



Planning Commission

Staff Report

January 8, 2020

PREPARED BY:
APPROVED BY:

BRODY PATTERSON, PROJECT PLANNER
MARK HENDRICKSON, DIRECTOR

MINOR SUBDIVISION APPLICATION No. MS19-014 – Parminder Sidhu - A request to divide an 8.6-acre parcel into four parcels and a remainder parcel, resulting in net parcel sizes of: Parcel 1 = 1.18 acres, Parcel 2 = 1.07 acres, Parcel 3 = 1.08 acres, Parcel 4 = 1.08 acres, and a 2.69-acre Remainder Parcel. The project site is located on the west side of N. Lake Road, 650 feet south of E. Dunn Road, identified as Assessor's Parcel Number (APN) 060-600-040. The property is designated Merced Rural Residential Center - Agricultural-Residential land use and zoned R-R (Rural Residential). CEQA: Staff recommends that the Planning Commission find that the project is exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines. **BP**

SUPERVISORIAL DISTRICT: 2 – Lee Lor

RECOMMENDATION(S):

- 1) Open/close the public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision No. MS19-014 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

LOCATION MAP:



BACKGROUND:

Site Description

The applicant is requesting to divide an 8.6-acre parcel into four parcels and a remainder parcel, resulting in net parcel sizes of: Parcel 1 = 1.18 acres, Parcel 2 = 1.07 acres, Parcels 3 = 1.08 acres, Parcel 4 = 1.08 acres, and a 2.69-acre Remainder Parcel. The parcel is designated Merced Rural Residential Center – Agricultural-Residential land use and zoned R-R (Rural Residential). The parcel currently consists of a single-family residence (with associated well and septic system), accessory structures, and vacant land. The property is surrounded by single-family residences and vacant land to the north, a creek and single-family residences to the west, vacant land to the south, and Lake Road/row crops to the east. The University Community Plan area is located directly east of the project site, on the east side of Lake Road. The project site and surrounding area are substantially flat, being characterized by intensive modification through agricultural and residential land uses.

Surrounding Uses

	General Plan	Zoning	Current Land Use
On-Site:	Agricultural-Residential	R-R	Single-Family Residence/Accessory Structure
North:	Agricultural-Residential	R-R	Single-Family Residences/Vacant Land
South:	Agricultural-Residential	R-R	Vacant Land
East:	Mixed Use (University Community)	A-1	Row Crops
West:	Agricultural-Residential	R-R	Single-Family Residences

Prior Actions/Entitlements

None.

ANALYSIS:

Project Description

A request to divide an 8.6-acre parcel into four parcels and a remainder parcel, resulting in net parcel sizes of: Parcel 1 = 1.18 acres, Parcel 2 = 1.07 acres, Parcels 3 = 1.08 acres, Parcel 4 = 1.08 acres, and a 2.69-acre Remainder Parcel.

Consistency with Adopted Plans and Policies

1. General Plan

The 2030 General Plan provides a set of guiding principles, goals, and policies that communicate the adopted philosophy of the County regarding growth, development and sustainability. These statements, together with adopted diagrams, standards and analysis, provide the context under which specific land use proposals are reviewed. The 2030 General Plan is therefore considered the local "constitution" for planning and development and serves to direct the physical growth and development of the County for the long term.

Land Use Element

The Land Use Element of the 2030 General Plan provides the policy context for Merced County to achieve its vision for both rural and urban land use. Agricultural land use designation is applied to much of the land within the County. It acknowledges the

importance of agriculture and seeks to protect productive agricultural land, promote agricultural processing and support operations, and recognize and preserve valuable open space resources.

The following land use goals and policies are applicable to the present application:

Goal LU-1

Create a countywide land use pattern that enhances the integrity of both urban and rural areas by focusing urban growth towards existing or suitably located new communities.

- **Policy LU-1.3: Rural Residential Centers (RDR)**
Limit the amount of new growth within existing Rural Centers by allowing only residential uses, limiting public services, and prohibiting commercial uses.

