

11.0 CITY OF SARATOGA

The services that are evaluated in this service review include:

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

11.1 CITY LOCATION

The City of Saratoga (City) is located in the westerly portion of Santa Clara County. The City is located south of the City of Cupertino and west of the City of San Jose. The boundaries of the City are coterminous with several other cities, including Cupertino to the north, San Jose to the north and east, a small portion of Campbell to the east, Los Gatos to the east, and Monte Sereno to the east. The City currently covers a land area of approximately 12 square miles. A map showing the City's boundaries is located after Section 2.0 of this Service Review.

11.2 GOVERNANCE AND PUBLIC PARTICIPATION

The City was incorporated in 1956 as a general law city and operates under a council-manager form of government. Policymaking and legislative authority are vested in the City Council, which consists of a Mayor, Vice Mayor, and three additional council members. City Council members are elected at-large for staggered 4-year terms. The Mayor is selected annually by the City Council. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing members to the City's seven advisory commissions, and hiring the City Manager and City Attorney.

The City Council holds bimonthly meetings that are open to the public and actively seeks input to its decision-making from City residents. Additionally, the City Council holds meetings at least annually with all City Commissions and community organizations that are closely affiliated with the City, including the Chamber of Commerce, the Saratoga Area Senior Coordinating Council, and the Hakone Foundation. City Council agendas are posted on the Web and on a kiosk in front of the theater.

The City has the following boards and commissions, which also may provide recommendations on direction to the City Council regarding specific topic areas, but does not direct the Council:

- Art Commission (currently suspended)

- Heritage Preservation Commission
- Library Commission
- Park and Recreation Commission (currently suspended)
- Pedestrian, Bicycle, and Equestrian Trails Advisory Committee
- Planning Commission
- Traffic Safety Commission
- Youth Commission
- Finance Commission

11.3 FINANCE

The City follows these procedures in establishing the budget:

- The City Manager submits to the City Council a proposed operating budget for the fiscal year (FY) commencing the following July 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- The budget is legally enacted through passage of a resolution.

The City Manager may authorize transfers of budget amounts within a fund. However, any revisions that increase the total budgeted expenditures of any fund must be approved by the City Council. Expenditures may not legally exceed budgeted appropriations at the fund level without City Council approval.

The City’s revenue sources are largely from taxes and charges for services. Table 11.A provides a list of citywide sources of funds and citywide uses of funds for FY 2004–2005, 2005–2006 and 2006–2007.

Table 11.A: City of Saratoga Sources and Uses of City Funds

Major Categories	2004–2005 Actual	2005–2006 Adopted	2006–2007 Adopted
Sources of Revenues			
Taxes	\$7,989,700	\$8,157,500	\$9,278,700
Licenses and permits	\$100,400	\$27,000	\$45,000
Current service charges	428,800	\$145,600	\$183,700
Fines and forfeitures	161,700	\$120,100	\$160,900
Use of money and property	293,100	\$231,100	\$409,900
Intergovernmental	549,200	\$318,700	\$415,900
Transfer in (other funds)	1,219,400	\$743,100	\$438,700
Total	\$10,742,300	\$9,743,100	\$10,932,800

Major Categories	2004–2005 Actual	2005–2006 Adopted	2006–2007 Adopted
Expenditures			
General fund	\$8,495,500	\$9,544,800	\$10,581,600
Special revenue funds	\$4,868,000	\$4,659,190	\$5,335,250
Other funds	\$1,640,000	\$1,131,600	\$1,178,900
Internal service funds	\$0	\$120,000	\$227,800
Total Expenditure	\$15,003,500	\$15,335,590	\$17,095,750
Net Revenue (Loss)	(\$4,261,200)	(\$5,592,490)	\$(6,162,950)

Source: Adopted Operating Budget, FY 2006–2007

As shown in Table 11.A, over the past few years, the City’s expenditures have exceeded revenues. The Adopted Budget for FY 2006–2007 is expected to result in expenditures that exceed revenues. In the last three years, the City Council and staff have worked to bring revenues and expenditures into alignment. In order to reduce the disparity between revenues and expenditures, staff has implemented the following changes:

- Initiated full cost-recovery in the Community Development and Recreation Departments;
- Researched innovative approaches for cost sharing with neighboring jurisdictions;
- Focused on the maintenance of essential City services;
- Reduced employee expenses by instituting a hiring freeze and layoffs, and limiting salary and benefit growth.
- Deferred facility maintenance, underfunded pavement management, suspended capital equipment and furniture replacement, and halted purchases of new computer hardware and software.

