



## Solano Local Agency Formation Commission

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### Staff Report

DATE: August 12, 2024

TO: Local Agency Formation Commission

FROM: Aaron Norman, Analyst II

SUBJECT: **LAFCO Project No. 2021-07 Perkins Property Annexation to the Rural North Vacaville Water District (APN: 0105-200-180)**

### Recommendation:

Staff recommends the Commission:

- 1) CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the Perkins Property (APN 0105-200-180) (0.37 acres) to the Rural North Vacaville Water District (RNVWD).
- 2) REVIEW and CONSIDER the Notice of Exemption (NOE) as the Responsible Agency pursuant to the California Environmental Quality Act (CEQA).
- 3) WAIVE the conducting authority proceedings pursuant to Government Code (GC) Section 56662.

### Executive Summary:

The Rural North Vacaville Water District (RNVWD or District) has submitted an annexation application and resolution (Attachment "A") to provide potable water service to the Perkins property, located north of the City of Vacaville in unincorporated Solano County. The property owner is requesting one water connection to satisfy the Solano County Planning Division's requirement for this parcel to be connected to a public water system in order to move forward with a lot line adjustment.

The subject parcel, APN 0105-200-180, is within the District's Sphere of Influence (SOI), adjacent to the RNVWD pipeline, and is designated Rural Residential (RR-5) in the County's General Plan and Zoning Regulations. There are no plans for city annexation, and the property is not located within the City of Vacaville's sphere of influence or general plan area.

#### Commissioners

Ron Kott, Chair • John Vasquez, Vice-Chair • Nancy Shopay • Mitch Mashburn • Steve Bird

#### Alternate Commissioners

Alma Hernandez • Wanda Williams • Jack Batchelor

#### Staff

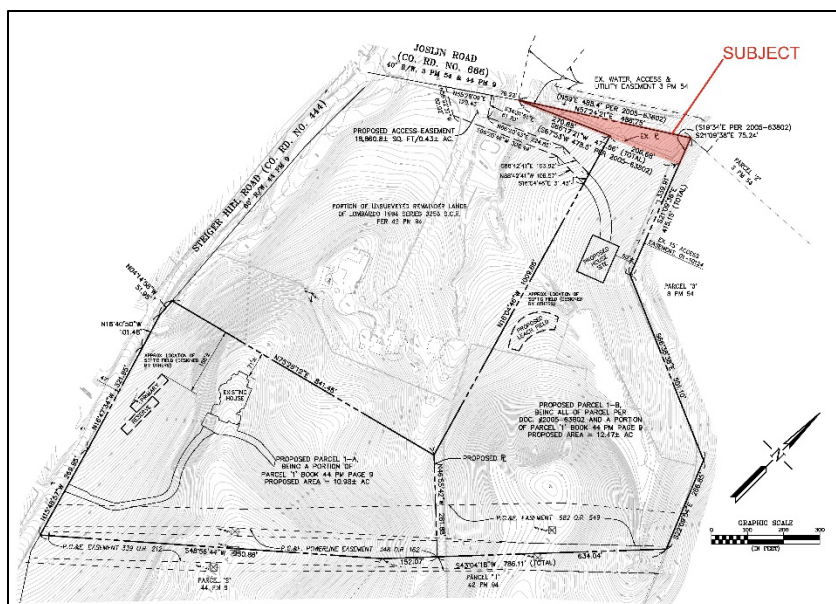
Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II • Tova Guevara, Office Administrator/Clerk • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

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This annexation is subject to

1. the statutory Government Code's (GC§ 56668) seventeen factors, 2. consistency with Solano LAFCO's eleven locally adopted standards, and, 3. the determination that the District has the capability and capacity to service APN 0105-200-180. As outlined further in the staff report, staff has determined that this proposal is consistent with State law and the Commission's adopted standards. In addition, based on the District's 2022 Municipal Service Review (MSR) and the 2023 sphere of influence amendment, the RNVWD has the capability and capacity to extend service to the subject property.

*Proposed Lot Line Adjustment*



Given that the proposed area is considered legally uninhabited (fewer than 12 registered voters) and that the property owner has submitted a letter consenting to the annexation (100% landowner consent, see Attachment "B"), the Commission can waive the notice, hearing, and the conducting authority (protest) proceeding. Should the Commission approve the proposed annexation, the property owner intends to purchase one existing inactive water connection.

**Background:**

The following staff report is divided into an analysis of the following topics: I. project description; II. RNVWD's profile; III. project analysis (which considers CEQA, statutory and policy considerations of both the factors under CKH and the Commission's adopted Standards); IV. the conducting authority/protest proceeding analysis; V. summary of findings and determinations, and VI. conditions of approval.

