

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: January 23, 2025

Staff: Anna Quan

REZONE

FILE NUMBER: Z24-0005 - Diamond Springs Park Rezone

APPLICANT/OWNER: El Dorado County

REQUEST: Rezone two (2) residentially zoned parcels to Recreation Facility-High (RFH) for use as a community park. The first parcel (331-301-019-000) is zoned Single-Unit Residential (R1). The second parcel (331-400-002-000) is zoned One-Acre Residential (R1A).

LOCATION: East of Farnsworth Lane, Oak Dell Road, and Snoopy Road and south of Patterson Lake in the El Dorado / Diamond Springs Community Region, Supervisorial District 3 (Exhibit A).

APNs: 331-301-019-000 & 331-400-002-000 (Exhibit C)

ACREAGE: 39.59 acres

GENERAL PLAN: High-Density Residential (HDR) (Exhibit D)

CURRENT ZONING: Single-Unit Residential (R1) and One-Acre Residential (R1A) (Exhibit E)

PROPOSED ZONING: Recreational Facilities, High-Intensity (RFH)

ENVIRONMENTAL DOCUMENT: An Addendum to the Diamond Springs Community Park Final Environmental Impact Report, certified in December 2023 (State Clearinghouse No. 2023050469) prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines (Exhibit G).

RECOMMENDATION: Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

1. Adopt the Addendum to the Diamond Springs Community Park Final Environmental Impact Report, certified in December 2023 (State Clearinghouse No. 2023050469) prepared in accordance with the CEQA Guidelines; and
2. Approve Rezone Z24-0005, based on the Findings below.

EXECUTIVE SUMMARY

On December 12, 2023, the Board of Supervisors (Board) approved the Diamond Springs Community Park on two parcels (331-301-019-000, 331-400-002-000). Since then, the County Parks Division has been engaged in negotiations with Boys and Girls Club to transfer the County-owned parcel (APN 331-400-002-000) and the development and operation of the park to Boys and Girls Club. The current project entails a rezone of the two (2) parcels to Recreation Facility – High Intensity (RFH), which will facilitate Boys and Girls Club’s implementation and development of the approved park. Currently, one (1) 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). Staff has determined that the rezone of the two parcels to Recreation Facility-High Intensity is consistent with the High-Density Residential (HDR) General Plan land use designation, the approved park project, as well as other applicable County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT BACKGROUND AND DESCRIPTION

On December 12, 2023, the Board approved Diamond Springs Community Park, as described in the Final Environmental Impact Report (FEIR), on two largely undeveloped 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 (MMRP) 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).

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 Resolution of Intention 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. The proposed project entails a rezone of the two residentially zoned parcels to RFH. Currently, one (1) parcel (APN 331-301-019-000), which consists of 9.72 acres, is zoned R1, and the second parcel (APN 331-400-002-000), which consists of 29.87 acres, is zoned 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, which is 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 Environmental Impact Report (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 (2) parcels associated with the community park.

Existing Project Site and Adjacent Land Uses:

	Zoning:	General Plan:	Existing conditions:
Site:	Single-Unit Residential (R1) and One-Acre Residential (R1A)	High-Density Residential (HDR)	Undeveloped land & El Dorado Irrigation District (EID) sewer lift station
North:	Single-Unit Residential (R1)	Medium Family Density (MDR) and High-Density Residential (HDR)	Mobile home park (Lake Oaks Senior Mobile Home Park) & Patterson Lake
East:	Single-Unit Residential (R1)	High-Density Residential (HDR)	Undeveloped land, mobile home park (Lake Oaks Senior Mobile Home Park), and Patterson Lake
South:	One-Acre Residential (R1A)	High-Density Residential (HDR)	Undeveloped land & school (Pacific Crest Academy)
West:	Single-Unit Residential (R1), One-Acre Residential (R1A)	Public Facilities (PF)	School (former Charles Brown Elementary School)

STAFF ANALYSIS

Environmental Review: In accordance with the CEQA Sections 15162, 15163, and 15164 of the CEQA Guidelines (Subsequent EIRs and Negative Declarations; Supplement to an EIR; and Addendum to an EIR or Negative Declaration), staff has determined that an EIR Addendum is the appropriate environmental document to analyze the environmental impacts of the proposed rezone request. On December 12, 2023, the Board certified the FEIR (State Clearinghouse No. 2023050469) for the Diamond Springs Community Park. This Addendum demonstrates that the rezone would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects for the project or the circumstances under which the project is undertaken. Nor is there new information of substantial importance that shows that the project will have significant effects not discussed in the previous EIR or substantially more severe effects than those shown in the previous EIR. Also, none of the mitigation measures or alternatives would change for the proposed rezone request. Therefore, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162, 15163, and 15164. The proposed rezone does not trigger any of the requirements for preparation of a subsequent EIR or supplement to an EIR. It is not likely to cause new significant environmental effects or substantially more severe effects beyond those effects previously analyzed in the Diamond Springs Park EIR. The EIR Addendum is attached as Exhibit G.

