



By email

City Council
City of Oakley

Reference: "The Village" Project-Drainage Adequacy; March 12 City Council Agenda, Item 5.1

Dear City Council Members:

My client is Eagle City, Inc., owner of the mobilehome park that adjoins the subject property. I am a Licensed Civil Engineer and I served as the Director of Public Works and Utilities for the City of Watsonville for twenty years.

I have spoken with Billilee Saengchalern, the City's Engineering Manager, to review the project and discuss my client's concerns with regard to stormwater drainage from the project and I very much appreciate her courtesy in that regard.

Based on my my review of the currently available project plans and data and my discussions with Ms. Saengchalern, I recommend that the City Council take the following actions when it considers this matter on March 12:

- A. Withhold any approval of the rezoning and subdivision until the City's receipt of the stormwater data described below;
- B. That that data be made available to interested persons, such as me, for comment for at least two weeks prior to any further project approval;
- C. Withhold approval of the project unless and until the engineering consultant whom the City has retained to advise it on drainage measures has, in writing, concluded that the project design complies with all City standards and other standard professional practices with regard to stormwater drainage design and construction.

The Village project site is located immediately up-slope of the Eagle City Mobile Home Park. As such, the natural flow of stormwater drainage from the project site is generally in a northerly direction toward the Eagle City Mobile Home Park. While the developer has submitted conceptual level plans for storm drainage improvements that are proposed to be constructed as part of The Villages project, the plans submitted thus far do not provide adequate information necessary to fully evaluate the likely effectiveness of the proposed

plan in preventing stormwater runoff from impacting the Eagle City Mobile Home Park, the residents of the project, and the motoring public.

It is imperative that the City and my client receive all of the information necessary for a comprehensive evaluation of the proposed stormwater system design. As a minimum, this should include the following:

- A. Detailed plans showing all relevant stormwater system features including all pipe diameters and slopes (including flow line elevations), stormwater inlets (design and elevations), curb/wall elevations, gutter flow line elevations, and any other features intended to accept, convey, retain, or divert stormwater.
- B. Comprehensive and detailed stormwater system design calculations and assumptions, including the design storm event, tributary areas, surface types and slopes, runoff coefficients, times of concentration, calculated inlet and pipe flows and capacities, and any other data and calculations supporting the stormwater system design.
- C. Calculations and other information necessary to identify and evaluate the impacts that would result from failure of the proposed stormwater drainage system. System failures could occur as a result of a number of possible causes including future storm intensities in excess of the assumed design storm intensity, failure on the part of The Villages HOA to properly maintain The Village project on-site stormwater drainage components, the obstruction or other failure of inlets and stormwater pipes, and other factors. It is imperative that the overall The Village project design and construction ensures that a failure of the stormwater system does not result in impacts to the adjacent mobile home park and other nearby properties.

Thank you for your consideration of our concerns and recommendations.

Yours truly,



DK/dm

cc: Billilee Saengchalern, Engineering Manager
Ken Strelo, Planning Manager