The City’s Operating Budget (FY 2006–2007) states that these budgeting strategies have produced unintended results such as high staff turnover, deteriorating facilities, eventual degradation of streets and roads, and greater costs for equipment maintenance.

Reserves

The City has adopted policies mandating the level at which reserves are maintained. The following lists the City’s reserve funds:

- The General Fund
- A reserve for Economic Uncertainty is to be maintained at a level of \$1.5 million.

As of FY 2006, total reserves were reported at a total of \$8,489,362, which accounts for 54 percent of the initial balance of the funds.

Investment Policy

According to the Comprehensive Annual Financial Report (2005), the City has practiced a passive approach to investments by participating in an investment pool managed by the State of California (Local Agency Investment Fund). Under the pooled-cash concept, the City invests the cash of all funds, with maturities planned to coincide with cash needs. In addition, the City has adopted an investment policy with the goals of safety, liquidity, and yield.

City Debt

The City's existing debt is mostly comprised of General Obligation bonds, as shown in Table 11.B.

Table 11.B: Outstanding Debt

	2005	2004
2001 General Obligation Fund	\$14,440,000	\$14,695,000
Claims payable	-	\$180,865
Compensated absences	\$254,294	\$259,478
Total	\$14,685,294	\$15,135,343

Source: Comprehensive Annual Financial Report, June 30, 2005

Rates for Service

The City's rates for services are determined by actual costs in conjunction with comparisons to other local agency rates. The Fee Schedule is updated each year; however, there have not been any substantial rate increases in recent years.

11.4 LAND USE AND PROJECTED GROWTH WITHIN THE CITY

The City is almost completely developed. The City has stated that the USA currently has approximately 12 acres of vacant land. Of the developed land within the City, single-family residential units occupy the largest proportion of developed land. Due to the developed nature of the City, the majority of future growth would occur from redevelopment or intensification of existing land uses. 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.

According to the Conservation Element of the City's General Plan, much of the SOI is characterized by unstable soil conditions and steep terrain. As a result, the City's SOI is generally undevelopable.

Unincorporated Pockets

There are several unincorporated pockets within or adjacent to the City. Two of the pockets were annexed in 2006. Of the remaining pockets, two are less than 150 acres and two are more than 150 acres. LAFCO has provided maps of the City's islands, and they are also available on the LAFCO

Website. As discussed in Section 1.2, the County and LAFCO have adopted policies that state that urban islands and pockets should be annexed.

11.5 WASTEWATER

At present, approximately 95 percent of the City is served by sanitary sewers. The City is served by two sanitation districts: the Cupertino Sanitary District and the West Valley Sanitation District. Cupertino Sanitary District's service area encompasses the northwestern and western portions of the City adjacent to Cupertino. The West Valley Sanitation District serves the remainder of the City.

Full discussions of infrastructure and services that are provided by these wastewater service districts are provided in the following sections of this service review: Cupertino Sanitary District, Section 14.0, and West Valley Sanitation District, Section 22.0. The Sanitation District Boundary Maps can be found in Appendix D of this document.

11.6 SOLID WASTE

Solid waste service is provided to the City via its contract with the West Valley Collection & Recycling (WVC&R), which is a joint venture between Green Team of San Jose and Green Waste. The solid waste that is collected within the City is hauled to the landfills listed below. Additional detail regarding these facilities is located in Appendix A.