Goal LU-3

Provide limited areas for suburban residential land uses in a manner that minimizes conflicts with surrounding agricultural and open space uses.

- **Policy LU-3.3: Residential Densities (RDR)**
Maintain a minimum lot size commensurate with sanitation requirements by allowing one-acre minimum lots when Environmental Health Division approved on-site septic systems are installed, or a one-third-acre minimum when the lot has connection to a public sewer and water system.

The project site is located within the Merced Rural Residential Center, an established rural residential area. The proposed minor subdivision does not conflict with agricultural uses and open space areas, and the surrounding area is characterized by intensive modification by both residential and agricultural land uses. All of the parcels proposed are greater than one net acre in size and have been reviewed and approved by the Merced County Division of Environmental Health. With the above being noted, the proposed project is consistent with the Land Use Element of the General Plan.

2. Zoning Code

The project site is zoned R-R (Rural Residential) on the Merced County Zoning Map. The purpose of the R-R (Rural Residential) Zone is to provide areas for rural residential development, hobby farming, and limited animal raising operations with less than a full range of urban services. It is intended that this zone typically serve as a transitional area between denser urban communities and agricultural uses, allowing one to three dwelling units per acre. This zone implements the Agricultural Residential (AR) and Very Low Density Residential (VLDR) land use designations in the General Plan.

The proposed subdivision is consistent with the development standards and allowable uses of the R-R Zone as provided in Chapter 18.12 of the Merced County Code. The proposed subdivision complies with the Zoning Code's Agricultural Setback Requirement for Created Parcels. While the area to the east of the project site is currently farmed in row crops, it is designated for urban uses (University Community Plan area), meaning future residences in this subdivision are not subject to this requirement.

A building permit will be required for each new single-family residence, and permits for all future wells and septic systems will be required from the Merced County Division of Environmental Health.

3. Other Adopted Plans and Policies

Subdivision Map Act and Title 17

The proposed subdivision can be found consistent with the Subdivision Map Act and Title 17 of the Merced County Code.

California Environmental Quality Act (CEQA)

Staff has determined that this project can be found exempt from CEQA review under Section 15315 - "Minor Land Divisions", which states:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21084, Public Resources Code.

The property is located within the Merced Rural Residential Center, an established urbanized area that is primarily characterized by single-family residences. The proposed subdivision is consistent with the zoning and General Plan designation for the site as it is located in an area that is designated Agricultural-Residential and zoned R-R (Rural Residential). The proposed subdivision will not create more than four new parcels, the site has not been part of a larger subdivision within the previous two years, and all necessary services and access will be available to the site with installation of on-site wells and septic systems. Plans for these systems have been reviewed by the Merced County Environmental Health Division, and all of their requirements must be met prior to the issuance of building permits. No variances are required to subdivide the property. Finally, the parcel does not have an average slope greater than 20 percent. Therefore, the project can be found exempt from further environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines.

Community Engagement

The project application was routed to applicable County departments as well as the City of Merced Planning Department for comment. A Preliminary Application Review (PAR) meeting was held for this project on December 5th, 2019. Comments were received from the Merced County Division of Environmental Health regarding septic systems and domestic wells and potential limitations on home size due the configuration of the proposed parcels. Comments were also received from the Merced County Fire Department regarding emergency access via the access easement/private road and from the Merced County Roads Division regarding road dedication and driveway standards. See **Exhibit C** for agency comments and requirements.

Notice of the public hearing was mailed to all owners of property located within 300 feet of the project site on **December 27, 2019** and published in the Merced Sun-Star on **December 27, 2019**. No written or verbal comments were received by staff prior to the completion of this staff report.

CONCLUSION:

The analysis provided in this Staff Report finds the proposed Minor Subdivision to be consistent with applicable provisions of the General Plan, Zoning Code, and Subdivision Map Act. The project can be found exempt from CEQA review under Section 15315 - "Minor Land Divisions" of the CEQA Guidelines.

Staff recommends that the Planning Commission approve Minor Subdivision No. MS19-014 based upon the findings in this Staff Report and subject to the recommended Conditions of Approval provided in **Exhibit A**.

