



## **Solano Local Agency Formation Commission**

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Solano County Government Center  
Board of Supervisors Chambers  
675 Texas Street  
Fairfield, CA 94533

June 12, 2023 10:00 A.M.

ATTENTION: This meeting is in person and open to the public.

### **AGENDA**

1. **CALL TO ORDER AND SALUTE TO THE FLAG**
2. **ROLL CALL**
3. **CHANGES AND APPROVAL OF THE AGENDA**
4. **PUBLIC COMMENT**

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

5. **PUBLIC COMMENT ON CONSENT ITEMS**

Each speaker shall have 3 minutes to address any or all items under Consent.

6. **CONSENT ITEMS**

- A. Meeting Minutes – April 10, 2023
- B. Financial Reports – April-May 2023

7. **PUBLIC HEARING**

- A. **LAFCO Project No. 2022-03 Solano Irrigation District detachment of Commercial Property (Vacaville) (APN 0138-010-010 & 020)** – The Solano Irrigation District requests to detach 5.41 acres generally referred to as Commercial Property located in the Farm at Alamo Creek Specific Plan. The property is 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.

#### **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

CEQA: Reaffirmation of City of Vacaville's Farm at Alamo Creek Specific Plan and Development Project EIR, (SCH# 2017062068) certified by the City of Vacaville on November 13, 2018.

- B. **LAFCO Project No. 2023-04 Solano Irrigation District detachment of Habitat for Humanity Property (Fairfield) (APN 028-280-210 & 028-280-300)** – The Solano Irrigation District requests to detach 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.

CEQA: Categorical Exemption § 15315 – Minor Subdivisions.

- C. **LAFCO Project No. 2021-08 Rural North Vacaville Water District Sphere of Influence Update** – Commission will review and consider analysis of proposed updates to the RNVWD Sphere of Influence. Commission will be asked to make findings and adopt a new SOI for RNVWD. Staff will present their analysis of several parcels requested by RNVWD, as well as other parcels that could potentially be served by RNVWD's infrastructure.

CEQA: Categorical Exemption § 15061(b)(3) – Not Subject to CEQA.

- D. **Fiscal Year 2023-2024 Final Budget and Workplan** – Presentation of the final budget and workplan for Fiscal Year 2023-2024, including step increases and Cost of Living Adjustment (COLA) considerations.

## 8. **BUSINESS ITEMS**

- A. **LAFCO Project No. 2022-09 Independent Auditor's Final Report for Fiscal Years 2022 and 2021, and Adoption of the New Leasing Policy Consistent with GASB 87** - The Commission's outside audit firm, James Marta & Company, LLP (auditor), has completed an audit for fiscal years 2021 and 2022. James Marta & Company also recommended that Solano LAFCO adopt a new lease capitalization policy for compliance with GASB 87. Staff will summarize the final Audit Report and recommend adoption of a new policy consistent with GASB 87. CEQA: This is a report with no land use or environmental impacts and therefore is not a project under §21060.5.

## 9. **EXECUTIVE OFFICER UPDATES**

The Executive Officer will briefly provide Commission status updates on major ongoing tasks and inform Commission of any known upcoming projects.

## 10. **CLOSED SESSION**

- A. Public Employee Performance Evaluation (Gov. Code 54957)  
Title: Executive Officer
- B. Conference with Labor Negotiators (Gov. Code 54957.6)  
Agency Designated Representative: Chair Shopay  
Unrepresented employee: Rich Seithel

## **11. REPORT OF CLOSED SESSION**

None.

## **12. ADJOURNMENT**

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