

---

# **Appendix A**

## NOP and Scoping Comments





# County of El Dorado

## Chief Administrative Office Parks Division

200 Armory Drive  
Placerville, CA 95667-4197

Tiffany Schmid  
Acting Chief Administrative Officer

Phone (530) 621-5360  
Fax (530) 642-0301

**Date:** May 18, 2023

**To:** Interested Parties

**Lead Agency:** El Dorado County

**Subject:** Notice of Preparation of a Draft Environmental Impact Report and Scoping Session for the Diamond Springs Community Park Project

**Review Period:** May 18, 2023 to June 16, 2023

**Purpose of Notice:** In accordance with the California Environmental Quality Act (CEQA), El Dorado County (County) is preparing a Draft Environmental Impact Report (EIR) for the Diamond Springs Community Park Project (“project”) (refer to **Figure 1**), as identified below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address potential physical and environmental effects of the project for each of the environmental topics outlined in CEQA.

The County is the lead agency responsible for approval of the project.. This NOP starts a public scoping period that will assist the County in the preparation of the Draft EIR. The public scoping period is for 30 days and will run from May 18, 2023 to June 16, 2023. The purpose of the NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and the interested parties the opportunity to provide a meaningful response related to the scope and content of the Draft EIR, including possible environmental impacts, mitigation measures, and alternatives.

**Comment Period:** Written comments and any questions on the NOP and can be sent anytime during the NOP review period which begins May 18, 2023 to June 16, 2023. The County will accept written or electronic comments submitted by 5:00 p.m. on June 16, 2023, to the following addresses:

Via US Postal Service:  
Vickie Sanders, Parks Manager  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Via Email:  
[Vickie.Sanders@edcgov.us](mailto:Vickie.Sanders@edcgov.us)

Comments provided via email should include “Diamond Springs Community Park Project NOP Scoping Comment” in the subject line and the name and physical address of the commenter in the body of the email.

**Public Scoping Session:** The County will host a public scoping session to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. If you have any questions about the scoping session, please contact 530-621-6060 or [Serena.Lemmons@edcgov.us](mailto:Serena.Lemmons@edcgov.us).

**Date:** June 7, 2023  
**Time:** 6:00-8:00 PM  
**Location:** Charles F. Brown Elementary School  
Multipurpose Room  
6520 Oak Dell Road  
El Dorado, California 95623

**Project Location:** The approximately 40-acre project site is located at 3447 Clemenger Drive, Diamond Springs, California. The project site is directly accessible via Oak Dell Road to Highway 49, is approximately 1.9 miles south of Highway 50, and approximately 3.8 miles southwest of the City of Placerville. Charles F. Brown Elementary School (Mother Lode Union School District [MLUSD]) is located immediately to the west and Union Mine High School/Pacific Crest Academy (El Dorado Union High School District [EDUHSD]) is located to the southwest.

The project site consists of two (2) undeveloped, contiguous parcels.

**Accessor Parcel Numbers (APNs):** 331-301-019 (north parcel)  
331-400-002 (south parcel)

**Description of the Project:** The project would develop a community park, and offer various active and passive recreational amenities to the local community, nearby schools, and sports leagues. The western and central portion of the site would be graded for active uses and existing vegetation would be removed. The eastern portion of the site would not be developed, except for passive educational and recreational uses (e.g., pedestrian trails).

The conceptual park design includes the following:

- Ballfields (soccer fields, softball fields);
- Basketball courts;
- Tennis/sports courts;
- Play areas (ages 2-5/5-12);
- Recreational/indoor gym;
- Pedestrian trails; and,
- Designated parking areas, restrooms/concessions, and open turf.

Lighting (including pole-mounted lighting in the parking lots and sports lighting of the ballfields), native and drought-tolerant landscaping, and utilities are planned. Future uses could also include natural preserve areas, a sand volleyball court, and other compatible educational and recreational amenities. To maximize the centralized location and multi-use and community nature of the proposed project, the project is being designed (in coordination with the Sheriff's Office of Emergency Services [OES], the Diamond Springs – El Dorado Fire Protection District, and El Dorado County Emergency Preparedness and Response) to improve County resiliency and reduce vulnerability in the event of emergencies/natural disasters (wildfire, flooding, etc.). To support this goal, the project's vehicular access, circulation, and location and capacity of utility connections have been designed to provide infrastructure sized to support emergency operations/disaster planning, including potential occupation by emergency event evacuees.

**Potential Permits and Approvals Required:** For the purposes of CEQA, the term “Responsible Agency” includes all public agencies other than the Lead Agency that have discretionary approval power over the project (CEQA Guidelines Section 15381). Discretionary approval power may include such actions as issuance of a permit, authorization, or easement needed to complete some aspect of the proposed project. It is anticipated that approval from various County departments would be required to complete construction of the project. Where County approval may constitute a discretionary decision, such as potential approvals related to utility connections, it is expected that the County would use the EIR for the project to support these decisions. Accordingly, the County has invited the MLUSD and EDUHSD to serve as CEQA Responsible Agencies in this environmental impact reporting process.

Other agencies whose approval may be required for the project include, but may not be limited to, Caltrans District 3, El Dorado Air Quality Management District, Sheriff’s OES, Diamond Springs - El Dorado Fire Protection District, El Dorado Irrigation District, and the Central Valley Regional Water Quality Control Board.

**Potential Environmental Effects:** The Draft EIR will describe the significant direct and indirect environmental impacts of the project. The Draft EIR also will evaluate the cumulative impacts of the project, defined as impacts that could be exacerbated when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The Draft EIR will also examine a reasonable range of alternatives to the project.

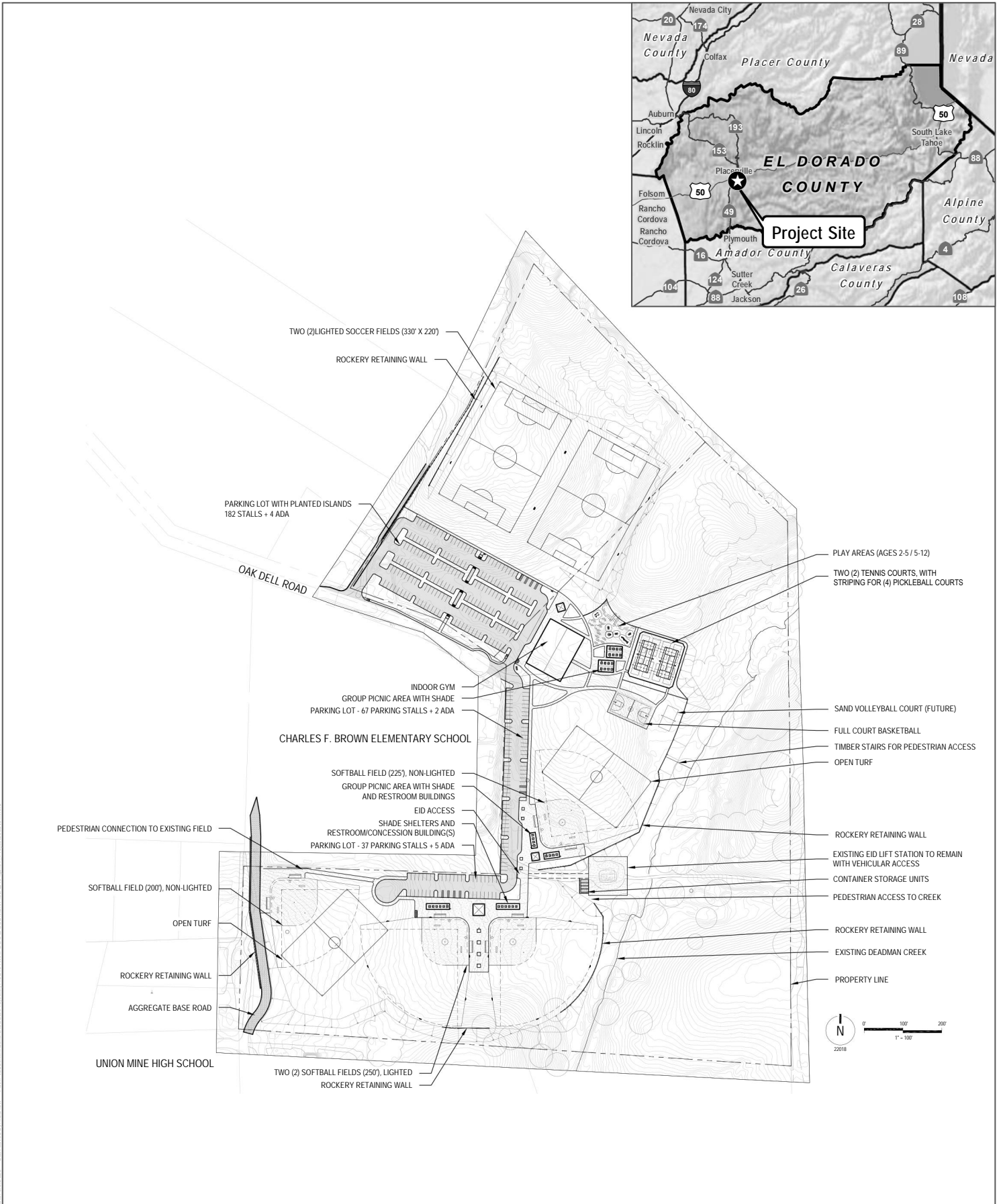
The following environmental issues will be evaluated in the EIR.

