



Solano Local Agency Formation Commission

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

Staff Report

DATE: August 8, 2022
TO: Local Agency Formation Commission
FROM: Rich Seithel, Executive Officer
SUBJECT: **LAFCO Project No. 2022-01 3864 Joslin Lane Annexations to the Rural North Vacaville Water District (APN: 0105-190-070)**

STAFF RECOMMENDATION:

Staff recommends the Commission:

- 1) **CONSIDER** and **ADOPT** the LAFCO Resolution approving the annexation of 3864 Joslin Lane (APN 0105-190-070) (1.24 acres) to the Rural North Vacaville Water District (RNVWD).
- 2) **REVIEW** and **CONSIDER** the Notice of Exemptions (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 application and resolution (Attachment “B”) to provide potable water service to 3864 Joslin Lane, located north of the City of Vacaville in unincorporated Solano County. The property owner has a well but desires a more reliable source of potable water and is requesting one water connection.

The property is within the District’s Sphere of Influence (SOI), contiguous to the RNVWD pipeline, and is designated Rural Residential (RR) in the County’s General Plan. 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.

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 0105-190-070. 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

Commissioners

John Vasquez, Chair · Nancy Shopay, Vice-Chair · Ron Rowlett · Harry Price · Jim Sperring

Alternate Commissioners

Robert Guerrero · Ron Kott · Mitch Mashburn

Staff

Rich Seithel, Executive Officer · Christina Love, Deputy Executive Officer · P. Scott Browne, Legal Counsel

Agenda Item 8.A: LAFCO Project No. 2022-01

addition, based on the District's 2022 Draft Municipal Service Review (MSR), the RNVWD has the capability and capacity to extend service to the subject property.

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 (see Attachment "C"), 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. There are approximately six inactive water connections available.

BACKGROUND:

The following staff report is divided into an analysis of the following areas: 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.

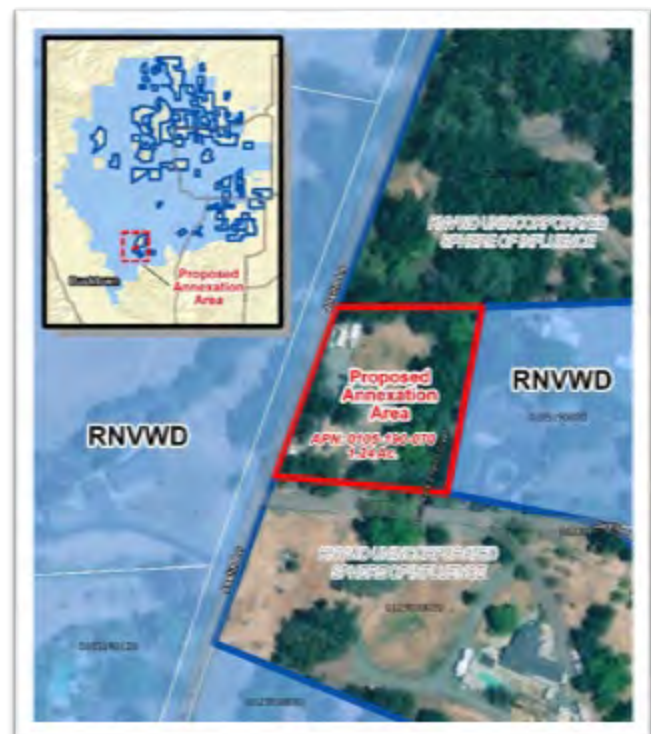
I. Project Description

The RNVWD proposes to annex 1.24 acres located on Joslin Lane, north of the City of Vacaville, in unincorporated Solano County (APN 0105-190-070). The property owner has a well but desires a more reliable source of potable water and is requesting one water connection. The map and geographic description are attached to the LAFCO Resolutions as Exhibit A to Attachment A.

Application for this change of organization is made subject to GC § 56650 et seq. by RNVWD Resolution 2021-61 (Attachment B). The proposal is exempt from the requirements of notice and public hearing because it is legally uninhabited per GC § 56046, the landowner has submitted a letter to the Commission providing 100% consent.

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



Agenda Item 8.A: LAFCO Project No. 2022-01

revenues.

The RNVWD was designed, built, and approved for 533 water connections. Currently, there are 398 reported connections, but approximately 275 active connections. In addition, the District advises that there are an estimated 12 water rights available.

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

- The proposal does not increase the total number of 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.

For the Commission's review and consideration, RNVWD has filed a Notice of Exemption (NOE) under CEQA (Attachment "D"). 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)¹. 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). This is consistent with properties within the general vicinity of English Hills Road.

