

**ORDINANCE NO. NS – 9.277**

**AN INTERIM ORDINANCE EXTENDING  
THE EXPIRATION DATE OF CERTAIN BUILDING  
SITE APPROVALS ON LAND COVERED  
BY WILLIAMSON ACT CONTRACTS**

Summary

This interim ordinance extends to a date certain the expiration date of building site approvals that expired or would expire between August 1, 2005 and June 30, 2006 for properties subject to Williamson Act contracts.

**THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CLARA  
ORDAINS AS FOLLOWS:**

SECTION 1. Background and Intent

In January 2002, the Board of Supervisors directed that a thorough review of the County's Williamson Act practices and procedures be placed on the Planning Office work plan as a "high priority" item. This process has been more complex and taken significantly more time than originally anticipated. The Board did not take final action on this issue until March 14, 2006.

While work on the County's Williamson Act practices and procedures was underway, several property owners with land under Williamson Act contract obtained building site approval for their parcels. A condition of these site approvals requires the owner to demonstrate compliance with their Williamson Act contract before they may obtain a building permit.

Section C12-319 of the County of Santa Clara Ordinance Code provides that a building site approval expires after 24 months, with a possible extension of time not to exceed an additional 2 years (4 years in total). Interim Ordinance No. NS-9.276 extended to June 30, 2006 the expiration date of building site approvals for which this 4-year period expired between August 1, 2005 and December 31, 2005. When that ordinance was enacted, it was assumed the Board would have concluded policy and ordinance changes associated with the Williamson contracts prior to December 31, 2005.

This ordinance will allow affected property owners sufficient time to evaluate and take needed actions related to their building site by extending to June 30, 2007 the expiration date of building site approvals that have expired or will expire between August 1, 2005 and June 30, 2006.

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SECTION 2. Extension of Time

(a) *Extension of Approval Period in Section C12-319.* The approval period for any building site approval issued pursuant to Section C12-300 *et seq.* of the County of Santa Clara Ordinance Code for property covered by a Land Conservation Contract issued pursuant to the Williamson Act and for which the initial 24-month approval period plus the 2-year extension of time (which was duly requested and approved pursuant to County of Santa Clara Ordinance Code §C12-319) expired or would expire between August 1, 2005 and June 30, 2006 is hereby extended to June 30, 2007. No further extensions of time beyond June 30, 2007 will be granted for these building site approvals.

(b) *No Additional Fee or Application Required for Extension of Approval Period.* The approval period extension authorized pursuant to Section 2(a) of this ordinance extension will take effect automatically. No application for extension must be submitted and no additional fee is required.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of Santa Clara, State of California on \_\_\_\_\_ by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

\_\_\_\_\_  
James T. Beall, Jr., Chair  
Board of Supervisors

**ATTEST:**

\_\_\_\_\_  
Phyllis A Perez  
Clerk of the Board of Supervisors:

**APPROVED AS TO FORM AND LEGALITY:**

Lizanne Reynolds 5-2-06  
Lizanne Reynolds, Deputy County Counsel