



Solano LAFCO

Commission Mtg.

September 13, 2021

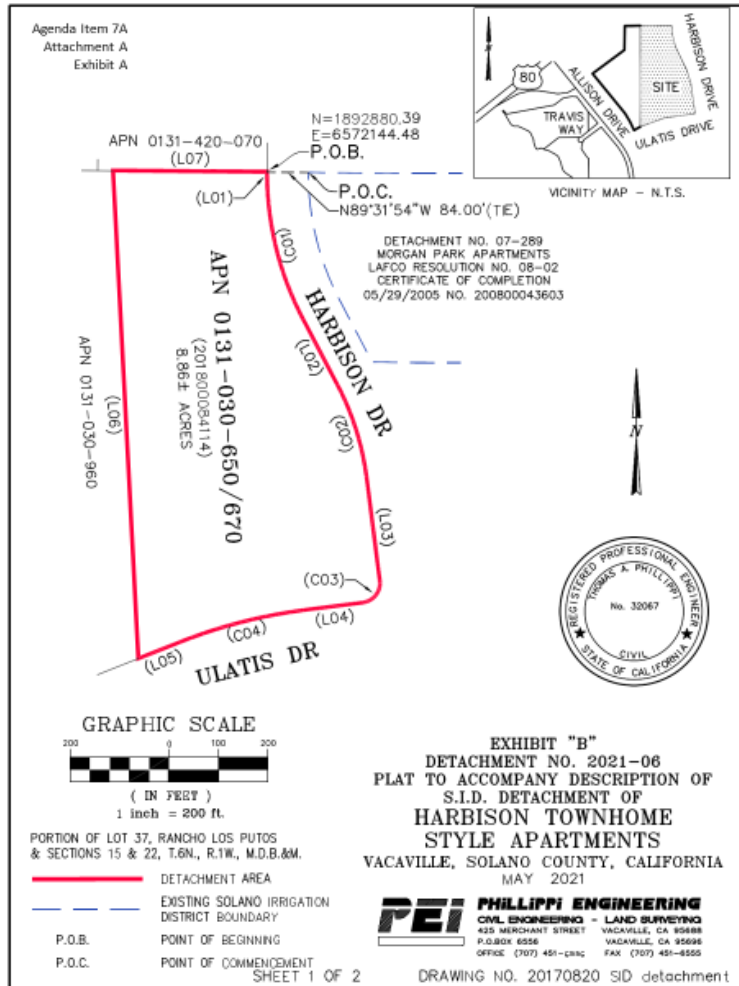


Harbison Apartments SID Detachment





Harbison Apartments SID Detachment



PROJECT DESCRIPTION

- 168-unit senior restricted apartment project on approximately 8.86 acres on the northwest corner of Harbison and Ulatis Drive.
- Satisfies JEPA between SID and City.
- City annexed parcels in 1991.
- There is 100% landowner consent.
- Project area is uninhabited.
- Project area is exempt from noticing and public hearing requirements (GC§ 56662).
- LAFCO may waive the conducting authority proceedings (GC§ 56662).



Statutory and Policy Considerations: GC§56668 Factors and LAFCO Standards

- Staff analysis confirms that the detachment proposal is consistent and complies with the required statutory factors and local standards of evaluation.
- The seventeen statutory factors and the eleven local LAFCO Standards are the foundation for consideration of proposals and the basis for LAFCO determinations.



Findings and Determinations

Staff recommends ten findings/determinations, including:

1. Detachment allows for City/SID JEPA compliance and eliminates the potential for duplication of service providers.
2. Area is uninhabited and all landowners have consented, therefore, Commission waives the protest procedure.
3. City has fulfilled its obligations under CEQA and the EIR and associated environmental documents for the General Plan to adequately disclose and describe the change of organization project.
4. The detachment is in the best interests of the citizens within the affected area.



Terms and Conditions of Approval

1. Commission orders the change of organization without an election as provided by Govt Code § 56885.5.
2. Following LAFCO approval, the District shall submit a warrant to LAFCO for the County Assessor/Recorder for \$327 and the State BOE in the amount of \$500.
3. The effective date of the change of organization shall be the date of recordation made with the County Recorder of the Certificate of Completion per GC § 57202.



Recommendations

1. ADOPT Resolution #21-06 and
2. APPROVE Detachment of Harbison Apartments from SID.
3. ADOPT the EIR, Mitigation and Monitoring Program, and Statement of Overriding Considerations as the Responsible Agency pursuant to CEQA.
4. WAIVE the conducting authority proceedings (protest hearing) pursuant to Government Code Section 56662.

