

County of Santa Clara
Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.sccplandev.org



May 6, 2022

Apex Bait
c/o Amanda Musy-Verdel
Hannah-Brunetti
7651 Egleberry St
Gilroy, CA 95020
E-mail: amanda@hannabrunetti.com

**HB Responses in RED below -
AMV**

****Sent via email ****

FILE NUMBER: PLN21- 222
SUBJECT: Architecture and Site Approval (ASA) and Grading Approval for
Agricultural Research, a new SFR and ADU.
SITE LOCATION: Burnett Ave, Morgan Hill, CA 95037 (APN: 728-38-001)
DATE RECEIVED: April 7, 2022

Dear Ms. Musy-Verdel:

Your application for an ASA and Grading Approval which was received on the above date is **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below.

Resubmittals are made by appointment over video chat with the Planning Division counter and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is submitted, the Planning Division will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If you have any questions about the information being requested, you should first call the person whose name is listed as the contact person for that item. He or she represents a specialty or office and can provide details about the requested information.

**AN APPOINTMENT IS REQUIRED FOR THIS RESUBMITTAL.
PLEASE CALL ME AT (408) 299-5740 TO SCHEDULE AN APPOINTMENT.**

Please submit a complete revised plan set and a *written response* with the resubmittal materials, addressing the following items. All items must be addressed and included in the resubmittal

PLANNING OFFICE

Contact Charu Ahluwalia at (408) 299-5740, or charu.ahluwalia@pln.sccogv.org for information regarding the following items:

1. The total development area calculation should include the proposed future research building. Provide revised calculations. This is a follow-up comment from incomplete letter dated February 1, 2022, PLN comment #1. **Revised numbers on sheet 2 to include the future expansion**
2. Provide calculation of the total area to be kept under agricultural cultivation. Total acreage of cultivation proposed was not provided on the site plan. Clarify the management plan for ensuring that at least six acres of the parcel will remain cultivated for at least three years out of every five-year period, as per the newly adopted requirement in Zoning Ordinance section 3.95.040. This is a follow-up comment from incomplete letter dated February 1, 2022, PLN comment #2. **Added start of ag cultivation and length of production to the project description**

LAND DEVELOPMENT AND ENGINEERING

Contact Eric Gonzales at (408) 299-5716 or eric.gonzales@pln.sccgov.org for more information regarding the following items:

3. Remove all work not part of site grading such as work within the building pad, septic, water and fire system work or place these items under “Work Under Separate Permit”. This is a follow-up comment from incomplete letter dated February 1, 2022, LDE comment #11(A). **Updated cover sheet to add separate permit**
4. Confirm landscape grading for this project. Typically, there is cut and fill associated with landscaping fronting the site. This is a follow-up comment from incomplete letter dated February 1, 2022, LDE comment #11(B). **landscaping already approved per DEV21-2238**
5. Show limits of the disturbed area as a result of the proposed development. Clearly show limit line on the site plan, it is not labeled or called out on the plan. This is a follow-up comment from incomplete letter dated February 1, 2022, LDE comment #13. **made line darker**
6. In accordance with County Ordinance Code Section C12-424, show type and size of trees that are 12” or more in trunk diameter. The plans shall indicate which trees are proposed to be removed and those that are proposed to remain. This is a follow-up comment from incomplete letter dated February 1, 2022, LDE comment #11(F). **added note 7 to cover sheet**

If the requested information is not submitted within 180 days, you will be required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted within 1 year of the date of this letter and will not be accepted after 1 year. PARTIAL RESUBMITTALS WILL NOT BE PROCESSED. Fees required at the time of resubmittal will be those in effect at that time.

If you have any additional questions regarding this application or would like to clarify Planning incomplete comments, please call me at (408) 299-5740 or schedule an appointment to do so.

Sincerely,

Charu Ahluwalia

Charu Ahluwalia
Associate Planner

cc: Michael Meehan, Principal Planner
Eric Gonzales, LDE