SANTA CLARA COUNTY PLANNING OFFICE
70 W Hedding St., San Jose, CA 95110
(408) 299-5770 • www.sccplanning.org

GENERAL PLAN CONFORMANCE AND CONTIGUITY / ANNEXATION STATEMENT

This form must be completed by: (a) the property owner or project applicant, (b) the County Planning Office, and (c) the involved city before certain applications can be accepted for processing. Determination by the city is required for general plan conformance and/or annexation, as noted below. Application for development must be submitted within six (6) months of the date of the City Planning Department's determination, or a current form and determination will be required.

General Plan Conformance

☐ Proposals for LOT LINE ADJUSTMENT, SUBDIVISION, USE PERMIT, or ZONE CHANGE on unincorporated county land within a city's urban service area must conform to the applicable use and density provisions of the city general plan. ARCHITECTURE AND SITE APPROVAL for multi-family residential development shall also be subject to city general plan conformance.

☒ Not Applicable

Contiguity /Annexation

☒ Applicants proposing ARCHITECTURE AND SITE APPROVAL, BUILDING PERMIT for a new residence, BUILDING SITE APPROVAL for a new residence, SUBDIVISION, USE PERMIT, or ZONE CHANGE on unincorporated land within a city's urban service area deemed "contiguous" to that city may be subject to city annexation. "Contiguous" means property is either: (a) abutting city boundary, (b) directly across the street from boundary, or (c) within 300 feet of boundary measured along a public road and within territory entirely surrounded by city(ies).

☐ Not Applicable

§66412 of the Subdivision Map Act, §§ 5.20.060 and 5.20.070 of the County Zoning Ord., and § C1-52 of the County Ordinance Code.

STEP 1 TO BE COMPLETED BY OWNER OR APPLICANT

Applicant Information:

CHATEAU MASSON, LLC
NAME

15055 Los Gatos Blvd #310
MAILING ADDRESS

Los Gatos CA 95032
CITY STATE ZIP

(408) 402-9877
TELEPHONE #

Property Description:

14831 Pierce Rd, Saratoga
STREET ADDRESS

503-46-006 90 AC
APN LOT SIZE

Existing Use: Event center / vineyard

Proposed Use (in detail):

Event center

APPLICANT SIGNATURE: [signature] DATE: 4/20/17

continued on reverse

STEP 2 TO BE COMPLETED BY COUNTY STAFF

General Plan Conformance

- ☐ Lot Line Adjustment
- ☐ Subdivision
- ☐ Use Permit
- ☐ Zone Change
- ☐ Architecture and Site Approval (Multi-family residential projects only)

Contiguity / Annexation

- ☐ Architecture and Site Approval
- ☐ Building Permit (additions, 2nd dwellings, currently valid time-limited site approvals excepted)
- ☐ Building Site Approval (additions & 2nd dwellings excepted)
- ☐ Subdivision
- ☐ Use Permit
- ☐ Zone Change

Involved City:

_____

Property is:

- ☐ Directly adjacent to city boundary or directly across street from city boundary.
- ☐ Within 300 ft. of city boundary, as measured along a public road (§ 5.20.070(A)(3)).

County Comments: _____

_____

_____

NAME/TITLE TEL# DATE

STEP 3 TO BE COMPLETED BY CITY PLANNING DEPARTMENT

General Plan Conformance

- ☐ Conforms to city general plan land use and/or residential density policies (application may be filed).
- ☐ Does not conform to city general plan land use and/or residential density policies (application may not be filed).

Contiguity /Annexation

- ☒ City waives annexation at this time.
- ☐ City annexation is required prior to development. Application may not be filed with county.
- ☐ Project does not qualify for annexation due to location with respect to city boundary.

NOTE: Per the County Ordinance Code, cities are not authorized to impose conditions when issuing a determination on annexation or general plan conformance. If the city waives annexation and the project site remains unincorporated, county development standards and procedures (not city standards/procedures) will apply.

City Comments: _____

_____

City manager (408) 868-1213 4/26/17

NAME/TITLE TEL# DATE