¹ GC Section 56668.

Agenda Item 8.A: LAFCO Project No. 2022-01

The project area's topography is hilly, with elevation at approximately 270 feet above sea level. 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 T² 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.

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 areas are 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.

²On 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).

Agenda Item 8.A: LAFCO Project No. 2022-01

- 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 geographic description (Exhibit A to Attachment "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

Agenda Item 8.A: LAFCO Project No. 2022-01

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.

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

LAFCO staff has not received any comments from other agencies as of the writing of this report.

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 Draft MSR reviewed by the Commission in February 2022, the RNVWD has adequate service capacities and financial resources to serve the affected properties.

The RNVWD was designed, built, and approved for 533 water connections. Currently, there are 398 reported connections, but approximately 275 active connections. In addition, the District advises that there are an estimated 12 water rights available.

Currently, there are 486 parcels in the District and 211 parcels in the SOI;

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 municipal service review for the RNVWD indicates that there is enough 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.

Agenda Item 8.A: LAFCO Project No. 2022-01

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 designates the affected territory as Rural Residential.

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 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.

Agenda Item 8.A: LAFCO Project No. 2022-01

Standard	Policy	Analysis
1. Consistency with Sphere of Influence (SOI) Boundaries	Consistent	The subject parcel is within the District's current sphere that was approved in 2016. The SOI will be amended to reflect said annexations. 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. Therefore, the proposal meets this Standard
5. Requirement for Pre-Approval	Consistent	RNVWD's Board adopted Resolution No. 2021-61 (Attachment B), 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 attached maps and geographic descriptions have been reviewed and corrected by the Solano County Surveyor.

Agenda Item 8.A: LAFCO Project No. 2022-01

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 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 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 April 16, 2016.
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 draft municipal service review found the RNVWD has adequate service capacities and financial resources to serve the affected property.

Agenda Item 8.A: LAFCO Project No. 2022-01

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.
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, the property owner has 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 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 owners 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 for each annexation.
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.

Agenda Item 8.A: LAFCO Project No. 2022-01

Attachments:

Action Item – Resolution of the Local Agency Formation Commission of Solano County
Approving the Annexation of 3864 Joslin Lane into the Rural North Vacaville
Water District (APN: 0105-190-070)

A – RNVWD Resolution #2021-61

B – 100% consent letter

C – CEQA Notice of Exemption

Agenda Item 8.A: LAFCO Project No. 2022-01

LAFCO RESOLUTION NO. 2022-XX

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY APPROVING THE ANNEXATION OF 3864 JOSLIN LANE
INTO THE RURAL NORTH VACAVILLE WATER DISTRICT (APN: 0105-190-070)**

(LAFCO PROJECT No. 2022-01)

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 May 19, 2022; and,

WHEREAS, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56662, because 100% of the landowner 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 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 2021-61 adopted on December 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, 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. The property is located within the RNVWD's sphere of influence, which

Agenda Item 8.A: LAFCO Project No. 2022-01

was reviewed and adopted by the Commission on April 16, 2016.

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. The 3864 Joslin Lane (APN 0105-190-070) 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

Agenda Item 8.A: LAFCO Project No. 2022-01

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 1.24 acres and is found to be legally uninhabited, and the territory is assigned the following short form designation:

3864 Joslin 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.

Agenda Item 8.A: LAFCO Project No. 2022-01**Terms and Conditions of Approval:**

1. The Commission orders the change of organization without election as provided by GC § 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 8th day of August 2022, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Vasquez, Chair
Presiding Officer Solano Local Agency
Formation Commission

ATTEST:

Christina Love, Clerk to the Commission

Exhibit A: Map and Legal

EXHIBIT A

LAFCO PROJECT NO. 2022-01

**3864 JOSLIN LANE
ANNEXATION TO THE RURAL NORTH
VACAVILLE WATER DISTRICT
GEOGRAPHIC DESCRIPTION**

Being a portion Los Putos Rancho Southeast ¼ of Projected Section
31, Township 7N, Range 1W, Mount Diablo Base and Meridian
County of Solano, State of California

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

ENGINEER'S STATEMENT:

This description and exhibit of "3864 Joslin Lane 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 18, 2022 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: _____, 2022

Danielle L. Goshert, PLS 8491
Deputy Solano County Surveyor

APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2022

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

April 18, 2022
 21-048

EXHIBIT A

LAFCO PROJECT NO. 2022-01
ANNEXATION TO THE RURAL NORTH VACAVILLE WATER DISTRICT
3864 JOSLIN LANE
GEOGRAPHIC DESCRIPTION


Being a portion of the Los Putos Rancho in the Southeast $\frac{1}{4}$ of projected Section 31 in Township 7 North, Range 1 West, Mount Diablo base and meridian more particularly described as follows:

Beginning at the northeasterly corner of that parcel of land shown on the Record of Survey of the McCalmon property filed at book 12 of surveys, page 78, Solano County records, said point being on the easterly line of Joslin Lane and the Rural North Vacaville Water District Boundary as described in document filed August 7, 1996 as document 1996-53529 Solano County Records, being the true **Point of Beginning** of this description:

Thence along the easterly line of Joslin Lane and the Rural North Vacaville Water District Boundary (1) North $19^{\circ}10'40''$ West, 256.74 feet; Thence leaving the easterly line of Joslin Lane and the Rural North Vacaville Water District Boundary (2), North $88^{\circ}08'38''$ East, 200.00 feet to a point on the westerly line of the Rural North Vacaville Water District Boundary as described in document filed April 1, 2003 as document 2003-50309 Solano County Records; Thence along said westerly line of the Rural North Vacaville Water District Boundary (3) South $13^{\circ}35'24''$ West, 277.58 feet; Thence leaving said Rural North Vacaville Water District Boundary (4) North $84^{\circ}33'55''$ West, 220.00 feet to the true **Point of Beginning** of this description.

Containing 1.24 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.

 4/18/22
 Brad D Foulk, PLS 7071
 Expires: 12/31/2022



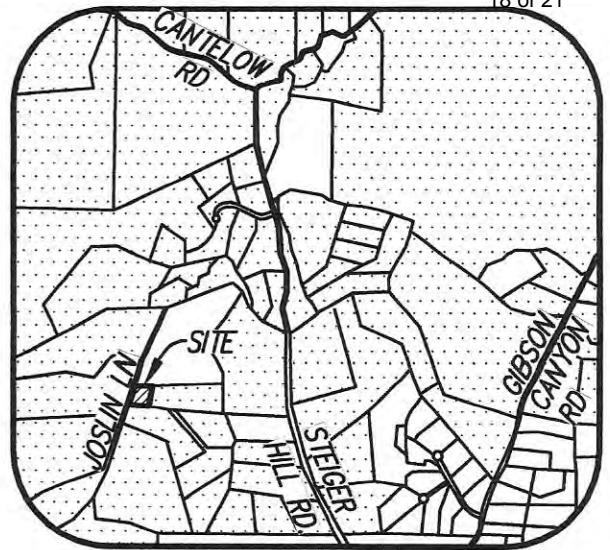
NOTE: FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.



