



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

STAFF REPORT

DATE: July 19, 2023

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

FROM: Rich Seithel, Executive Officer

SUBJECT: **2023-07 Solano Irrigation District detachment of Lower Lagoon Valley Project (Vacaville) (APNs 0128-050-140, 0128-090-070, & 0128-040-380)**

Recommendation:

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

ADOPT the LAFCO Resolution to REAFFIRM the Lower Lagoon Valley Policy 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 Lower Lagoon Valley Project in the City of Vacaville (APNs 0128-050-140, 0128-090-070, & 0128-040-380) (192.41 acres).

Executive Summary:

The Solano Irrigation District (SID) has submitted a detachment request for lands generally referred to as Lower Lagoon Valley Project located south of Lagoon Valley Regional Park. With the detachment of the subject property, the land will be developed for residential use within the City of Vacaville.

The Lower Lagoon Valley Project is part of the Lower Lagoon Valley Policy Plan development which LAFCO approved for annexation to the City of Vacaville in 1991. 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 detachment area.

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

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 • Tova Guevara,
 Office Administrator/Clerk • Mala Subramanian, Lead Legal Counsel

I. Background:

The Lower Lagoon Valley Policy Plan development area, including Lower Lagoon Valley Project, was annexed to the City of Vacaville in 1991. Per a JPA between the City of Vacaville (City) and SID, Lower Lagoon Valley Policy 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.

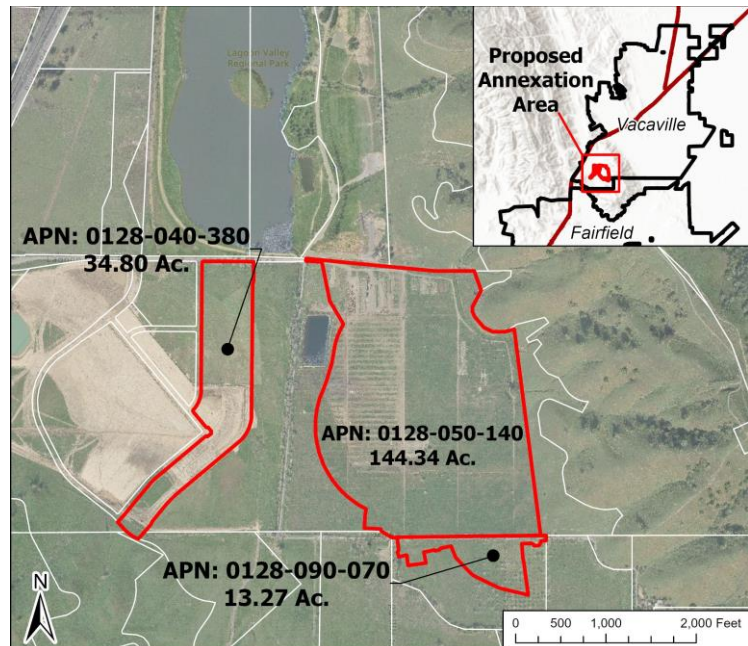
History: Lower Lagoon Valley Policy Plan

- ❖ April 1, 1991 – LAFCO approved Resolution No. 91-11 for the annexation of the Lagoon Valley area, including the Lower Lagoon Valley Policy Plan area, to the City of Vacaville.
- ❖ May 2004 – Lower Lagoon Valley EIR was certified (SCH #2003032063)
- ❖ January 2005 – Lower Lagoon Valley Policy Plan revisions were approved by the City of Vacaville. These revisions are consistent with the current SID detachment.

II. Project Description:

The project will detach a total of 192.40 acres from SID as follows: three parcels (APNs 0128-050-140, 0128-090-070, & 0128-040-380) plus right-of-way dedications for roadways. The project site is generally referred to as Lower Lagoon Valley Project and is within the Lower Lagoon Valley Policy Plan. A lot line adjustment that created revised APNs and dedications was recorded with the Office of the Solano County Recorder on May 21, 2021, in Map Book 128, Pages 04, 05, and 09, totaling approximately 192.40± 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 residential use within the City of Vacaville. The property is vacant (uninhabited) and per City of Vacaville Zoning Map, is zoned Residential Estates and Business Park 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 23-06 (Attachment A) adopted on April 18, 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 Lower Lagoon Valley Policy Plan Environmental Impact Report (SCH #2003032063), adopted by the City of Vacaville in 2004.

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 Lower Lagoon Valley Project 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 Lower Lagoon Valley Policy Plan development approval by the City of Vacaville and LAFCO. The City approved the construction of up to 1,025 homes and up to 1,000,000 feet of office/business space. The assessed valuation is \$3,341,765 as of the 2022/23 assessment tax roll.

The Commission analyzed, considered, and approved the Lower Lagoon Valley Policy Plan development project and annexation into the City of Vacaville in 1991. Completion of the development will not increase the population. This detachment is an implementation step for the Lower Lagoon Valley Policy 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 Lower Lagoon Valley Policy Plan area was approved for annexation to the City in 1991. The Plan confirms that the City provides community services including police, fire, sewer, parks, and other utilities to the proposed area. While considering the 1991 annexation, the Commission reviewed the City's water supply entitlements, confirming that there is an adequate City water supply to meet the projected demands for the Policy Plan area. Additionally, the Commission confirmed that water facilities will be installed per the Lower Lagoon Valley Policy 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 1991 approval for the City of Vacaville's annexation of the Lagoon Valley area including the Lower Lagoon Valley Policy Plan area.

e. *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016¹.*

The request to detach land from SID is an implementation step of the 1991 approval for City of Vacaville to annex and develop the Lower Lagoon Valley Policy Plan. Upon the completion of the annexation, the site was zoned Residential Estate and Business Park under the City of Vacaville Municipal Code. 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.

¹ "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.

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 1991 approval for the City of Vacaville's annexation of the Lagoon Valley area including the Lower Lagoon Valley Policy Plan area.

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 \$882.50 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 1991 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.

o. Any information relating to existing land use designations.

