

County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org



STAFF REPORT
Zoning Administration
August 5, 2021
Public Hearing
Item No. 2

Staff Contact: Robert Salisbury
(408) 299-5785, Robert.Salisbury@pln.sccgov.org

File: PLN16-10700-EXT

Extension of time for a four-lot subdivision Tentative Parcel Map at 10164 Pacheco Pass Highway

Summary: Extension of time for a minor 4-lot subdivision tentative map approved by the Zoning Administrator on March 1, 2018. Located at 10164 Pacheco Pass Highway in unincorporated Gilroy.

Owner: Pacheco Pass Land and Cattle LLC
Applicant: Ryan Amaya
(Kier & Wright Civil Engineers and Surveyors)
Address: 10164 Pacheco Pass Highway,
Hollister, CA 95023
Present Land Use: Single Family Residence
Grazing
Supervisory District: #1

General Plan Designation: Ranchlands &
Roadside Service
Zoning: AR-sr & RS-sr
APNs: 898-20-043, - 036, -033, -032;
898-59-008, -007, 002, -003, -004,
& 009; 898-58-002
Habitat Plan: Yes; not a Covered Project
Williamson Act: Yes

RECOMMENDED ACTIONS

- A. Approve the use of a prior CEQA document (2017 Initial Study/Negative Declaration for General Plan and Zoning Amendments related to Roadside Services).
- B. Approve request for extension of time for a four-lot minor subdivision tentative parcel map, located at 10164 Pacheco Pass Highway, Gilroy, to March 1, 2023, with recommended Conditions of Approval outlined in Attachment C.

ATTACHMENTS INCLUDED

Attachment A – CEQA Determination - Use of a Prior CEQA document

Attachment B – Extension Request Letter
Attachment C – Proposed Extension Conditions of Approval
Attachment D – Tentative Map Conditions of Approval
Attachment E – Location & Vicinity Map
Attachment F – Approved Tentative Map

PROJECT DESCRIPTION

The proposed project is a request for an Extension of Time for a four-lot minor subdivision Tentative Map (refer to Attachment F). The previously approved Tentative Map, approved on March 1, 2018 by the Zoning Administrator, subdivided two parcels of land measuring 3,239 acres and 6,012 acres in size, and bisected by Highway 152. The resulting lots approved by the Zoning Administrator included the following: Parcel 1 – 110 acres; Parcel 2 – 5 acres; Parcel 3 – 5 acres; and Parcel 4 – 5 acres. The granting of the Extension of Time would add 24 months (based on Applicant's request) to the initial life of the Tentative Map, thereby extending the life of the approved Tentative Map to March 1, 2023.

The property is currently enrolled in active Williamson Act Contracts (**Contract No. 67.024** covering APNs 898-20-032, 033, 036, and 043; **Contract No. 67.025** covering APN 898-58-001; and **Contract No. 72.145** covering APNs 898-59-006, 007, 008.) Subdivision conditions of approval require the property owner to rescind the current Williamson Act contract and enter into a new contract after recordation of the Final Map.

Setting/Location Information

Subject property is located at 10164 Pacheco Pass Highway, adjacent to Casa De Fruta Orchard Resort, in the unincorporated area of Gilroy. The property is approximately 10 miles east of Gilroy, and 10 miles north of Hollister. A location/vicinity map has been included with this Staff report as Attachment E. An unnamed tributary of Pacheco Creek runs through the property.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The environmental impacts of the proposed 4-lot subdivision project have been adequately evaluated in the Initial Study/Negative Declaration dated June 16, 2017, that also covered any environmental impacts from the General Plan and Zoning Ordinance amendments related to Roadside Services. Said Negative Declaration as adopted on March 1, 2018, at the time the Tentative Map was approved by the Zoning Administrator. There are no new significant impacts beyond those previously analyzed under the original approval. The use of the prior CEQA document – the Negative Declaration adopted by the Zoning Administrator in March 2018 – is adequate for this proposed extension of time.