RECOMMENDED PLANNING COMMISSION ACTION:

A. CEQA Determination

MOTION: Determine that the project can be found exempt from environmental review pursuant to Section 15315 - "Minor Land Divisions" of the CEQA Guidelines.

CEQA Findings:

1. The project site is located within the Merced Rural Residential Center, an established urbanized area zoned and designated for residential uses.
2. The proposed subdivision will not create more than four new parcels.
3. No variances or exceptions are required in order to accomplish the proposed subdivision.
4. All services are available with the installation of on-site wells and septic systems. Plans for these services have been approved by the Merced County Division of Environmental Health.
5. The project parcel was not involved in a division of a larger parcel within the last two years.
6. The parcel does not have an average slope greater than 20 percent.
7. The determination that the application is exempt from CEQA review reflects the independent judgment of the County.

B. Project Determination

MOTION: Approve Minor Subdivision Application No. MS19-014 based on the findings identified in the Staff Report and subject to the recommended Conditions of Approval.

Project Findings:

1. Minor Subdivision No. MS19-014 proposes to divide an 8.6-acre parcel into four parcels and a remainder parcel, resulting in net parcel sizes of: Parcel 1 = 1.18 acres, Parcel 2 = 1.07 acres, Parcel 3 = 1.08 acres, Parcel 4 = 1.08 acres, and a 2.69-acre Remainder Parcel. The project site is located on the west side of N. Lake Road, 650 feet south of E. Dunn Road, identified as Assessor's Parcel Number (APN) 060-600-040.
2. Access to the proposed parcels to local standards will available with implementation of the proposed private road/access easement.
3. The property is designated Merced Rural Residential Center – Agricultural-Residential land use..

4. The property is zoned R-R (Rural Residential).
5. The proposal is consistent with applicable provisions of the 2030 Merced County General Plan.
6. The proposal is consistent with applicable provisions of the Merced County Zoning Code that have not been superseded through adoption of the 2030 General Plan.
7. The proposal is consistent with the Subdivision Map Act and Title 17.
8. The proposal has been reviewed by the Merced County Department of Public Health Division of Environmental Health, Department of Public Works Roads Division, Department of Public Works Building and Safety Division, Fire Department, and City of Merced Planning Department.
9. The proposed minor subdivision is compatible with adjacent uses, properties, and neighborhoods, and will not be a nuisance or detrimental to the public health, safety or general welfare.
10. The project is subject to all applicable Local, State, and Federal regulations.
11. Notice of the application and Planning Commission hearing was published in the Merced Sun-Star and mailed to property owners within 300 feet of the project site.

EXHIBITS:

- A. Recommended Conditions of Approval
- B. Tentative Parcel Map
- C. Agency Comments

cc:

Property Owner(s) – Parminder Sidhu
Engineer – Duane Andrews, Golden Valley Engineering and Surveying



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

Mark J. Hendrickson
Director

Steve Maxey
Deputy Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.co.merced.ca.us

Equal Opportunity Employer

MS19-014 CONDITIONS OF APPROVAL

Merced County Community and Economic Development Department

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The project shall comply with all standard conditions contained in Planning Commission Resolution No. 97-1.
3. The applicant shall comply with all applicable Local, State and Federal regulations.

Merced County Department of Public Health, Division of Environmental Health

4. Depending on nitrate loading requirements in place at the time a building permit application is submitted for development, the nitrate load per parcel may be limited. Also, sewage dispersal area on Parcels 1, 2, 3, and 4 is limited by setbacks. Either of these situations may affect what can be approved to be built on the parcel, including the number of bedrooms and certain plumbing fixtures such as multiple laundry rooms and oversized tubs. This condition shall be placed on a recorded document for the benefit of future property owners.
5. Nitrogen-reducing advanced treatment septic systems are required on Parcels 1, 2, 3, and 4. This condition shall be placed on a recorded document for the benefit of future property owners.
6. Sewage dispersal (original and replacement) shall be accomplished only by vertical leach lines and only in the exact locations indicated on the map included with the minor subdivision application submitted for the December 5, 2019 Preliminary Application Review (PAR) meeting. This condition shall be placed on a recorded document for the benefit of future property owners.
7. The domestic wells shall be placed only in the locations indicated on the map included with the minor subdivision application submitted for the December 5, 2019 Preliminary Application Review (PAR) meeting. This condition shall be placed on a recorded document for the benefit of future property owners.
8. The 30-foot wide access road and utility easement to and on Parcels 1, 2, 3, and 4, and the turn-around area at the terminal end of the access road on Parcels 1 and 2 shall in no way interfere with the domestic well and leach field locations. This condition shall be placed on a recorded document for the benefit of future property owners.