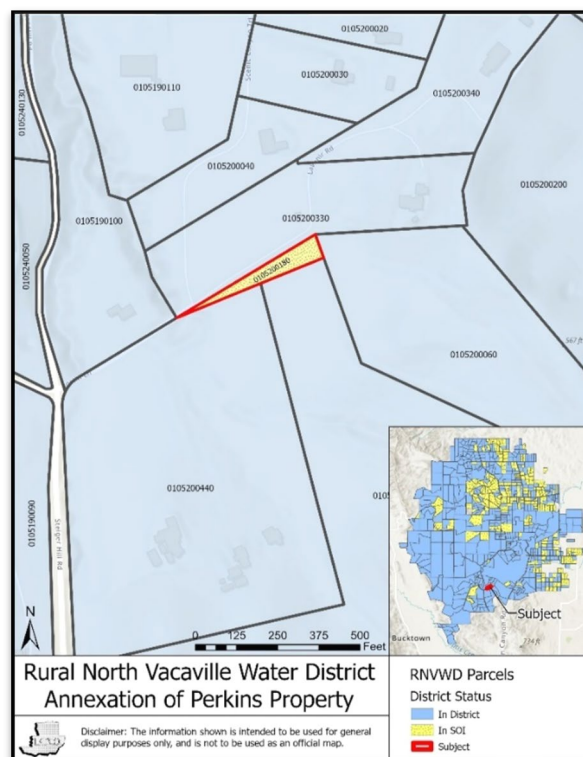
**I. Project Description**

The RNVWD proposes to annex 0.37 acres located on the south side of Joslin Lane and Lavenir Road, north of the City of Vacaville, in unincorporated Solano County (APN 0105-200-180). The property owner is requesting annexation to RNVWD in order to initiate a lot line adjustment with the County Planning Division. The map and geographic description are attached to the LAFCO Resolutions as Exhibit A.

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Application for this change of organization is made subject to GC § 56650 et seq. by RNVWD Resolution 2021-50 (Attachment “A”). The proposal is exempt from the requirements of notice and public hearing because it is legally uninhabited per GC § 56046, and the landowner has submitted a letter to the Commission providing 100% consent.

This application was filed in 2021. At that time, the subject parcel was not within the District or the sphere of influence. For this reason, the application was deemed incomplete. In December of 2023, the Commission approved an amended sphere of influence for the District that included several remnant<sup>1</sup> parcels, the subject property being one of them. These remnant parcels were analyzed and found to have little potential impact on the District’s water delivery system, as they are adjacent to existing water mains, and to have little to no opportunity for substantial development. Once the amended sphere was approved, this application was brought back to staff’s attention as it was still active, and the property owner still wishes to annex into the district to receive a water connection.



## II. District Profile

The RNVWD was formed in 1996 as a community services district (CSD) to provide potable water and water for fire suppression in the Steiger Hills and English Hills areas in unincorporated Solano County north of the City of Vacaville. RNVWD is governed by an elected Board of Directors who reside within the District. The physical operation and maintenance of the water system are contracted to Solano Irrigation District (SID). RNVWD is funded solely by fees and charges for services it provides; it does not receive ad-valorem property tax revenues.

The RNVWD was designed for 533 water connections. Currently, there are 418 active connections.

## III. Project Analysis

### California Environmental Quality Act (CEQA):

The District, as the Lead Agency, has determined the proposal to be exempt from CEQA according to Section 15061(b)(3) because there is no possibility of causing a significant effect on the environment for the following reasons:

<sup>1</sup> In the RNVWD SOI analysis, remnant parcels were parcels determined to be exempt from CEQA under the commonsense exemption §15061(b)(3), consistent with the current Solano County General Plan and the 1993, 1995, and 2000 CEQA determinations, remnants of existing lots already within the District that have connections, generally too small for development on their own, and adjacent to the existing water supply system.

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- The proposal does not increase the total number of 533 approved connections
- The proposal area is located within the District's current approved SOI.
- The proposal site is substantially surrounded by the District's existing service boundary.
- The proposal area is within the proximity of a meter/backflow connection point.

RNVWD has filed a Notice of Exemption (NOE) under CEQA (Attachment "C"). As a responsible agency, staff recommends the Commission review, consider, and subsequently file an NOE upon approval.

### Statutory and Policy Considerations:

Per the requirements of the Cortese-Knox-Hertzberg (CKH) Act, the Commission is required to consider seventeen Factors (a-q)<sup>2</sup>. Additionally, the Commission must consider its adopted policies (Standards per Section 56375(g)) when reviewing an application for a change of organization or reorganization.

- **GC §56668 – Factors to be Considered in Review of a Proposal:** CKH requires the Commission to consider seventeen (a-q) specific factors when reviewing proposals for a change of organization. Below are the factors followed by staff's analysis:
  - a. Population and population density; land area and land use; assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; and the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.**

Under the County's adopted General Plan, the land use designation is Rural Residential (RR-5). This is consistent with properties within the general vicinity of Joselyn Lane and Lavenir Road.

The project area's topography is gently to moderately sloped. There are no natural boundaries or drainage basins within the proposed area. There are no plans for city annexation of the proposal area, and they are not located within the City of Vacaville's SOI or general plan area. Given Measure T<sup>3</sup> and the County's adopted General Plan, no significant growth is anticipated in the adjacent unincorporated area.

- b. The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.**

The proposal will allow the property owner to purchase one potable water connection from the District. Following is a discussion of services:

<sup>2</sup> GC Section 56668.

<sup>3</sup> On November 4, 2008, Solano voters passed Measure T, which was an amendment to Solano County's 1994 Orderly Growth Initiative that updated certain provisions of the Solano County General Plan related to agriculture and open space policies and land use designations and extended the amended initiative until December 31, 2028. By passing Measure T, the voters required that the County would maintain the current development strategy of city-centered growth (among other directives).