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

As necessary, feasible and practicable mitigation measures will be recommended to reduce any identified significant or potentially significant impacts. The County anticipates that the project would not result in significant environmental impacts to the following resource topics and does not propose to evaluate them further in the EIR: agriculture and forestry resources, land use and planning, mineral resources, and population and housing.

Discussions of resources not discussed further are provided in an Initial Study with explanations as to why significant impacts to each resource are not anticipated. The NOP and Initial Study shall be available online at the following web address:

<https://www.edcgov.us/Government/Parks/diamond-springs-community-park>



SOURCE: Roach and Campbell 2023

FIGURE 1

Diamond Springs Community Park Conceptual Site Plan

Diamond Springs Community Park Project

**From:** [Joey Stein](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Community park  
**Date:** Sunday, May 21, 2023 2:12:54 PM

---

We love the idea of a park with ball fields. Our youth sports fields options in Placerville need an upgrade. You have our full support.

Joey and Mary Stein

--

**From:** [Jodi Hempy](#)  
**To:** [Serena R. Lemmons](#)  
**Subject:** Diamond Springs Community Park NOP Scoping Comment  
**Date:** Wednesday, May 24, 2023 11:17:04 AM

---

Dear Ms. Lemmons:

I was so pleased to read about the newly proposed park in the Diamond Springs/El Dorado area.

After reading the proposed amenities that will be installed within the park, I was wondering if a dog park may be considered. I know that a lot of the local residents badly need a dog park, and the Diamond Springs Community Park would be an ideal location.

If you need my help in cultivating the idea, please reach out to me.

Thank you.

Best regards,

Jodi Hempy



**From:** [leza randall](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Diamond springs community park project  
**Date:** Monday, May 22, 2023 11:31:40 AM

---

Hello, my name is leza randall and I am a resident in diamond springs, with one child in school and another to enroll in a few years I would Love to have a community park in our neighborhood. The parks in the Placerville area are not the greatest. Cedar ravine and pioneer I feel are the best with out traveling down the hill. It would be nice to be so close to home and close to my children's school.

I hope my input helps with the decision to better our community. Thank you!

Sincerely,  
Leza Randall

**From:** [leza.randall](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Re: Diamond springs community park project  
**Date:** Monday, May 22, 2023 10:17:24 PM

---

There is a mom group for the Placerville area on Facebook and there is an interest in a splash pad being built at a park. Is there any way we can try to get that in the plans for the diamond springs park? I don't know much about building projects but thought I would throw the idea out there. Eldorado hills has one and it is very popular, it would be nice to have a public one since the city pool in Placerville has hours that very.

**From:** [Scott McDonald](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Diamond Springs Community Park Project NOP Scoping Comment #1  
**Date:** Friday, May 19, 2023 3:08:26 PM

---

Dear Vickie,

I reviewed your plans mailed to me for the development of the two parcels to create the Park, 191 feet from my property line, with pleasure. Indoor weights? Wow!

I intend to attend the meeting on the 7th to contribute my thoughts, in addition to the items below. I'm not sure I am owed a reply to these so, please add these concerns or information to the public review record with or without a response before the meeting. I hope to be more informed by the June meet up!

1. How will the *mineral resources review* occur?

- There are earthen works within the project area that were passively used to supply water for placer workings there, of unknown age.
- This may fall into the cultural heritage bucket as well.
- I have not found convincing Native American traces on my property, tho.

2. The scope does not include a dog park, particularly an off-leash dog park. I believe this to be short-sighted, even for Phase I development.

- My argument is predictable, nothing much in the area, especially off-leash and this is a big piece of land for an increasing population of dog owners in this part of the county.
- If fire evacuees are there, they will likely bring their household pets and poison oak choked walking paths might not suffice.
- Not a **huge** additional cost since equipment will be on-site and will resolve to a water pipe and fencing, unless grass is introduced, requiring sprinklers.

3. That sewage pumping ('lifting') station down in tha' Holler? *Stink-oh*, as late as two years ago, which usually means poor venting or a sewer failure and yet another cost to fix. Not a problem now, but the hydrogen sulfide etc. gasses, in future, might become one.

4. Any pedestrian access to the Patterson area to the East? Robust walk-overs through the Dead Man Creek canyon from/to UMHS campus might benefit from a paved path.

5. Is this, really, an Oak Dell one-way-in/one-way-out in a fire emergency death trap approved by the EDFPD and EDCEP&R departments?

-and-

6. With regard to the enigmatic "aggregate base road" that's east of the unpaved, upper Snoopy Road and Snoopy Court, what purpose is it for?

Does it move pedestrian, private or utility vehicles onto Snoopy Road or just connect the existing Little League fields?

If either answer to 5 or 6 involves "Snoopy Road", then improvements to modernize, pave and possibly widen the road is required. Perhaps that's already in the works? Perhaps it should be.

Thanks, have a nice weekend and see you soon,

Scotty

"We do not see our hand in what happens, so we call certain events melancholy accidents when they are the inevitabilities of our projects and we call other events necessities when we will not change our minds." - Stanley Cavell

**From:** [Sandy Jessee](#)  
**To:** [Vickie Sanders](#)  
**Subject:** DIAMOND SPRINGS COMMUNITY PARK PROJECT NOP SCOPING COMMENT  
**Date:** Saturday, May 20, 2023 11:09:32 AM

---

Dear Ms. Sanders,

We live at [REDACTED]  
[REDACTED].

We currently take our granddaughter to Charles Brown School to attend Charter Connections Academy.

**Following is a list of our concerns.**

**1. TRAFFIC**

\*We have to leave 10 minutes early for a 1-minute drive to school just to accommodate for the traffic now. The addition of the park with only access from Oak Del Rd. would make the drop off and pick up nearly impossible.

\*There are no left-hand turn lanes onto Oak Del Rd.

\*Oak Del Rd. is not lined for two lanes.

\*We currently cannot exit our driveway safely due to insufficient visibility from the curves and rises in the road. Additional traffic will greatly compound the problem.

\*Highway 49 and Oak Del Rd. would have to be completely redone to accommodate the increased traffic, greatly impacting the esthetics and safety of the community. One way in/one way out is not smart or safe!

