

**Solano Local Agency Formation Commission**  
 675 Texas St. Ste. 6700 • Fairfield, California 94533  
 (707) 439-3897 • FAX: (707) 438-1788

**STAFF REPORT**

DATE: June 12, 2023

TO: Solano Local Agency Formation Commission (“Commission”)

FROM: Rich Seithel, Executive Officer

SUBJECT: **2023-03 Solano Irrigation District detachment of Commercial Property (Vacaville) (APN 0138-010-010 & 020)**

**Recommendation:**

WAIVE the conducting authority proceedings pursuant to Government Code (GC) Section 56662.

ADOPT the LAFCO resolution to REAFFIRM the Farm at Alamo Creek Specific Plan Environmental Impact Report as the Responsible Agency pursuant to the California Environmental Quality Act (CEQA).

CONSIDER and ADOPT the LAFCO Resolution approving the detachment of lands from Solano Irrigation District generally referred to as Commercial Property in the City of Vacaville (APN 0138-010-010 & -020) (5.41 acres).

**Executive Summary:**

The Solano Irrigation District (SID) has submitted a detachment request for lands generally referred to as Commercial Property located east of Leisure Town Road and north of Elmira. With the detachment of the subject property, the land will be developed for commercial use within the City of Vacaville.

The Commercial Property is part of the Farm at Alamo Creek Specific Plan development which LAFCO approved for annexation to the City of Vacaville The Commercial Property is part of the Farm at Alamo Creek Specific Plan (Attachment A – LAFCO Resolution 19-02). This detachment complies with an agreement between the District and the City of Vacaville stating the City would provide potable and non-potable water service to the proposed site.

The proposal before the Commission is to consider the detachment from SID’s boundary and service area only. Per the requirements of the Cortese-Knox-Hertzberg (CKH) Act, the Commission is required to consider seventeen factors (a-q) pursuant to GC Section 56668. Additionally, the Commission must measure a proposal’s consistency with its adopted policies (Standards 1-11 per Section 56375(g)) when reviewing an application for a change of

**Commissioners**

Nancy Shopay, Chair • Ron Kott, Vice-Chair • John Vasquez • Mitch Mashburn • Steve Bird

**Alternate Commissioners**

Robert Guerrero • Alma Hernandez • Wanda Williams

**Staff**

Rich Seithel, Executive Officer • Christina Love, Deputy Executive Officer • Aaron Norman, Analyst II •

Mala Subramanian, Lead Legal Counsel

organization or reorganization. Staff believes this is a standard SID proposal and the following staff report identifies no issues.

**I. Background:**

The Farm at Alamo Creek development, including Commercial Property, was annexed to the City of Vacaville in 2019. Per a JPA between the City of Vacaville (City) and SID, the Farm at Alamo Creek Specific Plan area would remain in SID’s service area until development commences. With the commencement of development, SID detaches. The agreement also outlines that the landowners would be responsible for the District’s detachment fees.

The proposal before the LAFCO Commission allows the City and District to comply with said detachment agreement and eliminates the potential for duplication of two service providers to the proposed site. The City of Vacaville will provide potable water, as well as other general services (sewer, fire, police, etc.).

History: Farm at Alamo Creek Specific Plan

February 11, 2019 – LAFCO approved Resolution No. 19-02 for the annexation of the Farm at Alamo Creek Specific Plan area to the City of Vacaville. The Certificate of Completion was filed on March 20, 2019, as Document 201900015690.

**II. Project Description:**

The project will detach a total of 5.41 acres from SID as follows: two parcels (APN 0138-010-010 & -020) plus right-of-way dedications for roadways. The project site is generally referred to as Commercial Property within the Farm at Alamo Creek Specific Plan Development. A parcel map/lot line adjustment that created revised APNs and dedications was recorded with the Office of the Solano County Recorder on September 8, 2022, in Map Book 138, Pages 10, totaling approximately 5.41± acres. A draft map and geographical description are attached to the proposed LAFCO Resolution as Exhibit A, which more specifically identifies the site.

The subject property is currently within the District and planned for a residential subdivision within the City of Vacaville. The property is vacant (uninhabited) and per Solano County SCIPS, is zoned Neighborhood Commercial under the City of Vacaville’s Zoning Code.

Request for this change of organization is made subject to GC §56650 *et seq.* by SID Resolution 22-31 (Attachment B) adopted on October 18, 2022.

The project has 100% consent of the landowner, consists only of a detachment, and is uninhabited per GC §54046, therefore; the proposal is exempt from the requirements for notice and public hearing. Furthermore, LAFCO may waive the Conducting Authority Proceedings (protest hearing) pursuant to GC §56662.



### III. Project Analysis:

#### **California Environmental Quality Act (CEQA):**

The District, as the Lead Agency, has determined the proposal to be consistent with the Farm at Alamo Creek Specific Plan Environmental Impact Report (SCH #2017062068), adopted by the City of Vacaville on November 13, 2018.

Pursuant to Section 15096 of the CEQA Guidelines, LAFCO should consider and reaffirm the Environmental Impact Report and related environmental documents adopted by the Lead Agency for the Commercial Property detachment from SID.

#### **Statutory and Policy Considerations:**

Per the requirements of the Cortese-Knox-Hertzberg (CKH) Act, the Commission is required to consider seventeen factors (a-q) pursuant to GC Section 56668. Additionally, the Commission must measure a proposal's consistency with its locally adopted policies (Standards 1-11 per Section 56375(g)) when reviewing an application for a change of organization or reorganization. The following subsections provide staff analysis for the factors pursuant to the CKH Act followed by analysis and consistency statements with respect to the Commission's adopted Standards:

#### Statutory Factors to be Considered in Review of a Proposal (GC §56668(a-q)):

CKH requires the Commission to consider seventeen factors when reviewing proposals for a change of organization. The purpose is to ensure the Commission has reviewed these factors during its decision-making process.

- 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.***

Population and population density within SID's boundary area will remain unchanged. This detachment is part of the Farm at Alamo Creek Specific Plan development approval by the City of Vacaville and LAFCO. The City approved the construction of a 2,751 sq. ft. gas station, a car wash, and an 11,567 sq. ft. commercial building with 71 parking spaces. The assessed valuation is \$2,236,329 as of the 2022/23 assessment tax roll.

The Commission analyzed, considered, and approved the Farm at Alamo Creek Specific Plan development project and annexation into the City of Vacaville in 2019. Completion of the development will not increase the population. This detachment is an implementation step for the Farm at Alamo Creek Specific Plan.

- 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.***

As noted, the Farm at Alamo Creek Specific Plan area was approved in 2019. The Plan confirms that the City provides community services including police, fire, sewer, parks,

## Agenda Item 7.A – SID detach Commercial Property (Vacaville)

and other utilities to the proposed area. While considering the 2019 annexation, the Commission reviewed the Water Supply Assessment Report (WSAR)<sup>1</sup> confirming that there is an adequate City water supply to meet the projected demands for the Specific Plan area. Additionally, the Commission confirmed that water facilities will be installed per the Farm at Alamo Creek Specific Plan.

**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.***

Detachment of the proposed area from SID's boundary will have no effect on SID's ability to serve adjacent areas within their boundary. There are no effects on the local governmental 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.***

This factor is not applicable as the site is located within the City limits, pursuant to the Commission's 2019 approval for the City of Vacaville's annexation of the Farm at Alamo Creek Specific Plan.

**e. *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016<sup>2</sup>.***

The request to detach land from SID is an implementation step of the 2019 approval for City of Vacaville to annex and develop the Farm at Alamo Creek Specific Plan. Upon the completion of the annexation, the site was zoned Neighborhood Commercial under the City of Vacaville Municipal Code. Further, SID has not been providing water to the site. Therefore, the proposed detachment will not have an effect on such agricultural lands.

**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.***

The map and geographic description have been reviewed and corrected by the County Surveyor per Commission policy. These two documents provide certainty of the proposed boundary of the territory.

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

This factor is not applicable as the site is located within the City limits. Specifically, the regional transportation plan was considered as part of the reorganization approval and conditions.

<sup>1</sup> WSAR report dated November 2, 2016 for Brighton Landing and Farm at Alamo Creek Specific Plans.

<sup>2</sup> "Agricultural lands" means land currently used for the purpose of 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.

## Agenda Item 7.A – SID detach Commercial Property (Vacaville)

**h. The proposal's consistency with city or county general and specific plans.**

This factor is not applicable as the site is located within the City limits, pursuant to the Commission's 2019 approval for the City of Vacaville's annexation of the Farm at Alamo Creek Specific Plan.

**i. The sphere of influence of any local agency that may be applicable to the proposal being reviewed.**

This factor is not applicable as the site is already located within the city limits of Vacaville. The proposal before the Commission is for detachment from SID and will concurrently remove the proposed area from their sphere of influence.

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

As of the writing of this report, staff has not received comments from any of the affected agencies or other public agencies.

**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.**

The proposed detachment will result in a loss of \$619.71 from SID and an increase in the same amount to the City of Vacaville. Per SID, all District detachment fees have been paid by the landowner.

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

The Commission considered the WSAR at the 2019 annexation consideration and confirmed the City of Vacaville had adequate water supply to meet the projected demands for the Specific Plan area. This factor is not applicable for SID's proposal.

**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 Regional Housing Needs Allocation (RHNA) was considered by the Commission at the time of the 2019 annexation approval. This factor is not applicable for SID's proposal.

**n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.**

The Commission has received a letter of support for the proposed change of organization from the landowner. This factor is not applicable for SID's proposal.

Agenda Item 7.A – SID detach Commercial Property (Vacaville)

**o. Any information relating to existing land use designations.**

The proposed site is in City of Vacaville and zone Neighborhood Commercial and will be developed consistent with the zoning.

