



Memorandum

TO: Honorable Mayor &
City Council Members

FROM: Dennis Hawkins, CMC
City Clerk

SUBJECT: The Public Record
April 29 – May 5, 2011

DATE: May 6, 2011

ITEMS TRANSMITTED TO THE ADMINISTRATION

ITEMS FILED FOR THE PUBLIC RECORD

- (a) Letter from Neelima Palacherla, Executive Officer (Local Agency Formation Commission of Santa Clara County) to Joseph Horwedel, Director of Planning Building & Code Enforcement dated May 2, 2011 transmitting the Status of Unincorporated Lands within the City of San Jose's Urban Service Area (Unincorporated Islands).

Dennis Hawkins, CMC
City Clerk

DH/td

Distribution: Mayor/Council
City Manager
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May 2, 2011

Joseph Horwedel
 Director of Planning, Building & Code Enforcement
 City of San Jose
 200 East Santa Clara Street, 3rd Floor
 San Jose, CA 95133

RE: Status of Unincorporated Lands within the City of San Jose's Urban Service Area (Unincorporated Islands)

Dear Mr. Horwedel:

In late October 2010, the Local Agency Formation Commission (LAFCO) of Santa Clara County directed its staff to develop an inventory of the remaining unincorporated islands within each city's urban service area and to report back to the Commission on each city's plans regarding its islands.

Twenty-Three Unincorporated Islands Remain in the City of San Jose

The City of San Jose has annexed approximately 46 unincorporated islands over the last five years. As a result, only 23 unincorporated islands (see table below and attached maps) still remain in the City's Urban Service Area (USA).

| SAN JOSE | |
|-------------|--------------|
| Island ID # | No. of Acres |
| SJ01 | 9.8 |
| SJ02 | 388.9 |
| SJ03 | 312.0 |
| SJ04** | 103.4** |
| SJ05 | 1.5 |
| SJ06 | 208.0 |
| SJ07 | 335.3 |
| SJ08* | 149.8* |
| SJ09 | 113.8 |
| SJ14 | 15.3 |
| SJ16 | 2.2 |
| SJ17 | 2.7 |

| SAN JOSE | |
|--------------------------|----------------|
| Island ID# | No. of Acres |
| SJ18 | 18.3 |
| SJ19* | 47.6* |
| SJ20 | 391.5 |
| SJ21 | 2.5 |
| SJ22 | 1.1 |
| SJ23 | 1,421.7 |
| SJ24 | 8.9 |
| SJ25 | 0.4 |
| SJ26 | 7.8 |
| SJ27 | 225.0 |
| SJ28 | 0.6 |
| Total All Islands | 3,767.3 |

* Islands were greater than 150 acres in 2001 and not eligible for streamlined process.

**San Jose approved annexation of island (Cambrian #36) in December 2010, but has not filed paperwork with LAFCO.

Annex Islands that Qualify for the Streamlined Annexation Process

Islands SJ01, SJ05, SJ09, SJ14, and SJ28 consists primarily of private residential development, commercial development, or short road segments and are all eligible for annexation through the streamlined annexation process. Islands such as these are substantially developed and create inefficiencies / confusion in terms of provision of emergency and other municipal services. Furthermore, residents of such islands are politically disenfranchised from the city government that surrounds them.

Annexation of such islands is a high priority for LAFCO and the County. In order to encourage these annexations, LAFCO continues to waive its fees for island annexations and the County continues to provide financial incentives including covering the costs for preparing Assessor and Surveyor reports and maps, paying the State Board of Equalization filing fees, and budgeting for road improvements in islands approved for annexation. As you may be aware, the law streamlining the annexation process for qualified unincorporated islands sunsets on January 1, 2014.

We encourage the City to take advantage of this process and the incentives currently being offered by both the County and LAFCO for such annexations. Please provide us with an update on the City's plans and time-line for annexing islands SJ01, SJ05, SJ09, SJ14, and SJ28.

Review Remaining Islands

In terms of the City's seventeen other remaining islands (i.e. all islands except SJ01, SJ05, SJ09, SJ14, SJ28, and SJ04), please review these islands that may or may not qualify for the streamlined annexation process, and determine whether the City intends to retain them within the City's USA boundary for eventual annexation.

For those islands that the City intends to retain in its USA boundary, please explain what the City's rationale is for retaining them in its USA and when the City plans to annex them.

For those areas not appropriate for eventual annexation, the City should consider whether to exclude these areas from its USA Boundary. Please contact LAFCO staff to discuss the USA amendment process and time-line for resolving these islands.

A Response is Greatly Appreciated

LAFCO staff is willing to work with and assist the City in resolving these island issues. We would appreciate knowing the City's annexation and/or urban service area amendment plans for these islands as soon as possible and no later than June 10, 2011. If you have any questions or concerns or would like to meet to discuss the City's plans, I can be reached at (408) 299-5127 or at neelima.palacherla@ceo.sccgov.org or you may contact Dunia Noel, LAFCO Asst. Executive Officer, at (408) 299-5148/ dunia.noel@ceo.sccgov.org. Thank you for your time and consideration.

Sincerely,



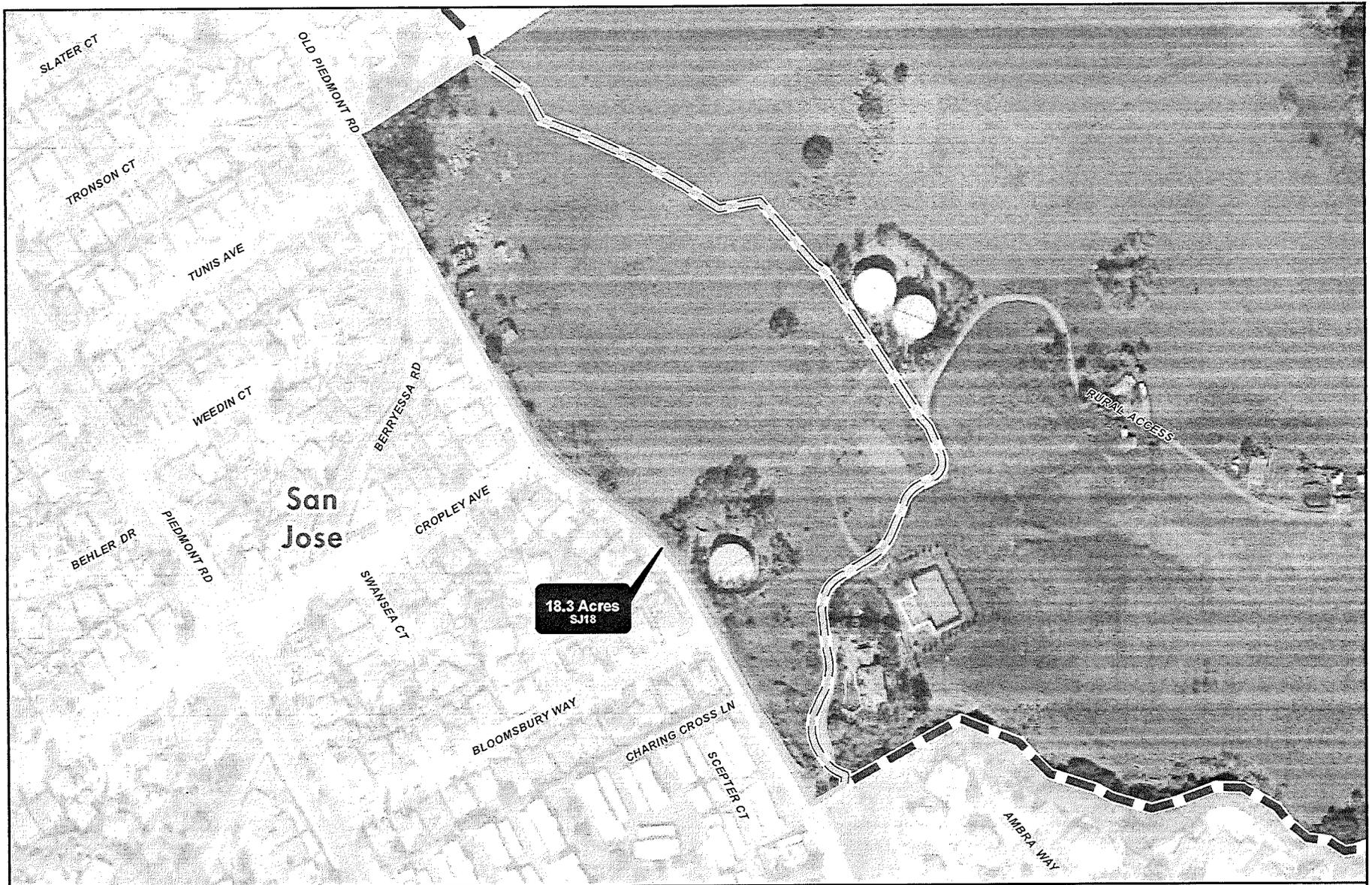
Neelima Palacherla
LAFCO Executive Officer