**2. SECURITY/SAFETY**

\*Charles Brown School will be surrounded on three sides by an unrestricted, unsupervised public area. It is a perfect place for pedophiles, drug dealing, and unlawful loitering. How do we keep the campus safe for our kids?

\*High schoolers will be tempted to "hang out" there instead of attending class.

\*The huge parking lot is directly across from where students for the Charles Brown School facility are dropped off and picked up. Congestion has a negative effect on safety. Students will be crossing the street to meet parents in their cars.

\*A park is a great idea for the community. Why not build it off of Patterson, a main road? There is an existing stop light at 49 and Patterson with left-turn lanes. Oak Del is not a good access road. The address for the site is Diamond Springs, not El Dorado. Keep it away from the schools.

### 3. FACILITY

\*No bathrooms?

\*No baseball fields? Not labeled.

Thank you for the opportunity to express our concerns. Please take them under consideration. We have been here for 24 years. We moved from Sacramento to get away from CONJESTION!

Sincerely,

Fred and Sandy Jessee

**From:** [Jennifer Bruner](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Diamond Springs Community Park Project NOP Scoping Comment  
**Date:** Friday, May 19, 2023 5:05:47 PM

---

We love the idea of this park!!!

We play pickle ball.

Jennifer and Bobby Bruner

**From:** [Mark Hicks](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Diamond Springs Community Park Project NOP Scoping Comment  
**Date:** Tuesday, May 23, 2023 1:58:11 PM

---

Good afternoon. We are in favor 100% for this park. It's been a long time coming and we need resources like this in our area. One change I suggest is to light at least one of the softball fields. It's not fair that both soccer fields are lighted but none of the softball fields.

Thank you.

Mark and Candy Hicks



**From:** [Shively](#)  
**To:** [Vickie Sanders](#)  
**Subject:** DS Community Park  
**Date:** Thursday, May 25, 2023 4:16:50 PM

---

Reading about EIR report and surprised to find an “indoor gym” mentioned. Where did that come from?? I know of NO parks where there is an indoor gym. Lots of room there for increased cost. Wondering if this is currently part of the existing school facilities. Whatever, ongoing upkeep could be prohibitive —and use??? Also read somewhere that plans for Bass Lake park included indoor facilities. Would like more info on such huge expenditures—surely outdoor COVERED areas are better value and more PARKLIKE!!

Kathy Allen

May 19<sup>th</sup> 2023

To Tiffany Schmid,

Concerning Diamond Spring Park Project.  
Sounds like a great project to me.

I don't have any youngsters that will  
be using it ~~there~~ when they see grown up  
and moved away. But I went  
to many a ball games at Lyons Park  
when my girls were young and  
played on a softball team.  
I wish it was closer to me so  
I could walk over and watch  
the games.

Respectfully

Betty Duncan



**From:** [Robert Klingelhoets](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Park  
**Date:** Thursday, June 1, 2023 12:15:50 PM

---

Hi Vickie,

In the park meetings it was discussed several times about building a security fence between the Park and Lake Oaks Mobile Home Park. This would be greatly appreciated by all the residents here as we already have a big trespass problem here.

Thank you in advance for your consideration in regards to this matter.

Robert Klingelhoets

**From:** [Lolly Jones](#)  
**To:** [Vickie Sanders](#)  
**Subject:** Question  
**Date:** Tuesday, May 23, 2023 7:06:29 AM

---

Where can I read DS community park EIS. Wondering what happened to the stream that runs through that site?

**From:** Gregory Alterton  
**Sent:** Monday, June 5, 2023 4:40 PM  
**To:** Vickie Sanders <[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)>  
**Subject:** Diamond Springs Community Park Project - Public comments

Ms. Sanders,

I live [REDACTED]. I will be at the scoping meeting for the park project at Charles Brown School this Wednesday evening, and plan to submit comments by June 16 related to the EIR process.

Our son and daughter-in-law and their children live [REDACTED]. Our daughter-in-law has some comments, suggestions really, about the elements of the planned park. I told her that the current comment period is related to the EIR process. But I'm writing to you to ask for information on the overall approval process for the proposed park project. Specifically, when might interested residents be able to submit comments on such things as the recreational elements of the park? She mentioned to me something she thinks would be a good addition to the park which wouldn't take up much space. I told her I would ask when such comments or suggestions could be submitted by the public. Is that something you could address?

Thank you.

Greg Alterton

**From:** Gregory Alterton

**Sent:** Wednesday, June 7, 2023 9:38 AM

**To:** Vickie Sanders <[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)>

**Subject:** Re: Diamond Springs Community Park Project - Public comments

Ms. Sanders,

Thank you for getting back to me so quickly. Our daughter-in-law's idea is simple. She mentioned that a splash pad be considered for somewhere in the park. She said the only one she's aware of locally is in El Dorado Hills, which isn't too convenient for families in the Placerville area. By "splash pad" she means something like this:



Here's one at Heron Landing Community Park in Rancho Cordova:



This would be great for kids in the summers here. The area required could be small (of course, the larger the better), and the designers could work at making it fit in whatever space might be available. The splash pad in Heron Park is on a timer, as I suspect most if not all are. And about a half an hour before sunset it shuts off for the night.

Thank you for suggesting that one can simply forward ideas to you. I'll see you at the meeting this evening.

Greg Alterton

**From:** Gregory Alterton

**Sent:** Tuesday, June 13, 2023 1:12 PM

**To:** Vickie Sanders <[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)>

**Cc:** Diamond Springs / El Dorado Community Coalition <[diamonddoradocc@gmail.com](mailto:diamonddoradocc@gmail.com)>

**Subject:** Comments re: Preparation of Draft EIR for Diamond Springs Community Park Project

Dear Ms. Sanders:

The purpose of this email is to provide comment on the preparation of the draft Environmental Impact Report for the Diamond Springs Community Park Project. Recommendations for study are in **bold**.

My wife and I are residents of the neighborhood wherein the park is proposed. We live at [REDACTED] [REDACTED]. I estimate that the planned entrance to the parking lot for the park is [REDACTED] from our home.

Most of my comments stem from a review of the Initial Study of the community park project.

**Aesthetics:**

One of my biggest concerns of this project is the necessity of removing a significant number of oak trees to develop the park site. The Initial Study poses the questions, "[Would the project] Have a substantial adverse effect on a scenic vista?" The initial assessment by the authors of the report is "No impact." There are stands of oak trees throughout the proposed park area, and since it appears that most of these trees would need to be cleared for the park, it seems that a preliminary determination that the project will have "no impact" on the "scenic vista" is not accurate. Below are a number of photographs I took around the perimeter of Charles Brown School, in the direction of where the park would be located.

At or very near the proposed entrance to park's parking lot, north of Charles Brown School along Oak Dell Road:





Trees and a meadow located across from Charles Brown School along Oak Dell Road; this location would be the eastern end of the north parking lot, proposed to accommodate 182 parking stalls:



It is very likely that deer frequent the meadow.

A stand of mature oak trees located along the northeast perimeter of Charles Brown School, in the direction of the proposed park's indoor gym and beyond that, tennis courts:



This photo faces south along a dirt access road identified on maps as a continuation of Oak Dell Road, on the eastern side of Charles Brown School, showing mature oak trees where the park's north/south parking lot would accommodate 87 parking stalls, an open field in the park beyond that, and further south, a softball field:



Another field of oak trees, with the photo taken in the direction of the existing El Dorado Irrigation District facility, and the location, in the foreground, of a planned softball field.



The next four photos are of a stand of oak trees located on the south leg of the proposed park. This first photo is taken from the location of the EID facility, looking southwest in the direction of Union Mine High School:



This photo shows the stand of trees, providing a better view of how dense this stand is, just to the south of the existing Little League field at Charles Brown School. These trees would need to be removed to put in softball and Little League fields:



This photo is taken from the Little League field's spectator stand just off of Snoopy Road, facing southeast. The photo conveys the density of the oak stand, and shows that the trees are fairly mature. These trees would be cut down to accommodate the site of the softball field, and two Little League fields on the south end of the park.



