

5.0 CITY OF LOS ALTOS

The services that are evaluated in this service review include:

- Wastewater
- Solid Waste
- Parks and Recreation
- Storm Water Drainage
- Law Enforcement
- Library

5.1 CITY LOCATION

The City of Los Altos (City) is surrounded by the cities of Mountain View and Palo Alto to the north, Sunnyvale to the east, Cupertino to the south, and Los Altos Hills to the west. A map showing the City's boundaries is located after Section 2.0 of this Service Review.

5.2 GOVERNANCE AND PUBLIC PARTICIPATION

The City was incorporated on December 1, 1952, as a general law city operating under the Council-Manager form of government. There are five council members elected at large serving 4-year overlapping terms. The City Manager and City Attorney are appointed by the City Council.

The City Council meets the second and fourth Tuesdays at 7:00 p.m. in the Community Meeting Chambers at City Hall. Agendas for Council meetings are posted in each of the libraries within the City, the Police Station, and City Hall on the Friday prior to the Council meetings. The Council meeting information is also posted on the City's Web site along with past agendas and meeting minutes and recorded on a specific phone line dedicated to agendas and City information. In addition, a local cable television channel carries a listing of upcoming agenda items several days prior to the Council meeting. Live council meetings can also be viewed on the local cable television channel.

The City has several boards and commissions, as listed below, which may provide recommendations on direction to the City Council, but they do not direct the Council:

- Parks, Arts, and Recreation Commission
- Library Commission
- Youth Commission

5.3 FINANCE

Every two years, the City adopts a budget for the two upcoming fiscal years. The budget is updated in the spring of the first year for the second year. In the City, the key general fund revenue sources are property tax, service fees, sales tax, utility user tax, vehicle license fees, and transient occupancy tax. The City’s Service and Financial Plan for fiscal years (FY) 2005–2006 and 2006–2007 projects General Fund revenues to increase by approximately 9 percent in 2005–2006 and 11 percent in 2006–2007. The significant revenue increases projections are in Property Tax, Sales Tax, Other Revenue, interest earnings, Vehicle License Fees, Transient Occupancy Tax, and Documentary Transfer Tax and Utility User Tax. Table 5.A provides a list of the sources of the City’s funds and the uses of the City’s funds.

Table 5.A: City of Los Altos Sources and Uses of City Funds, FY 2005–2006

Sources of Funds (includes General, Capital Improvement, and Enterprise Funds)	
Property tax	31%
Enterprise fees	16%
Sales tax	9%
Utility user tax	7%
Development Fees	6%
Recreation fees	5%
Transient occupancy tax	4%
Gas tax	2%
CIP grants	3%
Interest income	2%
Motor vehicle tax	1%
Other fees	6%
All other	8%
Uses of Funds (includes General, Capital Improvement, and Enterprise Funds)	
Public safety	35%
Enterprise	17%
Public works	13%
Community development	10%
Capital projects	9%
Internal/community services	9%
Recreation	7%

Source: City of Los Altos Service & Financial Plan FY 2005–2006, and 2006–2007, 6/17/05, page 14

As shown in Table 5.B, in the recent past the City has had revenues that exceeded expenses. However, the 2005–2006 budget shows an increase in expenses that is expected to result in a slight loss.

Table 5.B: City of Los Altos Summary of Total Revenues and Total Expenses

	2003–2004 Actual	2004–2005 Actual	2005–2006 Budget
Total revenues	\$26,116,997	\$29,383,820	\$29,309,036
Total expenses	\$24,026,578	\$25,819,812	\$29,310,510
Net revenues (loss)	\$2,090,419	\$3,564,008	(\$1,474)

Source: City of Los Altos Service & Financial Plan FY 2005–2006 and 2006–2007; Comprehensive Annual Financial Report for end of FY 2005

Reserves

The City has adopted policies for each of its reserve funds, which are summarized below.

