

**ALAMEDA LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2006-22**

**APPROVING THE UPDATE OF THE SPHERE OF INFLUENCE FOR THE
CASTLE HOMES COUNTY SERVICE AREA**

WHEREAS, Government Code Section 56425 et seq. requires the Local Agency Formation Commission (LAFCo) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code Section 56425(f) requires that LAFCo review and update the adopted SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code Section 56430 requires that a municipal services review be conducted prior to or in conjunction with a SOI update; and

WHEREAS, LAFCo conducted a municipal services review of the services provided by the Castle Homes County Service Area (CSA) and adopted written determinations as required by Government Code Section 56430 on May 11, 2006; and

WHEREAS, the CSA provides street maintenance services on private roads in the unincorporated Fairview north of Hayward; and

WHEREAS, the agency was formed in 1983 as a dependent district and is governed by the County Board of Supervisors; and

WHEREAS, the District's boundary area includes unincorporated area just north of Hayward in the Fairview area; and

WHEREAS, the SOI was established in 1984, is coterminous with its bounds and has had one change since it was formed; and

WHEREAS, areas along Quercus and Arbutus Courts were annexed in 1996 without a corresponding SOI amendment; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the CSA's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the location of this SOI map; and

WHEREAS, the SOI update was duly considered at a public hearing held on July 13, 2006; and

WHEREAS, the Alameda LAFCo heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Alameda LAFCo hereby:

1. Expand the SOI for the Castle Homes CSA to be coterminous with the District boundary as generally depicted in Exhibit A attached hereto.
2. Consider the criteria set forth in Government Code Section 56425(e) and determine as follows:

- a. *The present and planned land uses in the area, including agricultural and open-space lands* – The recommended SOI recognizes but does not change existing land uses.
 - b. *The present and probable need for public facilities and services in the area* – The CSA population is projected to grow in the coming years, causing continued wear and tear on the road system.
 - c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – Castle Homes CSA streets lack sidewalk, curb and gutter improvements. The service provider conducts performance evaluation, productivity monitoring and benchmarking to improve service efficiency.
 - d. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* - Residents of the Castle Homes community primarily use the private road network.
 - e. *The existence of agricultural preserves or other important agricultural or open space land in the area which could be considered within an agency's SOI, and the effect on maintaining the physical and economic integrity of such resources in the event that such resources are within a SOI of a local governmental agency* – None, the CSA already serves the entire boundary area, including the SOI expansion area. No impacts upon Williamson Act protected land will occur.
 - f. *Nature, location, extent, functions & classes of services to be provided* - The CSA will continue to provide street maintenance on private roads in the unincorporated community of Fairview.
3. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under Section 15061(b)(3) of the CEQA Guidelines.
 4. Direct staff to file a Notice of Exemption as lead agency under Section 15062 of the CEQA Guidelines.

This Resolution was approved and adopted by the Alameda Local Agency Formation Commission at a regular meeting held on July 13, 2006, at 7051 Dublin Boulevard in Dublin, California on the motion made by Commissioner Foulkes, seconded by Commissioner Kamena, and duly carried.

Ayes: 7 (Commissioners Combs, Foulkes, Steele, Miley, Lockhart, Kamena, and Sblendorio)
 Noes: 0
 Excused: 0

 /Janet Lockhart/

Janet Lockhart, Chair, Alameda LAFCo

Approved as to Form:

By: _____


Brian Washington, LAFCo Legal Counsel

CERTIFICATION: I hereby certify that the foregoing is a correct copy of a resolution adopted by the Alameda Local Agency Formation Commission, Oakland, California.

Attest: _____


Crystal Hishida Graff, LAFCo Executive Officer

Date: _____
 7/27/06

Exhibit A

CASTLE HOMES CSA

