



Solano Local Agency Formation Commission

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Solano County Government Center
Board of Supervisors Chambers
675 Texas Street
Fairfield, CA 94533

October 21, 2024 10:00 A.M.

MINUTES

(Audio record available on Solano LAFCO's website)

1. CALL TO ORDER AND SALUTE TO THE FLAG

2. ROLL CALL

Present:

Commissioners: Ron Kott, Mitch Mashburn, Steven Bird, Nancy Shopay, John Vasquez (late)
Alternate Commissioners: Wanda Williams, Alma Hernandez

Not Present:

Commissioners:
Alternate Commissioners: Batchelor

Staff:

Rich Seithel, Executive Officer; Christina Love, Deputy Executive Officer; Aaron Norman, Analyst II; Mala Subramanian, Lead Legal Counsel

3. CHANGES AND APPROVAL OF THE AGENDA

None.

Commissioner Mashburn moved to approve. Commissioner Bird seconded.

AYES: Kott, Mashburn, Bird, Shopay
NOES: None
ABSENT: Vasquez
ABSTAIN: None

4. PUBLIC COMMENT

None.

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

5. PUBLIC COMMENT ON CONSENT ITEMS

None.

6. CONSENT ITEMS

- A. Meeting Minutes – August 12, 2024
- B. Financial Reports – August-September 2024

Commissioner Mashburn moved to approve. Commissioner Bird seconded.

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| AYES: | Kott, Mashburn, Bird, Shopay |
| NOES: | None |
| ABSENT: | Vasquez |
| ABSTAIN: | None |

7. PUBLIC HEARING

- A. LAFCO Project No. 2024-08 Vanden Cove-Gate Detachment from the Solano Irrigation District (SID) within the City of Vacaville (APNs 0137-010-050, 0137-010-060, 0137-010-070) (25.48 acres) -**

Staff presented a SID detachment request for three parcels within the City of Vacaville. Staff found all findings, determinations, and conditions consistent for approval. There were no public comments. Commissioner Discussion: None

Commissioner Mashburn moved to approve. Vice Chair Vasquez seconded.

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| AYES: | Kott, Vasquez, Mashburn, Shopay, Bird |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

- B. LAFCO Project No. 2024-11 Roberts' Ranch Villages F, G, & H Detachment from the Solano Irrigation District (SID) within the City of Vacaville (APNs 0138-030-230, 0138-030-240, 0138-030-250) (33.3 acres) –**

Staff presented a SID detachment request for Roberts' Ranch Villages F, G, and H located within the City of Vacaville. Staff found all findings, determinations, and conditions consistent for approval. There were no public comments. Commissioner Discussion: None.

Vice Chair Vasquez moved to approve. Commissioner Shopay seconded.

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| AYES: | Kott, Vasquez, Mashburn, Shopay, Bird |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

C. LAFCO Project No. 2024-03 Municipal Service Review for the Solano County Mosquito Abatement District –

Staff presented the Municipal Service Review for the Solano County Mosquito Abatement District. No public comments were received on the Draft Municipal Service Review for the Solano County Mosquito Abatement District during the public review period or during the hearing.

Commissioner Discussion:

- Vice Chair Vasquez asked if staff had reviewed the District's budget. He had inquired what retirement system they were in. The District is in the CalPERS retirement system and has set money aside in its budget to fund the obligations of this retirement system.
- Chair Kott inquired about the \$7 million fund balance. It was asked if these funds were restricted. The District Manager confirmed these funds are not restricted. Ad valorem property tax is the main source of funding for the District.

Commissioner Mashburn moved to approve. Vice Chair Vasquez seconded.

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| AYES: | Kott, Vasquez, Mashburn, Shopay, Bird |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

D. LAFCO Project No. 2024-03 Sphere of Influence Review for the Solano County Mosquito Abatement District –

Staff presented the proposed Sphere of Influence (SOI) with the five mandated SOI findings for the Solano County Mosquito Abatement District. No public comment was received. No public comment was received.

Commissioner Discussion: Commissioner Shopay asked what the difference between Sphere of Influence factors 4 and 5 – No known economic or social interest in the area – differs from areas determined to be disadvantaged unincorporated communities (DUCs). Commissioner Shopay also asked how often spheres of influence are updated. Executive Officer Seithel sufficiently answered the commissioner's questions. There were no additional questions.

Vice Chair Vasquez moved to approve. Commissioner Mashburn Vasquez seconded.

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| AYES: | Kott, Vasquez, Mashburn, Shopay, Bird |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

8. BUSINESS ITEMS

None.

9. CORRESPONDENCE

A. Solano Local Agency Formation Commission comments on Suisun Logistics Center Project Draft Environmental Impact Report (EIR)

B. Solano Local Agency Formation Commission comments on City of Fairfield General Plan Update Draft Environmental Impact Report (EIR)

With permission from Chair Kott, Executive Officer Seithel addressed both items concurrently. Staff issued two letters of correspondence and shared them with the LAFCO Commission:

1. A letter to the City of Suisun City regarding the Suisun Logistics Center Project Draft EIR, and
2. A letter to the City of Fairfield regarding its General Plan Update Draft EIR.

The correspondence letters were received by both agencies, and both agencies requested to meet with staff. LAFCO provided a lot of comments on the Suisun Logistics Center Project Draft EIR. Staff will be scheduling a meeting with Suisun City Planning Director Bermudez to review these comments and the City's concerns. Suisun City staff inform LAFCO staff that the Draft Logistics Center Project EIR, as well as the Highway 12 Logistic Center Project EIR, might be moving forward to hearings in November.