- Debt reserves shall be reviewed annually by staff and set at levels necessary to meet or exceed levels required for outstanding debt.
- Self-insurance funds, including those for workers’ compensation, unemployment insurance, and liability shall be reviewed annually and established at reasonable levels.
- Enterprise funds shall maintain reserves for the depreciation and replacement of equipment and to cover unforeseen capital and operating expenses. Enterprise reserves shall be reviewed annually by the Finance Director, operating department head, and City Manager to determine appropriate levels.
- The operating reserve within the sewer fund shall be maintained at a level equal to 10 percent of annually estimated operating costs of the current fiscal year. Adjustments to user charges to maintain appropriate levels shall be made as necessary.
- The Equipment Replacement Fund shall be maintained to provide for the timely replacement of vehicles and other capital equipment. This fund will be reviewed annually by the City Manager, Finance Director, and operating department heads.
- The Emergency Reserve within the general fund shall be maintained at a level equal to 10 percent of annually estimated general fund appropriations for the next fiscal year. The Emergency Reserve Fund is to be the City’s “reserve of last resort” and shall be accessed only in the event of a major catastrophe or prolonged financial downturn.
- The Operating Reserve within the general fund shall be built to a level equal to 2 percent of the estimated general fund appropriations for the next fiscal year. The Operating Reserve Fund provides for unscheduled capital improvements, increases in the cost of scheduled capital improvements, unanticipated operating expenses, and unforeseen decreases in revenues.
- The Community Improvements Reserve/Fund shall be maintained to provide for additions and improvements to public and community facilities and to provide funding for opportunities, which may improve the City’s financial position. Three separate accounts are maintained in this reserve/fund: one for Park Acquisition and Development; one for Traffic Improvements; and one for Miscellaneous Community Improvements. The target is to reach a balance in this reserve/fund of \$3.5 million. Annually, and in conjunction with the review of the Midyear Report, staff will

review and make recommendations to the City Council regarding this reserve/fund. The City Council will make any necessary adjustments to meet current and anticipated community needs.

The City's Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2005 shows the following reserve levels.

- Operating reserve and emergency reserve: \$2.4 million
- Reserve for future PERS payments: \$3 million
- Reserve for capital projects: \$7.4 million
- Reserve for equipment replacement: \$4.4 million
- Reserve for facility maintenance: \$2.3 million
- Reserve for debt service: \$798,000

Investment Policies

The City's 2005 Annual Financial Report states that in order to maximize investment leverage, it is the City's practice to "pool" available cash from all funds for investment purposes. In accordance with the City's annually adopted investment policy, available cash is invested with the goal of safety as the first priority, insuring adequate liquidity as the second priority, and maximizing yield as the third priority.

City Debt

The following lists the City's existing debt as detailed in the Service and Financial Plan, FY 2005–2006 & 2006–2007.

- Certificates of Participation: The City currently has two separate issues of Certificates of Participation. The outstanding balance as of June 30, 2007, will be \$2,625,000.
- Special Assessment District Bonds: The City currently has one special assessment with an outstanding balance as of June 30, 2007, will be \$69,000.
- Installment Debt: The reconstruction of the Loyola fire station was funded by a lease financing agreement. Annual debt service payments are budgeted in the City's Capital Improvement Program (CIP). The outstanding balance as of June 30, 2007, will be \$57,434.

Rates for Service

Each year the City reviews and revises rates for services to ensure consistency with the cost to provide the services and the City Council's subsidy policy. As an example, the current policy provides a subsidy of 25 percent for youth programs and a 60 percent subsidy for senior citizens programs. The City tracks the relationship between fee revenue and the direct and indirect costs to provide the services for accurate cost recovery and compliance with the subsidy policy.

The City’s sewer rates have been increased for the past several years. They increased 9 percent in FY 2004–2005, 11 percent in FY 2005–2006, and 8 percent in FY 2006–2007. These increases were implemented to offset the cost of providing services and to begin to accrue funding for expected capital projects on the aging sewer system. In addition, solid waste rates increased 3.69 percent in 2004.

5.4 LAND USE AND PROJECTED GROWTH WITHIN THE CITY

As shown in Table 5.C, the City is largely a residential community. However, the City’s General Plan states that many opportunities exist for expanding the existing commercial and employment base within the City.

