

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 3, 2024

David L. Faria
16075 Vineyard Blvd
Morgan Hill, CA 95037

FILE NUMBER: PLN24-042
SUBJECT: Open Space Easement Compatible Use Determination for new 2,000 sf residential accessory structure and 8,000-gallon water tank
SITE LOCATION: 7680 Crews Road, Gilroy, CA 95020 (APN: 841-48-031)
DATE RECEIVED: March 4, 2024

Dear David Faria,

The Open Space Easement Compatible Use Determination application for 2,000 sq. ft. residential accessory structure, 8,000-gallon water tank and associated site improvements is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below. Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, 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. They represent a specialty or office and can provide details about the requested information.

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

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

PLANNING OFFICE

Contact (408) 299-6724 or buyan.batbaatar@pln.sccgov.org regarding the following comments:

1. Please note the proposed structure as a residential accessory structure instead of a barn in the submitted plans. Only agricultural accessory structures and uses ancillary to and

supporting onsite agricultural operations may be noted as barns per section § 2.10.040 in the County Zoning Ordinance.

2. Please include existing and proposed water tanks to the development coverage calculation table.

Pursuant to the [Open Space Easement Compatible Use Determination Development Handbook](#), developments include erecting or placing structures or objects on the land and grading or otherwise altering the land for non-agricultural purposes. The calculation of development coverage must include the total square footage of the footprints of all existing and proposed hardscape including residences, accessory structures and recreation facilities.

The following aspects of development are excluded from the calculation of total square footage:

- Subsurface utilities, such as leachfields and septic tanks; and,
 - Roadways, driveways, and required turnarounds serving the primary residence; and,
 - Landscaping that is in keeping with the natural setting and composed of natural elements and vegetation generally found in the area of the subject parcel.
3. On the plans, show all existing trees at least 12 inches in diameter within 20 feet of the development area with size and type indicated.
 4. If no trees are proposed to be removed, please note that on the plans.
 5. Please provide materials (product specifications) and/or color samples of the proposed water tank.

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.

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) 299-6724 or buyan.batbaatar@pln.sccgov.org.

PLN24-042
April 3, 2024

Sincerely,

A handwritten signature in black ink, appearing to read "Buyan Batbaatar". The signature is written in a cursive style with some flourishes.

Buyan Batbaatar
Assistant Planner