

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

**STAFF REPORT**

DATE: June 12, 2023

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

FROM: Rich Seithel, Executive Officer

SUBJECT: **2023-04 Solano Irrigation District (SID) detachment of Habitat for Humanity Property (Fairfield) (APN 028-280-210 & 028-280-300)**

**Recommendation:**

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

CONSIDER and ADOPT the LAFCO Resolution approving the detachment of lands from Solano Irrigation District within the City of Fairfield for Solano-Napa Habitat for Humanity (APN 028-280-210 & 028-280-300) (0.36 acres).

**Executive Summary:**

The Solano Irrigation District (SID) has submitted a detachment request for 0.36 acres within the City of Fairfield for Solano-Napa Habitat for Humanity development. The parcels are located at the southwest corner of Woolner Avenue and Columbus Drive, north of Alonzo Creek. With the detachment of the subject property, the land will be developed by Habitat for Humanity for qualifying low-income residential units.

The proposal before the Commission is to consider the detachment from the 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 organization or reorganization. Staff believes this is a standard SID proposal and the following staff report identifies no issues.

**I. Background:**

Habitat for Humanity (Habitat) acquired the property after the land was deemed as surplus land of the City of Fairfield Housing Authority. As a condition of the sale, Habitat entered into a Disposition and Development Agreement (DDA) to construct three homes that will be sold to qualifying low-income households. The development will remain under affordability deed restrictions for at least 45 years and will promote and advance low and moderate-income housing objectives, which benefits the City of Fairfield community.

**Commissioners**

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

**Alternate Commissioners**

Robert Guerrero • Ron Kott • Mitch Mashburn

**Staff**

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

Mala Subramanian, Lead Legal Counsel

The proposal before the LAFCO Commission allows the City to develop the site for low-income housing needs. The City of Fairfield will provide potable water, as well as other general services (sewer, fire, police, etc.).

**II. Project Description:**

The project consists of detaching two parcels, APN 028-280-210 and 028-280-300, from the Solano Irrigation District. The parcels are generally referred to as the Habitat for Humanity parcels, totaling approximately .036± acres. A draft map and geographical description are attached to the proposed LAFCO Resolution as Exhibit A, which more specifically identifies the location.

The property is vacant (uninhabited) within the City of Fairfield, zoned Residential Low-Medium.

Request for this change of organization is made subject to GC §56650 *et seq.* by SID Resolution 23-02 (Attachment A) adopted on January 17, 2023. 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 City of Fairfield’s determination that the project is exempt from CEQA under § 15315 – Minor Subdivisions.

Pursuant to Section 15096 of the CEQA Guidelines, LAFCO should consider and reaffirm the CEQA determination of the lead agency. As such, LAFCO finds this change of organization to be exempt.

**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 first provides 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 consistent with the City of Fairfield's city limit, General Plan, and tentative approval for residential development of the property. The City's development of the proposal area will consist of three homes and could increase the City population by 8 persons based on 2.7 persons per household. The assessed valuation is \$65,000 as of the 2022/23 assessment tax roll.

- b. *The need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; and probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

The property has been in the City of Fairfield for several years. The property has remained vacant, but Fairfield is prepared to provide all services to the proposed development project.

- 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 property 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.***

The request to detach land from SID is an implementation step of the 2017 approval for City of Vacaville to annex and develop the Roberts' Ranch Specific Plan. This factor is not applicable as the site is located within the City limits.

- e. *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016<sup>1</sup>.***

The property within the City of Fairfield, surrounded by existing urban development. The soil type is sycamore silty clay loam with a storic index of 90 or greater. However, the

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<sup>1</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.

property is small and not suitable for agricultural purposes. Therefore, the proposed detachment will not have an effect on 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 property is located within the City limits and surrounded by existing urban development.

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

The property is within the city limits of Fairfield and detaching it from SID is consistent with the city's general plan.