- Altamont Landfill Resource and Recovery Facility
- Arvin Sanitary Landfill
- Guadalupe Sanitary Landfill
- Keller Canyon Landfill
- Kirby Canyon Recycling and Disposal Facility
- Newby Island 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 16,547 tons of solid waste in 2005.¹ CIWMB shows that the solid waste disposal generation factor for the City is 2 pounds per resident per day and 5.7 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

¹ Web site:
<http://www.ciwmb.ca.gov/Profiles/Juris/JurProfile2.asp?RG=C&JURID=478&JUR=Saratoga>,
accessed March 20, 2007.

solid waste diversion after 2000. Per the CIWMB, the City exceeded this goal and had a 67 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., flat land or hard to serve) and number of cans picked up. Commercial rates are based on the refuse bin size and the number of pickups per week. Table 11.C provides the City’s solid waste service rates.

Table 11.C: City of Saratoga Monthly Solid Waste Rates

Residential		Per Pickup (Two Cans)
Flat Land	0–5 ft, 2 cans	\$9.41
	Up to 130 ft, 2 cans	\$15.99
	Over 130 ft, 2 cans	\$22.58
Hard to Serve	0–5 ft, 2 cans	\$14.77
	Up to 130 ft, 2 cans	\$21.35
	Over 130 ft, 2 cans	\$27.94
Commercial		
Depending on size of bin and number of pickups per week		

The City is an active member of the West Valley Solid Waste Management Authority, a joint powers authority comprised of the Town of Los Gatos and the cities of Saratoga, Monte Sereno and Campbell. The joint powers body contracts for solid waste collection, recycling, and disposal services that serve both residential and commercial customers.

11.7 PARKS AND RECREATION

As stated in the General Plan Open Space Element, there are 12 parks that are well-distributed throughout the City. City parks and park sites comprise 73.67 acres. The City presently owns a majority of the park land and leases 16.3 acres. Table 11.D lists the City parks.

Table 11.D: City of Saratoga Parks

Park and Location	Amenities	Acreage
Azule Park 12277 Goleta Avenue	Children’s play area, one tennis court, two horseshoe pits, four BBQ areas, two drinking fountains, several park benches and picnic tables, perimeter pathway with 4 par course stations, grass turf area, security lighting	4.3
Beauchamps Park Beauchamps Lane	Children’s play area, one basketball hoop, two tennis courts, one picnic table, grass turf area, pedestrian pathway, security lighting	2.0
Brookglen Park 12734 Brookglen Court	Security lighting, half-court basketball court, children’s playground, climbing equipment, picnic tables, open turf area	0.7
Central Park		13.9

Park and Location	Amenities	Acreage
Saratoga and Fruitvale		
Congress Springs Park 12970 Glen Brae Drive	Seven soccer fields, six baseball diamonds, children's play area, parking, picnic tables and barbecue, open turf practice field, concession stand, restrooms, drinking fountains, tennis courts, basketball court, pedestrian pathway, benches	9.97
El Quito Park 12855 Paseo Presada	Picnic area, children's play area, volleyball courts, ball/soccer field, horseshoe pits, fitness course, barbeques	6.3
Foothill Park 20654 Seaton Avenue	Children's playground, par fitness course, open turf area	3.0
Gardiner Park 19085 Portos Drive	Children's play area, picnic tables, benches, open turf area, drinking fountain, pedestrian pathway	2.2
Hakone Gardens 21000 Big Basin Way	Picnic area, bamboo and water-strolling gardens, tea Ceremony	15.5
Historical Park 20450 Saratoga	Saratoga Historical Museum building, Saratoga's first library building, and the McWilliams House	1.0
Kevin Moran Park 12415 Scully Ave	Children's play area, picnic tables, benches, drinking fountain, basketball hoop, perimeter pathway with 4 par course stations, grass turf area, security lighting	10.3
Ravenwood Park 13830 Ravenwood Drive	Benches, small tot play area	0.5
Wildwood Park 20764 Fourth Street	Picnic tables, benches, children's play area, volleyball area, horseshoe pits, bike paths, stage and amphitheatre, BBQs, drinking fountains, grass turf area, pedestrian pathway, restroom, security lighting	4.0
Total		73.67

Source: www.saratoga.ca.us

The City does not have an adopted a standard for the provision of park land; however, to provide an indication of the level of service being provided, the City is currently providing 2.39 acres of parkland per 1,000 population, which is based on the State Department of Finance 2006 population estimate for the City (30,835).