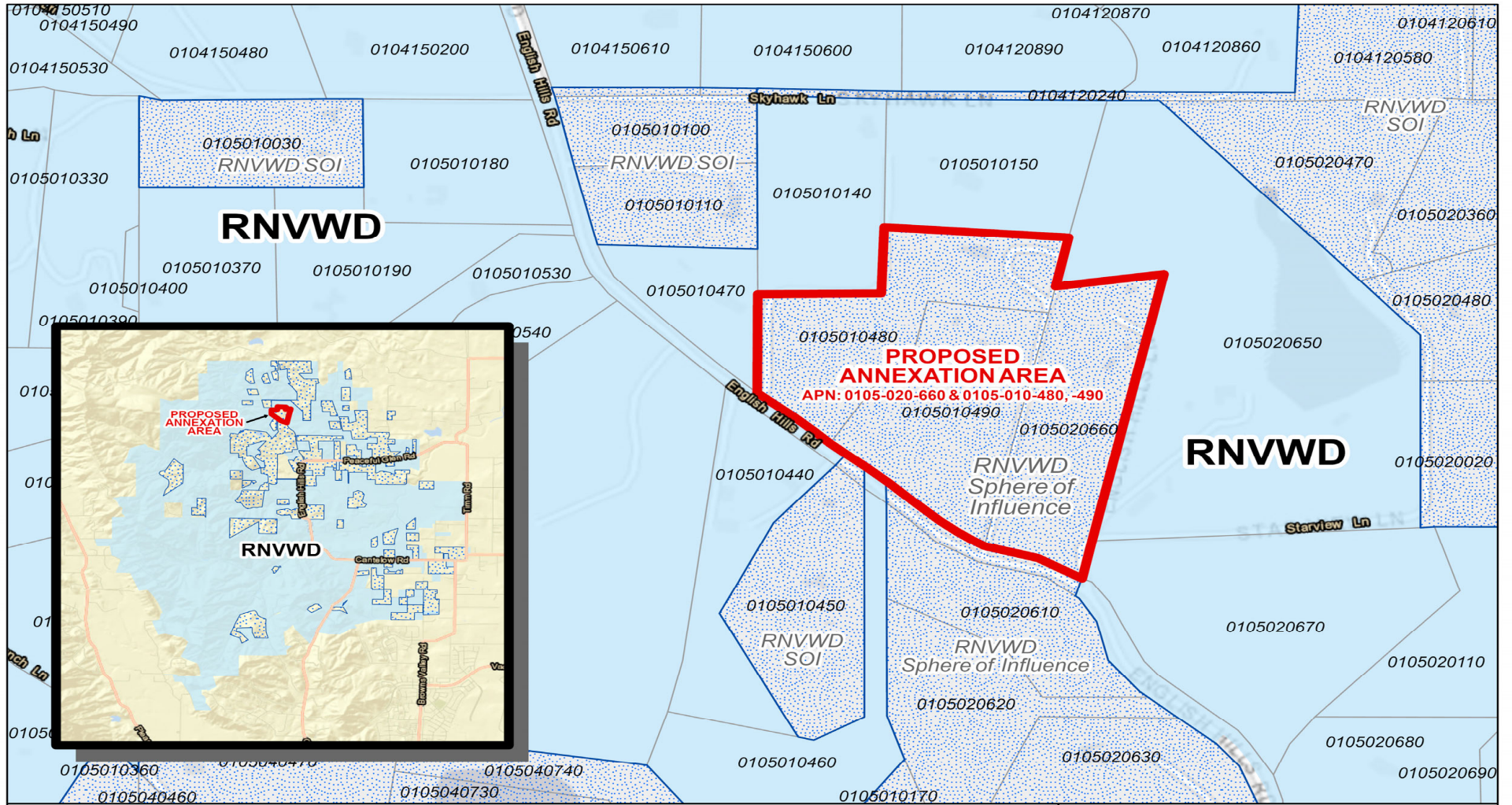


DISCUSSION





RNVWD Proposed Annexations

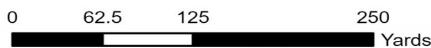


**Vicinity Map for LAFCO Project No. 2021-10, -11, and -12:
7760, 7764, and 7766 English Hills Road Annexation to the RNVWD
(APN: 0105-020-660 & 0105-010-480, -490)**

- Proposed Annexation Area (APN: 0105-020-660 & 0105-010-480, -490)
- Rural North Vacaville Water District (RNVWD)
- Rural North Vacaville Water District Sphere of Influence
- World Transportation