### **Fire Protection and Emergency Medical Service**

The Vacaville Fire Protection District is currently responsible for providing fire protection to the affected territory. No service change will occur on annexation approval.

### **Law Enforcement Service**

The Solano County Sheriff's Office is responsible for providing law enforcement services to the affected territory. No service change will occur.

### **Sewer Service**

On-site sewage disposal must adhere to County code standards and requirements.

### **Water Service**

The subject area is in a water-scarce area, and the property owner wants a reliable source for potable water for a potential new single-family dwelling. If approved for annexation, the property owner intends to purchase one water connection to receive potable water service.

- c. The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.***

This annexation does not have a negative effect on the adjacent areas, mutual social and economic interest, or the local governmental structure of Solano County.

- d. The conformity of the proposals and their anticipated effects with; 1. the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and 2. the policies and priorities in Section 56377.***

The subject proposal does not affect the Commission's policy for providing planned, orderly, and efficient patterns of urban development. Annexation of the subject property to the District does not entitle the property owner to additional development rights they would not otherwise be entitled to under the County's General Plan and Zoning Ordinance. This factor is not applicable to the subject proposal.

- e. The effect of the proposals on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.***

Should the Commission approve the changes of organization, there are no effects on agricultural lands. According to GC § 56016, "agricultural lands" means land currently used for producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program. The subject property is not used for any of these purposes; therefore, this factor is not applicable to the subject proposal.

- f. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar***

***matters affecting the proposed boundaries.***

A map and a geographic description (Exhibit A) have been prepared, which identifies the boundaries of the affected territory per the requirements of the State Board of Equalization, the Solano County Surveyor, and the County Assessor's Office, and LAFCO. These documents, which have been reviewed by the County Surveyor, provide certainty regarding the exact boundaries of the affected territories.

***g. A regional transportation plan adopted pursuant to Section 65080.***

Solano County adopted a Regional Transportation Plan (RTP). The proposed annexation has no impact.

***h. The proposal's consistency with city or county general and specific plans.***

The subject proposal is within the land use jurisdiction of Solano County. The County's General Plan designates the affected territory as rural residential. The County's General Plan allows for Rural Residential zoning to apply to areas appropriate for rural, low-density, single-family homes, where agriculture is not the sole land use, and commercial agricultural production capability is low. The proposal will not result in a change in land use. The proposal to annex the property to RNVWD's service area will not affect the property's consistency with the County's General Plan.

***i. The sphere of influence of any local agency that may be applicable to the proposal being reviewed.***

The RNVWD is the nearest agency capable of providing potable water to the property. The property is north of the City of Vacaville and Solano Irrigation District boundaries; however, the parcel is not within their spheres of influence, and is surrounded by parcels within the RNVWD.

***j. The comments of any affected local agency or other public agency.***

LAFCO staff has not received any comments from other agencies.

***k. The ability of the newly formed or receiving entity to provide the services that are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.***

Based on the District's most recent MSR adopted by the Commission in June 2022, the RNVWD has adequate service capacities and financial resources to serve the affected property.

The RNVWD was designed and approved for 533 water connections. Currently, there are 418 reported active connections.

Regarding revenue sufficiency, RNVWD is an enterprise district and will be able to collect fees for the active connection to fund the District's services and related activities. The District does not receive ad-valorem property tax.

***l. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.***

The 2022 RNVWD municipal service review indicates that there is enough water supply to serve

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the proposed annexation territory. The subject parcel will be able to receive potable water for its needs from the RNVWD upon approval of the change of organization and the purchase of the water connection.

- m. The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.***

The proposed annexations to the RNVWD have no effect on the RHNA.

- n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.***

LAFCO staff has received the consent of the property owner for the change of organization.

- o. Any information relating to existing land use designations.***

The County General Plan and Zoning Regulations designate the affected territory as Rural Residential (RR-5).

- p. The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities.***

These annexations have no measurable effect on either promoting or discouraging environmental justice.

- q. Information contained in a local hazard mitigation plan, information contained in a safety element of a general plan, and any maps that identify land as a very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to Section 4102 of the Public Resources Code, if it is determined that such information is relevant to the area that is the subject of the proposal.***

The proposed annexation area is located in the State Response Area and CALFIRE's designated "high" fire hazard severity zone. However, the annexation of the subject property to the District will not entitle the landowner to additional development rights that are not already allowed under the County's General Plan and Zoning Ordinance. This factor is not relevant to the district annexation proposal.

- ***GC §56375(g) Locally Adopted Standards:*** LAFCOs are required to adopt written procedures or Standards for the evaluation of proposals including written definitions consistent with existing state law. Following is an analysis of the proposal's consistency with the Commission's adopted Standards 1-11.