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

The property is within the city limits of Fairfield and detaching it from SID is consistent with the city's 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 \$5.21 from SID and an increase in the same amount to the City of Fairfield. 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.**

As noted above, the City will provide potable and non-potable water services to the property. The property has been within Fairfield city limits and water services is consistent with their general plan and utilities plans.

- 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.**

Agenda Item 7.B – SID detach Habitat for Humanity

The property is tentatively approved for residential development that will be deed restricted for low-income families. Such development will help Fairfield meet their RHNA requirements for low-income housing. SID has no such requirement.

**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.

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

The City has rezoned the proposal site as Residential Low Density. According to the Specific Plan, Residential Low-Medium Density with a minimum lot size of 4,500 sq. ft..

**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 property is located within the City limits and surrounded by existing urban development.

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; proposal 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 Fairfield.
<b>3. Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance</b>	Consistent	Located within Fairfield City limits, consistent with the City's General Plan.

Agenda Item 7.B – SID detach Habitat for Humanity

<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 Fairfield. The change of organization is consistent with County General Plan showing the property as part of Fairfield.
<b>5. Requirement for Pre-Approval</b>	Consistent	Request for detachment initiated by District Resolution 23-02 (Attachment A)
<b>6. Effect on Natural Resources (California Environmental Quality Act – CEQA)</b>	Consistent	The detachment is exempt from CEQA under section 15315.
<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 implementation for Fairfield tentative approval of residential development on the property.
<b>9. Protection of Prime Agricultural Land</b>	N/A	Proposal is located within the City; effects on prime ag lands are insignificant because the property is too small for agricultural use and is surrounded by urban development.
<b>10. Provision and Cost of Community Services</b>	N/A	Proposal is to consider detachment from SID only; proposal 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 proposal area is undeveloped and considered legally uninhabited per GC Section 56079.5 (there are fewer than 12 registered voters in the proposal area). Furthermore, the property owner has submitted a letter to the Commission consenting to the annexation. Therefore, staff recommends the Commission waive the conducting authority proceeding pursuant to GC Section 56662(d).

**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.B – SID detach Habitat for Humanity

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 Fairfield 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 proposal 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 proposal is exempt from CEQA under section 15315 – minor land divisions.
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 \$5.21 tax base from SID and a gain of the same amount for the City of Fairfield.
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 Solano LAFCO for the CA State Board of Equalization in the amount of \$300.00.
3. Immediately following LAFCO approval, the District shall submit a warrant to Solano LAFCO for \$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.

Agenda Item 7.B – SID detach Habitat for Humanity

Attachments:

Action Item: Solano LAFCO Resolution Approving the Detachment of Lands from Solano Irrigation District within the City of Fairfield for Solano-Napa Habitat for Humanity (APN 028-280-210 & 028-280-300) (0.36 acres) and Exhibit A – Legal Description and Map

Attachment A: SID Resolution 23-02 Initiating the Change of Organization

Attachment B: City of Fairfield Notice of Exemption from CEQA



**LAFCO RESOLUTION NO. 2023-xx**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF SOLANO COUNTY APPROVING THE DETACHMENT OF LANDS FROM SOLANO  
IRRIGATION DISTRICT WITHIN THE CITY OF FAIRFIELD FOR SOLANO-NAPA  
HABITAT FOR HUMANITY (APN 028-280-210 & 028-280-300) (0.36 ACRES).  
(LAFCO PROJECT 2023-04)**

**WHEREAS**, an application initiated by resolution 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 has requested to detach two parcels totaling 0.36 acres located on Woolner Avenue near Columbus Drive in the City of Fairfield; 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 Solano Irrigation District, as the lead agency, determined that detaching the property for SID is exempt from CEQA under section 15315 – Minor Land Divisions; 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:

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.