Table 5.C: General Plan Land Use in the Los Altos Planning Area

Land Use	Net Acres in Planning Area	Percentage in Planning Area
Single-family large lot	429	11%
Single-family medium lot	2,598	67%
Single-family small lot	83	2%
Low density multifamily	34	1%
Medium density multifamily	45	1%
Neighborhood commercial	37	1%
Downtown commercial	42	1%
Thoroughfare commercial	59	2%
Public school land	120	3%
Private school land	34	1%
Public and institutional		
Utilities	113	3%
Parking		
Parks	32	1%
Other open space	127	3%
Planned community	93	3%
Total	3,846	100%

Source: Los Altos General Plan 2002–2020

The City’s 2002 General Plan states that the City is a developed community with little opportunity for additional growth or major land use changes. In July 2005, only 2 acres were identified as vacant. Because of this, future growth will occur through redevelopment or intensification of currently developed parcels. The City has stated that its population projections are consistent with the Association of Bay Area Governments (ABAG). The City does not have projections regarding the amount, type, and location of redevelopment. Therefore, it is difficult to detail what potential affects redevelopment/intensification could have on existing infrastructure.

Unincorporated Pockets

As discussed in Section 1.2, the County and the Local Agency Formation Commission (LAFCO) have adopted policies that state that urban islands and pockets should be annexed. The City has recently completed annexing two unincorporated pockets and does not anticipate any additional annexations in the near future. However, LAFCO has identified one remaining unincorporated area within the City's urban service area (USA) that is approximately 624 acres.

5.5 WASTEWATER

The City provides wastewater service to the City, in addition to adjacent unincorporated areas within the urban service area, a portion of Los Altos Hills, and a small portion of the City of Mountain View.

The collection system owned and/or maintained by the City includes three pump stations and approximately 140 miles of sewers ranging in size from 6 inches to 42 inches in diameter. The City owns two of the pump stations, and one is owned by Los Altos Hills and maintained by the City.

The 2005 Sewer Master Plan states that overall, the City's collection system is in good structural condition. Specifically, less than 2 percent of the pipes inspected for preparation of the Master Plan were in poor condition, and approximately 63 percent of the inspected pipes were in moderate condition. However, two segments of the sewer system have insufficient capacity under current peak wet-weather flow conditions, and a third segment has insufficient capacity under future peak flow conditions. In addition, two of the pump stations had significant deficiencies and require major rehabilitation. Therefore, the City's sewer system requires a number of improvements. The revenue for funding the improvements would come from sewer rates.

Wastewater from the collection system is conveyed to the Palo Alto Regional Water Pollution Control Plant for treatment and disposal. The City is a member of a Joint-Sewer System Authority along with the Cities of Palo Alto and Mountain View, which provides for this treatment facility. The City of Palo Alto acts as the administrator to the Authority and bills each member its share in operating costs. Likewise, the Regional Water Quality Control Plant is located within the City of Palo Alto. Specifics regarding the Water Quality Control Plant are located in the Palo Alto chapter of this service review (Section 10.5).

The City currently has a capacity contract for 3.6 million gallons a day (mgd) of treatment. The Master Plan notes that the average daily dry-weather flow in 2002 ranged from 2.86 to 3.01 mgd. The City's 2002 General Plan states that this capacity will accommodate future development of vacant sites and the intensification of commercial areas in accordance with the City's Land Use Element.

Wastewater Service Rates

The City's wastewater service rates are \$19 per month for single-family accounts and are based on flow for commercial and industrial accounts. The Sewer Master Plan projects sewer charges will increase by approximately 2 percent annually in order to provide funding for necessary capital improvements.

5.6 SOLID WASTE SERVICES

Solid waste service is provided by the City via contract with the Los Altos Garbage Company. The solid waste that is collected within the City is hauled to the landfills listed below. Additional detail regarding these facilities can be found in Appendix A.

- Altamont Landfill Resource and Recovery Facility
- Arvin Sanitary Landfill
- Guadalupe Sanitary Landfill
- Kirby Canyon Recycling and Disposal Facility
- Newby Island Sanitary Landfill
- Ox Mountain Sanitary Landfill
- Zanker Material Processing Facility
- Zanker Road Class III Landfill

According to the most recent information posted by the California Integrated Waste Management Board (CIWMB), the City disposed of 21,233 tons of solid waste in 2005.¹ CIWMB shows that the solid waste disposal generation factor for the City is 1 pound per resident per day and 6.0 pounds per employee per day.

Diversion rates are defined as the percentage of total solid waste that a jurisdiction diverted from being disposed in landfills through reduction, reuse, recycling programs, and composting programs. The California Public Resources Code (PRC 41780) required all jurisdictions to achieve 50 percent solid waste diversion after 2000. Per CIWMB, the City exceeded this goal and had a 54 percent diversion rate in 2004, which is the most recent data posted.

