

9/5/2018

Edcgov.us Mail - Fwd: Comments to Tentative Subdivision Map TM17-1532/Sierra Sunrise

PC 9/13/18
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3 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Comments to Tentative Subdivision Map TM17-1532/Sierra Sunrise

Planning Department <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Sep 5, 2018 at 1:24 PM

----- Forwarded message -----

From: **Paul D Forsberg** <pforsber@pacbell.net>
Date: Wed, Sep 5, 2018 at 12:48 PM
Subject: Comments to Tentative Subdivision Map TM17-1532/Sierra Sunrise
To: planning@edcgov.us <planning@edcgov.us>

County of El Dorado Planning Commission
Roger Trout, Executive Secretary

Dear Mr. Trout:

Attached please find comments to Tentative Subdivision Map TM17-1532/Sierra Sunrise. These comments are submitted regarding NOTICE OF PUBLIC HEARING dated August 13, 2018.

Please acknowledge receipt of these comments with a e-mail reply. Thank you.

 **Comments to Sierra Sunrise Development 9-5-18.pdf**
1291K

Paul and Michele Forsberg
3128 El Tejon Road
Cameron Park, CA 95682
(530) 672-0549 pforsber@pacbell.net

Glenda Smith
3134 El Tejon Road
Cameron Park, CA 95682

County of El Dorado Planning Commission
Roger Trout, Executive Secretary

RE: Comments to Notice of Public Hearing, Tentative Subdivision Map TM17-1532 Sierra Sunrise
September 5, 2018

Dear Mr. Trout:

We are homeowners at the above addresses located on and adjacent to the corner of El Tejon Road and Estepa Drive downslope from the proposed Sierra Sunrise development. We submit the following comments in an effort to understand if there will be any negative impacts to our properties from the proposed project regarding drainage, and if so, to ensure adequate mitigation is integrated into the project to protect our properties.

We have had issues in the past where drainage above our properties overflowed onto our back and side yards from a small drainage ditch which runs between our properties. Glenda's garage was literally flooded with several inches of flowing water. This occurred twice during January and March 1995 rainfall events and was documented in comments I made to Planning Director Tom Parilo on March 27 and April 6, 1995 regarding upslope proposed development of the Wilkinson Subdivision, Map TM90-1209. Because of multiple downslope neighbor's comments, the county was to install a "drainage mitigation basin" to attenuate flow increases from new upslope development. This did not occur as the property was not developed, and eventually was re-zoned back to RE5 with one house.

We have reviewed documents associated with the Sierra Sunrise development and have the following comments:

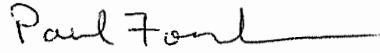
- 1) The ***Conditions of Approval (Condition 15 - Stormwater Management)*** require a) post construction storm water mitigation measures to capture and treat a 5th percentile 24-hour storm event, and b) identification of detention/retention facilities to mitigate increased peak runoff flows and volume, or, as an alternative to an entire project treatment, use of "distributed source control measures" to be constructed on roadways, impervious surfaces, and on each lot. ***Condition 17 – Drainage (Cross-Lot)*** states that any increase of natural sheet flow drainage due to project construction will be conveyed by either a natural drainage course or storm drain system.
- 2) ***Staff Report Exhibit I (Sierra Sunrise Drainage Report Shed Map)*** identifies two drainage "Approximate Flow Lines" moving eastward and downslope from the project area which confluence and culminate at Key Point A on the map. The northern of the two flow lines runs through my property adjacent to the southern boundary. This is where the flooding events occurred in 1995, and is the basis for my current concern: will there be additional flows here? If so, this will be problematic as there is no additional capacity here during high flows.

After reviewing all documents available online, it is not clear if we will be negatively impacted by additional flow from the project. We have to assume there will be additional drainage flow from the

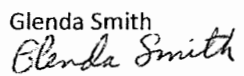
creation of the proposed eight lots, Lot R, and the associated road. Hardscaping may create more drainage and faster (higher) flows. Are there drainage features which can be incorporated into the proposed project to ensure that we are not negatively impacted? We appreciate the opportunity to provide comments and look forward to your response.

Respectfully,

Paul Forsberg

A handwritten signature in cursive script that reads "Paul Forsberg". The signature is written in black ink and extends to the right with a long horizontal stroke.

Glenda Smith

A handwritten signature in cursive script that reads "Glenda Smith". The signature is written in black ink and is positioned below the printed name.