Another view of the oak stand where the south leg of the park is planned:



The discussion comments on page 13 of the EIR Initial Study under "Aesthetics" states that the entire park project site is not formally designated as an "important public viewpoint," as the park project would "have no impact related to damage of scenic resources (including...trees, rock outcroppings, and historic buildings) within a state scenic highway." It's an interesting criterion

for what constitutes "scenic resources," as significant commercial and residential development along Highway 49 in the vicinity of the proposed park have already "impacted" the scenic value of Highway 49, the result being that 49 isn't all that scenic through Diamond Springs and El Dorado. While there is likely no legal argument to be made that the park would "damage scenic resources," as the law, rules, and guidances define "scenic resources," the park would damage the setting and nature of the neighborhood and land barely a quarter of a mile off of Highway 49. Elimination of virtually all the oak trees on the north, east, and south sides of the park location would dramatically change the rural nature of this part of the neighborhood. People already use this area for recreation, walking through these oak stands, down to Dead Man Creek.

In my opinion, this area, filled with mature oak trees, is much more scenic than what will replace these trees. The consultants who wrote the discussion section under "Aesthetics" on page 13 of the Initial Study seem to agree. The discussion text notes, "In the eastern portion of the project site, recreational uses may include pedestrian/perimeter trails. This would be a potentially significant impact related to degradation of the existing visual character or quality of public views of the site and its surroundings."

Oaks are considered a "keystone" species in the areas in which they grow. The National Geographic Encyclopedia (<https://education.nationalgeographic.org/resource/keystone-species/>) states that, "In...any type of ecosystem, a keystone species is an organism that helps hold the system together. Without its keystone species, ecosystems would look very different. Some ecosystems might not be able to adapt to environmental changes if their keystone species disappeared. That could spell the end of the ecosystem, or it could allow an invasive species to take over and dramatically shift the ecosystem in a new direction." As keystone species, the elimination of the large number of oak trees from a relatively small area, as required by the park project, is more than simply the cutting down of what may be hundreds of trees in the area of the proposed park; it is something that would impact soil conservation, native plants indigenous to oak forests, and wildlife such as gray foxes, racoons, bobcats, squirrels, possums, Oak Woodpeckers, and other animal species, which also exists within the niche of these oak stands. The University of Florida's Institute of Food and Agricultural Sciences reported in a 2020 publication that "More than 100 species of vertebrate animals are known to consume acorns in the US, including mammals such as white-tailed deer, gray squirrels, fox squirrels, flying squirrels, mice, voles, rabbits, raccoons, opossums, gray foxes, red foxes, and wild hogs. Birds that feed on acorns include wild turkey, bobwhite quail, wood ducks, mallards, woodpeckers, crows, and jays." (<https://edis.ifas.ufl.edu/publication/UW292>) Many of these animals are in the neighborhood because we see them traipsing through our property. They're here because this neighborhood is rich in oak trees. I'm sure they're not here waiting expectantly for two new pickleball courts.

(I highly recommend that in a county which is home to large expanses of oak and pine forests, any planning agency officials who have authority to make decisions to clear cut large tracts of land for development first read the book The Secret Life of Trees as part of their planning, zoning, and permitting process. <https://www.amazon.com/Secret-Trees-Penguin-Press-Science/dp/0141012935> I say this not as a radical tree-hugger, because I'm not one, but simply as one who is disturbed by the continued shrinking of open space and the natural environment, and who thinks that conservation of nature needs to be given a higher priority than it seems to be given when issues of development are considered.)

**I hope and suggest that the draft EIR addresses the impacts the removal of this many oak trees would have on plants and animals which exist within this ecological niche and location.**

## Lighting:

The EIR Initial Study cites the potential impact of lighting at the park. On page 13 under the discussion section, the consultants state, "there are no existing sources of light within the project site...[T]he project site is adjacent to potentially sensitive receptors (including residential developments/single-family homes). Implementation of the project would include project site lighting in the parking areas, at and around ballfields, at the indoor gym, and at other facilities/structures within the project site. This is a potentially significant impact related to creation of a new source of substantial light or glare which could adversely affect day or nighttime view in the area." Not to mention creating a nuisance if field lights are allowed to stay on late into the night.

On a personal note, having been raised in the South Bay Area, and having lived in the Sacramento Valley for nearly the entirety of my adult life, one of the appeals of moving to this area of El Dorado County was to live in an area with relatively dark skies. I often spend time in the late evening sitting in our backyard doing skygazing (both with and without one of my telescopes). Having field lights from the park on until all hours of the night would be a degradation of the quality of life which we enjoy and encouraged us to move to the county originally. Having played city league softball for a number of years, it was usually the case that when the final game of the evening ended, players would pack up and leave, and lights on the field would remain on for who knows how long.

**I hope that the draft EIR will further elaborate on the point made in the Initial Study, that lighting on field in the park represent a "new source of substantial light or glare which could adversely affect day or nighttime view in the area."**

## Forestry Resources:

Under the listing of Agriculture and Forestry Resources, on page 14 of the Initial Study, the question of whether the park project would result in the loss of forest land or conversion of forest land to non-forest use, the study states "No impact." I suggest that **the final EIR address in some detail why the cutting down of at least two major stands of oak trees doesn't constitute "loss of forest or conversion of forest land to non-forest use."**

## Noise:

As discussed on page 24 of the Initial Study, the consultants comment under the issue the "Generation of a substantial temporary...increase in ambient noise level in the vicinity of the project in excess of standards established in the local general plan or noise ordinance," and the potential that the park project could have a significant impact on this noise standard. There is already noise generated during the spring and summer months from Little League baseball games played on the existing field on the southwest corner of the Charles Brown School property. As one who lives within 150 or so yards of the Little League field, personally, the existing noise level isn't a nuisance. But the park proposal includes two additional Little League ball fields just to the southeast of the existing field, and two softball fields. Consequently noise levels will certainly increase, and **the concern that the increase in noise could pose a significant impact to the surrounding neighborhood is a valid one, and should be measured. One mitigation, as I cite under my "public safety" heading of this email, would be to assure that the park closes to the public at a set time each evening so that whatever the level of increased noise from the park doesn't adversely impact the surrounding neighborhood late into the evening.**

## Population and Housing:

The consultants maintain in the Initial Study on page 25 that the park project will have no impact on "[Inducing] substantial unplanned population growth in the area...by proposing new homes and businesses." While this may be correct as there are no (to my knowledge) current development plans for the vacant land to the east and southeast of the park site, it is reasonable to assume that this undeveloped tract of land may already be in the sights of developers. This area of undeveloped land might be even more desirable for development off of Patterson Drive as there would be a large and multi-use county park just to the west of this land. It's hard to imagine that a park the size of the one proposed wouldn't be considered an asset to a developer who wanted to add new neighborhoods immediately to the east of the proposed park.

One thing I've noticed since moving to El Dorado County is that there are influential forces in the county (developers being only one such force) who seem determined in making the Highway 50 corridor from Placerville to Folsom a northern California version of I-5 in northern Los Angeles County. A major reason we moved to El Dorado County was because of the appeal of its rural, natural, and relatively uncongested environment. Turning this entire region into something akin to Santa Clarita along I-5 north of San Fernando would degrade the quality of life here, a quality which attracted us to El Dorado County in the first place. **I suggest that as part of the EIR drafting process, the status of any efforts to build new housing adjoining the proposed park to the east be addressed.** Again, if no plans or permits have been issued for development in this area, that doesn't mean that development plans aren't currently underway. There may be examples from other locations in California where parks were built alongside open spaces, and how those open spaces were quickly developed. **To the extent that the consultants preparing the draft EIR can suss this out, their findings should be part of the EIR.**

### **Transportation and Traffic:**

If I understand the assessments of impacts and discussion of this section on pages 27 and 28, all that the draft EIR will discuss are issues related to design of access roads and emergency access to the park. Left unaddressed will be the increase in traffic that is likely along the one access road to the park, Oak Dell Road.