The proposed site is in City of Vacaville and zoned Residential Estate and Business Park 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 1991 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
1. Consistency with Sphere of Influence (SOI) Boundaries	Consistent	Proposal is consistent with SID's SOI; proposed area will be removed from SID's SOI as part of the Commission's action.
2. Change of Organization and Reorganization to the Limits of the SOI Boundaries	N/A	The area will be detached from SID boundary. The area is already located within the city limits of Vacaville.
3. Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance	Consistent	Located within Vacaville City limits, consistent with the City's General Plan and the Lower Lagoon Valley Policy Plan.
4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City's SOI Boundary	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.
5. Requirement for Pre-Approval	Consistent	Request for detachment initiated by District Resolution 23-06 (Attachment A)

<p>6. Effect on Natural Resources (California Environmental Quality Act – CEQA)</p>	<p>Consistent</p>	<p>The detachment is consistent with the Lower Lagoon Valley 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: http://bit.ly/3NI9wv8</p>
<p>7. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits</p>	<p>Consistent</p>	<p>The legal description and map are attached as Exhibit A to the proposed LAFCO Resolution for approval.</p>
<p>8. Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory</p>	<p>Consistent</p>	<p>The detachment from SID will not, on its own, affect growth. This action is an implementation step for the 1991 LAFCO approval of the Lower Lagoon Valley Policy Plan development project.</p>
<p>9. Protection of Prime Agricultural Land</p>	<p>N/A</p>	<p>Proposed area is located within the City; effects on prime ag lands were considered during 1991 annexation approval.</p>
<p>10. Provision and Cost of Community Services</p>	<p>N/A</p>	<p>Proposed area is to consider detachment from SID only; proposed site is within the City’s jurisdiction.</p>
<p>11. The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure</p>	<p>Consistent</p>	<p>Per SID staff, all fees have been paid consistent with the City and SID’s existing joint powers agreement.</p>

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 (Attachment B). 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:

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 in May 2004 (SCH #2003032063) 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 Lower Lagoon Valley Policy 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 \$882.50 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 \$2,000.00.
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 §57202.

Attachments:

Action Item: Solano LAFCO Resolution Reaffirming the Lower Lagoon Valley Policy Plan EIR for the Detachment of Lands from Solano Irrigation District generally Referred to as Lower Lagoon Valley Project in the City of Vacaville (APNs 0128-090-070, 0123-040-380), 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 Lower Lagoon Valley Project in the City of Vacaville (APNs 0128-050-140, 0128-090-070, & 0128-040-380), and Exhibit A – Draft Legal Description and Map

Attachment A: SID Resolution 23-06 Initiating the Change of Organization

Attachment B: Letter of Consent from Landowner

LAFCO RESOLUTION 2023-

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY REAFFIRMING THE LOWER LAGOON VALLEY POLICY PLAN
ENVIRONMENTAL IMPACT REPORT AND ADDENDUM FOR
THE DETACHMENT OF LANDS FROM SOLANO IRRIGATION DISTRICT GENERALLY
REFERRED TO AS LOWER LAGOON VALLEY PROJECT IN THE CITY OF VACAVILLE
(APNS 0128-050-140, 0128-090-070, 0128-040-380)
(LAFCO PROJECT 2023-07)**

WHEREAS, Solano Local Agency Formation Commission (LAFCO) received an application to detach approximately 192.41 acres south of Lagoon Valley Regional Park; and from the Solano Irrigation District, land generally referred to as Lower Lagoon Valley; and

WHEREAS, the City of Vacaville, as lead agency for the Lower Lagoon Valley Policy Plan has certified an environmental impact report (EIR) (SCH #2003032063) in May of 2004, 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 (incorporated by reference);

WHEREAS, Solano LAFCO, in accordance with the California Environmental Quality Act (CEQA), finds the detachment to be consistent with the Lower Lagoon Valley Policy Plan EIR;

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

1. Reaffirm the Lower Lagoon Valley Policy Plan EIR and Addendum for the detachment of APNS 0128-050-140, 0128-090-070, 0128-040-380;
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 incorporated to this resolution by reference;

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a special 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

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 LOWER LAGOON VALLEY PROJECT IN THE CITY OF VACAVILLE (APNS 0128-050-140, 0128-090-070, 0128-040-380) (LAFCO PROJECT 2023-07)

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 three parcels totaling 192.41 acres south of Lagoon Valley Regional Park; and,

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of May 1, 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 Lower Lagoon Valley Policy Plan has certified an environmental impact report (EIR) (SCH #2003032063) in May of 2004, 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 policy 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 in May of 2004 (SCH #2003032063) 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 \$882.50 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 Lower Lagoon Valley Project 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 192.41 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Solano Irrigation District detaching Lower Lagoon Valley Project (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 \$2,000.00.
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.

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 special meeting, held on the 12th day of June 2023, by the following vote:

AYES:

NOES:

ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

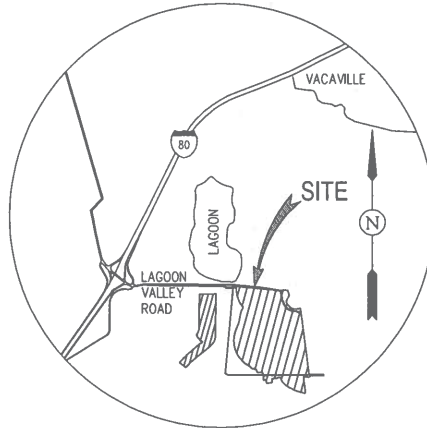
Christina Love, Deputy Executive Officer

Attachments:

Exhibit A – Legal Description and Map Lower Lagoon Valley Project

Detachment from Solano Irrigation District

Located in Lot 37, Rancho Los Putos, Township 6 North, Range 1 West, and Lot 37, Rancho Tolenas, Township 5 North, Range 1 West, Mount Diablo Baseline & Meridian
City of Vacaville, County of Solano, State of California



VICINITY MAP
NOT TO SCALE

Description consists of 8 pages
Plat map consists of 7 pages

Surveyor's Statement:

This 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 July 5, 2023 by or under the direction of:

Mark H. Wehber, LS 7960
Carlson, Barbee & Gibson, Inc.



Solano Irrigation District Statement:

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

Dated _____, 2023

Robert Holmes, Senior Real Property and Project Manager
Solano Irrigation District

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 conforms to the lines of assessment.

