

**Environmental Division Review Comments**  
**Land Use Designation Changes**  
**County Plan LU-020-08: Marston LLC Properties**  
*September 4, 2008*

**General:**

1. These parcels are situated in the Yarmouth Creek watershed of the County and may be subject to the goals and priorities of the approved watershed management plan.
  
2. There are significant environmental concerns with this proposed change. The suitability of the soils to adequately and safely handle traditional septic systems, as determined by the Health Department, will determine the ultimate lot yield for these four parcels under this application, not the zoning. If the applicant uses advanced treatment-type septic systems to increase the lot yield, the issue of inadequately treated sewage from septic systems causing groundwater contamination may not be a serious issue as indicated in the applicant's report. The expansion of the PSA to incorporate the parcels could lead to increases in density (through future rezoning), which leads to increases in nonpoint source pollution through increases in impervious cover over what the current R1 zoning allows. The RPA on these lots is unknown but generally follows the eastern and western edges of these parcels. There are also unknown quantities of steep slopes on these parcels.