



SAN JOAQUIN
COUNTY
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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

March 31, 2025

D-K Land LLC
P.O. Box 248
Escalon, CA 95320

Dear Owners:

Re: Minor Subdivision No. PA-2400522 of D-K Land LLC (c/o Aspen Survey Company c/o David Harris)
(APN[s]/Address: 207-170-02, 207-180-01 / 23844 Dodds Rd., Escalon)

ACTION: On March 28, 2025, the San Joaquin County Community Development Department approved Minor Subdivision No. PA-2400522 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$796.33. The 10-day appeal period ends at 4:30 p.m. on April 7, 2025. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 3 years (by April 7, 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] 468-0227 or via email at gsanfilippo@sjgov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "GS", followed by a stylized flourish.

Giuseppe Sanfilippo
Senior Planner

GS/ga

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

c: Aspen Survey Company c/o David Harris Company c/o David Harris
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County GIS
San Joaquin County Public Works

CONDITIONS OF APPROVAL

PA-2400522

D-K LAND LLC / ASPEN SURVEY COMPANY C/O DAVID HARRIS

Minor Subdivision Application No. PA-2400522 was approved by the Community Development Department on March 28, 2025. The effective date of approval is April 7, 2025. This tentative map approval will expire on April 7, 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 Certificate of Compliance. Those Conditions followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: Community Development Department, [209] 468-3121)
 1. **TENTATIVE MAP:** The Parcel Map shall substantially conform to the approved tentative map dated December 5, 2024.
 2. **RIGHT TO FARM:** Pursuant to San Joaquin County Code Section 6-9004(b), the following note shall be recorded as a Notice of Minor Subdivision Restriction with the Parcel Map:
 1. 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.
 3. **LOT SIZE:** The following lot size regulations shall apply to this map:
 1. All parcels shall have a minimum of 40-gross acres in size. (Development Title Section 9-203.030)
 4. **LOT WIDTH:** The following lot width regulations shall apply to this map:
 1. All parcels shall have a minimum lot width of 330 feet, measured at the front yard setback line. (Development Title Table 9-203.030)
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. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact [209] 235-0600 see memo dated March 21, 2024):
 - a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development, any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be

resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied. The following note shall be recorded as a Notice of Minor Subdivision Restriction with the Parcel Map:

1. "Parcels 1 and 2 are subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). At the time of development of Parcels 1 or 2 any structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP and should be resubmitted to the San Joaquin Council of Governments to ensure biological and mitigation obligations are satisfied."
4. DEPARTMENT OF PUBLIC WORKS (Contact: [209] 468-3000, see memo dated March 14, 2025)
5. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420, see memo dated February 21, 2025)

Notes and Information Only:

See Pacific Gas & Electric letters dated March 3, 2025.



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Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development

Kristi Rhea, Deputy Director - Administration

David Tolliver, Deputy Director - Operations

Najee Zarif, Deputy Director - Engineering

March 14, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Shayan Rehman, Engineering Services Manager 
Development Services Division

SUBJECT: PA- 2400522 (MS); A Minor Subdivision application to subdivide 215.15 acres into 3 lots. Parcel 1 to contain 40 acres. Parcel 2 to contain 40.14 acres. The Designated Remainder to contain 135.15. The lots will be serviced by private water, sewer, and storm drainage. This site is not under Williamson Act contract; located on the south side of East Dodds Road 4,367.8 Feet west of South Escalon Bellota Road, Escalon. (Supervisory District 4)

OWNERS: D-K Land, LLC

APPLICANT: David Harris

ADDRESS: 23844 Dodds Road, Escalon

APN: 207-170-02, 207-180-01

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

Dodds Road has an existing and planned right-of-way width of 60 feet.

