

Planning Commission Staff Report
Item # 1, November 6, 2025
Williamson Act Contract Cancellation No. PA-2400082
Minor Subdivision and Lot Line Adjustment No. PA-2400337
Prepared by: Alisa Goulart

PROJECT SUMMARY

Applicant Information

Property Owner: Ramandeep Singh
Project Applicant: Shoup Land Surveying (c/o John Shoup)

Project Site Information

Project Address: 5677 East Peltier Road, Acampo
Project Location: On the north side of East Acampo Road, 0.6 miles east of State Route 99, Acampo.

Parcel Number (APNs):	005-180-32, -33	Water Supply:	Private
General Plan Designation:	A/G	Sewage Disposal:	Private
Zoning Designation:	AG-40	Storm Drainage:	Private
Project Size:	50 acres	100-Year Flood:	No
Parcel Size:	50 acres	Williamson Act:	Yes
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment C)

Project Description

This project involves a Lot Line Adjustment between a 0.35-acre parcel and a 49.65-acre parcel to create a 5-acre and a 45-acre parcel. The 49.65-acre parcel is currently under Williamson Act Contract No. WA-71-C1-0295. The project also includes a Minor Subdivision to subdivide the resulting 45-acre parcel into a 5-acre parcel and a 40-acre parcel.

Because the Williamson Act prohibits a Lot Line Adjustment that would result in a parcel less than 10 acres in size, the applicant has also filed a Williamson Act Contract Cancellation to remove 9.65 acres from the Williamson Act contract. This will facilitate the Lot Line Adjustment which proposes to create a 5-acre parcel. The remaining acreage removed from contract comprises the 5-acre parcel to be created by the Minor Subdivision.

This proposed 5-acre parcel is being created under the size exception provision of Development Title Section 9-203.030(a)(1)(D), which permits the creation of 2 substandard lots, provided each contains one single-unit dwelling constructed prior to 1961. The existing dwellings on the subject parcel meet this requirement.

To comply with cancellation requirements, a Notice of Nonrenewal (PA-2400081) has been recorded for the 9.65-acre portion proposed for removal from contract.

Recommendation

1. Forward the County Assessor Valuation letter for the cancellation fee amount of \$56,875 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);
2. Forward the Finding No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);
3. Forward Williamson Act Contract Cancellation No. PA-2300137 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F);
4. Forward Minor Subdivision and Lot Line Adjustment No. PA-2400337 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: October 17, 2025

Number of Public Hearing notices: 296

Date of Public Hearing notice mailing: October 17, 2025

Referrals and Responses

- **Project Referral with Environmental Determination** • **OPR State Clearinghouse #:** N/A
- Date:** February 7, 2025; **Re-referral Date:** February 7, 2025 • **Negative Declaration Posting Date:** N/A

Agency Referrals	Response Date – Project Referral	Response Date- Re-Referral
County Departments		
Assessor		
Ag Commissioner		
Community Development		
Building Division		
Fire Prevention Bureau		
Public Works		3/20/2025
Environmental Health	12/9/2024	
Sheriff's Office		
Supervisor: District 4		
State Agencies		
Fish & Wildlife, Division: 2		
Department of Conservation		
CA Native American Heritage Commission		
Federal Agencies		
U.S. Fish & Wildlife		

Agency Referrals	Response Date – Project Referral	Response Date- Re-Referral
Local Agencies		
S.J.C.O.G.	2/11/2025	
North San Joaquin Water Conservation District		
Airport Land Use Commission		
Miscellaneous		
North Valley Yokuts Tribe		
Farm Bureau		
United Auburn Indian Community		
Precissi Flying Service		
Buena Vista Rancheria		

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ANALYSIS

Background

On March 20, 2024, the applicant submitted Williamson Act Contract Cancellation No. PA-2400082 and Williamson Act Contract Notice of Nonrenewal PA-2400081, to remove from contract a 9.65-acre portion of a 49.65-acre lot. While the Nonrenewal application was processed immediately according to procedure¹, the Cancellation application was declared incomplete because the underlying project was not submitted. On September 9, 2024, the underlying project, Minor Subdivision and Lot Line Adjustment No. PA-2400337, was submitted. The Lot Line Adjustment proposes moving the lot lines between the 49.65-acre lot and an existing 0.39-acre lot to result in a 5-acre lot and a 45-acre lot. The Minor Subdivision proposes creating a 5-acre parcel from the 45 acres, which would be reduced to 40 acres.

Williamson Act

On January 6, 1976, the Board of Supervisors approved Williamson Act Contract No. WA-76-C1-0143 on APN: 005-180-33, which is the project site. The Williamson Act program, also known as the California Land Conservation Act, was established in 1965 and is a contract between a private landowner and the County that restricts land to agricultural or open space uses. Parcels under contract are assessed for property tax purposes at a rate consistent with their actual use, rather than their potential market value. The minimum initial term of the contract is 10 years and the contract automatically renews each year for an additional year unless a "Notice of Nonrenewal" is filed which begins the 10-year termination process. Property owners can also submit a Williamson Act Contract Cancellation to request immediate termination of the contract and must submit a Notice of Nonrenewal concurrently. Notice of Nonrenewal applications are processed at staff level, while Williamson Act Contract Cancellation applications may only be granted by the Board of Supervisors.

