



May 2, 2011

Debbie Pedro, AICP  
Planning Director  
Town of Los Altos Hills  
26379 Fremont Road  
Los Altos Hills, CA 94022

**RE: Status of Unincorporated Lands within the Town of Los Altos Hills' Urban Service Area (Unincorporated Islands)**

Dear Ms. Pedro:

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 and to report back to the Commission on each city's plans regarding its islands.

**Five Unincorporated Islands Remain in the Town of Los Altos Hills**

The Town has five unincorporated islands within its Urban Service Area (USA). See table below and attached maps.

LOS ALTOS HILLS	
Island ID #	No. of Acres
LAH01	18.6
LAH02	8.9
LAH03	32.8
LAH04	24.3
LAH05	236.9
<b>Total</b>	<b>321.5</b>

### **Annex Islands that Qualify for the Streamlined Annexation Process**

Islands LAH01, LAH02, LAH03, and LAH04 consist of primarily residential development and rural estates and are eligible for annexation through the streamlined annexation process. Islands such as these, are substantially developed and create inefficiencies / confusion in terms of the 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 LAH01, LAH02, LAH03, and LAH04.

### **Review Remaining Island**

In terms of the Town's large remaining island (LAH05), please review this island and consider opportunities to annex all or portions of it. As you know, LAFCO has approved several out of agency contracts for sewer service to many developed lots in Island LAH05. LAFCO approved those contracts in order to address an existing health and safety concern and with the understanding that the Town would annex these areas as soon as it becomes feasible. Annexation of these areas is now feasible, as they are now contiguous to the Town or would become contiguous as the Town annexes areas where LAFCO approved these out of agency contracts for sewer service.

### **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 [neelima.palacherla@ceo.sccgov.org](mailto:neelima.palacherla@ceo.sccgov.org) or you may contact Dunia Noel, LAFCO Asst. Executive Officer, at (408) 299-5148 / [dunia.noel@ceo.sccgov.org](mailto:dunia.noel@ceo.sccgov.org). Thank for 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:

Carl Cahill, City Manager, Town of Los Altos Hills

Los Altos Hills Town Council Members

Jody Hall Esser, Director, Dept. of Planning & Development, Santa Clara County  
LAFCO Members



SANTA CLARA COUNTY  
**Urban Islands 2011**

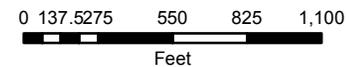
Maps depicting unincorporated lands located within the cities' Urban Service Areas (USAs)

 Urban Service Area

 Incorporated Areas

 Urban Island ≤ 150 Acres

 Urban Island > 150 Acres



This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability. 3/9/2011 10:37:13 AM Y:\Projects\Urban Islands\Urban Islands 2011\UrbanIslands2011\_LosAltosHills\_enhanced.mxd



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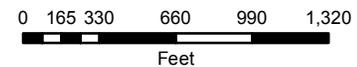
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24.3 Acres  
LAH04

Los  
Altos  
Hills

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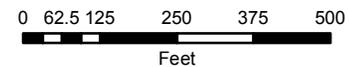
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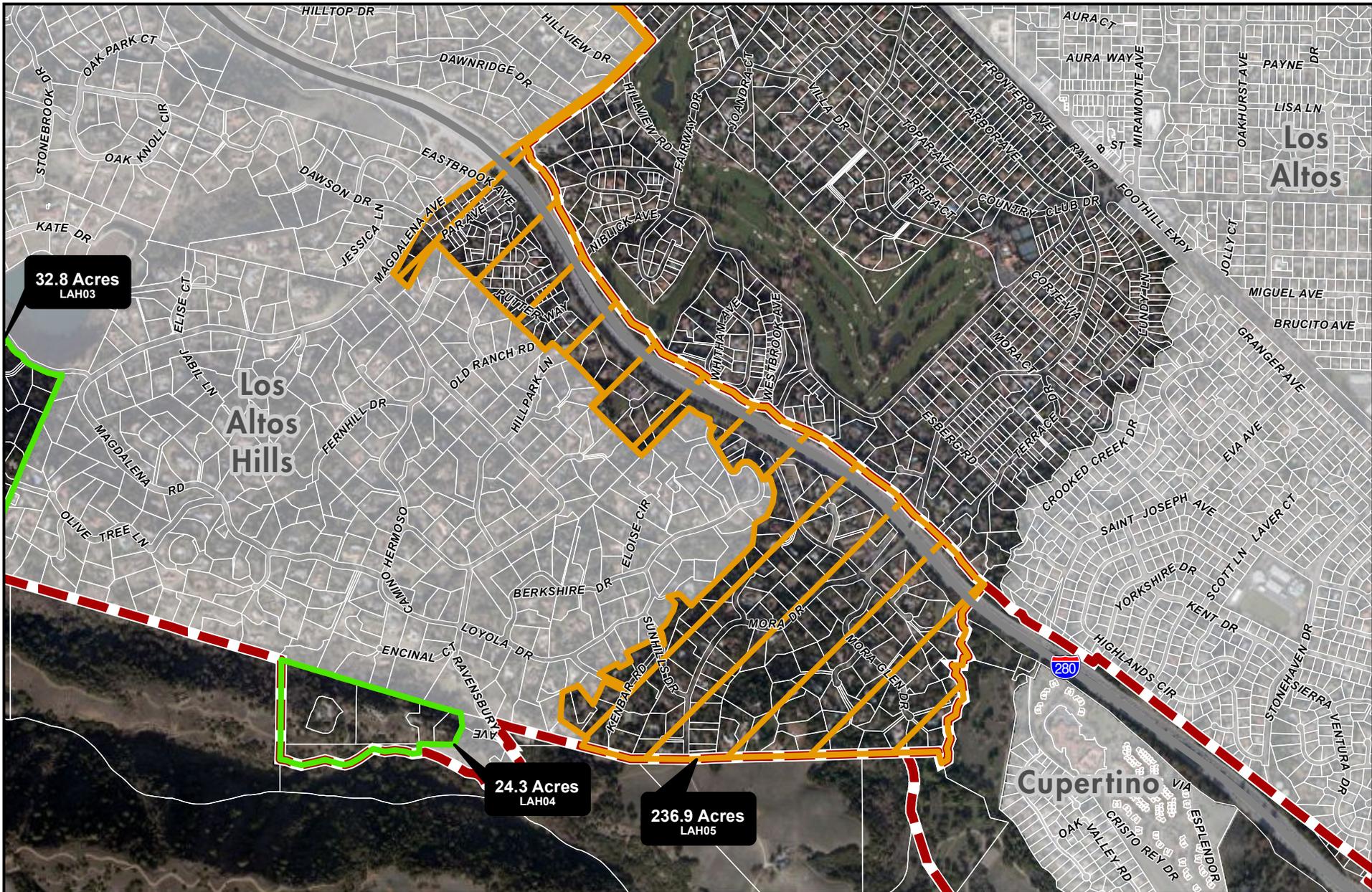
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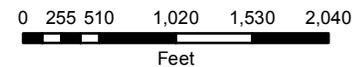


SANTA CLARA COUNTY  
**Urban Islands 2011**

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