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PLANNING DEPARTMENT

June 20, 2019

El Dorado County Planning Commission
2850 Fairlane Court
Placerville, CA 95667

RE: TM17-1532 Sierra Sunrise

Commission Members,

I represent Mr. Dennis Nickson, owner of APN 116-030-31, a 5 acre parcel, east, downhill and adjoining the southeast portion of the proposed Sierra Sunrise development. We are concerned with certain aspects of the drainage runoff conditions from that project.

Our attention to the Sierra Sunrise project goes back to 2009, when the development was proposed to include 18 lots (TM88-1095). At that time the site was to be substantially fully graded, with interceptor ditches constructed along the lower east boundary of the project and directed to the natural discharge points, The concern we had at the time was that the proposed detention basin, located at the southeast corner of the site, posed a threat to the Nickson parcel. This was discussed with CTA's project engineer at the time. We had questions of its stability, adequacy of functioning to release only pre-development flows and assurance of inspection and maintenance. There were also discussions concerning Mr. Nickson's offer to provide an easement to gravity feed sewage from the lower lots of Sierra Sunrise through his property to a line on Wilkinson Road. Nothing ever came of it and the tentative map for the 18 lot project expired.

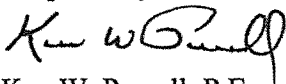
And now we are looking at the current proposal, specially the Preliminary Grading and Drainage Plan and the Drainage Report. First, concerning the Plan. The Pre and Post-development shed maps in the Drainage Report shows that the front of Lots 1-7 will be graded towards Woodleigh Lane, somewhat greater in depth than the existing ground contours that run in that direction. And it appears the remainder of the pads will slope to the back. Although there are no spot grades on the back of the lots, I am estimating the contour lines show that fill slopes approaching 30 feet in height will be constructed at the back of the pads. And scaling seems to indicate the slopes will be constructed at 2 horizontal to 1 vertical (2 to 1). The plan also shows that at certain locations, drainage will be collected and discharged in concentrated form from energy dissipaters. It also shows runoff will be captured from Woodleigh Lane and from the front of the graded lot pads and discharged along the South boundary of the development into an adjoining drainage channel and easement on APN 116-511-04, Lot 4 of Woodleigh Summit No. 1.

Our concerns are summarized as follows:

- 1) The Drainage Report shows increases in Post Development runoff (Table 2) in all shed areas. Initially we are concerned with Sheds A and B as they drain toward the Nickson parcel. Although the runoff amounts maybe small by quantity, the plan reflects a 58% increase in Post-development flows. The report does not address any method to attenuate the runoff to Pre-development conditions as is required by both State and County standards. We strongly object to any increase in runoff.
- 2) The energy dissipaters in Shed C, although may slow down the runoff as it is discharged, will concentrate the flow. Potentially this can cause drainage rills to form, leading to uncontrolled discharge and erosion to adjoining downhill properties. As such, our attention focuses on concentrated flow from the driveway dissipater in Shed C that will be directed, uncontrolled to the Nickson property
- 3) We question why the drainage channel along the South line of the project will be discharged at the upper end of the easement on Lot 4 of Woodleigh Summit. Almost all of Shed B could be directed to the easement if the proposed project channel is extended to the lower end of that easement.
- 4) The major portions of these lots will be graded to the downhill adjoining properties. Despite what can be done to mitigate the conditions I have already outlined, what assurance is there, once occupied, that patterns won't be changed or erosion occurs? If the fill slopes at the back of the pads are in fact proposed at 2 to 1, we feel these slopes are too steep to be adequately maintained by future lot owners to guard against erosion and the potential of concentrated flows forming.
- 5) Based on what I discussed in items 2 through 4 above, we feel an interceptor channel must be constructed somewhat along the 1360 contour line, discharging into the Lot 4 channel, in order to protect the Nickson property. Condition No. 17 of the Conditions of Approval point to the need to avoid lot drainage. This is important, whether in sheet flow form or otherwise, from crossing boundaries should there be increases in runoff quantities or patterns. This requirement is specifically addressed in Volume II Section 2.C(1)c of the County Design and Improvements Standards Manual That seems to indicate that some measures must be incorporated to assure there will be no change in the runoff patterns to the Nickson parcel.
- 6) Although I am not making any recommendations concerning potential affects to the other 2 downhill properties, perhaps some discussion and evaluation might be considered by County staff.

As a result of these concerns, we would ask the Commission to have these conditions addressed and brought back to you, along with a chance for us to review and comment on them.

Respectfully submitted,



Ken W. Purcell, P.E.

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