Merced County Fire Department

9. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders. [California Code of Regulations, Title 19, Division 1, §3.05(a)1 Fire Department Access and Egress. (Roads)].

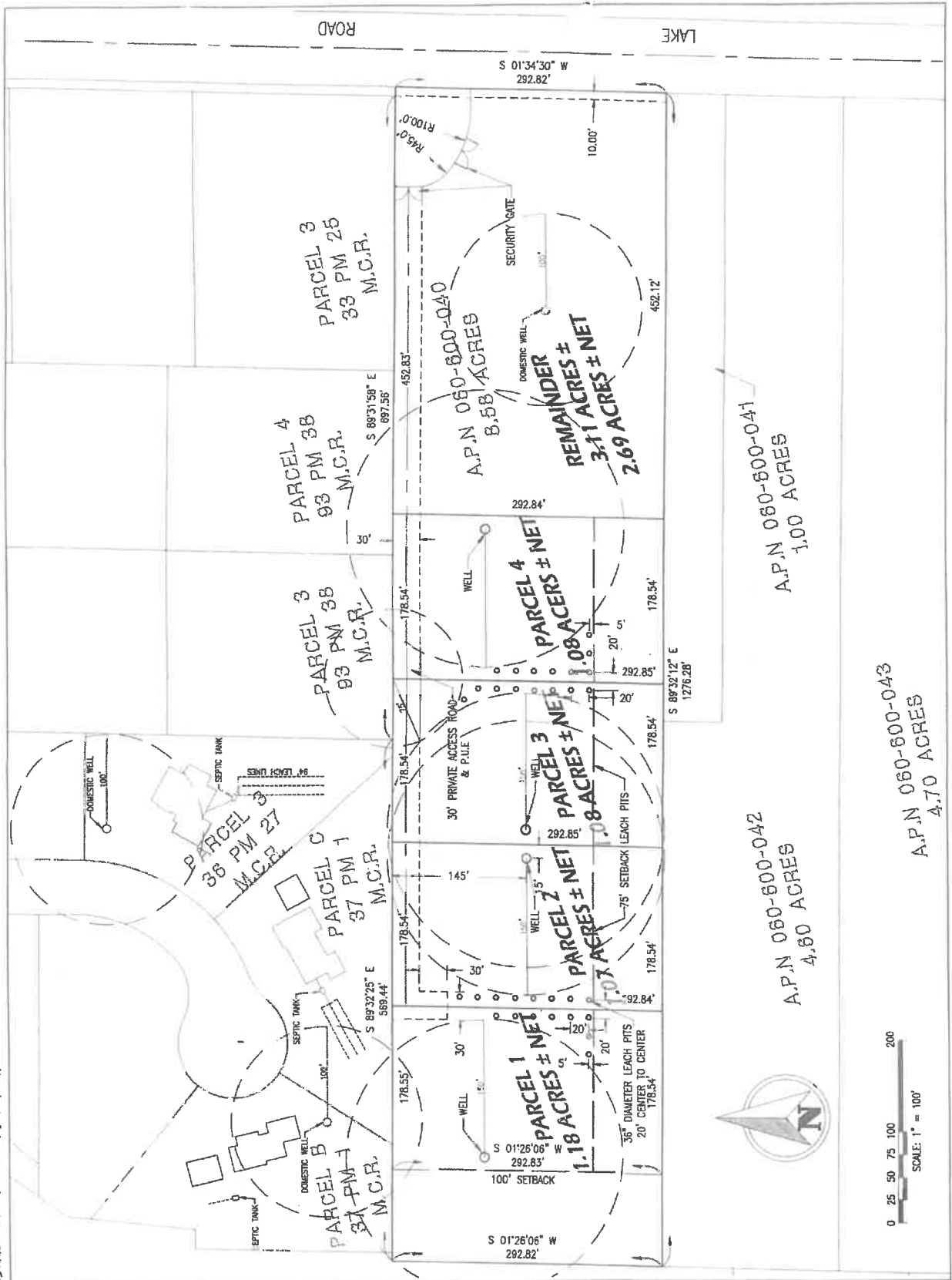
Merced County Department of Public Works, Roads Division

