

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



March 6, 2024

Jarad.strange@archkey.com

VIA EMAIL ONLY

FILE NUMBER: PLN24-028
SUBJECT: Williamson Act Compatible Use Determination for 2,107.81 square feet ground mount PV [DEV22-0281]
SITE LOCATION: 8448 Leavesley Road, Gilroy, CA (APN: 841-48-054)

Dear Jarad Strange,

The Williamson Act Compatible Use Determination application for 2,107.81 square feet of ground mount PV 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. Pursuant to the Santa Clara County [Guideline for Compatible Use Development on Restricted Land](#), a maximum of 10% of the parcel, not to exceed 5 acres, may cumulatively be devoted to existing and proposed compatible use development. Please provide the lot coverage calculation plan showing the following:
 - A. Calculation of the percentage of land in agricultural production. For standard sized lot, 60% of the parcel shall be used for commercial agriculture.

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- B. Footprints of all existing and proposed structures, hardscape, and associated improvements; and
 - C. Calculation of the square footage of the footprints of all existing and proposed structures, hardscape, and associated improvements (e.g., barns, detached garages, sub-surface utility systems, roads, driveways, vehicle parking areas). A registered civil engineer, licensed land surveyor or licensed architect is required to verify the computation of calculations by signature and stamp. Please refer to the attached document showing calculations example.
2. Please provide the copy of the Current Recorded Grand Deed. Contact the [Santa Clara County Clerk Recorder's office](#) to request a copy. The submitted document is not the recorded Grand Deed.
 3. Please provide a written description of the proposed use(s) and development.
 4. Please provide a written description of the commercial agricultural use(s) on the parcel.

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

Sincerely,



Buyan Batbaatar
Assistant Planner