Dated July 07, 2023

Brian L. Sousa, PLS 7917
Acting Solano County Surveyor



Approved by Local Agency Formation Commission:

Dated _____, 2023

Rich Seithel, Executive Officer
Solano LAFCO

July 5, 2023
Job No. 1424-010

Exhibit A
Description
Detachment from the Solano Irrigation District
Detachment No. 2023-322

Real property situate in the City of Vacaville, County of Solano, State of California, located in Lot 37, Rancho Tolenas, Township 5 North, Range 1 West, and Lot 37, Rancho Los Putos, Township 6 North, Range 1 West, Mount Diablo Baseline and Meridian, comprised of two (2) parcels, described as follows:

Parcel One

All of Lot 9, as said Lot 9, is shown and so designated on that certain map entitled "Lower Lagoon Valley Large Lot Final Map", recorded December 30, 2014, in book 88 of Maps, at page 87, in the Office of the County Recorder of Solano County, more particularly described as follows:

Commencing at an angle point on the boundary line of Area II of the Solano Irrigation District (SID), as said boundary line of the Solano Irrigation District is established by SBE (State Board of Equalization) 237, LAFCO Resolution No. 74-23, dated December 16, 1974, said point being on the center line of Lagoon Valley Road (40' wide in 1974) and which is described as "a point which bears North 89°17' West a distance of 660.66 feet from the SW corner of Lagoon Valley Park" in said SBE 237;

- Thence, (1) from said Point of Commencement, South 37°03'37" East 85.65 feet to the northeastern corner of said Lot 9, said corner being the Point of Beginning for this description;
- Thence, (2) from said Point of Beginning, along the boundary line of said lot 9, the following twenty-nine (29) courses: South 00°31'35" West 210.21 feet;
- Thence, (3) along the arc of a tangent 73.00 foot radius curve to the right, through a central angle of 27°40'50", an arc distance of 35.27 feet;
- Thence, (4) along the arc of a reverse 15.00 foot radius curve to the left, from which the center of said curve bears South 61°47'35" East, through a central angle of 27°34'49", an arc distance of 7.22 feet;
- Thence, (5) South 00°37'36" West 1,437.65 feet;

Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)

- Thence, (6) along the arc of a tangent 409.00 foot radius curve to the right, through a central angle of $49^{\circ}40'28''$, an arc distance of 354.60 feet;
- Thence, (7) South $50^{\circ}18'04''$ West 883.99 feet;
- Thence, (8) along the arc of a tangent 963.00 foot radius curve to the left, through a central angle of $10^{\circ}29'37''$, an arc distance of 176.37 feet;
- Thence, (9) South $39^{\circ}48'27''$ West 239.11 feet;
- Thence, (10) along the arc of a tangent 15.00 foot radius curve to the left, through a central angle of $27^{\circ}34'49''$, an arc distance of 7.22 feet;
- Thence, (11) along the arc of a reverse 73.00 foot radius curve to the right, from which the center of said curve bears North $77^{\circ}46'22''$ West, through a central angle of $28^{\circ}56'04''$, an arc distance of 36.86 feet;
- Thence, (12) South $41^{\circ}09'42''$ West 203.49 feet;
- Thence, (13) along the arc of a non-tangent 430.00 foot radius curve to the right, from which the center of said curve bears North $21^{\circ}49'12''$ East, through a central angle of $25^{\circ}56'36''$, an arc distance of 194.70 feet;
- Thence, (14) North $42^{\circ}14'12''$ West 103.99 feet;
- Thence, (15) North $42^{\circ}20'29''$ East 108.58 feet;
- Thence, (16) along the arc of a tangent 330.00 foot radius curve to the left, through a central angle of $02^{\circ}32'02''$, an arc distance of 14.59 feet;
- Thence, (17) North $39^{\circ}48'27''$ East 364.43 feet;
- Thence, (18) along the arc of a tangent 1,248.00 foot radius curve to the right, through a central angle of $10^{\circ}29'37''$, an arc distance of 228.57 feet;
- Thence, (19) North $50^{\circ}18'04''$ East 643.20 feet;
- Thence, (20) along the arc of a tangent 16.00 foot radius curve to the right, through a central angle of $90^{\circ}00'00''$, an arc distance of 25.13 feet;
- Thence, (21) along a line non-tangent to said curve, North $50^{\circ}18'04''$ East 58.00 feet;

Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)

- Thence, (22) along the arc of a non-tangent 16.00 foot radius curve to the right, from which the center of said curve bears North 50°18'04" East, through a central angle of 90°00'00", an arc distance of 25.13 feet;
- Thence, (23) along a line non-tangent to said curve, North 38°42'40" West 58.01 feet;
- Thence, (24) along the arc of a non-tangent 16.00 foot radius curve to the right, from which the center of said curve bears North 39°41'56" West, through a central angle of 90°00'00", an arc distance of 25.13 feet;
- Thence, (25) North 39°41'56" West 221.35 feet;
- Thence, (26) along the arc of a tangent 16.00 foot radius curve to the right, through a central angle of 82°22'40", an arc distance of 23.00 feet;
- Thence, (27) along the arc of a reverse 330.00 foot radius curve to the left, from which the center of said curve bears North 47°19'16" West, through a central angle of 42°03'07", an arc distance of 242.20 feet;
- Thence, (28) North 00°37'36" East 1,403.27 feet;
- Thence, (29) along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of 90°00'00", an arc distance of 31.42 feet;
- Thence, (30) South 89°22'24" East 550.63 feet to said Point of Beginning.

APN 0128-040-380
 Containing 34.8 acres of land, more or less.

Parcel Two

All of New Lot 11, as said New Lot 11, is described in that certain Grant Deed recorded May 21, 2021, as Document Number 2021-0056556 of Official Records, in said Office of the County Recorder of Solano County, more particularly described as follows:

Commencing at an angle point on the boundary line of Area II of the Solano Irrigation District (SID), as said boundary line of the Solano Irrigation District is established by SBE (State Board of Equalization) 237, LAFCO Resolution No. 74-23, dated December 16, 1974, said point being on the center line of Lagoon Valley Road (40' wide in 1974) and which is described as "a point which bears North 89°17' West a distance of 660.66 feet from the SW corner of Lagoon Valley Park" in said SBE 237;

Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)

Thence, (31) from said Point of Commencement, South $79^{\circ}07'55''$ East 381.25 feet to the northwestern corner of said New Lot 11, said corner being the Point of Beginning for this description;

Thence, (32) from said Point of Beginning, along the boundary line of said New Lot 11, the following sixty-seven (67) courses: along the arc of a non-tangent 1,510.00 foot radius curve to the left, From which the center of said curve bears North $00^{\circ}37'36''$ East, through a central angle of $03^{\circ}39'12''$, an arc distance of 96.28 feet;