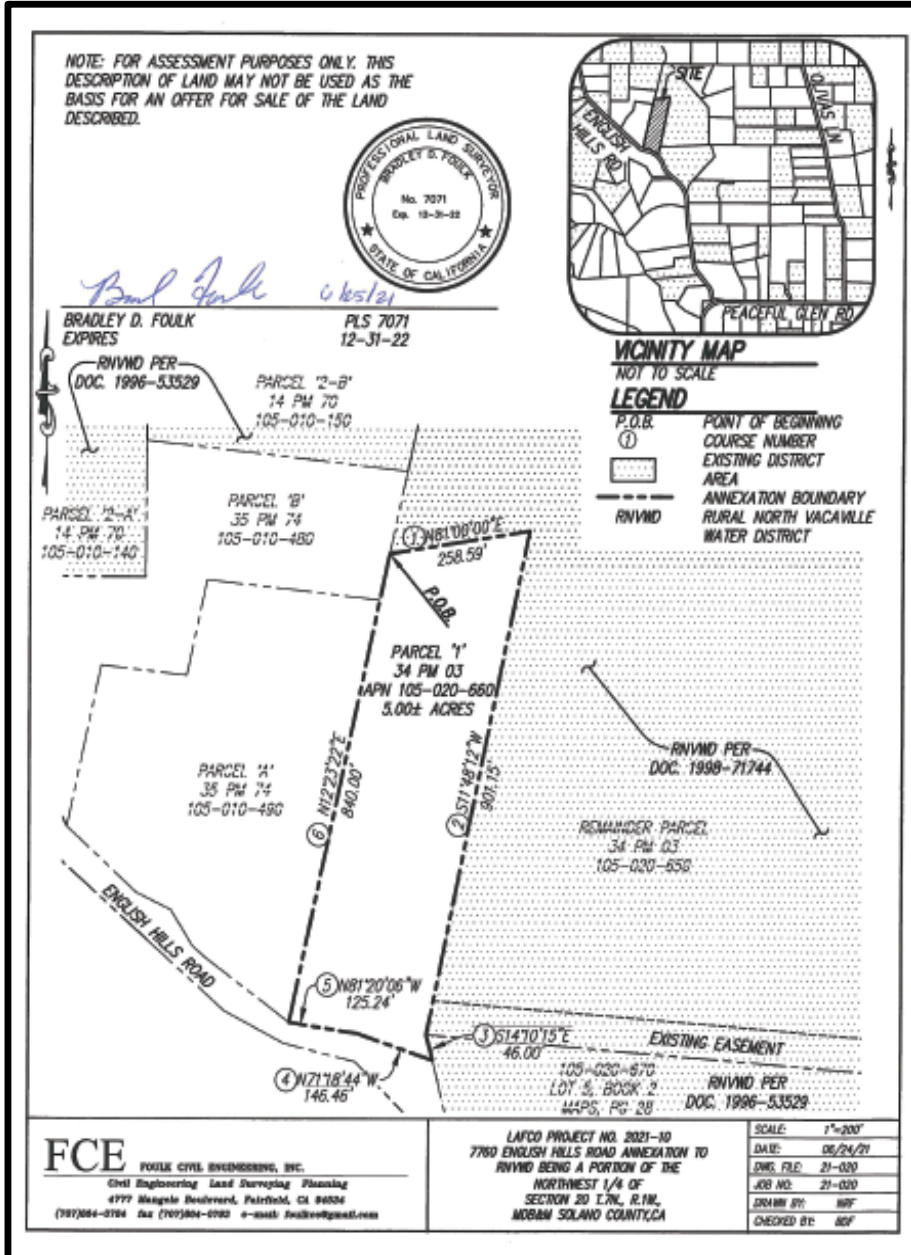


Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.





English Hills Rd. RNVWD Annexations: 7760 (5.0 acres)-7764 (5.0 acres)-7766 (6.0 acres)



PROJECT DESCRIPTION

- 3 individual properties/parcels
- Substantially surrounded by existing District boundary.
- Are within the District's SOI.
- There is 100% landowner consent.
- Project area is uninhabited.
- Landowners will purchase one water right/connection each
- RNVWD max is 533 connections. There are 404 properties with water rights and fully developed connections currently.



RNVWD Project Analysis

- California Environmental Quality Act (CEQA)
 - Notice of Exemptions (NOEs) are being filed according to Section 15061(b)(3).
- Statutory and Policy Considerations
 - Staff's analysis confirms the 3 projects are consistent with existing state law and the Commission's adopted Standards (1-11).
- Waive conducting authority proceedings
 - Parcels are considered uninhabited and all 3 have submitted letters consenting to annexation.



Terms and Conditions

1. Commission orders the proposed changes of organization for the three projects without elections(GC § 56885.5).
2. Immediately following LAFCO approval, property owners shall submit warrants to LAFCO for the CA SBOE totaling \$350 and the Solano County Assessor-Recorder for \$109 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.



Recommendations

1. **ADOPT:**

- Resolution #21-07 approving the 7760 English Hills Road annexation
- Resolution #21-08 approving the 7764 English Hills Road annexation
- Resolution #21-09 approving the 7766 English Hills Road annexation

2. **REVIEW** and **CONSIDER** the Notice of Exemptions (NOE) as the Responsible Agency pursuant to CEQA

3. **WAIVE** conducting authority proceedings pursuant to GC § 56662



DISCUSSION



An aerial photograph of a lush green valley. In the foreground, there are rolling green hills dotted with small trees. A farm with several buildings and a long fence line is visible in the middle ground. The background consists of more rolling green hills under a sky with scattered white clouds. The text "Next Meeting" is overlaid in the upper center, and "October 18, 2021" is overlaid in the lower center, both in a blue, outlined font.

Next Meeting

October 18, 2021