

**ALAMEDA LOCAL AGENCY FORMATION COMMISSION  
RESOLUTION NO. 2006-45**

**APPROVING AN UPDATE TO THE SPHERE OF INFLUENCE FOR THE  
CITY OF UNION CITY**

**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 Union City and adopted written determinations as required by Government Code Section 56430 on May 11, 2006; and

**WHEREAS**, the City of Union City provides police, fire, paramedic, stormwater, park, recreation, street maintenance, and street sweeping service directly, and contracts with private companies for ambulance transport, street light maintenance, solid waste collection, and some street maintenance services; and

**WHEREAS**, the City of Union City incorporated in 1959; and

**WHEREAS**, the City lies in the southwestern portion of Alameda County, bordered by the cities of Hayward to the north and Fremont to the south; and

**WHEREAS**, LAFCo established Union City's SOI in 1979; and

**WHEREAS**, when established, the SOI included two areas in northwest Fremont that lie north of Alameda Creek in the vicinity of Coyote Hills Regional Park which was detached from Fremont and annexed to Union City in 1997;

**WHEREAS**, in subsequent actions, LAFCo created two small overlapping SOI areas when the SOI was expanded in 1989 to include a small (5.3 acre) area that forms a land peninsula surrounded on three sides by Union City (without removal from Hayward's SOI) and annexed to Union City; and in 1998, when a very small (0.2 acre) area near Mission Boulevard was annexed to the City of Fremont to correct three split parcels (without removal from Union City's SOI); and

**WHEREAS**, one annexation (384 acres in 1997) has occurred within the City's SOI since SOI adoption; and

**WHEREAS**, no change in regulation, land use or development will occur as a result of adopting a zero SOI for this CSA; 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 action 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. Reduce the SOI for the City of Union City to exclude the Union City-Fremont overlap area 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* – Over half (51 percent) of the land area in the City limits is grazing land, mostly lying east of Mission Blvd. Developed land is primarily residential (43 percent) with significant industrial (21 percent), rights-of-way and canals (19 percent), and modest commercial use (7 percent). Planned uses for the Alvarado Technology Center include light industrial and research and development uses. Open space constitutes seven percent of land area. Union City voters approved several measures (1989, 1995 and 1996) limiting development on 6,100 acres of eastern hillside areas. The City encourages infill development. Union City is concentrating its redevelopment efforts in the vicinity of its BART station, where its most recent General Plan envisions construction of a transit village including multi-family residential, offices and additional development at an industrial park. The SOI 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. The General Plan envisions industrial development at the Alvarado Technology Center in northwest Union City. The Union Landing development is expected to continue to attract retail and office investment until it is fully built out.
  - c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – For the most part, municipal services provided in the City are adequate with the exception of park and library service. Union City has a lower number of developed park acres than statutory park acreage standards. Union City library is in poor condition. Union City also has a low book volume per capita. 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* - Economic communities include the BART station area, Alvarado Technology Center, Union Landing, and the Four Corners area on the west side of the City.
  - 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 because no changes in service area or SOI expansions are proposed.
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

