

MINUTES OF
THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
JUNE 8, 2020
BOARD OF SUPERVISORS CHAMBERS
675 TEXAS STREET
FAIRFIELD, CA 94533

1. CALL TO ORDER AND SALUTE TO THE FLAG

The meeting was called to order at 10:00 a.m. by Chair Shopay with a salute to the flag.

2. ROLL CALL

Present: Commissioners: Harry Price, Ron Rowlett (arrived 10:02), Nancy Shopay, Jim Spering, and John Vasquez.
Alternate Commissioners: Shawn Smith

Not Present: Alternate Commissioners: Ron Kott and Skip Thomson

Staff Present: Rich Seithel, Executive Officer, Michelle McIntyre, Sr. Analyst and Kevin Stichter, Analyst, and P. Scott Browne (Legal Counsel)

3. CHANGES AND APPROVAL OF THE AGENDA

There were no changes to the agenda. Commissioner Vasquez moved to approve the item, seconded by Commissioner Spering. The motion was approved with the following votes:

AYES: Price, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: Rowlett
ABSTAIN: None.

4. PUBLIC COMMENT

There were no comments from the public.

Commissioner Ron Rowlett arrived at 10:02.

5. PUBLIC COMMENT ON CONSENT CALENDAR

There were no comments on the consent items.

Commissioners

Nancy Shopay, Chair • Ron Rowlett, Vice-Chair • Harry Price • Jim Spering • John Vasquez

Alternate Commissioners

Ron Kott • Shawn Smith • Skip Thomson

Staff

Rich Seithel, Executive Officer • Michelle McIntyre, Sr. Analyst • Jeffrey Lum, Analyst II • P. Scott Browne, Legal Counsel

6. CONSENT ITEMS

- A. Minutes April 13, 2020
- B. Financial Reports – March and April 2020

Commissioner Price moved to approve the consent items, seconded by Commissioner Rowlett. The motion was approved with the following votes:

AYES: Price, Rowlett, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: None.
ABSTAIN: None.

7. PUBLIC HEARING

- A. Final Budget and Work Plan Fiscal Year 2020/21 **RES: 20-05**

Mr. Seithel presented the staff report and recommended approval of the item per the proposed resolution. The Chair opened the item for public comments, there were no public comments. The Final Budget and Work Plan was approved by roll call vote:

AYES: Price, Rowlett, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: None
ABSTAIN: None.

8. BUSINESS ITEMS

- A. **LAFCO Project 2020-01 Casa Dei Vista Apartments Detachment RES: 20-06 from Solano Irrigation District.** Approximately 14.41 acres located on the southwest corner of Allison Drive and Travis Way, City of Vacaville. CEQA: Mitigated Negative Declaration, Lead Agency: City of Vacaville. APNs 0131-030-970, and -980.

Ms. McIntyre presented the staff report and recommended approval of the item. The Chair opened the item for public comments, there were no public comments. Commissioner Vasquez moved to approve the item, seconded by Commissioner Spering. The motion was approved with the following votes:

AYES: Price, Rowlett, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: None.
ABSTAIN: None.

B. Executive Officer's Report – Mr. Seithel gave an oral report to the Commission.
The Commission took no reportable action.

9. ADJOURNMENT

Chair Shopay adjourned the meeting at 10:42 a.m.

Nancy Shopay, Chair
Solano Local Agency Formation Commission

ATTEST:

Michelle McIntyre, Clerk to the Commission

MINUTES OF
THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
FEBRUARY 11, 2019
BOARD OF SUPERVISORS CHAMBERS
675 TEXAS STREET
FAIRFIELD, CA 94533

1. CALL TO ORDER AND SALUTE TO THE FLAG

The meeting was called to order at 10:00 a.m. by Chair Price with a salute to the flag.

2. ROLL CALL

Present: Commissioners: Harry Price, Ron Rowlett, Nancy Shopay, Jim Spering, and John Vasquez.
Alternate Commissioners: Ron Kott and Shawn Smith

Not Present: Alternate Commissioner: Skip Thomson

Staff Present: Rich Seithel, Executive Officer and Michelle McIntyre, Sr. Analyst

3. CHANGES AND APPROVAL OF THE AGENDA

There were no changes to the agenda.

