
Initial Study

Diamond Springs Community Park Project

MAY 2023

Prepared for:

EL DORADO COUNTY

330 Fair Lane

Placerville, California 95667

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1 Introduction

This Initial Study (IS) evaluates potential environmental effects resulting from the Diamond Springs Community Park Project (project). Chapter 2, Project Description presents detailed information about the project.

1.1 California Environmental Quality Act Compliance

This document has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Section 15000 et seq.). An IS is prepared by a lead agency to determine if a project may have a significant effect on the environment (State CEQA Guidelines Section 15063[a]), and thus to determine the appropriate environmental document. In accordance with State CEQA Guidelines Section 15070, a “public agency shall prepare...a proposed negative declaration or mitigated negative declaration...when: (a) The Initial Study shows that there is no substantial evidence...that the project may have a significant impact on the environment, or (b) The Initial Study identifies potentially significant effects but revisions to the project plans or proposal are agreed to by the applicant and such revisions would reduce potentially significant effects to a less-than-significant level.” In this circumstance, the lead agency prepares a written statement describing its reasons for concluding that the project would not have a significant effect on the environment and, therefore, does not require the preparation of an Environmental Impact Report (EIR). By contrast, an EIR is required when the project may have a significant environmental impact that cannot clearly be reduced to a less-than-significant effect by adoption of mitigation or by revisions in the project design. As described in Section 3, Environmental Checklist, this project may result in significant environmental impacts. Therefore, an EIR will be prepared as the appropriate document for compliance with the requirements of CEQA.

1.2 Lead Agency

Under CEQA, the lead agency is the public agency with primary responsibility over approval of the project. El Dorado County (County) is the CEQA lead agency because it is responsible for discretionary approval.

1.3 Public Review Process

The purpose of this document is to present to decision-makers and the public information about the environmental consequences of implementing the project. This document, in combination with the Notice of Preparation (NOP), is being made available to the public and interested parties for review and comment. The NOP/IS will be available for a 30-day public review period from May 18, 2023 to June 16, 2023. Following the close of the public comment period, the County will consider the NOP/IS and comments provided in order to prepare the Draft EIR. Comments on the NOP/IS should be sent to the following address or via email to:

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

1.4 Summary of Potential Impacts

Chapter 3 of this document contains the analysis and discussion of potential environmental impacts of the project. Based on the issues evaluated in that chapter, it has been determined that the project would have either *no impact* or a *less-than-significant impact* related to the following issue areas and no further discussion in the Draft EIR is anticipated or required:

- Agricultural and Forestry Resources
- Land Use and Planning
- Mineral Resources
- Population and Housing

Potentially significant impacts were identified for the following issue areas. These topics will be further evaluated in the Draft 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 Hazard

1.5 Environmental Permits

As CEQA lead agency, the County will be responsible for approving the project. Additionally, the following agencies have been invited to be a responsible agency and may have jurisdiction over elements of the project.

- Mother Lode Union School District (MLUSD)
- El Dorado Union High School District (EDUHSD)

1.6 Document Organization

This document is organized as follows:

Chapter 1: Introduction. This chapter provides an introduction to the environmental review process. It describes the purpose and organization of this document as well as presents a summary of findings.

Chapter 2: Project Description. This chapter describes the purpose of and need for the proposed project, identifies project objectives, and provides a detailed description of the project.

Chapter 3: Initial Study Checklist. This chapter presents an analysis of a range of environmental issues identified in the CEQA Environmental Checklist and determines if project actions would result in no impact, a less-than-significant impact, a less-than-significant impact with mitigation incorporated, or a potentially significant impact. If any impacts were determined to be potentially significant, an EIR would be required. For this project, however, none of the impacts were determined to be significant after implementation of mitigation measures.

Chapter 4: References. This chapter lists the references used in preparation of this document.

Chapter 5: List of Preparers. This chapter identifies report preparers.

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2 Project Description

El Dorado County (County) is proposing development of the Diamond Springs Community Park Project (project), an approximately 40-acre park in Diamond Springs, California. The project would develop a community park that offers 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).

2.1 Project Location and Setting

The project is located within Diamond Springs, a census-designated place in an unincorporated portion of the County (see Figure 2-1, Project Location Map). The project site is directly accessible to Highway 49 via Oak Dell Road, is approximately 1.9 miles south of Highway 50, and approximately 3.8 miles southwest of the City of Placerville. As of 2020, the community of Diamond Springs had a population of 11,345 (US Census 2020).

The project site is located in the western portion of Diamond Springs at 3447 Clemenger Drive, which consists of two largely undeveloped, contiguous parcels (Accessor Parcel Numbers [APNs]: 331-301-019 [north parcel] which is 9.7 acres, and 331-400-002 [south parcel]) which is 29.8 acres (for a total of 39.5 acres). The project site and surrounding areas (see Figure 2-2, Project Area Map) are gently sloping and include oak woodlands and wetland habitat. The topography of the project site ranges in elevation, with an average elevation of 1,679 feet above mean sea level (amsl). An El Dorado Irrigation District (EID) lift station and access road is located on the southern end of the subject property, and Deadman Creek, a perennial stream, transects diagonally through the southeastern portion of the project site.