Attachment:

Maps of Unincorporated Islands in City's Urban Service Area prepared by the Santa Clara County Planning Office

Cc:

Debra Figone, City Manager, City of San Jose
San Jose City Council Members
Jody Hall Esser, Director, Dept. of Planning & Development, Santa Clara County
LAFCO Members



18.3 Acres
SJ18

SANTA CLARA COUNTY
Urban Islands 2011

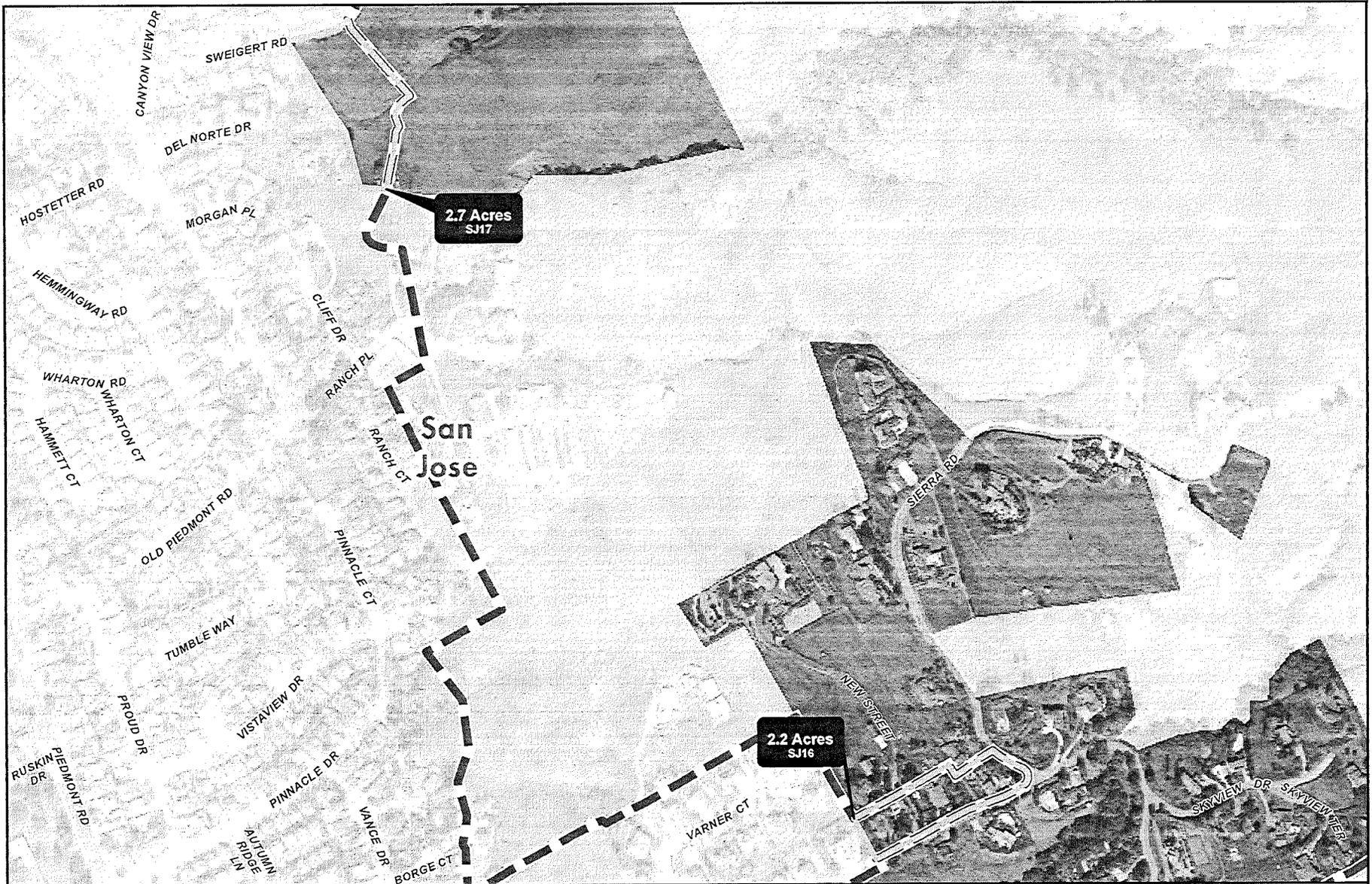
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 1 of 21

-  Urban Service Area
-  Incorporated Areas
-  Urban Island ≤ 150 Acres
-  Urban Island > 150 Acres



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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 2 of 21



Urban Service Area



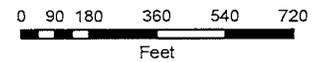
Urban Island ≤ 150 Acres



Incorporated Areas



Urban Island > 150 Acres



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San Jose

15.3 Acres
SJ14

-  Urban Service Area
-  Urban Island ≤ 150 Acres
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0 62.5 125 250 375 500
 Feet