The Traffic Impact Mitigation Fee shall be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Water Supply Facility Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

PA-2400522 (MS)

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) The remainder parcel shall be designated and labeled as "Designated Remainder" on the Parcel Map. (Subdivision Map Act Section 66445)
- 4) For future development of "Designated Remainder" improvements [including but not limited to: roadway widening, shoulder, curb gutter and sidewalk, water/storm drainage/sewer facilities] shall be provided in accordance with the County development requirements for "Section 600: Infrastructure Standards and Service Financing" of the San Joaquin County Development Title, and shall be noticed by a statement on the Parcel Map and by a recorded Notice of Minor Subdivision Restriction. (Subdivision Map Act Section 66424.6)

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
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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

February 21, 2025

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Sastina Thammavongsa; (209) 616-3068 *ST*
Environmental Health Specialist

RE: **PA-2400522 (MS), Referral, SU-2500416**
23844 Dodds Road, Escalon APN: 207-170-02, 207-180-01

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 an 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: The Environmental Health Department received a surface and subsurface contamination report (Service Request #SU-2400256) dated October 15, 2024, and is approved,

- 2) A soil suitability and nitrate loading study incorporating proposed staff and customer 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 a parcel or final 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.

NOTE: The Environmental Health Department received a Soil Suitability/Nitrate Loading Study dated December 23, 2024, (Service Request #SU-2400368). The sewage disposal

system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval.

- 3) The designated remainder parcel is non-buildable for living structures until the Environmental Health Department receives and approves a Soil Suitability and Nitrate Loading Study showing the remainder parcel is suitable for septic system usage including a percolation test (San Joaquin County Development Title, Section 9-606.060(b) and 9-602.070(b)).
- 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 (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) Construction of an individual domestic water well under permit and inspection by the Environmental Health Department is required at the time of development (San Joaquin County Development Title, Section 9-601.010 (b)).
- 7) Any existing wells or septic systems to be abandoned shall be destroyed under permit and inspection by the EHD (San Joaquin County Development Title, Section 9-605.010 & 9-601.020)
- 8) 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)). "Copy condition here"



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 SJCOG, Inc.

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department

From: Laurel Boyd, SJCOG, Inc.

Phone: (209) 235-0574

Email: boyd@sjcog.org

Date: February 25, 2025

Local Jurisdiction Project Title: PA-2400522 (MS)

Assessor Parcel Number(s): 207-170-02, 207-180-01

Local Jurisdiction Project Number: PA-2400522 (MS)

Total Acres to be converted from Open Space Use: Unknown

Habitat Types to be Disturbed: Agricultural Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2400522 (MS). This project consists of a Minor Subdivision application to subdivide 215.15 acres into 3 lots. Parcel 1 to contain 40 acres. Parcel 2 to contain 40.14 acres. The Designated Remainder to contain 135.15 acres. The lots will be serviced by private water, sewer, and storm drainage. The project site is on the south side of East Dodds Road, 4,367 feet west of South Escalon Bellota Road, Escalon (APN/Address: 207-170-02, 207-180-01 / 23844 Dodds Road, Escalon).

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

2 | SJCOG, Inc.

- 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-2400522 (MS)

