



Solano Local Agency Formation Commission

675 Texas St. Ste. 6700 • Fairfield, California 94533
(707) 439-3897 • FAX: (707) 438-1788

Staff Report

DATE: February 14, 2022
 TO: Local Agency Formation Commission
 FROM: Rich Seithel
 SUBJECT: **2021-15 4245 Independence Lane Annexation to the Rural North Vacaville Water District (RNVWD)**

STAFF RECOMMENDATION:

Staff recommends the Commission approve the proposed change of organization via adoption of the attached draft LAFCO Resolution # 2022-06. The proposed Resolution includes the following actions:

- 1) **APPROVE** the annexation of 4245 Independence Lane. (APN 0105-180-780) (4.07 acres) to the 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 RNVWD has submitted an annexation request to provide potable water service to 4245 Independence Lane (4.07 acres), located north of the City of Vacaville, east of Liberty Lane and south of Cantelow Road, in unincorporated Solano County. The property owners want a more reliable source of potable water and are requesting one connection to the District. Should the Commission approve the proposed annexation, the property owner intends to purchase one existing inactive water connection from the RNVWD's reserves.

This 4.07-acre property is within the Solano County's land-use jurisdiction and is designated Rural Residential (RR5) in the County's General Plan. The property is zoned RR-5; the minimum acreage is five acres. 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. No other new municipal services will be extended to the property.

Regarding the notice, hearing, and the conducting authority procedure, the subject property is developed with an existing single-family resident and is legally uninhabited because there are fewer than 12 registered voters. The property owner has submitted a letter to the Commission

consenting to the annexation, and since there is 100% consent to the subject proceeding, the Commission is able to waive notice, hearing, and the conducting authority/protest proceedings.

Based on analysis for the District's 2022 municipal service review (MSR), the District has the capability and the capacity to extend service to the subject property. LAFCO has confirmed that the subject property is in the District's Sphere of Influence (SOI). The District has provided a "Will Serve" letter to the property owner contingent on annexation approval.

The following staff report is divided into discussions of the following areas: project description, RNVWD's profile, project analysis, which considers CEQA, statutory and policy considerations of both the factors identified in CKH and the Commission's adopted Standards. Following the analysis section, the staff report concludes with the conducting authority/protest proceeding discussion, summary of findings and determinations, and conditions of approval.

PROJECT DESCRIPTION:

The RNVWD proposes to annex 4245 Independence Lane (APN 0105-180-780) to their service area located north of the City of Vacaville in unincorporated Solano County. A proposed map and geographic description are attached to the LAFCO resolution (Attachment A, Exhibit A).

Application for this change of organization is made subject to GC Section 56650 et seq. by RNVWD Resolution # 2021-58 (Attachment A, Exhibit B). The proposal is exempt from the requirements of notice and public hearing because it is legally uninhabited per GC Section 56046, the landowner has submitted a letter to the Commission consenting to the change of organization, and the project consists only of an annexation

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 managed by an elected Board of Directors who reside within the District. The water operation is managed by RG West Builders, while the physical operation and maintenance of the water system are contracted to Solano Irrigation District (SID). SID provides all required functions to keep the system in running order. RNVWD is funded solely by fees and charges for services it provides; it does not receive property tax revenues.

RNVWD's water distribution system was constructed to support a maximum of 533 water service connections. Presently, RNVWD serves approximately 400 customers (customers with active water connections). The balance of 133 connections are inactive but allocated, with a few still available through the District.¹ The landowner intends to purchase one inactive connection upon approval of the subject annexation.

PROJECT ANALYSIS:

¹ The majority of inactive connections are owned by various property owners within the District who purchased extra connections/water rights.

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 not a possibility of causing a significant effect on the environment for the following reasons:

- The proposal does not exceed the maximum number of 533 connections allowed.
- The proposal area is located within the District’s existing approved Sphere of Influence.
- The proposal site is substantially surrounded by the District’s existing service boundary.
- The proposal area is in the proximity of a meter and backflow connection point.