4. PUBLIC COMMENT

Opportunity for the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not appearing on today's agenda.

Stephen Hallett, Aide to Supervisor Monica Brown – Mr. Hallett on behalf of Supervisor Brown, submitted a letter expressing concerns that the Pacific Flyway proposal will create unfunded mandates for the Cordelia Fire Protection District as the District will be required to respond to emergencies at the Flyway Education Center with no clear funding allocated to cover their costs.

5. COMMISSION ITEMS

A. Welcome New LAFCO Commissioner Ron Rowlett and Alternate Commissioner Ron Kott

B. Chair and Vice-Chair Appointments for Calendar Year 2019

Commissioners

Nancy Shopay, Chair • Ron Rowlett, Vice-Chair • Harry Price • Jim Spering • John Vasquez

Alternate Commissioners

Ron Kott • Shawn Smith • Skip Thomson

Staff

Rich Seithel, Executive Officer • Michelle McIntyre, Sr. Analyst • Jeffrey Lum, Analyst II • P. Scott Browne, Legal Counsel

In accordance with the Commission's Bylaws, Commissioner Spering will serve as the Chair for the calendar year, while Commissioner Shopay will serve as the Vice-Chair. Commissioner Vasquez moved staff's recommendation seconded by Commissioner Rowlett. The motion was approved with the following votes:

AYES: Price, Rowlett, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: None.
ABSTAIN: None.

C. Committee Appointments for Calendar Year 2019

Chair Spering made the following committee appointments:

Personnel – Shopay, Spering, Kott
Budget – Smith, Kott
Fire – Vasquez, Rowlett
Policies – Price, Thomson, Shopay
Legislative – Thomson, Rowlett

6. PRESENTATION

A. Solano Irrigation District Update

The Solano Irrigation District staff made a presentation before the Commission. The Commission took no reportable action.

7. CONSENT ITEMS

- A. Reclamation District 2104 State Controller Inactive Special District List **RES 19-01**
- B. Financial reports – December 2018

Commissioner Vasquez moved to approve the consent items, second by Commissioner Rowlett. The motions were approved with the following votes:

AYES: Price, Rowlett, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: None
ABSTAIN: None.

8. PUBLIC HEARING

- A. **LAFCO Project No. 2016-02 SEECON Properties Detachment from Reclamation District 2034** – The Commission will consider adoption of the final Municipal Service Review study and continue the Sphere of Influence evaluation. The change of organization proposal consists of 808 acres located 2 miles southwest of the City of Suisun City in unincorporated Solano County, CEQA Lead Agency: Solano LAFCO, Exempt pursuant to Section 15061.

Commissioner Price moved to approve the final municipal service review seconded by Commissioner Rowlett. Commissioner Price moved to continue the sphere of influence study, second by Commissioner Vasquez. The motions were approved with the following votes:

AYES: Price, Rowlett, Shopay, Sperring, and Vasquez
NOES: None.
ABSENT: None
ABSTAIN: None.

9. BUSINESS ITEMS

- A. **LAFCO Project No. 2018-06 The Farm at Alamo Creek** **RES 19-02**
Annexation to the City of Vacaville and Sphere Update to Move a Portion of the Project into the Near-Term Sphere, together with concurrent detachment from the Vacaville Fire Protection District and the Solano County Lighting Service Area. Located east of Leisure Town Rd, south of Hawkins Rd, north of Elmira Rd, and west of the PG&E transmission lines. Total project area: 211 acres. CEQA Lead Agency: City of Vacaville, Environmental Impact Report, State Clearinghouse #2017062068, certified on November 13, 2018. APNs: 0138-010-010, -020, -030, and a portion of -050.

Commissioner Rowlett recused himself and left the Chambers as he received political contributions from interested parties.

Ms. McIntyre presented the staff report and recommended approval. The Chair opened the item for public comments, there were no public comments.

