

ACTION MINUTES

LAND USE & COMMUNITY DEVELOPMENT COMMITTEE

June 19, 2008

MEMBERS PRESENT: Louis Boitano, Supervisor, District IV
Brian Oneto, Supervisor, District V

Supervisor Boitano called the meeting to order at 8:08 a.m.

AGENDA: Approved

CORRESPONDENCE: None.

APPROVAL OF MINUTES: The minutes of the January 17, 2008 meeting were approved as submitted.

PUBLIC MATTERS NOT ON THE AGENDA: None.

ITEM 1. DISCUSSION ON WHETHER OR NOT THE LAND DIVISION BEING PROPOSED BY PARCEL MAP 2520 (RODMAN/BEISHLINE) SHOULD PROCEED BASED ON AN OFF SITE EASEMENT TO PROVIDE A SEWAGE DISPOSAL FIELD FOR ONE OF THE PARCELS OR IF A VARIANCE TO COUNTY CODE FOR A PARCEL CONFIGURATION EXCEEDING THE 3:1 LENGTH TO WIDTH RATIO SHOULD BE ENCOURAGED--Environmental Health

(Present: Mike Israel, Environmental Health; Heather Anderson, Planning; Matt Toma, Property Owner Representative.)

A land division (Parcel Map 2520) is being proposed, which in order to fulfill sewage disposal requirements, would require either:

- An off site easement for a sewage disposal field to serve one of the parcels; or
- A variance to County Code which does not allow a parcel to be configured in such way as to exceed a 3:1 length to width ratio.

Matt Toma, representing the property owners (Rodman/Beishline) indicated his clients would prefer the variance to the 3:1 ratio thereby keeping the sewage disposal system on the parcel.

Mike Israel, Environmental Health, asked the Committee for direction.

Heather Anderson, Planning, said a variance to the 3:1 length to width ratio would require re-submittal of the map and the payment of additional fees where an off-site easement would not. The variance would also need to be taken back to TAC for review of the new configuration which could take about another 3 months.

Mr. Toma asked if the easement option was pursued, would it be acceptable to fence the sewage disposal easement area, and if so, asked that it be a condition of the map so there would be no confusion as to the location of the area in the future.

Committee Action: The Committee recommended pursuing the easement option and noted that a boundary line adjustment could be done at a later date incorporating the easement area within the property boundaries. However, the Committee did not oppose either option. The property owners can weigh their options and decide which option is the most feasible to them.

The meeting adjourned at 8:30 a.m.

Elaine Williams was present in Conference Room A from 9 a.m. to 9:10 a.m. No one showed up for the meeting which was scheduled for that time.