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1421.7 Acres
SJ23

San
Jose

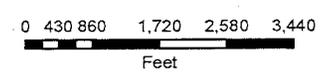


SANTA CLARA COUNTY
Urban Islands 2011

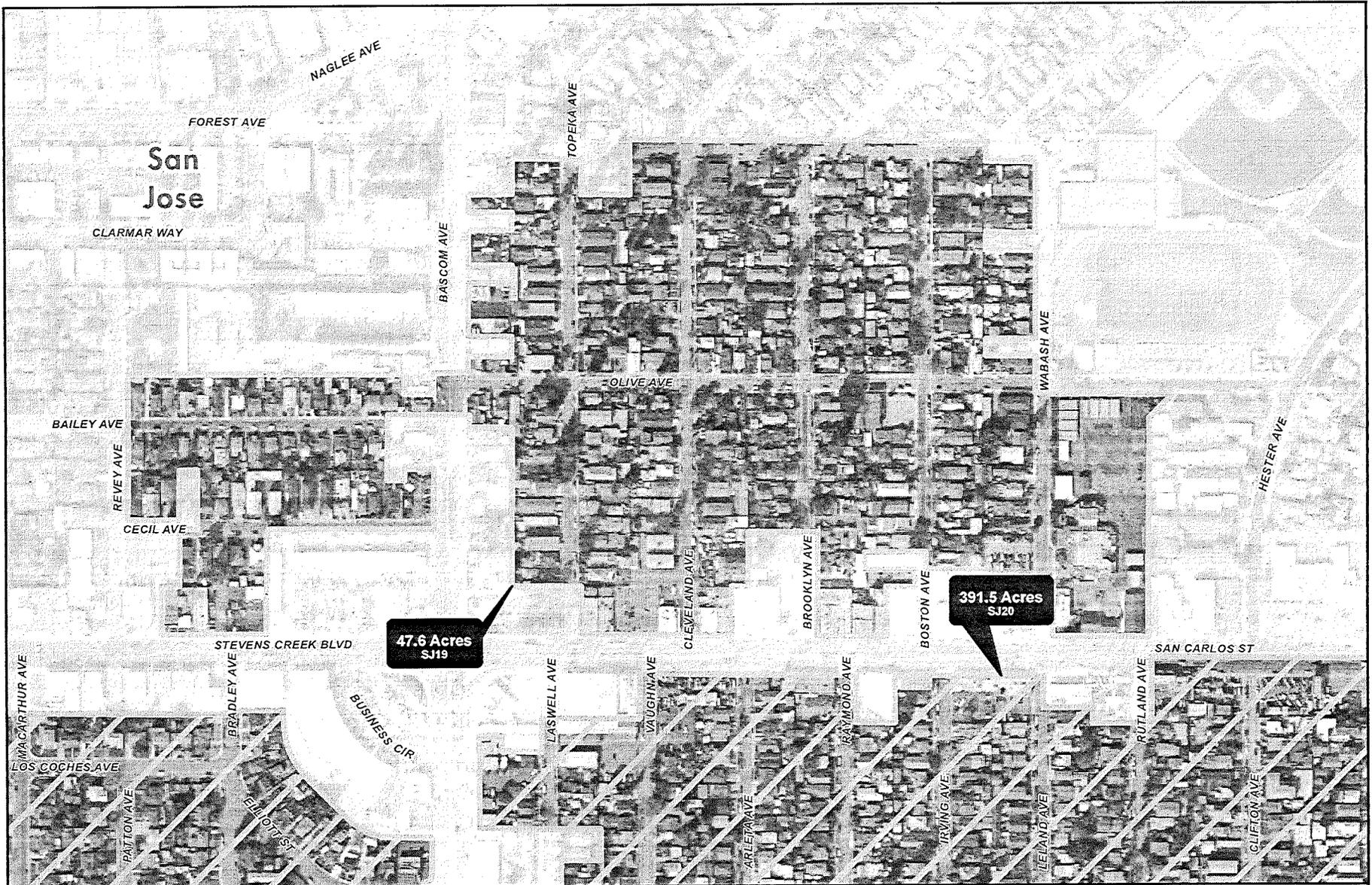
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 4 of 21

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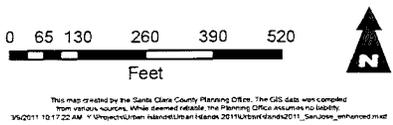
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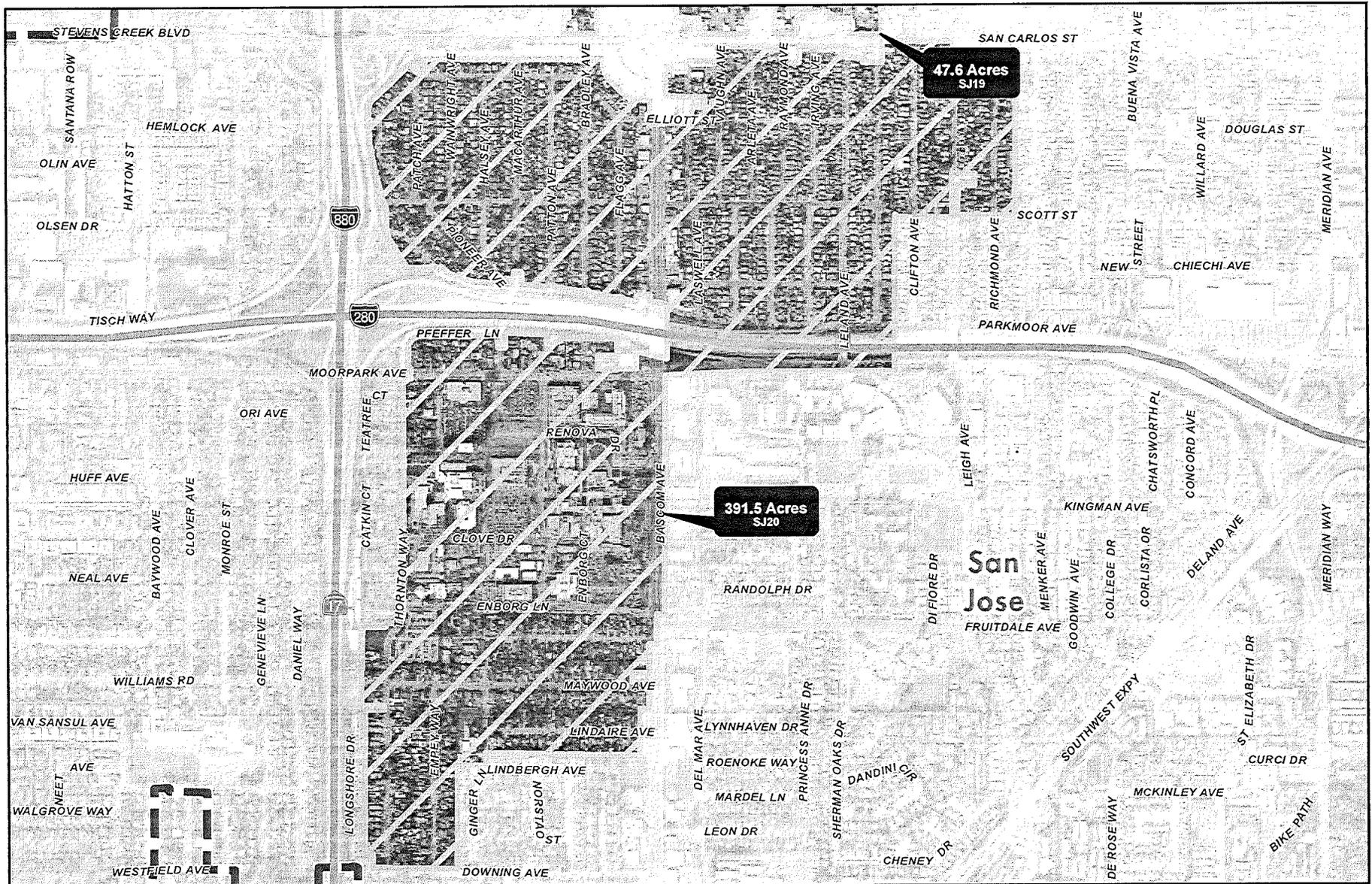


47.6 Acres
SJ19

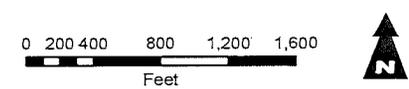
391.5 Acres
SJ20

-  Urban Service Area
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-  Urban Service Area
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-  Urban Island > 150 Acres