Landowner: D-K Land, LLC

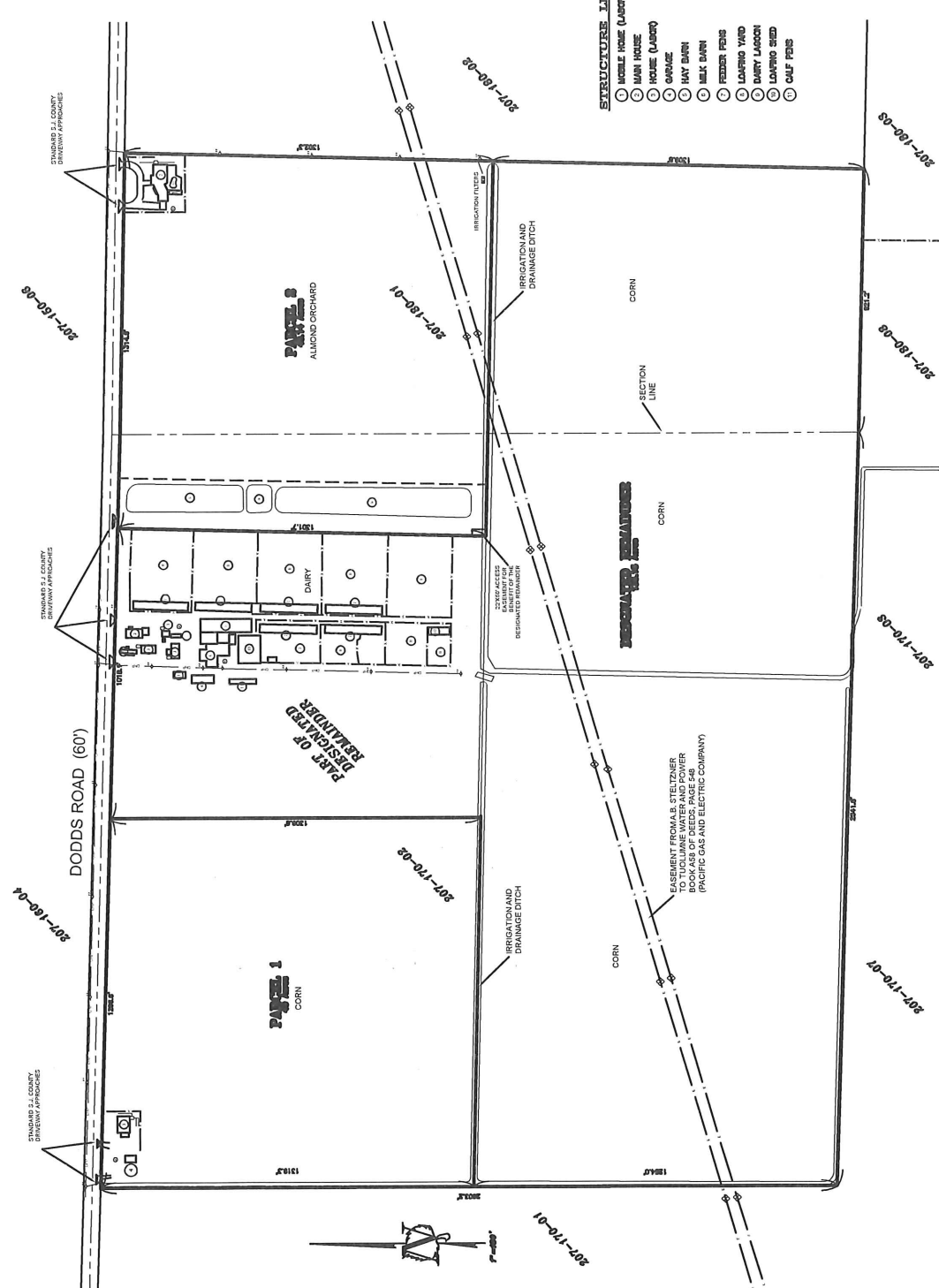
Applicant: David Harris

Assessor Parcel #s: 207-170-02, 207-180-01

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

Local Jurisdiction Contact: Giuseppe Sanfilippo

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.



LEGEND :

- PROJECT BOUNDARY
- ADJACENT PROPERTY LINE
- OVERHEAD POWER LINES
- POWER POLE
- WELLS AGRICULTURAL AND DOMESTIC
- SEPTIC WITH LEACH LINES
- WATER SPRING AND WELL LINE
- LANDS THAT FEEL CERTAIN

NOTES :

OWNERS:
BY LAND U.S. A CALIFORNIA LIMITED LIABILITY COMPANY
FAL TOWN 240
DODDS ROAD
FAL (PART) TOWN 240 DODDS ROAD
FAL (PART) TOWN 240 DODDS ROAD

PROJECT DESCRIPTION:
TO CREATE A 40 ACRE PARCEL A 40.16 ACRE
PARCEL AND A 40.16 ACRE PARCEL AND A 40.16 ACRE
PARCEL IN THE 40 ACRE ZONE.