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Standard	Policy	Analysis
1. Consistency with Sphere of Influence (SOI) Boundaries	Consistent	The subject parcel is within the District's sphere that was approved in 2023. The SOI will be amended to reflect this annexation. Therefore, the proposal meets this Standard.
2. Change of Organization and Reorganization to the Limits of the SOI Boundaries	Not applicable	The project area is not in an area designated as open space. The Solano County General Plan designates this property as Rural Residential; it is not a park, recreation facilities, protected open space, reservoirs, or detention basins. Therefore, this Standard is not applicable.
3. Consistency with City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance	Not applicable	This Standard is not applicable as this proposal is not a city annexation.
4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City's SOI Boundary	Consistent	There is no anticipated change in land use. The property is zoned Rural Residential and will support a residential land use. Therefore, the proposal meets this Standard
5. Requirement for Pre-Approval	Consistent	RNVWD's Board adopted Resolution No. 2021-50 (Attachment "A"), requesting LAFCO initiate proceedings for the reorganizations. Standard met.
6. Effect on Natural Resources (California Environmental Quality Act – CEQA)	Consistent	Acting as the lead agency pursuant to CEQA, the District adopted a Notice of Exemption (NOE) for the proposed annexation area. Staff recommends the Commission adopt and file the NOE as the responsible agency following approval of the annexations.
7. Establishing Proposal Boundaries, Map and Geographic Description Requirements, Other Required Map Exhibits	Consistent	No irregular or overlapping boundaries will be created as a result of the proposed change of organization. The subject property is surrounded by the district. The attached maps and geographic descriptions have been reviewed and corrected by the Solano County Surveyor.



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Standard	Policy	Analysis
8. Likelihood of Significant Growth and Effect on Other Territory	Not applicable	This Standard is not applicable since the proposal does not include the conversion of open space land to urban use.
9. Protection of Prime Agricultural Land	Not applicable	The subject property does not contain prime agricultural land.
10. Provision and Cost of Community Services	Consistent	Upon annexation, the property owners will purchase one water connection. No other services are proposed.
11. Effect on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure	Consistent	No negative effect on other agencies. As previously noted, there is no tax base exchange as a result of the approval; however, the District will be able to collect fees and charges for their services. This Standard has been met.

#### IV. Conducting Authority (Protest Hearing)

The proposal area is legally uninhabited per GC Section 56079.5 (there are fewer than 12 registered voters in the proposal area). Furthermore, the property owner has submitted a letter to the Commission consenting to the annexation. Therefore, staff recommends the Commission waive the conducting authority proceeding pursuant to GC Section 56662(d).

#### V. Summary of Findings and Determinations

Staff recommends the following findings and determinations based on project research and analysis included in prior sections of this document, State law, and the Commission's adopted policies:

1. The RNVWD is the nearest agency capable of providing potable water to the properties. The property is located within the RNVWD's sphere of influence which was reviewed and adopted by the Commission on December 11, 2023.
2. The proposal will allow the property owner to purchase one potable water connection and receive potable water services from RNVWD. No other new municipal services will be extended.
3. The RNVWD's most recent municipal service review found the RNVWD has adequate service capacities and financial resources to serve the affected property.
4. The RNVWD is an enterprise district and will be able to collect fees for the active connections to fund the District's services and related activities.

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5. The proposed annexation will not have a negative effect on RNVWD or their service area as the proposal does not increase the number of connections. Upon annexation, the property owner will be able to purchase one available inactive connection.
6. No base tax exchange will occur because of this proposal; the RNVWD does not receive ad-valorem property tax revenue.
7. The proposal area is legally uninhabited and the property owner has submitted a letter to the Commission consenting to the annexation. Therefore; the Commission waives the notice, hearing, and conducting authority proceeding.
8. The proposal is exempt from CEQA pursuant to Section 15061(b)(3); general rule exemption.
9. The proposal is consistent with the Commission's policy with respect to providing planned, orderly, and efficient patterns of urban development.
10. The map and geographic description prepared for the subject proposal has been reviewed by the County Surveyor, and these documents provide certainty regarding the exact boundary of the affected territory.
11. The proposals are within the land use jurisdiction of Solano County and will have no effect on the property's consistency with the County's General Plan.

#### **VI. Terms and Conditions of Approval per GC §: 56885, 56885.5, and 56886**

Staff recommends the Commission approve the proposed change of organization with the following terms and conditions of approval:

1. The Commission orders the changes of organization without election as provided by GC § 56885.5.
2. Immediately following LAFCO approval, the property owner shall submit warrants to LAFCO for 1) the CA State Board of Equalization totaling \$350.00, 2) the Solano County Assessor-Recorder totaling \$119.00 annexation, and 3) the Solano County Surveyor totaling \$211.34.
3. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC §57202.

#### Attachments:

Action Item – Solano LAFCO Resolution of Annexation of Perkins Property into the Rural North Vacaville Water District (APN: 0105-200-180)  
 Exhibit A: Map and Legal Description  
 A – RNVWD Resolution #2021-50  
 B – 100% consent letter  
 C – CEQA Notice of Exemption

**LAFCO RESOLUTION NO. 2024-****RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF SOLANO COUNTY APPROVING THE ANNEXATION OF PERKINS PROPERTY  
INTO THE RURAL NORTH VACAVILLE WATER DISTRICT (APN: 0105-200-180)****(LAFCO PROJECT No. 2021-07)**

**WHEREAS**, a resolution of application for the proposed annexation of certain territory to the Rural North Vacaville Water District (RNVWD) in Solano County was filed with the Executive Officer of this Local Agency Formation Commission (LAFCO/Commission) pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization (CKH) Act, commencing with §56000, *et seq.* of the California Government Code by the RNVWD; and,