Commissioner Sperring directed staff to include language in the resolution that the proposal is consistent with the Travis Land Use Compatibility Plan as stated in the staff report. Commissioner Vasquez moved to approve staff's recommendation with the additional statement proposed by Commissioner Sperring, the motion was

seconded by Commissioner Price. The motion was approved with the following votes:

AYES: Kott (voting as City member), Price, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: None
ABSTAIN: Rowlett

B. Mid-Year Budget Report

The Commission received the mid-year budget report and took no reportable action.

C. Work Plan Status Report

The Commission received the status of the work plan and took no reportable action.

10. CORRESPONDENCE

A. Newspaper articles

B. *California's Future* – Public Policy Institute of California (PPIC)

The Commission received various correspondence and took no reportable action.

11. ADJOURNMENT

The meeting was adjourned at 11:30am.

Nancy Shopay, Chair
Solano Local Agency Formation Commission

ATTEST:

Michelle McIntyre, Clerk to the Commission

MINUTES OF
THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
MARCH 25, 2019
SPECIAL MEETING
BOARD OF SUPERVISORS CHAMBERS
675 TEXAS STREET
FAIRFIELD, CA 94533

1. CALL TO ORDER AND SALUTE TO THE FLAG

The meeting was called to order at 10:00 a.m. by Chair Spering with a salute to the flag.

2. ROLL CALL

Present: Commissioners: Harry Price, Ron Rowlett, Jim Spering, and John Vasquez.
Alternate Commissioners: Ron Kott and Shawn Smith (voting as Public Member)

Not Present: Commissioner Nancy Shopay and Alt. Commissioner Skip Thomson

Staff Present: Rich Seithel, Executive Officer, Michelle McIntyre, Sr. Analyst, and P. Scott Browne, Legal Counsel

3. CHANGES AND APPROVAL OF THE AGENDA

Commissioner Price moved to approve the agenda, seconded by Commissioner Vasquez. The agenda was approved with the following votes:

AYES: Price, Rowlett, Smith, Spering, and Vasquez
NOES: None.
ABSENT: Shopay.
ABSTAIN: None.

4. PUBLIC COMMENT

Opportunity for the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not appearing on today's agenda.

There were no public comments.

Commissioners

Nancy Shopay, Chair • Ron Rowlett, Vice-Chair • Harry Price • Jim Spering • John Vasquez

Alternate Commissioners

Ron Kott • Shawn Smith • Skip Thomson

Staff

Rich Seithel, Executive Officer • Michelle McIntyre, Sr. Analyst • Jeffrey Lum, Analyst II • P. Scott Browne, Legal Counsel

5. PUBLIC HEARING

LAFCO Project No. 2016-02 SEECON Properties **RES 19-03, and 19-04**

Detachment from Reclamation District 2034 – The Commission will consider a Sphere of Influence Update for Reclamation District (RD) 2034 and detachment of SEECON Properties from RD 2034. Located 2 miles southwest of the City of Suisun City in unincorporated Solano County. Project area: 808 acres, APNs: 046-010-160, 046-060-030, 046-060-040, 046-010-120, 046-060-190, 046-060-200, 0046-320-090. CEQA Lead Agency: LAFCO, Exempt pursuant to Section 15061.

Item was continued from the Commission's Feb 11, 2019.

The Executive Officer presented the staff report to the Commission. The Chair opened the item for public comments.

Jeff Dittmer, landowner owns property immediately adjacent to RD 2034. Mr. Dittmer spoke against any action that would dissolve RD 2034.

Art Anderson, Member and President of RD 2034 – Mr. Anderson stated that the litigation amongst some of the membership regarding the cost of operating the main or West Pump has been settled. Mr. Anderson stated he has no problem with the SEECON group detaching from RD 2034. Mr. Anderson requested additional time or conditions of approval to update the 1912 agreement.

Kathi Blackard, SEECON Properties Representative and Member of RD 2034 – Ms. Blackard spoke in favor of the proposal to detach SEECON's properties from RD 2034.