10. The proposed project is subject to installation of Level 2 Improvements along Lake Road frontage (County Code Ch. 16.08.040). Level 2 Improvements include:
 - a. Dedication of an additional 10 ft. of right-of-way on Lake Road.
 - b. Vegetation cleared on Lake Road between edge of pavement and property line and aggregate base constructed along the roadway shoulder.
11. Applicant shall install a Joint Driveway in accordance to Merced County Standards and Specifications, Chapter 7.06. The minimum pavement width shall be 16' with all storm water runoff maintained on-site.
12. Applicant shall install a paved residential driveway approach at the proposed private access to prevent the deterioration of the pavement along Lake Road. An Encroachment Permit shall be obtained and paid for prior to commencement of any work along the County's right-of-way.

County Counsel

13. INDEMNITY AND HOLD HARMLESS AGREEMENT:

PARMINDER SIDHU has the contracted duty (hereinafter "the duty") to defend, indemnify and hold harmless the County of Merced, its Board of Supervisors, commissions, officers, employees, agents, and assigns (hereinafter "COUNTY") from any claim, action, or proceeding arising out of, or in connection with the COUNTY's approval of the project including, but not limited to, COUNTY's actions regarding related environmental determinations. This obligation shall extend to any such claim, action, or proceeding against COUNTY to attack, set aside, void, or annul, an approval by COUNTY. This duty shall arise at the first claim, action, or proceeding against COUNTY. In the event that a claim, action, or proceeding is brought, COUNTY shall promptly notify the applicant and cooperate fully in the defense. This clause for indemnification shall be interpreted to the broadest extent permitted by law.