Lot Line Adjustment and Williamson Act

The Williamson Act regulates Lot Line Adjustments involving parcels under a Williamson Act Contract.² Among the regulations is the requirement that the parcels subject to contract must be large enough to sustain their agricultural use after the Lot Line Adjustment, which is defined as a minimum of 10 acres of prime farmland or 40 acres of non-prime farmland.³ The project site is designated as Prime Farmland by the Department of Conservation Farmland Mapping and Monitoring Program.

Approval of Lot Line Adjustment No. PA-2400337 will result in a 5-acre parcel, which does not meet the minimum size requirement for parcels designated as prime farmland under a Williamson Act Contract. Therefore, in order to facilitate the Lot Line Adjustment, the applicant has applied for a contract cancellation of the 5-acre portion affected by the Lot Line Adjustment.

Minor Subdivision

The 49.65-acre parcel is zoned General Agriculture with a 40-acre minimum size for creating new parcels (AG-40). This zoning would prevent approval of a Minor Subdivision creating a 5-acre parcel as the parcel would not conform to the zoning size minimum. Therefore, the applicant is utilizing the exemption found in Development Title Section 9-203.030(a)(1)(D) which permits 2 lots, each containing one single-unit dwelling and each consisting of less area and/or width than required in Table 9-203.030, may be created from an original parcel for the purpose of providing a separate lot for each dwelling, provided 1) the dwellings were constructed prior to February 9, 1961, and 2) the proposed subdivision of property complies with Sections 51230.1 and 66474.4 of the Government Code, both requiring parcels of a minimum 10-acre size, if the property to be divided is under a Williamson Act Contract.

¹ Government Code Section 51245

² Government Code Section 51257

³ Government Code Section 51222

Although our computerized building permit records don't contain a full account of building permits prior to 1961, we can rely on the County's 1960 Land Use Map which depicts all uses on properties in the County's jurisdiction in 1960. In this case, the 1960 Land Use Map depicts 2 dwellings in the current location, satisfying provision number 1. Provision number 2, complying with Sections 51230.1 and 66474.4 of the Government Code, which govern lot size for parcels under Williamson Act Contract, will be satisfied if the Williamson Act Contract Cancellation is approved.

Cancellation

Pursuant to Government Code Section 51282(a) and Development Title Section 9-702.090, the Board of Supervisors may grant tentative approval for cancellation of a Williamson Act contract only if the Board of Supervisors makes at least 1 of 2 findings found in Government Code Section 51282(a) and summarized below:

1. The cancellation is consistent with the purposes of the Williamson Act; and/or
2. The cancellation is in the public interest.

The applicant provided the bases to make Finding No. 1, that the cancellation is consistent with the purposes of the Williamson Act, and has provided analysis based on the required subfindings. (Attachment D) Staff recommends that this finding can be made in the affirmative.

Cancellation Value and Cancellation Fees

If the Planning Commission recommends approval of the cancellation to the Board of Supervisors, the Board of Supervisors will either deny the request or approve a Tentative Certificate of Cancellation with conditions and contingencies, including a cancellation fee calculated by the County Assessor. Before the Board can execute a Final Certificate of Cancellation, the landowner must pay the cancellation fee and satisfy any additional conditions and/or contingencies imposed by the Board. Once the conditions are satisfied, CDD will bring the Final Certificate of Cancellation before the Board of Supervisors for approval.

The County Assessor is responsible for computing the cancellation fee for the subject property based on 12.5% of the current market value. (Attachment G) Prior to approving a Tentative Certificate of Cancellation, the Board of Supervisors must certify the amount of the cancellation fee to the County Auditor. The fee calculation by the County Assessor is provided below:

APN: 005-180-33:

As-is Current Market Value	\$455,000
<u>12.5% Cancellation Rate</u>	<u>x .125</u>
Cancellation Fee	\$ 56,875

CEQA Exemption

The Community Development Department determined that the proposed Williamson Act Contract Cancellation, Minor Subdivision, and Lot Line Adjustment are exempt from CEQA under Categorical Exemption Class 4 (CEQA Guidelines Section 15304) and Class 5 (CEQA Guidelines Section 15305). The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

If the application is approved, a Notice of Exemption will be filed following approval of the Final Certificate of Cancellation. (Attachment C)