**I suggest that traffic increases along Oak Dell be assessed and included in the report, by week day, evenings, and weekends.** By virtue of Charles Brown School being located at the end of Oak Dell Road, there is considerable traffic already, particularly in the mornings when students are dropped off at school, and in the afternoon around 3:00-3:30 PM when students are picked up. Aside from these peak traffic times, there is considerable traffic during the day as students arrive at various times outside of the main arrival time around 8:00 AM. I suspect that traffic will increase considerably late in the afternoon by those using Oak Dell Road to access the proposed park. **The County should also assess when traffic to and from the park might start to impact Pleasant Valley Road.** Union Mine High school ends about the same time Charles Brown School lets out, and as with the increased traffic from Union Mine and Charles Brown, traffic from Koki Lane up past Oak Dell to Missouri Flat is already considerably congested during those peak hours. **st to this traffic into and out of the proposed park, and there may be a need to consider mitigation and control measures, the very least of which may be installing a traffic light at Pleasant Valley Road and Oak Dell Road.**

The impact of increased traffic on Oak Dell is not part of the Initial Study, and yet this is likely the greatest transportation-related impact of the construction of the park.

In addition, I need to address one comment made at the project's scoping meeting at Charles Brown School on Wednesday evening, June 7. One person who offered comments addressed not



simply traffic related to the park project, but promised improvements described in various county traffic circulation plans in the area of the towns of El Dorado and Diamond Springs. One item he mentioned was the possibility of "improving" Snoopy Road, perhaps including joining it to the road that leads to the ROP academy on the east side of Union Mine High School. In all honesty, this issue will likely not be part of the draft EIR, nor should it be, but I need to clarify one thing: Snoopy Road is a private access road for those homes that exist along Snoopy Road. In fact, people with children in Little League are encouraged to park in the Charles Brown parking lot, and discouraged from using Snoopy Road to access the ball field, precisely because this is a private road. It is not a road for which the County has any responsibility. In speaking with the park project's architect at the end of the scoping meeting, she said that Snoopy Road is on school district property, which extends to the fence lines of the homes adjacent to Charles Brown School. My understanding is that the school district owns the eastern half of Snoopy Road, while property owners along the road (which includes us) own the western half of Snoopy Road. Consequently, any hope of "improving" Snoopy Road to make a thoroughfare from Oak Dell to the high school is a non-issue because it's doubtful the County would push an issue of improving a private road. Not to mention that any desire to so extend Snoopy Road to the high school would increase traffic along Snoopy and onto Oak Dell, which raises considerable safety issues as school children walk along Snoopy to and from Charles Brown and there are a lot of children gathered at the Little League field in the afternoons. At best, public use of Snoopy Road is as a pedestrian walkway.

### **Other issues:**

The following comments are not related to the environmental impact of the park project, but for the record, I believe they should be raised.

Public safety. The entrance to the proposed park is located at the far east end of Oak Dell Road. Oak Dell is not road that is not regularly patrolled by Sheriff's deputies. Over the past five months, as residents on Oak Dell just across the street from Charles Brown School, I have had to call Sheriff's dispatch to report two cars spinning doughnuts in the school's parking lot, and a few weeks later again called dispatch to report a single car which pulled up to the front of the school, the driver having gotten out, and walked into the school grounds among the classrooms. Both of these incidents occurred late at night, around 11:30 PM. Should the proposed park be left open to access from Oak Dell Road, I have a concern that it could become a magnet for who knows what sorts of activity, whether loitering, partying, or worse. This would not only be an endangerment to the park property itself, but also to residents who live on the periphery of the park and school. **I respectfully suggest that the Parks and Recreation Department consider installing a locked gate at the entrance to the park's parking lot, and that the park be officially closed at some specific time each evening** (I understand 10:00 PM is somewhat of a standard). The Initial Study refers to approaching the Sheriff's Office of Emergency Services about assuring access out of the park and onto major roads in response to an emergency. **I also recommend that the planners of the parks project approach the Sheriff's office about how it views public safety in relation to the park project**, and if there are recommendations the Sheriff's Office would make to enhance public safety and prevent crime. We, as neighbors of the park site, don't want to have to monitor traffic rolling up Oak Dell Road late at night and then having those drivers disappearing into the park. No one should have business at the park after the reasonable hour of 10:00 PM. Hence, officially closing and gating the park at 10:00 PM, or official sunset, seems reasonable.

Maintenance of Oak Dell Road. While traffic circulation is included in the Initial Study, and I commented on this section above, the Initial Study does not broach, and I suspect the draft EIR will not broach either, the impact of a significant amount of increased traffic on Oak Dell Road. At some point along this park approval process, **the County Department of**

**Transportation should weigh-in on what it would plan to do to assure that Oak Dell Road does not deteriorate from the increased traffic to and from the park.** I mention this because in the ten years we have lived on Oak Dell Road, only a couple of potholes have been filled, and the road has not been resurfaced. Every time I leave and return to our home, I specifically have to avoid running over a pothole that hasn't been filled by DOT. Increased traffic to and from the park, whatever that increase is, will undoubtedly increase wear-and-tear on Oak Dell. The County should consider how much wear-and-tear, and how much keeping the road in good condition might cost the County.

## **Conclusion**

I want to go back to what is my primary concern about this project. My wife and I moved to our current home on Oak Dell Road from our previous home in the Sacramento Valley because this neighborhood is set in a picturesque forested semi-rural area. Elimination of virtually every oak tree surrounding Charles Brown School to the north, east, and south, radically changes this. We often hear that progress is inevitable and an irresistible force, and while this park has strong support from those who are avid tennis players (as one of the speakers at the June 7 scoping meeting described himself) and from those who are part of formal organized Little League, I wonder if they would feel the same way if the oaks to be taken out were in their neighborhoods.

Thank you for the opportunity to submit comments and suggestions for the drafting of the EIR document. I look forward to reading what is produced.

Sincerely,

Greg Alterton

---

**From:** John Reiner  
**Sent:** Monday, June 12, 2023 10:54 AM  
**To:** Vickie Sanders <[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)>  
**Cc:** BOS-District III <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>  
**Subject:** Diamond Springs Community Park NOP Scoping Comment

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

Subject: Diamond Springs Community Park Comments and Concerns

In general the conceptual project design reflects an image of a sports complex rather than a community park. The major emphasis of the design relates to Baseball and Soccer Fields.

Additionally the design has not addressed several comments brought forth at meetings held on the project, some of which as follow:

Security – Fenced, Gated, Locked.

Operating hours?

Prevention of intrusion by homeless, subjecting the facility to be overtaken as a homeless encampment.

On another note, it is my understanding the county has limited funds available to develop the proposed project. With that being said the EIR should be phased by ranking the identified significant impacts that may have significant financial impact to cause the project not to move forward. I believe this thinking is just responsible use of taxpayer funds.

Lastly I will comment on the impact of Traffic and Wildfire Safety.

Access to this proposed project is served by only a two lane highway which is Pleasant Valley Road / Highway 49. I fail to understand how this facility outlined with 286 parking stalls combined with other projects being proposed in the area; senior housing on Koki Lane, Dorado Oaks Housing, will not have a significant impact to traffic in the area. The EIR must take into consideration the combined impact of these projects as to preserve the quality of life and safety of the current residents.