**WHEREAS**, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of June 18, 2024; and,

**WHEREAS**, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56662 because the landowner (100%) has provided written consent to the proposal; and,

**WHEREAS**, the Executive Officer, pursuant to Government Code §56665 has reviewed this proposal and prepared a report including recommendations, and has furnished a copy of this report to each person entitled to a copy; and,

**WHEREAS**, the Rural North Vacaville Water District, as the lead agency of the subject proposal has found the subject proposal exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) General rule exemption via RNVWD Resolution 2021-50 adopted on April 13, 2021, the Commission, as the responsible agency, has considered the environmental documents prepared and approved by the lead agency; and,

**WHEREAS**, the Commission has received, heard, discussed, and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the staff report and recommendation, the environmental document and determination, spheres of influence, the District's municipal service review, and the County's general plan and zoning ordinance; and,

**WHEREAS**, the Commission has considered and made findings with respect to the reorganization's compliance with Solano LAFCO's "Standards for Evaluation of Annexation Proposals"; and,

**WHEREAS**, the Commission does hereby make the following findings and determinations regarding the proposal:

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1. The RNVWD is the nearest agency capable of providing potable water to the property. The property is located within the RNVWD's sphere of influence, which was reviewed and adopted by the Commission on December 11, 2023.
2. The proposal will allow the property to purchase one inactive potable water connection and receive potable water services. No other new municipal services will be extended.
3. The RNVWD's most recent municipal service review and sphere of influence update found the RNVWD has adequate service capacities and financial resources to serve the affected property.
4. The RNVWD is an enterprise district and will be able to collect fees for the active/inactive connection to fund the District's services and related activities.
5. The annexation will not have a negative effect on RNVWD or their service area as the proposal does not increase the number of connections. Upon annexation, the property owner will be able to purchase one available inactive connection.
6. No base tax exchange will occur because of this proposal; the RNVWD does not receive property tax revenue.
7. The proposal area is uninhabited, the property owners have submitted a letter to the Commission consenting to the annexation, and therefore the Commission waives the notice, hearing, and conducting authority proceeding.
8. The proposal is exempt from CEQA pursuant to § 15061(b)(3); general rule exemption.
9. The District annexation will have no effects on the Commission's policy with respect to providing planned, orderly, and efficient patterns of urban development.
10. The map and geographic description prepared for the subject proposal have been reviewed by the County Surveyor, and these two documents provide certainty regarding the exact boundary of the affected territory.
11. The proposal is within the land use jurisdiction of Solano County and will have no effect on the property's consistency with the County's General Plan.

**NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED, AND ORDERED**  
as follows:

1. Perkins Property (APN 0105-200-180) Annexation to the Rural North Vacaville Water District is approved, subject to the terms and conditions of approval listed below.
2. Said territory is annexed as proposed and as set forth and described in the attached descriptive map and geographical description marked "Exhibit A" and by this reference incorporated herein.
3. Pursuant to § 15096 of the CEQA Guidelines, LAFCO has reviewed and considered the Notice of Exemption adopted by the Lead Agency. Upon LAFCO approval, the Executive Officer is directed to file a Notice of Exemption in compliance with CEQA Guidelines and local ordinances implementing the same.
4. Said territory includes approximately 0.37 acres and is found to be legally uninhabited, and the territory is assigned the following short form designation:

**Perkins Property Annexation to the Rural North Vacaville Water District**

5. The proposal area shall be removed from the sphere of influence of the Rural North Vacaville Water District concurrent with the subject annexation.
6. The following changes of organization or reorganization are approved:  
  
Annexation to the Rural North Vacaville Water District
7. All subsequent proceedings in connection with this annexation shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this Resolution.
8. The Commission waives the Conducting Authority proceeding.

**Terms and Conditions of Approval:**

1. The Commission orders the change of organization without election as provided by GC § 56885.5.
2. Prior to the recordation of the Certificate of Completion, the property owner shall submit warrants to LAFCO for 1) the CA State Board of Equalization totaling \$350.00, 2) the Solano County Assessor-Recorder totaling \$119.00, and 3) the Solano County Surveyor totaling \$211.34.
3. The effective date of the change of organization shall be the date of the

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recording made with the Solano County Recorder of the Certificate of Completion per GC Section 57202.

The foregoing Resolution was duly passed and adopted by the Local Agency Formation

Commission of Solano County at a regular meeting, held on the 12<sup>th</sup> day of August 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Ron Kott, Chair  
Presiding Officer Solano Local Agency  
Formation Commission

ATTEST:

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Tova Guevara, Clerk to the Commission

Exhibit A: Map and Legal

**EXHIBIT A****LAFCO PROJECT NO. 2021-07**

**ASSESSOR'S PARCEL NUMBER: 0105-200-180  
ANNEXATION TO THE RURAL NORTH  
VACAVILLE WATER DISTRICT  
GEOGRAPHIC DESCRIPTION**

Being a portion of the Southeast  $\frac{1}{4}$  of section 31  
and the Southwest  $\frac{1}{4}$  of section 32,  
Township 7N, Range 1W, Mount Diablo Base and Meridian  
County of Solano, State of California

Description consists of 2 pages.  
Plat map consists of 2 pages.