**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

2. The subject detachment allows the City of Fairfield 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) §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 proposal is exempt from CEQA under section 15315 – minor land divisions.
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 \$5.21 tax base from SID and a gain of the same amount for the City of Fairfield.
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 Solano-Napa Habitat for Humanity 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 15315 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. Said territory includes approximately 0.36 acres and is found to be uninhabited, and the territory is assigned the following short form designation:  
  
Solano Irrigation District detaching Solano-Napa Habitat for Humanity (Fairfield)
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 Exemption 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 Solano LAFCO for the CA State Board of Equalization in the amount of \$300.00.
- 3. Immediately following LAFCO approval, the District shall submit a warrant to Solano LAFCO for \$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.

**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 – Legal Description and Map Woolner Avenue Property

**EXHIBIT A**

Agenda Item 7.B – Action Item

LAFCO Project Number \_\_\_\_\_

Detachment Number \_\_\_\_\_

**DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT**

Portion of the Suisun Rancho lying in projected Section 27, T.5N., R.2W., M.D.M.

City of Fairfield County of Solano State of California.

Legal Description begins at Page 2

Map Exhibit begins at Page 3

**SURVEYOR’S STATEMENT**

This legal description and map exhibit of the Solano Irrigation District Detachment 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 of sale of the land described. It is for assessment purposes only.

Prepared by me or under my direction in conformance with the requirements of the Land Surveyor’s Act,

***DRAFT for Agency Review – Final Version will bear wet signature and seal on all Pages***

\_\_\_\_\_ Date: \_\_\_\_\_

Charles M. Weakley, L.S. 6421  
Mountain Pacific Surveys

**SOLANO IRRIGATION DISTRICT STATEMENT**

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

\_\_\_\_\_ Date: \_\_\_\_\_

Robert Holmes, Senior Real Estate Manager  
Solano Irrigation District

**COUNTY SURVEYOR’S STATEMENT**

This legal description and map exhibit meet the requirements of the State Board of Equalization, the Solano County Assessor/Recorder’s office, and conforms to the lines of assessment.

\_\_\_\_\_ Date: \_\_\_\_\_

Brian L. Sousa, L.S. 7917  
Acting County Surveyor

**APPROVAL BY LOCAL AGENCY FORMATION COMMISSION:**

\_\_\_\_\_ Date: \_\_\_\_\_

Rich Seithel, Executive Officer  
Solano LAFCO

**EXHIBIT A**  
**LEGAL DESCRIPTION**

LAFCO Project Number \_\_\_\_\_

Detachment Number \_\_\_\_\_

**DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT**

All that certain real property situate in the City of Fairfield, County of Solano, State of California, being a portion of the Suisun Rancho lying in projected Section 27, T.5N., R2.W., M.D.M., and, further being all of Parcels 1, 2, and 3 as said parcels are shown on that certain map entitled “Parcel Map Habitat for Humanity Woolner Avenue Subdivision” filed for record October 11, 2022, in Book 53 of Parcel Maps at Page 82 in the office of the Solano County Recorder, being more particularly described as follows:

Commencing at the centerline intersection of Columbus Drive and Woolner Avenue as shown on said Parcel Map, thence from said intersection,

Course 1) South 71° 30’ 00” West, 111.42 feet; thence,

Course 2) South 01°58’33” East, 31.29 feet to the northeast corner of said Parcel 1 and the True Point of Beginning of this description; thence along the easterly line of said Parcels 1 and 3,

Course 3) South 01°58’33” East, 178.92 feet to the southeast corner of said Parcel 3; thence along the southerly line of said Parcels 3 and 2,

Course 4) North 74°11’17” West, 166.21 feet to the southerly line of Woolner Avenue as shown on said Parcel Map; thence along said southerly line the following three courses:

Course 5) northeasterly along the arc of a non-tangent curve concave southeasterly having a radius of 200.00 feet from which point the radius bears South 60°20’42” East, 63.36 feet through a central angle of 18°09’04” (chord North 38°43’50” East, 63.10 feet); thence,