B. Habitat Plan

The subject property is located in the Santa Clara Valley Habitat Plan Area and the Private Development Area is designated Area 1: Private Development Area Covered. However, due to the lack of improvements associated with the subdivision, the project was not a covered project under the Habitat Plan. The project was conditioned to require a note on

the Final Parcel Map that states: “*Development of parcels shall comply with the Santa Clara Valley Habitat Conservation Plan,*” (refer to Condition No. 8 in Attachment D) and this condition has been included with the Conditions of Approval for this extension (refer to Condition No. 12 in Attachment C)

C. Project/Proposal

The County Ordinance Code requires that Extension of Time requests for tentative maps be processed in the same manner as the original tentative map approval. Based on an amendment to the Ordinance Code related to the processing of subdivision in March 2018, a Tentative Parcel Map is required to be heard by the Zoning Administrator. As such, the extension request is considered by Zoning Administrator (Hearing Officer) at a Zoning Administration hearing. As part of the consideration of an Extension of Time application for a tentative map, each agency to which the subdivision was originally referred is given an opportunity to evaluate whether there are any current circumstances which would make the proposed subdivision extension unlawful.

Neither State law, the County Ordinance Code, nor Zoning Ordinance specify any findings or criteria which are to govern the approval authority’s consideration of a tentative map extension request. When considering extension requests, the approval authority shall consider the factors giving rise to the need for the extension, including economic factors, special circumstances and/or difficulties in satisfying tentative map conditions, or specific problems associated with the processing of the final or parcel map. However, no circumstances have arisen that require modification to previously approved Conditions of Approval (refer to Attachment D). As a result, only minor revisions to the format of Conditions of Approval have been made to align the conditions with the Department’s current template for conditions.

For reference purposes, County Ordinance Code Section Cl2-79 (a), (b) and (c) (Extension of time to file final or parcel maps) are listed below:

- (a) Upon application by the subdivider filed prior to the expiration of the approved, or conditionally approved tentative map, the original approval authority may extend the expiration date for periods not exceeding a total of five (5) years, provided, however, that no single application for extension hereunder shall be granted for a period exceeding thirty (30) months.**
- (b) Requests for time extensions for all subdivision tentative map approvals shall include a letter describing the circumstances necessitating the additional time, a master application form, and the appropriate filing fee as established by the Board of Supervisors. Such requests shall be processed along the same channels and in the same manner as the original tentative.**
- (c) Prior to the expiration of an approved or conditionally approved tentative map, upon the application by the subdivider to extend**

that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved or denied, whichever occurs first.

In the case of the subject subdivision, the tentative map was originally approved by the Zoning Administrator on March 1, 2018, and was valid for an initial period of 36 months, having an expiration date of March 1, 2021.

On February 26, 2021, the Applicant submitted a request in writing for extension of the approved tentative map. As noted in their extension request (refer to Attachment B) the applicant stated that delays arose due to COVID-19, and that it took longer than expected to abate a grading violation, the completion of which is a Condition of Approval (refer to Condition No. 11 in Attachment C and Condition No. 5 in Attachment D) and for recording the Final Map.

This is the first discretionary extension applied for by the Applicant, pursuant to County Ordinance Code Section C12-79. If this extension is granted by the Zoning Administrator, the tentative map will have a new expiration date of March 1, 2023 and the Applicant may apply for additional extensions of time totaling 36 additional months, for a total of 60 months or five (5) years.

BACKGROUND

On July 22, 2016, the Applicant submitted a subdivision application to create four new parcels from two existing parcels on Pacheco Pass Highway, located within the unincorporated County, east of Gilroy. At the time of application submittal, the existing minimum lot size requirements in the Roadside Services zoning ordinance was 20 acres, and the Santa Clara County General Plan (Book B) did not contain an allowable density policy for these areas. Staff evaluated the variety of uses permitted by the Roadside Services land use designation and zoning, and determined that the 20-acre minimum lot size was excessive, and, since leasing portions of a legal parcel is not allowed under the Subdivision Map Act, the then-specified 20-acre minimum lot size requirement was unduly restrictive.