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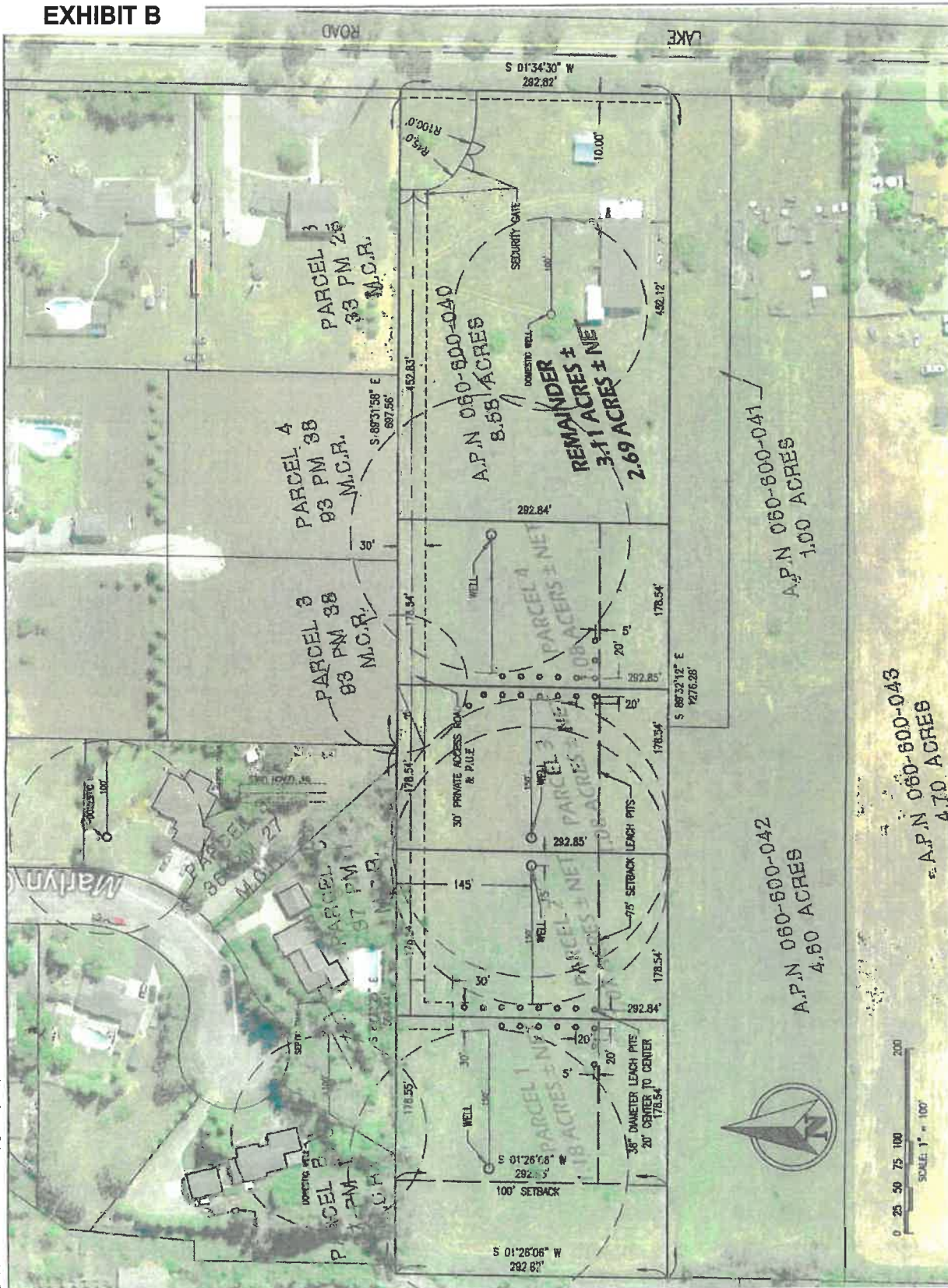
NOTE: PLEASE USE BLACK INK OR DARK PENCIL

1 OF 2
FOR

SCALE: 1"=100

APPLICATION TYPE	NUMBER	A.P.N.	DATE
PARCEL MAP	19014	060-600-040	NOVEMBER 2019
PROPERTY OWNER(S): <u>Parminder Sidhu</u>	PREPARED BY: <u>GOLDEN VALLEY ENGINEERING AND SURVEYING, INC.</u>		
ADDRESS: <u>4120 Sunshine Ct, Merced, CA, 95340</u>	ADDRESS: <u>405 W. 19TH STREET, MERCED, CA 95340</u>		
TELEPHONE: <u>(216) 255-9555</u>	TELEPHONE: <u>(209) 722-3200</u>		
MERCED COUNTY PLANNING DEPARTMENT			

EXHIBIT B



NOTE: PLEASE USE BLACK INK OR DARK PENCIL

2 OF 2
FOR

SCALE: 1"=100

APPLICATION TYPE	MINOR SUB.	NUMBER	A.P.N.	DATE
PARCEL MAP		19040	060-600-040	NOVEMBER 2019

PROPERTY OWNER(S): Parminder Sidhu PREPARED BY: GOLDEN VALLEY ENGINEERING AND SURVEYING, INC.

ADDRESS: 4120 Sunshine Ct, Merced, CA, 95340 ADDRESS: 405 W. 19TH STREET, MERCED, CA 95340

TELEPHONE: (216) 255-9555 TELEPHONE: (209) 722-3200

MERCED COUNTY PLANNING DEPARTMENT



**FIRE DEPARTMENT
PREVENTION BUREAU**

2222 "M" STREET
MERCED, CA 95340
OFFICE (209) 385-7347
FAX (209) 725-0174

MIKE VAN LOBEN SELS
Interim Fire Chief
(209) 966-3622

JEREMY RAHN
Division Chief
(209) 385-7450

RICH BOHN
Fire Marshal
(209) 385-7347

December 5, 2019

To: Parminder Sidhu
c/o:

From: Rich Bohn
Fire Marshal
Merced County Fire Department

Re: MM19-014 APN 060-600-040

After reviewing the above-mentioned application, I offer the following conditions for approval:

Fire Department will have further comments once construction documents have been submitted regarding access and water supply.

