicycle and pedestrian facilities." Our committee requested the Dorado Oaks Subdivision to add an access to Fowler Lane in order to comply with the circulation plan.

It is our committee's opinion this project is not in compliance with requirements for road continuation and projections of streets whether these streets are existing or proposed in another subdivision.

General Plan Policies require roads through proposed projects. The park plan does not comply with several General Plan Policies and the Diamond Springs – El Dorado Circulation Plan. A plan for the roadway and emergency evacuation alternatives must be more detailed prior to acceptance of this EIR. This committee recommends the responsible parties receive and get recommendations as needed from stakeholders to resolve these discrepancies.

Section 3.13, *Utilities and Service Systems* – comments by Member Zeller

Contrary to "Project Impacts" statements and other references made in this draft EIR, additional details are needed. The project could impair public services, area infrastructure, emergency response or emergency evacuation plans. The park plan may not comply with some General Plan Policies regarding these issues.

Section 3.14, *Wildfire* – comments by Member Hillendahl

This committee's observation of the project site is that there is significant wildfire potential with the combined dense scrub oak, conifer, dry grassland situation. There appears to be an accumulation of dry vegetative fuel at ground level.

The completion of the Community Park project, with the irrigated green space for playing fields and arboreal maintenance, would provide a valuable buffer for the neighboring residential and school district structures in case of a wildfire developing on nearby undeveloped parcels.

Committee Members:

Patrick Klein, Chair
Meredith A. Stirling, Vice Chair
Mac Cameron
Carl M. Hillendahl
Larry Patterson
Gloyd "Bud" Zeller



Diamond Springs and El Dorado Community Advisory Committee

This project has been supported by the Diamond Springs and El Dorado Community Advisory Committee with emphasis being placed on addressing a solution for traffic circulation and other items as brought forth above.

Please note that our committee has reviewed the member comments and agree to the content of this letter.

Sincerely,

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Patrick Klein, Chair

A handwritten signature in black ink that reads "Meredith Stirling".

Meredith Stirling, Vice-Chair

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Meredith Stirling, Vice-Chair