**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 are no environmental justice issues identified.

**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.**

This factor is not applicable as the site is located within the City limits and the Commission considered the City’s General Plan Safety Element as well as the Specific Plan at the 2019 annexation approval.

Solano LAFCO Adopted Standards (GC §56375(g)):

Solano LAFCO has 11 locally adopted standards that must be evaluated. The following is an analysis of the proposal’s consistency with those Standards 1-11.

Standard	Policy Consistency	Analysis
<b>1. Consistency with Sphere of Influence (SOI) Boundaries</b>	Consistent	Proposal is consistent with SID’s SOI; proposed area will be removed from SID’s SOI as part of the Commission’s action.
<b>2. Change of Organization and Reorganization to the Limits of the SOI Boundaries</b>	N/A	The area will be detached from SID boundary. The area is already located within the city limits of Vacaville.
<b>3. Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance</b>	Consistent	Located within Vacaville City limits, consistent with the City’s General Plan and the Farm at Alamo Creek Specific Plan.
<b>4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City’s SOI Boundary</b>	N/A	The area is already located within the city limits of Vacaville. The change of organization is consistent with County General Plan and an SID master agreement with Vacaville.

Agenda Item 7.A – SID detach Commercial Property (Vacaville)

<b>5. Requirement for Pre-Approval</b>	Consistent	Request for detachment initiated by District Resolution 22-31 (Attachment B)
<b>6. Effect on Natural Resources (California Environmental Quality Act – CEQA)</b>	Consistent	<p>The detachment is consistent with the Farm at Alamo Creek EIR determinations, conditions, mitigation monitoring program, and statement of overriding considerations as adopted by City of Vacaville.</p> <p>The complete DEIR, FEIR, and related City documents in their entirety are provided electronically and made part of this report via this link: <a href="https://bit.ly/4388LMn">https://bit.ly/4388LMn</a></p>
<b>7. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits</b>	Consistent	The legal description and map are attached as Exhibit A to the proposed LAFCO Resolution for approval.
<b>8. Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory</b>	Consistent	The detachment from SID will not, on its own, affect growth. This action is an implementation step for the 2019 LAFCO approval of the Farm at Alamo Creek Specific Plan development project.
<b>9. Protection of Prime Agricultural Land</b>	N/A	Proposed area is located within the City; effects on prime ag lands were considered during 2019 annexation approval.
<b>10. Provision and Cost of Community Services</b>	N/A	Proposed area is to consider detachment from SID only; proposed site is within the City's jurisdiction.
<b>11. The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure</b>	Consistent	Per SID staff, all fees have been paid consistent with the City and SID's existing joint powers agreement.

**IV. Conducting Authority (Protest Hearing) Proceeding:**

The proposed area is undeveloped and considered legally uninhabited per GC Section 56079.5 (there are fewer than 12 registered voters in the proposed 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:

## Agenda Item 7.A – SID detach Commercial Property (Vacaville)

1. The subject detachment is consistent with the District's SOI; the proposed area will be removed from the District's SOI as part of the Commission's action.
2. The subject detachment allows the City of Vacaville and the Solano Irrigation District to comply with a joint powers agreement and understanding that the subject property shall be detached from the District's service area and that the City will provide potable and non-potable water prior to development.
3. The subject detachment eliminates the potential for duplication of two service providers to the subject property.
4. The subject proposed area is "uninhabited" as defined by Government Code (GC) §56079.5. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal therefore; the Commission waives the conducting authority proceedings (protest hearing).
5. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
6. The environmental documents were approved by the City of Vacaville as the lead agency on November 13, 2018 (SCH #2017062068) and are found to satisfy the requirements of the California Environmental Quality Act (CEQA). The environmental impacts of the change of organization have been disclosed and adequately addressed by the lead agency and the potential environmental effects have been adequately mitigated. The City of Vacaville has fulfilled its obligations under CEQA, and the EIR and associated environmental documents for the Farm at Alamo Creek Specific Plan adequately disclose and describe the subject change of organization project.
7. The subject detachment is in the best interests of the citizens within the affected area.
8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.
9. The subject detachment will result in a loss of \$619.71 tax base from SID and a gain of the same amount for the City of Vacaville.
10. The District has collected all applicable detachment fees per the agreement between the City and the District.

**VI. 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 an election as provided by GC 56885.5.
2. Immediately following LAFCO approval, the District shall submit a warrant to LAFCO for the CA State Board of Equalization in the amount of \$350.00.



Agenda Item 7.A – SID detach Commercial Property (Vacaville)

3. Immediately following LAFCO approval, the District shall submit a warrant to LAFCO for the Mapping Fee Changes at Solano County in the amount of \$119.00.
4. 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.
5. Certificate of Completion shall not be recorded until the project map and legal description are approved and signed by the Solano County Surveyor.

Attachments:

Action Item: Solano LAFCO Resolution Reaffirming the Farm at Alamo Creek Specific Plan EIR for the Detachment of Lands from Solano Irrigation District generally Referred to as Commercial Property in the City of Vacaville (APN 0138-010-010 & -020), and Exhibit A – CEQA MMRP and Statement of Overriding Considerations

Action Item: Solano LAFCO Resolution Approving the Detachment of Lands from Solano Irrigation District generally Referred to as Commercial Property in the City of Vacaville (APN 0138-010-010 & -020), and Exhibit A – Draft Legal Description and Map

Attachment A: Solano LAFCO Resolution 19-02 Approving the Farm at Alamo Creek Specific Plan area annexation into City of Vacaville.

Attachment B: SID Resolution 22-31 Initiating the Change of Organization

**LAFCO RESOLUTION 2023-**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF SOLANO COUNTY REAFFIRMING THE FARM AT ALAMO CREEK SPECIFIC PLAN EIR  
FOR THE DETACHMENT OF LANDS FROM SOLANO IRRIGATION DISTRICT GENERALLY  
REFERRED TO AS COMMERCIAL PROPERTY IN THE CITY OF VACAVILLE (APN 0138-  
010-010 & -020)  
(LAFCO Project 2023-03)**

**WHEREAS**, Solano Local Agency Formation Commission (LAFCO) received an application to detach approximately 5.41 acres from the Solano Irrigation District, a parcel commonly referred to as “Commercial Property” in the Farm at Alamo Creek Specific Plan; and

**WHEREAS**, the City Council of the City of Vacaville certified the Farm at Alamo Creek Specific Plan Final Environmental Impact Report (SCH #2017062068), adopted a mitigation monitoring and reports plan, and adopted findings of fact and statement of overriding considerations on November 13, 2018;

**WHEREAS**, Solano LAFCO, in accordance with the California Environmental Quality Act (CEQA), finds the detachment to be consistent with the Farm at Alamo Creek Specific Plan Final Environmental Impact Report (SCH #2017062068);

**NOW, THEREFORE BE IT RESOLVED** that Solano LAFCO does resolve, declare, determine, and order the following:

1. Reaffirm the Farm at Alamo Creek Specific Plan Final EIR for the detachment of Commercial Property;
2. Adopt the CEQA mitigation monitoring and reports plan, and findings of fact and statement of overriding considerations for the Farm at Alamo Creek Specific Plan, as set forth in Exhibit A to this resolution;

**I HEREBY CERTIFY** that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 12th day of June 2023, by the following vote:

AYES:  
NOES:  
ABSENT:

\_\_\_\_\_  
Nancy Shopay, Chair  
Presiding Officer Solano LAFCO

ATTEST:

\_\_\_\_\_  
Christina Love, Deputy Executive Officer

Exhibit A – City of Vacaville Resolution for Farm at Alamo Creek Specific Plan Project, Adopting Findings of Fact, Adopting Mitigation Measures, Rejecting Alternatives and Adopting a Statement of Overriding Considerations

**EXHIBIT A**

**TO THE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VACAVILLE CERTIFYING  
THE ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED FARM AT ALAMO  
CREEK SPECIFIC PLAN PROJECT, ADOPTING FINDINGS OF FACT, ADOPTING  
MITIGATION MEASURES, REJECTING ALTERNATIVES AND ADOPTING A STATEMENT  
OF OVERRIDING CONSIDERATIONS**

**I. INTRODUCTION**

The approximately 210-acre Farm at Alamo Creek Ranch Specific Plan and development project (proposed project) is located in northern Solano County adjacent to the southeastern corner of the City of Vacaville approximately four miles from Downtown Vacaville. The project site is located inside of the City of Vacaville's proposed Sphere of Influence and the City's Urban Growth Boundary (UGB), as amended in December 2017.

The project site is bounded by Leisure Town Road on the west, Elmira Road on the South, the City's Agricultural Buffer land on the east, and Hawkins Road to the north.

Adjacent land uses include a single-family residential development directly west of the project site across Leisure Town Road. The recently approved Brighton Landing project currently under construction is located directly south across Elmira Road, north and east of the project site, is undeveloped land currently primarily in agricultural use.

The project site is part of the East of Leisure Town Road Growth Area as defined in the City's General Plan. This is one of two New Growth Areas identified in the General Plan for future development. However, the project site is located within unincorporated Solano County and, as part of this project, would be annexed to the City. The East of Leisure Town Road Growth Area is within the City's UGB, which limits the location of urban development within the City until 2028.