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the County Assessor Valuation letter for the cancellation fee amount of \$56,875 to the Board of Supervisors with a recommendation to certify the fee to the County Auditor (Attachment G);
2. Forward the Findings No. 1 and the related subfindings for Williamson Act Contract Cancellation to the Board of Supervisors with a recommendation to adopt (Attachment D);
3. Forward Williamson Act Contract Cancellation No. PA-2400082 to the Board of Supervisors with a recommendation to approve the Tentative Certificate of Cancellation (Attachment F).
4. Forward Minor Subdivision and Lot Line Adjustment No. PA-2400337 to the Board of Supervisors with a recommendation to approve with the recommended Conditions of Approval (Attachment H)

Attachments:

Attachment A – Site Plan and Map

Attachment B – Agency Response Letters

Attachment C – Environmental Document – Notice of Exemption

Attachment D – Findings for Williamson Act Contract Cancellation

Attachment E – Williamson Act Contract Cancellation No. PA-2400082

Attachment F – Tentative Certificate of Cancellation

Attachment G – Assessor's Valuation

Attachment H – Minor Subdivision and Lot Line Adjustment No. PA-2400337 Conditions of Approval

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Community Development Department

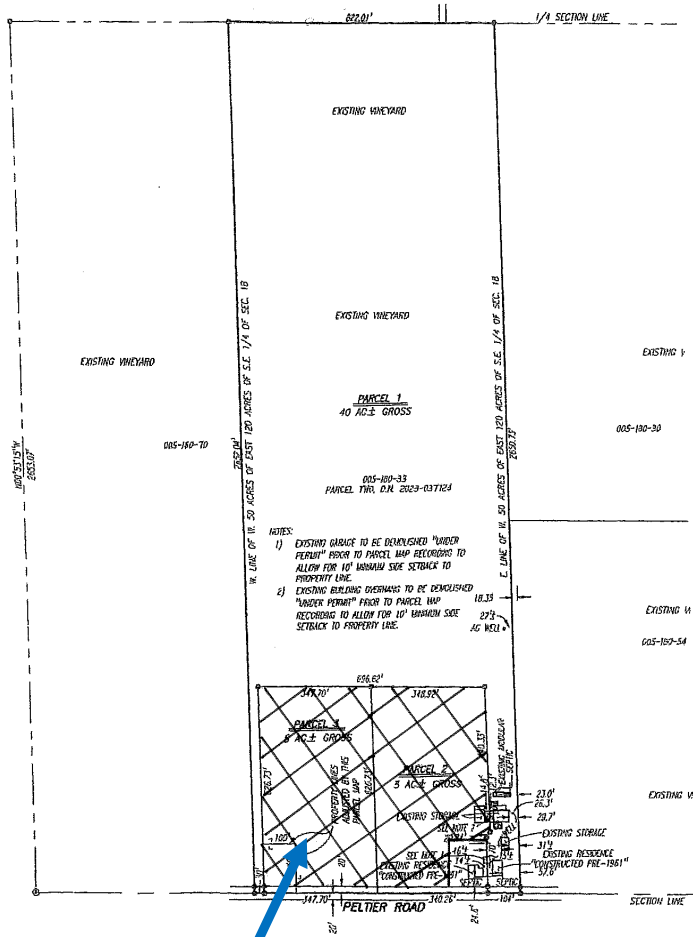
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Attachment A Site Plan and Map

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WILLIAMSON ACT CANCELLATION DETAIL



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Community Development Department

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Attachment B **Agency Response Letters**

PA-2400337 (MS, LA)

RECOMMENDATIONS:

- 1) A Parcel Map is required. (Development Title Section 9-501.030)
- 2) All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)
- 3) An Irrevocable Offer to Dedicate Road to result in a forty-two foot (42') wide right-of-way from the centerline of Peltier Road to the property line shall be required across the frontage of Parcel 1 and the westerly boundary of Parcel 3 to Parcel 1. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)

Informational Notes:

- (i.) At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.
- (ii.) Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger common plan of development, are required to obtain coverage under the current General Permit for Discharges of Storm Water Associated with Construction Activity.
- (iii.) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for stormwater devices, ponds and wetlands are available.

SR:GM:FS



Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS


Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

December 9, 2024

To: San Joaquin County Community Development Department
Attention: Alisa Goulart

From: Naseem Ahmed (209) 616-3018 
Senior Registered Environmental Health Specialist

RE: **PA-2400337 (MS), Early Consultation, SU-2400250**
5677 E. Peltier Rd., Acampo

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health Department prior to recordation of Parcel Map (San Joaquin County Development Title, Section 9-502.070(a)(c)).

Note: EHD has reviewed and approved a surface subsurface contamination report for this minor subdivision dated August, 2024 (SU-2400159).

2. A soil suitability and nitrate loading study incorporating proposed onsite waste water treatment system (OWTS) use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to approval of parcel map. (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

3. Prior to Parcel Map approval, applicant shall stake leach lines and property line to determine compliance with the San Joaquin County Sewage Standards. This shall be completed under a consultation permit and inspection with the Environmental Health Department. The fee will be based on the current schedule at the time of payment. (San Joaquin County Development Title, Section 9-872.4).
4. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the **Soil**

Suitability/ Nitrate Loading Study findings (San Joaquin County Development Title, Section 9-605.010).

5. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
6. Construct an individual domestic water well on proposed parcel 2 under permit and inspection by the Environmental Health Department prior to recordation of parcel map (San Joaquin County Development Title, Section 9-601.020(k)).
7. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ)
ADVISORY AGENCY NOTICE TO SJCOC, Inc.**

To: Alisa Goulart, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOC, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: February 11, 2025
Local Jurisdiction Project Title: PA-2400337 (MS, LA)
Assessor Parcel Number(s): 005-180-33
Local Jurisdiction Project Number: PA-2400337 (MS, LA)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Multi-Purpose Open Space Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Goulart:

SJCOC, Inc. has reviewed the application referral for PA-2400337 (MS, LA). This project consists of a Minor Subdivision and Lot Line Adjustment application involving 2 lots; one 49.65 acres in size and one 0.34 acres in size. The lot line adjustment will increase the size of the 0.34 acre parcel to 5 acres, resulting in Parcel 2. The subdivision will subdivide the remaining parcel into Parcel 1, containing 40 acres, and Parcel 3, containing 5 acres. All 3 resulting lots will have access from E. Peltier Road and will utilize on site wells, septic systems, and natural drainage. The project site is on the north side of E. Peltier Road, 3,450 feet east of N. State Route 99 E. Frontage Road, Acampo (APN/Address: 005-180-33 / 5677 E. Peltier Road, Acampo).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a Minor Subdivision with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a **90-day** process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOC, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:

- a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0574.



S J C O G, Inc.

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2400337 (MS, LA)

Landowner/Applicant: Ramandeep Singh

Assessor Parcel #s: 005-180-33

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Alisa Goulart

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



Community Development Department

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Attachment C **Environmental Document -** **Notice of Exemption**

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Community Development Department

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Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF EXEMPTION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk, County of San Joaquin

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

Project Title: Minor Subdivision and Lot Line Adjustment No. PA-2400337 and Williamson Act Contract Cancellation No. PA-2400082

Project Location - Specific: On the north side of East Acampo Road, 0.6 miles east of State Route 99, Acampo (APN/Address: 005-180-32, -33 / 5677 E. Peltier Rd., Acampo) (Supervisorial District: 4)

Project Location – City: Acampo

Project Location – County: San Joaquin County

Project Description: This project involves the cancellation of a portion of Williamson Act Contract No. WA-76-C1-0143 to remove 9.65 acres of parcels number 005-180-32 and -33, which total 50 acres, from contract. The cancellation is necessary to facilitate Lot Line Adjustment and Minor Subdivision No. PA-2400337. The proposed Lot Line Adjustment will reconfigure the 2 parcels into one 5-acre parcel and one 45-acre parcel. The resulting 45-acre parcel will then be subdivided into 2 parcels: one 5-acre parcel and one 40-acre parcel.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

Project Proponent(s): Ramandeep Singh / Shoup Land Surveying

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Alisa Goulart, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
Categorical Exemption. (Section 15304 and Section 15305)

Exemption Reason:
This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15304, Categorical Exemption Class 4 and Guidelines Section 15305, Categorical Exemption Class 5. The Class 4 exemption states that projects consisting of minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes are exempt from CEQA review. The Class 5 exemption includes minor alterations in land use limitations including minor lot line adjustments. Although this project will change the status of the Williamson Act contract and alter existing lot lines, it will not result in more than minor alterations to the land or the land use, therefore is exempt from CEQA.

Lead Agency Contact Person:
Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

Signature: _____ Date: _____
Name: Gerardo Altamirano Title: Deputy County Clerk
Signed by Lead Agency

Date Received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Community Development Department

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Attachment D **Findings for Williamson Act Contract** **Cancellation**

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FINDINGS FOR WILLIAMSON ACT CONTRACT CANCELLATION

PA-2400082

1. That the cancellation is consistent with the purposes of the Williamson Act;

This finding that the cancellation is consistent with the purposes of the Williamson Act can be made in the affirmative as described below in the subfindings.

- a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code.

This subfinding can be made because the landowner has served a Notice of Nonrenewal pursuant to Section 51245 of the Government Code. On March 20, 2024, the property owner submitted Notice of Nonrenewal No. PA-2400081 for the 9.65-acre portion of the parcel (APN: 005-118-33).

- b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.

This subfinding can be made because the cancellation is to allow a Lot Line Adjustment. There are not similar projects under Contract in the vicinity so this Application will not promote removal of Contracted land.

- c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan.

This subfinding can be made because the alternative uses for the 9.65 acres that are proposed for removal from Williamson Act contract are homesites. This parcel is designated as General Agriculture (A/G) in the 2035 General Plan, and residences are a permitted use on parcels designated as A/G. As a result, the alternative use of the site is consistent with the General Plan.

