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File 13-0024 Wilson Estates subdivision (TM11-1504)

1 message

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Mon, Feb 24, 2014 at 4:24 PM

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Please submit for Public Comment

Members of the Board:

We have been informed through the planning department that the applicant is bringing forth a 28 home subdivision map as a Planned Development (PD). Requirements of a planned development include 30% open space. If this is true, then it is likely that this project still inconsistent with Policy 2.2.5.21.

As discussed under the Findings for Denial:

Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates Board of Supervisors/October 29, 2013:

2.0 GENERAL PLAN FINDINGS

2.1 The project is inconsistent with Policy 2.2.5.21, which requires that development projects be designed in a manner which avoids incompatibility with surrounding land uses. The proposed zoning, design of the subdivision, and **lot sizes of less than an acre are not compatible with the Medium and Low Density Residential land use designations and development patterns on lands surrounding the site of the proposed development.**

The background for this hearing also states:

The Board directed staff to "consult with the applicants to bring back an alternate map reflecting 28 parcels" and provide "a report on relieving sewer requirements and discuss the potential for interior road design waivers and estimation of fees for a new map for the Board to consider waiving."

The applicant is in the process of preparing a 28-lot subdivision. Their engineer has worked with the County to investigate utilizing septic systems for the project, however, the site is not suitable for septic systems at the density proposed. Design waivers for the interior roads will be reviewed as a part of the subdivision review.

The existing surrounding parcels with homes on them are on septic. I would suggest that the board and the public be provided a copy of the investigation that determined that the site is not suitable for septic systems at the density proposed prior to approving a waiver of fees. Twenty eight roughly 1 acre parcels would have adequate percolation to support this system, as witnessed by the existence of septic systems in the parcels surrounding the proposed development. This would again indicate that the subdivision is still inconsistent with Policy 2.2.5.21 and warrants a review prior to agreement to waive fees.

What has been requested by the public and the BOS via the findings of denial, is a community of 28, 1 acre parcels (or fewer if the proper guidelines limit that number due to roads/other restrictions) This would avoid inconsistency and incompatibility issues addressed in the denial.

Thank you for your consideration of this matter.

John M. Garcia