The project site is bounded by the Lake Oaks Senior Mobile Home Park to the northeast, beyond which is Patterson Lake (an artificial lake and reservoir). To the north are residential properties located off of Farnsworth Lane and Snowline Hospice. Charles F. Brown Elementary School¹ and residential properties are located along the western boundary of the project site (along Snoopy Road), while Union Mine High School and Pacific Crest Academy adjoin the project site to the south and southwest.² Other areas adjacent to project site to the southeast and east consist of vacant and undeveloped property with similarly variable topography and vegetation.

2.2 Background and Project Need

To address the increasing need for local parks, passive open space, and ballfield within Diamond Springs and beyond, the County has identified the project site for development of a recreational facility that would serve the local community, nearby schools, and sports leagues.

¹ Charles F. Brown Elementary School is in the Mother Lode Union School District (MLUSD). In August 2023, Charles Brown Learning Academy will open to 3-5th grades, with K-5th grades planned for the future.
<https://www.conservation.ca.gov/dlrp/fmmp/Pages/EIDorado.aspxusd.net>; <https://www.mlusd.net/o/cbala/article/1023874>

² Union Mine High School (public 9-12th grade) and Pacific Crest Academy (public 9-12th grade alternative school offering hybrid/blended learning) are in the El Dorado Union High School District (EDUHSD).
<https://www.conservation.ca.gov/dlrp/fmmp/Pages/EIDorado.aspx>

The 2004 El Dorado County General Plan designates the project site as High Density Residential. Use of the project site for a community park is consistent with several General Plan goals, objectives, and policies, described in the Land Use and Parks and Recreation elements. This includes, but is not limited to Policy 2.2.5.9, 9.1.1.3, 9.1.1.10, and 9.2.2.3 (El Dorado County 2004). Refer to Section 3.1.1, Land Use and Planning, for additional discussion of Policy 2.2.5.9.

2.3 Project Characteristics

The project site (see Figure 2-3, Diamond Springs Community Park Conceptual Plan) consists of two (2) largely undeveloped, contiguous parcels.

The conceptual park design (refer to Figure 2-3) 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, fencing, and utilities are planned. Future park uses could also include natural preserve areas, perimeter trail, a sand volleyball court, and other compatible recreational/educational amenities and accessory structures, which include bleacher seating, senior exercise equipment, storage containers/maintenance sheds, and pedestrian connection / gates for adjacent users. Anticipated hours of operation would be 7-days a week, from 8:00 a.m. until dusk.

Furthermore, to maximize the centralized location and multi-use and community nature of the project site, the project has been designed (in coordination with the Sheriff's Office of Emergency Services [OES], the Diamond Springs - El Dorado Fire Protection District, and El Dorado County's Emergency Preparedness and Response) to improve County resiliency and reduce vulnerability in the event of an emergency/natural disaster (e.g., wildfire, flooding, etc.). To support this goal, the project's vehicular/pedestrian access, project site circulation, and location and capacity of utility connections have been designed to provide infrastructure (e.g., emergency generator) sized to support emergency operations/disaster planning, including potential occupation by emergency event evacuees.

Utilities

Utilities at the project site include but are not limited to: Pacific Gas and Electric (electricity) and El Dorado Irrigation District (EID) (water and wastewater). Existing utility infrastructure surrounding the project site includes a major force main that runs along the west side of the project site (in Oak Dell Road) as well as an EID lift station that is located in the central portion of the project site's southern parcel. The project site is vacant and unimproved, and there are no existing solid waste services provided. It is anticipated that El Dorado Disposal, Inc. would provide comprehensive solid waste and recycling services (construction, demolition, and debris recycling).

2.4 Project Construction and Phasing

Construction of the project is anticipated to occur in phases and over a period of several years. This would begin with site preparation activities (e.g., grading [cut and fill], installation of utilities, retaining walls, etc.) from 2025 to 2026 (12 – 16 months). Project buildout is dependent on funding and County programming; it is anticipated the park would be constructed over a 10-15 year period (complete by 2041).

The following equipment is anticipated to be used during construction of the project:

- rubber-tired or track dozer
- tractors/loaders/backhoe
- excavators
- off-highway trucks
- concrete trucks
- concrete pump trucks
- roller/compactor
- generator set

Where feasible and available, diesel construction equipment would be powered by Tier 3 or Tier 4 engines as designated by the California Air Resources Board (CARB) and U.S. Environmental Protection Agency (USEPA). In addition, if available for on-site delivery, diesel construction equipment would be powered with renewable diesel fuel that is compliant with California's Low Carbon Fuel Standards and certified as renewable by the CARB executive officer.

Before construction activities begin, temporary fencing would be installed around the construction area and other security measures such as lighting would be installed to prevent unauthorized access and to promote site safety. Construction staging would occur on the project site. In accordance with Section 5.408 of the CALGreen Code, the project would implement a Construction Waste Management Plan for recycling and/or salvaging for reuse of a minimum of 65 percent of nonhazardous construction/demolition debris.