- d. The cancellation will not result in discontinuous patterns of urban development.

This subfinding can be made because the zoning of the subject lots (General Agriculture) is consistent with the zoning designations of the surrounding lots and the cancellation will not result in development that is not permitted on surrounding lots. The General Agriculture zoning designation permits a maximum of one single family residence and one accessory dwelling unit. Therefore, the cancellation will not result in discontinuous patterns of urban development.

- e. There is no proximate non-contracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land.

This subfinding can be made because the property owner does not own any contracted proximate land that could be used in the Lot Line Adjustment and Minor Subdivision. The purpose of the application is to create 2 parcels suitable for homesites. This application does not promote urban development as homesites are not an urban use and the remainder of the property will continue to be farmed.

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Attachment E

Williamson Act Contract Cancellation

No. PA-2400082

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COMMUNITY DEVELOPMENT DEPARTMENT
WILLIAMSON ACT CONTRACT CANCELLATION

PA2400082
FILE NUMBER: _____

Owner Information		Applicant Information	
Name: Ramandeep Singh		Name: Dillon & Murphy, c/o Joe Murphy	
Mailing Address: 7621 Spondid Way		Mailing Address: PO Box 2180	
Elk Grove, CA 95758		Lodi, CA 95241	
Phone: 916-897-0000		Phone: 209-334-6613	
Email: jattboy01@hotmail.com		Email: jmurphy@dillonandmurphy.com	
Applicant's Representative Information		Design Professional Information	
Name: Shoup Land Surveying, c/o John Shoup		Name: Shoup Land Surveying, c/o John Shoup	
Mailing Address: PO Box 658		Mailing Address: PO 658	
Clements, CA 95227		Clements, CA 95227	
Phone: 209-333-1872		Phone: 209-333-1872	
Email: john@shouplandsurveying.com		Email: john@shouplandsurveying.com	

Project Description		
<i>(Attach additional sheets as necessary)</i>		
Description of the proposed project (proposed alternative use of the property):		
The underlying project is a Lot Line Adjustment. One of the parcels will contain 49.66 acres and one will contain 0.34 acres.		
That project requires some of the property to be removed from the Williamson Act Contract. There will ultimately be a		
Minor Subdivision Application filed once the Lot Line Adjustment Application is approved.		
Existing General Plan Designation: A/G		
Is the proposed use consistent with the General Plan Designation? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Explain:		
Is this application tied to another discretionary application?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Related Planning Application (PA) number(s):
		Williamson Act Contract Nonrenewal Application filed concurrently

Property Information			
Assessor Parcel Number	Property Address	Property Size	Number of Parcels
005-180-32	5633 E. Peltier Acampo, CA 95220	0.34 Ac	One
005-180-33	5677 E. Peltier Road, Acampo, CA 95220	49.65 Ac	One
Williamson Contract Number(s): 76-C1-143			Date: 1/6/1976
Notice of Non-Renewal filed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			Date filed: Concurrent



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Existing Land Uses
On-Site Uses (Include Ag Crops): Vineyard and rural residential
Uses to the North: Vineyard
Uses to the East: Vineyard
Uses to the South: Vineyard and rural residential
Uses to the West: Vineyard and rural residential

ENVIRONMENTAL INFORMATION
<i>(Fill out this section if the Cancellation is not tied to another Planning Application)</i>

Topography
Describe the project site's topography:
Essentially flat.
Describe any existing drainage courses or eroded areas on or near the project site:
None

Biological Resources
Describe any wildlife habitat or species on-site:
Natural birds and rodents.
Identify any waterways and/or riparian habitat that may be disturbed by the proposed project: (See Chapter 9-1510 of the Development Title for Riparian Habitat Regulations):
None
Identify any Native Oak trees, Heritage Oak trees or Historical trees that may be disturbed by the proposed project: (See Chapter 9-1505 of the Development Title for Tree Regulations):
None



FILE NUMBER: _____

Cultural Resources
Describe any items of historical or archaeological interest on-site:
None

PERFORMANCE STANDARDS
(Fill out this section if the Cancellation is not tied to another Planning Application)

Air Quality
Describe air pollutants that may result from the project including during construction:
The application is tied to another Planning Application.

Noise
Describe on-site sources of noise or vibration that may result from the proposed project:
The application is tied to another Planning Application.
Describe any machinery, equipment, or transportation noise that may result from the proposed project:
The application is tied to another Planning Application.

Light and Glare
Describe any on-site sources of light and/or glare that may result from the proposed project:
The application is tied to another Planning Application.

Odor
Describe any on-site source of odor that may result from the proposed project:
The application is tied to another Planning Application.



FILE NUMBER: _____

FINDINGS
(In order to grant tentative approval to an application for contract cancellation, the Board of Supervisors must make the applicable findings below. For 10-year contracts, please select Finding No. 1 or Finding No. 2 and the related subfindings, whichever is applicable. For 20-year contracts, please respond to all Findings and related subfindings.)

