

PC 9/28/17
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EL DORADO PLANNING COMMISSION
PLANNED DEVELOPMENT PD17-0002 ←
DIAMOND SPRINGS VILLAGE APARTMENTS

Good morning and thank you for allowing me to present issues to your hearing body. My name is Richard C Nicolos and our residence address is 6720 Easterly Ranch Road. I'm here today because of serious concerns about the proposed development and its impact on our home. In 1998 & 1999, a similar apartment complex and condominiums were built near the subject property; Diamond Terrace Apartments and Courtyard Manor. The storm drainage system and the sewer lift station were not properly designed for that recently developed apartment community. As a result, during heavy storms, my property was partially flooded. On one occasion sewage flowed over my property. It took months and countless hours of my time away from my business working with several government agencies before the storm water drainage issue was resolved to prevent future flooding and erosion at our residence.

I'm speaking today to simply ask your hearing body and the agencies that report to you to help insure the drainage design for the new development will properly accommodate adequate capacity for storm runoff. We are looking to you for help so my family can maintain quiet enjoyment of our residence without future flooding or erosion from heavy runoff.

I'm also asking this body to please help insure that we not have the health hazard of affluent flowing through our property in the future. I've been told in the past that if power fails again, the EID will bring in a generator to temporarily operate the sewer lift station. That sounds good, but it is not practical. Power often fails when there is enough snow that it will be unlikely that a generator can be brought to the lift station. It is my understanding that similar sewer lift stations usually have a backup automatic generator permanently installed at the lift station.

In conclusion, my specific requests are:

- 1- That my family be able to enjoy our residence without future flooding or erosion from heavy storms caused by the proposed development. To accomplish that goal:
- 2- You instruct county agencies to insure a Proper storm drain design that will be certain to avoid flooding or erosion of our property during heavy storms, as a condition of approval.
- 3- A sewer lift station design that is:
 - * Adequate to cover the additional required capacity for the additional apartments.
 - * That an onsite generator back up power supply be part of the lift station.
4. That you direct the appropriate agencies to work with me prior to finalizing plans to insure the above design measures are taken.

Richard C Nicolos
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