

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



****VIA Emails Only****
August 23, 2023

Michael Demkowski
1808 Jonathan Avenue
San Jose, CA, 95125

FILE NUMBER: PLN23-134
SUBJECT: Williamson Act Compatible Use Determination for Barn
SITE LOCATION: 4901 Croy Road, Morgan Hill (APN: 742-30-003)
DATE RECEIVED: June 25, 2023

Dear Michael Demkowski:

Your application for Compatible Use Determination of a barn is **incomplete**. In order for 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. They represent a particular specialty or division and can provide details about the requested information.

An appointment is required for all future resubmittals. Please contact me at (408) 299-5792 or via email at reva.kakaria@pln.sccgov.org to schedule a virtual meeting.

Submit revised electronic plans and a written response addressing the following items. All items must be addressed and included in the submittal.

PLANNING OFFICE

Contact Reva Kakaria at (408) 299-5792 or reva.kakaria@pln.sccgov.org for information regarding the following items:

Please submit the following items:

Site Plan

1. Please include the footprint of all existing and proposed structures, hardscape and associated improvements on the site plan. This includes all existing and proposed structures (residences (if any), barns, sheds, gazebos/ patios, decks, arenas), associated improvements (e.g., landscape areas, sub-surface utility systems (including leach fields), pads for water/propane tanks, roads, driveways, ground mounted PV systems, etc.), and recreation facilities (e.g., swimming pools/spas). This information is used to determine that a maximum of 10% or 5 acres of the parcel is cumulatively devoted to existing and proposed compatible use development.

Calculations

2. Area calculations include the footprint of all existing and proposed structures, hardscape, and associated improvements (see above), as well as percentage of developed and commercial agricultural use areas. Please refer to the attached Williamson Act Compatible Use Determination calculation sample (Attachment A). Submit area calculations, with an accompanying schematic of all existing/proposed development and commercial agricultural use areas, calculated, verified, and stamped by a licensed professional (civil engineer, professional engineer, or architect). This information is used to determine that a maximum of 10% or 5 acres of the parcel is cumulatively devoted to existing and proposed compatible use development.

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, please contact me at (408) 299-5792 or reva.kakaria@pln.sccgov.org to discuss or schedule an appointment.

Sincerely,

Reva Kakaria

Reva Kakaria
Assistant Planner

CC:

Ericka Mora, Division of Agriculture
Joanna Wilk, Senior Planner
Samuel Gutierrez, Principal Planner

Attachment A

Williamson Act Compatible Use Determination Calculation Sample

TOTAL SITE AREA:

	SQ. FT.	SIZE	DESCRIPTION
	1,900,088	43.620 AC	TOTAL AREA-APN: 898-02-046

STRUCTURES:

No.	SQ. FT.	SIZE	DESCRIPTION
A	3,997	NOT RECTANGULAR	PROPOSED HOUSE
B	1,356	NOT RECTANGULAR	PROPOSED SECONDARY DWELLING
C	1,548	NOT RECTANGULAR	PROPOSED GARAGE
D	7,200	60' X 120'	BARN 1
E	560	17' X 33'	BARN 2
F	6,000	40' X 150'	BARN 3
G	287	12' DIA	CONC PAD, WATER TANK #1 & PRESSURE TANK
H	325	25' X 13'	WATER TANK #2 & CONC PAD, WELL, PRESSURE
I			TANKS, E. PANEL, PIPING & CONC.
	+ 51	8' DIA	WATER TANK #3
TOTAL =	21,324 SQ. FT.	TOTAL AREA OF STRUCTURES	

HARDSCAPE & ASSOCIATED IMPROVEMENTS:

No.	SQ. FT.	DESCRIPTION
1	13,976	LEAVESLEY ROAD
B	44,477	ACCESS ROAD
C	4,554	DRIVEWAY
D	17,030	ASPHALT/CONCRETE AREAS
	5,726	EXISTING LEECH FIELD
	+ 8,663	PROPOSED LEECH FIELD EXPANSION
TOTAL =	94,426 SQ. FT.	TOTAL AREA OF HARDSCAPE

APN: TOTAL

%	SQ. FT.	ACRAGE	DESCRIPTION
6.1%	115,750	2.657	= AREA OF ANILLARY USES (HARDSCAPE/STRUCTURES ETC.)
93.9%	1,784,338	40.963	= AREA OF LAND IN AGRICULTURAL PRODUCTION
	1,900,088	43.620	= TOTAL PARCEL SIZE