



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

December 12, 2025

Ramandeep Singh  
7624 Splendid Way  
Elk Grove, CA 95758

Dear Owners:

Re: Minor Subdivision and Lot Line Adjustment No. PA-2400337 of Ramandeep Singh (c/o Shoup Land Surveying) (APN[s]/Address: 005-180-33 / 5677 E. Peltier Rd., Acampo)

**ACTION:** On December 9, 2025, the San Joaquin County Board of Supervisors approved Minor Subdivision and Lot Line Adjustment and Lot Line Adjustment No. PA-2400337 subject to the enclosed Conditions of Approval.

**EXPIRATION:** This action requires you to comply with all Conditions of Approval within the next 3 years (by December 9, 2028). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

**NEXT STEP:** Prior to the expiration date, you must comply with all Conditions of Approval and file a Parcel Map with the County Surveyor prior to the tentative map expiration date. It is recommended that you contact the responsible agencies for assistance in fulfilling the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-0222 or via email at [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

Alisa Goulart  
Associate Planner

AG/ga

Enclosure(s): Conditions, Mitigation Monitoring and Reporting Program, Site Plan, Informational Letters, Findings

- c: Shoup Land Surveying
- San Joaquin County Assessor
- San Joaquin County Building Inspection Division
- San Joaquin County Environmental Health
- San Joaquin County GIS
- San Joaquin County Public Works

# 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 December 9, 2025. The effective date of approval is December 9, 2025. This approval will expire on December 9, 2028, 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 minimum width of 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)

- a. 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).

- b. 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.
- c. 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).

- d. 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).
- e. 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)).
- f. 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)).
- g. 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)

- a. 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.



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




**SAN JOAQUIN**  
—COUNTY—  
*Greatness grows here.*

## 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 , I n c .

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

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

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

**To:** Alisa Goulart, San Joaquin County, Community Development Department

**From:** Laurel Boyd, SJCOG, Inc.      **Phone:** (209) 235-0574      **Email:** [boyd@sjcog.org](mailto: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:

SJCOG, 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, 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.

- 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)

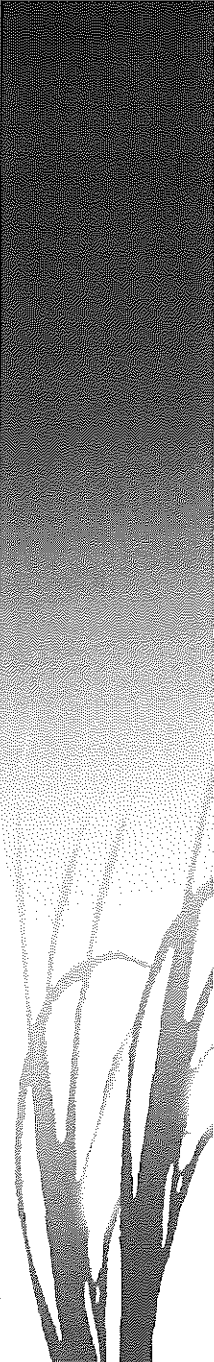
Landowner/Applicant: Ramandeep Singh

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.**





# FINDINGS FOR MINOR SUBDIVISION AND LOT LINE ADJUSTMENT

PA-2400337

## RAMANDEEP SINGH / SHOUP LAND SURVEYING

1. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, the Development Title, and other applicable provisions of the County Code.
  - **This finding can be made because Minor Subdivision No. PA-2400337 is not increasing the current density of the property as the 2 residences are existing. The size exception is consistent with the Development Title which permits a subdivision that creates 2 substandard lots provided each contains one single-unit dwelling constructed prior to 1961, a provision that is met by the residences on this parcel. Further, no Master Plan, Specific Plan, or Special Purpose Plan are applicable to Minor Subdivision No. PA-2400315.**
2. The site is physically suitable for the type of development and the proposed density of the development.
  - **This finding can be made because the site is physically suitable for the subdivision as each resulting parcel can support the existing single family residence and the density will not change with the subdivision. Each parcel may be permitted to have a single-family dwelling and an accessory dwelling unit and the parcels are of adequate size to accommodate 2 dwelling units and to meet all development requirements contained in the Development Title and all minimum County standards.**
3. The proposed subdivision, together with the provisions for its design and improvement, are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, unless an Environmental Impact Report (EIR) was prepared and a finding was made that specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible, pursuant to Section 21081(a)(3) of the Public Resources Code.
  - **This finding can be made because the design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because any future development is subject to participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan to mitigate for any possible damage to wildlife or habitat. The subdivision does not propose development at this time.**
4. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.
  - **This finding can be made because the design of the subdivision or the type of development is not likely to cause serious public health problems because the conditions attached to the approval will address any potential public health problems. The subdivision does not propose development at this time.**
5. The proposed subdivision, together with the provisions for its design and improvement, will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The County may approve a map if it finds that alternate easements for access or for use will be provided and that these easements will be substantially equivalent to one previously acquired by the public.
  - **This finding can be made because the design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision because, if it is found that alternate easements for access or for**

**use are necessary, these will be substantially equivalent to ones previously acquired by the public.**

6. Water and wastewater disposal services will be available and sufficient to serve a proposed subdivision. If the subdivision has more than 500 dwelling units, this finding must be in accordance with Section 66473.7 of the Subdivision Map Act.
  - **This finding can be made because onsite water and wastewater disposal is permitted in the AG-40 zone and will be permitted for this subdivision of 1 parcel into 2 parcels. The AG-40 zone permits a maximum of 2 residences and 12 agricultural worker residences without applying for a land use permit.**
7. Any land or improvement to be dedicated to the County or other public agency is consistent with the General Plan, any applicable Specific Plan, pre-existing Special Purpose Plan, or Master Plan, and any other applicable plan adopted by the County.
  - **This finding can be made because any dedications are consistent with the General Plan and other applicable County plans.**
8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
  - **This finding can be made because the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as required by the Government Code because the lots are large enough so that individual dwellings can be situated to take advantage of solar orientation.**