The project site is designated as a future Specific Plan area in the City's General Plan and is also designated as a growth area as part of the East of Leisure Town Road Growth Area (City of Vacaville 2015). The City's Land Use Designations figure (City of Vacaville 2015, Figure LU-6) designates various portions of the project site Residential Low Density (3.1- 5.0 units/acre), Residential Low-Medium Density (5.1-8.0 units/acre), Residential Medium Density units/acre), Residential High Density (20.1-24.0 du/acre), Neighborhood Commercial, Agricultural Buffer, and Park. The project site does not currently include City of Vacaville zoning because it is located outside of the City limits. The project applicant is requesting the site be pre-zoned RL-6 (Residential Low Density – 6,000 sq. ft. minimum lot size), RL-5 (Residential Low Density – 5,000 sq. ft. minimum lot size), RLM-4.5 (Residential Low Medium Density - 4,500 sq. ft. minimum lot size), RLM-3.6 (Residential Low Medium Density – 3,600 sq. ft. minimum lot size), RMH (Residential Medium High Density – 14.1 to 20.0 du/gdac), CN (Neighborhood Commercial), CF (Community Facility – for park, well site, detention basin, roads), PARK (Special zoning for the public and private park sites within the Specific Plan), OS (Open Space), and AB (Agricultural Buffer Overlay).

The proposed project would include discretionary approvals by the City of Vacaville including the following:

- Amend the General Plan land use diagram;

## Agenda Item 7.A: Action Item – CEQA Resolution

- Adopt the Farm at Alamo Creek Specific Plan;
- (Pre) Zone the project site, including approval for annexation;
- Approve the tentative subdivision map creating the subdivision of land;
- Adopt the Development Agreement; and
- Amend the Comprehensive Annexation Plan and agree to annex the project site into the Vacaville city limits.

## II. FINDINGS FOR CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT FOR THE FARM AT ALAMO CREEK SPECIFIC PLAN PROJECT

The City Council finds, based on substantial evidence in the record of this proceeding, that the Final EIR for the Farm at Alamo Creek Specific Plan, which consists of the Draft EIR and technical appendices, and the Final EIR, has been completed in accordance with the requirements of the CEQA, the CEQA Guidelines, the Vacaville Land Use and Development Code and all other applicable laws and regulations.<sup>1</sup>

Specifically, the City Council finds, based on substantial evidence in the record of this proceeding, that:

1. The City of Vacaville caused the EIR for the proposed project to be prepared pursuant to CEQA, the CEQA Guidelines, and the City of Vacaville Land Use and Development Code.

2. A Notice of Preparation (NOP) of the Draft EIR was filed with the Governor's Office of Planning and Research on June 28, 2017 and was circulated for public comments from June 28, 2017 to July 27, 2017. Notices for the NOP were mailed to other agencies (local and Federal) and to interested persons and adjacent property owners. Notices for the NOP were also posted on Leisure Town Road, in and near the project area, at the County Clerk's Office and in Vacaville City Hall. Comments were received on the NOP and were subsequently incorporated into the Draft EIR.

3. A Notice of Completion (NOC) and copies of the Draft EIR were distributed to the State Clearinghouse on June 28, 2017 to those public agencies that have jurisdiction by law with respect to the project and to other interested parties and agencies. The comments of such persons and agencies were sought, including by direct communication to agency staff. Additional copies of the Draft EIR were distributed (delivered or mailed) by the City to persons and agencies who requested them.

4. A Notice of Availability (NOA) for the Draft EIR was distributed to all responsible and trustee agencies, other local and Federal agencies, interested groups, organizations, adjacent property owners and businesses, and individuals on March 7, 2018 for the Draft EIR. Copies of the NOA were posted in and around the project area on March 7, 2018. The NOA

---

<sup>1</sup> CEQA is codified at sections 21000, et seq. of the California Public Resources Code. The CEQA Guidelines are set forth at California Code of Regulations, Title 14, sections 15000, et seq. The Vacaville Land Use and Development Code is set forth at Title 14 of the Vacaville Municipal Code. The custodian of the record of this proceeding is the City of Vacaville, Community Development Department, 650 Merchant Street, Vacaville, California.

## Agenda Item 7.A: Action Item – CEQA Resolution

stated that the City of Vacaville had completed the Draft EIR and that copies were available at the City of Vacaville, Planning Division, 650 Merchant Street, Vacaville, at the Solano County Library, 1000 Ulatis Drive, Vacaville and that the document was posted on the City of Vacaville website. The notice also indicated that the official public review period for the Draft EIR would be from March 7, 2018 to April 20, 2018.

A copy of the NOA was posted with the Solano County Clerk/Recorder's Office on March 7, 2018. The NOA was also posted at Vacaville City Hall on March 7, 2018.

5. An official forty-five (45) day public review period for the Draft EIR was established by the State Clearinghouse. The official public review period began on March 7, 2018. The public review period thus ended on April 20, 2018.

6. On March 20, 2018, the City Planning Commission held a public hearing to accept verbal comments on the Draft EIR. Comments received at that hearing are included and responded to in the Final EIR.

7. On September 21, 2018, the City mailed notices to interested persons, adjacent and nearby property owners, State, Federal and local agencies advising that the Final EIR would be available on September 27, 2018 and advising of a Planning Commission meeting and public hearing to discuss the project and EIR on October 2, 2018. The City posted notices advising of the Final EIR availability at the County Clerk, in Vacaville City Hall and on the City website. On September 27, 2018, the City made the Responses to Comments and Final EIR available to the public at the City's offices, on the City's website, at the Town Square Library in downtown Vacaville, and at the Solano County Library, 1000 Ulatis Drive, Vacaville and delivered or sent by email the Final EIR response to the Solano Irrigation District, Solano County Planning, Solano County Local Agency Formation Commission, the Yolo-Solano Air Quality Management District, and the State Regional Water Quality Control Board (the agencies who had commented on the Draft EIR). The Final EIR was also posted on the City's website. On September 21, 2018 notices were posted on the site advising of the public hearing on October 2, 2018. A notice for the Planning Commission hearing and indicating the availability of the Final EIR was placed in The Reporter newspaper on September 22, 2018.

8. On October 12, 2018 the City mailed notices to interested persons, adjacent and nearby property owners, State, Federal and local agencies advising that the City Council would hold a public hearing to consider the Farm at Alamo Creek Specific Plan project actions on October 23, 2018. The City posted notice of the City Council hearing and of the availability of all environmental documents at Vacaville City Hall, and on the City website. The EIR and project information was previously posted on the City website. Signs advising of the public hearing were posted on and near the site on October 13, 2018. On October 13, 2018, the City Council continued the hearing to November 13, 2018.

9. The following information is incorporated by reference and made part of the record supporting these findings:

A. The Draft and Final EIR, and their appendixes and all documents referenced in, relied upon or incorporated by reference in those documents.

B. The Mitigation Monitoring and Reporting Program attached hereto as Exhibit C to the resolution certifying the Farm at Alamo Creek EIR, and the Findings of Fact, Statement of

## Agenda Item 7.A: Action Item – CEQA Resolution

Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 2015 Vacaville General Plan Update attached as Exhibit A to said resolution.

C. Testimony, documentary evidence, and all correspondence submitted or delivered to the City in connection with the Planning Commission and City Council hearings on this project and the associated EIR.

D. All staff reports, memoranda, maps, letters, minutes of meetings, and other documents relied upon or prepared by City staff relating to the project, including but not limited to, City of Vacaville General Plan and Draft and Final Environmental Impact Report for the City of Vacaville General Plan Update and Energy and Conservation Strategy (ECAS), City of Vacaville, 2015, and the Initial Study for the Farm at Alamo Creek Specific Plan Project.

Based on the foregoing, and all substantial evidence in the record of this proceeding, the City Council hereby finds, declares, and certifies that:

1. The EIR was prepared, published, circulated and reviewed and completed in accordance with the requirements of CEQA, the CEQA Guidelines and the Vacaville Land Use and Development Code, and constitutes an adequate, accurate, objective and complete Final EIR in accordance with the requirements of CEQA, the CEQA Guidelines and the Vacaville Land Use and Development Code.

2. The EIR consists of the Draft EIR, the Final EIR, appendices, and any documents or materials cited or incorporated by reference in the EIR and its appendices.

3. The EIR has been presented to the City Council and that the City Council has reviewed it, and considered the information contained therein prior to acting on the proposed project and finds that the EIR reflects the independent judgment and analysis of the City of Vacaville.

4. The EIR reflects the best efforts of the City of Vacaville to undertake all reasonably feasible and prudent actions to discover, analyze, disclose and mitigate all potentially significant environmental impacts of the proposed project.

5. The changes and additions to the Draft EIR made in Response to Comments do not constitute “significant new information” within the meaning of Public Resources Code section 21092.1, and therefore recirculation of the Draft EIR and/or Responses to Comments for public review and comment is not required.

6. The EIR has been presented to the City Council and that the City Council has reviewed and considered the information contained therein and in the record supporting the EIR prior to making these findings or taking action on the proposed Farm at Alamo Creek Specific Plan and applications related thereto.

7. The City Council hereby adopts the following Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring Plan to require and ensure that all mitigation measures found to be reasonably feasible and effective are implemented as conditions of project approval.

