

Property Description

Parcel # 825-38-018

3.19 acres in city of San Martin. Located on the Corner of San Martin Avenue. and Sycamore Avenue. The property is located across the street from the commercial business, Peterson Tractor and Highway 101 off ramp. Adjacent to the property is commercial property, Windmill storage and Highway 101 on ramp.

Land is flat, minimal grading needed. A gravel surface along with 1800sq. ft. of permeable concrete for entrance/driveway. Two 25 ft. exit/entrance gates located at the southwest end of property (Sycamore Ave). Approximately 7000 sq. ft. of planting including ground cover, trees, and shrubs surrounding the property, including a 6' high wood slatted fence with trees and plants acting as the privacy screening in accordance with the San Martin General Plan.

5 parking spaces, 1 ADA parking space.

A 50 sq. ft. commercial business sign, approx. of 100 ft. off the corner of San Martin Avenue and Sycamore Avenue.

A 500-gallon portable water storage tank on property.

Low level lighting.

City water and septic system.

A proposed 40ft. x 30ft. (1200 sq. ft.) multiuse structure.

Business Description /Owner Statement

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South Bay Water Filter sales and service

www.sbwaterfilters.com

My name is Mike McLennan. I am a plumbing contractor, license #572745.

My business, South Bay Water Filters, installs whole house water filtration and conditioning systems in residential dwellings. We service homes in San Mateo and Santa Clara counties. This service is done off-site with subcontractors, no plumbing trucks coming to or from this property.

Onsite service, South Bay Water Filters will install water filtration systems on travel trailers, RVs, and motor homes. We service one trailer at a time, averaging one trailer/RV a day. This service is by appointment. General power and plumbing tools/ materials used. (See below)

I propose a 40ft X 30ft. (1200sq. ft.) multiuse structure. Service area for travel trailer/RV water filtration system installation. Storage area, and office.

The Halo 5 water filtration tanks will be stored here. These tanks measure 12inches x 52inches. I keep 10 – 15 tanks in stock. The storage area will also house copper piping/fittings, PVC piping/fittings, and general tools. There are no chemicals stored onsite. Halo 5 water filtration and conditioning systems are chemical free.

One employee running daily operations.

Hours of Operation Monday - Friday 8:30am – 4pm