<p>1. The cancellation is consistent with the purposes of the Williamson Act because:</p> <p>a. The cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code. A Notice of Nonrenewal has been submitted concurrently with this application.</p> <p>b. The cancellation is not likely to result in the removal of adjacent lands from agricultural use. This cancellation is to allow a Lot Line Adjustment. There are no other similar projects under Contract in the vicinity so this Application will not promote removal of Contracted land.</p> <p>c. The cancellation is for an alternative use which is consistent with the applicable provisions of the County General Plan. The proposed Lot Line Adjustment is consistent with the County's General Plan.</p> <p>d. The cancellation will not result in discontinuous patterns of urban development. There is no urban development existing or proposed in this vicinity.</p> <p>e. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land. This is a unique property and there are no other suitable lands in the vicinity that are owned by the Applicant.</p>
<p>2. The cancellation is in the public interest because:</p> <p>a. Other public concerns substantially outweigh the objectives of the Williamson Act. The objectives of the Williamson Act are to promote farming. This property will continue to be farmed consistent with the County's General Plan.</p> <p>b. There is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land. This is a unique property and there are no other suitable lands in the vicinity that are owned by the Applicant.</p>



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FILE NUMBER: _____

LEVINE ACT		
<p>Effective January 1, 2023, California Political Reform Act of 1974, Government Code § 84308, known as the Levine Act, prohibits any San Joaquin County Board of Supervisor member from participating in any agenda item involving a discretionary land use permit or other entitlements if the Board member has received any political contributions from the owner, applicant, or agent for the owner or applicant totaling more than \$250 in the 12 months before the decision (but not before January 1, 2023) and for the 12 months following the decision. The Act also prohibits an owner, applicant, or agent for the owner or applicant from making a contribution of more than \$250 to a member of the Board of Supervisors while the item is pending and for the 12 months following the date a final decision is rendered.</p>	<p>I have read and understand that this application is subject to these provisions:</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Initial</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Date</p>	
AUTHORIZATION SIGNATURES		
ONLY THE OWNER OF THE PROPERTY OR AN AUTHORIZED AGENT MAY FILE AN APPLICATION		
<p>I, the Owner/Applicant/Agent agrees to indemnify, defend (with counsel reasonably approved by County), and hold harmless the County and its officers, officials, employees, agents, boards and commissions (collectively "County") as follows:</p>		
<p>1. INDEMNITY:</p> <p style="margin-left: 20px;">A. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities arising out of, related to, or in connection with the application and applied for project or to attack, set aside, void, or annul, in whole or in part, an approval of the applied for project by the County, the adoption of environmental review documents related to the applied for project, and any related development approvals or project conditions for the applied for project (hereinafter "Claim");</p> <p style="margin-left: 20px;">B. For any and all costs and expenses incurred by the County on account of any Claim, except where such indemnification is prohibited by law, including but not limited to damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, private attorney general fees claimed by or awarded to any party against the County, and the County's costs incurred in preparing an administrative record which are not paid by the petitioner.</p> <p style="margin-left: 20px;">C. Except as to the County's sole negligence or willful misconduct.</p>		
<p>2. DEFENSE:</p> <p style="margin-left: 20px;">A. The County may participate or direct the defense of any Claim. The County's actions in defense of any claim shall not relieve me of any obligation to indemnify, defend, and hold harmless the County.</p> <p style="margin-left: 20px;">B. In the event of a disagreement between County and me regarding defense of any Claim, the County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.</p> <p style="margin-left: 20px;">C. If the County reasonably determines that having common counsel presents such counsel with a conflict of interest, or if I fail to promptly assume the defense of any Claim or to promptly employ counsel reasonably satisfactory to the County, then County may utilize the Office of the County Counsel or employ separate outside counsel to represent or defend the County, and I shall pay the reasonable attorneys' fees and costs of such counsel.</p>		
<p>I, further, certify under penalty of perjury that I am (check one):</p> <p><input checked="" type="checkbox"/> Legal property owner (owner includes partner, trustee, trustor, or corporate officer) of the property(s) involved in this application, or</p> <p><input type="checkbox"/> Legal agent (attach proof of the owner's consent to the application of the properties involved in this application) and have been authorized to file on their behalf, and that the foregoing application statements are true and correct.</p>		
Print Name: <u>Ramandeep Singh</u>	Signature: <u></u>	Date: <u>3/7/24</u>
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Attachment F **Tentative Certificate of Cancellation**

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AFTER RECORDING, RETURN TO:

San Joaquin County Community
Development Dept. 1810 Hazelton Ave.,
Stockton, CA 95205

RECORDING INITIATED BY:

San Joaquin County Community Development
Department 1810 E. Hazelton Ave., Stockton,
CA 95205

TENTATIVE CERTIFICATE OF CANCELLATION

PA-2400082

Pursuant to the provisions of Section 51283.4(b) of the State Government Code, certification is hereby given that the following described property in the County of San Joaquin, State of California, has been granted tentative approval for the cancellation of 9.65 acres of Land Conservation Act Contract No. WA-76-C1-0143 recorded on the property.