Thence, (33) North $86^{\circ}58'25''$ East 98.69 feet;

Thence, (34) along the arc of a tangent 1,140.00 foot radius curve to the right, through a central angle of $05^{\circ}06'36''$, an arc distance of 101.67 feet;

Thence, (35) along a line non-tangent to said curve, North $02^{\circ}05'01''$ East 55.55 feet;

Thence, (36) South $84^{\circ}28'04''$ East 1,423.89 feet;

Thence, (37) North $89^{\circ}01'19''$ East 442.44 feet;

Thence, (38) South $19^{\circ}13'20''$ East 220.01 feet;

Thence, (39) South $28^{\circ}24'12''$ West 201.58 feet;

Thence, (40) South $00^{\circ}14'17''$ East 49.11 feet;

Thence, (41) South $22^{\circ}44'00''$ East 62.11 feet;

Thence, (42) South $40^{\circ}56'54''$ East 159.00 feet;

Thence, (43) South $63^{\circ}43'21''$ East 107.86 feet;

Thence, (44) North $89^{\circ}39'44''$ East 134.82 feet;

Thence, (45) North $75^{\circ}50'20''$ East 106.58 feet;

Thence, (46) South $07^{\circ}20'26''$ East 2,312.60 feet;

Thence, (47) North $89^{\circ}57'54''$ East 512.86 feet;

Thence, (48) South $23^{\circ}45'00''$ East 63.35 feet;

Thence, (49) South $89^{\circ}57'54''$ West 505.94 feet;

Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)

- Thence, (50) along the arc of a non-tangent 54.00 foot radius curve to the right, from which the center of said curve bears North 86°46'50" West, through a central angle of 42°38'24", an arc distance of 40.19 feet;
- Thence, (51) along the arc of a reverse 19.00 foot radius curve to the left, from which the center of said curve bears South 44°08'25" East, through a central angle of 47°36'40", an arc distance of 15.79 feet;
- Thence, (52) along a line non-tangent to said curve, South 86°09'21" West 58.04 feet;
- Thence, (53) along the arc of a non-tangent 19.00 foot radius curve to the left, from which the center of said curve bears South 88°14'55" West, through a central angle of 50°08'25", an arc distance of 16.63 feet;
- Thence, (54) along the arc of a reverse 54.00 foot radius curve to the right, from which the center of said curve bears North 38°06'29" East, through a central angle of 09°01'42", an arc distance of 8.51 feet;
- Thence, (55) along the arc of a reverse 19.00 foot radius curve to the left, from which the center of said curve bears South 47°08'11" West, through a central angle of 48°53'16", an arc distance of 16.21 feet;
- Thence, (56) South 88°14'55" West 94.51 feet;
- Thence, (57) along the arc of a tangent 1,029.00 foot radius curve to the right, through a central angle of 00°42'37", an arc distance of 12.76 feet;
- Thence, (58) along a line non-tangent to said curve, South 03°44'31" East 150.15 feet;
- Thence, (59) South 09°51'55" East 98.52 feet;
- Thence, (60) South 05°59'22" East 329.99 feet;
- Thence, (61) North 75°09'59" West 299.46 feet;
- Thence, (62) along the arc of a tangent 241.00 foot radius curve to the right, through a central angle of 10°52'25", an arc distance of 45.74 feet;
- Thence, (63) North 64°17'34" West 262.10 feet;
- Thence, (64) along the arc of a tangent 241.00 foot radius curve to the right, through a central angle of 20°53'15", an arc distance of 87.86 feet;

Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)

- Thence, (65) along a line non-tangent to said curve, North $42^{\circ}54'27''$ West 240.59 feet;
- Thence, (66) North $21^{\circ}34'11''$ West 135.95 feet;
- Thence, (67) South $77^{\circ}24'49''$ West 121.00 feet;
- Thence, (68) along the arc of a tangent 9.00 foot radius curve to the left, through a central angle of $90^{\circ}00'00''$, an arc distance of 14.14 feet;
- Thence, (69) along a line non-tangent to said curve, South $77^{\circ}24'49''$ West 58.00 feet;
- Thence, (70) along the arc of a non-tangent 9.00 foot radius curve to the left, from which the center of said curve bears South $77^{\circ}24'49''$ West, through a central angle of $90^{\circ}00'00''$, an arc distance of 14.14 feet;
- Thence, (71) South $77^{\circ}24'49''$ West 8.94 feet;
- Thence, (72) along the arc of a tangent 1,029.00 foot radius curve to the right, through a central angle of $03^{\circ}42'23''$, an arc distance of 66.56 feet;
- Thence, (73) South $81^{\circ}07'12''$ West 37.27 feet;
- Thence, (74) South $08^{\circ}52'48''$ East 124.16 feet;
- Thence, (75) South $83^{\circ}07'28''$ West 205.54 feet;
- Thence, (76) North $04^{\circ}16'46''$ West 117.35 feet;
- Thence, (77) South $81^{\circ}07'12''$ West 10.77 feet;
- Thence, (78) along the arc of a tangent 368.00 foot radius curve to the left, through a central angle of $11^{\circ}55'54''$, an arc distance of 76.63 feet;
- Thence, (79) along a line non-tangent to said curve, North $20^{\circ}48'42''$ West 61.46 feet;
- Thence, (80) along the arc of a non-tangent 20.00 foot radius curve to the left, from which the center of said curve bears North $20^{\circ}28'27''$ West, through a central angle of $73^{\circ}48'18''$, an arc distance of 25.76 feet;
- Thence, (81) North $04^{\circ}16'46''$ West 134.58 feet;
- Thence, (82) North $87^{\circ}25'17''$ West 15.11 feet;

