

Public Correspondence Item 1- Oppose

From: [Bruce Dunn](#)
To: [McDonald, Hunter](#)
Cc: [trudy@drbronner.com](#); ["eric.peterson"](#); [stephaniwoodward@aol.com](#); [davem@mezieres.com](#)
Subject: Summit Estates Tentative Map
Date: Friday, October 30, 2020 3:38:13 PM

October 30, 2020

Mr. McDonald;

You have requested I put our concerns in this email form so they can be entered into the record. Our major concerns are as outlined below:

ITEM ONE

As previously stated, we are not against a proper development of the property. Our dispute is with the administrative process that allows an amount of developed lots on the property creating a density far in excess of the General Plan. Our homes, many which are contiguous to the development perimeter, are consistent with the County's General Plan (Semi-Rural Residential SR-1) and are on lot sizes substantially larger than most of the proposed lots and is part of the reason we are living in this part of the County area where the zoning is A70-Agriculture. Allowing this development to have the density requested will have an impact on the value of our properties and surround our homes with suburbia, which is contrary to why we live here. Let me remind everyone that the County General Plan designates this property as "Semi-Rural Residential (SR-1) which is also subject to a maximum density allowed based on the slope of the site listed in table LU-2 of the General Plan. This LU-2 table clearly shows the gross lot size requirements between one and four acres based on the slopes of the property. An inspection of the existing site topography clearly shows that this development cannot produce 20 lots that meet the gross lot sizes based on the General Plan (Semi-Rural Residential SR-1) directives.

In order to create twenty (20) lots on these twenty two (22) acres, provide roads and drainage retention plus allow for leach field designs conforming to the property topography, the developer will be forced to include a substantial number of lots under the one acre to four acre range outlined in the General Plan.

IN FACT, EIGHTEEN (18) OF THE TWENTY (20) PROPOSED LOTS ARE LESS THAN ONE (1) ACRE.

Those less than one acre lots are completely contrary to the General Plan directives currently in place which protects our property from this kind of density impact and maintains the lot sizing protecting our lifestyle environment and property values. Circumventing the sanctity of the General Plan by administratively allowing a change in zoning by applying some "new math" process called "lot size averaging" makes one wonder, "What is the value of the General Plan in the first place?". The higher density allowance will impact our views, increase the evening lighting, increase traffic on Summit and Mary Lane (this affects many more homeowners in the area other than those living next to the development), plus allows a complete disregard for the rural ambiance of the area. Individually we have spent substantial funds improving our property buildings and sites so we can enjoy the peace and serenity of the area. Allowing the developer to completely change the area by

raping the beauty of this property with a density of 20 lots would be a travesty.

Please consider recommending to the Board of Supervisors that the General Plan (Semi-Rural Residential SR-1) be followed and direct the developer to design the development with lots in the one (1) to four (4) acre range as it should be, now and in the future whether using a "new math" process or not.

ITEM TWO

At the January 15, 2020 meeting in Escondido, there was a discussion having to do with the septic system process that is being proposed. We were shown a plan showing the proposed 20 developed lots and the dispersion fields or leach field areas. As the discussion continued it was represent to everyone that the developer would NOT be allowed to place the dispersion fields in disturbed or graded areas on each of the lots and specifically stated that the dispersion fields would be placed on the existing topography left untouched on each of the proposed lots. Since the existing property elevations cannot be disturbed or altered in these proposed dispersion areas it begs the question as to how these fields can be placed in close proximity to Summit Drive, Parcel 1 of PM 14298 and Parcel 4 of PM 14298? Several areas have sloped banks in close proximity to the shown dispersion fields. In fact, the proposed Lot 1 of the development shows the dispersion field almost on the property line of Parcel 4 of PM 14298. What is to keep the effluent from laterally migrating into adjoining properties, slopes and roads? Because of the topography of the area, virtually all of the dispersion fields are on slopes making the threat of washouts very real as the effluent dispersion tubes are installed minimally under the existing grade, usually six to twelve inches.