CONTRACT NO.: WA-76-C1-0143
ENTERED INTO: January 6, 1976 BOOK: 4075 PAGE: 224

ASSESSOR PARCEL NUMBER: 005-180-32

NAME OF OWNER(S) OF FEE INTEREST IN PROPERTY:
Ramandeep Singh

PROPERTY DESCRIPTION: See Exhibit A

A Final Certificate of Cancellation will be executed when the following conditions have been satisfied:

Payment in full of the amount of the cancellation fee (\$56,875). Unless the fee is paid within the time period specified by the County Assessor, said fee shall be computed as of the date of the notice from the landowner that all other conditions and contingencies have been satisfied.

IN WITNESS WHEREOF, the parties hereto have executed the within Contract the day and year first above written.

State of California)
County of San Joaquin)

RACHÉL DeBORD
Clerk of the Board of
Supervisors of the County of
San Joaquin, State of California

By _____
Deputy Clerk

On this _____ day of _____, in the year _____, before me, _____,
personally appeared _____, personally known to me (or provided to me on the basis of
satisfactory evidence) to be the person who executed this instrument as _____ of the
San Joaquin County Board of Supervisors and acknowledged to me that San Joaquin County Board of Supervisors
executed it. IN WITNESS THEROF, I hereunto set my hand and Official Seal.

NOTARY PUBLIC



Community Development Department

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Attachment G **Assessor's Valuation**

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Office of the Assessor-Recorder-County Clerk

Steve J. Bestolarides, Assessor-Recorder-County Clerk

Karyn Johnson, Assistant Assessor-Recorder-County Clerk

September 8, 2025

Certified Mail # 7000 0520 0019 1679 1356
San Joaquin County Community Development Department
Attention: Alisa Goulart
1810 E. Hazelton Avenue
Stockton, CA 95205

Re: Williamson Act Contract Cancellation Value
Appraisal Unit: South 9.65 acres of APN 005-180-330-000.
Property Owner: Ramandeep Singh

Pursuant to Section 51283(a) of the Government Code, we certify the "Current Market Value" of the subject property noted above, as of July 31, 2025 is:

Current Market Value: \$455,000

Applying the 12.5% cancellation rate indicates a cancellation fee of:

Cancellation Fee = \$56,875

If I can be of any further assistance, please feel free to contact me at 209-468-0851 or mchelli@sjgov.org.

Respectfully,

Matthew Chelli
Appraiser IV
San Joaquin County Assessor's Office

44 N. San Joaquin Street, Suite 230 | Stockton, California 95202 | T 209 468 2630 | F 209 468 0422

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Community Development Department

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Attachment H

Minor Subdivision and Lot Line Adjustment No. PA-2400337 Conditions of Approval

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CONDITIONS OF APPROVAL

PA-2400337
RAMANDEEP SINGH / SHOUP LAND SURVEYING

Minor Subdivision and Lot Line Adjustment No. PA-2400337 was approved by the Board of Supervisors on _____. The effective date of approval is _____. This approval will expire on _____, which is 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with and (2) a Parcel Map has been filed with and accepted by the County Surveyor.

Unless otherwise specified, all Conditions of Approval and ordinance requirements shall be fulfilled prior to approval of the Parcel Map. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to the application. Ordinance requirements cannot be modified and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: (209) 468-3121)

- a. **TENTATIVE MAP:** The Final Map shall substantially conform to the approved tentative map dated March 20, 2024.
- b. **LOT LINE ADJUSTMENT:** Included in this approval is a Lot Line Adjustment between 2 parcels as shown on the Site Plan dated March 20, 2024.
- c. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be placed on the (Parcel Map) (Final Map) and recorded as a separate instrument:

All persons purchasing parcels within the boundaries of this approved map should be prepared to accept the inconveniences or discomforts associated with agricultural operations or activities, such as noise, odors, insects, dust or fumes. San Joaquin County has determined that such inconveniences or discomforts shall not be considered to be a nuisance.

- d. **NOTICE OF LOT LINE ADJUSTMENT:** A "Notice of Lot Line Adjustment" shall be recorded prior to conveyance of property through deeds by the owner. Legal descriptions of the resultant properties shall be submitted to the Surveyor's Division for review and forwarding to the Community Development Department. The legal descriptions shall be prepared, stamped and signed by a Registered Civil Engineer, qualified to practice Land Surveying per Section 8731 of the Land Surveyors' Act, or a Licensed Land Surveyor. (Development Title Section 9-872.4)

e. **LOT SIZE AND WIDTH:** The following lot size and width regulations shall apply to the map:

1. Parcels 2 and 3 shall be five acres each in size and shall align with the area identified in Williamson Act Notice of Nonrenewal No. PA-2400081 and Williamson Act Contract Cancellation No. PA-2400082.
2. Parcel 1 shall have a width of less than 330 feet (Development Title Section 9-203.030[a][1][D])

- f. **PLANNING APPLICATION No. PA-2500082:** The Final Approval for Williamson Act Contract Cancellation No. PA-2400082 shall be recorded prior to the recordation of the "Notice of Lot Line Adjustment" for Lot Line Adjustment No. PA-2400377.

