



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: November 13, 2006

Approved

Deanna Ambra

Date

11/18/06

COUNCIL DISTRICT: 8

SNI AREA: Not Applicable

SUBJECT: EVERGREEN NO. 198 REORGANIZATION/ANNEXATION TO THE CITY OF SAN JOSÉ ON AN APPROXIMATELY 1.57 GROSS ACRE COUNTY POCKET CONSISTING OF 1 PARCEL ON THE EAST SIDE OF SAN FELIPE ROAD 560 FEET NORTHERLY OF SCENIC MEADOW LANE

RECOMMENDATION

It is recommended that the City Council at a public hearing on December 5, 2006 at 7:00 p.m. adopt a resolution initiating proceedings, and setting January 23, 2007 at 7:00 p.m. for a public hearing on the reorganization of territory designated as Evergreen No. 198 which involves the annexation to the City of San Jose of 1.57 gross acres of land located at the east side of San Felipe Road 560 feet northerly of Scenic Meadow Lane, and the detachment of the same from the appropriate special districts including Central Fire Protection, and Area No. 01 (Library Services) County Service.

OUTCOME

Upon completion of the annexation/reorganization proceedings, the territory designated Evergreen No. 198 will be within the incorporated area of the City of San José.

BACKGROUND

On April 26, 2006, the City Council voted to provide direction to City staff to proceed with a County island annexation program that involves the annexation of all unincorporated County pockets less than 150-acres in size. The City of San Jose is initiating the annexation of the subject area in conjunction with this program. The property will be immediately zoned A Agricultural District upon its annexation to the City of San Jose in accordance with Section 20.130.310 of the Zoning Ordinance, as the parcel is zoned by the County of Santa Clara as "A-1 Residential and Agricultural District".

The proposed annexation consists of 1 parcel which upon annexation to the City of San Jose would be detached from the following special districts: Central Fire Protection, and Area No. 01 (Library Services) County Service.

ANALYSIS

The proposed annexation and the automatic rezoning to A Agricultural will allow agricultural uses consistent with the Zoning Code, the existing neighborhood and the existing uses and/or structures on the subject property. The proposed annexation is being done as part of the first phase of the County island annexation process as it has been determined that it will create a negligible impact on City services because of its size, location and number of inhabitants.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, Outreach will occur consistent with Council Policy 6-30: Public Outreach for Pending Land Use and Development Proposals. A notice of the public hearing was distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public. An Annexation Answer Book has been distributed to all residents and property owners within the areas to be annexed as a part of Phase I of the County Island Annexation Program.

COORDINATION

The project was coordinated with the Departments of Transportation, Fire, Police, Parks, Recreation and Neighborhood Services, Environmental Services, Public Works, Library, and the Redevelopment Agency. These departments are participating in a working group to coordinate, discuss and resolve issues associated with the annexation efforts

FISCAL/POLICY ALIGNMENT

This project is consistent with the City Council's direction to initiate annexation of unincorporated islands of less than 150-acres.

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COST SUMMARY/IMPLICATIONS

The proposed annexation is being done as part of the first phase of the County island annexation process as it has been determined that it will create a negligible impact on City services because of its size, location and number of inhabitants.

BUDGET REFERENCE

Not applicable.