Merced County Ordinance: 9.24.055 Fire Code—Additions. This section is added to the Merced County Code, amending the California Fire Code, as described in Section 9.24.010 of this chapter, to include the following in Chapter 1, Division 2 of the California Fire Code as it applies in Merced County:

Fire protection water supply may be required for residential and commercial structures per California Fire Code Section 507.1 in accordance with NFPA 1142. This requirement is applicable to all properties not serviced by a Merced County approved water supply system meeting the minimum standards of NFPA 24.

[California Code of Regulations, Title 19, Division 1, §3.05(a)1 Fire Department Access and Egress. (Roads)] (a) Roads. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street.

If you have any questions or concerns regarding the above condition, please feel free to contact our office at

(209) 385-7347



DEPARTMENT OF PUBLIC WORKS
Road Division

Dana S. Hertfelder
Director

345 West 7th Street
Merced, CA 95340
(209) 385-7601
(209) 722-7690
www.co.merced.ca.us

Equal Opportunity Employer

Date: December 31, 2019

To: Brody Patterson
Community and Economic Development Department

From: Matt Hespenheide
Department of Public Works

Subject: Minor Subdivision No. MS19-014
Parminder Sidhu

MEMORANDUM

We have reviewed this minor subdivision that proposes to divide an 8.6 acre parcel into 4 parcels and a remainder parcel, resulting in net sizes of : Parcel 1 = 1.18 ac, Parcel 2 = 1.07 ac, Parcel 3= 1.08 ac, Parcel 4 = 1.08 ac, and a 2.69 ac remainder parcel. The project site is located on the west side of N. Lake Road, 650 ft. south of E. Dunn Road, identified as APN 060-600-040. The property is designated Merced Rural Residential Center - Agricultural-Residential land use in the General Plan and zones RR(Rural Residential).

It is noted through the plan for this minor subdivision that the applicant proposes a 30'-wide access easement and PUE on the north side of the project. It will be determine by a separate document to County Surveyor that this will be a private road and not maintained by Merced County.

The Road Division has the following conditions:

- 1) The proposed project is subject to installation of Level 2 Improvements along Lake Road frontage (County Code Ch. 16.08.040). Level 2 Improvements include:
 - a. Dedication of an additional 10 ft. of right-of-way on Lake Road.
 - b. Vegetation cleared on Lake Road between edge of pavement and property line and aggregate base constructed along the roadway shoulder.
- 2) Applicant shall install a Joint Driveway in accordance to Merced County Standards and Specifications, Chapter 7.06. The minimum pavement width shall be 16' with all storm water runoff maintained on-site.
- 3) Applicant shall install a paved residential driveway approach at the proposed private access to prevent the deterioration of the pavement along Lake Road. An Encroachment Permit shall be obtained and paid for prior to commencement of any work along the County's right-of-way.



Rebecca Nanyonjo-Kemp, DrPH
Director

Gordon Arakawa, MD, PhD
Health Officer

Memorandum

DATE: December 5, 2019
TO: Brody Patterson, Planner I
FROM: Brent Cronk, EHS III
(209) 385-7654 xt4568; Brent.Cronk@countyofmerced.com

Exception approval granted by Vicki Jones, Environmental Health Division Director ✓

SUBJECT: **MINOR SUBDIVISION No. MS19-014 - PARMINDER SIDHU** - A request to divide an 8.6 acre parcel into four parcels and a remainder parcel, resulting in net parcel sizes of: Parcel 1 = 1.18 acres, Parcel 2 = 1.07 acres, Parcel 3 = 1.08 acres, Parcel 4 = 1.08 acres, and a 2.69 acre Remainder parcel. The project site is located on the west side of N. Lake Road, 650 feet south of E. Dunn Road, identified as Assessor's Parcel Number (APN) 060-600-040. The property is designated Merced Rural Residential Center - Agricultural-Residential land use in the General Plan and zoned R-R (Rural Residential).