Commissioner Vasquez moved to approve staff's recommendation via Resolutions 19-03 and 19-04, the motion was seconded by Commissioner Rowlett. The motion was approved via roll call with the following votes:

AYES: Price, Rowlett, Smith, Spering, and Vasquez
NOES: None.
ABSENT: Shopay.
ABSTAIN: None.

6. BUSINESS ITEMS

LAFCO Project No. 2018-05 Pacific Flyway Annexation to the City of Fairfield. Actions include annexation to the City of Fairfield and the Fairfield Suisun Sewer District, and detachment from the Cordelia Fire Protection District and the Solano County Lighting Service Area. Located east of I-680 and Ramsey Rd, south of Gold Hill Rd. Project area: 273 acres, APNs: 0046-050-300 and 046-100-260. CEQA Lead Agency: City of Fairfield, Mitigated Negative Declaration, State Clearinghouse #2018072043. **RES 19-05**

Ms. McIntyre presented the staff report and recommended approval of the item. The Chair opened item for public comments.

Barbara Wright, Resident of Suisun City – Ms. Wright spoke against the proposal. Ms. Wright expressed concerns regarding taxpayers funding the Pacific Flyway project.

David Feinstein, Community Development Developer with the City of Fairfield – Mr. Feinstein addressed the statements from the prior public speaker and spoke in favor of the proposal.

Commissioner Price moved to approve staff's recommendation, seconded by Commissioner Vasquez. The motion was approved by roll call with the following votes:

AYES: Price, Rowlett, Smith, Spering, and Vasquez
NOES: None.
ABSENT: Shopay.
ABSTAIN: None.

7. ADJOURNMENT

The meeting was adjourned at 11:17am.

Nancy Shopay, Chair
Solano Local Agency Formation Commission

ATTEST:

Michelle McIntyre, Clerk to the Commission

MINUTES OF
THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
DECEMBER 18, 2018
BOARD OF SUPERVISORS CHAMBERS
675 TEXAS STREET
FAIRFIELD, CA 94533

1. CALL TO ORDER AND SALUTE TO THE FLAG

The meeting was called to order at 10:00 a.m. by Chair Price with a salute to the flag.

2. ROLL CALL

Present: Commissioners: Harry Price, Nancy Shopay, Jim Spering, and John Vasquez.
Alternate Commissioners: Len Augustine (voting as City member), and Shawn Smith

Not Present: Commissioners: Pete Sanchez and Alt. Commissioner Skip Thomson

Staff Present: Rich Seithel, Executive Officer, Michelle McIntyre, Sr. Analyst and P. Scott Browne (Legal Counsel)

3. CHANGES AND APPROVAL OF THE AGENDA

4. PUBLIC COMMENT

Opportunity for the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not appearing on today's agenda.

Joseph Nickerson, resident with the City of Vallejo thanked the Commission for their service.

5. PRESENTATION

- A. Resolution Honoring Commissioner Len Augustine **RES 18-05**
B. Resolution Honoring Commissioner Pete Sanchez **RES 18-06**

Commissioner Spering presented Commissioner Augustine with a resolution honoring his service to the City of Vacaville and the LAFCO Commission.

Commissioners

Nancy Shopay, Chair • Ron Rowlett, Vice-Chair • Harry Price • Jim Spering • John Vasquez

Alternate Commissioners

Ron Kott • Shawn Smith • Skip Thomson

Staff

Rich Seithel, Executive Officer • Michelle McIntyre, Sr. Analyst • Jeffrey Lum, Analyst II • P. Scott Browne, Legal Counsel

Commissioner Price presented Commissioner Sanchez with a resolution honoring his service to the City of Suisun City and the LAFCO Commission.

6. CONSENT ITEMS

- A. Minutes October 15, 2018
- B. Financial reports – September-November 2018
- C. Project Status Report
- D. Senior Analyst update
- E. Financial Audit for Fiscal Years 2016/17 and 2017/18

Commissioner Vasquez moved to approve the consent items, seconded by Commissioner Spring. The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: Sanchez
ABSTAIN: None.