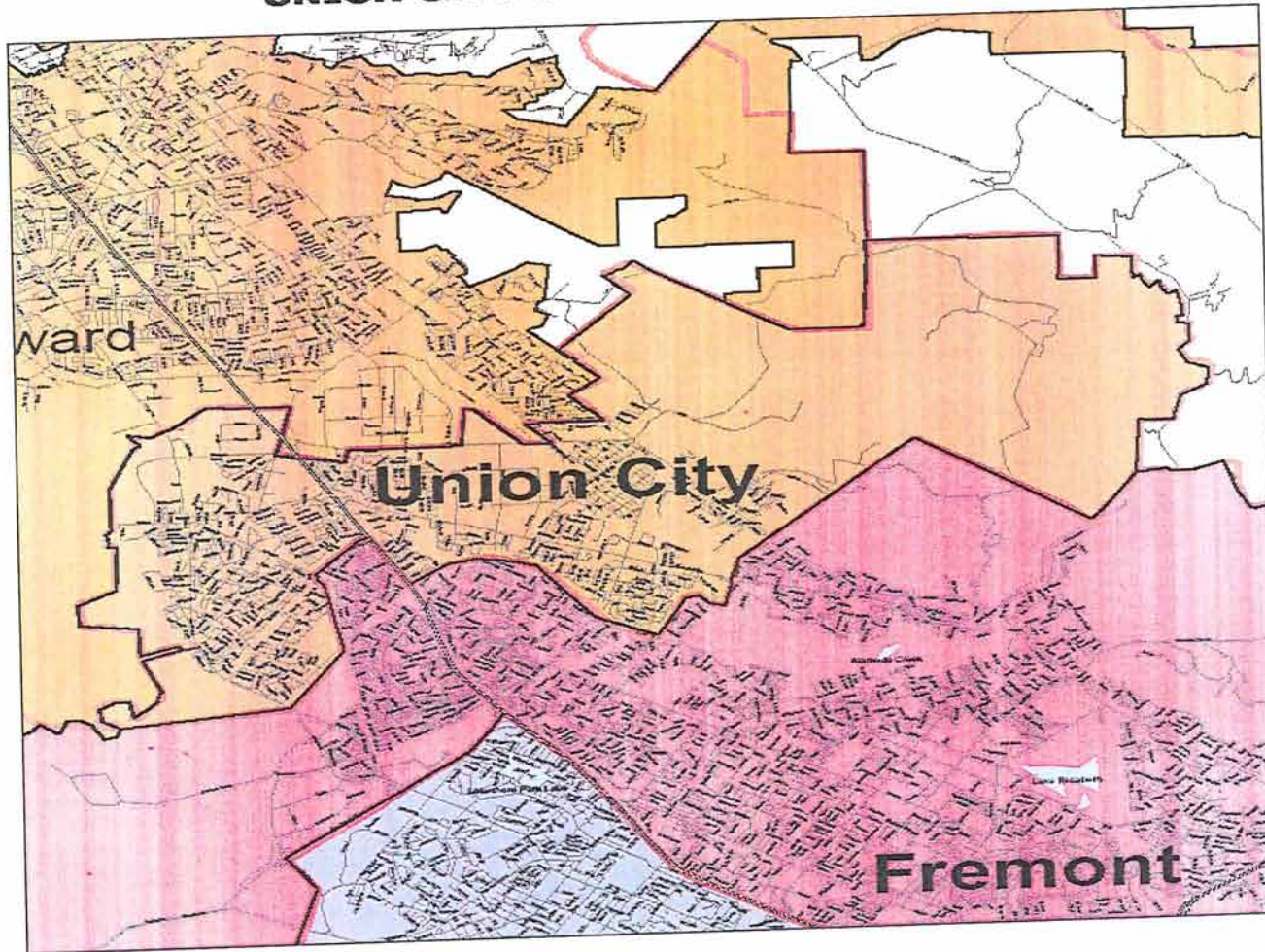
**CERTIFICATION:** I hereby certify that the foregoing is a correct copy of a resolution adopted by the Alameda Local Agency Formation Commission, Oakland, California.