### III FINDINGS OF FACT REGARDING THE POTENTIAL ENVIRONMENTAL IMPACTS ADEQUATELY ANALYZED IN THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

On August 11, 2015, the City of Vacaville City Council certified the General Plan EIR (SCH # 2011022043) and approved the City of Vacaville General Plan. A Modified Initial Study has been prepared (Appendix B to the Draft EIR) to identify and assess the anticipated environmental impacts of the proposed project that were not adequately covered by the General Plan EIR. The environmental analysis in the Modified Initial Study is based on CEQA Section 21094 and Sections 15168 and 15183 of the CEQA Guidelines, which governs program EIRs and projects consistent with a general plan or community plan. Under these sections, the program EIR, in this case the General Plan EIR, serves as a basis for the Modified Initial Study to determine if project-specific impacts would occur that are not adequately covered in the previously certified EIR. Here, the proposed project's land uses and development assumptions are consistent with the City's General Plan and the General Plan EIR and therefore the project is within the scope of the General Plan and the General Plan EIR. The Modified Initial Study provides an analysis of whether the General Plan EIR adequately analyzes the environmental impacts of the proposed project. The Modified Initial Study indicates whether the proposed project would result in significant impacts that: (1) are peculiar to the project or the project site; (2) were not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, and are determined to have a more severe adverse impact than discussed in the General Plan EIR. Such impacts are evaluated in the Draft EIR. Pursuant to CEQA Section 21094, if approved, the project would be required to be conditioned or otherwise obligated to mitigate to the extent feasible, the significant environmental effects identified in the General Plan EIR that are not further analyzed in this EIR. The Modified Initial Study identifies the policies and mitigation measures developed during the environmental review of the General Plan and discusses how the proposed project would comply with those policies and measures.

Based on the analysis found in the Modified Initial Study, the project's potential environmental impact related to the following topics were determined to be adequately covered in the General Plan EIR and the City Council hereby reaffirms the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 2015 Vacaville General Plan Update and Energy and Conservation Strategy (ECAS) related to the following impacts for the reasons described in the Section 2.3 of the EIR:

- Aesthetics
- Agricultural and Forestry Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Mineral Resources
- Noise
- Population and Housing
- Public Services

## Agenda Item 7.A: Action Item – CEQA Resolution

- Recreation

Findings of fact regarding potential environmental impacts identified in the Environmental Impact Report for the proposed Farm at Alamo Creek Specific Plan

*Significant or potentially significant impacts that are avoided or reduced to a less-than-significant level.*

*Finding:* As authorized by Public Resources Code section 21081 and CEQA Guidelines 15091, 15092, and 15093, the City finds that, unless otherwise stated, all of the changes or alterations to the proposed project listed below have been required in, or incorporated into, the project which mitigate or avoid the significant or potentially significant environmental impacts listed below, as identified in the EIR, that these mitigation measures will be effective to reduce or avoid the potentially significant impact as described in the EIR, and that these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City of Vacaville to implement or enforce. These Findings of Fact are supported by substantial evidence in the record of proceedings before the City, including the analysis for each impact set forth in the EIR which is incorporated herein by this reference

- Air Quality Impact 4.1-1
- Biological Resources Impact 4.2-1
- Biological Resources Impact 4.2-2
- Biological Resources Impact 4.2-3
- Biological Resources Impact 4.2-5
- Biological Resources Impact 4.2-6
- Cultural Resources Impact 4.3-1
- Cultural Resources Impact 4.3-3
- Cultural Resources Impact 4.3-4
- Cultural Resources Impact 4.3-5
- Transportation and Circulation Impact 4.7-1
- Transportation and Circulation Impact 4.7-3
- Transportation and Circulation Impact 4.7-4
- Transportation and Circulation Impact 4.7-5, except at Leisure Town Road at I-80 EB Ramps (#1), Nut Tree Road at Ulatis Drive (#10), Allison Drive at Nut Tree Parkway (#12), and Peabody Road at Elmira Road (#17) intersections.

*Significant or potentially significant impacts that cannot be avoided*

*Finding:* The City Council finds that the following impacts are significant and unavoidable for those reasons set forth in the EIR.



## Agenda Item 7.A: Action Item – CEQA Resolution

- Air Quality Impact 4.1-2
- Air Quality Impact 4.1-5
- Transportation and Circulation Impact 4.7-5 at Leisure Town Road at I-80 EB Ramps (#1), Nut Tree Road at Ulatis Drive (#10), Allison Drive at Nut Tree Parkway (#12), and Peabody Road at Elmira Road (#17) intersections.

### Evaluation of Alternatives

CEQA mandates that an EIR evaluate a reasonable range of alternatives to the project or the project location that generally reduce or avoid potentially significant impacts of the project. CEQA requires that every EIR evaluate a “No Project” alternative. Alternatives provide a basis of comparison to the project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonable feasible options for minimizing environmental consequences of a project.

Alternatives to the proposed project are:

Alternative 1: No Project/No Development Alternative – Which assumes the project site would remain in its current undeveloped condition.

Alternative 2: No Project/Existing General Plan Land Use Alternative - This alternative assumes the project would be developed consistent with the current General Plan land use designation which includes a designation of Urban Reserve on approximately one third of the project site. Under this alternative approximately 488 residential units would be developed in the western portion of the site while 252 residential units and the detention basin would not be developed in the eastern portion of the site. This area would remain consistent with existing agricultural use, as shown in Figure 6-1 of the EIR.

Alternative 3: Reduced Intensity Alternative – This alternative assumes a reduction in the total number of residential units to a total of 676 (514 residential low-density, 162 residential medium-high density), 6.5 acres in neighborhood commercial uses and 17 acres in parks, as shown in Figure 6-2 of the EIR.

#### *Alternative 1: No Project/No Development Alternative*

The No Project/No Development Alternative considers the effects of forgoing the project entirely, and leaving the project site in its current, undeveloped condition. Under the No Project/No Development Alternative, the proposed project would not be adopted. The approved buildout for the Specific Plan area as set forth in the General Plan would not be developed and the project site would not be annexed into the City. In addition to not providing up to 768 residential units, over 40 acres of parks, open space and trails, and improvements to the transportation network, the No Project/No Development Alternative would not provide a Community park or a Play-4-All park. Under this alternative, the project site would not be zoned and developed in a manner consistent with the General Plan land use designations.

#### *Findings*

Specific economic, social, or other considerations make infeasible the No Project/No Development Alternative identified in the EIR as described below, each of which is an independent basis to reject Alternative 1.

## Agenda Item 7.A: Action Item – CEQA Resolution

- Alternative 1 would fail to meet any of the basic objectives of the project or of the City's General Plan.
- Alternative 1 would not meet the City's policies, General Plan or project objectives, or State policies of promoting the development of new housing.
- Alternative 1 would not meet the City's policies, General Plan or project objectives of providing neighborhood commercial sites to ensure easy access from nearby residential areas to daily commercial and service needs.
- Alternative 1 would not provide a site for a community park as contained in the City's General Plan.
- Alternative 1 would not support the City's General Plan's Land Use Plan.

*Alternative 2: No Project/Existing General Plan Land Use Alternative*

Under the No Project/Existing General Plan Land Use Alternative, approximately 60 acres currently designated as Urban Reserve in the eastern portion of the site would not be developed with 252 low-density residential units and a detention basin, as proposed under the project. Consistent with the General Plan the western portion of the site would be developed with approximately 488 residences that would include a mix of low-density residential, residential low-medium density, residential medium-density, neighborhood commercial and parks. A total of 252 residences would be developed in the western portion of the site including 26.6 acres in parks, 7.4 acres in neighborhood commercial, and a smaller detention basin would be included within one of the fields in the Community park.

*Findings*

Specific economic, social, or other considerations make infeasible the No Project/Existing General Plan Land Use Alternative identified in the EIR as described below, each of which is an independent basis to reject Alternative 2.

- Because fewer housing units would be developed, Alternative 2 would not provide housing at a scale to support the creation of public amenities including the "Play-4-All" park, open space, trails, and a community park, private amenities such as the clubhouse site, pocket parks, orchard buffer on Leisure Town Road, or be capable of attracting commercially reasonable financing
- Alternative 2 would eliminate potential housing units and bring the total number of housing units allowed in East of Leisure Town Growth area to a number below that allowed in General Plan policies and reduce housing options for potential residents.
- Alternative 2 would divide property that is under a single ownership such that part would be developed and the remainder would remain undeveloped until such time the undeveloped portion is converted from Urban Reserve and approved for development. The City Council previously acknowledged with Resolution 2017-127 that dividing the land use designations of this property was inadvertent. This would result in the owner having to propose two projects: one now and one at a later date. This would result in economic impacts of doubling processing time and costs. It also would not allow for comprehensive planning of the entire project site at one time.

*Alternative 3: Reduced Intensity Alternative*

The Reduced Density Alternative would reduce the total number of residential units to be developed to 676 units (a reduction of 92 units). Under this alternative there would be 514 single family units, 162 medium high density units, 6.5 acres of neighborhood commercial, and 17

acres in parks, as shown in Figure 6-3 of the EIR. The detention basin would remain in the southeast portion of the project site.

### *Findings*

Specific economic, social, or other considerations make infeasible the No Project/Existing General Plan Land Use Alternative identified in the EIR as described below, each of which is an independent basis to reject Alternative 3.

- Alternative 3 would result in generally the same amount of land disturbance as the proposed project, and would fail to avoid or lessen several of the project's impacts.
- By reducing the overall density across the project site and reducing the acreage of neighborhood commercial and parks uses, the Alternative 3 would not meet the project's objectives of providing for orderly and well-planned development and housing at a scale and density appropriate to the project site and that supports the creation of public amenities.
- As the reduced density of residential units would allow for less available acreage for parks uses (because a smaller number of units would be spread over a greater amount of land area), the Alternative 3 would not include a density that also provides the amount of public amenities included within the proposed project.
- Alternative 3 would not be consistent with the land use designations for the project site in the City's General Plan and would require an amendment to the General Plan.