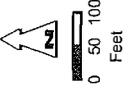
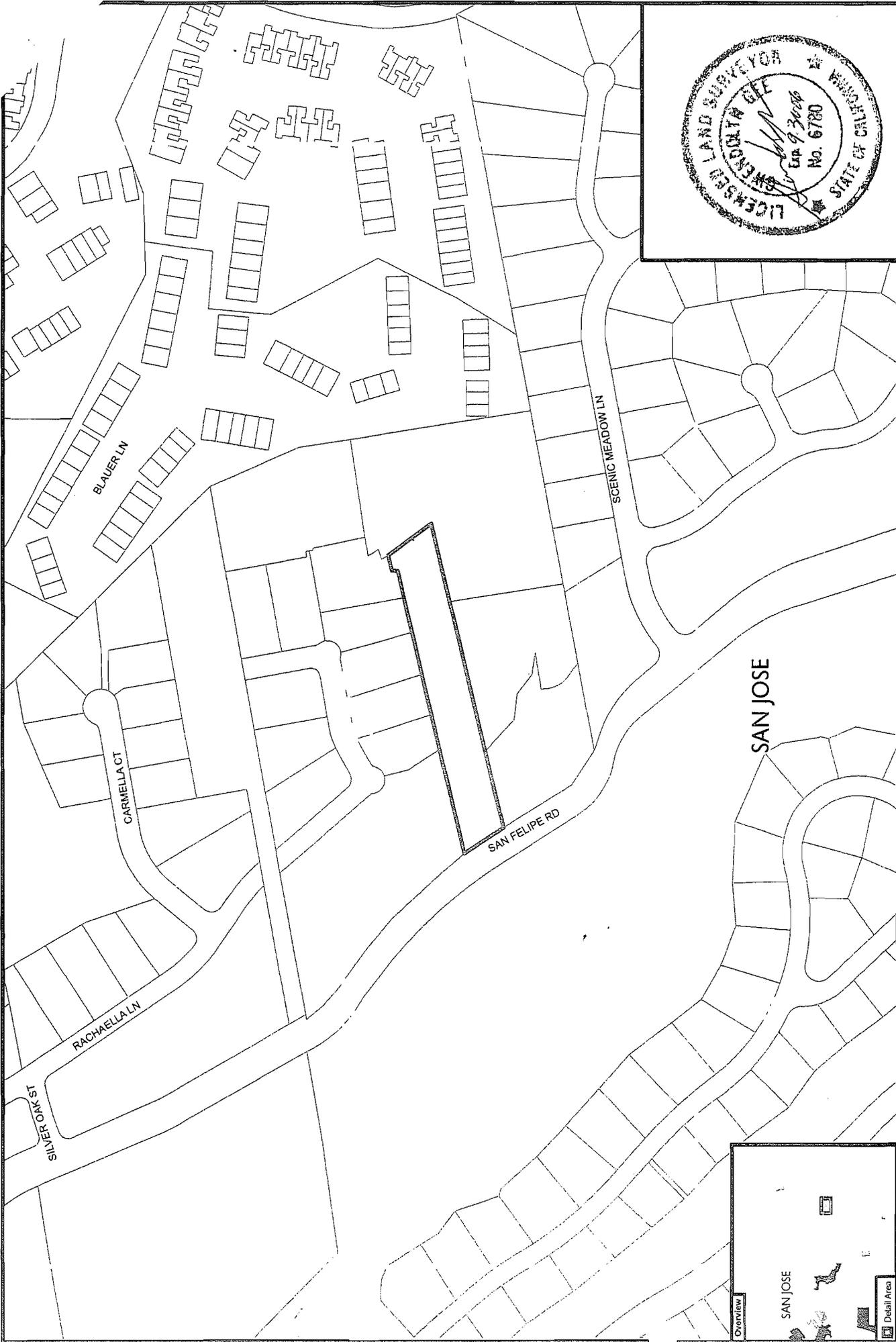
CEQA

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan," and certified on August 16, 1994, by the City of San José City Council.


 JOSEPH HORWEDEL, ACTING DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Richard Buikema at the Department of Planning, Building and Code Enforcement at 408-535-7800.

cc:



- Urban Service Area
- Incorporated Lands
- Area of Annexation
- Unincorporated Lands

6000 Scale Index Map

County of Santa Clara
 County Surveyor's Office
 Gwendolyn Gee, PLS, County Surveyor

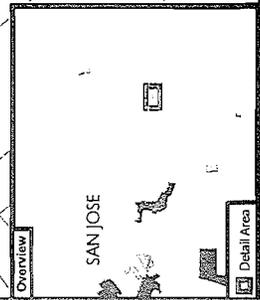


EXHIBIT A
 San Jose Pocket No. 23
 Evergreen No. 198
 1.57 Acres +/-