The RNVWD has filed a Notice of Exemption (NOE) under CEQA, and the NOE is provided for the Commission’s review and consideration (Attachment A, Exhibit C). As the responsible agency, staff recommends the Commission review, consider, and subsequently file a 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) according to GC Section 56668. Additionally, the Commission must consider its eleven adopted policies (Standards per Section 56375(g)) when reviewing an application for a change of organization or reorganization. The following subsections first consider the seventeen Factors followed by the Commission’s eleven adopted Standards:

GC §56668 – 17 Factors (a-q) 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, land use designation is Rural Residential (RR) with a zoning of RR 5; the minimum acreage is five acres. This is consistent with the other properties within the general vicinity west of English Hills Road. The assessed valuation of the property is \$9,496 at the last assessment roll. The project area's topography is flat. There are no natural boundaries or drainage basins within the proposal area. There are no plans for city annexation of the proposal area because it is not located within the City of Vacaville’s SOI or general plan area. Given Solano County’s Measure T and the County’s adopted General Plan, no significant growth is anticipated in the adjacent unincorporated area during the next six years.²

² 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).

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 inactive potable water connection. No other new municipal services will be extended to the property:

Fire Protection

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

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

The property has on-site sewage disposal per County code standards and requirements.

Water Service

The subject area is located in a water-scarce area, and the property owners want a more reliable source for potable water. If approved for annexation, the property owner intends to purchase one water connection to receive potable water service. The water system complies with regulations and permit conditions.³

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

³ Section 2.2.2 Adequacy of Supply of the report states the following:

RNVWD is required to have sufficient source capacity and storage to meet the Maximum Daily Demand (MDD) per Title 22, Section 64554 of the California Code of Regulations (22 CCR §64554). In 2015, RNVWD reached its historical MDD of 2.084 Acre-feet or 0.6794 million gallons per day (MGD) on August 20. The total production capacity of the active Well 01 is approximately 0.648 MGD. Additional emergency source capacity from standby Well 02 supplies 0.648 MGD for a maximum of five consecutive days and fifteen total days per year, per 22 CCR §64414(c). RNVWD also has a storage capacity of 0.6 MG, which is greater than the MDD when combined with production available. RNVWD has sufficient water available to meet its MDD and can comply with the Waterworks Standards based on use of the Well #1 reliable source, storage, and Well #2 emergency supply capacity.

county.

The change of organization does not have a negative effect on the RNVWD as the proposal does not exceed the number of connections available in the District. In addition, the proposal does not influence the structure of the County.

d. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and 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. The property has an existing single-family residence, and annexation of the subject property to the District does not entitle the property owners 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 proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

Should the Commission approve the change of organization, there are no effects on agricultural lands. According to GC Section 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 geographic description (Attachment A, 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, the County Assessor's Office, and LAFCO. These two documents, which have been reviewed by the County Surveyor, provide certainty regarding the exact boundary of the affected territory.

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

Solano County has adopted a Regional Transportation Plan (RTP); however, the proposal has no impact on the RTP.

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 the Solano Irrigation District boundaries; however, the parcel is not within their spheres of influence.

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

A comment from Solano County Resource Management was received regarding whether this parcel was part of a legal parcel. However, as of the writing of this report, no certificate of compliance, certifying that this is a legal parcel was provided.

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 research performed for the 2022 MSR and SOI update, the RNVWD has adequate service capacities and financial resources to serve the affected property. The District is limited to 533 connections that it can serve. When a new customer requests services, it must first annex to the District and subsequently purchase a supplemental or inactive connection. The RNVWD may sell the property owner one of their existing supplemental water connections upon annexation approval. Furthermore, 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.

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

The MSR and SOI update for the RNVWD indicate there is sufficient water supply to serve the proposed annexation territory. The affected territory 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.

As a Rural Residential zoned property, the proposed annexation to the RNVWD will have no effects on the Regional Housing Needs Allocation (RNHA).

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 proposal.

o. Any information relating to existing land use designations.

The County General Plan designates the affected territory as Rural Residential, and Solano County has land use jurisdiction.

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.

There is no evidence that annexation will have any measurable effect to promote or discourage 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.

