

**ALAMEDA LOCAL AGENCY FORMATION COMMISSION
RESOLUTION NO. 2006-44**

**APPROVING AN UPDATE TO THE SPHERE OF INFLUENCE FOR THE
CITY OF SAN LEANDRO**

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 City of San Leandro and adopted written determinations as required by Government Code Section 56430 on May 11, 2006; and

WHEREAS, the City of San Leandro provides police, wastewater, stormwater, park, recreation, library, street and street light maintenance, and street sweeping services directly, and contracts with private companies for solid waste collection services; and

WHEREAS, the City of San Leandro incorporated in 1872, and lies in the western portion of Alameda County, bordered by Oakland to the north and unincorporated areas to the east and south; and

WHEREAS, San Leandro's SOI was established by LAFCo in 1978; and

WHEREAS, in June 1988, the SOI was realigned along with Oakland's SOI, and in May of 2002, it was amended as a part of the Castro Valley incorporation process; and

WHEREAS, there have been five annexations into the City bounds since SOI adoption involving territory in the SOI; and

WHEREAS, no change in regulation, land use or development will occur as a result of reducing the District'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 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. Retain the existing SOI for the City of San Leandro 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 – Approximately 14 percent of the City is open space, including public parks, golf courses and*

wetlands in the southwest portion of the City. Developed land is primarily residential (46 percent) with significant industrial (19 percent), and modest commercial use (8 percent). The El Portal Ridge area is in western Castro Valley and consists of developed low and medium density residential use. Open space within the City primarily consists of wetlands along the coast. There are no areas occupied by agricultural use. The City encourages infill development. Growth strategies include continuous study and implementation of zoning amendments to promote infill. The City has also partnered with the City's Redevelopment Agency to promote infill through various economic assistance programs. The SOI expansion area is consistent with planned land uses.

- b. *The present and probable need for public facilities and services in the area* – The population in the City is expected to continue to grow. There are scattered and relatively small potential residential growth areas in San Leandro. There are also former industrial sites that are available for mixed-use development. As of 2002, only 130 acres of vacant land remained, with the potential for residential development of about 170 single-family and 230 multi-family units.
 - c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – San Leandro has a lower number of developed park acres per 1,000 residents than the statutory standards. San Leandro does not have additional planned park acres and park facilities. Manor Branch Library is in poor condition. The City conducts productivity monitoring 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* - Neighborhood planning areas include Ashland, Floresta/Springlake, Halcyon-Foothill, Manor/Bonaire, Marina, Davis, Bay-O-Vista, Central, North, and Northeast. Economic communities include commercial activity in the downtown area as well as at Bayfair, Westgate and along East 14th Street. The industrial areas are on the west and northwest parts of the City. The unincorporated San Lorenzo community lies south of the San Leandro SOI.
 - 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* – No agricultural, open space or Williamson Act lands will be affected by approval of the proposed SOI. As no changes to service area or SOI are proposed.
6. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), this SOI update is categorically exempt under Section 15061(b)(3) of the CEQA Guidelines.
7. 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:



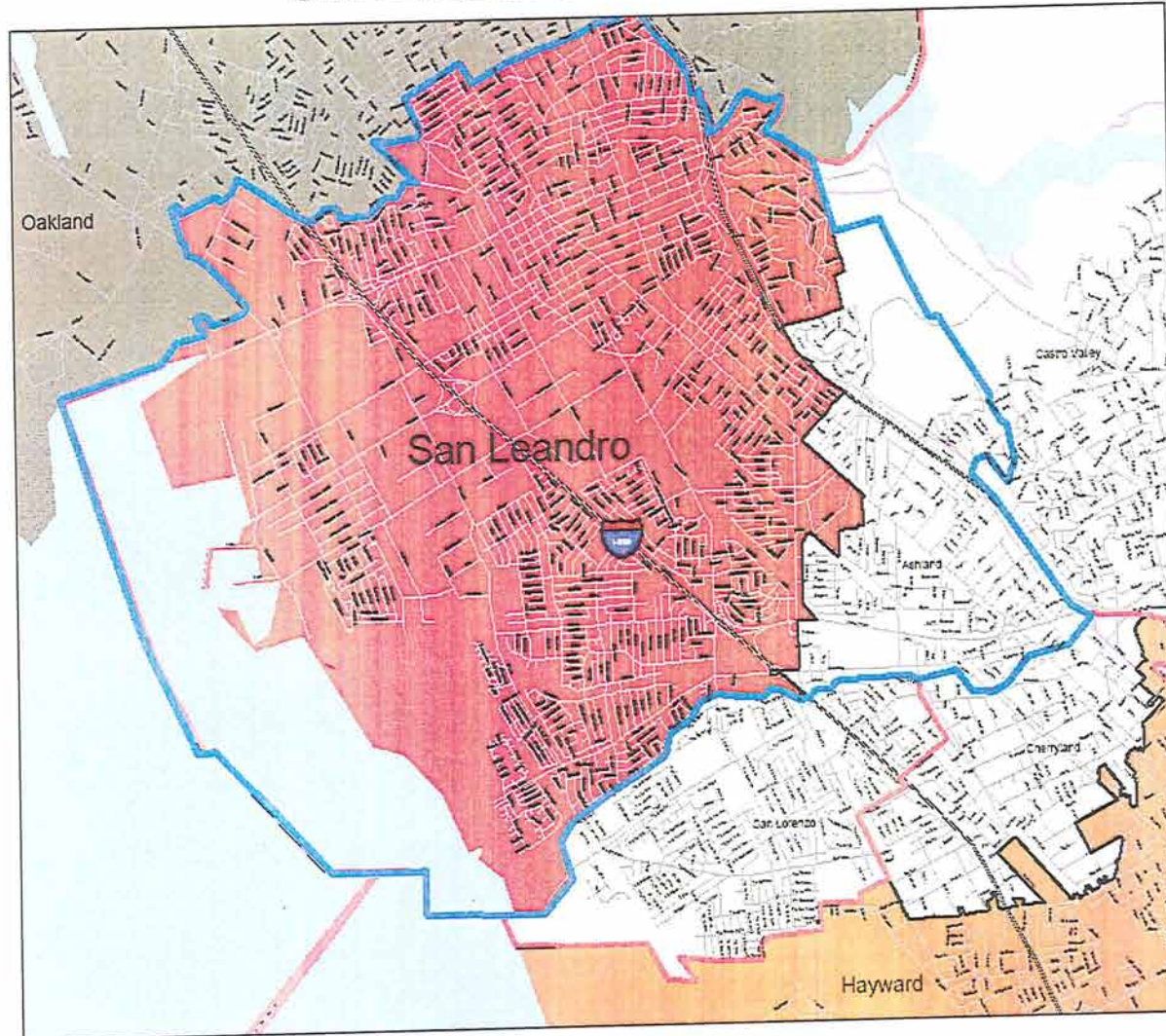
Crystal Hishida Graff, LAFCo Executive Officer

Date:

7/27/06

Exhibit A

SAN LEANDRO CITY LIMITS & SOI



0 0.5 1 Miles

Legend

- Interstates
- Streets
- City Limits
- San Leandro SOI
- City SOI
- CDP
- Hydrology
- Alameda Unincorporated

Alameda County Reference Map