### Absence of New Information

The City recognizes the Final EIR incorporates information obtained and produced after the Draft EIR was completed, and that the Final EIR contains additions, clarifications, and modifications to the Draft EIR. The City has reviewed and considered the Final EIR and all of this information. The Final EIR does not add significant new information to the Draft EIR that would require recirculation of the Draft EIR under CEQA. The new information added to the Final EIR does not involve a new significant environmental impact, a substantial increase in the severity of an environmental impact, or a feasible mitigation measure or alternative considerably different from others previously analyzed that the project sponsor declines to adopt and that would clearly lessen the significant environmental impacts of the Project. No information indicates that the Draft EIR was inadequate or conclusory or that the public was deprived of a meaningful opportunity to review and comment on the Draft EIR. Thus, recirculation of the DEIR is not required. The City finds that the changes and modifications made to the Draft EIR after the DEIR was circulated for public review and comment do not individually or collectively constitute significant new information within the meaning of Public Resources Code section 21092.1 or the CEQA Guidelines section 15088.5.

### IV. STATEMENT OF OVERRIDING CONSIDERATIONS

As explained above, the City has required changes or alterations to the project, and has incorporated these as conditions of approval, to mitigate or avoid the project's potentially significant impacts. To the extent those changes or alterations are within the responsibility or jurisdiction of the City of Vacaville to implement or enforce, and the City finds them to be feasible and effective, the City has found that the potentially significant impacts will be reduced to a less-than-significant level. In some cases, however, there are no feasible measures available or measures are not within the City's jurisdiction to avoid or reduce the potential impacts to a less-than-significant level. Accordingly, the City finds above that certain impacts of the proposed project will remain significant and unavoidable.

## Agenda Item 7.A: Action Item – CEQA Resolution

Pursuant to CEQA section 21081 and CEQA Guideline 15093, however, the City hereby finds that the specific overriding economic, legal, social, technological, and other benefits of the project outweigh these significant and unavoidable impacts. The specific reasons for this finding, based on substantial evidence in the record constitute the following “Statement of Overriding Considerations.”

On the basis of the above findings and the substantial evidence in the record of this proceeding, the City specifically finds, and therefore makes this Statement of Overriding Considerations, that as a part of the process of obtaining project approval, all significant effects on the environment with implementation of the project have been eliminated or substantially lessened where feasible. Furthermore, the City has determined that any remaining significant effects on the environment found to be unavoidable are acceptable due to the following overriding considerations, each of which is an independent and sufficient basis to override the project’s significant and unavoidable impacts:

1. The proposed project assists with the implementation of the City’s General Plan Land Use Plan and Land Use policies that support the orderly development of the East of Leisure Town Growth Area.
2. The proposed project fulfills pressing land use needs in the City, namely the provision of additional housing, neighborhood commercial uses, an additional community park, pocket parks, and open space.
3. The proposed project provides appropriate environments for housing for households of a variety of incomes, including potentially low, moderate- and above-moderate-income households, and including housing designed to attract business executives and professionals.
4. The proposed project provides a diversity of single family lot sizes consistent with General Plan goals of providing a diversity of housing types.
5. The proposed project provides for attached duet lots, which is a housing product that is in short supply in the community and would be help meet pressing housing needs for residents of a variety of income levels and household sizes.
6. The project provides community features such as a clubhouse facility, trails, an orchard buffer, open spaces, and a community garden area that are of superior quality to standard residential developments and that are consistent with the General Plan vision of high quality design.
7. The proposed project provides neighborhood commercial sites that will provide close convenient services to the residents of the project and the surrounding area. This will help the City meet goals of reducing the distances residents need to travel for basic services.
8. The proposed project would include creation of a new parks and recreational areas to serve new residents of the development as well as residents of existing homes in the area and throughout the City, and incorporates a plan for development of the open space areas in a timely manner and with a financing plan that will assist the City in providing additional city-wide recreational resources effectively.

Agenda Item 7.A: Action Item – CEQA Resolution

9. The project provides for improvements to existing streets that will improve safety for pedestrians, bicyclists, and vehicle travel.
10. The project provides for utility facilities that are envisioned in the General Plan.
11. The project provides a site for a new well-site for the City's municipal water supply.

V. Environmental Review Conclusion

Based on the facts and findings above, the project meets the specific plan criteria.

**LAFCO RESOLUTION NO. 2023-**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY APPROVING THE DETACHMENT OF LANDS FROM SOLANO IRRIGATION DISTRICT GENERALLY REFERRED TO AS COMMERCIAL PROPERTY IN THE CITY OF VACAVILLE (APN 0138-010-010 & -020) (LAFCO PROJECT 2023-03)**

**WHEREAS**, a resolution-making application for the proposed detachment of certain territory from the Solano Irrigation District (SID) in Solano County was filed with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the Solano Irrigation District; and,

**WHEREAS**, SID requested to detach two parcels totaling 5.41 acres east of Leisure Town Road and north of Elmira Road within the City of Vacaville; and,

**WHEREAS**, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of April 3, 2023; and,

**WHEREAS**, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56663, because it consists of detachment only, and 100% of landowners have given their 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 City of Vacaville, as lead agency for the Farm at Alamo Creek Specific Plan has certified an environmental impact report (EIR) (SCH 2017062068) on November 13, 2018, the Commission, as the responsible agency, has reviewed and considered the environmental documents prepared and approved by the City of Vacaville including the EIR, findings, overriding considerations, mitigations, mitigation monitoring plans, and related documents; 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, applicable municipal service reviews, the specific plan, and the City’s general plan; 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:

**Commissioners**

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

**Alternate Commissioners**

Robert Guerrero • Ron Kott • Mitch Mashburn

**Staff**

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

1. The subject detachment is consistent with the District's SOI; the proposal area will be removed from the District's SOI as part of the Commission's action.
2. The subject detachment allows the City of Vacaville and the Solano Irrigation District to comply with a joint powers agreement and understanding that the subject property shall be detached from the District's service area and that City will provide potable and non-potable water prior to development.
3. The subject detachment eliminates the potential for duplication of two service providers to the subject property.
4. The subject proposal area is "uninhabited" as defined by Government Code (GC) §54046. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal therefore; the Commission waives the conducting authority proceedings/protest hearing.
5. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
6. The environmental documents were approved by the City of Vacaville as the lead agency on November 13, 2018 (SCH #2017062068) and are found to satisfy the requirements of the California Environmental Quality Act (CEQA). The environmental impacts of the change of organization have been disclosed and adequately addressed by the lead agency and the potential environmental effects have been adequately mitigated. The City of Vacaville has fulfilled its obligations under CEQA and the EIR and associated environmental documents for the Farm at Alamo Creek Specific Plan adequately disclose and describe the subject change of organization project.
7. The subject detachment is in the best interests of the citizens within the affected area.
8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.
9. The subject detachment will result in a loss of \$619.71 tax base from SID and a gain of the same amount for the City of Vacaville.
10. The District has collected all applicable detachment fees per the agreement between the City and the District.

**NOW, THEREFORE, BE IT HEREBY RESOLVED, DETERMINED AND ORDERED** as follows:

1. The Commercial Property detachment from SID is approved, subject to the conditions listed below.
2. Said territory is detached 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 considered the Environmental Impact Report and related environmental documents adopted by the Lead Agency. LAFCO hereby adopts the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program prepared and adopted by the Lead Agency marked “Exhibit B” and by this reference incorporated herein.
4. Said territory includes approximately 5.41 acres and is found to be uninhabited, and the territory is assigned the following short form designation:  
  
Solano Irrigation District detaching Commercial Property (Vacaville)
5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.
6. The following changes of organization or reorganization are approved:  
  
Detachment from Solano Irrigation District
7. All subsequent proceedings in connection with this detachment 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. Conducting Authority proceedings are waived.
9. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.

Terms and Conditions of Approval per GC Sections: 56885, 56885.5, and 56886:

1. The Commission orders the change of organization without an election as provided by GC 56885.5.
2. Immediately following LAFCO approval, the District shall submit a warrant to LAFCO for the CA State Board of Equalization in the amount of \$350.00.
3. Immediately following LAFCO approval, the District shall submit a warrant to LAFCO for the Mapping Fee Changes at Solano County in the amount of \$119.00.
4. 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.
5. Certificate of Completion shall not be recorded until the project map and legal description are approved and signed by the Solano County Surveyor.

\*\*\*CONTINUED NEXT PAGE\*\*\*



**I HEREBY CERTIFY** that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 12th day of June 2023, by the following vote:

AYES:  
NOES:  
ABSENT:

---

Nancy Shopay, Chair  
Presiding Officer Solano LAFCO

ATTEST:

---

Christina Love, Deputy Executive Officer

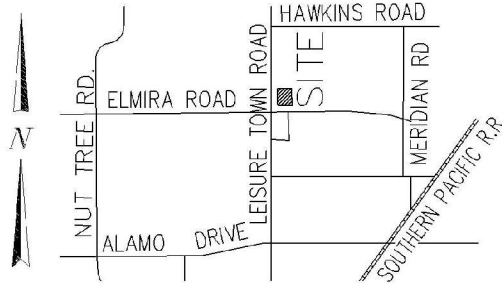
Attachments:

Exhibit A – Legal Description and Map Commercial Property

**LAFCO PROJECT NO. 2023-03  
DETACHMENT NO. 2022-320  
DETACHMENT FROM SOLANO IRRIGATION DISTRICT**

Agenda Item 7.A:  
Action Item – CEQA Resolution

Located in Section 24, Township 6 North, Range 1 West,  
Mount Diablo Base and Meridian  
City of Vacaville, County of Solano, State of California



VICINITY MAP  
Not to Scale

Geographic Description consists of 1 page.  
Plat maps consists of 1 page.

**ENGINEER’S STATEMENT:**

This legal description and exhibit of the Solano Irrigation District’s 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 \_\_\_\_\_, 2023 by or under the direction of:

\_\_\_\_\_  
Thomas A. Phillippi, RCE 32067  
Phillippi Engineering, Inc.

**SOLANO IRRIGATION DISTRICT:**

This legal description and exhibit have been reviewed and the information provided has been verified to tie to approved existing District boundaries, prior annexations and detachments.