Thank you,

John Reiner

**From:** shannon mainwaring  
**Sent:** Wednesday, June 14, 2023 12:54 PM  
**To:** Vickie Sanders; Wendy Thomas ; Karen Feathers>  
**Cc:** Larry Patterson >; rob <>  
**Subject:** Diamond Springs Community Park Project NOP Scoping Comments

June 14, 2023

Vicki Sanders, Parks Manager

Wendy Thomas, District 3 Supervisor

Karen Feathers, District 3 Assistant

RE: Diamond Springs Community Park NOP Scoping Comments

Unfortunately I was unable to attend the most recent Diamond Springs Community Park (DSCP) discussion regarding the Draft EIR. Some of our Lake Oaks residents attended the meeting and came into our office the next day to share their concerns regarding a response from Vicki that there was no fencing in the plan. Upon review of the Draft Initial Study (May 2023), fencing is in fact mentioned on page 6 and while I am pleased it is addressed, I am concerned with the response provided at your meeting.

When we (Larry Patterson, Robert Mainwaring & myself) met with you, we shared our most pressing concerns with you, one of which was the security of our Senior Mobile Home Community which is directly adjacent to the DSCP.

Fencing is especially important since your intention is to have trails throughout the park including the protected/archeological area of the DSCP. Without a fence to contain the general public within the DSCP boundaries, it is extremely likely that visitors will assume the pedestrian connection and perimeter trails extend into Lake Oaks Mobile Home Community, which surrounds a very inviting private lake and will likely become a pedestrian short cut from DSCP to the Deer Park Subdivision.

It is our expectation that fencing will be included along the North Easterly property line of the DSCP to identify the boundaries of public space vs private space. Please include these comments in the scope of the EIR and take all necessary steps to ensure fencing is included in the project.

Sincerely,

Shannon Mainwaring, CFO

Lake Oaks Mobile Home Community

Lake Oaks Investments

**From:** shannon mainwaring

**Sent:** Wednesday, June 14, 2023 2:53 PM

**To:** Vickie Sanders; Karen Feathers ; Wendy Thomas

**Cc:** Larry Patterson ; rob ; Christine Fukasawa; Peterson, Steve

**Subject:** Re: Diamond Springs Community Park Project NOP Scoping Comments

Thank you both for your quick response. We do not have a Homeowner's Association, I am writing to you as a property owner, our residents rent space from us for their homes. Our residents were told that their opinions were not enough and that the property owners must make the requests; it's possible you mentioned a homeowners association to them and since we don't have one perhaps they thought you meant the property owners.

I will double check with Larry, but I would hope the fence would be a minimum of 6' and a cyclone fence with privacy slats would far outlast a wood fence. I don't think we need a gate access.

Sincerely,

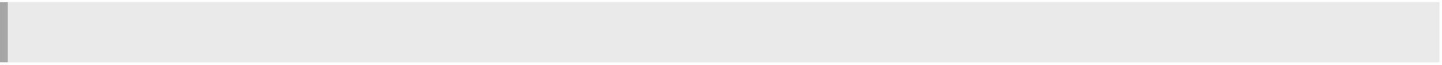
Shannon Mainwaring, CFO

Lake Oaks MHC

Lake Oaks Investments

---

**From:** Janet Kenneweg  
**Sent:** Wednesday, June 14, 2023 10:47 AM  
**To:** Vickie Sanders <[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)>  
**Subject:** Diamond Springs Community Park



Hi Vickie,

As a resident less than one mile from the project, and as a Parks and Recreation professional for over 40 years, I wholeheartedly support this project!  
**WE NEED MORE PARKS!**

I trust that additional and appropriate ingress and egress routes can be established in order to not have two-lane Pleasant Valley Road handle all of the traffic.

Thank you for all your hard work on this,  
Janet Kenneweg  
Diamond Springs, CA

---

**From:** Bud Zeller

**Sent:** Thursday, June 15, 2023 5:54 PM

**To:** Vickie Sanders <[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)>

**Subject:** "Diamond Springs Community Park Project NOP Scoping Comment"

I fully support and encourage development of this Park for its multi-purpose uses. Having been involved with the "Little League" board during the 1980s, I consider this a long overdue need for the community and all ages. Please realize, the 2020 U.S. Census shows Diamond Springs has a slightly larger population than Placerville.

These issues and points are necessary for further study and applications:

1) Applying the benefits and necessity of the "Diamond Springs - EL Dorado Circulation Map" to allow additional access to the property. In 2009, a composite map was produced that identified all the known pending developments within the community region, both residential, and non-residential. As part of that exercise, a preliminary layout was developed for the circulation system on the south side of Pleasant Valley Road that would connect future developments together, and provide a route that would keep traffic off of Pleasant Valley Road, and provide a connection from Fowler Lane in Diamond Springs through Deer Park Subdivision to the Union Mine High School property and then on to Highway 49 south of the town of El Dorado. This map was created in 2009 and was originally referred to as the "El Dorado and Diamond Springs Area Proposed Projects Road Connection Vision Map." This road circulation map came before the Board on May 1, 2012, at which time the Board determined that this "Diamond Springs-El Dorado Road Circulation Map" be utilized as a circulation guideline for all proposed development in the areas affected. The El Dorado County Transportation Commission received a \$250,000 grant to study existing mobility issues within Diamond Springs and El Dorado to develop a comprehensive plan to deal with traffic circulation, bicycle and pedestrian facilities, and transit opportunities. This study was completed in 2014 and was adopted by the Transportation Commission Board. The previously referenced road circulation plan was incorporated into that study and became a part of the "Diamond Springs and El Dorado Area Mobility and Livable Community Plan."

2) Snoopy Rd. begins at Oak Del Rd., goes south along the west property line of the Charles Brown School, continuing south along the west property line of this proposed park property line to the 72 acres owned by the El Dorado High School District. A new road could then go east or west over their existing roads or extension of Truscott Lane. The long time existing road (Snoopy Rd.), already has recorded easements for road and utility rights. See "Record of Survey" book 33 page 69. Collaboration with these schools and our county to create mobility for all would also help resolve safety issues. The park plan should mandate opening mobility in this sector with road connections from Oak Del Rd. to Union Mine Rd. and Highway 49 south of El Dorado.

3) Regarding the northeast portion of this proposed park is the 9.72 acre parcel. This is parcel 3 of a recorded "Parcel Map" book 49, page 50. That map shows a road and utility easement going out to Pleasant Valley Rd. This needs to be incorporated into this project as a part of the area mobility for emergency routing or?

4) Contentions have been made that a saw mill existed on the property. I believe this is not true. The Farnsworth property and usage was for making wood molding, not a saw mill. I have four family members who lived on the property. Two remember that business was to the north of the proposed park and the Charles Brown School property.

My credentials and experiences are: Diamond Springs resident and owner of businesses since 1964. General Building and General Engineering licenses since 1972. Real Estate Broker and Realtor Emeritus. Professor Los Rios Community College District, teaching real estate classes for 57 years.

Please let me know if you would like a copy of the referenced maps or if I may provide additional information.

Thank You, Bud Zeller. (Acknowledgement of receiving this email is requested)

---

## Central Valley Regional Water Quality Control Board

15 June 2023

Vickie Sanders  
El Dorado County  
330 Fair Lane  
Placerville, CA 95667  
[vickie.sanders@edcgov.us](mailto:vickie.sanders@edcgov.us)

### **COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, DIAMOND SPRINGS COMMUNITY PARK PROJECT, SCH#2023050469, EL DORADO COUNTY**

Pursuant to the State Clearinghouse's 18 May 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the Diamond Springs Community Park Project, located in El Dorado County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore, our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of



Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

**Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality/certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

### **Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

Diamond Springs Community  
Park Project  
El Dorado County

- 5 -

15 June 2023

If you have questions regarding these comments, please contact me at (916) 464-4684 or [Peter.Minkel2@waterboards.ca.gov](mailto:Peter.Minkel2@waterboards.ca.gov).

