

RESOLUTION NO. 73355

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ ORDERING THE REORGANIZATION OF CERTAIN UN-INHABITED TERRITORY DESIGNATED AS **STORY NO. 55** SUBJECT TO LIABILITY FOR GENERAL INDEBTEDNESS OF THE CITY

WHEREAS, a petition for the annexation of certain territory to the City of San José and detachment of said territory from the County Lighting County Service, Central Fire Protection, Area No. 01 (Library Services) County Service and County Sanitation 2-3 Districts consisting of 1.33 gross acres located at the northwest corner of South White Road and Story Road (APNs 484-31-050; 051, and 019) has been filed by Juan De La Torre, Juan M. De La Torre, Jose G. De La Torre; and

WHEREAS, the distinctive short form designation of the territory proposed to be reorganized is **Story No. 55**; and

WHEREAS, the City of San José, by its Resolution No. 73333 adopted on August 8, 2006 duly initiated reorganization proceedings for annexations and detachment of certain uninhabited territory and set the time and place for consideration of such reorganization in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the Council of the City of San José was duly designated as the conducting authority for further proceedings to reorganize the territory described therein by said Resolution No. 73333; and

WHEREAS, said territory is uninhabited and all land owner(s) of land included in the proposal consent to this annexation; and

WHEREAS, Government Code Section 56663(a) provides that if a petition for annexation is signed by all land owners within the affected territory, the City Council may approve or disapprove the annexation without public hearings; and

WHEREAS, Section 56757 of the California Government Code states that the Local Agency Formation Commission shall not review an annexation proposal to any City in Santa Clara County of unincorporated territory which is within the urban service area of the City if

initiated by resolution of the legislative body, and therefore the City Council of the City of San José is now the conducting authority for said annexation; and

WHEREAS, the reason(s) for the proposed reorganization, as set forth in the City's Resolution No. 73333 initiating reorganization proceedings is to facilitate subsequent development and non-residential uses; and

WHEREAS, the following special districts would be affected by the proposed annexation: County Lighting County Service, Central Fire Protection and Area No.01 (Library Services) County Service and County Sanitation 2-3 Districts; and

WHEREAS, the proposed annexation would provide for the use of City Services; and

WHEREAS, the City's Resolution No. 73333 fixed August 22, 2006 at 1:30 p.m., in the Council Chambers of the City of San José, City Hall, 200 East Santa Street, San José, California, as the date, time and place said Council would consider said reorganization; and

WHEREAS, the regular County assessment roll is utilized by the City; and

WHEREAS, land and improvements within the territory shall be liable for the general indebtedness of the City of San José existing at the time of annexation; and

WHEREAS, the environmental impacts of this project are addressed under the San Jose 2020 Environmental Impact Report, Resolution Number 65459, which became final on August 16, 1994, and this Council has considered and approved said Environmental Impact Report in connection with the proposed project; and

WHEREAS, if required or necessary, the property owners have waived any Proposition 218 election that may pertain to this reorganization proposal that they have requested of the City; and

WHEREAS, the following facts pertain to the findings required by the Council in accordance with Government Code Section 51757:

1. The unincorporated territory proposed for reorganization is within the City's Urban Service Area, as adopted by the Santa Clara Local Agency Formation Commission ("LAFCO").
2. The County Surveyor has determined the boundaries of the proposed to be definite and certain and in compliance with LAFCO's road annexation policies.

3. The proposal does not split lines of assessment or ownership in that all affected parcels are being organized in their entirety.
4. The proposal does not create islands or areas in which it would be difficult to provide municipal services in that the completion of reorganization proceedings would result in the reduction of a county “pocket” of unincorporated territory.
5. The proposal is consistent with the City’s adopted General Plan in that existing and future urban development be located within cities.
6. The territory is contiguous to existing City limits.
7. The City has complied with all conditions imposed by the Commission for inclusion of the territory in the City’s Urban Service Area as follows:
 - A. No such conditions imposed.
8. The pre-zoning on the subject territory is proposed to be CP Commercial Pedestrian zoning designation, and the City Council on March 1, 2005 enacted an ordinance so pre-zoning the subject territory.