The City has varying rates for residential solid waste services, which are dependent on the type of residence (e.g., single-family, multifamily, low-income). Commercial rates are based on the larger refuse bin size and by number of pickups per week. Table 5.D provides a comparison of City solid waste service rates.

¹ Web site:
<http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=270&JUR=Los+Altos>,
accessed March 20, 2007.

Table 5.D: City of Los Altos Monthly Solid Waste Rates

Residential	1 residential 32-gallon can	\$ 24.14
	Each additional residential can	\$ 24.14
	Residential oversize can	\$ 11.63
	1 Multiunit 32-gallon can	\$ 21.52
	Each additional multiunit can	\$ 21.52
	Multiunit oversize can	\$ 11.02
	Toter rental (each):	\$ 3.43
	Yardwaste toter Rental:	\$ 5.91
	Extra bag tag:	\$ 6.16
Commercial	West Valley Collection and Recycling	Dependent on size of bin and number of pickups per week

5.7 PARKS AND RECREATION

The City owns and maintains numerous park and recreational facilities, as listed in Table 5.E.

Table 5.E: City of Los Altos Parks

Park and Location	Amenities	Acreage
Connor Park	Passive park	0.75
Covington Mini-Park	Sports courts, play area, and picnic facilities	2.00
Grant Park 1575 Holt Avenue	Multipurpose room, outdoor recreation and picnic area	3.5
Heritage Oaks Park Portland & Miramonte Avenue	Outdoor play and picnic areas	5.0
Hillview Park 97 Hillview Avenue	Community center and recreation facilities	6.0
Lincoln Park University & Lincoln Avenue	Passive park	2.5
Marymeade Park Fremont Avenue and Grant Road	Tennis courts and outdoor recreation and picnic facilities	2.5
McKenzie Park 707 Fremont Avenue	Courts and outdoor recreation and picnic facilities	1.3
Monteclair Park St. Joseph Avenue	Tennis courts, picnic facilities, and preschool play area	0.75
Redwood Grove 482 University Avenue	Nature preserve with trails/picnic areas	6.0
Rosita Park 401 Rosita Avenue	Baseball and soccer facilities	5.0
Shoup Park 400 University Avenue	Outdoor recreation and picnic facilities with garden house	2.84

Village Park Edith Avenue and San Antonio Road		N/A
Total		38.14

Source: City of Los Altos General Plan, 2002; Fall 2006 Activity Guide

Based on the State Department of Finance 2006 population estimate for the City (27,608), the City is currently providing 1.38 acres of parkland per 1,000 population. The City does not have an existing standard to provide a specific ratio of parkland per 1,000 residents, but this is lower than the general standard for cities, which is 3.0 acres per 1,000 population. The City does have a standard for park dedication requirements for new subdivisions, which is 5.0 acres of parkland per 1,000 residents. This standard is implemented through the Quimby Act and the City’s Parkland Dedication Ordinance. The 2002 General Plan notes that in an effort to expand park and recreational facilities and programs, the City will implement options to lease and/or purchase additional park sites and will implement programs to encourage public and private development of indoor and outdoor recreation facilities and services.

Recreation Programs

The City provides numerous recreational activities; these include special events such as holiday festivities and day trips in addition to various programs and classes. Table 5.F provides a list of the types of recreational programs that are provided by the City. It should be noted that the City leases classrooms and pools for school for recreational programs

Table 5.F: Types of Recreational Programs Provided by the City of Los Altos

Fitness	Nature programs	Self defense
Music	Dance	Science
Cooking	Various sports	Teen programs
Theater programs	Art	Senior programs

5.8 STORM WATER DRAINAGE

Surface runoff from the City is discharged into the City storm drainage system and local creeks that empty directly into the South San Francisco Bay.

The City has stated that there are no existing infrastructure deficiencies or needs for upgrades or maintenance in the City’s storm water drainage systems. The City has also stated that there is no flooding in any parts of the City during a storm event and that there are no plans for expansion, improvement, or rehabilitation projects related to storm water drainage.

The City anticipates performing a storm drain master plan in the next few years to determine infrastructure needs.

5.9 LAW ENFORCEMENT

The Los Altos Police Department (department), located at 1 N. San Antonio Road, provides law enforcement services within the City. The City has stated that the police facility is aging and in need of modernization. In addition, the department is in need of additional space. The department provides basic services including patrol, traffic, and investigations. Law enforcement services also include canine, SWAT, hostage negotiations, crowd management team, and explosive breaching.