Course 6) North 47°48’22” East, 73.06 feet to the beginning of curve, thence,

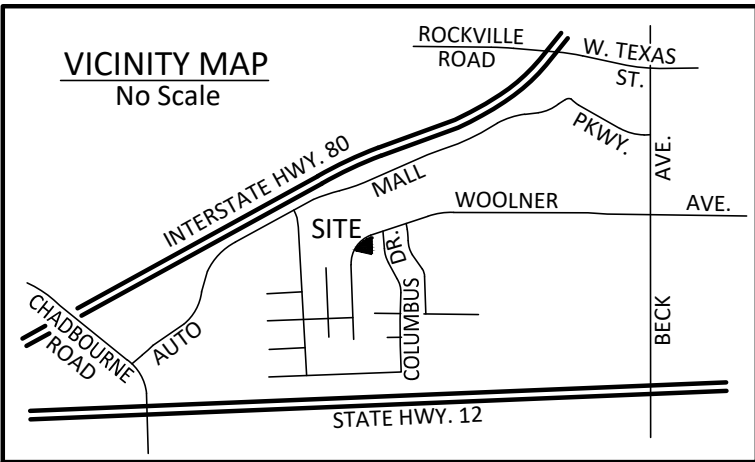
Course 7) northeasterly along the arc of said curve, concave southeasterly having a radius of 170.00 feet, 70.21 feet through a central angle of 23°39’45” (chord North 59°38’15” East 69.71 feet) to the True Point of Beginning.

Containing 0.37 acres, more or less.

Bearing used in this description are based upon Book 53 of Parcel Maps, Page 82, Solano County Records.