Recreation Programs

The Saratoga Recreation Department organizes a wide range of programs offering indoor and outdoor recreation, classes, and community group activities. The Department is located in the City's Community Center and provides classrooms, offices, a kitchen, dance studio, and a large multipurpose room. In addition, Congress Spring Park provides two courts for tennis lessons, Redwoods Middle School provides the cafeteria for use as a gym, and the City's Civic Center is rented year-round to support theatre productions. Table 11.E lists the types of recreation programs offered by the City.

Table 11.E: Recreation Programs Offered by the City of Saratoga

Gym	Theatre	Yoga
Tennis classes	Teen activities	Golf
Volleyball/basketball classes	Art and craft classes	Catering classes
Business	Nature programs	Landscaping
Meditation	Computer classes	Aquatics

The City's Recreation Department also regularly coordinates with the Los Gatos-Saratoga Recreation District to provide joint recreation classes.

11.8 STORM WATER DRAINAGE

All surface water originating in or passing through the City ultimately discharges into San Francisco Bay. Runoff is collected in the City's underground storm drainage system, which discharges into the creeks throughout the City. Creeks in the City include: Calabazas, Rodeo, Saratoga, Wildcat, and San Tomas. The City's existing public storm drain system consists of approximately 45 miles of drain pipes and culverts ranging in diameter from 12 inches to 60 inches, numerous storm drain inlets, manholes, and outfalls. Facilities are maintained by the City through a contract with an outside agency. In addition, smaller private storm drains owned and maintained by residents exist throughout the City.

Storm drain repair is an ongoing annual program. Every year, the Public Works Department compiles a list of smaller-scale deficiencies and needs for infrastructure repair. The infrastructure needs are determined by the Public Works Engineer based on input from other engineers, the street maintenance crew, and Public Works inspectors. Many times, local residents draw attention to drainage problems. Large-size storm drain expansion and/or rehabilitation projects may be handled as separate Capital Improvement Projects (CIP). Currently, there are no funds for any major storm water drainage improvement projects.

11.9 LAW ENFORCEMENT

Police protection for the City is provided under contract by the West Valley Division of the Santa Clara Sheriff's Department (department) located at 1601 S. De Anza Boulevard in Cupertino. The department's headquarters station also serves the City because the department's investigations unit is stationed primarily at headquarters, which is located at 55 W. Younger Avenue in San Jose. Because the City contracts with the department, the City has access to additional resources such as bomb techs, off-road motor units, dive team, hostage negotiations team, special investigation teams, resource officers, search and rescue, intel and vice information and enforcement, K-9s, a SERT team, and traffic investigators. The department is a full-service agency that provides routine public safety services to the City and code enforcement.

The City, as part of its contract, is provided dispatch services through County Communications. All calls for service are normally dispatched through County Communications; however, during normal business hours, some calls come through the substation and can be dispatched from there. The number of calls for service in the City during the last years are shown in Table 11.F.

Table 11.F: Calls for Service

Year	Calls for Service
2004	6,191
2005	6,230
2006	6,689

Source: Sheriffs Department, Captain Terry Calderone, February 27, 2007

The total number of employees that serve the City is 24, including 18 sworn officers, as well as civilian and support staff. Based on the California Department of Finance 2006 population estimate for the City (30,835), the City is currently providing 0.58 sworn officer per 1,000 residents. The department does not have a current service ratio standard with the City. The department has a contract that outlines the number of hours to be provided with respect to the different services the City has requested, which is not based on population or calls for service. The response-time goals and the average response times for calls for service in the last 3 years are shown in Table 11.G. As shown, the department has met response time goals for Priorities 2 and 3 for the past three years. For the past 2 years, the department slightly exceeded its response time goals for Priority 1 calls.