Annexation of the subject property to the District will not entitle the landowners additional development rights 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) 11 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. The following is an analysis of the proposal's consistency with the Commission's adopted Standards 1-11.

Standard	Policy Consistency	Analysis
1. Consistency with Sphere of Influence (SOI) Boundaries	Consistent	All changes of organizations must be consistent with the SOI of the affected agency. The subject parcel is within the District's current sphere. Solano LAFCO approved a SOI for the District on April 11, 2016 which includes the subject parcel. Through the approval of the proposed annexation, the District's SOI will be amended to reflect said annexation. Therefore, the proposal meets this Standard.

Standard	Policy Consistency	Analysis
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 proposed city annexation.
4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City's SOI Boundary	Consistent	The change of organization request is for a district annexation; there is no anticipated change in land use. Furthermore, the County has designated the proposal as Rural Residential and there is a single-family residence on the parcel.
5. Requirement for Pre-Approval	Consistent	RNVWD's Board adopted Resolution No. 21-57 (Attachment A, Exhibit B), requesting LAFCO initiate proceedings for the reorganization, adopted on September 14, 2021.
6. Effect on Natural Resources (California Environmental Quality Act – CEQA)	Consistent	Acting as the lead agency pursuant to CEQA, the District adopted and filed a Notice of Exemption (NOE). Staff recommends the Commission adopt and file the NOE as the responsible agency following approval of the annexation.
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 attached map and geographic description have been reviewed and corrected by the County Surveyor.
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. In addition, no further development of the property is being proposed.
9. Protection of Prime Agricultural Land	Not applicable	As noted, the subject property has been developed with a single-family residence.

Standard	Policy Consistency	Analysis
10. Provision and Cost of Community Services	Consistent	Upon annexation, the property owner will purchase one inactive 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 to 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. Standard is met.

Conducting Authority (Protest Hearing) Proceeding:

The proposal area is considered 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).

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 property.
2. The property is located within the RNVWD’s sphere of influence which was reviewed and adopted by the Commission on April 16, 2016.
3. The proposal will allow the property to purchase one potable water connection and receive potable water services from RNVWD. No other new municipal services will be extended.
4. 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.
5. The 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.
6. The annexation will not have a negative effect on RNVWD or their service area as the proposal does not exceed the capacity of 533 connections. Upon annexation, the property owner will be able to purchase one available supplemental/inactive connection.

7. No base tax exchange will occur because of this proposal; the RNVWD does not receive ad-valorem property tax revenue.
8. 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.
9. The proposal is exempt from CEQA pursuant to Section 15061(b)(3); general rule exemption.
10. The subject property is developed with an existing single-family residence; therefore, there are no effects to Commission's policy with respect to providing planned, orderly, and efficient patterns of urban development.
11. 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.
12. 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.

Terms and Conditions of Approval per GC Sections: 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 change of organization without election as provided by GC Section 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 and 2) the Solano County Assessor-Recorder totaling \$109.00.
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 Section 57202.

Attachments:

- | | |
|--------------|---|
| Attachment A | - Proposed Change of Organization Resolution 2022-06 |
| Exhibit A | - Map and Geographic Boundary Description |
| Exhibit B | - RNVWD Resolution #2021-58 requesting the Change of Organization |
| Exhibit C | - CEQA Notice of Exemption |

LAFCO RESOLUTION NO. 2022-06

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY APPROVING THE ANNEXATION OF 4245 INDEPENDENCE LANE TO THE RURAL NORTH VACAVILLE WATER DISTRICT

(LAFCO PROJECT No. 2021-15)

WHEREAS, a resolution making 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 Section §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 February 14, 2022; and,

WHEREAS, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56662, because 100% of the landowners have 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 his 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 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 #2021-58 adopted on September 14, 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, plans for providing service, 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:

1. The RNVWD is the nearest agency capable of providing potable water to the property.
2. The property is located within the RNVWD's sphere of influence, which was reviewed and adopted by the Commission on April 16, 2016.

