

LAFCO RESOLUTION NO. 2024- 08

**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:

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

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

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

recordation 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 12th day of August 2024, by the following votes:

AYES: Kott, Vasquez, Shopay, Mashburn, and Bird

NOES:

ABSENT:

ABSTAIN:



Ron Kott, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:



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 ¼ of section 31
and the Southwest ¼ 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
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
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 $66^{\circ}17'21''$ West, 477.56 feet to the Southwest corner of said Parcel;

Thence along the North line of said Parcel

2. North $57^{\circ}24'21''$ East, 487.75 feet to the Northeast corner thereof;

Thence along the East line of said Parcel

3. South $21^{\circ}09'38''$ 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 RNWWD 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:

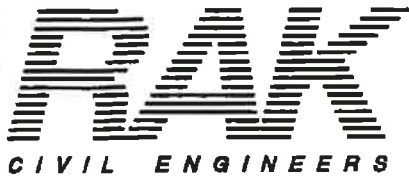
Robert A. Karn

Robert A. Karn

4.26.24

Date

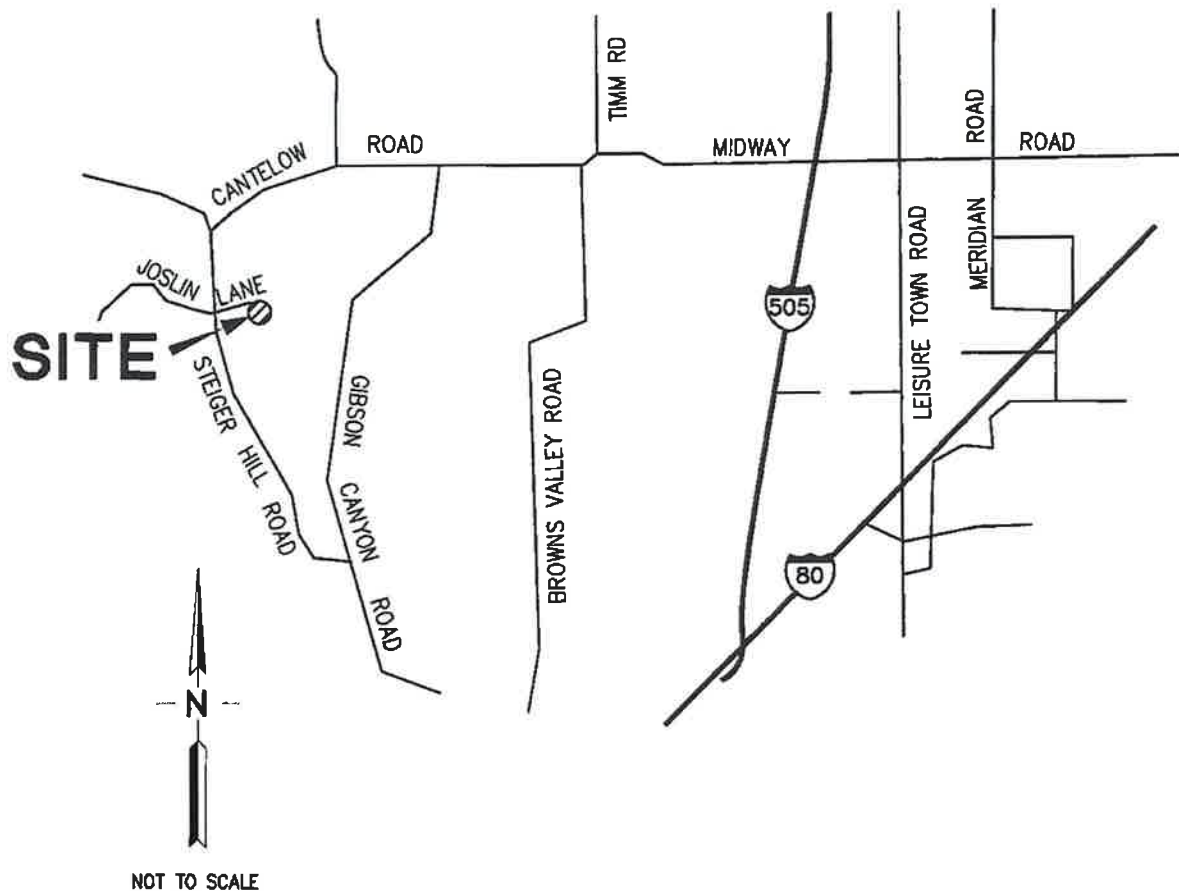




**ROBERT A. KARN
& ASSOCIATES, INC.**

707 BECK AVENUE
FAIRFIELD, CALIFORNIA 94533
Phone: (707) 436-9999
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.

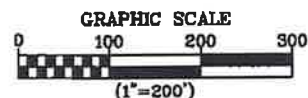


VICINITY MAP
LAFCO PROJECT NO. 2021-07
ANNEXATION TO THE RURAL
NORTH VACAVILLE WATER DISTRICT
APRIL 23, 2024 SHEET 1 OF 2



ROBERT A. KARN & ASSOCIATES, INC.

707 BECK AVENUE
 FAIRFIELD, CALIFORNIA 94533
 Phone: (707) 435-9999
 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

②
 L(N59°E 488.4')
 N57°24'21"E 486.75'

S21°09'38"E
 (S19°34'E)
 75.24' ③

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

**POINT OF
 BEGINNING**

APN: 0105-200-440

S16°04'46"E
 1009.66'

APN: 0105-200-460

S21°09'38"E
 339.91'

APN: 0105-200-060

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

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

APN: 0123-030-590

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

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

S22°09'54"E
 266.85'

S43°04'18"W
 786.11'

REBAR & CAP,
 LS 4878

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