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113.8 Acres
SJ09

San
Jose

SANTA CLARA COUNTY
Urban Islands 2011

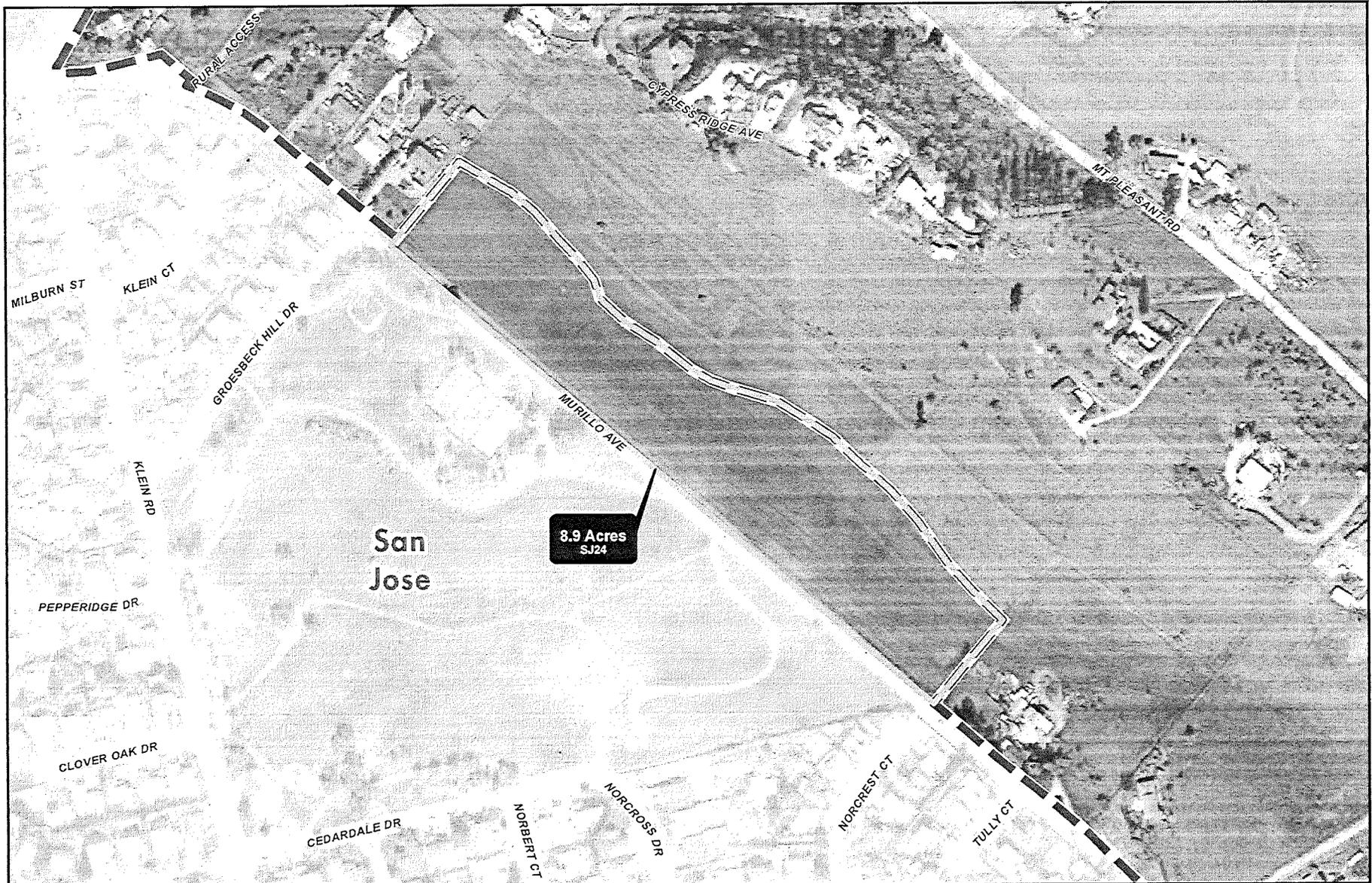
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 7 of 21

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8.9 Acres
SJ24

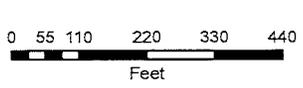
San
Jose

SANTA CLARA COUNTY
Urban Islands 2011

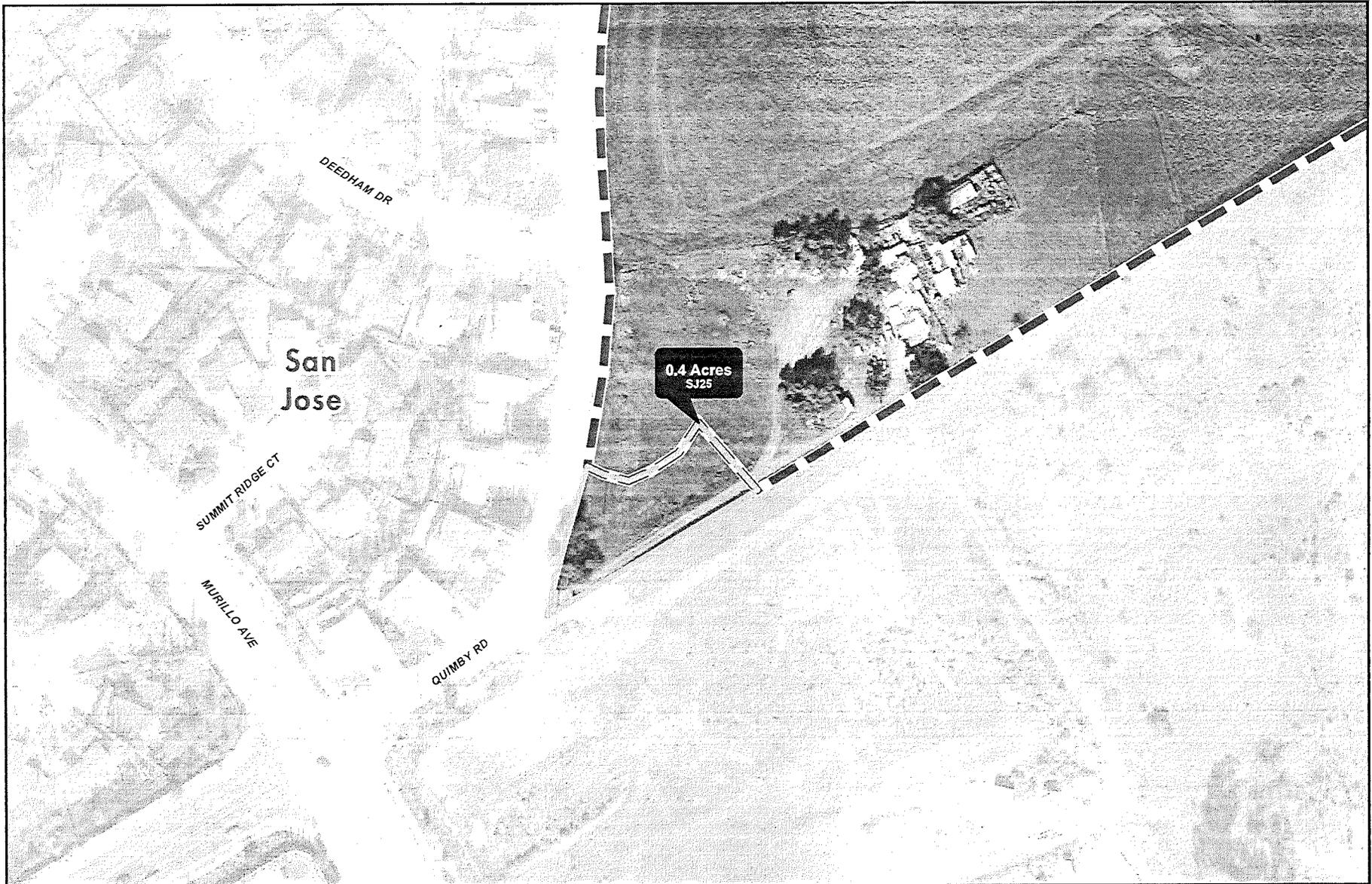
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 8 of 21