3. 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.
4. 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.
5. The 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.
6. The annexation will not have a negative effect on RNVWD or their service area as the proposal does not increase the number of total connections approved. Upon annexation, the property owner will be able to purchase one available inactive connection.
7. No base tax exchange will occur because of this proposal; the RNVWD does not receive property tax revenue.
8. 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.
9. The proposal is exempt from CEQA pursuant to Section 15061(b)(3); general rule exemption.
10. The subject proposal is developed with a single-family residence, and District annexation will have no effects on the Commission's policy with respect to providing planned, orderly, and efficient patterns of urban development.
11. 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.
12. 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. The 4245 Independence Lane (APN 0105-180-780) 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 Section 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 five acres and is found to be legally uninhabited, and the territory is assigned the following short form designation:

4245 Independence Lane 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 Section 56885.5.
2. Prior to 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 and 2) the Solano County Assessor-Recorder totaling \$109.00.
3. The effective date of the change of organization shall be the date of the 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 14th day of February, 2022, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Vasquez, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:

Jeffrey Lum, Clerk to the Commission

EXHIBIT A

LAFCO PROJECT NO. 2021-15

**4245 INDEPENDENCE LANE
ANNEXATION TO THE RURAL NORTH
VACAVILLE WATER DISTRICT
GEOGRAPHIC DESCRIPTION**

Being a portion Los Putos Rancho Projected Section 33,
Township 7N, Range 1W, Mount Diablo Base and Meridian
County of Solano, State of California

Description consists of 2 pages.
Plat map consists of 1 page.

ENGINEER'S STATEMENT:

This description and exhibit of "4245 Independence Lane Annexation to RNWVD" 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 November 29, 2021 by or under the direction of:




Brad Foulk, PLS 7071
Foulk Civil Engineering, 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: 12 / 10 / 2021, 2021



Danielle L. Goshert, PLS 8491
Deputy Solano County Surveyor

APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2021

Richard J. Seithel, Executive Officer
Solano LAFCO

FOULK CIVIL ENGINEERING, INC.
CIVIL ENGINEERING - LAND SURVEYING
4777 MANGELS BOULEVARD
FAIRFIELD, CA 94534
OFFICE (707) 864-0784
FAX (707) 864-0793

November 29, 2021
21-036

EXHIBIT A

LAFCO PROJECT NO. 2021-15
ANNEXATION TO THE RURAL NORTH VACAVILLE WATER DISTRICT
4245 INDEPENDENCE LANE
GEOGRAPHIC DESCRIPTION

Being a portion of the Los Putos Rancho in the Northwest $\frac{1}{4}$ of projected Section 33 in Township 7 North, Range 1 West, Mount Diablo base and meridian more particularly described as follows:

Beginning at the most northeasterly corner of parcel 3-C as shown on parcel map filed in book 26 of parcel maps, page 33, Solano County records, said point being on the boundary of the Rural North Vacaville Water District as described in document filed August 7, 1996 as document 1996-53529, Solano County records, said point being the true **Point of Beginning** of this description:

Thence leaving the Rural North Vacaville Water District boundary along the easterly line of parcel 3-C as shown on parcel map filed in book 26 of parcel maps, page 33, Solano County records (1) South $0^{\circ}27'57''$ West, 236.54 feet; Thence leaving the east line of said parcel 3-C (2) North $89^{\circ}32'03''$ West, 306.98 feet; Thence (3) South $00^{\circ}27'57''$ West, 68.21 feet; Thence (4) North $89^{\circ}32'03''$ West, 273.19 feet; Thence (5) South $13^{\circ}12'00''$ West, 588 feet, more or less to the east line of Solano County Assessor's parcel 105-170-050; Thence (6) Northerly 880 feet more or less along said easterly line of Solano County Assessor's parcel 105-170-050 to the northerly line of parcel 3-A as shown on parcel map filed in book 26 of parcel maps, page 33, Solano County records; Thence easterly along said northerly line (7) South $89^{\circ}33'01''$ East, 299 feet more or less to the southeast corner of parcel 4-B-3 and the southwest corner parcel 4-B-4 as shown on parcel map filed in book 28 of parcel maps, page 82, Solano County records, said point being on the Rural North Vacaville Water district boundary as described in document filed August 7, 1996 as document 1996-53529 Solano County records; Thence along said Rural North Vacaville Water district boundary and the north line of parcels 3-A and 3-C as shown on said parcel map filed in book 26 of parcel maps, page 33, Solano County records (8) South $89^{\circ}33'01''$ East, 410.96 feet to the true **Point of Beginning** of this description.