SITUS: 3665 N. Lake Rd., Merced

Observations & Comments – Merced County Division of Environmental Health (MCDEH):

The Remainder parcel contains an SFD with an onsite septic system and domestic well. The net useable acreage of each parcel is at least 1.0 acres. Soil profiles and percolation tests have been performed on Parcels 1, 2, 3, 4, and the Remainder parcel. Percolation tests were performed in the stratum expected to have the best percolation rate (8 feet to 11 feet bgs). Percolation rates were 20 mpi, 120 mpi, and 124 mpi.

The soil profiles and percolation tests indicate the need for sewage dispersal systems deeper than 10 feet. Such depth requires the setback from the dispersal system to the domestic well to be 150 feet. A dispersal system setback from adjacent undeveloped parcels is 75 feet (half of 150 feet). Soil conditions and the limited area available for sewage dispersal necessitates the use of vertical leach lines. Parcels less than 2.5 acres are currently required to install nitrogen reducing advance treatment units.

Domestic well and leach field locations on Parcels 1, 2, 3, and 4, are restricted to the exact locations indicated on the map included with the minor subdivision application submitted for this December 5, 2019, Preliminary Application Review (PAR) meeting. The access road and turn-around area at the terminal end of the road shall in no way interfere with these domestic well and leach field locations.

Merced County Code, Chapter 9.54, section 9.54.080, subsection I(2) establishes minimum useable disposal areas dependent on percolation rates. A percolation rate of 20 mpi requires the parcel to have

8,000 sq. ft. of area; a percolation rate of 120 mpi requires 18,000 sq. ft. of area; a percolation rate of 124 mpi requires 20,000 sq. ft. of area. Due to setbacks discussed above, proposed Parcels 1, 2, 3, and 4 do not have the required minimum dispersal areas. Chapter 9.54, section 9.54.080, subsection H of the Code authorizes the Environmental Health Division Director to issue an exception (i.e. variance) to this requirement under certain circumstances. Those circumstances and conditions for the exception approval are included in the Land Use Permit Conditions below.

The five permit conditions below must be placed in the subdivision approval document exactly as written. To ensure reasonable access by future property owners, inclusion of the conditions on a recorded document is necessary. Failure to comply with these conditions is likely to result in one or more parcels having a greater reduction or total loss of sewage load capacity (e.g. becoming non-developable).

Land Use Permit Conditions:

- Depending on nitrate loading requirements in place at the time a building permit application is submitted for development, the nitrate load per parcel may be limited. Also, sewage dispersal area on Parcels 1, 2, 3, and 4 is limited by setbacks. Either of these situations may affect what can be approved to be built on the parcel, including the number of bedrooms and certain plumbing fixtures such as multiple laundry rooms and oversized tubs. This condition shall be placed on a recorded document for the benefit of future property owners.
- Nitrogen-reducing advanced treatment septic systems are required on Parcels 1, 2, 3, and 4. This condition shall be placed on a recorded document for the benefit of future property owners.
- Sewage dispersal (original and replacement) shall be accomplished only by vertical leach lines and only in the exact locations indicated on the map included with the minor subdivision application submitted for the December 5, 2019 Preliminary Application Review (PAR) meeting. This condition shall be placed on a recorded document for the benefit of future property owners.
- The domestic wells shall be placed only in the locations indicated on the map included with the minor subdivision application submitted for the December 5, 2019 Preliminary Application Review (PAR) meeting. This condition shall be placed on a recorded document for the benefit of future property owners.
- The 30-foot wide access road and utility easement to and on Parcels 1, 2, 3, and 4, and the turn-around area at the terminal end of the access road on Parcels 1 and 2 shall in no way interfere with the domestic well and leach field locations. This condition shall be placed on a recorded document for the benefit of future property owners.