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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 9 of 21



Urban Service Area



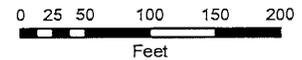
Urban Island ≤ 150 Acres



Incorporated Areas



Urban Island > 150 Acres



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7.8 Acres
SJ26

San
Jose

RURAL ACCESS

VERBA BUENA RD
JASMINE CIR
SAN LUCAS WAY
VERONA RD

FOWLER RD

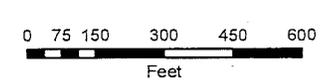
CONRAD RESERVOIR WAY

SANTA CLARA COUNTY
Urban Islands 2011

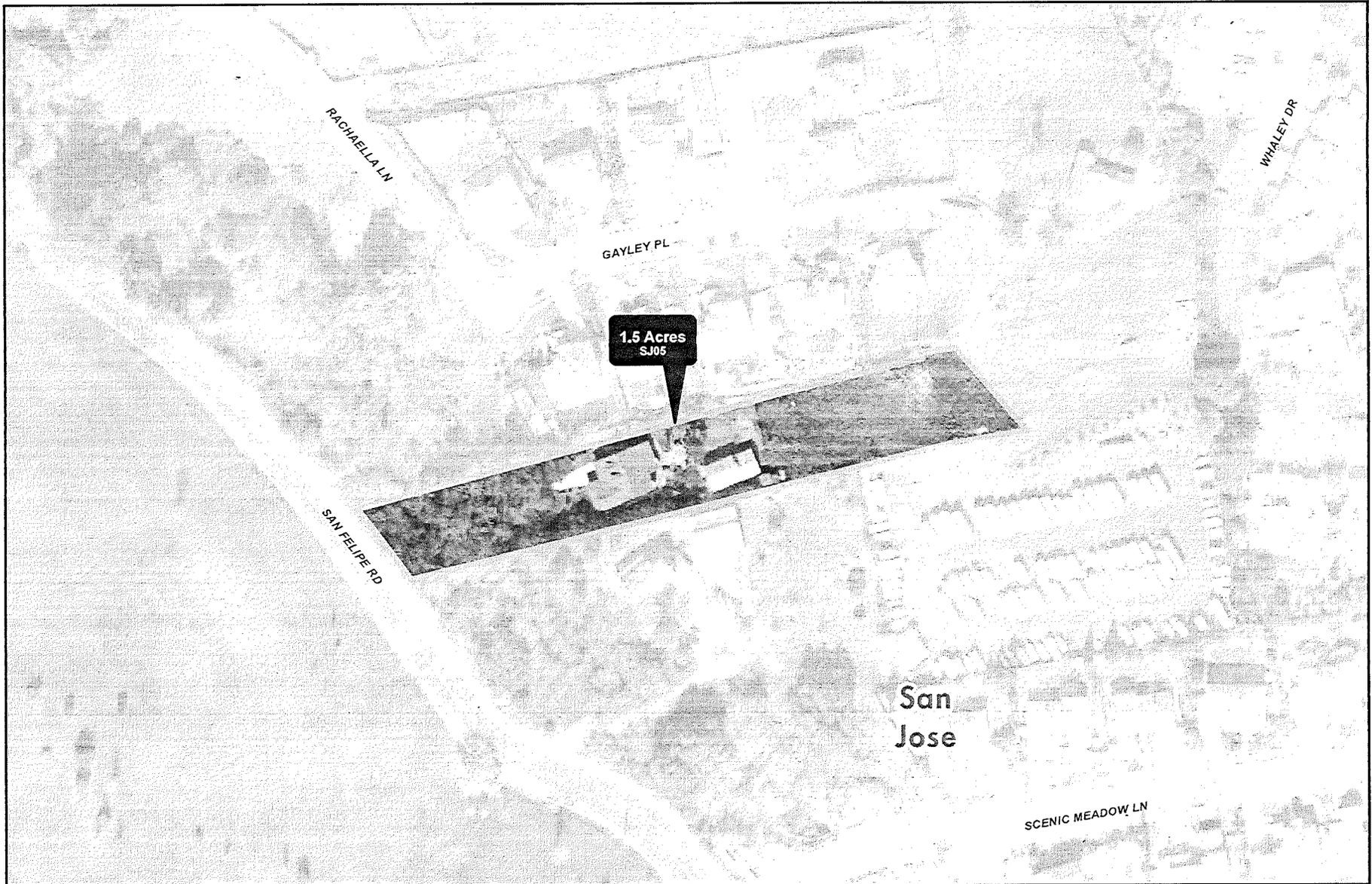
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 10 of 21

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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 11 of 21



Urban Service Area



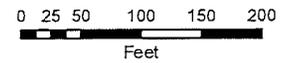
Urban Island ≤ 150 Acres



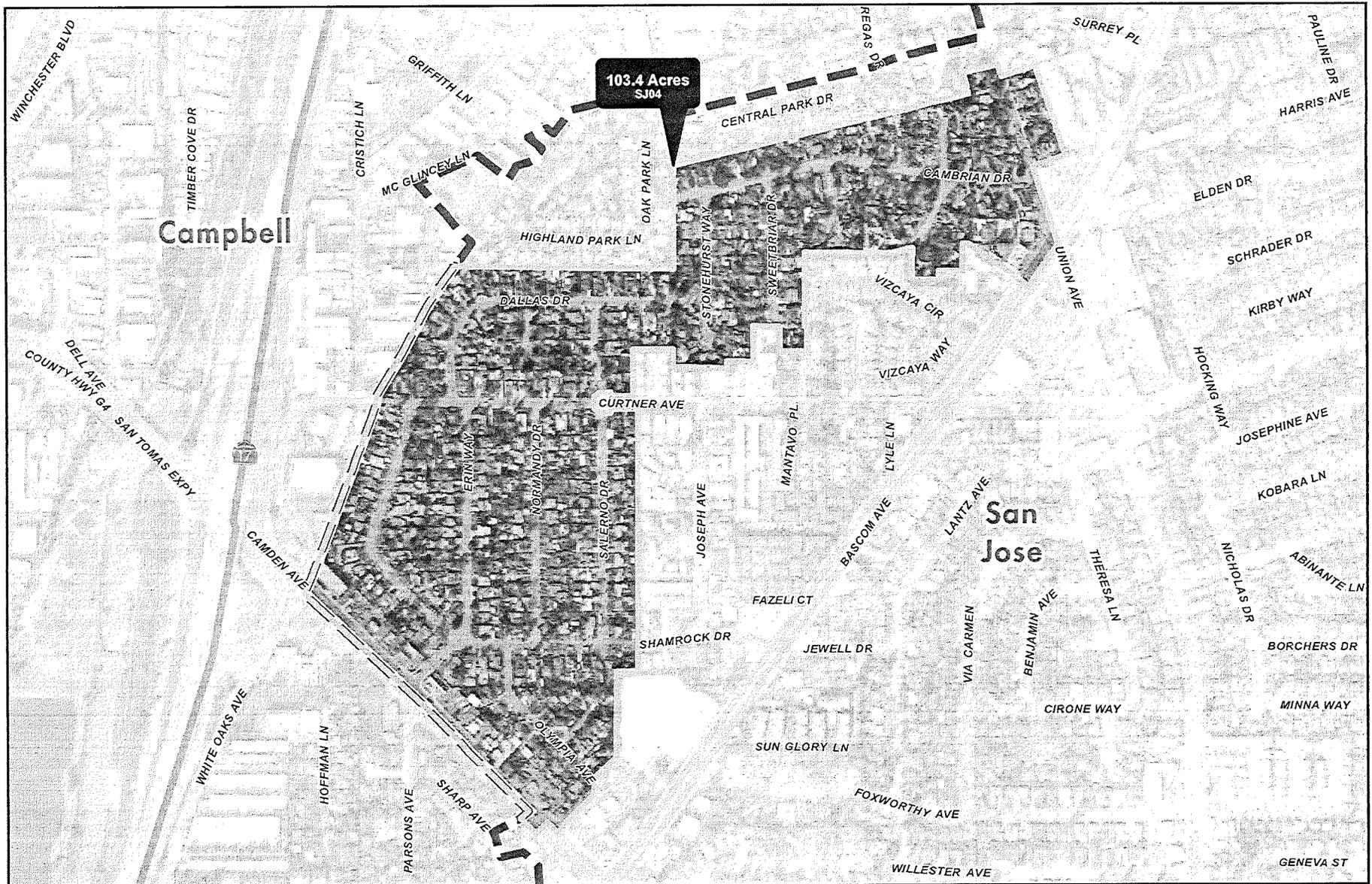
Incorporated Areas



Urban Island > 150 Acres



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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 12 of 21