In 2006, the department had 47 approved positions; of these positions, 30 are sworn officers. Based on the State Department of Finance 2006 population estimate (27,608), the City is currently providing 1.09 officers per 1,000 population. The City's service standard is primarily based on response times to the various levels of calls for service, which is shown in Table 5.G. In addition, responses to service level surveys, number of complaints about a specific problem (primarily traffic-related) and case clearance statistics all play a part in determining whether or not the department is achieving service standards.

Table 5.G: Average Response Time by Priority

Priority	Response Time (Minutes)	Response Time Goal (Minutes)
1	4:11	3:22
2	4:43	4:15
3	7:12	7:34

The department has its own communications division and receives all 911 calls from the City. Fire and medical emergencies are transferred to County Communications, as the City contracts for fire services.

In FY 2005–2006, the department responded to 22,665 calls for service. The average response time and response time goals by priority are listed in Table 5.G. As shown, the department is meeting response time goals for Priority 3 calls, but not for Priority 1 or 2 calls.

The City has mutual aid agreements with surrounding agencies and statewide mutual aid capabilities. The department is a participant in the regional auto theft task force. In addition, the City contracts with outside agencies for fire and animal control services.

Department administration evaluates performance based on various data sources, including public input/satisfaction surveys, established performance metrics (including response times, Traffic Safety Index, comparison of Part 1 crime data, crime clearance rates), budget management, and employee feedback.

5.10 LIBRARY

There are two library facilities located within the City. They are located at 13 S. San Antonio Road and 1975 Grant Road. These facilities are part of a cooperative effort between the City and the Santa

Clara County Library System. The City owns the library facilities and sites, and the County of Santa Clara is responsible for all library operations.

Details regarding services provided by the County Library are provided in the service review that has been completed for the South and Central Santa Clara County areas.

5.11 SERVICE REVIEW DETERMINATIONS FOR THE CITY OF LOS ALTOS

The service review guidelines prepared by the State Office of Planning and Research recommend that issues relevant to the jurisdiction be addressed through written determinations called for in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 1985 (CKH Act). Based on the above information, following are the written determinations for the City.

Infrastructure Needs and Deficiencies

1. The 2005 Sewer Master Plan states that overall, the City's collection system is in good structural condition. However, improvements related to capacity and pump stations are needed.
2. The City's 2002 General Plan states that the overall sewer system capacity will accommodate future development of vacant sites and the intensification of commercial areas in accordance with the City's Land Use Element.
3. Based on the State Department of Finance 2006 population estimate for the City (27,608), the City is currently providing 1.38 acres of parkland per 1,000 population. The City does not have an existing standard to provide a specific ratio of parkland per 1,000 residents, but this is lower than the general standard for cities, which is 3.0 acres per 1,000 population. The 2002 General Plan notes that the City will implement options to lease and/or purchase additional park sites and implement the Quimby Act and the City's Parkland Dedication Ordinance.
4. The City has stated that the police facility is aging and in need of modernization. In addition, the department is in need of additional space.
5. The City's department is meeting response time goals for Priority 3 calls, but not for Priority 1 or 2 calls.

Growth and Population

1. The City is a developed community with little opportunity for additional growth or major land use changes. In July of 2005, only 2 acres were designated as vacant. Because of this, future growth will occur through redevelopment or intensification of currently developed parcels.
2. The City has stated that its population projections are consistent with the Association of Bay Area Governments (ABAG).

Financing Constraints and Opportunities

1. The City's Service and Financial Plan for FY 2005–2006 and 2006–2007 projects General Fund revenues to increase approximately 9 percent in 2005–2006 and 11 percent in 2006–2007.

2. The revenue for funding the improvements would be gained from sewer rates.
3. This standard is implemented through the Quimby Act and the City's Parkland Dedication Ordinance.

Cost-Avoidance Opportunities

1. The City has cooperative arrangements with other agencies that provide services at a reduced cost. These include agreements with the Palo Alto Regional Water Pollution Control Plant for wastewater treatment and with the County Library System for library services.

Opportunities for Rate Restructuring

1. Each year the City reviews and revises rates for services to ensure consistency with the cost to provide the services and the City Council's subsidy policy. Through this review the City tracks the relationship between fee revenue and the costs to provide service.

