

Public Correspondence

I would like to provide the below written correspondence between the Applicant David Stagg and myself regarding the abovementioned zoning hearing. To summarize my concerns related to the project:

I have no concerns with the overall scope of the project, but because you are making the applicant David Stagg construct major retaining walls not only on his property but on the street leading up to his property, it puts a portion of the construction directly across the street from my home. See picture below of where he is required to increase the width of the street across from my home. The area in red is the approx location of the retainer walls to be built. This view is from my driveway but also roughly from both my living room window and outside deck:



What the plans for this project do NOT show is what I would like addressed. You can see from the below correspondence that Mr. Stagg is in agreement with my thoughts but I wanted to make it public record that:

- a. There is nothing in the plan that shows what the final finish of the concrete retainer walls will look like, or if there would even be a finish put on the concrete at all after it is formed. What I would like to see is that there is some sort of stucco finish put on the wall with a color that is complimentary to the hillside surrounding it.
- b. Two of the trees that are planned for removal are on the street directly across from my property (see picture above within the red area). They have provided privacy between my home and 124 Foxwood directly across the street. The plans state that 15 gallon trees must be planted for those taken out but it does not state where they should be planted. I would like for a replacement of the two trees (type is not imp to me) that are being removed to be in the same general area in the roadway right of way so

that the same privacy is achieved between the two homes. (note that 124 is not Mr. Staggs property but you are still making him widen the road at that point)

- c. Water drainage under the new constructed roadway: The current drainage pipe where the road will be widened is not sufficient to hold the amount of water required during the periods of greatest rainfall up in the Woods. Asking that if they are replacing the pipe as part of the construction anyway to increase the size.
- d. Lastly, Foxwood Road up to this point in time has been recognized by the County as a roadway but is not a County maintained roadway. Things like the slurry coat work done up in Los Trancos Woods last Fall, for example, skipped over our roadway and the residents of Foxwood had to pay for it themselves while all our other neighbors received the work on the roadways up here free by the County. You are asking Mr. Stagg to pay hundred of thousands of dollars to widen Foxwood Road up to his property to your current standards. This equates to a significant portion of Foxwood Road. The least you can do after making him spend his own money to widen the road is to now put Foxwood Road on the list of County maintained roadways moving forward. I would like for this to be noted and for you to ask whomever is required to help make this happen.

Thank you,

Marc Levaggi