There are no solid waste disposal sites in the County (El Dorado County 2003a). As such, solid waste generated by the project is anticipated to be off hauled by El Dorado Disposal, Inc. to the Material Recovery Facility/transfer station within Diamond Springs. From the transfer station, solid waste would be transported to the Lockwood Landfill in Nevada for disposal.

There is no County-wide construction noise ordinance governing construction start and end times. However, construction activities shall occur between 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday and Sunday. Indoor construction activities that may occur within built structures (i.e., in the gym), such as installing wiring, drywall, and carpet, which would occur after walls and windows are in place, would be permitted during nighttime hours.

2.5 Anticipated Permits and Approvals

The County is the CEQA lead agency for this project and has sole authority to consider and approve the project, certify the EIR, and adopt the Mitigation Monitoring and Reporting, Program, Findings of Fact, and Statement of Overriding Considerations, if necessary. Table 2-1 lists agencies that may be required to issue permits or approve certain aspects of the project. The County has invited the MLUSD and the EDUHSD to serve as CEQA Responsible Agencies. Should MLUSD and/or EDUHSD agree to be Responsible Agencies, the EIR is expected to be used to satisfy their CEQA requirements as they pertain to the project.

Table 2-1. Responsible Agencies and Anticipated Permits and Approvals

Agency	Permit/Approval
El Dorado County (County)	<ul style="list-style-type: none"> ▪ Project approval ▪ Approval of conceptual plans, ▪ Grading permits, building permits, certificates of occupancy, and other development related approvals ▪ The Diamond Springs Community Park is exempt from the requirements of the County's Zoning Ordinance.
Mother Lode Union School District (MLUSD)	<ul style="list-style-type: none"> ▪ Project approval ▪ Long term lease of northern parcel (APN #: 331-301-019)
El Dorado Union High School District (EDUHSD)	<ul style="list-style-type: none"> ▪ Project approval ▪ Plan review and approval as it relates to vehicular/pedestrian access at the southwest end of the project site
Department of Transportation (Caltrans), District 3	<ul style="list-style-type: none"> ▪ Plan review and approval as it relates to vehicular/pedestrian access at the intersection of Oak Dell Road and Highway 49
El Dorado Air Quality Management District (AQMD)	<ul style="list-style-type: none"> ▪ Review of project
El Dorado County Transportation Commission (EDCTC)	<ul style="list-style-type: none"> ▪ Review of the project
El Dorado Fire District and Diamond Springs El Dorado Fire Protection District	<ul style="list-style-type: none"> ▪ Review of project and project plans (with consideration for impacts to firefighting and emergency services)
El Dorado Irrigation District (EID)	<ul style="list-style-type: none"> ▪ Review of project plans, coordination related to EID Lift Station
Central Valley Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> ▪ National Pollutant Discharge Elimination System (NPDES) General Permit for stormwater discharges associated with construction ▪ Clean Water Act (CWA) Section 401 Water Quality Certification and Notice of Intent for construction activities ▪ Stormwater Pollution Prevention Plan (SWPPP) for on-site storm water management and pollution prevention
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> ▪ Section 1602 Streambed Alteration Agreement (SAA), review and comment on specific sensitive species
United States Army Corps of Engineers (USACE)	<ul style="list-style-type: none"> ▪ Approval of Section 404 Permit under the Federal Clean Water Act for project impacts to jurisdictional waters of the United States
Other Utility/Community Service Providers (i.e., Sheriff's Department)	<ul style="list-style-type: none"> ▪ Review of the project as it relates to facilities and services

Source: Compiled by Dudek in 2023.

3 Initial Study Checklist

1. Project title:

Diamond Springs Community Park Project

2. Lead agency name and address:

El Dorado County
330 Fair Lane
Placerville, California 95667

3. Contact person and phone number:

Vickie Sanders, Parks Manager
530.621.7538

4. Project location:

3447 Clemenger Drive, Diamond Springs, California 9561

5. Project sponsor's name and address:

El Dorado County
330 Fair Lane
Placerville, California 95667

6. General plan designation:

The 2004 El Dorado County General Plan designates the project site as High Density Residential, and use of the project site for a recreational facility is consistent with the High-Density Residential land use designation.

7. Zoning:

Single-Unit Residential (R1) and One-Acre Residential (R1A)

8. Description of project:

See Section 2, Project Description.

9. Surrounding land uses and setting:

Surrounding uses include Lake Oaks Senior Mobile Home Park to the north and northeast (which surrounds Patterson Lake), Snowline Hospice to the north, and parcels occupied by residential uses are located off of Farnsworth Lane to the north. Charles F. Brown Elementary School and parcels occupied by residential uses (west of Snoopy Road) are west of the site, while Union Mine High School and Pacific Crest Academy adjoin the project site to the southwest and south. Other areas that bound the project site to the south and east consists

of vacant/undeveloped property. Surrounding land uses within the project area include academic, residential, office/commercial, and vacant/undeveloped uses.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

The County is the CEQA lead agency for this project and has authority to consider and approve the project, certify the EIR, and adopt a Mitigation Monitoring and Reporting, Program, Findings of Fact, and Statement of Overriding Considerations. Potential responsible agencies are discussed in Chapter 1.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with California Assembly Bill (AB) 52 requirements, the County shall be responsible for initiating consultation outreach efforts with Native American tribes. This effort and the results of outreach shall be summarized in the EIR.