Staff met with Dave Feinstein, Fairfield Interim Planning Director, and a staff member to discuss its comments on the Draft General Plan Update EIR. Executive Officer Seithel also met with City Manager Gassaway to discuss the Draft General Plan Update EIR. LAFCO staff stressed that the City of Fairfield have a city-county conference regarding the Draft General Plan. Fairfield will need an updated MSR and SOI.

- Commission Discussion:
 - Commission Mashburn was surprised to hear the Suisun City Logic Projects EIR moving forward after reviewing LAFCO's letters as well as and letters from others.
 - Commissioner Hernandez noted that the City of Suisun was doing their due diligence in regard to moving the Draft EIRs forward at this time. She also stated that the LAFCO correspondence letter has prompted a discussion, noting the existing City SOI was "expired." Executive Officer Seithel explained that Suisun City has hired a consultant to prepare a MSR draft for staff to review. The LAFCO Commission must consider and act on the MSR prior to any further consideration. Staff has yet to receive any drafts.
 - Commissioner Willams noted that the Draft EIR addressed greenhouse gas emissions (GHG). She inquired how the GHG emissions could impact the City. Deputy Executive Director Love noted that the Draft EIR

did not include an analysis of GHG emissions created by heavy truck traffic. The City will need to address this in the Draft EIR.

- Vice Chair Vasquez noted there are two air districts in Solano County: Bay Area Air Quality District and the Yolo-Solano Air Quality District. He inquired who is responsible for responding to the Draft EIR. Vice Chair Vasquez required that staff reach out to the air quality districts to ensure they review the Draft EIR.
- Chair Kott asked where agencies may submit comments on the Draft EIR. Staff responded that comments should be sent to Suisun City.
- In response to Commission comments, Deputy Executive Director Love noted that the LAFCO staff comment letter found the Draft EIR to be insufficient and requested that the City address LAFCO's comments and to resubmit the Draft EIR for a second review to ensure each of the comments have been sufficiently addressed. The City could decide to address the comments and revise the Draft EIR, or they could determine the Draft EIR to be sufficient and take it to public hearings for approval. If the Draft EIR moves forward and is approved by Suisun City, it would be subject to an appeal and legal challenge period.
- Public Comment: Mike Zeist, resident of Suisun City, agreed with LAFCO staff regarding its analysis of the Suisun City Logistic Center Project Draft EIR. He noted he hopes staff continues to scrutinize draft EIRs for projects that could impact Suisun City.

10. EXECUTIVE OFFICER UPDATES

The Executive Officer will briefly provide the Commission status updates on major ongoing tasks and inform the Commission of any known upcoming projects.

- MSRs: Staff has hoped to have SID and Cemetery MSRs at the October 21, 2024 LAFCO Board Hearing. Unfortunately, review of the two aforementioned EIRs required a lot of staff's time, which changed the schedule. Staff continues to work with SID to accurately map its boundaries. Staff also will be scheduling meetings regarding the Cemetery Districts to discuss findings and recommendations.
- SOI policies: Staff has reached out to other LAFCO agencies regarding SOI policies. Staff will be conducting local outreach as well. Staff hopes to bring the new SOI policy to the Board soon.
- Solano LAFCO was well represented at the Annual LAFCO Conference.
- LAFCO staff is in the process of hiring a new staff member. There were two good candidates who were administered a practical test. A new staff member will be introduced at the December Board meeting.

- LAFCOs new office should be constructed and ready for use around February 2025.
- Fire Districts: The County developed and proposed an MOU with three Fire Districts regarding three important things:
 1. Creating a pilot seasonal program for wildland areas. The County has provided grant funding for this program.
 2. Commitment to continue to work collaboratively together.
 3. Provide an application of reorganization to Solano LAFCO by Winter 2025. Two of the three districts have signed the MOU so far.
 - Executive Officer Seithel met with Fairfield City Manager Gassaway to discuss regional fire potential. City Manager voiced support for the fire district reorganization as the first step in a larger reorganization of fire. City Manager Gassaway also supports a consolidated dispatch.
 - Commission Mashburn questioned which fire district did not sign the MOU and why. Chief O'Connor of Montezuma Fire spoke acknowledging that their district had not signed the MOU. He stated that the Commissioners did not want to move forward with the program because they had implemented their own program in March. Money from the County was provided halfway through the fire season. Commission followed up by asking how Montezuma's lack of signature impacted the County MOU. The Montezuma District is working on whether to sign the MOU. The Board meeting is tentatively scheduled for the week before Thanksgiving.
- Vice Chair Vasquez asked if the islands shown in the SID MSR maps will be addressed with the MSR. Executive Officer Seithel noted that islands are permitted for special districts. LAFCO is looking at these areas.
- Vice Chair Vasquez inquired if consolidation will be considered with the Cemetery District MSR. Deputy Executive Officer stated that the MSR review has not been completed, but there are options being considered to help the districts work more effectively and efficiently.
- Executive Officer recognized Chair Kott and his time as a LAFCO Commissioner. The City of Rio Vista will be swearing in a new mayor on December 3rd.

11. CLOSED SESSION

None.

12. REPORT OF CLOSED SESSION

None.

13. ADJOURNMENT

11:03 AM



Ron Kott, Chair
Presiding Officer Solano Local Agency Formation
Commission

ATTEST:



Christina Love, Deputy Executive Officer