



HANNA-BRUNETTI

EST. 1910

**CIVIL ENGINEERS • LAND SURVEYORS
CONSTRUCTION MANAGERS**

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March 22, 2022

County of Santa Clara
Department of Planning and Development
70 W Hedding St
San Jose, CA 95110-1705

Re: Response to Comment Letter Dated January 28, 2022
PLN 21-2222 Apex Bait
Burnett Ave, Morgan Hill APN 728-38-001

Dear Mr. Meehan,

The following are our responses to your incomplete comment letter:

Planning:

1. Provided calculations of the total lot coverage and total development area on sheet 2
2. Total amount of ag stated on sheet 2. The ag farming on the property will be organic farming with specialty vegetables and fruit trees. The land will be cultivated with the trees and plants once power is supplied to the onsite well from PGE.
3. Provided floor plans for each building proposed. The ag buildings will be for storage of the crops and ag equipment.
4. All improvements are outside the 100 ft setback,
5. See existing landscape plan submitted.
6. Proposed signage on the building, see sheet A3.1
7. See sheet A.1 for proposed photometrics
8. See existing landscape plan submitted.
9. Parking table added to sheet 2. The number of employees and visitors will be less than 15 stalls, the rest of the stall that are required by code will be used for any peak event seasons.
10. Color and material board included in submittal

Land Development Engineering:

11. C12-424 requirements
 - a. Removed grading not part of the grading permit from scope of work.
 - b. Added gravel to the table on the coversheet
 - c. All easements and ROW shown on plan. Title report submitted.
 - d. No geologic hazards, see clearance from Jim Baker
 - e. All areas disturbed by the site will be then farmed
 - f. No trees are near the development. All trees on site will remain
12. Added impervious table to sheet 2
13. Limits added to grading plan and area shown on sheet 1
14. Driveway to conform to B/5 and B/4 per RAD comments
15. Submitted title report
16. Submitted questionnaire

Department of Environmental Health

17. Septic Design, perc tests and profiles submitted to DEH for approval
18. Water Clearance submitted to DEH for approval.

Road and Airports

19. FWL is shown on plans
20. Project will dedicate to future width line and suggest this be a condition of approval
21. Driveway for Ag Research revised to be B/5
22. Driveway for residence to be B/4 and will be used for residential use only

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23. Driveway to be removed, driveway approach to remain.
24. Added B/4A to property frontage
25. Improvements in the ROW will be to Road & Airports standards
26. Noted
27. Final Grading and Drainage plans with calculations will be submitted to Roads and Airports for approval at the time of permits.

Geology

28. Informational comment from County, no response

Habitat Conservation Plan

Comments 29 – 32 to be addressed at grading permit or building permit as stated.

Fire Marshal

33. The buildings will be sprinklered as required
34. Fire tank to be NFPA 1142 and will be for the 8,000 sf ag research building. Tank sized at 44,000 GAL
35. New standard hydrant for commercial and new wharf for residential
36. Noted

If you have any questions please contact me.

Amanda Musy-Verdel