Environmental Factors Potentially Affected


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology and Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology and Water Quality | <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

5/17/23

Date

3.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Table 5.3-1 of the El Dorado County General Plan EIR lists the County’s important public scenic viewpoints (El Dorado County 2003). The project site is not designated as an important public viewpoint, nor are any important public viewpoints available from the project site. As such, the project would have no impact related to adverse effects on a scenic vista. Thus, Topic 1a is not discussed further.

Officially designated scenic highways within the County include US-50 east of Placerville, and SR-89 near Lake Tahoe. SR-49 is an eligible State Scenic Highway, but is not officially designated. As such, the project would have no impact related to damage of scenic resources (including but not limited to trees, rock outcroppings, and historic buildings) within a state scenic highway. Thus, Topic 1b is not discussed further.

The project site is located in a non-urbanized area, and implementation of the project would develop the western and central portion of the project site with recreational uses. 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. Furthermore, there are no existing sources of light within the project site. Nearby lighting can be observed from surrounding land uses, and the 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 views in the area. As such, Topics 1c and 1d will be further addressed in the Draft EIR.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The project site (except for the EID lift station) is vacant/undeveloped and it is not currently, nor in recent history, been used for agricultural purposes (including grazing). Furthermore, the project site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2018). The project site is not zoned for agricultural use and is not under Williamson Act contract. The project site would not result in rezoning of forest land or timberland, and it would not result in the loss or conversion of farmland or forest land to non-agriculture use. Therefore, the project would have no impacts on agriculture and/or forestry resources. Thus, Topics IIa-e are not discussed further.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in air quality-related impacts. This topic will be informed by site visits, project-specific construction and operational features and assumptions, and traffic/transportation studies/reports (indicating the number of trips generated by the project and relying on other traffic assumptions that could affect air quality) prepared for the project site and referenced in the Draft EIR. The project site is located within the El Dorado County Air Quality Management District (AQMD), and will rely on guidance from their Guide to Air Quality Assessment (EDCAQMD 2002). As such, Topics IIIa-d will be further addressed in the Draft EIR.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in biological resource impacts. This topic will be informed by site visits, literature reviews and queries of the California Department of Fish and Wildlife’s (CDFW) Natural Diversity Database (CNDDDB), review of the United States Fish and Wildlife’s (USFWS) list of federal endangered and threatened species, review of the California Native Plant Society (CNPS) Inventory of Rare and Endangered plants, and biological resource studies/reports prepared for the project site and referenced in the Draft EIR. Construction and operation of recreational uses in a vacant/undeveloped area would permanently modify the existing habitat, which is known to include wetlands, oak woodlands, and grasslands. The project could also have a potential impact either directly or through habitat modification, on species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. As such, Topics IIIa-f will be further addressed in the Draft EIR.

As it relates to biological resources, the Draft EIR shall include discussion of the El Dorado County Oak Resources Management Plan (ORMP) and applicable permitting with regulatory state and federal agencies (NPDES General Permit, SWPPP, CWA Section 401, Section 1602 SAA, Section 404, etc.) for impacts to wetlands, waters, and protected species.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in cultural resource impacts. This topic will be informed by cultural studies/reports prepared for the project site and referenced in the Draft EIR. While there are no built structures at the project site (other than the EID lift station), construction and operation of a new recreational facility in an unimproved/vacant area would require ground disturbance (up to 20 foot depths in some areas), including on-site grading and excavation. This could lead to potentially significant impacts to historic and archaeological resources. While there are no known human remains located at the project site, there is always potential for the unearthing of previously undiscovered human remains, including those interred outside of formal cemeteries. As such, Topics Va-c will be further addressed in the Draft EIR.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in energy impacts. This includes expenditure of energy (electricity and transportation fuels [gasoline and diesel fuel]) during construction and operation activities. This could include, but is not limited to, construction equipment and vehicles (on- and off-site, on- and off-road), as well as operational uses associated with power for an indoor gym/buildings, lights, and other recreational equipment, as well as mobile source fuel use (operation of vehicles). Natural gas is not available in the project area, so electricity is anticipated to be the primary energy source and would be calculated based on inputs and assumptions from the County. As such, Topics VIa-b will be further addressed in the Draft EIR.

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in geology and soils impacts. This topic will be informed by geotechnical studies/reports (including subsurface investigations) and hazards/hazardous materials studies/reports prepared for the project site and referenced in the Draft EIR. As previously described, the project site is gently sloping and has an average elevation of 1,679 feet amsl. The project site lies within the Western Sierra Foothills and is underlain by Jurassic Mariposa Formation. As such, Topics VIIa-f will be further addressed in the Draft EIR.