7. PUBLIC HEARING

A. LAFCO Project No. 2018-05 - Final Municipal Service Review (MSR) and Sphere of Influence (SOI) Update/Amendment for the City of Fairfield Pacific Flyway Education Center. RES 18-07, and 18-08 The Commission will consider and may adopt the final MSR and SOI update/amendment. The proposal consists of 280 acres located east of I-680 and Ramsey Rd, south of Gold Hill Rd in unincorporated Fairfield, CEQA Lead Agency: City of Fairfield, Mitigated Negative Declaration (State Clearinghouse #2018072043).

The Executive Officer presented the staff report and recommended approval. The Chair opened the item for public comments.

Joseph Nickerson, resident with the City of Vallejo – Mr. Nickerson expressed concerns regarding response times for fire and first responders.

Commissioner Vasquez moved to approve staff's recommendation, seconded by Commissioner Shopay. The motion was approved with the following votes:

AYES: Augustine, Price, Shopay, Spering, and Vasquez
NOES: None.
ABSENT: Sanchez
ABSTAIN: None.

8. BUSINESS ITEMS

A. **LAFCO Project No. 2016-02 SEECON Properties Detachment**

from Reclamation District 2034 – The Commission will receive the draft Municipal Service Review and Sphere of Influence studies. The change of organization proposal consists of 808 acres located 2 miles southwest of the City of Suisun City in unincorporated Solano County, CEQA Lead Agency: Solano LAFCO, Exempt pursuant to Section 15061.

The Executive Officer presented the staff report and recommended the Commission open the report for a 30-day comment period. The Chair opened the item for public comments.

Arthur Anderson, Member of RD 2034 – Mr. Anderson expressed that he does not have a preference of whether Mr. Seeno's property is detached from the District, but he is not in favor of dissolving the district.

Jeff Olberding, Member of RD 2034 – Mr. Olberding expressed that there is ongoing litigation between some of the members due to disagreement surrounding maintenance. Mr. Olberding expressed that he is not in favor of dissolving the district.

Joseph Nickerson, resident with the City of Vallejo – Mr. Nickerson expressed concerns for the taxpayers.

Robert Chadbourne, Member of RD 2034 – Mr. Chadbourne submitted a letter to the Commission and stated that the West Pump had belonged to the district for as long as he has been a member; since the 1950s.

Jeff Dittmer, landowner of property immediately adjacent to the District 2034 – Mr. Dittmer stated there is a levee and ditch on the south end of his property for the purpose of diverting flood water from RD 2034 and sending it out to the slough. RD 2034 owns an easement on his property and Mr. Dittmer stated he is not in favor of the Commission taking action that doesn't address the ditch.

The Executive Officer answered various questions from the Commission. The Commission asked staff to address the concerns from the District Members as well as the Commission when the item is returned to the Commission for action. The Chair announced the study is open for the 30-day public comment period.

B. State Controller's Notification of Inactive Special Districts

The Analyst presented the staff report and advised the Commission that staff may be coming back for future action on RD 2104 which was identified by the State Controller's as a possible inactive district. The Commission took no reportable action.

C. Executive Officer's Report (oral report)

The Executive Officer gave a brief report to the Commission. The Commission took no reportable action.

D. LAFCO Meeting Schedule 2019

The Commission received the meeting schedule which was developed in accordance with the Commission's adopted bylaws.

9. CORRESPONDENCE

- A. Daily Republic article, Pacific Flyway application submitted to LAFCO
- B. Daily Republic article, Privatizing EMS Dispatch
- C. CCIM article, Industrial in Crisis
- D. Creating Sustainable Communities and Landscapes White Paper
- E. CSDA New Laws of 2019 – Parts 1, 3, and 7
- F. Assembly Local Government Committee Legislative Year in Review

The Commission received the Correspondence and took no reportable action.

10. ADJOURNMENT

The meeting was adjourned at 11:25 a.m.

Nancy Shopay, Chair
Solano Local Agency Formation Commission

ATTEST:

Michelle McIntyre, Clerk to the Commission