

PC 7/25/19

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4 pages

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Response to Public Comment-Sierra Sunrise 7-25-19 agenda

tcassera@ctaes.net <tcassera@ctaes.net>

Fri, Jul 19, 2019 at 3:53 PM

To: jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us

Cc: charlene.tim@edcgov.us, billfish47@aol.com, dcrosariol@ctaes.net, craig@sandbergglaw.net

Please find the attached letters and exhibit in response to a public comment received on the Sierra Sunrise project coming before you on July 25th.

Please contact me with any questions or comments.

Thank you,

Tom Cassera, PE, QSD



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 **190719 EDC Planning Commision.pdf**
804K

July 19, 2019

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

**RE: TM17-1532 SIERRA SUNRISE
July 25, 2019 Agenda Item**

Dear Members of the Planning Commission:

CTA Engineering and Surveying represents Pacific States Development, the applicant for the Sierra Sunrise project. The applicant asked CTA to meet with County staff and respond to a letter received by the Commission from Ken Purcell, dated June 20, 2019. Mr. Purcell's letter raised a concern that when the project is implemented potential increases of storm-water runoff would be not be attenuated nor mitigated per State and County codes.

The applicant and CTA met with County Staff to address the issue of drainage raised in the letter mentioned above. I submitted a response letter to Mel Pabalinas, dated July 12, 2019, describing the proposed drainage systems that would be designed during the implementation phase in compliance with Conditions of Approval. CTA's response letter is attached for your review.

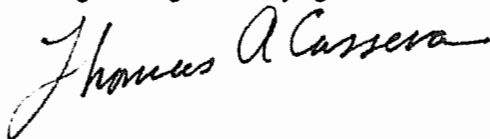
Furthermore, attached is a drainage exhibit illustrating a regional solution that would be designed to meet with State and County codes to attenuate potential storm-water runoff to pre-development flow rates.

Regarding Condition of Approval #15, the applicant agrees that deed restrictions may be placed on each lot in the Final Map to ensure construction of individual lot source control measures.

Therefore, at this planning phase, potential storm-water runoff increases from the Sierra Sunrise project have been identified. It is the applicant and CTA's intent to implement the Conditions of Approval, and conform to State & County codes in order to protect downstream and natural conveyances from the project's post construction storm-water runoff.

Sincerely,

CTA Engineering & Surveying



Tom Cassera, PE, QSD
Project Manager

TAC/tac

cc: William Fisher
Efren Sanchez

July 12, 2019

Mr. Mel Pabalinas
El Dorado County
Planning Department
2850 Fairlane Court, Bldg. C
Placerville, CA 95667

**RE: TM17-1532 SIERRA SUNRISE
MINOR TENTATIVE MAP**

Dear Mel:

This letter is to address a recent issue of drainage raised by an adjacent landowner in a letter from Ken Purcell, dated June 20, 2019.

CTA prepared a comprehensive Drainage Report in May 2017, with an update in May 2018. In April 2018, Ken Purcell and I discussed similar issues regarding where the Sierra Sunrise discharged storm-water into an existing ditch that enters a natural drainage course on the Nixon Parcel. Our update in May 2018 addressed his concern at the time, as well as CTA following up with County Staff to establish a Zone of Benefit, or similar, for maintenance of project's drainage system.

The current Sierra Sunrise proposal reduces the number of lots from 18 to 8, thereby reducing development density as well as post construction storm-water runoff from the site.

CTA concurs with the Planning Staff recommended Conditions of Approval, dated June 27, 2019. The Conditions of Approval accurately address how the project will proceed in the Improvement Plan phase with Stormwater Management, Drainage design, and establishing a Drainage Zone of Benefit or other mechanism for maintenance of proposed drainage systems.

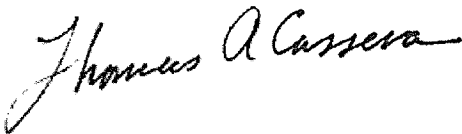
The project's Improvement and Plot Plans will show treatment solutions demonstrating compliance with El Dorado County's Storm-water Quality Ordinance #5022. In addition, the Improvement and Plot Plans will show appropriately sized underground linear detention systems, on-site ditches, and level spreaders to attenuate increased peak runoff and volumes in accordance with County Drainage Manual. These drainage systems will be designed with the Improvement Plans as required by COA 15.

Careful and thoughtful design will be employed in the improvement and plot plan phases to prevent erosion from the project's runoff, protecting downstream and natural conveyances as noted above.

Therefore, post construction storm-water captured within proposed areas of disturbance will be mitigated through "treatment trains" as well as attenuated appropriately to pre-development flow rates.