As a result, the County initiated a General Plan and Zoning Ordinance Amendment which modified the allowable uses and the minimum lot size requirements for the Roadside Service Land Use Designation and the RS Zoning District. This amendment, adopted by the Santa Clara County Board of Supervisors and effective as of October 12, 2017, reduced the minimum lot size in Roadside Services areas from 20 to 5 acres, and modified the allowable uses within Roadside Service Land Use Designation and RS Zoning District to include single-family residential uses incidental to a legally established non-residential use on the property.

The application for the four-lot subdivision was deemed complete on January 3, 2017, pending the approval of the Roadside Services General Plan and Zoning Amendments, which went into effect October 12, 2017, during the County General Plan Amendment window.

On March 1, 2018, the Zoning Administrator approved the tentative map with associated Conditions of Approval for a period of 36 months. Said Conditions of Approval have been reformatted and can be referenced in Attachment C, with minor edits provided through the subject extension request.

On February 26, 2021 the applicant submitted a request for an Extension of Time and paid the required application fee. Staff deemed the application complete on March 24, 2021. Public notification is not required for an Extension of Time request for a Tentative Map.

STAFF REPORT REVIEW

Prepared by: Robert Salisbury, Senior Planner
Reviewed by: Leza Mikhail, Interim Planning Manager/Zoning Administrator

DS
RS



County of Santa Clara

Attachment A

Department of Planning and Development

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110



Administration	Development Services	Fire Marshal	Planning
Phone: (408) 299-6740	(408) 299-5700	(408) 299-5760	(408) 299-5770
Fax: (408) 299-6757	(408) 279-8537	(408) 287-9308	(408) 288-9198

USE OF A PRIOR CEQA DOCUMENT NEGATIVE DECLARATION

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of a Negative Declaration which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Negative Declaration.

File Number	APN(s)	Date
PLN21-10700-EXT	898-20-032, -036, others	7/30/2021
Project Name	Project Type	
Burdette Subdivision Extension	Residential/Commercial	
Owner	Applicant	
Pacheco Pass Land and Cattle LLC	Ryan Amaya /Kier & Wright	
Project Location		
10164 Pacheco Pass Highway in unincorporated Santa Clara County		
Project Description		
Extension of time for a four lot minor subdivision to create 4 lots of 5, 5, 7, and 110.2 acres, respectively, with 2 remainder lots.		
Background and Summary of Findings		

Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all development permits processed by the County Planning Office which require discretionary approval are subject to environmental review. If a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project, a new negative declaration or EIR is not required unless (a) substantial changes are proposed in the project which will result in new significant environmental effects, (b) substantial changes have occurred with respect to the circumstances (background conditions) which will result in the identification of new significant impacts, or (c) new information is available which shows that the project will have new or more intensive significant impacts or new mitigation measures and alternatives which were previously found to be infeasible (in the prior CEQA document) would now in fact be feasible (CEQA Guidelines 15162).

The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. As such the environmental impacts of the project have been adequately evaluated in the Negative Declaration adopted by the Board of Supervisors on September 12, 2017 for the project entitled "Roadside Services Zoning Ordinance Amendment" and that no further environmental review is required under the California Environmental Quality Act,

Approved by:
Robert Salisbury, Senior Planner

DocuSigned by:
Robert Salisbury
C140DFC1F718456...
Signature

7/30/2021

Date



February 5, 2021

Robert Salisbury, Senior Planner
Planning Department
County of Santa Clara
70 West Hedding, 7th Floor
San Jose, CA 95110

Re: Tentative Map 10700-16S – 10164 Pacheco Pass Highway,
Hollister

Dear Mr. Salisbury,

Enclosed please find an application for the extension of Tentative Map 10700-16S, which was approved for a 4-Lot Subdivision at 10164 Pacheco Pass Highway, Hollister. The Conditions of Approval for this project are dated March 1, 2018. This letter shall serve as a letter of justification for this request.

In accordance to Santa Clara County Code County Code Sec. C12-79, I am hereby requesting an extension of the map for a period of 24 months. As you are aware, I have been working to address the grading permitting issues as required by Condition #5. However, due to delays related to required technical studies, negotiations with Department of Roads and Airports related to Condition #19 and delays due to COVID 19, all Conditions of Approval cannot be completed by March 1, 2021. While the intent is to complete all Conditions of Approval as soon as possible, I am requesting a 24-months extension to provide for unforeseen delays.