**End of Description**

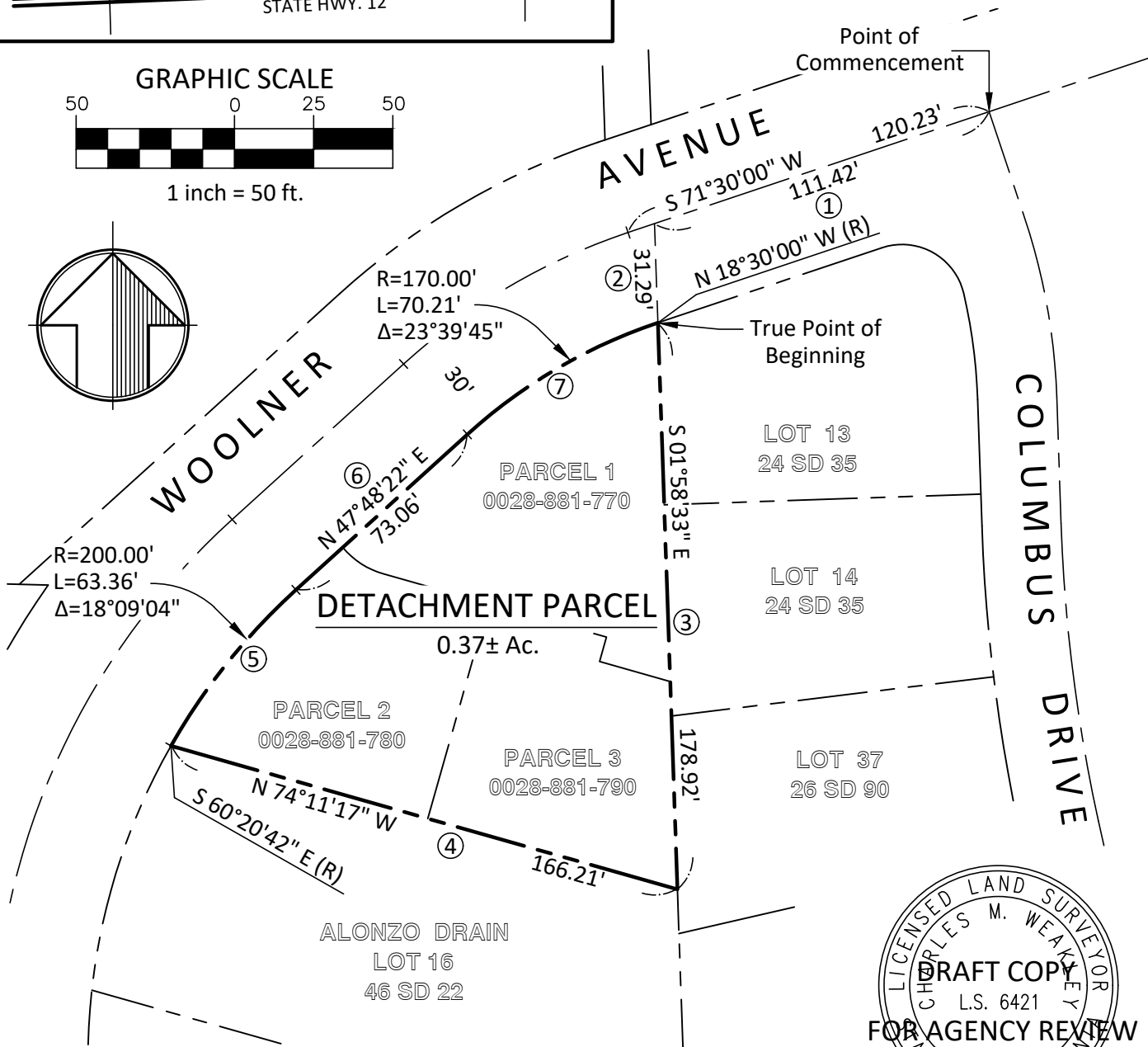
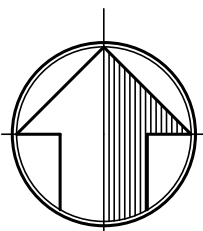
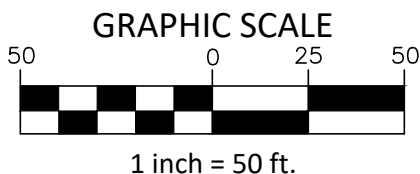
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**DETACHMENT NO.** \_\_\_\_\_

PORTION OF THE SUISUN RANCHO LYING IN  
PROJECTED SECTION 27, T.5N., R.2W., M.D.M.  
CITY OF FAIRFIELD SOLANO COUNTY CALIFORNIA

(X) Denotes Course Number  
per Legal Description



**MOUNTAIN PACIFIC SURVEYS**  
1735 Enterprise Dr., Suite 109  
Fairfield California 94533  
P 707.425.6234 F 707.425.1969

**EXHIBIT A**  
**Woolner Ave. Area Detachment**  
**From Solano Irrigation District**  
City of Fairfield Solano County California

Drawn	CMW	Scale	1" = 50'
Date	02/03/2023	Sheet No.	3
Proj. No.	521020	of 3	

## CLOSURE REPORT

### EXTERIOR BOUNDARY of DETACHMENT AREA

North: 4742.489' East: 9929.301'

Segment #1: Line

**(POB-SE CORNER PARCEL #3)**

Course: N74° 11' 17"W Length: 166.209'

North: 4787.778' East: 9769.381'

Segment #2: Curve

Length: 63.360' Radius: 200.000'

Delta: 018° 09' 04" Tangent: 31.948'

Chord: 63.095' Course: N38° 43' 50"E

Course In: S60° 20' 42"E Course Out: N42° 11' 38"W

RP North: 4688.823' East: 9943.185'

End North: 4836.998' East: 9808.857'

Segment #3: Line

Course: N47° 48' 22"E Length: 73.056'

North: 4886.066' East: 9862.982'

Segment #4: Curve

Length: 70.208' Radius: 170.000'

Delta: 023° 39' 45" Tangent: 35.612'

Chord: 69.710' Course: N59° 38' 15"E

Course In: S42° 11' 38"E Course Out: N18° 31' 53"W

RP North: 4760.117' East: 9977.161'

End North: 4921.302' East: 9923.131'

Segment #5: Line

Course: S01° 58' 33"E Length: 178.920'

North: 4742.488' East: 9929.300'

Perimeter: 551.753' Area: 16102.26 Sq. Ft.