As it pertains to Topic VIIe, there are no known underground septic tanks or alternative wastewater disposal systems (or wells, cisterns, cesspools, or sumps) located at the project site, nor are any planned as part of the project. No impacts related to having soils incapable of supporting the use of septic tanks or alternative wastewater disposal systems would occur. Thus, Topic VIIe is not discussed further.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in greenhouse gas emissions related impacts. Similar to Section 3.3, Air Quality, this topic will be informed by project-specific construction and operational features and assumptions, and traffic/transportation studies/reports (indicating the number of trips generated by the project and relying on other traffic assumptions that could affect greenhouse gas emissions). As such, Topics VIIIa-b will be further addressed in the Draft EIR.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in hazards and hazardous materials impacts. This topic will be informed by hazards/hazardous materials studies/reports prepared for the project site and referenced in the Draft EIR. The project site is immediately adjacent to existing schools, including Charles F. Brown Elementary School, Union Mine High School, and Pacific Crest Academy. There are no existing structures proposed at the site except for the EID lift station. However, the project would include construction of an indoor gym and recreational buildings (e.g.,

restrooms, concessions, etc.). Additional discussion of emergency response is provided in Section 3.15, Public Services, and additional discussion of Wildfire is provided in Section 3.20, Wildfire (both of these topics will also be addressed in the Draft EIR). As such, Topics VIIa-d, and f, and g, will be further addressed in the Draft EIR.

As it pertains to Topic VIIe, the project is not located within the vicinity of an airport land use plan, nor is it within two miles of a public airport or public use airport. However, the project is located in the vicinity of the Pacific Gas & Electric (PG&E) Placerville Service Center Heliport (approximately 0.9 miles northeast). The heliport is not a public airport and is primarily used for patrolling during storms, Enhanced Powerline Safety Settings (EPSS) outages, Public Safety Power Shutoffs (PSPS), and inspection patrols.³ Users of the project would not be affected by activities conducted at this heliport and implementation of the project would have no impacts related to safety hazards or excessive noise for people residing or working in the project area. Thus, no impacts related to the project resulting in a safety hazard or excessive noise for people residing or working in the project area would occur. Thus, Topic IXe is not discussed further.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

³ Personal communication with Sam Danner, Senior Land Planner, PG&E, via email on 5/15/23.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Implementation of the project has the potential to result in hydrology and water quality impacts. This topic will be informed by geotechnical studies/reports and hydrology reports and maps (as available) prepared for the project site and referenced in the Draft EIR. In addition to wetlands on-site, Deadman Creek (a perennial stream) transects through the southeastern portion of the project site.

Implementation of the project would require construction and operation of a new recreational facility, which would require on-site grading and excavation. This would change the surface hydrology at the site, including stormwater runoff. Drainage, erosion, and runoff and contribution to water quality impacts are all concerns. However, the project site is not located in an area that is subject to flooding (i.e., it is not within a 100-year flood zone), and it is not located in a coastal area, subject to a tsunami, nor is it near a water body subject to a seiche (FEMA 2008). Further, the project site is not located within a groundwater basin identified in the Department of Water Resources DWR’s Bulletin 118, and therefore is not subject to the Sustainable Groundwater Management Act (DWR 2020). For these reasons, Topics Xd and e are not discussed further, but Topics Xa-c will be further evaluated in the Draft EIR.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The project site is located in the community of Diamond Springs and is designated as High Density Residential in the County’s General Plan land use map (El Dorado County 2015). Surrounding uses include educational uses (Charles F. Brown Elementary School, Union Mine High School, and Pacific Crest Academy), residential uses, commercial uses, and unimproved/vacant properties. The project site is zoned as Single-Unit Residential (R1) and One-Acre Residential (R1A) (El Dorado County 2012). Construction and operation of the project would not physically divide an established community. The physical division of an established community refers to the construction of a physical feature that would impair mobility within an existing community or between a community and outlying areas. This could be the establishment of a roadway or a linear feature (railroad tracks or a utility line), or removal of a means of access, such as removal of a local road or bridge. Primary vehicular access to the project site would continue to be provided via Oak Dell Road, and new emergency-only vehicular access would be provided via Snoopy Road. Pedestrian access is also under consideration in various locations (e.g., across Snoopy Road, across Oak Dell Road, and for passive recreation to the north and east). As such, construction and operation of the project would not physically divide an established community, and no impact related to this topic would occur. Thus, Topic XIa is not discussed further.

As previously described, community and recreational facilities are consistent and compatible with High Density Residential land uses. This is discussed in the County’s General Plan Land Use Element Policy 2.2.5.9, on page 32, which says:

“... Uses which are recognized to be consistent with this policy are those that provide a direct service to the family and/or community and include educational institutions, day care services, places of worship, cemeteries, community and group meeting centers, fire stations, libraries, public utility facilities, other public facilities, and recreational facilities. These uses would be consistent in the Multifamily Residential, High-Density Residential, Medium-Density Residential, Low-Density Residential, and Rural Residential land use designations.”

As such, construction and operation of the project would not conflict with any adopted plans, policies, or regulations adopted for avoiding or mitigating an environmental effect, and no impact would occur (El Dorado County 2004). There would be no amendments to the General Plan land use designations at the project site and the proposed use is consistent with the County Zoning Ordinance. Thus, Topic XIb is not discussed further.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site is not currently in use for mineral resource recovery and no mining activities have occurred at the project site in the recent past. A review of the Placerville 15-minute Quadrangle, Composite Mineral Land Classification Map (Open File Report 83-29, Plate 9) indicates that the project site is located in an area identified as Mineral Resource Zone-3a (MRZ-3a). MRZ-3a is designated as an area containing known mineral deposits that may qualify as mineral resources (gold). However, the 2001 Mines and Prospects in El Dorado County, California Map (Open File Report 2000-03, Plate 2) does not identify any mineral commodities as being located at the project site or vicinity. The project site is not in Mineral Resource Zone 2, which are areas underlain by mineral deposits where geological information indicate that significant measured, indicated or inferred resources are present; therefore, it does not have El Dorado County’s Mineral Resource overlay designation and it is not within the Mineral Resource combining zone district.

