

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



April 7, 2023

Gloria Ballard
MH Engineering Co.
16075 Vineyard Blvd.
Morgan Hill, CA 95037

gloriab@mhengineering.com

davidf@mhengineering.com

BY EMAIL ONLY

FILE NUMBER: PLN22-190
SUBJECT: Williamson Act Compatible Use Determination for agricultural housing and 6000 SF warehouse
SITE LOCATION: 2610 Pacheco Pass Hwy, Gilroy, CA (APN: 841-25-023 / 841-25-025)

Dear Ms. Ballard,

The application Williamson Act Compatible Use Determination for (6) mobile homes (1,167 SF each) and a 6000 SF warehouse is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with Rebecca Rockom, the assigned project manager/planner, and must include all requested information along with a completed application form (which is used to track the resubmittal). Once the information is resubmitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

If there are any questions about the information requested, please contact the specific staff for that item.

A VIRTUAL APPOINTMENT IS REQUIRED FOR A RESUBMITTAL. PLEASE EMAIL ME TO SCHEDULE AN APPOINTMENT.

Please submit electronic copies of the revised plans /resubmittal documents (PDF) with a *written response* addressing the following items.

PLANNING OFFICE

Contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org regarding the following comments:

1. To qualify for a Compatible Use Determination, this project proposes to convert existing storage area (hardscape and accessory structures) of parcel 841-25-025 back to a natural state. The conversion must take place prior to deeming this project complete. Until this conversion is verified (through submitted photos or a site visit), the proposal exceeds the total maximum percentage of development on the parcel (10%), pursuant to The Santa Clara County [Guideline for Compatible Use Development on Restricted Land](#). Please verify the conversion of storage area within the next resubmittal.

Please make sure the requested changes are made for the revised plan sets and documents that are needed for the resubmittal. **Resubmittals are only accepted by appointment with the assigned project manager.** If the requested information is not submitted within **180 days**, you are required to pay a fee of 10% of the application fee at the time the information is submitted. All requested information must be submitted no later than **one (1) year** from the date of the incomplete letter. **PARTIAL RESUBMITTALS WILL NOT BE PROCESSED.** Fees required at the time of resubmittal will be those in effect at that time.

Note the Williamson Act Compatible Use Determination application has been charged a minimum fee and will be charged additional fees to continue processing when the initial payment is exhausted.

In submitting the land use application, the owner/applicant included an initial application fee. Application fees are categorized as "fixed fees" and "billable fees", based on the specific application types. "Fixed fee" applications do not require any additional fees to continue processing. However, when funds associated with a "billable fee" application have been spent, an additional deposit will be required to continue processing the application.

If you have questions regarding the application, please contact (408) 299-5707 or rebecca.rockom@pln.sccgov.org.

Sincerely,



Rebecca Rockom
Assistant Planner