Error Closure: 0.001 Course: S38° 43' 35"W

Error North: -0.0009 East: -0.0008

Precision 1: 550990.000



**SOLANO IRRIGATION DISTRICT  
RESOLUTION NO. 23-02**

**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 SOLANO NAPA HABITAT FOR HUMANITY  
PROPERTY  
DETACHMENT NO. 2023-321, CITY OF FAIRFIELD**

At a regular meeting of the Board of Directors of Solano Irrigation District held at the District Office on the 17<sup>th</sup> day of January, 2023, 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 City of Fairfield and is subject to detachment as it is developed for residential use. Water will be provided by the City and,

**WHEREAS**, the principal reasons for the proposed reorganization is to detach the Solano Napa Habitat for Humanity project. The detachment area has been subject to a parcel merger and subdivision that created three new parcels. The action merged and redivided APNs 0028-280-210 and APNs 0028-280-300. The subdivision created three lots totaling 16,102 square feet. "Exhibit A"

**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. 22-3259 and has paid the estimated Detachment Fees of \$7,362.94.

**• Detachment fees are as follows:**

Part 1: SID Fee Debt Portion: (formerly Detachment Fee)	\$	0.00
SID Maintenance Detachment Fee		208.94
Part 2: Agency Processing Fees:		
SID Engineering and Processing Fees		3,500.00 *
Agency Fees		
BOE Filing Fee	\$ 300.00	
Certificate of Completion	25.00	
LAFCO Filing Fee	3,000.00	
County Filing Fee (NOE)	220.00	
<u>County Mapping Division</u>	<u>109.00</u>	<u>3654.00</u>

**Total Estimated Detachment Fees** **\$7362.94 \***

\* Sid Engineering and Processing Fees are estimated, owner to pay actual charges.

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 detached shall be recorded as shown in Exhibit “A” in the form required by the Solano Local Area Formation Commission and Solano County 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 Project was found to be exempt from the California Environmental Quality Act (CEQA) by the Fairfield Housing authority, 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. 23-02: Reorganization of Territory, Solano Napa Habitat for Humanity Project** Agenda Item 7.B – SID  
**Detachment No. 2023-321**

**PASSED AND ADOPTED** the 17<sup>th</sup> day of January, 2023, by the Board of Directors of the Solano Irrigation District, County of Solano, State of California, by the following vote:

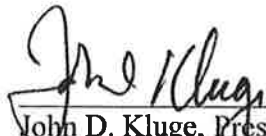
**AYES:** Herich, Sanchez, Barrett, Lum, Kluge

**NOES:** None

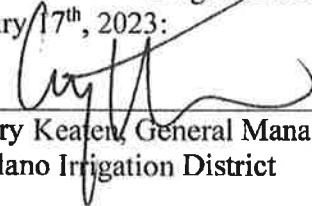
**ABSTAIN:** None

**ABSENT:** None

**DATED:** January 17, 2023

  
\_\_\_\_\_  
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 January 17<sup>th</sup>, 2023:

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



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**Attachment B**

Agenda Item 7.B – SID

RECEIPT NUMBER:  
 48 — 05/12/2022 — 091  
 STATE CLEARINGHOUSE NUMBER *(If applicable)*

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>CITY OF FAIRFIELD</b>	LEAD AGENCY EMAIL	DATE <b>05/12/2022</b>
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER <b>05122022-091</b>	