Attest:   
Crystal Hishida Graff, LAFCo Executive Officer

Date: 7/27/06

# Exhibit A

## UNION CITY CITY LIMITS & SOI



Alameda County Reference Map

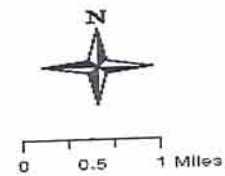
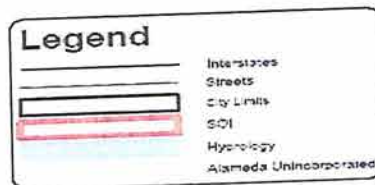
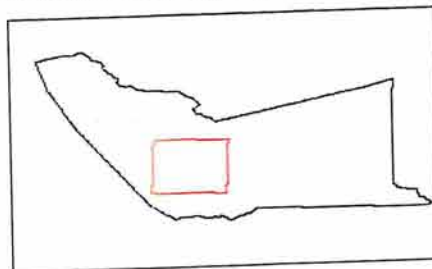
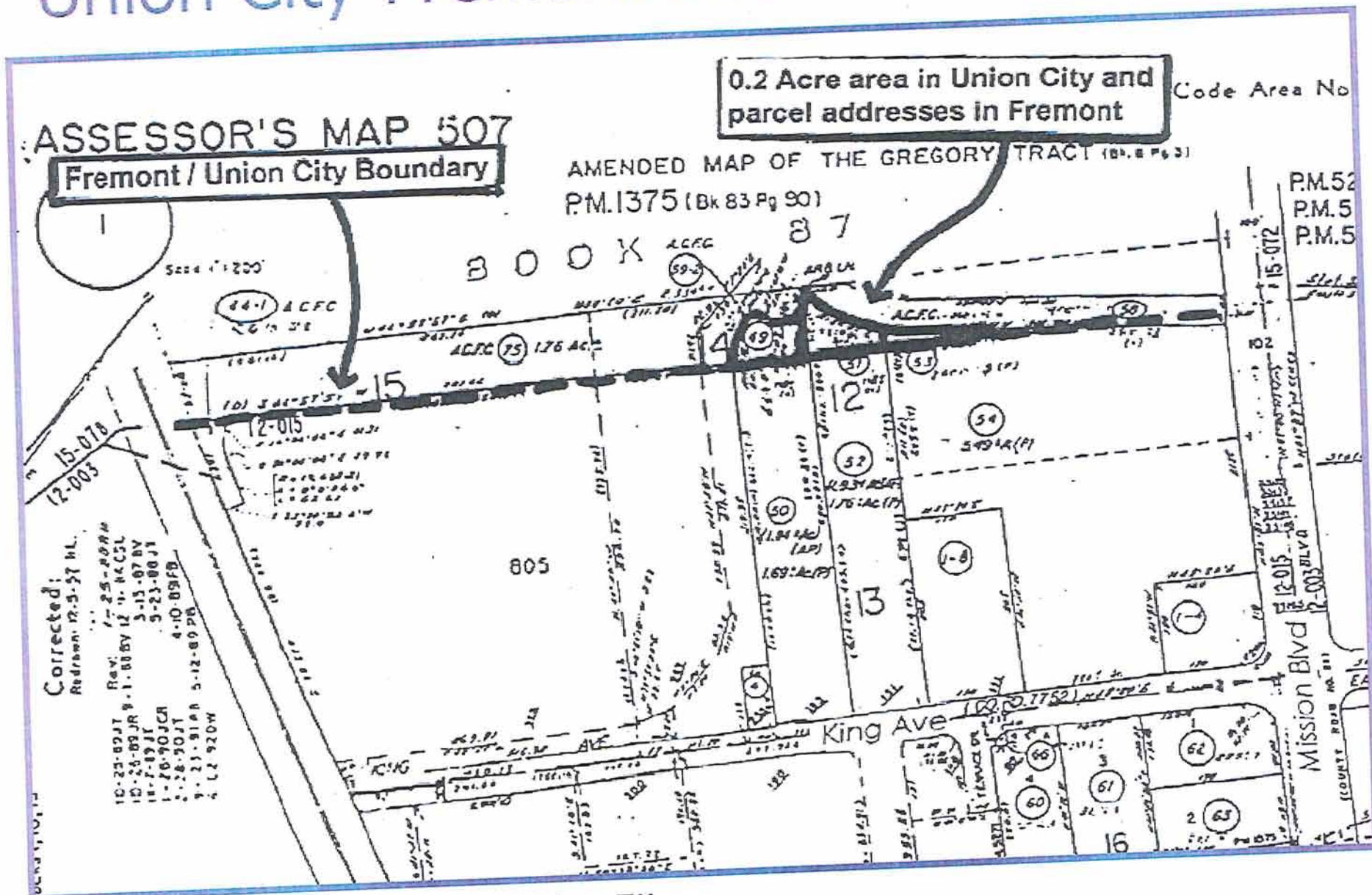


Exhibit A

# Union City-Fremont SOI Overlap Detail



Source: Alameda LAFCo Archive File