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
Robert Holmes  
Senior Real Property and Project Manager

**COUNTY SURVEYOR’S STATEMENT:**

This legal description and exhibit meets the requirements of the State Board of Equalization, the Solano County Assessor/Recorder’s Office and confirms to the lines of assessment.

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
Danielle Goshert, PLS 8491  
Solano County Surveyor

**APPROVED BY LOCAL AGENCY FORMATION COMMISSION:**

Dated: \_\_\_\_\_, 2023

\_\_\_\_\_  
Rich Seithel, Executive Officer  
Solano LAFCO

**EXHIBIT A  
DETACHMENT NO. 2022-320  
DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT  
GEOGRAPHIC DESCRIPTION**

Agenda Item 7.A:  
Action Item – CEQA Resolution

All that certain real property situated in the City of Vacaville, County of Solano, State of California, located in Section 24, Township 6 North, Range 1 West, Mount Diablo Base and Meridian and more particularly described as follows:

Being all of APN's 0138-010-010, & 020, Solano County Records, and more particularly described as follows:

**BEGINNING** at the southeasterly corner of that parcel of land as established by Detachment No. 78-143, Vacaville Developers detachment from SID, Certificate of Completion dated and recorded November 7, 1978 as Document No. 1978-55138, Solano County Records (hereinafter referred to as Detachment No. 78-143); thence along the East line of said Detachment No. 78-143, the following courses and distance:

(1) North 00°17'12" West, 587.95 feet;

Thence (2) North 89°42'48" East , 340.14 feet,

Thence (3) South 00°17'12" East, 598.36 feet,

Thence (4) South 01°29'16" West, 110.02 feet,

Thence (5) North 88°30'44" West, 306.86 feet to a point along the east line of Detachment No. 89-218, Evanikoff detachment from SID, LAFCO Resolution No. 89-14, SID Resolution NO. 89-48, Certificate of completion dated and recorded November 29, 1989 as Document No. 890085163 (hereinafter referred to as Detachment No. 89-218),

Thence along the easterly line of said Detachment No. 89-218 (6) North 00°17'51" West, 110.05 feet to the northeast corner thereof;

Thence along the northerly line of said Detachment No. 89-218 (7) North 88°43'10" West 30.01, feet to the **Point of Beginning**.

Containing: 5.41 Acres, more or less.

End of geographic description.

This geographic description was prepared by or under the direction of:



\_\_\_\_\_  
Thomas A. Phillippi, RCE 32067

\_\_\_\_\_  
Date

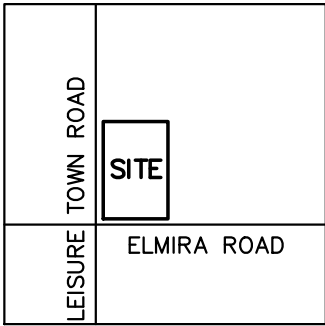
**EXHIBIT B**

SID DETACHMENT 2022-320  
5.41± ACRES TOTAL

Agenda Item #A:  
Action Item - CEQA Resolution



SCALE 1"=100'



VICINITY MAP - N.T.S.

DETACHMENT NO. 78-143  
VACAVILLE DEVELOPERS  
CERTIFICATE OF COMPLETION  
11/07/1978 NO. 1978-55138

LEISURE TOWN ROAD

(1) N00°17'12"W 587.95'

(2) N89°42'48"E 340.14'

APN 138-010-011

(3) N00°17'12"W 598.36'

598.36'

POB

30.01'  
110.05'

(6) N00°17'51"W

(7) N88°43'10"W

ELMIRA ROAD

306.86'

(5) N88°30'44"W

SECTION 24, T.6N., R.1W., M.D.B& M.

(4) N01°29'16"E 110.02'

DETACHMENT AREA

EXISTING SOLANO IRRIGATION DISTRICT BOUNDARY

CENTERLINE

DETACHMENT NO. 89-218  
EVANIKOFF  
LAFCO RESOLUTION NO.  
89-14



SID RESOLUTION NO. 89-48  
CERTIFICATE OF COMPLETION  
11/29/1989 NO. 890085163

PROJECT NAME/LOCATION:

**SID DETACHMENT 2022-320**  
6140 & 6144 LEISURE TOWN  
VACAVILLE, CA 95687

DRAFTED BY: MLE  
CHECKED BY: PEI  
PROJECT NO.: 20190600  
DWG NAME: 20190600 SID  
ISSUE DATE: 04/18/23

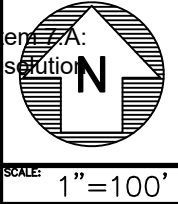


**PHILLIPPI ENGINEERING**  
CIVIL ENGINEERING - LAND SURVEYING  
425 MERCHANT STREET VACAVILLE, CA 95688  
P.O. BOX 6556 VACAVILLE, CA 95696  
OFFICE (707) 451-6556 FAX (707) 451-6555

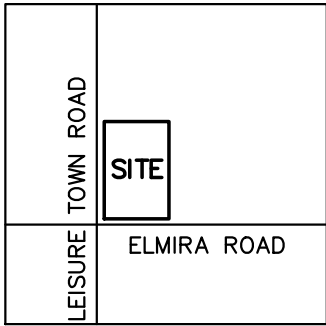
AREA CALCULATIONS

NEW PARCEL 1 = ±0.98 ACRES  
 NEW PARCEL 2 = ±1.23 ACRES  
 CREEK DEDICATION = ±1.13 ACRES  
 SUBTOTAL = ±3.34 ACRES  
 LEISURE TOWN ROAD = ±0.96 ACRES  
 ELMIRA ROAD = ±0.78 ACRES  
 IRREVOCABLE OFFER OF DEDICATION = ±0.33 ACRES  
 TOTAL = ±5.41 ACRES

Agenda Item #A:  
 Action Item - CEQA Resolution



APN 138-010-011



VICINITY MAP - N.T.S.

IRREVOCABLE OFFER OF DEDICATION (202200058409)  
 ROAD DEDICATION (201400091244)  
 DETACHMENT NO. 78-143  
 VACAVILLE DEVELOPERS  
 CERTIFICATE OF COMPLETION  
 11/07/1978 NO. 1978-55138

ROAD DEDICATION (201400091248)  
 ROAD DEDICATION (201400091244)

IRREVOCABLE OFFER OF DEDICATION 0.33± ACRES (202200058409)

DETACHMENT NO. 89-218  
 EVANIKOFF  
 LAFCO RESOLUTION NO. 89-14  
 SID RESOLUTION NO. 89-48  
 CERTIFICATE OF COMPLETION  
 11/29/1989 NO. 890085163



LEISURE TOWN ROAD

NEW PARCEL 2  
 AREA = 1.23± AC.  
 (202200058832)

NEW PARCEL 1  
 AREA = 0.98± AC.  
 (202200058832)

CREEK DEDICATION  
 1.13± ACRES  
 (202200058594)

ELMIRA ROAD

DETACHMENT AREA

EXISTING SOLANO IRRIGATION DISTRICT BOUNDARY

CENTERLINE

16.31' SECTION 24, T.6N., R.1W., M.D.B& M.

PROJECT NAME/LOCATION:

**SID DETACHMENT 2022-320**  
 6140 & 6144 LEISURE TOWN  
 VACAVILLE, CA 95687

DRAFTED BY: MLE  
 CHECKED BY: PEI  
 PROJECT NO.: 20190600  
 DWG NAME: 20190600 SID  
 ISSUE DATE: 04/18/23



**PHILLIPPI ENGINEERING**  
 CIVIL ENGINEERING - LAND SURVEYING  
 425 MERCHANT STREET VACAVILLE, CA 95688  
 P.O. BOX 6556 VACAVILLE, CA 95696  
 OFFICE (707) 451-6556 FAX (707) 451-6555

**ATTACHMENT A**

## LAFCO RESOLUTION NO. 19-02

**RESOLUTION MAKING DETERMINATIONS, ADDING CONDITIONS, AND APPROVING****The Farm at Alamo Creek Annexation to the City of Vacaville  
(LAFCO PROJECT 2018-06)**

**WHEREAS**, a resolution making application for the annexation of certain territory to the City of Vacaville was filed with the Executive Officer of this Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act, commencing with Section §56000, et seq. of the Government Code by the City of Vacaville; 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 4, 2019; and

**WHEREAS**, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56662 because it consists of annexations and detachments only, and 100% of landowners have given their 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 City of Vacaville, as lead agency for The Farm at Alamo Creek Specific Plan has certified an environmental impact report (EIR) (State Clearing House #2017062068) on November 13, 2018, the Commission, as the responsible agency, has considered the environmental documents prepared and approved by the City of Vacaville including the EIR, findings, overriding considerations, mitigations and mitigation monitoring plans, and related documents; and

**WHEREAS**, the City of Vacaville has determined to amend its General Plan to redesignate a portion of the property from "Urban Reserve"/Long Term SOI to Near Term SOI, and LAFCO concurs that an update the SOI to reflect moving it from the Long Term Sphere to the Near Term Sphere is appropriate; 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 Executive Officer's report and recommendation, the environmental document and determination, plans for providing service, spheres of influence, and applicable general and specific plans;

**WHEREAS**, the Commission does hereby make the following findings and determinations regarding the proposal:

1. The proposal is consistent with the City's municipal service review and comprehensive annexation plan, and with the concurrent update to the sphere of influence, is consistent with the sphere of influence of the City of Vacaville.
2. The Commission has reviewed the Airport Land Use Commission's (ALUC) Travis Land Use Compatibility Consistency Analysis for the Farm at Alamo Creek reorganization and supports ALUC's determination that the proposal is consistent with the Travis Air Force Base Land Use Compatibility Plan.
3. The Commission has considered the factors in the review of a proposal pursuant to California Government Code Section 56668 subsections a-q.
4. The Commission determines the Farm at Alamo Creek Specific Plan reorganization is consistent with the Commission's adopted written Standards.
5. The Commission waives the Conducting Authority Proceeding pursuant to Government Code Section 56662.

