

From: Bud Zeller <zteam4u@gmail.com>
Sent: Wednesday, November 1, 2023 4:11 PM
To: BOS-District I; BOS-District II; BOS-District V; BOS-District IV; BOS-Clerk of the Board; Wendy Thomas
Subject: "Diamond Springs Community Park" Comments.

I and many citizens in the region support this park concept and its many benefits. However, several issues that should have been addressed in the initial and follow up research needs to be reviewed. Important points and suggestions at the 3 public meetings, especially the one in June 2023 have been ignored. I believe my Park Project NOP Scoping Comments of June 2023 have been ignored. Why hasn't a public meeting been held for comments regarding this Draft EIR? Recommendations are needed to resolve these discrepancies.

The Mt. Democrat, April 12, 2023 edition article stated El Dorado County increased compensation for the park proposal to the environment consulting company Dudek by more than \$142,000. This brings the total paid to them to more than \$440,000. The additional work was to include a transportation impact study and study of traffic and noise impacts. That does not seem to be sufficiently reflected in this Draft EIR. The Dusack and Kimley - Horn companies need to revise this Draft EIR at their own cost. The county should mandate many corrections before acceptance.

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." In previous Board of Supervisor actions taken during the review of the McCann Tentative Map, they directed staff to require all projects in the area to comply with the Diamond Springs – El Dorado Circulation Plan. Our Diamond Spring – El Dorado Community Advisory Committee required the Dorado Oaks Subdivision to add an access to Fowler Lane in order to comply with the circulation plan. 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. This proposed park has been supported by Diamond Spring – El Dorado Community Advisory Committee and local residents.

The Board of Supervisors direction for road alternatives has been compelled for EIR preparers to provide a workable plan needed before approving this park. The board did direct staff to require all projects to conform to the Diamond Springs – El Dorado Circulation Plan. A comprehensive road circulation network that would encompass the large tracts of undeveloped land south of Pleasant Valley Rd. and 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. Pleasant Valley Road and Oak Dell Ln. The intersection of Pleasant Valley Road and Oak Dell Lane, does not appear to include bicycle or pedestrian improvements. The community has requested adherence to a road transportation plan for areas south of Pleasant Valley Road (Hwy 49). This park site is on land with a General Plan Land Use of High Density. General Plan policies require roads through proposed projects. The park plan does not comply with several General Plan Policies like this. Roads to and through this site have been supported by Diamond Springs – El Dorado Community Advisory Committee and local residents. A plan for the roadway and emergency evacuation alternatives must be more detailed prior to acceptance of this EIR.

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 to prevent or impact natural and cultural resources. Also, there is no reference in the report referencing or showing a connector road from Pleasant Valley Road through Oak Del Rd. to Snoopy Rd.

that goes south along the west part of the Charles Brown School property, continuing south along the west property line recorded 60' easement of this proposed park property line, extending into the 72 acres owned by the El Dorado High School District. A new road could then go east to Patterson Drive over the southern part of the park property or properties to the south. At that point go southwest over their existing roads or extend to Truscott Lane then to Union Mine Road to Hwy 49 south of El Dorado. Collaboration with these schools and our county staff would create mobility for all and would also help resolve safety issues. There is no reference in the report about the northeast portion of this proposed park's 9.72 acre parcel. There is a road and utility easement going from Pleasant Valley Rd. to the Comprehensive in Home Care facility. The cul de sac end of that road may be in the north soccer field? This road connects to Farnsworth Lane then goes to Oak Del Road creating a loop route. This needs to be incorporated into this project as a part of the area mobility for emergency routing. State Fire Marshal and Cal Fire regulations regarding the park location in a Fire Hazard Severity Zone are not sufficiently referenced. Plus, El Dorado County's "Vegetation Management / Defensible Space," requirements seem to be ignored.