As the project site is not identified as having any mineral commodities and development of the project site with a community park does not include any mining activities, the potential for the project to result in the loss of availability of known mineral resources that would be of value to the region and the residents of the state is considered to be very low. Nor would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. As such, the project would have a less-than-significant impact on mineral resources. Thus, Topics XIIa-b are not discussed further.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Implementation of the project has the potential to result in noise impacts. This topic will be informed by noise studies/measurements conducted for the project and referenced in the Draft EIR. Construction and operation of recreational uses in an unimproved/vacant area would introduce new sources of temporary and permanent noise levels in proximity to sensitive receptors (including schools and residential land uses). As such, Topics XIIIa and b will be further addressed in the Draft EIR.

As it pertains to Topic XIIIc, the project is not located within the vicinity of a private airstrip or airport land use plan, nor is it located within two miles of a public airport or public use airport, and no impacts would occur. While the PG&E Placerville Service Center Heliport is within 2 miles of the project site, as described in Section 3.9, Noise, the heliport is not a public airport and its use is limited to specific purposes associated with PG&E emergency and maintenance activities. Thus, Topic XIIIc is not discussed further.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The project does not include construction of new residential development (housing) or businesses (generating new jobs). Nor would the project extend roads or other infrastructure beyond the boundaries of the project site itself. The project site is undeveloped and vacant (except for the EID lift station), and as a result, implementation of the project would not induce substantial unplanned population growth in the area directly or indirectly. Furthermore, because the project site is undeveloped/vacant, it would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the project would have no impacts related to population. Thus, Topics XIVA-b are not discussed further.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Implementation of the project has the potential to result in public services impacts to fire and police protection, schools, and parks. Implementation of the project would involve construction and operation of a new recreational facility, which would occur over a number of years. Construction activities could cause significant environmental impacts related to maintaining acceptable service ratios, response times, and other performance objectives. No impacts to other public facilities (e.g., libraries, community centers) are anticipated. As such, Topic XVa with respect to fire and police protection, schools, and parks (but not "Other public facilities") will be further evaluated in the Draft EIR.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project would construct and operate a recreational facility, It would not result in an increase in population (such as a residential development would), and therefore it would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As it pertains to Topic XVIa, there are no impacts related to increasing the use of existing neighborhood or regional parks or other facilities. Thus, Topic XVIa is not discussed further.

The project does include construction and operation of recreational facilities, which may have an adverse physical effect on the environment. As such, Topic XVIb will be further addressed in the Draft EIR.

3.17 Transportation and Traffic

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION AND TRAFFIC – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in transportation impacts. This topic will be informed by transportation/traffic studies prepared for the project site and shall be referenced in the Draft EIR. This topic shall also be informed by coordination with the County Department of Transportation (DOT) and the California Department of Transportation (Caltrans). Construction and operation of recreational uses in an unimproved/vacant area would introduce new trips, both temporarily and permanently. While primary vehicular access to the project site is not anticipated to change (via Oak Dell Road), the project would introduce new emergency-only vehicular access and pedestrian access to the site. The location of the project also precludes construction of a previously contemplated connector road identified in the Diamond Springs – El Dorado Circulation Map. This will also be addressed in the transportation/traffic study and the Draft EIR. Furthermore, a vehicle miles traveled (VMT) analysis will be performed to identify potentially significant impacts. As such, Topics XVIIa-d will be further evaluated in the Draft EIR.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 § In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in tribal cultural resource impacts. This topic will be informed by cultural studies/reports prepared for the project site and County outreach to Native American tribes. These studies/reports and outreach shall be referenced in the Draft EIR. While there are no built structures at the project site (other than the EID lift station), construction and operation of a new recreational facility in an unimproved/vacant area would require ground disturbance (up to 20 foot depths), including on-site grading and excavation. This is a potentially significant impact to buried tribal cultural resources. While there are no known tribal cultural resources located at the project site, there is always potential for the unearthing of previously undiscovered resources. As such, Topics XVIIIa and b will be further addressed in the Draft EIR.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in utilities and service system impacts. This includes relocation and construction of new and/or expanded water, wastewater treatment/stormwater drainage, electric power, and/or telecommunication facilities, the construction or relocation of which could cause significant environmental impacts. No natural gas is anticipated for the project. Furthermore, the project would require water supplies to serve the project (related to irrigation, water fountains, restrooms, etc.) In addition, construction and operation of a recreational facility would generate solid waste. As such, Topics XIXa-e will be further addressed in the Draft EIR.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Implementation of the project has the potential to result in wildfire impacts. The project site is subject to the El Dorado County Local Hazard Mitigation Plan (LHMP) which provides guidance for the County’s response in emergency situations, including wildfire and emergency evacuation. The project site is located in the very high fire hazard severity zone (CAL FIRE 2022). The project site is gently sloping and construction would likely occur over several years. Project slopes, prevailing winds, and other factors (including removal of vegetation) could impact wildfire risks. The project would install roadways and infrastructure that could impact wildfire risks in the area. Finally, the project would include construction of new buildings and structures that could be subject to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes. As such, Topics XXa and b will be further addressed in the Draft EIR.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