2. COUNTY COUNSEL

- a. **HOLD HARMLESS PROVISION:** Pursuant to Section 66474.9 of the Government Code, the subdivider shall defend, indemnify, and hold harmless the local agency or its agents, officers, and

employees from any claim, action, or proceeding against the local agency or its agents, officers, or employees to attack, set aside, void, or annul an approval of the local agency, advisory agency, appeal board, or legislative body concerning a subdivision, which action is brought within the time provided for in Section 66499.37 of the Government Code.

3. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000)

- a. A Parcel Map is required. (Development Title Section 9-501.030)
- b. All easements of record shall be shown on the Parcel Map. (Development Title Section 9-505.080)
- c. An Irrevocable Offer to Dedicate Road to result in a 42-foot-wide right-of-way from the centerline of Peltier Road to the property line shall be required across the frontage of Parcel 1 and the westerly boundary of Parcel 3 to Parcel 1. The Irrevocable Offer of Dedication shall be made on the Parcel Map. (Development Title Section 9-608.060)

Informational Notes:

- i) At the time the parcels are developed, the developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards.
- ii) Any construction activity that results in the disturbance of at least one (1) acre of soil shall require a State NPDES construction permit. Dischargers whose projects disturb 1 or more acres of soil or whose projects disturb less than 1 acre of soil and is not part of a larger common plan of development, are required to obtain coverage under the current General Permit for Discharges of Storm Water Associated with Construction Activity.
- iii) This property is subject to the requirements of San Joaquin County Mosquito & Vector Control District (209-982-4675) and the California Health and Safety Code for the prevention of mosquitoes. Best Management Practices (BMP) guidelines for storm water devices, ponds, and wetlands are available.

4. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)

1. A qualified environmental professional shall prepare a surface and subsurface contamination report, identifying any potential source of surface or subsurface contamination caused by past or current land uses. The report shall include evaluation of non-point source of hazardous materials, including agricultural chemical residues, as well as potential point sources, such as fuel storage tanks, septic systems, or chemical storage areas. If the report indicates there is contamination, corrective action shall be taken, as recommended in the report and concurred with by Environmental Health Department prior to recordation of Parcel Map (San Joaquin County Development Title, Section 9-502.070(a)(c)).

Note: EHD has reviewed and approved a surface subsurface contamination report for this minor subdivision dated August, 2024, (SU-2400159).

2. A soil suitability and nitrate loading study incorporating proposed onsite wastewater treatment system (OWTS) use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to approval of parcel map. (San Joaquin County Development Title, Section 9-604.010(d)). The fee will be based on the current schedule at the time of payment. The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.
3. Prior to Parcel Map approval, applicant shall stake leach lines and property lines to determine compliance with the San Joaquin County Sewage Standards. This shall be completed under a consultation permit and inspection with the Environmental Health Department. The fee will be

based on the current schedule at the time of payment. (San Joaquin County Development Title, Section 9-872.4).

4. Construction of an individual sewage disposal system(s) under permit and inspection by the Environmental Health Department is required at the time of development based on the **Soil Suitability/ Nitrate Loading Study findings** (San Joaquin County Development Title, Section 9-605.010).
 5. The existing private water wells shall be tested for the chemical Dibromochloropropane (DBCP) and nitrates with the results submitted to the Environmental Health Department prior to recordation of the Parcel Map. Samples are to be taken and analyzed by a State-approved laboratory (San Joaquin County Development Title, Section 9-601.020(j)).
 6. Construct an individual domestic water well on proposed parcel 2 under permit and inspection by the Environmental Health Department prior to recordation of parcel map (San Joaquin County Development Title, Section 9-601.020(k)).
 7. Any geotechnical drilling shall be conducted under permit and inspection by The Environmental Health Department (San Joaquin County Development Title, Section 9-601.010(b) and 9-601.020(i)).
5. SJ COUNCIL OF GOVERNMENTS (Contact: [209] 235-0574)
1. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) only for future ground disturbing activities or any physical structures that require ground disturbance and must provide a Certificate of Payment at that time prior to issuance of any grading or building permits.

NOTES AND INFORMATION ONLY:

APN: 005-170-32 is under Williamson Act Contract No. WA-76-C1-0143. The proposed project is only consistent with Government Code Section 51257 if a Final Certificate of Cancellation is approved and recorded for Williamson Act Contract Cancellation No. PA-2400082.