

# County of Santa Clara

Department of Planning and Development  
Planning Office

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May 13, 2016

Shamrock Seed Company  
3 Harris Place  
Salinas, CA 93901

**Subject: Williamson Act Compatible Use Determination Resubmittal**  
County File: 9555-16WA (APN 841-41-002) 6640 Holsclaw Road, Gilroy

Dear Shamrock Seed Company:

This letter is in response to the Williamson Act Compatible Use Determination Resubmittal that was submitted to our offices on May 6, 2016. After a thorough review of the application and materials, staff has determined that the application as submitted meets the adopted Compatible Use Determination Findings.

**Compatible Use Determination Findings:**

- The owner must demonstrate that there is an existing commercial agriculture use on the parcel;

*The owner has demonstrated a qualifying commercial agriculture use by the submission of the appropriate tax documents. This was verified by staff at the Division of Agriculture.*

- The proposed development must be compatible with and not substantially interfere with the existing agriculture use in that particular parcel or any other property under Williamson Act contract;

*Upon a review of the application materials and correspondence with the Division of Agriculture, staff concludes that the use is compatible and will not interfere with the existing agriculture use on the property.*

- The proposed development must not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel or any other property under Williamson Act contract;

*The development is proposed in an area outside of the main crop production area where development is currently located.*

- The remaining portion of the parcel must be able to sustain the agriculture use;

*The plans indicate that at least 79.7% or 18.03 acres will remain in agriculture production. Eric Wylde and other staff from the Division of Agriculture are familiar with this property as they have observed various vegetable crops grown for seed research over recent years. A site visit found the property planted and over 60% of the property in agriculture production. Additionally, the Division of Agriculture also noted that revenue from commercial agriculture on at least 60% of the property was substantiated in three of the past five years.*

- The commercial agriculture use must continue to be the primary use of the land;

*The proposed improvements are under the 10% development allowance. The applicant is proposing to utilize 9.7% of the property for non-agriculture purposes.*

Now that staff has determined that the proposed project meets the Compatible Use Determination Findings, the next step is applying for a modification to the Architecture and Site Approval permit. The purpose of this modification is to ensure the character and integrity of the zoning district is maintained. The process considers site configuration and design and the promotion of the public health, safety and welfare.

If you have any questions regarding the Architecture and Site Approval process, please feel free to contact me at (408) 299-5791 or [Rachel.Grothe@pln.sccgov.org](mailto:Rachel.Grothe@pln.sccgov.org).

Sincerely,



Rachel Grothe, MCRP  
Assistant Planner

CC: Amanda Wilson, Hanna & Brunetti