Sincerely,

CTA Engineering & Surveying



Tom Cassera, PE, QSD Project Manager

TAC/tac

Enc.

cc: William Fisher

PRELIMINARY DRAINAGE EXHIBIT

SIERRA SUNRISE

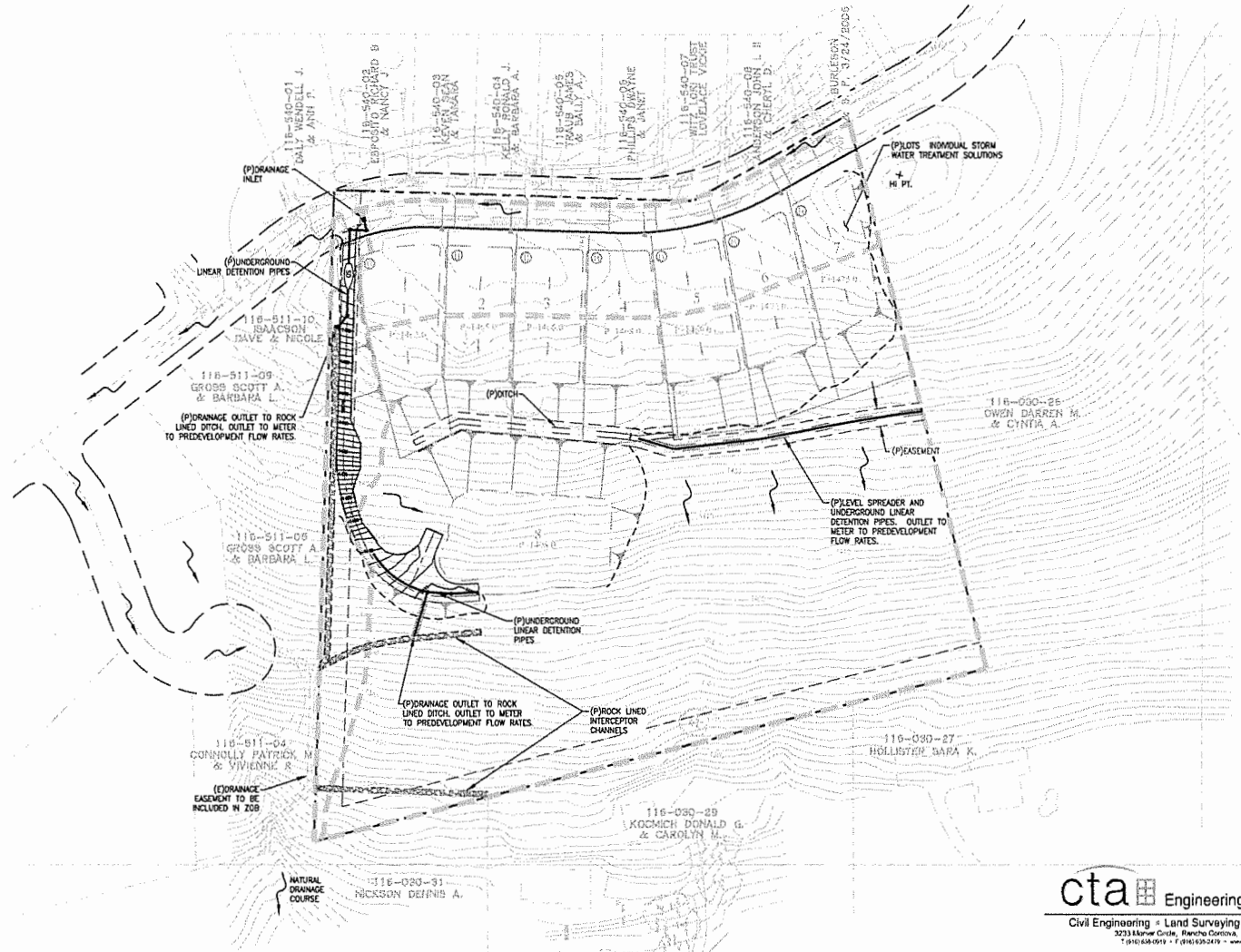
COUNTY OF EL DORADO JULY, 2019 STATE OF CALIFORNIA



0 80' 80' 160'
SCALE: 1" = 80'

LEGEND

(P)	PROPOSED
	PROPOSED CONTOUR
	EXISTING CONTOUR
P=1022.0	PROPOSED PAD ELEVATION
	WATER FLOW DIRECTION
	(P) SHED BNDY
	PROPOSED DITCH
	BUILDING PAD
	PROPOSED DAYLIGHT LINE
	CLASS II LOT (REAR & FRONT DRAINING)
	PROPOSED DRAINAGE SYSTEM
2:1 UNLESS OTHERWISE NOTED	PROPOSED SLOPE BANK



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