Table 11.G: Response Time Goals and Average Response Times

Year	Priority	Average Response Time (minutes)	Response Time Goals (minutes)
2004	1	4.97	6
	2	8.7	10
	3	18.1	20
2005	1	6.63	6
	2	9.07	10
	3	19.28	20
2006	1	7.41	6
	2	9.34	10
	3	16.89	20

Source: Sheriffs Department, Captain Terry Calderone, February 27, 2007

As a result of the City’s contract with the department, a number of additional resources are available to the City for Mutual Aid. The department can pull resources from Cupertino, Los Altos Hills, and the unincorporated areas to provide additional coverage. Under mutual aid, all police agencies in the area can be utilized when the need arises (this includes the college district police agencies in the area as well).

The department recently built a new station, which serves the City. The department has been in this facility for approximately 2 years. Some of the patrol vehicles are old, but they are being replaced by newer vehicles, which will be delivered in the next few months. There is a need for an “in-field” station where deputies would sit down, write reports, and make phone calls.

The department is currently working on a grant that would fund a traffic unit and enforcement in the City. This grant could be used to either fund a partial position, or provide funds for additional direct enforcement in areas of concern.

Administration meets with staff weekly to stay apprised of the issues and concerns facing staff and the City and to share public safety concerns with staff. These meetings facilitate better communication between the City and the department and promote quality service.

11.10 LIBRARY

The City is served by one branch of the Santa Clara County Library System located at 13650 Saratoga Avenue. Library services provided by the County Library System are detailed in the service review that has been completed for the South and Central Santa Clara County areas.

11.11 SERVICE REVIEW DETERMINATIONS FOR THE CITY OF SARATOGA

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 City has not noted any infrastructure needs or deficiencies. It should be noted that many of the City's services are provided by Districts, service contracts with other agencies, or the County (such as wastewater, law enforcement, and library). Hence, the City does not own or maintain extensive infrastructure.

Growth and Population

1. The City's General Plan states that the City is largely built out and has limited vacant land; therefore, most new development and/or growth in the City would involve redevelopment or intensification of previously developed areas.

Financing Constraints and Opportunities

1. Over the past few years, the City's expenditures have exceeded revenues. The City Council and staff have implemented several measures to bring revenues and expenditures into alignment; however, the FY 2006–2007 budget is also expected to result in expenditures that exceed revenue.
2. Currently, there are no funds for any major storm water drainage improvement projects.
3. The department is currently working on a grant that would fund additional traffic enforcement in the City.

Cost-Avoidance Opportunities

1. The City has cooperative arrangements with other agencies (such as finance agencies and joint powers authorities) that result in cost savings.

Opportunities for Rate Restructuring

1. The City's rates for services are determined by actual costs in conjunction with comparisons to other local agency rates. The Fee Schedule is updated each year; however, there have not been any substantial rate reviews or increases in recent years.

Opportunities for Shared Facilities

1. The City has several cooperative agreements with other agencies in the County that provide for service provisions in a cost-effective manner. This includes park and recreational facilities, library services, and emergency mutual aid.

Government Structure Options

1. There are several unincorporated pockets within or adjacent to the City. Two of the pockets were annexed in 2006. Of the remaining pockets, two are less than 150 acres and two are more than 150 acres. In order to implement more efficient planning boundaries and take advantage of the current streamlined annexation opportunity, the City should consider pursuing annexation of the remaining unincorporated island areas.

Evaluation of Management Efficiencies

1. The City's cooperative agreements 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 and having agendas available for download on the City's Web site.

11.12 SOI RECOMMENDATION FOR THE CITY OF SARATOGA

Current SOI Boundary

The City's existing SOI, which was adopted in November 1984, is coterminous with its City limits to the north and east. The southern and western portion of the City's SOI includes unincorporated hillside lands located outside of the City's USA boundary. Some of this area sustains very-low density residential development, while some of this area is undeveloped, and has little or no roads or

other infrastructure. The boundaries of some of the City's unincorporated islands help form sections of the southern and western portion of the City's SOI boundary. The southern portion of the City's SOI boundary also includes some permanently preserved open space (i.e. the Villa Montalvo Arboretum).