**ENGINEER'S STATEMENT:**

This description and exhibit of "Assessor's Parcel Number 0105-200-180 Annexation to RNVWD" boundary is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described. It is for assessment purposes only.

Prepared on April 23, 2024 by or under the direction of:



Robert A. Karn, RCE 33173  
Robert A. Karn & Associates, Inc.

**COUNTY SURVEYOR'S STATEMENT:**

This description and exhibit meets the requirements of the State Board of Equalization, the Solano County Assessor/Recorder's Office, and conforms to the lines of assessment.

Dated: August 5, 2024



Chris M. Ferrucci, PLS 9430  
Solano County Surveyor

**APPROVED BY LOCAL AGENCY FORMATION COMMISSION:**

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Richard J. Seithel, Executive Officer  
Solano LAFCO



**ROBERT A. KARN & ASSOCIATES, INC.  
CIVIL ENGINEERING  
707 BECK AVENUE  
FAIRFIELD, CA 94533  
OFFICE (707) 435-9999**

April 23, 2024  
A05052

**EXHIBIT A**

**ANNEXATION NO. 2021-07  
ASSESSOR'S PARCEL NUMBER: 0105-200-180  
ANNEXATION TO THE RURAL NORTH VACAVILLE WATER DISTRICT  
GEOGRAPHIC DESCRIPTION**

REAL PROPERTY SURROUNDED BY THE RURAL NORTH VACAVILLE WATER DISTRICT (RNVWD) AS SHOWN IN THE RNVWD MUNICIPAL SERVICE REVIEW, FINAL REPORT AND UPDATED SPHERE OF INFLUENCE DATED APRIL 22, 2022, FORMED JUNE 25, 1996 AND SITUATED IN A PART OF THE "ENGLISH TRACT" NORTH OF THE TOWN OF VACAVILLE IN RANCHO LOS PUTOS IN THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF SOLANO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

Being the Lands granted to Ralph Perkins, by Individual Grant Deed recorded May 2, 2005, Document No. 200500063802, Solano County Records, and more particularly described as follows:

BEGINNING at a found rebar and cap, stamped LS4878, set per that Parcel Map of Lands of Lorraine Lombardo, ET. AL. filed February 20, 2003 in Book 44 of Parcel Maps, at Page 9, Solano County Records, said point being the Southeast corner of said Perkins Parcel;

Thence along the South line of said Perkins Parcel

1. South 66°17'21" West, 477.56 feet to the Southwest corner of said Parcel;

Thence along the North line of said Parcel

2. North 57°24'21" East, 487.75 feet to the Northeast corner thereof;

Thence along the East line of said Parcel

3. South 21°09'38" East, 75.24 feet to the POINT OF BEGINNING.

Containing 17,948 square feet or 0.41 acres, more or less.

## Agenda Item 7.A - LAFCO Project 2021-07 RNVWD Annex

**BASIS OF BEARING:** The bearings contained herein are based upon found monuments along the West line of Parcel "1" as shown on the Parcel Map filed in Book 42, Parcel Maps Page 94, Solano County Records.

**END OF DESCRIPTION**

For assessment purposes only. This description of land is not a legal property description as defined in the subdivision map act and may not be used as the basis for an offer for sale of the land described.

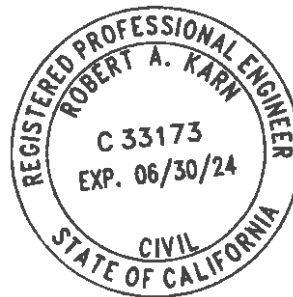
This description was prepared by or under the direction of:

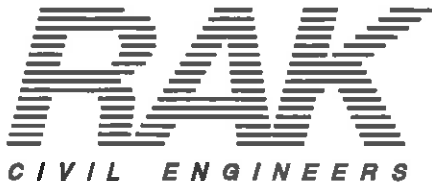
Robert A. Karn

Robert A. Karn

4.26.24

Date

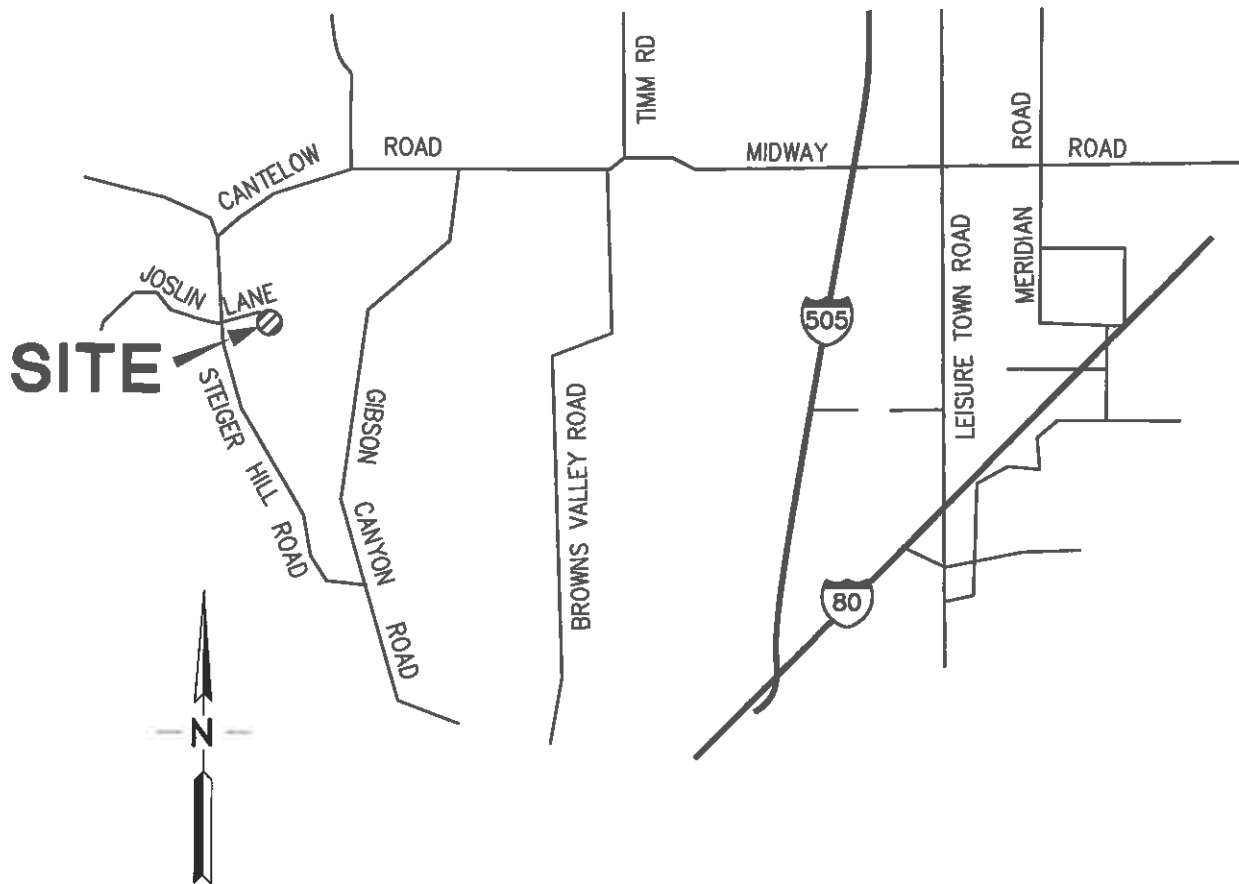




**ROBERT A. KARN  
& ASSOCIATES, INC.**

707 BECK AVENUE  
FAIRFIELD, CALIFORNIA 94533  
Phone: (707) 435-9999  
e-mail: rakerakengineers.com

NOTE: FOR ASSESSMENT PURPOSES ONLY.  
THIS DESCRIPTION OF LAND MAY NOT BE  
USED AS THE BASIS FOR AN OFFER FOR  
SALE OF THE LAND DESCRIBED.



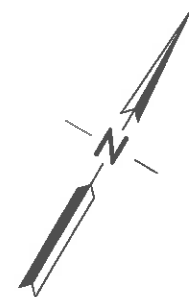
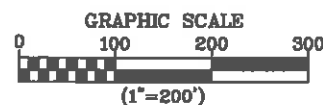
NOT TO SCALE

**VICINITY MAP**  
LAFCO PROJECT NO. 2021-07  
ANNEXATION TO THE RURAL  
NORTH VACAVILLE WATER DISTRICT  
APRIL 23, 2024 SHEET 1 OF 2



# ROBERT A. KARN & ASSOCIATES, INC.

707 BECK AVENUE  
FAIRFIELD, CALIFORNIA 94533  
Phone: (707) 436-9999  
e-mail: rakerakengineers.com



JOSLIN LANE  
(CO. RD. NO. 666)  
40' R/W, 3 PM 54 &  
44 PM 9

EX. WATER, ACCESS &  
UTILITY EASEMENT 3 PM 54

APN: 0105-200-330

①  
S66°17'21"W 477.56'  
(S67°53'W 478.5')

S21°09'38"E  
(S19°34'E)  
75.24' ③

APN: 0105-200-440

POINT OF  
BEGINNING

REBAR & CAP.  
LS 4878

APN: 0105-200-060

S16°04'46"E  
1009.66'

APN: 0105-200-460

S21°09'38"E  
339.91'

S66°38'38"E  
551.10'

## LEGEND



FOUND MONUMENT,  
AS NOTED



ANNEXATION AREA,  
APN: 0105-200-180  
DOC. #200500063802



RURAL NORTH VACAVILLE  
WATER DISTRICT AREA,  
EXCEPT AS NOTED

①

COURSE NUMBER

APN	ASSESSOR'S PARCEL NO.
BK.	BOOK
CO.	COUNTY
EX.	EXISTING
LS	LAND SURVEYOR
NO.	NUMBER
PG.	PAGE
PM	PARCEL MAP
RD.	ROAD
R/W	RIGHT OF WAY

## EXHIBIT MAP

LAFCO PROJECT NO. 2021-07  
ANNEXATION TO THE RURAL  
NORTH VACAVILLE WATER DISTRICT

APRIL 23, 2024 SCALE 1"=200' SHEET 2 OF 2

APN: 0123-030-590

BASIS OF BEARINGS  
S06°17'25"E 836.72'