As it pertains to Topic XXIa, Section 3.4, Biological Resources, indicates that the project has the potential to result in impacts to biological resources. As it pertains to Topic XXIb and c, the project could have impacts that are individually limited but cumulatively considerable and the project may have significant environmental impacts that could cause substantial adverse impacts to human beings (directly or indirectly). This is discussed for various topics included in Section 3. Finally, the Draft EIR will include analysis of past, present, and reasonably foreseeable projects in the vicinity of the project site. As such, Topics XXIa-c will be further addressed in the Draft EIR.

4 References and Preparers

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4.2 List of Preparers

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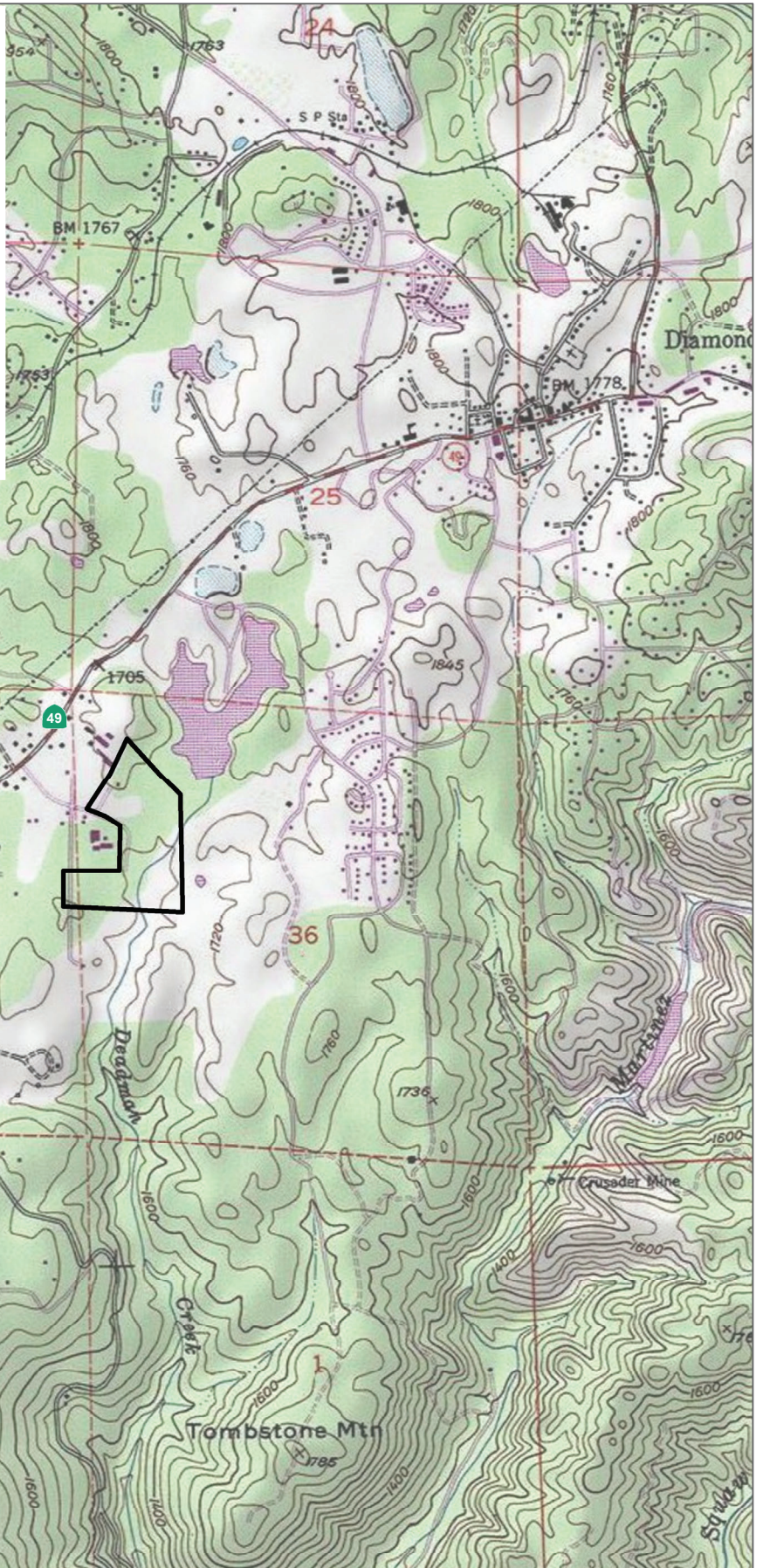
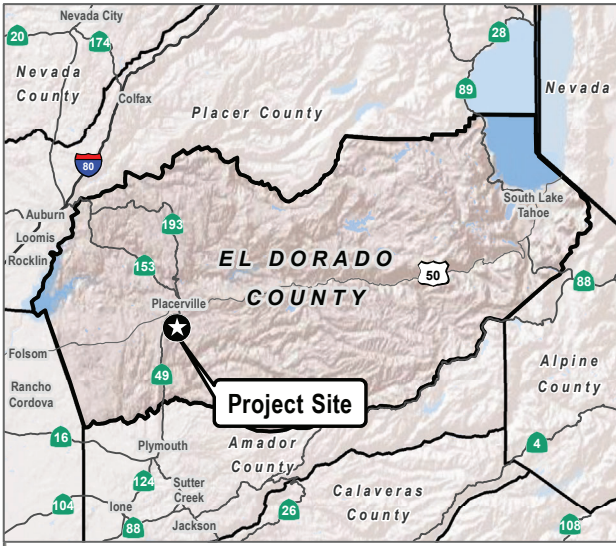
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SOURCE: USGS 7.5-minute Series Placerville Quadrangle