WHEREAS, evidence pertaining to the proposed reorganization was presented to the City Council at the City Council’s public hearings on this matter.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF SAN JOSE HEREBY FINDS:

1. That it is the conducting authority pursuant to Section 56757 of the Government Code for the annexation of property designated “**Story No. 55,**” more particularly described in Exhibit “A” and more particularly shown upon that certain map attached hereto as Exhibit “B,” both of which exhibits are incorporated herein by this reference;
2. That the following findings are made by the City Council for the City of San José:
 - a. That said territory is uninhabited and comprises approximately 1.33 acres.
 - b. That the annexation is consistent with the orderly annexation of territory within the City’s urban service area and is consistent with the City policy for annexation when annexed (providing City Services).
 - c. The environmental impacts of this proposal are addressed under the San Jose 2020 Environmental Impact Report, Resolution No. 65459, which Resolution became final on August 16, 1994 and is in compliance with the California Environmental Quality Act, and the Council has considered and adopted said Environmental Impact Report in connection with this proposal.

- d. That the City Council on March 1, 2005, enacted an ordinance pre-zoning the subject territory with the CP Commercial Pedestrian zoning designation.
 - e. That the territory is within the City's urban service area as adopted by the Local Agency Formation Commission of Santa Clara County ("LAFCO").
 - f. That the County Surveyor has determined the boundaries of the proposed annexation to be definite, certain, and in compliance with LAFCO's road annexation policies. The City understands that the County has been reimbursed for the actual cost incurred by the County Surveyor in making this determination.
 - g. That the proposed annexation does not create islands or areas in which it would be difficult to provide municipal services. This reorganization reduces an unincorporated county "pocket" and is adjacent to City territory to the east and south, and County territory to the north and west.
 - h. That the proposed annexation does not split lines of assessment or ownership.
 - i. That the proposed annexation is consistent with the City's General Plan.
 - j. That the territory to be annexed is contiguous to existing City limits.
 - k. That the City has complied with all conditions imposed by LAFCO for inclusion of the territory in the City's urban service area.
3. That all affected local agencies that will gain or lose territory as a result of this reorganization have consented in writing to a waiver of protest proceedings.
 4. That all property owners and registered voters have been provided written notice of this proceeding and no opposition has been received.
 5. That said annexation is hereby ordered without any further protest of these reorganization proceedings pursuant to Section 56663(c/d) and is subject to the following additional terms and conditions: None.

BE IT FURTHER RESOLVED that upon completion of these reorganization proceedings the territory reorganized will be taxed on the regular County assessment roll, including taxes for existing bonded indebtedness, and that the City Council hereby takes the additional following actions:

1. The City Council hereby orders the territory designated as **Story No. 55** reorganized and organized to include the following changes of organization: (a) the following districts are detached: County Lighting County Services, Central Fire Protection, Area No. 01 (Library Services) County Service and County Sanitation 2-3 Districts; and (b) the designated territory **Story No. 55** shall be annexed into the City of San José. The City of

San José, as conducting authority, reorganized such territory as indicated above (with or without notice or hearings), it being found and concurred in that the territory involved in the reorganization is uninhabited and all the owners of land within the territory have filed a written petition for the City Council to initiate said reorganization.

- 2. The City Council further hereby describes the exterior boundaries of the territory reorganized as all that real property in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

ADOPTED this 22nd day of August 2006, by the following vote:

AYES: CAMPOS, CHAVEZ, CHIRCO, CORTESE, LeZOTTE, NGUYEN, PYLE, REED, WILLIAMS, YEAGER; GONZALES

NOES: NONE

ABSENT: NONE

DISQUALIFIED: NONE

RON GONZALES
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk

Attachment: Exhibits "A" and "B"

100% Ord.Res
SS