**NOW, THEREFORE, BE IT HEREBY RESOLVED AND ORDERED** as follows:

1. The Sphere of Influence for the City of Vacaville is hereby updated to move the property designated in Exhibit A to this Resolution, of approximately 60 acres of APN 0138-010-050 from the Long Term area of the City Sphere to the Near Term Sphere.
2. The Farm at Alamo Creek Annexation to the City of Vacaville is approved, subject to conditions listed below:
  - a. The Executive Officer shall not sign and record the Certificate of Completion until after receipt of confirmation from the Solano County Resource Management Department that the Lot Line Adjustment has been finalized for Assessor Parcel Number (APN) 0138-010-050, and after the Solano County Surveyor has reviewed the map and geographic description to ensure the proposed city boundary correctly depicts the newly created property line for the subject APN.
  - b. Prior to construction and recordation of final maps, The Farm at Alamo Creek Specific Plan area shall detach from the Solano Irrigation District (SID) using the criteria established in the latest amended 1995 Master Water Agreement between SID and the City of Vacaville.
  - c. The Reorganization is approved in reliance on the expected compliance

by the Developer with the terms of the Vacaville Fire Protection District Mitigation Agreement, Attachment L to the Staff Report.

3. Said proposal is assigned the following short form designation:

The Farm at Alamo Creek Annexation to the City of Vacaville

4. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the environmental documents adopted by the Lead Agency, which contains measures that mitigate all potentially significant environmental impacts except for those impacts identified in the EIR for which a Statement of Overriding Considerations has been made. LAFCO hereby adopts such mitigation measures and adopts the Statement of Overriding Considerations attached hereto as Exhibit C.
5. 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.
6. The following concurrent actions are hereby approved:

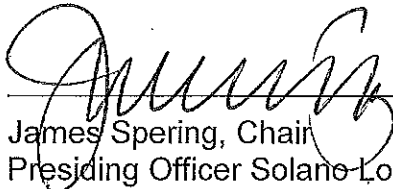
Update of the City SOI  
Annexation to the City of Vacaville  
Detachment from the Vacaville Fire Protection District  
Detachment from the Solano County Lighting Service Area

7. The proposal area shall be removed from the spheres of influence of the: City of Vacaville, the Vacaville Fire Protection District, and Solano County Lighting Service Area concurrent with the subject reorganization.
8. The Detachment from the Vacaville Fire District is approved in reliance on the agreement between the Developer and the District to pay a detachment fee in mitigation to the District for the detachment.
9. All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries, conditions, and terms specified in this resolution.
10. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act.
11. The effective date of said reorganization shall be the date of recording of the Certificate of Completion.



The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 11th day of February, 2019, by the following vote:

- AYES: Kott, Price, Shopay, Spering, and Vasquez
- NOES: none
- ABSENT: none
- ABSTAIN: Rowlett

  
James Spering, Chair  
Presiding Officer Solano Local Agency  
Formation Commission


ATTEST:  
  
Michelle McIntyre, Clerk to the Commission

EXHIBIT A

LAFCO PROJECT NO. 2018-06  
THE FARM AT ALAMO CREEK  
ANNEXATION TO THE CITY OF VACAVILLE  
GEOGRAPHIC DESCRIPTION

Being a portion of Sections 13 & 24, Township 6 North, Range 1 West,  
Mount Diablo Base and Meridian  
City of Vacaville, County of Solano, State of California

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

**ENGINEER'S STATEMENT:**

This description and exhibit of "The Farm" 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 MARCH 26, 2019 by or under the direction of:




Thomas A. Phillippi, RCE 32067  
Phillippi Engineering, Inc.



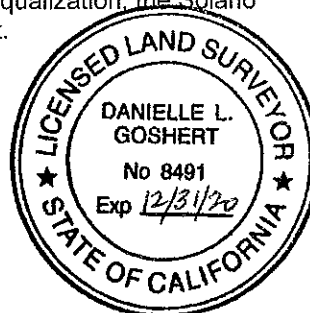
**COUNTY SURVEYOR'S STATEMENT:**

This description and exhibit meets the requirements of the State Board of Equalization, the Solano County Assessor/Recorder's Office and confirms to the lines of assessment.

Dated: MARCH 18, 2019

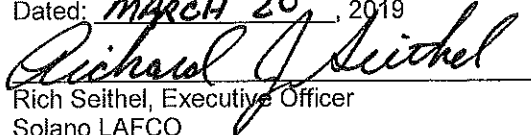


Danielle L. Goshert, PLS 8491  
Acting Solano County Surveyor



**APPROVED BY LOCAL AGENCY FORMATION COMMISSION:**

Dated: MARCH 20, 2019

  
Rich Seithel, Executive Officer  
Solano LAFCO

**EXHIBIT A**

**LAFCO PROJECT NO. 2018-06  
THE FARM AT ALAMO CREEK  
ANNEXATION TO THE CITY OF VACAVILLE  
GEOGRAPHIC DESCRIPTION**

The land referred to is situate in the unincorporated area of the County of Solano, State of California, and is described as follows:

Being a portion of Sections 13 & 24, Township 6 North, Range 1 West, Mount Diablo Base and Meridian, and being all that land lying east of Leisure Town Road, north of Elmira Road, west of the westerly line of that Pacific Gas & Electric Right-Of-Way described in Book 268 of Deeds, Page 328, Solano County Official Records, and lying south of the north line of Hawkins Road, further described as follows:

**Beginning** at a point on the City of Vacaville/Solano County Limit line, said point being the intersection of the east line of Leisure Town Road with the north line of Hawkins Road, also being a point on the easterly line of the Leisure Town Road, Annexation #118, Resolution No. 1987-E-4; thence leaving said City/County Limit Line, east along said north line, as said north line is described in the Quitclaim Deed recorded as Document #201100102692, Solano County Official Records,

(C01) North 88°14'59" East, 2664.26 feet to a point of intersection with the northerly prolongation of the east line of the Lands of Solano Irrigation District (SID) described in Book 1146, Page 363, said Solano Records; thence south along said northerly prolongation and the east line thereof,

(C02) South 00°19'47" East, 1312.73 feet to the northwest corner of Parcel Four as described in that Grant Deed recorded as Document #201400023688, Solano County Official Records; thence along the north line thereof,

(C03) North 89°28'47" East, 1206.45 feet to a point of intersection with the west line of that Pacific Gas & Electric Right-Of-Way described in Book 268 of Deeds, Page 328, Solano County Official Records; thence south along said Right-Of-Way,

(C04) South 00°02'07" East, 1655.62 feet to a point on the north line of the old Southern Pacific Railroad right-of-way, now owned by Bay Ventures per Document #1996-00010327, Solano County Official Records, said north line also being the City of Vacaville & County of Solano Limit Line as shown on the Elmira Road, Addition No. 4, Annexation #70, Resolution No. 1972-P-4; thence westerly and northerly along said Limit Line, the following three (3) arcs, courses and distances:

(C05) North 81°08'57" West, 1096.88 feet to the beginning of a curve to the left; thence

(C06) westerly along said curve, having a radius of 3334.00 feet, through a central angle of 07°21'47" and an arc distance of 428.45 feet, said curve subtended by a chord bearing North 84°49'51" West, 428.16 feet; thence

(C07) North 88°30'44" West, 2286.37 feet; thence

(C08) North 44°40'11" West, 38.44 feet to a point on the east line of Leisure Town Road, being the Vacaville & County of Solano Limit Line as shown on the Leisure Town Road Annexation #134, Resolution No. 1992-X-7 (Cooper Station) & Leisure Town Road Annexation #118, Resolution No. 1987-E-4 (Hilden);

**APPROVED**  
**Solano County LAFCO**  
Date: 2/11/2019 By: [Signature]

Thence along said east line, the following three (3) courses and distances:

(C09) North 01°09'00" West, 563.50 feet; thence

(C10) South 89°43'16" West, 34.23 feet; thence

(C11) North 00°17'12" West, 1963.73 feet to the point of intersection with the south line of Hawkins Road;

Thence continuing northerly along said City/County Limit line,

(C12) North 00°13'37" East, 55.03 feet to the **Point of Beginning**.

Containing 206.61 Acres, more or less.

*See Exhibit, plat to accompany description, attached hereto and made a part hereof.*

This Legal Description was prepared by or under the direction of:

  
 \_\_\_\_\_ 3.20.19  
 Thomas A. Phillippi, RCE 32067      Date



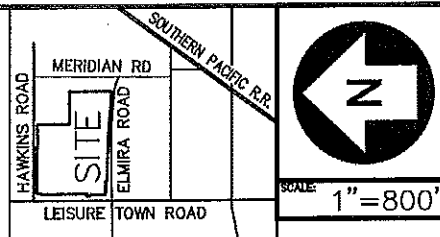
For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

**APPROVED**  
**Solano County LAFCO**  
 Date: 2/11/2019 By 

LAFCO PROJECT NO. 2018-06  
 "THE FARM AT ALAMO CREEK  
 ANNEXATION TO THE CITY OF VACAVILLE"  
 CITY OF VACAVILLE, COUNTY OF SOLANO, STATE OF CALIFORNIA  
 PORTION OF SECTIONS 13 & 24, T.6 N., R.1 W., M.D.B.& M.