Containing 4.07 acres, more or less per Solano County Assessor.

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.



Brad Foulk

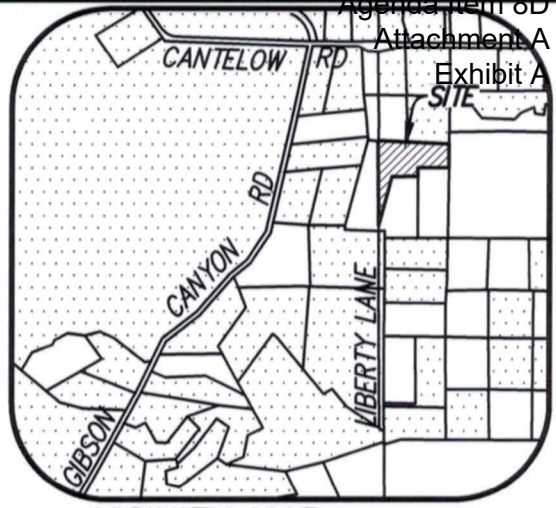
12/10/21

Brad D Foulk, PLS 7071
Expires: 12/31/2022

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.



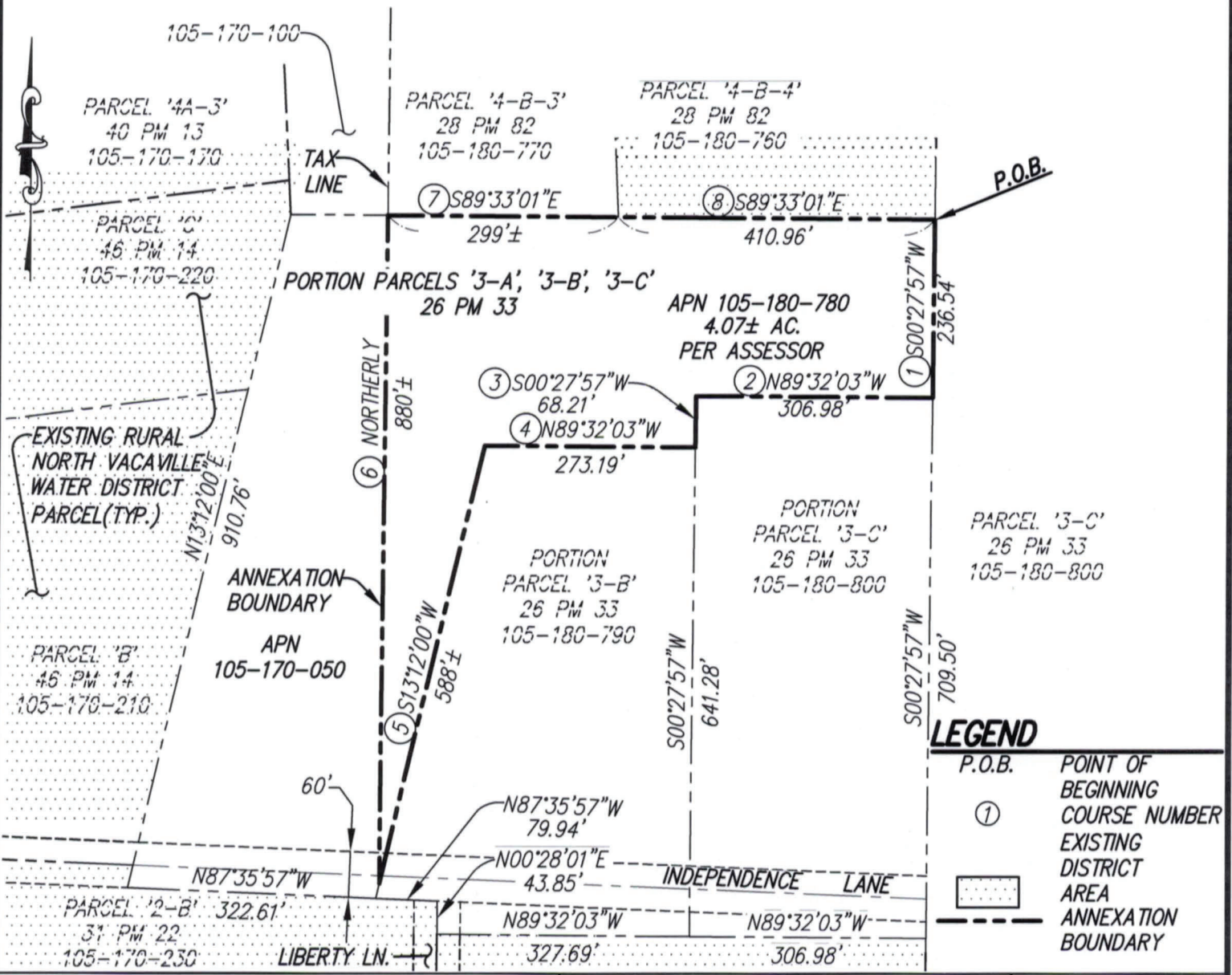
Bradley D. Foulk 11/29/21



VICINITY MAP
NOT TO SCALE

BRADLEY D. FOULK
EXPIRES

PLS 7071
12-31-22



LEGEND

P.O.B.	POINT OF BEGINNING
①	COURSE NUMBER
[Dotted Area]	EXISTING DISTRICT AREA
[Dashed Line]	ANNEXATION BOUNDARY

FCE FOULK CIVIL ENGINEERING, INC.
Civil Engineering Land Surveying Planning
4777 Mangels Boulevard, Fairfield, CA 94534
(707)864-0784 fax (707)864-0793 e-mail: foulkce@gmail.com

LAFCO PROJECT NO. 2021-15 4245 INDEPENDENCE LANE
ANNEXATION TO RNVWD BEING A PORTION OF THE LOS PUTOS RANCHO IN THE NORTHWEST 1/4 OF PROJECTED SECTION 33 T.7N., R.1W.,
MDB&M SOLANO COUNTY, CA

SCALE:	1"=200'
DATE:	11/29/21
DWG. FILE:	21-036
JOB NO:	21-036
DRAWN BY:	NRF

TITLE	2021-15 Independence Correct Map Need Signature 120921Ver2
FILE NAME	2021-15 Independe...re 120921Ver2.pdf
DOCUMENT ID	3bfa5efafda419c6c1a8b244b38f0d2e4a0f3462
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	● Completed

Document History



SENT

12 / 10 / 2021
21:16:45 UTC

Sent for signature to Danielle Goshert
(danielle.goshert@countyofnapa.org) from
jlum@solanolaftco.com
IP: 209.233.174.249



VIEWED

12 / 10 / 2021
21:20:27 UTC

Viewed by Danielle Goshert
(danielle.goshert@countyofnapa.org)
IP: 204.68.242.2



SIGNED

12 / 10 / 2021
21:31:54 UTC

Signed by Danielle Goshert
(danielle.goshert@countyofnapa.org)
IP: 204.68.242.2



COMPLETED

12 / 10 / 2021
21:31:54 UTC

The document has been completed.

RESOLUTION 2021-58

**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 2021-58**; 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 **4245 Independence Lane APN# 0105-180-780**, the landowner **Martin**, 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 **Martin property APN# 0105-180-780, 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 **14th day of September 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 Calvert, Bob Whitehouse, Patrick Sweeney, Steven Stickland

NOES: Elizabeth Miles

ABSTAIN: None

ABSENT: None

DocuSigned by:
Chris Calvert
1BF93E8E38264BC...

Chris Calvert, President
RNVWD Board of Directors

ATTEST: Nancy A Veerkamp

Nancy Veerkamp
RNVWD Board Clerk

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

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: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency

Contact Person: _____ Area Code/Telephone/Extension: _____

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: _____ Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____