Also in accordance with Sec C12-79 (c), it is my understanding that upon submittal of this application, the tentative map shall automatically be extended for 60 days or until the application for action on this application is taken, or whichever comes first.

If you need any additional information regarding this application please feel free to contact Ryan Amaya at ramaya@kierwright.com or (408) 727-6665, as my representative for this application.

Sincerely,

Shawn Bourdet

ATTACHMENT C

SUBDIVISION EXTENSION OF TIME CONDITIONS OF APPROVAL

Date: August 5, 2021
Owner/Applicant: Pacheco Pass Land and Cattle LLC/ Ryan Amaya
Location: 10164 Pacheco Pass Highway, Hollister, CA 95023
File Number: PLN17-10600-EXT
CEQA: Prior Use of CEQA – Negative Declaration (March 2018)
Project Description: Extension of time for a 4-lot subdivision tentative map

If you have any question regarding the following Conditions of Approval, please call the person whose name is listed as the contact for that agency. He or she represents a particular specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Robert Salisbury	(408) 299- 5795	robert.salisbury@pln.sccgov.org
Habitat Plan	Joanna Wilk	(408) 299-5790	joanna.wilk@pln.sccgov.org
Land Development Engineering	Darrell Wong	(408) 299 – 5735	darrell.wong@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Environmental Health	Darrin Lee	(408) 299-5748	Darrin.lee@deh.sccgov.org
Geology	Jim Baker	(408) 299-5774	Jim.baker@pln.sccgov.org

STANDARD CONDITIONS OF APPROVAL

PLANNING

1. The parcel configuration shown on the Tentative Map date-stamped March 1, 2018 shall be the approved configuration, and are not amended through the subject Extension of Time request.
2. The Parcel Map shall include a note stating Parcel Nos 2, 3, and 4 are not approved building sites. These parcels have not been evaluated for development, as no roadside service use was proposed.
3. The base zoning district for Parcel Nos. 2, 3 and 4 is Roadside Services. Any subsequent roadside service development proposed on Parcels 2-4 shall conform to the development

standards of RS zoning district; and shall be subject to a Use Permit and environmental review under CEQA.

4. The base zoning district for Parcel 1 is Agricultural Ranchlands. No development or improvement is proposed on Parcel 1 with this subdivision. Any subsequent development proposed must conform to the development standards of AR zoning district.
5. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during grading and/or construction activities, work shall be temporarily halted in the vicinity of the discovered materials. Workers shall not alter or disturb the materials and their context until a qualified professional archaeologist has evaluated the materials and provided recommendations for treatment/preservation and documentation of the discovered archaeological and/or Native American resources. Documentation of treatment of the resources shall be submitted to the County Department of Planning and Development staff upon completion of construction.

WILLIAMSON ACT

6. Once the recordation of the Final Subdivision Map is completed and new Assessor Parcel Numbers are obtained for the new lot configurations, the property owner shall obtain Board of Supervisor's approval to Rescind and Enter into a new Williamson Act Contract to a) consolidate all three contracts into one contract or b) enter into one separate contract for the subdivided parcel and the remaining lands. The property owner shall submit one copy each of the recorded Williamson Act Contracts to the Planning Office. If a new Williamson Act Contract is not obtained, the new parcel configurations may initiate the "non-renewal" process for the contracts, as the new parcels may not be in conformance with the current contracts.
7. The property owner shall submit one copy each of the new recorded Williamson Act Contracts to the Planning Office **within one year of recording the final map.**

DEPARTMENT OF ENVIRONMENTAL HEALTH

8. For each of the proposed lots, **prior to obtaining any future Planning and Development permits for commercial use (and possible ancillary residential use)**, availability of potable water shall be demonstrated by obtaining water clearance from the Department of Environmental Health.