*Peter Minkel*

Peter Minkel  
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,  
Sacramento



Letter No.: EEO2023-0462

VIA E-MAIL

June 16, 2023

Vickie Sanders, Parks Manager  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667  
Vickie.Sanders@edcgov.us

Subject: Diamond Springs Community Park Project NOP Scoping Comment

Dear Ms. Sanders:

The El Dorado Irrigation District (District) is providing comments in response to the Diamond Springs Community Park Project (Project) Notice of Preparation of Draft Environmental Impact Report (DEIR) dated May 18, 2023.

The District understands that the Project would develop a community park and offer various recreational amenities to the local community, nearby schools, and sports leagues. The Project site is located at 3447 Clemenger Drive, Diamond Springs, California. The District understands that the County will be acting as Lead Agency under the California Environmental Quality Act (CEQA) and that the District may have a Responsible Agency role pursuant to CEQA for discretionary approval associated with water and/or wastewater connections. As such, the District would like to ensure that the DEIR adequately addresses and mitigates any potentially significant impacts associated with new or existing water or sewer facilities associated with the proposed Project.

The District has existing facilities and easement(s) located on the Project site including a gravity sewer line, sewer lift station, and force main sewer line. The approximate locations of these facilities are provided in the attached figure. The District has an existing easement recorded as Book 773 Page 733 associated with these facilities for access and maintenance activities, as also shown on the Record of Survey 2012-0053165 (attached). The District appreciates that the conceptual site plan included in the NOP identifies the sewer lift station and access to that facility. The District would like to review the extent of its existing easement with the County to ensure the proposed Project will not impact existing District facilities and will provide adequate access to all facilities located on the Project site.

Additionally, the existing sewer lift station is not equipped with an odor control unit and is currently not located in proximity to sensitive receptors. The conceptual site plan included in the NOP shows



park facilities, including picnic areas, ballfield, and parking located in proximity to the sewer lift station. The District requests the DEIR consider park use around the existing sewer lift station and the potential impacts associated with the existing facilities.

The District requests the County coordinate with the District during preparation of the DEIR and provide the District adequate opportunity to review the Administrative Draft DEIR prior to the release for public review.

If you would like additional information or support for our review of the proposed Project, please contact me at [bdeason@eid.org](mailto:bdeason@eid.org) or (530) 642-4064 or Mike Brink, Supervising Civil Engineer, at [mbrink@eid.org](mailto:mbrink@eid.org) or (530) 642-4054.

Sincerely,

A handwritten signature in blue ink that reads 'Brian Deason'.

Brian Deason

Environmental Resources Supervisor

Enclosures: Existing District Facilities Exhibit  
Existing District Easements

cc w/enclosures:

El Dorado Irrigation District

Brian Mueller, P.E., Director of Engineering

Mike Brink, P.E., Supervising Civil Engineer

Aaron Dinsdale, Engineering Technician II

Tracey Crane, Wastewater and Recycled Water Manager

Liz Carrington, P.E., Senior Civil Engineer

# ArcGIS Web Map



El Dorado Irrigation District, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**EXISTING EID SEWER LIFT STATION, GRAVITY SEWER AND SEWER FORCE MAIN LOCATED IN AN EXISTING 15-FOOT WIDE EASEMENT**



Author:  
Print date: June 13, 2023

**WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.**





RECORDER'S OFFICE  
EL DORADO COUNTY

OFFICIAL RECORDS  
EL DORADO COUNTY-CALIF  
RECORD REQUESTED BY  
COUNTY OF EL DORADO

DEED OF DEDICATION OF EASEMENT

JAN 18 3 11 PM 1966

JAMES W. SWEENEY  
COUNTY RECORDER  
NO FEE *J. Sweeney*

VIRGIE BODLAK, a widow,

Grantor(s), hereby grant(s) unto the County of El Dorado, Grantee, an easement in, under, on, over and along that certain piece and parcel of real property situate, lying and being in the County of El Dorado, State of California, and more particularly described as follows:

Any portion of the following described strips of land that lie within the lands of the grantor herein whose signature appears below:

A strip of land 15 feet in width lying 7.50 feet measured at right angles each side of the following described centerline:

BEGINNING at a point which lies N 21°36'19" W 70.64 feet from a 3/4" iron pipe marking the intersection of the southwesterly line of a 60-foot roadway easement and the easterly line of a 7.00 acre parcel, said roadway easement and 7.00 acre parcel are described in deed to Mother Lode Union Elementary School District, recorded April 27, 1961 in Book 547 of Official Records of El Dorado County, California, at Page 647, said Point of Beginning called Reference Point "A" for purposes of this description; thence from said Point of Beginning N 56°10'49" W 175.47 feet; thence N 70°24'54" W 178.28 feet; thence N 70°54'54" W 308.06 feet; thence N 68°23'04" W 257.10 feet; thence N 44°22'56" W 216.95 feet; thence N 40°57'49" W 305 feet, more or less, to the southeasterly line of State Highway 49;

ALSO; BEGINNING at Reference Point "A", described above; thence S 56°10'49" E 42 feet, more or less, to intersect with a line drawn parallel with and distant 7.50 feet easterly measured at right angles from the easterly line of said 7.00 acre parcel; thence along said parallel line S 2°30' W 460.35 feet to an angle point which is located N 2°30' E 7.50 feet and S 87°30' E 7.50 feet from a 3/4" iron pipe marking the southeast corner of lands of Mother Lode Union School District as described in deed recorded April 13, 1962 in Book 587 at Page 649, Official Records of El Dorado County; thence from last mentioned angle point S 89°10'30" E 277.88 feet; thence S 85°44'58" E 469.88 feet; thence N 72°41'16" E 696.73 feet; thence N 55°50'56" E 592.06 feet; thence N 42°20'49" E 382.51 feet; thence 44°20'49" E 342.53 feet; thence N 45°39'11" W 192.00 feet; thence N 37°54'16" E 252 feet, more or less, to a point on the westerly line of Deer Park Subdivision; said 15-foot strip of land being contiguous for its full width at its northwesterly extremity with the southeasterly line of State Highway 49 and being contiguous for its full width at its easterly extremity with said westerly line of Deer Park Subdivision.

TOGETHER WITH an easement for construction purposes, the existence of which easement shall terminate at the end of one year after the date of execution of the within instrument along or over a strip of land 50-feet in width and lying 25 feet measured at right angles each side of the centerline described hereinabove; said 50-foot strip of land being contiguous for its full width at its northwesterly extremity with the southeasterly line of State Highway 49, and being contiguous for its full width at its easterly extremity with the westerly line of Deer Park Subdivision.

1049

BOOK 773 PAGE 733

RECORDER'S OFFICE  
EL DORADO COUNTY

TO HAVE AND TO HOLD the said easements for the purpose of the construction, re-  
construction, operation and maintenance of sanitary sewerage facilities, together  
with the right of ingress and egress therefor.

This Deed of Dedication shall bind the heirs, successors and assigns of the  
party (ies) hereto.

Dated this 14<sup>th</sup> day of DECEMBER, 1965.

Virgie Bodlak

STATE OF CALIFORNIA \_\_\_\_\_ COUNTY OF

EL DORADO

On DECEMBER 14, 1965 before me,

HOWARD W. TRIPLETT, a Notary

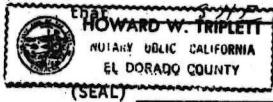
Public in and for said EL DORADO County  
and State, personally appeared \_\_\_\_\_

VIRGIE BODLAK

known to me to be the person whose name IS

subscribed to the within instrument and acknowledge

\_\_\_\_\_ executed the same.