PROJECT TITLE

**HABITAT FOR HUMANITY**

PROJECT APPLICANT NAME MARK BAIDES, SOLANO-NAPA HABITAT FOR HUMANITY	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 428-7474</b>
PROJECT APPLICANT ADDRESS <b>1000 WEBSTER STREET, SECOND FLOOR</b>	CITY <b>FAIRFIELD</b>	STATE <b>CA</b>
		ZIP CODE <b>94533</b>

**PROJECT APPLICANT** *(Check appropriate box)*

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |             |
|---|------------|----|-------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ | <u>0.00</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | <u>0.00</u> |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |              |
|---|----------|----|--------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u>  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | <u>50.00</u> |
| <input type="checkbox"/> Other  |          | \$ | <u>0.00</u>  |

**PAYMENT METHOD:**

- Cash    
  Credit    
  Check    
  Other    
 TOTAL RECEIVED    
 \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <b>AIMEE JOHNSON, DEPUTY</b>
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Check Number: 1340  
 Receipt Number: 1066469

# Notice of Exemption

Appendix E  
Agenda Item 7.B - SID

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
  
County Clerk  
County of: Solano  
  
\_\_\_\_\_

From: (Public Agency): The City of Fairfield  
1000 Webster Street, Second Floor  
Fairfield, CA 94533  
  
\_\_\_\_\_  
(Address)

# FILED

MAY 12 2022

Bill Emlen, Clerk of the  
Board of Supervisors of  
the County of Solano,  
State of California  
Deputy

Project Title: Habitat for Humanity  
Project Applicant: Mark Baides, Solano-Napa Habitat for Humanity  
Project Location - Specific:  
Woolner Avenue, Fairfield, CA 94533 (APNs: 0028-280-210 & 0028-280-300)

Project Location - City: Fairfield Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:  
Divide two parcels totaling ±0.36 acres located on Woolner Avenue (APNs: 0028-280-210 & 0028-280-300) into three parcels: ±4,674 square feet, ±5,000 square feet, and ±6,036 square feet.

Name of Public Agency Approving Project: City of Fairfield

Name of Person or Agency Carrying Out Project: Meily M Sheehan

- Exempt Status: (check one):
- Ministerial (Sec. 21080(b)(1); 15268);
  - Declared Emergency (Sec. 21080(b)(3); 15269(a));
  - Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
  - Categorical Exemption. State type and section number: 15315. Minor Land Divisions
  - Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:  
Residential zoned property dividing into four or fewer parcels. In conformance with the General Plan and Zoning. All services and access to the proposed parcels are available.

Lead Agency  
Contact Person: Meily M Sheehan Area Code/Telephone/Extension: (707) 428-7474

If filed by applicant:  
1. Attach certified document of exemption finding.  
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No  
Signature: Date: 05/09/2022 Title: Principal Planner  
 Signed by Lead Agency  Signed by Applicant

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

Document Posted From  
05/12/22 to \_\_\_\_\_  
Deputy Clerk of the Board

# Official Departmental Receipt - County of Solano

1066469

FAIRFIELD, CALIF., May 12, 2022

Agenda Item 7.B - SID

RECEIVED FROM City of Fairfield \$ 50.00

Fifty and no/100 DOLLARS

IN PAYMENT OF NOE - Admin Fee

F&W# 49-05122022-091

Doc# 05122022-091

CK# 1340 (Solano-Napa  
Habitat for Humanity)

CAD/BOS DEPARTMENT

ORIGINAL

BY [Signature] Deputy

Solano County

Date	Type	Reference	Original Amt.	Balance Due	5/9/2022 Discount	Agenda Packet Page 83 of 187 Payment
5/9/2022	Bill	Environmental Fee	50.00	50.00		50.00
					Check Amount	50.00
						Agenda Item 7.B – SID

Umpqua Bank - Wool	PD1-PF - Environmental filing for Woolner Aven	50.00
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