



PLANNING AND BUILDING DEPARTMENT

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TO: Planning Commission
FROM: Efren Sanchez, Associate Planner
DATE: June 27, 2019
RE: **Response to Public Comments from September 13, 2018**
TM17-1532: Sierra Sunrise Tentative Subdivision Map

Response to Public Comments From September 13, 2018

Staff received two public comments based on the previously scheduled agenda for this project in September 2018. The first public comment mentions concerns with storm water flows and the potential increased routing of more storm water onto Woodleigh Lane (Attachment 1). The second public comment highlights the concern of storm water management near the project and questions if the southern properties adjacent to the proposed subdivision will be burdened with additional drainage flow due to future development of the project. The second public comment also requests that the project incorporate drainage features towards insure the neighboring parcels are not negatively impacted with the future development of the Sierra Sunrise Subdivision (Attachment 2). Staff has analyzed the public comments and provides the following response.

Response:

As conditioned (Condition of Approval #15), the project site's storm water drainage shall be constructed in conformance with the County of El Dorado Drainage Manual, subject to review and verification by the Transportation Department as part of the subdivision improvement review process. The grading and building permits for Sierra Sunrise will include site design and hydro-modification measures, to a practical/feasible extent, in compliance with the requirements of the NPDES (National Pollutant Discharge Elimination System) Phase II. A preliminary drainage report has been submitted and reviewed concluding that the existing facilities are capable of handling the increased runoff anticipated from the development (Staff Report Exhibit I and J). A more detailed field survey will be performed at the grading and building permit stage to validate the preliminary findings. If need be, the project design will include detention storage towards mitigating potential impacts.

Attachments:

Attachment 1: Public Comment Received 08/24/18

Attachment 2: Public Comment Received 09/05/18

Exhibit M

PC 9-13-18
#4

21 August 2018

County of El Dorado Planning Commission
2850 Fairlane Ct.
Placerville, CA 95667

2018 AUG 24 AM 10: 54
RECEIVED
PLANNING DEPARTMENT

Subj: Tentative Subdivision Map TM17 – 1532/ Sierra Sunrise

The purpose of this letter is to express concern and oppose the proposed development unless modified.

We are the owner of parcels 116-030-34 and 116-030-35 (the one since early 1982). We are dismayed and forever damaged by the irresponsible and lack of responsible development in El Dorado County. The slopes and contours of the hillside have been altered which now route unfiltered street and urban runoff on to our land. The increase in impermeable development has produced torrents of water which should have been absorbed into the ground and be available as recharge to the groundwater. Instead we have gully washers loaded with oils, metals and road wash, seeds from invasive plants, garbage and debris which has been washed in to the storm sewer all being dumped in a damaging manner on our land. It is a toxic soup and the County chose to ignore our concerns then as is likely again now.

We are concerned that this development will possibly route more water onto Woodleigh Lane which then will add to the unrestrained flows that have been channelized and redirected on to our land. Further, it will increase the traffic and resulting additional contamination of water which was redirected from the original courses on to our land untreated. This raw urban runoff is an abhorrent abuse of our land and rights for us to enjoy it as we once did. Compounding the problems with additional development should be forbidden until the previous discharges are cleaned and runoff returned to the original courses at original rates.

In addition, further development in this area reduces the habitat and increasing places a burden of supporting the wildlife on fewer remaining parcels. Similarly, we have experienced more and more illegal dumping and constant influx of trespassers. Some of these are engaged in nefarious actions but all are ignoring the signs, fences and barricades. More development in the area simply will push more of this activity on our land. The County has proven unable or unwilling to curtail these actions which increases the negative impact on development upon us and increases the potential for fire loss of existing homes.

Therefore we request that this development not be approved and until mitigation of these matters can be addressed by the County. Adding more burden before current deficiencies in services can be corrected is not just unfair, it is simply wrong.

Sincerely,



Mitchell S. Dion
140 Silva Ct.
Folsom, CA 95630

9/5/2018

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

PC 9/13/18
#4
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:

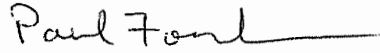
- 1) The ***Conditions of Approval (Condition 15 - Stormwater Management)*** require a) post construction storm water mitigation measures to capture and treat a 5th percentile 24-hour storm event, and b) identification of detention/retention facilities to mitigate increased peak runoff flows and volume, 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

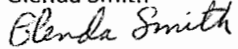
creation of the proposed eight lots, Lot R, and the associated road. Hardscaping may create more drainage and faster (higher) flows. Are there drainage features which can be incorporated into the proposed project to ensure that we are not negatively impacted? We appreciate the opportunity to provide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

Respectfully,

Paul Forsberg

Handwritten signature of Paul Forsberg in cursive script.

Glenda Smith

Handwritten signature of Glenda Smith in cursive script.