Howard W. Triplett

Notary Public

HOWARD W. TRIPLETT

My Commission Expires Mar. 14, 1969

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the easement conveyed by the  
Deed of Dedication of Easement dated December 14th , 1965.  
from VIRGIE BODLAK, a widow,  
to the COUNTY OF EL DORADO, a political subdivision of the State  
of California, is hereby accepted by order of the Board of  
Supervisors of the County of El Dorado on January 10 , 1966,  
and the grantee consents to the recordation thereof by its  
duly authorized officer.

Dated this 10th day of January , 1966.

COUNTY OF EL DORADO

By Ray Sawyer  
Chairman  
Board of Supervisors

ATTEST:  
RUTH LANG, County Clerk

By Lester S. Cook  
Deputy

SEAL  
AFFIXED

BOOK 773 PAGE 735

END OF DOCUMENT



**REFERENCES:**

< > RECORD DATA PER PM 19-93  
( ) RECORD DATA PER RS 28-137  
[ ] RECORD DATA PER PM 34-84  
<< >> RECORD DATA PER PM 10-45  
(( )) RECORD DATA PER RS 4-74  
[[ ]] RECORD DATA PER PM 49-50  
[[[ ]]] RECORD DATA PER RS 25-43  
[[[[ ]]] RECORD PER PM 35-12  
[[[[[ ]]]] DOC. 2011-0022994

**LEGEND**

— BOUNDARY LINE  
- - - ADJACENT BOUNDARIES  
- - - EASEMENTS  
- X - X - EXISTING FENCE

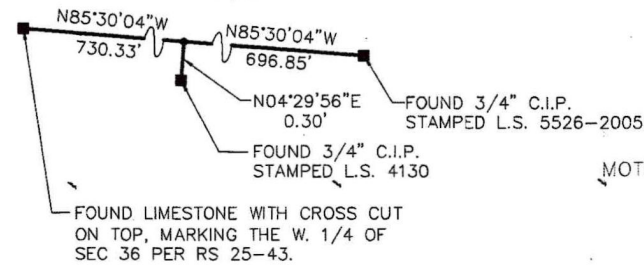
- COMPUTATION POINT
- FOUND MONUMENT AS SHOWN
- ✱ SET 5/8" REBAR W/ ALUM. CAP STAMPED R.C.E. 26342

**BASIS OF BEARINGS**

THE MERIDIAN OF THIS SURVEY IS IDENTICAL WITH THAT OF P.M. 19-93 BASED UPON FOUND MONUMENTS SHOWN, AND IS TRUE NORTH.

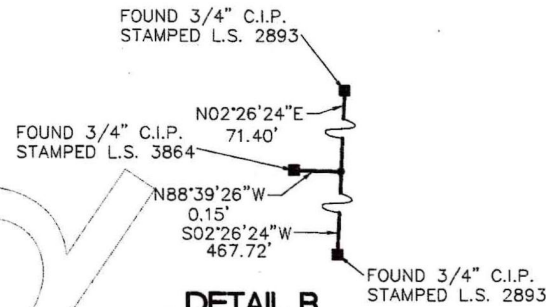
**DETAIL 'A'**

NOT TO SCALE



**DETAIL B**

NOT TO SCALE



**RECORD OF SURVEY**

A PORTION OF THE NW 1/4 OF SECTION 36, T.10N., R.10E., M.D.M. COUNTY OF EL DORADO, CALIFORNIA  
OCTOBER 2012 SCALE: 1" = 120'  
SHEET 1 OF 1

**NOTE:**

- 1). THE PURPOSE OF THIS SURVEY IS TO DELINEATE THE BOUNDARIES DESCRIBED IN DOC. 2011-0022994, AND SHOW FOUND, SET AND RECORD MONUMENTATION AS REQUIRED BY SECTION 8762(B)(5) OF THE PROFESSIONAL LAND SURVEYORS ACT.

**SURVEYORS STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF RICHARD AND FELICIA JONGORDON IN JULY, 2009, AND GERI BRAY AND JIM LAZAR IN SEPTEMBER, 2012

DATE: 10/10/12

Lawrence A. Patterson  
LAWRENCE A. PATTERSON  
R.C.E. 26342



**COUNTY SURVEYOR'S STATEMENT:**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 15TH DAY OF OCTOBER, 2012

RICHARD L. BRINER  
RICHARD L. BRINER L.S. 5084  
COUNTY SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA



Philip R. Mosbacher  
PHILIP R. MOSBACHER L.S. 7189  
ASSOCIATE LAND SURVEYOR  
COUNTY OF EL DORADO, CALIFORNIA

**COUNTY RECORDER'S STATEMENT:**

FILED THIS 19TH DAY OF October, 2012, AT 08:46:52, IN BOOK 33 OF RECORD OF SURVEYS AT PAGE 69, AT THE REQUEST OF GERI BRAY AND JIM LAZAR.

DOCUMENT NO. 2012-53165

William E. Schultz  
WILLIAM E. SCHULTZ  
COUNTY RECORDER, CLERK  
COUNTY OF EL DORADO, CALIFORNIA

BY: Janet Roche  
DEPUTY

FOUND 3/4" C.I.P. STAMPED L.S. 2893

FOUND 3/4" C.I.P. STAMPED L.S. 3864

FOUND 3/4" C.I.P. STAMPED L.S. 2725-1960  
NOTE: 3/4" C.I.P. STAMPED L.S. 5696 AS SHOWN ON P.M. 49-50 NOT FOUND.

MOTHER LODE UNION SCHOOL DISTRICT PAR 3, PM 49-50

LAKE OAKS PAR 2, PM 35-12

FOUND 1 1/2" C.I.P. STAMPED L.S. 2725-1973  
S00°18'10"W 107.99'  
(BASIS OF BEARINGS)

FOUND 1 1/2" C.I.P. STAMPED L.S. 3012-1978

66' NON-EXCLUSIVE RIGHT OF WAY AND UTILITY EASEMENT PER OR 776-743

OAK DELL ROAD

FOUND 3/4" C.I.P. STAMPED L.S. 5696

FOUND 3/4" C.I.P. STAMPED L.S. 2893

FOUND 1 1/2" C.I.P. STAMPED L.S. 2725-1967

MOTHER LODE ELEMENTARY SCHOOL DISTRICT RS 4-74

SEE DETAIL B

BRAY REV TRUST/ LAZAR FAMILY TRUST DOC. 2011-0022994

LYONS PAR. 1, PM 10-45

FOUND 3/4" C.I.P. STAMPED L.S. 3864

[[[S87°30'E]]]  
((N87°30'W))  
S87°34'01"E  
660.05'  
((660.00'))  
[[[660']]

FOUND 3/4" C.I.P. STAMPED L.S. 2893

P.G. & E. RIGHT OF WAY FOR ELECTRICAL TRANSMISSION LINES PER O.R. 137-298  
25' ROAD AND P.U.E.

TRACT 1 29.87 AC

15.00 FOOT WIDE SEWER EASEMENT PER O.R. 773-733

HOWARD TRUST PAR. 1, PM 34-84

PHILLIPS PAR. 2, PM 34-84

FOUND LIMESTONE WITH CROSS CUT ON TOP, MARKING THE W. 1/4 OF SEC 36 PER RS 25-43.

SEE DETAIL "A"

EL DORADO UNION HIGH SCHOOL DISTRICT RS 25-43, TRACT 1

<<<S85°24'33"E>>>  
(S85°24'33"E)  
N85°30'04"W  
730.33'  
(730.40')  
<<<730.40'>>>

EL DORADO HIGH SCHOOL DISTRICT RS 25-43 TRACT 2

(S85°24'33"E)  
N85°30'04"W  
696.85'  
(696.68')

McCANN FAMILY TRUST FOUND 3/4" C.I.P. STAMPED L.S. 5526-2005

LAKE OAKS PAR. 2, PM 19-93

SCALE: 1"=120'

33-69

33-69

33-69