The City is bounded by the Cities of Cupertino and San Jose to the north; the City of Campbell, Los Gatos, and Monte Sereno to the east; and unincorporated lands to the south and west. The City's 1984 SOI boundary includes lands that are planned for both urban uses, as well as, lands planned for very-low density residential uses and open space and also includes areas in which the City and the County have shared interests in preserving non-urban land uses. Since 1984, Saratoga's SOI boundary has remained significantly unchanged.

SOI Boundary Recommendation

It is recommended that LAFCO re-affirm the City of Saratoga's existing SOI boundary because the City of Saratoga's SOI boundary serves multiple purposes including serving as:

- A long range planning tool to help LAFCO evaluate USA boundary changes and annexation requests.
- Areas that will not necessarily be annexed to the City of Saratoga or will not necessarily receive services from Saratoga, but are areas in which the County and Saratoga may have shared interests in preserving non-urban levels of land use. Specific examples include the foothills and ridgelines located south and west of the City. Furthermore, both the City and the County share a mutual interest in protecting view sheds and natural resources.
- Areas where Saratoga and the County have significant interaction. A specific example of such interaction includes areas where the City receives discretionary planning application referrals from the County.
- Areas that contain social or economic communities of interest to Saratoga, such as areas within the City's jurisdiction.

In making this recommendation, it should be made clear that inclusion of an area within the City's SOI boundary should not necessarily be seen as an indication that the City will either annex or allow urban development and services in the area. The City's USA boundary is the more critical factor considered by LAFCO and serves as the primary means of indicating whether the area will be annexed and provided urban services.

11.13 SOI DETERMINATIONS FOR THE CITY OF SARATOGA

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

Land outside of the City's USA boundary but within the City's SOI boundary is largely undeveloped and designated either park and open space or hillsides. The City does not intend to extend services to the SOI area and planned land uses within the SOI are the same as existing land uses.

The City of Saratoga is almost fully developed. However, there are currently 12 acres of vacant land within the City's USA boundary. Due to the developed nature of the City, the majority of future growth would occur from redevelopment or intensification of existing land uses. Single-family residential units occupy the largest proportion of developed land within the City. The City also has some small scale commercial uses, particularly in its downtown. Planned land uses in the City are not expected to change. According to the City, much of the lands outside of the City's USA boundary that are within the City's SOI boundary are generally undevelopable due to unstable soil conditions and steep terrain.

Finding: Planned land uses within Saratoga's USA boundary are consistent with existing land uses. Both the County of Santa Clara and the City of Saratoga General Plans call for the continuation of non-urban uses beyond these boundaries.

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

Although, a majority of the City is developed, the City is expected to experience modest growth mostly through in-fill development, redevelopment of underdeveloped parcels, and very low-density residential development within the hillsides. Similarly, the need for a full range of public facilities and services is expected to grow modestly in the future. The portion of the City's SOI which is located beyond the City's USA boundary has limited development potential due to having steep slopes and limited infrastructure. Therefore, there is a low probable need for public facilities and services in this portion of the City's SOI boundary.

Finding: The type of public services and public facilities required in the proposed Saratoga SOI boundary will not change, although the level of demand will increase modestly.

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, through the City's various contracts with public service providers. For the most part, the present capacity of public facilities appears to be adequate. The City does not own or maintain extensive infrastructure and has not noted any infrastructure needs or deficiencies.

Finding: For the most part, the present capacity of public facilities and public services appears to be adequate.

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 USA boundary contains four unincorporated pocket areas that are developed with urban land uses. 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.

Additionally, Saratoga's SOI boundary includes unincorporated hillsides that contain very-low density residential development. Due to the location of this existing development, the residents of this area must utilize City streets to travel to and from their homes. Furthermore, development in the unincorporated hillsides is visible from many parts of the City.

Finding: There exist social and economic conditions that cause interaction and interdependence between the City of Saratoga and the areas within the City's SOI boundary.

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