General Plan Consistency: The project is consistent with the following General Plan policies. The applicable Land Use policies include Policy 2.2.1.2 (High-Density Residential General Plan Land Use Designation), Policy 2.2.5.2 (General Plan Consistency), Policy 2.2.5.3 (Future Rezoning Criteria), and Policy 2.2.5.21 (Land Use Compatibility). The applicable Transportation and Circulation Policies include Policy TC-Xd (Level of Service Requirements), Policy TC-Xe (Level of Service “Worsen” Criteria), and Policy TC-Xg (Analysis and Mitigation of Project Impacts on Traffic). Policies TC-Xa, TC-Xb, TC-Xc, TC-Xf, and TC-Xh do not apply. The applicable Public Services and Utilities policies include Policy 5.1.2.1 (Adequacy of Public Services and Utilities), Policy 5.1.2.2 (Levels of Service for Public Services), Policy 5.1.3.1 (Growth Directed to Community Regions and Rural Centers), Policy 5.2.1.2 (Adequate Water), Policy 5.2.1.11 (Growth and Existing Public Water Service), Policy 5.4.1.1 (Storm Drainage Systems), Policy 5.4.1.2 (Protection of Natural Drainage Patterns and Existing Facilities), Policy 5.5.2.1 (Solid Waste System Capacity), Policy 5.6.2.1 (Energy Conserving Landscaping Plans), Policy 5.7.1.1 (Adequate Emergency Water), Policy 5.7.4.1 (Adequate Medical Emergency Services and Emergency Vehicle Access), and Policy 5.8.1.3 (Joint Facilities with Schools). The applicable Noise Policy is Policy 6.5.1.3 (Noise Mitigation and Project Design). The applicable Conservation and Open Space Policy is Policy 7.4.4.4 (Oak Resources Mitigation). The applicable Parks and Recreation policies include Policy 9.1.1.1 (Development of Parks) and Policy 9.1.1.3 (Community Parks). The applicable Housing Element Policy is Policy HO-2.6 (Residential Access to Parks and Trails). Staff has determined that the project is consistent with these policies and related requirements in the El Dorado County General Plan, as discussed in more detail in Section 2.0 (General Plan Findings) below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with all applicable standards and requirements of Title 130 of the County Ordinance Code (Zoning Ordinance). The subject parcels are respectively zoned R1 and

R1A. The project proposes to rezone the two (2) parcels to RFH. The project has been analyzed in accordance with all applicable development standards for the RFH zone district. As proposed, the parcels and the buildings for the approved park conform with the required minimum lot size, lot frontage, building setbacks, and other applicable development standards for the RFH zone as described in Section 3.0 (Zoning Findings) section of this report.

Public and Agency Comments: The project was distributed to all applicable public agencies and organizations for review and comment including County agencies (Department of Transportation, Environmental Management Department, Surveyor’s Office, Sheriff’s Office, Stormwater); Mother Lode Union School District; El Dorado Irrigation District; PG&E; and the Diamond Springs-El Dorado Fire Department. Of the agencies and organizations notified of the project, comments were received from PG&E and the County Stormwater Division. None of these agencies had any significant issues or concerns regarding the project. To date, no public comments have been received for the project.

Public Outreach: No formal public outreach was conducted by the County, and a public outreach plan was not required for this project pursuant to the County Zoning Ordinance. However, the project was duly noticed per County Code Section 130.51.050 with a public notification range of 1,000 feet, and a legal advertisement was published in applicable local newspapers. A physical sign was also posted on-site thirty (30) days prior to the Planning Commission hearing.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Project Vicinity Map
Exhibit B.....Aerial Map
Exhibit C.....Assessor’s Parcel Maps
Exhibit D.....General Plan Land Use Map
Exhibit E.....Existing Zoning Map
Exhibit F.....Proposed Zoning Map
Exhibit G.....EIR Addendum

The Legistar item for this project links to other related Legistar items under “Related files”. Exhibits A through J for Legistar File No. 23-2024 includes draft and final CEQA documents, and technical appendixes.

Legistar File No. 23-2024 for the Diamond Springs Community Park agenda item that was presented to and approved by the Board of Supervisors on 12/12/2023 may also be accessed through this webpage:

<https://eldorado.legistar.com/LegislationDetail.aspx?ID=6444590&GUID=C55F5944-1755-4AFD-A70C-2EE33F31218E>