LAND DEVELOPMENT ENGINEERING

9. All new on-site utilities, mains and services shall be placed underground and extended to serve any future development. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

FIRE MARSHAL'S OFFICE

10. Development of the proposed lots is subject to future review and evaluation for fire department access and water supply, including but not limited to compliance with PRC-

4290, CFMO-A1 and CFMO-W1. At such time as, a Planning and Development Permit application is submitted, FMO review and approval shall be required.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO MAP RECORDATION

PLANNING

11. **Prior to recordation of the Final Parcel Map**, the grading violation located on APN 898-24-038 shall be fully abated.

HABITAT PLAN

12. **Prior to Final Parcel Map recordation**, a note shall be placed on the signature sheet that states, "Development of parcels shall comply with the Santa Clara Valley Habitat Conservation Plan."

DEPARTMENT OF ENVIRONMENTAL HEALTH

13. **Prior to recordation of the Final Map**, the existing septic system (Lot #1) must be evaluated by a licensed septic tank contractor or pumper. (Refer to Santa Clara County Onsite System Manual, pages 1-3 and 4). The evaluation must include pumping, inspecting and water testing the septic tank, and a 30-minute water test of the leachlines. The evaluation is necessary to ensure that the existing system is in adequate working condition, and if it is not, that sufficient area is available for a septic system repair before any further development on the parcel is approved.

LAND DEVELOPMENT ENGINEERING

Maps

14. Prepare and submit a Parcel Map for review and approval by the County Surveyor.
15. Parcels 1, 2, 3, and 4 shall be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act map recordation.
16. Existing and set permanent survey monuments shall be verified by inspectors prior to final acceptance of the improvements by the County. Any permanent survey monuments damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.
17. A monument bond shall be posted **prior to Final Parcel Map recordation**.

Utilities

18. Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
 - a. Gas Company

- b. Electric Company
- c. Telephone Company
- d. Water Company

(Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

Dedications and Easements

19. The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office.

- a. Offer to dedicate a minimum 25-foot wide or 5 feet beyond top of bank, whichever is greater, easement to the public and the County for storm-drainage purposes for all swales and channels effected by this development that pass drainage through the site.

20. Please include all applicable easements affecting the parcel with benefactors and recording information on the parcel map.

Other Conditions

21. Should the project change and require improvements, the improvement plans shall be reviewed for approval by LDE.

Department of Roads & Airports

22. **Prior to Final Parcel Map recordation**, the gate located within the County right-of-way shall be removed to the satisfaction of Roads and Airport Staff.

ATTACHMENT D
FINAL Conditions of Approval
10700 – 16S
4-lot Subdivision on Pacheco Pass Highway

Owner/Applicant: Pacheco Pass Land and Cattle LLC/ Ryan Amaya
File Number: 10700 – 16S
Location: 10164 Pacheco Pass Highway, Hollister, CA 95023
Project Description: Proposed Tentative Map for a 4-lot subdivision of two parcels (6,242± acres and 3,178± acres respectively) into four lots of 110.2, 5, 5, and 7.47 acres located within the AR-sr and RS-sr zoning district.

Items marked with an asterisk (*) must be completed prior to submittal of the final.
Items marked with two asterisks (**) must be completed prior to map recordation.

PLANNING

Contact Robert Salisbury at (408) 299-5785, or e-mail: robert.salisbury@pln.sccgov.org regarding the following conditions:

1. The parcel configuration shown on the Tentative Map date-stamped March 1, 2018 shall be the approved configuration.
2. The Parcel Map shall include a note stating Parcel Nos 2, 3, and 4 are not approved building sites. These parcels have not been evaluated for development as no roadside service use was proposed.
3. The base zoning district for Parcel Nos. 2, 3 and 4 is Roadside Services. Any subsequent roadside service development proposed on Parcels 2-4 shall conform to the development standards of RS zoning district; and shall be subject to a use permit and environmental review under CEQA.
4. The base zoning district for Parcel 1 is Agricultural Ranchlands. No development or improvement is proposed on Parcel 1 with this subdivision. Any subsequent development proposed must conform to the development standards of AR zoning district.
- 5.* The grading violation located on APN 898-24-038 shall be fully abated **prior to submittal of the Final Parcel Map**.