Urban Service Area



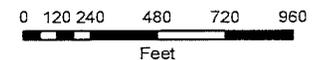
Urban Island ≤ 150 Acres



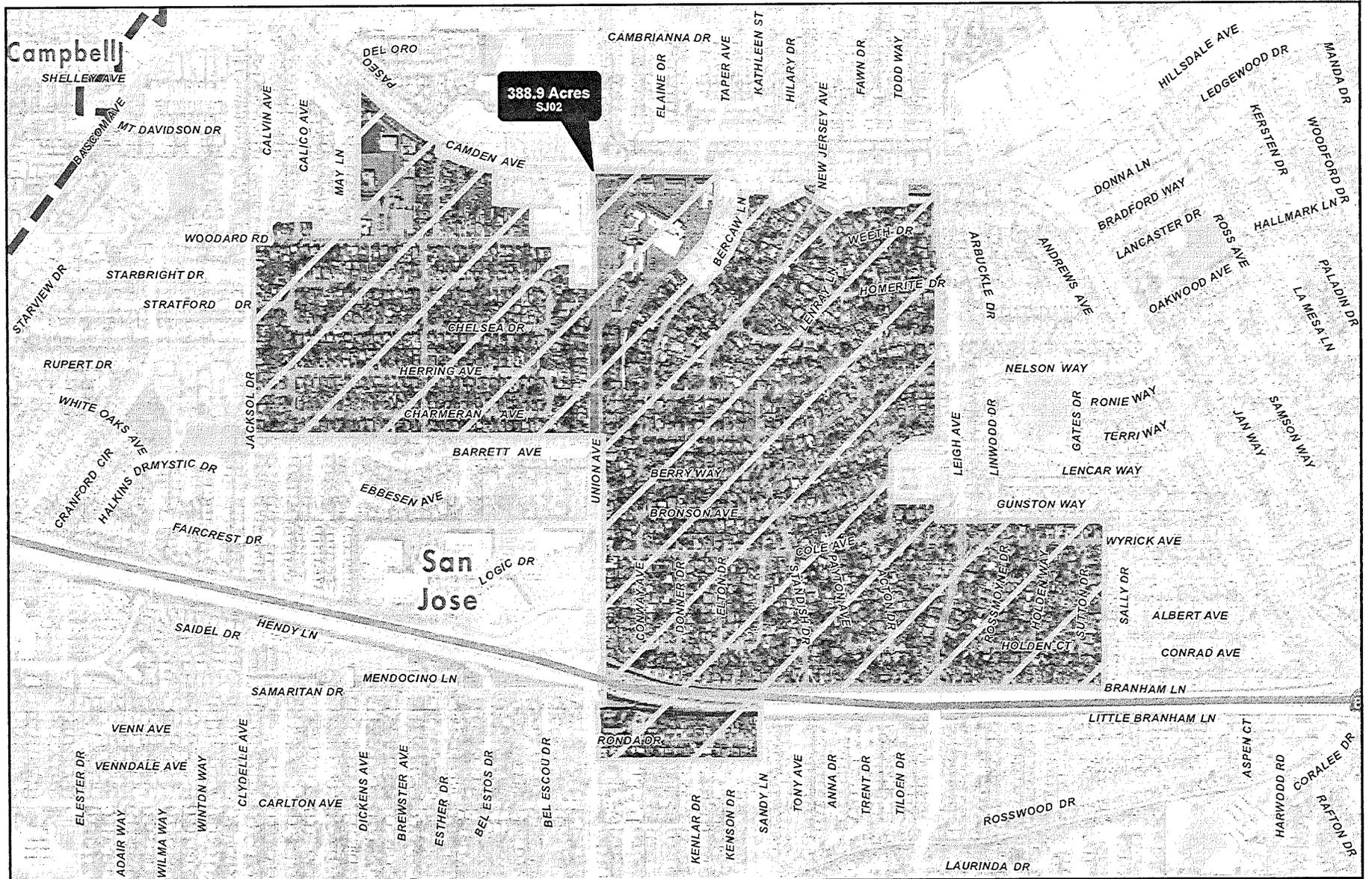
Incorporated Areas



Urban Island > 150 Acres



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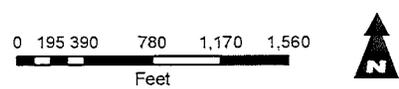


388.9 Acres
S.02

San Jose

SANTA CLARA COUNTY
Urban Islands 2011
 Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)
San Jose: Page 13 of 21

-  Urban Service Area
-  Incorporated Areas
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-  Urban Island > 150 Acres



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149.8 Acres
SJ08

SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 14 of 21



Urban Service Area



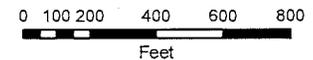
Urban Island ≤ 150 Acres



Incorporated Areas



Urban Island > 150 Acres



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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