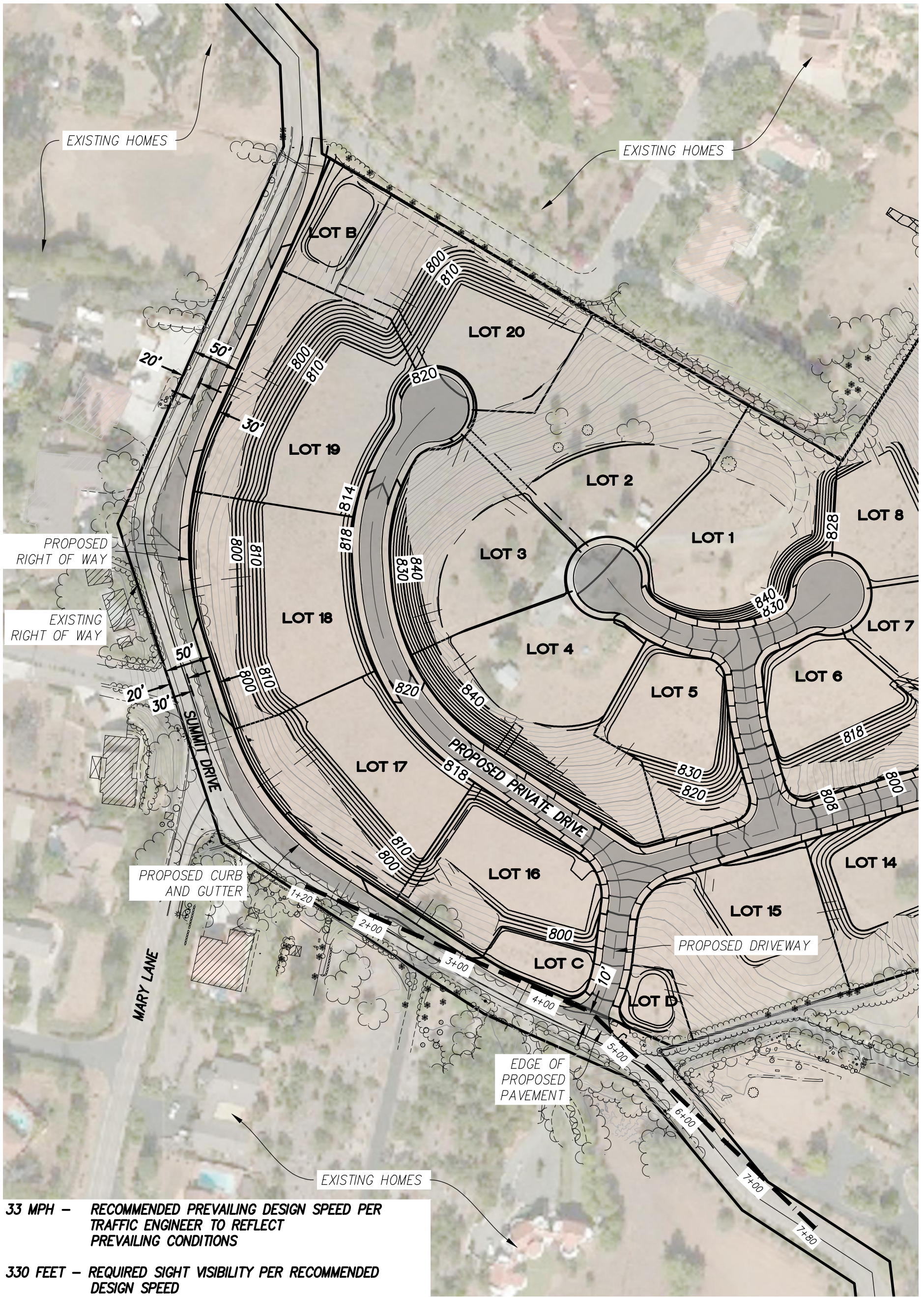
Normal septic systems have setback requirements from slopes, structures and property lines. The plan given to us at the January meeting does not show any of these setbacks, if required. Are there reserve field requirements for these dispersion fields and if so, why are they not shown on the plan we were given?

Thank you in advance for your consideration and study on these two comments. We look forward to your responses.

