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**Historic Knightsen Water Issues**

1 message

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To: Knightsen CSD  
From: Willis Lamm  
Date: 8-18-2020  
Subject: Historic Knightsen Water Issues

For retention as formal public record correspondence

To whom it may concern,

My wife and I purchased the property and improvements at [2883 Delta Rd.](#) in the mid 1980s. We still retain a 4/9ths share in the property so we are still stakeholders and parties of interest with respect to this property.

Prior to purchasing this property, I owned a house on Marsh Creek Rd. in which Marsh Creek ran across the northeast portion of the property. Being aware of runoff and potential flooding issues both as a property owner and as a fire department member, I performed due diligence with respect to purchasing property in Knightsen. Specifically, I discussed runoff and flooding issues with then Asst. Fire Chief Bob Pastor (who also lived on Delta Rd.) and other members of the Knightsen fire station. Their conclusions were that following the channel reconstruction of Marsh Creek in 1958, there had been no flooding issues in the area, occasional ponding notwithstanding.

In 1998 a triangular portion of Knightsen roughly bordered by Delta Rd., Byron Highway and the BNSF railroad tracks, flooded six times. I was one of the people who video-recorded the inflow of water, traced how it reached the affected area, and I also arranged for aerial photos to be taken during one of the flood events. I am submitting this narrative as the opinions of some county personnel and consultants are clearly at odds with what actually occurred, and it appears that the events of 1998 are being grossly misrepresented.

Knightsen has periodically had nuisance level ponding issues during exceptionally wet seasons, however from 1958 until 1998 there were never any conditions that could be characterized as actual flooding. 1998 experienced significant antecedent rainfall that created some nuisance ponding on low-lying areas of local properties, however there were no actual flooding conditions until the ECCID valve boxes overflowed and discharged great volumes of water down Delta Rd., and also through culverts under the BNSF railroad northwest of Sunset Road.

The source of this excess water is clearly without question. Water entered the ECCID canal system at high volumes from locations west and south of Knightsen. Then as the system became smaller, the water vented and was redirected into the area described above and onto some other properties. This water discharge and flow was videotaped during these events and the portion of water that exceeded local infrastructure clearly originated from outside the community.

Another complicating factor was that the county culvert located under Knightsen Ave. south of Delta Road was larger than the downstream culvert located under Byron Highway west of Delta Rd. This "mismatch" created propensity for water to enter the triangle at a greater rate of flow than could be discharged out of the triangle. Without the importation of foreign water, this deviation in carrying capacity exacerbated the nuisance problem, but until large volumes of foreign water were redirected into the triangle at concentrated amounts, such problems were not significant.

My concern as a former plaintiff and stakeholder in an affected property is that it appears that certain parties are attempting to take a revisionist view of the events of 1998 as well as the area's hydrology in general. As John Adams once said while defending the British soldiers involved in the Boston Massacre, "Facts are stubborn things." People want to believe what benefits themselves, but facts are facts.

The facts in this water issue, founded in video and still image records taken both on the ground and from the air, clearly demonstrate that Knightsen's water "problems" lie in excess water being diverted into the community, not water that originated locally or would have naturally flowed toward town in the absence of urban densification and loss of natural percolation outside the community proper.

My position, as I believe is shared by many others, is if the County or other entities wish to use Knightsen as a drainage for water accumulated and concentrated from outside the community, it is the responsibility of those originating, redirecting and concentrating the water to develop and pay for whatever management schemes are determined to be warranted.

We have litigated this water issue once before. It is in none of the parties' interests to proceed down a path that generates additional litigation. Runoff is an issue that that should concern everyone. However it is not the responsibility of the residents and property owners of Knightsen to bear the expense of "problems" that are actually generated in other communities. In fact it is improper to impose costs and other burdens on citizens who have not contributed to the issues in which mitigation is being considered.

Respectfully Submitted  
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