PROJECT SIZE:
40.0 ACRES (PARCEL 1)
40.16 ACRES (PARCEL 2)
40.16 ACRES (PARCEL 3)

ASSESSOR'S PARCELS: 307-180-01
307-180-02
307-180-03

PROJECT ADDRESS: 2344 & 2350 E DODDS ROAD
DODDS ROAD, CA 95020

CURRENT ZONING: AG-40

FLOOD INFORMATION: ZONE X [PARCEL 3077000007]

UTILITIES AND FACILITIES

WATER - TOWN
SEWER - TOWN
ELECTRICITY - TOWN
TELEPHONE - TOWN
AIR - TOWN
CLIMATE - TOWN

- STRUCTURE LEGEND :**
- 1 WIRE LINE (JUNK)
 - 2 MAIN HOUSE
 - 3 HOUSE (JUNK)
 - 4 GARAGE
 - 5 HAY BARN
 - 6 MILK BARN
 - 7 FEEDER PENS
 - 8 LAIRING YARD
 - 9 DAIRY LAUNCH
 - 10 LAIRING SLED
 - 11 Calf Pens

PROJECT NO. 24-042

DATE 10-30-24

DESIGNED BY

CHECKED BY

AS-BUILT

PROJECT NAME

1

1

1

TENTATIVE MINOR SUBDIVISION

D I LAND LLC / DENIS DASILVA

THE NORTHEAST QUARTER OF SECTION 17 AND THE

NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 24N

RANGE 6 EAST, MOUNT Diablo TIME AND MERRILL

SAN JOAQUIN COUNTY, CALIFORNIA

ASPEN SURVEY

1121 G STREET, SUITE 8, MCKINLEY, CA 95866

PH: (925) 584-0224 FX: (925) 584-0272

VICINITY MAP

NOT TO SCALE



March 3, 2025

Re: PA-2400522

Dear Gerry Altamirano,

Thank you for providing PG&E the opportunity to review your proposed plans for PA-2400522 project. Our review indicates your proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to your design, we ask that you resubmit the plans to the email address listed below.

If you require PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at (877) 259-8314 or pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management



FINDINGS FOR MINOR SUBDIVISION

PA-2400522

D-K LAND LLC / ASPEN SURVEY COMPANY C/O DAVID HARRIS

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 any other applicable provisions of the County Code.
 - **Minor Subdivision No. PA-2400522 is consistent with the General Plan because the AG-40 (General Agriculture, 40- acre minimum) zoning of the subject parcel permits the division proposed and the AG-40 zoning is an implementing zone for the parcel's A/G (General Agriculture) land use designation. Each resultant parcel is a minimum of 40-acres, which meets the zone minimum for parcels size in the AG-40 zone. Further, no Master Plan, Specific Plan and Special Purpose Plan are applicable to Minor Subdivision No. PA-2400522.**
2. The site is physically suitable for the type of development and the proposed density of the development.
 - **The subdivision does not propose any development. However, any future residence will use a well for water, septic system for wastewater and a storm drainage pond for storm water subject to the rules and regulations of the Environmental Health Department, Public Works, and all minimum development standards contained in the Development Title. Additionally, the resulting parcels are physically suitable to meet density requirements for any future development. As a result, the site is physically suitable for the type of development and proposed density of the development and any future development.**
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. The site is physical suitable for the type of development.
 - **The subdivision does not propose any development or improvements, therefore, the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. 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 San Joaquin Multi-Species Habitat Conservation and Open Space Plan before any ground disturbance occurs.**
4. The proposed subdivision, together with the provisions for its design and improvement, is not likely to cause serious public health problems.
 - **No development is proposed with the Minor Subdivision and the design of the subdivision is not likely to cause significant public health problems. Additionally, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3).**
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 ones previously acquired by the public.
 - **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.
 - **The subdivision does not propose any development. In the event the applicant proposes to develop the proposed sites with additional residences, the General Agriculture zone allows for the use of a well for water and an individual septic system for wastewater subject to the rules and regulations of the Environmental Health Department.**
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.
 - **Any land or improvements to be dedicated to the County is consistent with the General Plan, any applicable Specific Plan and Special Purpose Plan, and other applicable plan adopted by the County because any such improvements or land must meet County standards and requirements for dedication and/or construction.**
8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
 - **The subdivision does not propose any development, therefore, the subdivision does not involve Government Code Section 66473.1. Additionally, the lots are large enough so that individual dwellings can be situated to take advantage of solar orientation.**