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Urban Service Area



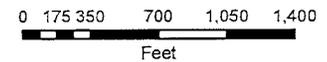
Urban Island ≤ 150 Acres



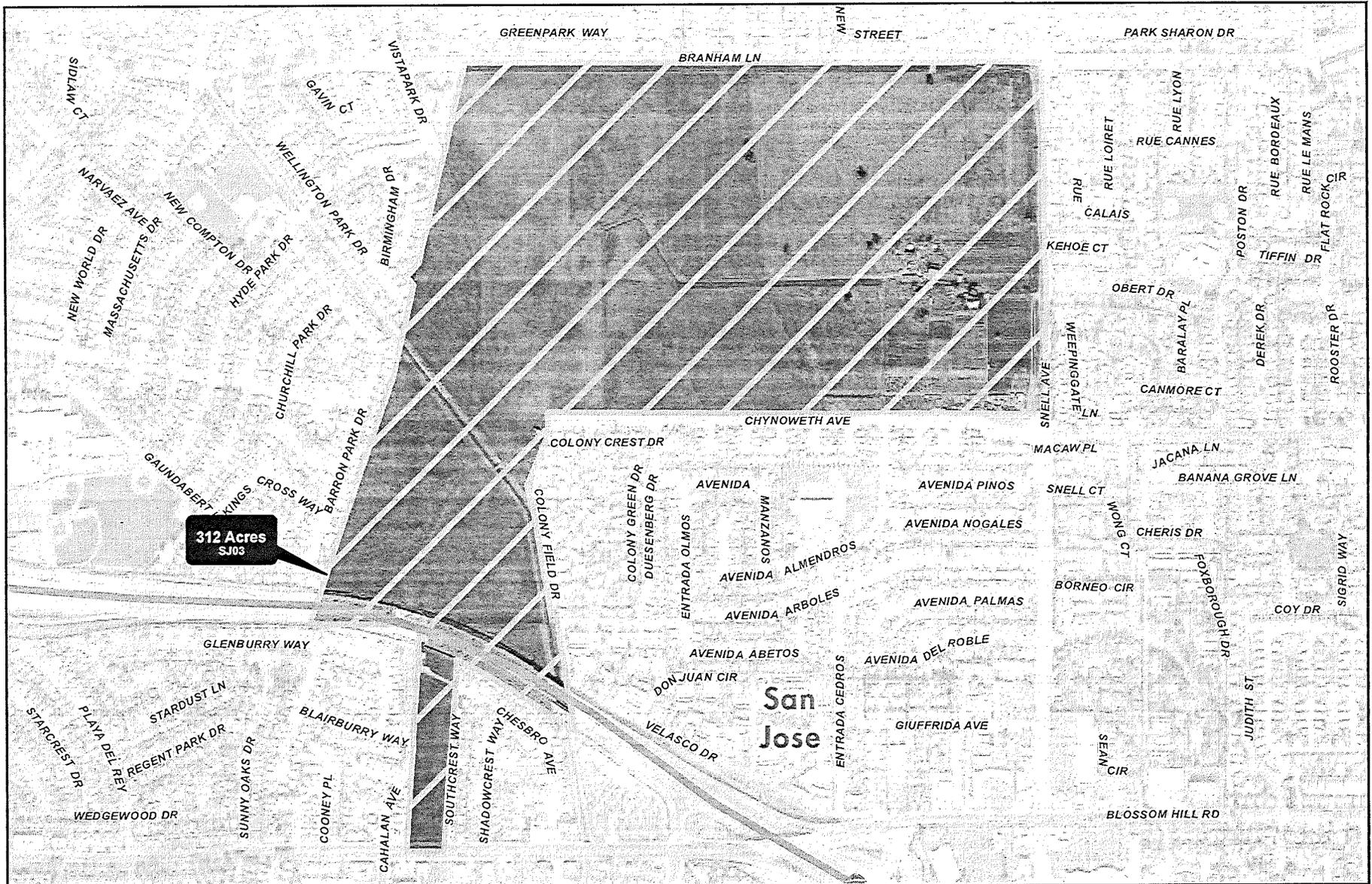
Incorporated Areas



Urban Island > 150 Acres



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312 Acres
SJ03

SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

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Urban Service Area



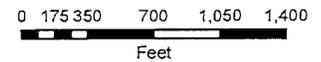
Urban Island ≤ 150 Acres



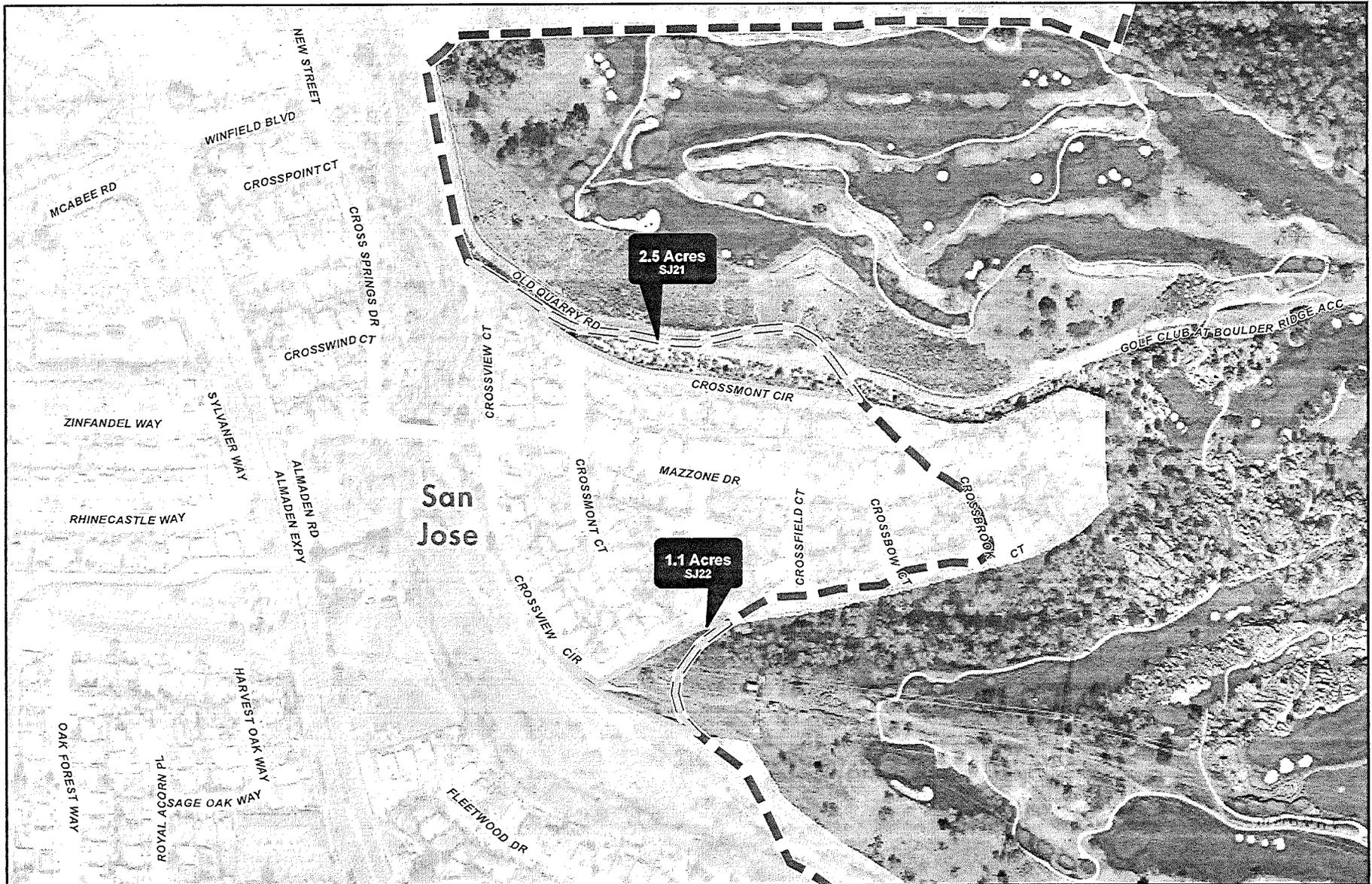
Incorporated Areas



Urban Island > 150 Acres



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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