REBAR & CAP.  
LS 4878

PARCEL "1"  
BK. 42 PM PG. 94,  
APN: 0123-030-570  
NOT A PART OF  
RURAL NORTH  
VACAVILLE WATER  
DISTRICT AS SHOWN  
ON SPHERE OF  
INFLUENCE MAP

REBAR & CAP.  
LS 4878

S43°04'18"W  
786.11'

S22°09'54"E  
266.85'



## BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON  
FOUND MONUMENTS ALONG THE WEST LINE  
OF PARCEL "1" AS SHOWN ON THE PARCEL  
MAP FILED IN BOOK 42, PARCEL MAPS PAGE  
94, SOLANO COUNTY RECORDS.  
TAKEN AS NORTH 6°17'25" WEST

6C

Agenda Item 7.A - LAFCO Project 2021-07 RNVWD Annex

**RESOLUTION 2021-50**

**A RESOLUTION OF APPLICATION BY THE  
RURAL NORTH VACAVILLE WATER DISTRICT  
REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION TO  
INITIATE PROCEEDINGS FOR THE CHANGE OF ORGANIZATION OF TERRITORY**

**WHEREAS**, the Rural North Vacaville Water District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with the section 56000 of the California Government Code, for a reorganization which would annex territory to the Rural North Vacaville Water District; and,

**WHEREAS**, notice of intent to adopt this resolution of application has been given, and this Board has conducted a public hearing based upon this notification; and,

**WHEREAS**, the principal reasons for the proposed change of organization is to allow for the sale of a domestic water right and service connection as provided for under section 21 of the District Rules and Regulations and this **Resolution 2021-50**; and,

**WHEREAS**, no other agency or agencies would be affected by the proposed jurisdictional changes, and,

**WHEREAS**, the territory proposed for a change of organization is Joslin Lane and La Venir Lane APN# 0105-200-180, the landowner Perkins, requested and agree to be annexed to the District; and,

**WHEREAS**, the District Board of Directors authorizes the preparation of a map and description of the boundaries of the territory known as the Perkins property APN# 0105-200-180, Vacaville, CA 95688 to be submitted to LAFCO as part of the District's application; and,

**WHEREAS**, it is desired to provide that the proposed change of organization be subject to the following terms and conditions: ("None"); and,

**WHEREAS**, this proposal is consistent with the adopted sphere of influence for the agencies subject to this reorganization; and,

**WHEREAS**, this Board of Directors certifies that the project is Exempt under Section 15061 (b)(3) of the California Environmental Quality Act (CEQA) and,

**NOW, THEREFORE**, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Rural North Vacaville Water District, and the Local Agency Formation of Solano County is hereby requested to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**PASSED AND ADOPTED** the 13<sup>th</sup> day of April 2021, By the Board of Directors of the Rural North Vacaville Water District, County of Solano, State of California, by the following vote:

**AYES:** Chris, Bob, Patrick, Steven, Elizabeth

**NOES:**

**ABSTAIN:**

**ABSENT:**

DocuSigned by:

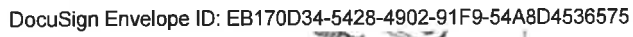
Chris Calvert

1BE93E8E38264BC

Chris Calvert, President  
RNVWD Board of Directors

**ATTEST:**

Nancy Veerkamp  
RNVWD Board Clerk



## Agenda Item 7.A - LAFCO Project 2021-07 RNVWD Annex

April 26, 2021

Solano LAFCO

675 Texas St Ste. 6700

Fairfield, CA 94533

This letter is to inform your Commission that as the real property owners of APN 0105-200-180, we are in support of the proposed annexation of this property to the Rural North Vacaville Water District.

Sincerely,

DocuSigned by:  
**RALPH PERKINS**  
39E75BC14601455

4/26/2021

Ralph Perkins

7044 Steiger Hill Rd

Vacaville, CA 95688

707-452-9655

importvac@hotmail.com



## Notice of Exemption

Agenda Item 7.A - LAFCO Project 2021-07 RNVWD Annex

Appendix E

To: ☐ Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

☐ County Clerk Solano  
County of \_\_\_\_\_

From: (Public Agency) Rural North  
Vacaville Water District  
P.O. Box 5097, Vacaville, Ca. 95696  
(Address)

Project Title: Perkins Annexation

Project Location - Specific: apn # 0105-200-180

Golden Lane and La Verne Lane, Vacaville

Project Location - City: Vacaville

Project Location - County: Solano

## Description of Nature, Purpose, and Beneficiaries of Project:

The property owner desires to have a water connection to the public water supply.

Name of Public Agency Approving Project: Rural North Vacaville Water District

Name of Person or Agency Carrying Out Project: Rale Motiska

## Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);  
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));  
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));  
☒ Categorical Exemption. State type and section number: 15061(b)(3)  
☐ Statutory Exemptions. State code number:

Reasons why project is exempt: existing water main adjacent to property.  
Property currently has an assessment for fire  
hydrant protection

Lead Agency  
Contact Person: Rale Motiska

Area Code/Telephone/Extension: 707-564-0750

## If filed by applicant:

1. Attach certified document of exemption finding.  
 2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Rale Motiska

Date: 6/12/24 Title: General Manager

☐ Signed by Lead Agency

Date received for filing at OPR:

☒ Signed by Applicant

Revised October 1989

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