DISCLAIMER:

"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 OF AN OFFER FOR SALE OF THE LAND DESCRIBED"



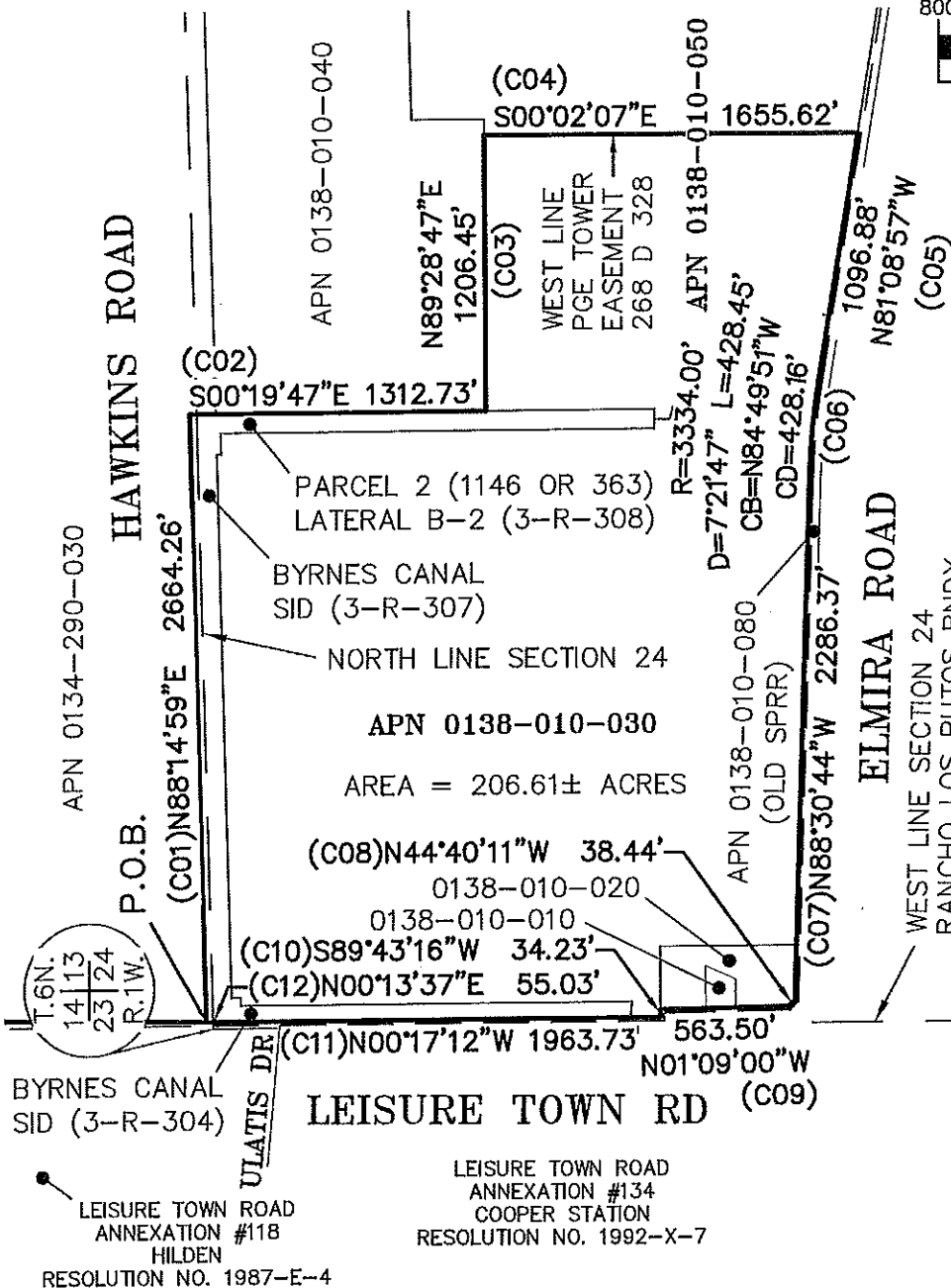
VICINITY MAP  
NOT TO SCALE

GRAPHIC SCALE



( IN FEET )

1 inch = 800 ft.



SHEET 1 OF 1

PROJECT NAME/LOCATION:  
**THE FARM AT ALAMO  
 CREEK ANNEXATION**

DRAFTED BY: GJM  
 CHECKED BY: SWT  
 PROJECT NO.: 20150030  
 DWG NAME: 20150030 Ann  
 ISSUE DATE: 01/17/19

**PHILLIPPI ENGINEERING**  
 CIVIL ENGINEERING - LAND SURVEYING  
 425 MERCHANT STREET VACAVILLE, CA 95688  
 P.O. BOX 6556 VACAVILLE, CA 95698  
 OFFICE (707) 451-6556 FAX (707) 451-6555

APPROVED

Solano County LAFCO  
 Date: 2/11/2019 by [Signature]

**ATTACHMENT B**



**SOLANO IRRIGATION DISTRICT  
RESOLUTION NO. 22-31**

**A RESOLUTION OF APPLICATION BY THE  
SOLANO IRRIGATION DISTRICT  
REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION  
TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY  
FOR THE DETACHMENT OF THE PAPIN COMMERCIAL PROPERTY  
DETACHMENT NO. 2022-320, CITY OF VACAVILLE**

At a regular meeting of the Board of Directors of Solano Irrigation District held at the District Office on the 18<sup>th</sup> day of October, 2022, the following resolution was approved and adopted:

**WHEREAS**, the Solano Irrigation District desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Act of 2000, commencing with Section 56000 of the California Government Code, for a reorganization which would detach territory from the Solano Irrigation District; and,

**WHEREAS**, This property is located within the East of Leisure Town Road area and is subject to Detachment as part of the 1995 Master Water Agreement between Vacaville and the District; and,

**WHEREAS**, the principal reasons for the proposed reorganization is to detach the Papin Commercial Property. The detachment area has been subject to a lot line adjustment that created two new parcels, an irrevocable offer of dedication and a dedication accepted by the City of Vacaville. The LLA merged and redivided APN's 0138-010-020 and 0138- 010-010 which totaled 3.34+ acres all to be detached from the District; and,

**WHEREAS**, the following agency or agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
Solano Irrigation District	Detachment

and,

**WHEREAS**, the territory proposed to be reorganized is uninhabited, and a map and description of the boundaries of the territory are attached hereto as Exhibit "A" by this reference incorporated herein; and,

**WHEREAS**, it is desired to provide that the proposed reorganization be subject to the following terms and conditions:

1. The landowner/developer has signed Work Order No. 22-3277 and has paid the estimated Detachment Fees of \$81,675.85.

**Resolution No. 22-31: Reorganization of Territory, Papin Commercial Property  
 Detachment No. 2022-320**

**•Detachment fees are as follows:**

Part 1: SID Fee Debt Portion: (formerly Detachment Fee)	\$	26,712.07	
Part 2: SID Detachment Calculation (formerly Maintenance Detachment Fee)		44,127.78	
Part 3: Agency Processing Fees:			
SID Engineering and Processing Fees			5,000.00 *
Agency Fees			
LAFCO Filing Fee	\$	5000.00	
BOE Filing Fee		350.00	
County Filing Fee (NOE)		50.00	
County Mapping Division		436.00	5,836.00
<hr/>			
<b>Total Estimated Detachment Fees</b>	<b>\$</b>	<b>81,675.85 *</b>	

All actual costs are to be paid by developers and/or landowners, at no cost to the District.

2. The parcels and roadways whose boundaries and centerlines define the boundary of the territory being annexed shall be recorded as described and shown in Exhibits “A so as to ensure that the District’s boundary line coincides with recorded boundaries; and,

**WHEREAS**, this proposal is consistent with the adopted spheres of influence for the agencies subject to this reorganization; and,

**WHEREAS**, the Papin Commercial Property was annexed to the City of Vacaville in 2019. The project must comply with The Farm at Alamo Creek Environmental Impact Report (EIR) (SCH No. 2017062068) and Mitigation Monitoring and Reporting Program (MMRP) which complies with the requirements of the California Environmental Quality Act (CEQA), and as such, no further action is required under CEQA. The District will file a Notice of Exemption identifying the detachment as a Ministerial act.

**NOW, THEREFORE**, this Resolution of Application is hereby adopted and approved by the Board of Directors of the Solano Irrigation District, and the Solano Local Agency Formation Commission is hereby requested to take proceedings for the detachment of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**Resolution No. 22-31: Reorganization of Territory, Papin Commercial Property Detachment No. 2022-320**

**PASSED AND ADOPTED** the 18<sup>th</sup> day of October, 2022, by the Board of Directors of the Solano Irrigation District, County of Solano, State of California, by the following vote:

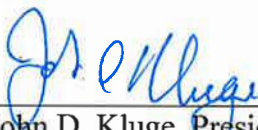
**AYES:** Herich, Sanchez, Barrett, Lum, Kluge

**NOES:** None

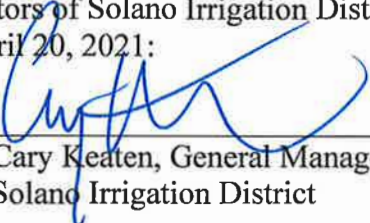
**ABSTAIN:** None

**ABSENT:** None

**DATED:** October 18, 2022

  
\_\_\_\_\_  
John D. Kluge, President of the Board of Directors  
Solano Irrigation District

**ATTEST:** I hereby certify that the foregoing Resolution was duly made, seconded and adopted by the Board of Directors of Solano Irrigation District at a regular meeting of this Board held April 20, 2021:

  
\_\_\_\_\_  
Cary Keaten, General Manager  
Solano Irrigation District