FIGURE 2-1

Project Location Map

Diamond Springs Community Park Project



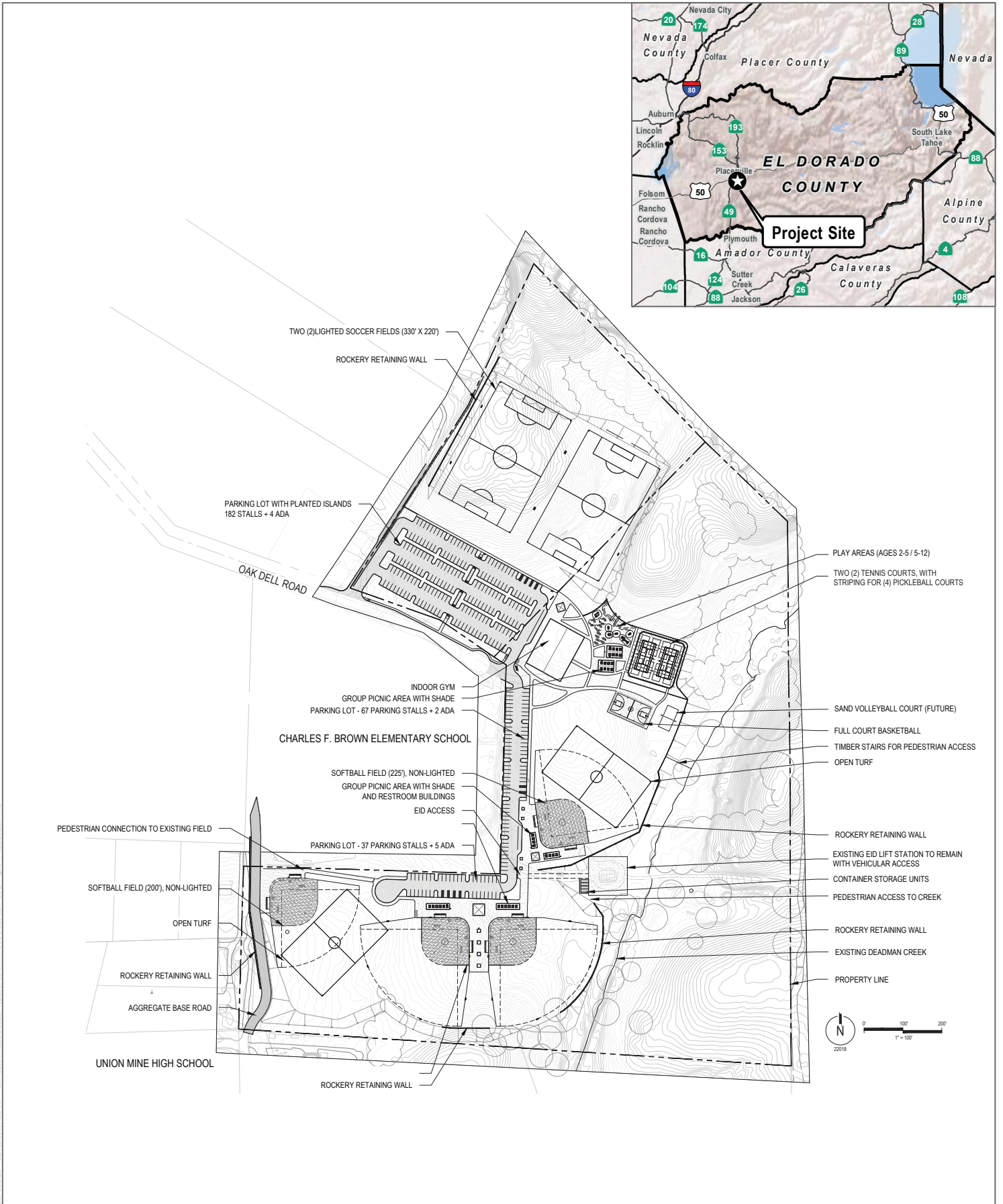
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SOURCE: Bing Maps 2021

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SOURCE: Roach and Campbell 2023

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