Opportunities for Shared Facilities

1. The City has several cooperative agreements with other agencies in the County that provide for service provision in a cost-effective manner. This includes the wastewater treatment plant, library services, school district facilities, and emergency mutual aid.

Government Structure Options

1. There is one remaining unincorporated island area that is approximately 624 acres and located adjacent to the City. In order to implement more efficient planning boundaries the City should consider pursuing annexation of this unincorporated island area.

Evaluation of Management Efficiencies

1. The City's cooperative projects with other agencies provide management efficiencies in the provision of services.

Local Accountability and Governance

1. The City ensures that local accountability and governance standards are met by holding City meetings pursuant to the Brown Act, having them shown on cable television, and having them available for download on the City's Web site. The City also has a phone-in service that provides callers with prerecorded information regarding various City questions or issues of concern.

5.12 SOI RECOMMENDATION FOR THE CITY OF LOS ALTOS

Current SOI Boundary

The City's existing SOI, which was adopted in August 1984, is coterminous with the City limits to the north, east and south. The City of Los Altos is substantially bounded by the City of Palo Alto to the north; by the Cities of Mountain View and Sunnyvale to the east; by the City of Cupertino to the south; and by the Town of Los Altos Hills and unincorporated residentially developed lands to the west. Since 1984, Los Altos' SOI boundary has remained significantly unchanged.

SOI Boundary Recommendation

As the existing Los Altos SOI is almost entirely coterminous with the City limits and fully bounded by other cities or by unincorporated islands that are located within other Cities' SOI boundaries, no further outward expansion is possible. Therefore, it is recommended that LAFCO reaffirm the existing SOI for the City of Los Altos.

5.13 SOI DETERMINATIONS FOR THE CITY OF LOS ALTOS

As detailed in Section 1.1, Government Code Section 56425 requires written determinations with respect to the following four factors to update an agency's SOI. Based on the information above, the following determinations are provided to update the City's existing SOI.

1. The Present and Planned Land Uses in the Area, including Agricultural and Open-Space Lands

The Los Altos SOI is almost entirely coterminous with the boundaries of the City; therefore all of the land within the SOI is within the City or will eventually be within the City. The City's existing land uses, as listed in the 2002 General Plan, include 82 percent residential; 4 percent commercial; 4 percent school land, 3 percent public institutional, utilities, and parking; 3 percent planned community; and 4 percent parks and other open space lands. In July 2005, only 2 acres were identified as vacant. Planned land uses in the City include a similar mix of land uses.

Finding: The Los Altos SOI is almost entirely coterminous with the boundaries of the City. Planned land uses in the City and the City's remaining unincorporated island (i.e. the Country Club Neighborhood) are consistent with existing land uses.

2. Present and Probable Need for Public Facilities and Services in the Area

The City is expected to experience modest growth mostly through infill development and redevelopment of underdeveloped parcels. Similarly, the need for a full range of public facilities and services is expected to grow modestly in the future.

Finding: The need for a full range of public facilities and services is expected to grow modestly in the future.

3. Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide

The properties within the City receive a full range of public services from the City. For the most part, the present capacity of public facilities appears to be adequate. However, some specific inadequacies were identified, including: (1) the need for additional parkland per capita; (2) the need for improvements related to sewer capacity and pump stations; (3) City Police facility is aging and in need of modernization and additional space; and (4) the City Police Department is not meeting its response time goals for Priority 1 or 2 calls.

Finding: The present capacity of public facilities and public services is generally adequate. However, improvements related to sewer capacity and pump stations are needed; improvements to police facilities and response times are needed; and City park facilities are limited due to the low amount of City parkland acres per capita.

4. Existence of Any Social or Economic Communities of Interest in the Area if the Commission Determines that they are Relevant to the Agency

The City's SOI is coterminous with the City's USA boundary and almost entirely coterminous with the City limits, with the exception of one side which is bounded by an unincorporated island (i.e. the Country Club Neighborhood) that is located within the City's USA boundary. The City's SOI boundary is almost fully bounded by other cities. The Joint Urban Development Policies of the cities, the County, and LAFCO call for islands or pockets of unincorporated land to be annexed to the applicable city.

Finding: All communities of social or economic interest within the city limits and USA boundary are included within the City's SOI boundary.