

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



July 3, 2024

Casey Willis
1805 29th Street, Suite 2050
Boulder, CO 80301

cwillis@scoutcleanenergy.com

BY EMAIL ONLY

FILE NUMBER: PLN24-104
SUBJECT: Use Permit and Grading Approval for proposed temporary construction laydown site for adjacent wind energy project.
SITE LOCATION: 38775 Whiskey Flat Rd. Gilroy, CA 95020 (APN: 898-46-003)

Dear Mr. Willis:

The following application for Use Permit and Grading Approval is **incomplete**. For the application processing to resume, please resolve the following issues and submit the information listed below.

Resubmittals are made electronically with the 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 TO SCHEDULE AN APPOINTMENT.

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

PLANNING OFFICE

Contact the Project Manager at (408) 299-5707 or eunice.ban@pln.sccgov.org regarding the following comments:

1. Please submit payment for Use Permit and Grading Approval for a total of \$13,533.31.

2. As noted in the Non-Residential Planning Submittal Checklist, please provide evidence showing legal creation of lot. (Refer to [handout](#) for guidance.)
3. Provide a detailed project description/plans of the project including work or operational plan, hours of operation, activities, number of employees/volume of people, types of material to be used or stored on-site, traffic impact and/or number of vehicle trips per day, noise information, etc.
4. Provide cover sheet with a detailed project description/scope of work, including an existing & proposed square footage calculation, and grading quantities in tabular format as shown below (cut/fill depth & cubic yardage).
 - a. Example of Grading Quantities:

Earthwork Quantities					
	Cut	Fill	Net	Max Cut Ht.	Max Fill Ht.
Building Pads (new addition)					
Driveway (any improvements to existing driveway)					
Site Grading					
Retaining Wall					
Total					

5. Provide photos of the site.
6. Submit [Habitat Screening Form](#).

PARKS AND RECREATION

Contact Kelly Gibson, Associate Planner, at kelly.gibson@prk.sccgov.org regarding the following comments:

7. This proposed development file shared with County Parks does not note the conceptual trail listed below, which is part of the 1995 Countywide Trails Master Plan (CWTMP) and has a conceptual route along Highway 152 (and Dinosaur Point Rd) in this area. We would like to request that the conceptual trail route is shown and noted on the plans for clarification.

Conceptual Trail Affected:

- **Monterey-Yosemite State Trail (R2):** identified as a corridor of statewide significance in the California Recreational Trails System Plan, crossing the state from Monterey to Salinas, through Pacheco Pass to the north side of the Merced River basin and Yosemite National Park.

County Parks is currently in process to update the CWTMP Map, which is anticipated to affect trail numbering in this area, but the conceptual trail connection from a future trail along Highway 152 to Pacheco State Park remains important. The proposed development project appears to involve short-term impacts (up to 24 months) at the project location; however, should the project include additional long-term site development, we recommend that the project proponent consider potential opportunities to further the regional trail connection in this area.

LAND DEVELOPMENT ENGINEERING

Land Development Engineer comments are forthcoming.

DEPARTMENT OF ENVIRONMENTAL HEALTH

Department of Environmental Health comments are forthcoming.

FIRE MARSHAL'S OFFICE

Fire Marshal comments are forthcoming.

ROADS AND AIRPORTS

Roads and Airports comments are forthcoming.

Please ensure that comments are incorporated into 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 Use Permit and Grading Approval 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 eunice.ban@pln.sccgov.org.

Sincerely,



Eunice Ban, AICP
Senior Planner