Bradley D. Foulk 4/18/22

BRADLEY D. FOULK
EXPIRES

PLS 7071
12-31-22

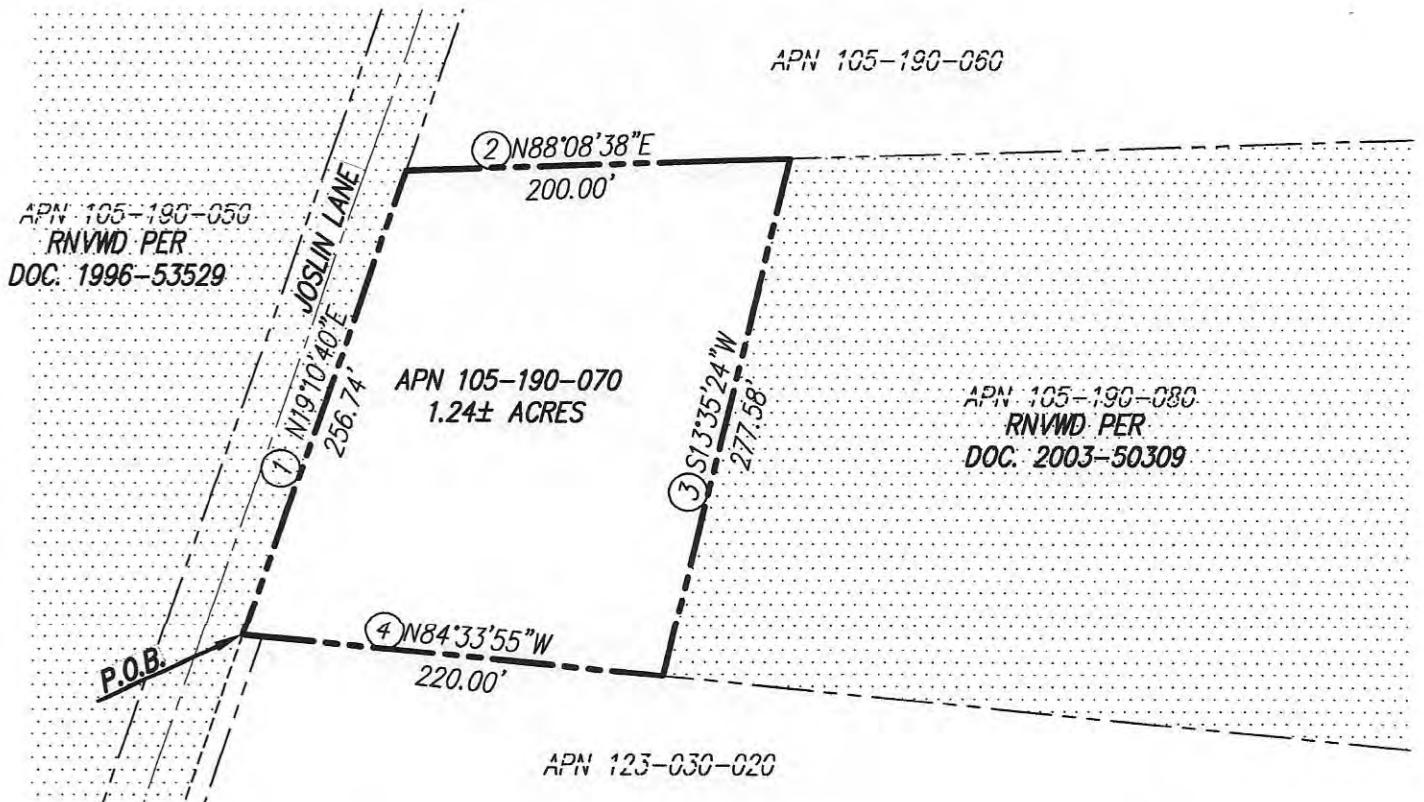


VICINITY MAP

NOT TO SCALE

LEGEND

- P.O.B. POINT OF BEGINNING
- ① COURSE NUMBER
- EXISTING RNVWD AREA
- ANNEXATION BOUNDARY
- RNVWD RURAL NORTH VACAVILLE WATER DISTRICT



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. 2022-01
3864 JOSLIN LANE ANNEXATION TO
RNVWD BEING A PORTION OF THE
LOS PUTOS RANCHO SOUTHEAST 1/4 OF
PROJECTED SECTION 31 T.7N.,
R.1W., MDB&M SOLANO COUNTY, CA

SCALE:	1"=100'
DATE:	04/18/22
DWG:	21-048
JOB NO:	21-048
DRAWN BY:	NRF
CHECKED BY:	BDF

RESOLUTION 2021-61

**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 2021-61**; 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 **3864 Joslin Lane APN# 0105-190-070**, the landowner **Mojas**, requested and agreed 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 **Mojas property APN# 0105-190-070, 3864 Joslin Lane, 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 December 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, Elizabeth, Bob, Patrick
NOES: none
ABSTAIN: none
ABSENT: Steven

DocuSigned by:
Chris Calvert
1BF93E8E38264BC...
Chris Calvert, President
RNVWD Board of Directors

ATTEST: *Nancy Veerkamp*
Nancy Veerkamp
RNVWD Board Clerk

**Agenda Item 8.A
Attachment B**

DocuSign Envelope ID: 351310DF-0155-4767-8F72-77EC8F99D32A

December 3, 2021


Solano LAFCO

675 Texas St Ste. 6700

Fairfield, CA 94533

This letter is to inform your Commission that as the real property owner of APN 0105-190-070, I am in support of the proposed annexation of this property to the Rural North Vacaville Water District.

Sincerely,

DocuSigned by:

08B7348E74AA441

12/4/2021

Tish Mojas

3864 Joslin Lane

Vacaville, CA 95688

707-334-3347

TishNorris@yahoo.com

FILED

21 of 21
Print Form

Appendix E

Notice of Exemption

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

County Clerk
County of: Solano

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

APR 28 2022
Bill Emlen, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy Michaela Sandy

Project Title: Tish Mojas (3864 Joslin Lane) Annexation to the Rural North Vacaville Water District (RNVWD).

Project Applicant: Tish Mojas

Project Location - Specific:

APN # 0105-190-070, 3864 Joslin Lane, Vacaville CA, 95688

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 (RNVWD)

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

Name of Person or Agency Carrying Out Project: Gordon Stankowski

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: Gordon Stankowski Area Code/Telephone/Extension: 707-447-8420

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: Gordon Stankowski Date: 4/28/22 Title: General Manager

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR: _____
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Document Posted From
4-28-2022 to _____

Revised 2011

Deputy Clerk of the Board