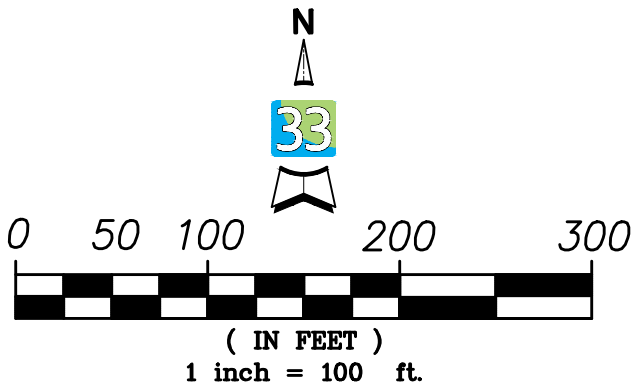
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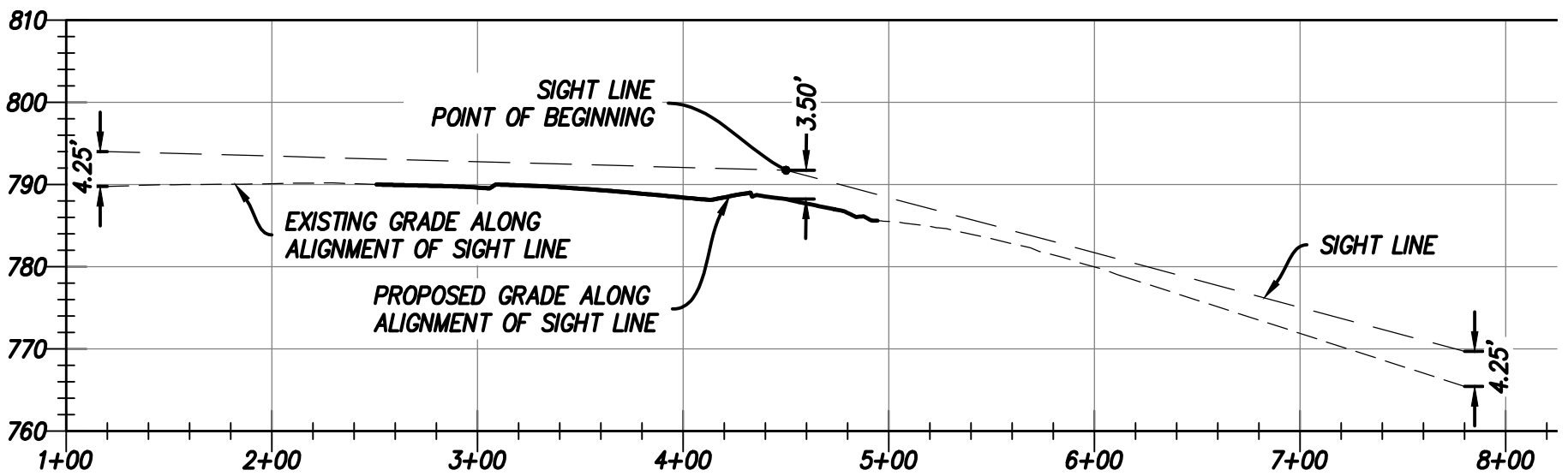


SUMMIT ESTATES SIGHT VISIBILITY EXHIBIT



SCALE: 1"=100'	DRAWN BY: CM
DATE: 07/29/2020	CHECKED BY: LZ
JOB NO.: 1599.10	
SHEET: 1 OF 2	

latitude **33**
PLANNING & ENGINEERING
9968 Hibert Street 2nd Floor, San Diego, CA 92131
Tel 858.751.0633



SIGHT LINE PROFILE

SCALE: 1" = 80' HORIZ
1" = 20' VERT

**SUMMIT ESTATES
SIGHT VISIBILITY EXHIBIT**

SCALE:	SEE ABOVE	DRAWN BY:	CM
DATE:	07/29/2020	CHECKED BY:	LZ
JOB NO.:	1599.10		
SHEET:	2 OF 2		

latitude **33**
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