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Urban Service Area



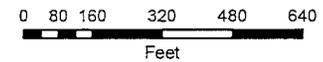
Urban Island ≤ 150 Acres



Incorporated Areas



Urban Island > 150 Acres



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San Jose

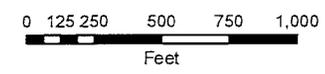
225 Acres
SJ27

SANTA CLARA COUNTY
Urban Islands 2011

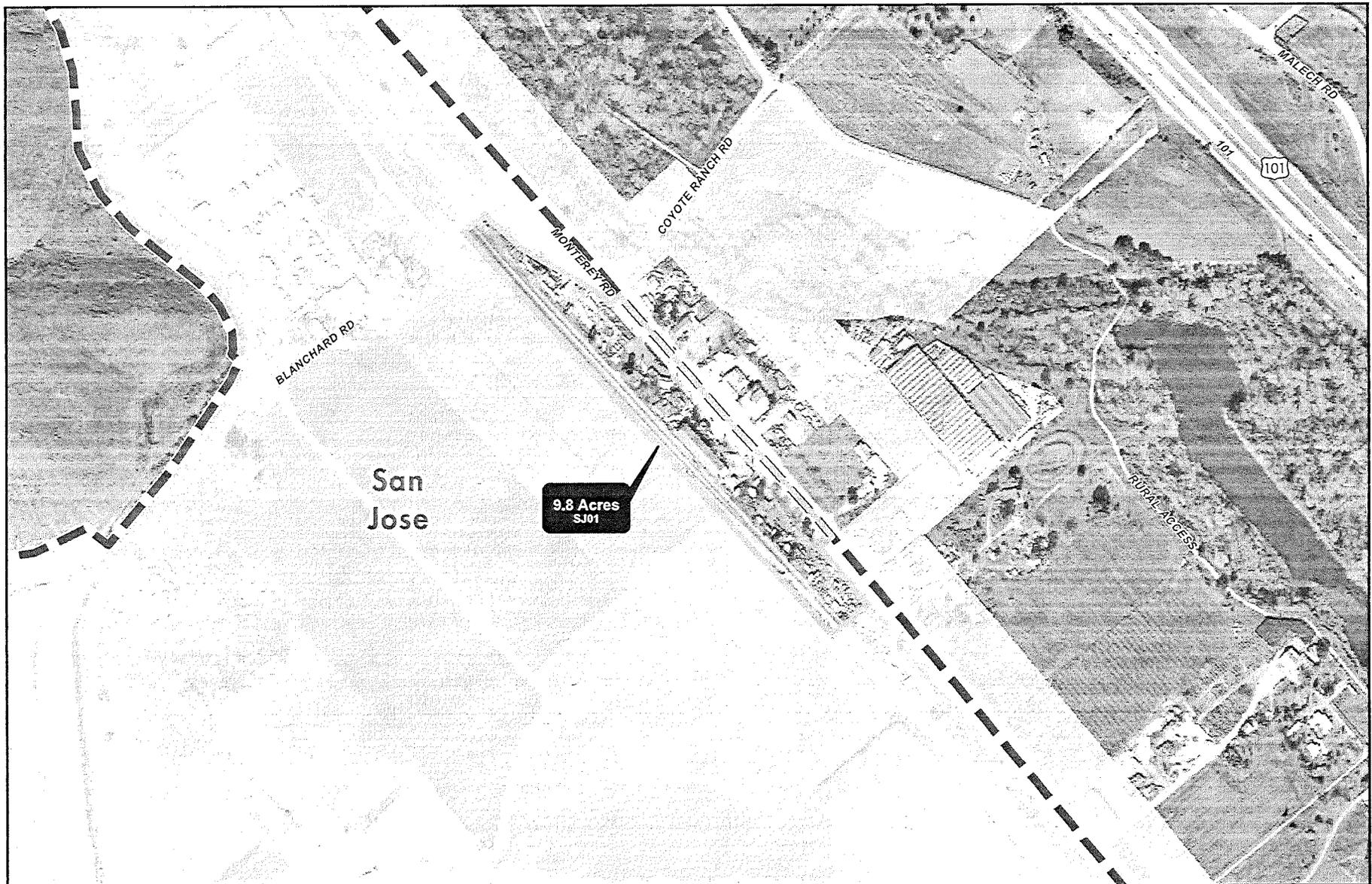
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 19 of 21

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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 20 of 21



Urban Service Area



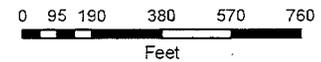
Urban Island ≤ 150 Acres



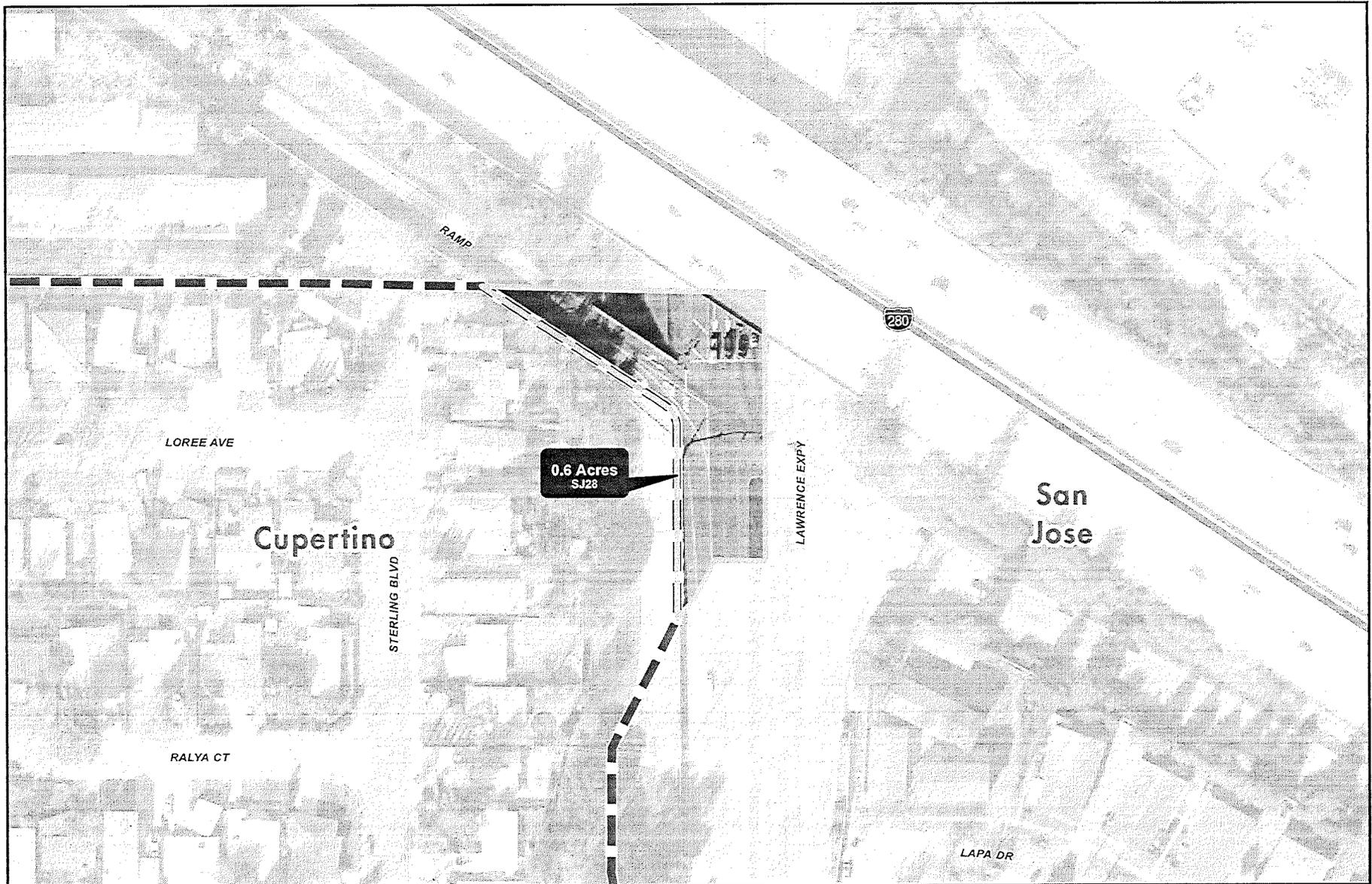
Incorporated Areas



Urban Island > 150 Acres



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SANTA CLARA COUNTY
Urban Islands 2011

Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

San Jose: Page 21 of 21



Urban Service Area



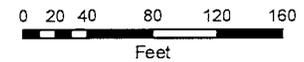
Urban Island ≤ 150 Acres



Incorporated Areas



Urban Island > 150 Acres



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