Williamson Act

- 6.** **Prior to Final Parcel Map recordation**, the property owner shall obtain Board of Supervisor's approval to Rescind and Enter into a new Williamson Act Contract to either a) consolidate all three contracts into one contract, or b) enter into one separate contract for the subdivided parcels and the remaining lands.

- 7.** The property owner shall submit one copy each of the recorded Williamson Act Contracts to the Planning Office, **prior to Final Parcel Map recordation.**

Habitat Plan

- 8.** **Prior to Final Parcel Map recordation**, a note shall be placed on the signature sheet that states, "Development of parcels shall comply with the Santa Clara Valley Habitat Conservation Plan."

LAND DEVELOPMENT ENGINEERING:

Contact Christine Hii (408-299-5716 / christine.hii@pln.sccgov.org) regarding the following conditions:

- 9.** Prepare and submit a Parcel Map for review and approval by the County Surveyor.
- 10.** Parcels 1, 2, 3, and 4 must be surveyed by a Licensed Land Surveyor or Registered Civil Engineer. Monuments shall be set, reset, or verified in accordance with County standards, the California Subdivision Map Act, and/or the California Land Surveyor's Act map recordation.
- 11.** A monument bond shall be posted **prior to Final Parcel Map recordation.**

Utilities

12. All new on-site utilities, mains and services shall be placed underground and extended to serve any future development. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.
- 13.** Provide letters from the utility companies stating that all easements and financial obligations have been satisfied. These shall include:
- a. Gas Company
 - b. Electric Company
 - c. Telephone Company
 - d. Water Company
- (Contact the utility companies immediately as these clearances may require over 90 days to acquire.)

Dedications and Easements:

- 14.** The following offers to dedicate easements shall be submitted to LDE. All easement dedications shall include legal descriptions, plats, and corresponding documents to be reviewed and approved by the County Surveyor's Office. The owner/ applicant will be required to record the document with the County's Recorder's Office after reviewed and approved by the County Surveyor's Office.
- a. Offer to dedicate a minimum 25-foot wide or 5 feet beyond top of bank, whichever is greater, easement to the public and the County for storm-

drainage purposes for all swales and channels effected by this development that pass drainage through the site.

- 15.** Please include all applicable easements affecting the parcel with benefactors and recording information on the parcel map.

Other Conditions:

- 16.** Should the project change and require improvements, the improvement plans shall be reviewed for approval by LDE.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Contact Darrin Lee (408-299-5183 / Darrin.Lee@deg.sccgov.org for questions regarding the following:

- 17.** **Prior to Final Parcel Map recordation**, the existing septic system (Lot #1) must be evaluated by a licensed septic tank contractor or pumper. (Refer to Santa Clara County Onsite System Manual, pages 1-3 and 4). The evaluation must include pumping, inspecting and water testing the septic tank, and a 30-minute water test of the leachlines. The evaluation is necessary to ensure that the existing system is in adequate working condition, and if it is not, that sufficient area is available for a septic system repair before any further development on the parcel is approved.

https://www.sccgov.org/sites/cpd/programs/LU/Documents/LU_Onsite_Systems_Manual.pdf

18. For each of the proposed lots, **prior to obtaining any future Planning and Development permits for commercial use** (and possible ancillary residential use), availability of potable water shall be demonstrated by obtaining water clearance from the Department of Environmental Health.

ROADS AND AIRPORTS

Contact Rocelia Kmak (408) 573-2464 or email at Rocelia.Kmak@rda.sccgov.org for questions regarding the following.

- 19.** **Prior to Final Parcel Map recordation**, the gate located within the County right-of-way shall be removed to the satisfaction of Roads and Airport Staff.

FIRE MARSHAL OFFICE

Contact Mac Bala at 408-299-5763 or mac.bala@pln.sccgov.org for question.

20. Development of the proposed lots is subject to future review and evaluation for fire department access and water supply. At such time as a Planning and Development Permit application is submitted, FMO review and approval shall be required.

ATTACHMENT E Location/Vicinity Map



ATTACHMENT F

Approved Tentative Map