- Thence, (83) North 04°16'46" West 65.78 feet;
- Thence, (84) North 87°25'17" West 202.58 feet;
- Thence, (85) North 10°34'17" West 79.66 feet;
- Thence, (86) along the arc of a non-tangent 54.00 foot radius curve to the right, from which the center of said curve bears North 30°32'36" West, through a central angle of 120°48'34", an arc distance of 113.86 feet;
- Thence, (87) along a line non-tangent to said curve, South 85°21'40" West 80.52 feet;
- Thence, (88) North 43°33'48" West 104.47 feet;
- Thence, (89) along the arc of a non-tangent 1,008.00 foot radius curve to the right, from which the center of said curve bears North 26°37'00" East, through a central angle of 87°15'56", an arc distance of 1,535.26 feet;
- Thence, (90) along a line non-tangent to said curve, North 23°52'56" East 125.18 feet;
- Thence, (91) along the arc of a tangent 570.00 foot radius curve to the left, through a central angle of 13°27'43", an arc distance of 133.93 feet;
- Thence, (92) North 10°25'12" East 225.02 feet;
- Thence, (93) along the arc of a tangent 805.00 foot radius curve to the right, through a central angle of 21°19'43", an arc distance of 299.66 feet;
- Thence, (94) along the arc of a non-tangent 649.00 foot radius curve to the right, from which the center of said curve bears North 42°14'50" East, through a central angle of 37°16'07", an arc distance of 422.15 feet;
- Thence, (95) North 10°29'02" West 211.73 feet;
- Thence, (96) North 05°32'22" East 98.71 feet;
- Thence, (97) along the arc of a non-tangent 1,962.00 foot radius curve to the left, from which the center of said curve bears South 04°44'49" West, through a central angle of 04°07'12", an arc distance of 141.08 feet;

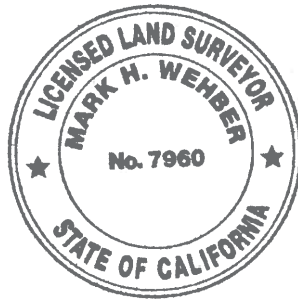
Thence, (98) North 89°22'24" West 244.01 feet to said Point of Beginning.

APN 0128-050-140, 0128-090-070
Containing 157.6 acres of land, more or less.

APN 0128-040-380	34.8 acres
APN 0128-050-140, 0128-090-070	157.6 acres
<u>Totaling</u>	<u>192.4 acres, more or less.</u>

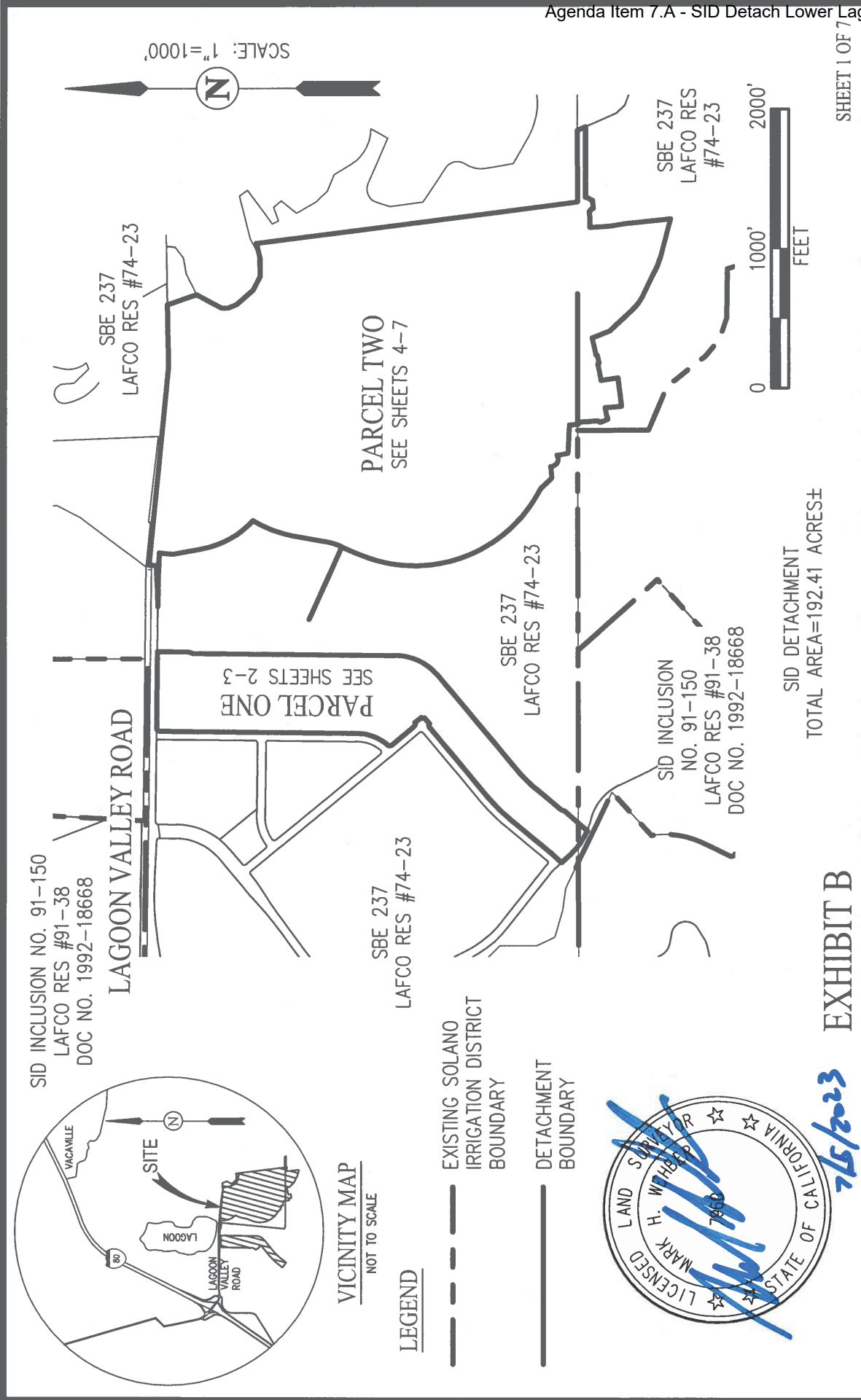
End Description

This description was prepared by or under the direction of:



Mark H. Wehber 7/5/2023

Mark H. Wehber, P.L.S.
L.S. No. 7960



SHEET 1 OF 7

SID INCLUSION NO. 91-150
LAFCO RES #91-38
DOC NO. 1992-18668

LAGOON VALLEY ROAD

PARCEL ONE
SEE SHEETS 2-3

SBE 237
LAFCO RES #74-23

PARCEL TWO
SEE SHEETS 4-7

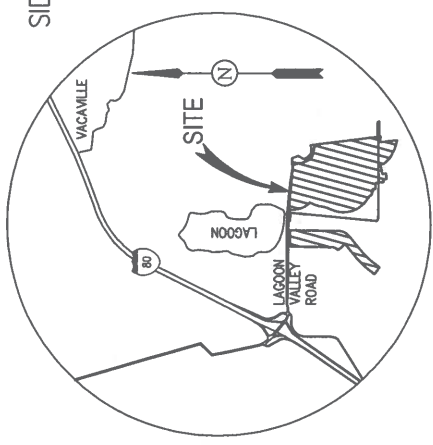
SBE 237
LAFCO RES #74-23

SID INCLUSION
NO. 91-150
LAFCO RES #91-38
DOC NO. 1992-18668

SBE 237
LAFCO RES
#74-23



SID DETACHMENT
TOTAL AREA=192.41 ACRES±



VICINITY MAP
NOT TO SCALE

- LEGEND**
- EXISTING SOLANO IRRIGATION DISTRICT BOUNDARY
 - DETACHMENT BOUNDARY



7/5/2023 EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

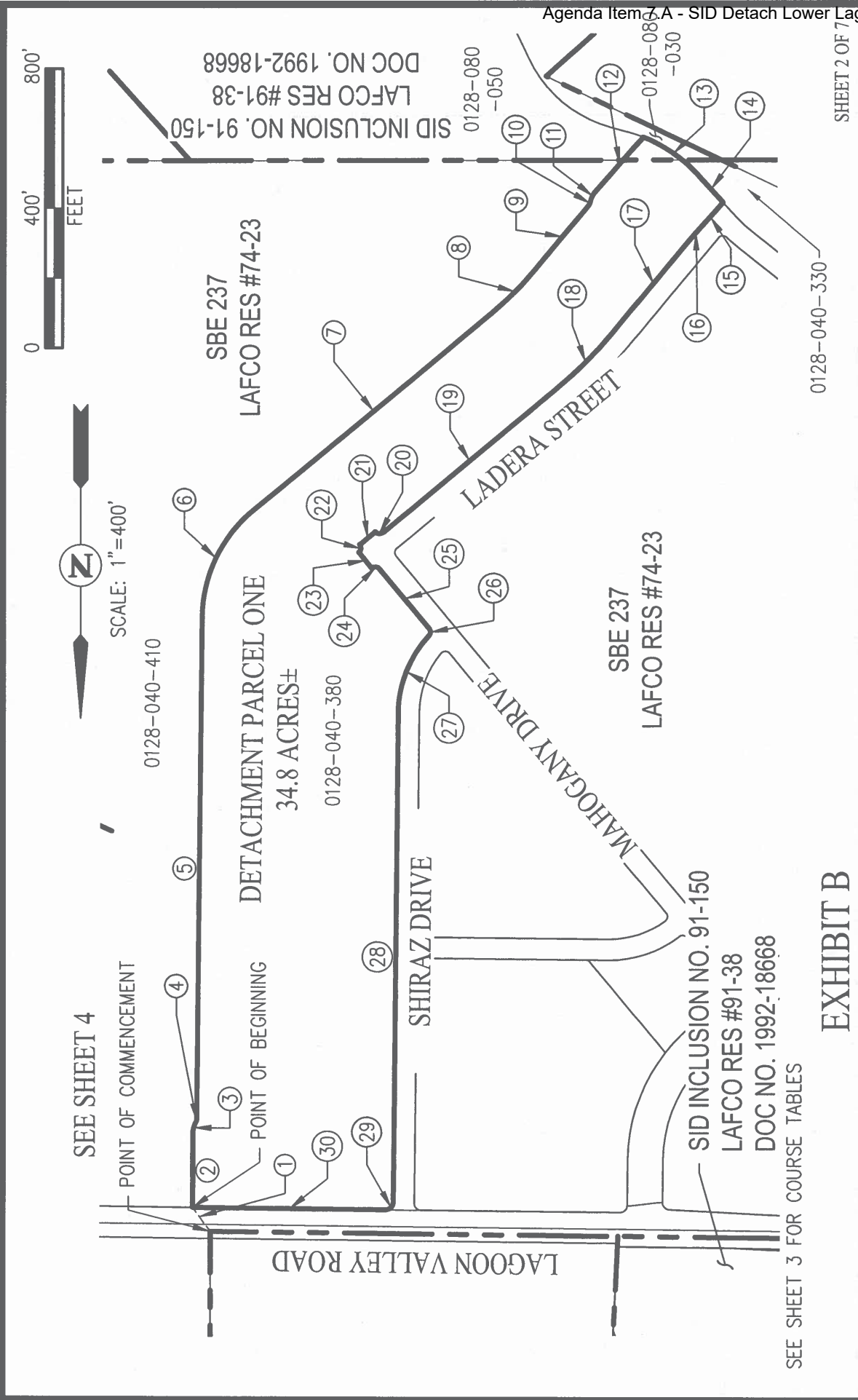
SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS



SHEET 2 OF 7



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

PLAT TO ACCOMPANY DESCRIPTION

SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023

SEE SHEET 3 FOR COURSE TABLES

COURSE TABLES FOR DETACHMENT PARCEL ONE

LINE TABLE		
NO	BEARING	LENGTH
1	S37°03'37"E	85.65'
2	S00°31'35"W	210.21'
5	S00°37'36"W	1437.65'
7	S50°18'04"W	883.99'
9	S39°48'27"W	239.11'
12	S41°09'42"W	203.49'
14	N42°14'12"W	103.99'
15	N42°20'29"E	108.58'
17	N39°48'27"E	364.43'
19	N50°18'04"E	643.20'
21	N50°18'04"E	58.00'
23	N38°42'40"W	58.01'

LINE TABLE		
NO	BEARING	LENGTH
25	N39°41'56"W	221.35'
28	N00°37'36"E	1403.27'
30	S89°22'24"E	550.63'

CURVE TABLE				
NO	RADIUS	DELTA	LENGTH	
3	73.00'	27°40'50"	35.27'	
4	15.00'	27°34'49"	7.22'	
6	409.00'	49°40'28"	354.60'	
8	963.00'	10°29'37"	176.37'	
10	15.00'	27°34'49"	7.22'	
11	73.00'	28°56'04"	36.86'	
13	430.00'	25°56'36"	194.70'	
16	330.00'	2°32'02"	14.59'	
18	1248.00'	10°29'37"	228.57'	
20	16.00'	90°00'00"	25.13'	
22	16.00'	90°00'00"	25.13'	
24	16.00'	90°00'00"	25.13'	
26	16.00'	82°22'40"	23.00'	
27	330.00'	42°03'07"	242.20'	
29	20.00'	90°00'00"	31.42'	

EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

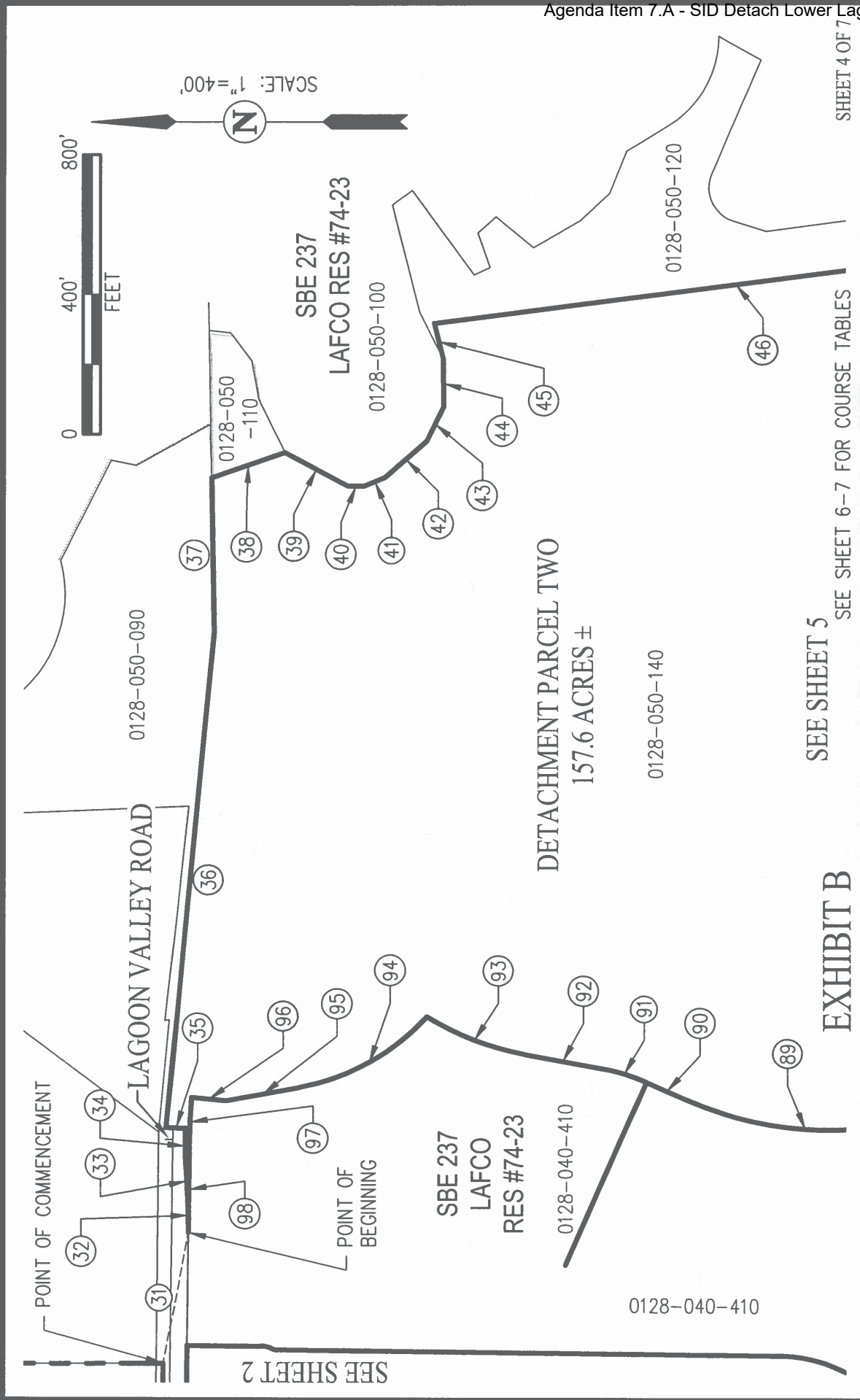
SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS



SEE SHEET 2

SEE SHEET 5

SEE SHEET 6-7 FOR COURSE TABLES

PLAT TO ACCOMPANY DESCRIPTION

SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET 4 OF 7

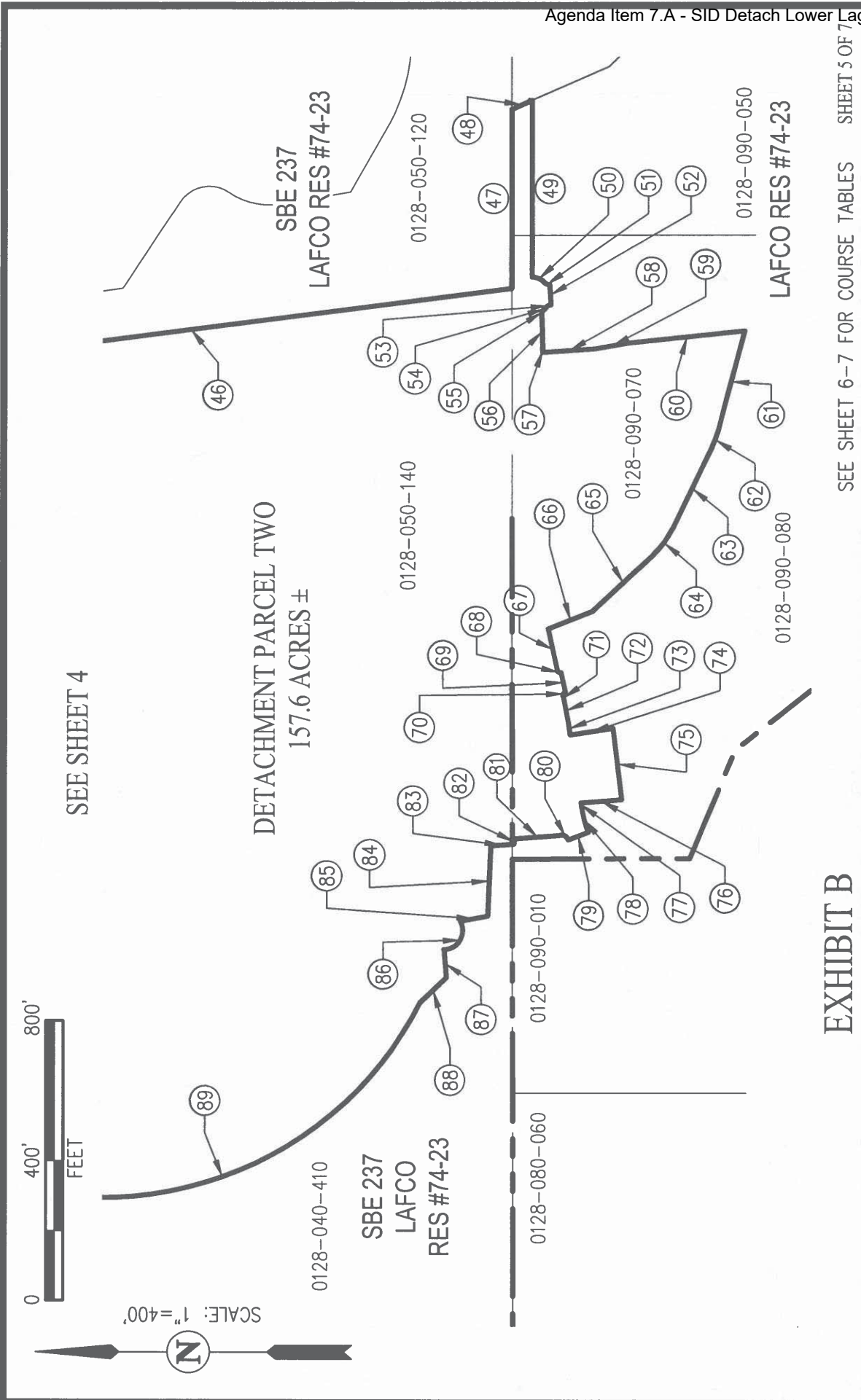


EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SEE SHEET 6-7 FOR COURSE TABLES SHEET 5 OF 7

COURSE TABLES FOR DETACHMENT PARCEL TWO

LINE TABLE		
NO	BEARING	LENGTH
31	S79°07'55"E	381.25'
33	N86°58'25"E	98.69'
35	N02°05'01"E	55.55'
36	S84°28'04"E	1423.89'
37	N89°01'19"E	442.44'
38	S19°13'20"E	220.01'
39	S28°24'12"W	201.58'
40	S00°14'17"E	49.11'
41	S22°44'00"E	62.11'
42	S40°56'54"E	159.00'
43	S63°43'21"E	107.86'
44	N89°39'44"E	134.82'

LINE TABLE		
NO	BEARING	LENGTH
45	N75°50'20"E	106.58'
46	S07°20'26"E	2312.60'
47	N89°57'54"E	512.86'
48	S23°45'00"E	63.35'
49	S89°57'54"W	505.94'
52	S86°09'21"W	58.04'
56	S88°14'55"W	94.51'
58	S03°44'31"E	150.15'
59	S09°51'55"E	98.52'
60	S05°59'22"E	329.99'
61	N75°09'59"W	299.46'
63	N64°17'34"W	262.10'

LINE TABLE		
NO	BEARING	LENGTH
65	N42°54'27"W	240.59'
66	N21°34'11"W	135.95'
67	S77°24'49"W	121.00'
69	S77°24'49"W	58.00'
71	S77°24'49"W	8.94'
73	S81°07'12"W	37.27'
74	S08°52'48"E	124.16'
75	S83°07'28"W	205.54'
76	N04°16'46"W	117.35'
77	S81°07'12"W	10.77'
79	N20°48'42"W	61.46'
81	N04°16'46"W	134.58'

LINE TABLE		
NO	BEARING	LENGTH
82	N87°25'17"W	15.11'
83	N04°16'46"W	65.78'
84	N87°25'17"W	202.58'
85	N10°34'17"W	79.66'
87	S85°21'40"W	80.52'
88	N43°33'48"W	104.47'
90	N23°52'56"E	125.18'
92	N10°25'12"E	225.02'
95	N10°29'02"W	211.73'
96	N05°32'22"E	98.71'
98	N89°22'24"W	244.01'

EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

COURSE TABLES FOR DETACHMENT PARCEL TWO

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
32	1510.00'	3°39'12"	96.28'
34	1140.00'	5°06'36"	101.67'
50	54.00'	42°38'24"	40.19'
51	19.00'	47°36'40"	15.79'
53	19.00'	50°08'25"	16.63'
54	54.00'	9°01'42"	8.51'
55	19.00'	48°53'16"	16.21'
57	1029.00'	0°42'37"	12.76'
62	241.00'	10°52'25"	45.74'
64	241.00'	20°53'15"	87.86'
68	9.00'	90°00'00"	14.14'
70	9.00'	90°00'00"	14.14'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
72	1029.00'	3°42'23"	66.56'
78	368.00'	11°55'54"	76.63'
80	20.00'	73°48'18"	25.76'
86	54.00'	120°48'34"	113.86'
89	1008.00'	87°15'56"	1535.26'
91	570.00'	13°27'43"	133.93'
93	805.00'	21°19'43"	299.66'
94	649.00'	37°16'07"	422.15'
97	1962.00'	4°07'12"	141.08'

EXHIBIT B

PLAT TO ACCOMPANY DESCRIPTION

SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
 WWW.CBANDG.COM

CIVIL ENGINEERS ■ SURVEYORS ■ PLANNERS

**SOLANO IRRIGATION DISTRICT
RESOLUTION NO. 23-06**



**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 LOWER LAGOON VALLEY PROPERTY
DETACHMENT NO. 2023-322, CITY OF VACAVILLE**

At a regular meeting of the Board of Directors of Solano Irrigation District held at the District Office on the 18th day of April, 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 Vacaville 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 Lower Lagoon Valley Project from the Solano Irrigation District. The detachment area is made up of APNs: 128-050-140 (144.34 acres), 128-090-070 (13.27 acres), and 128-040-380 (34.80 acres) for a total of 192.40 acres, more or less. See "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,

Resolution No. 23-06: Reorganization of Territory, Lower Lagoon Valley Project, Detachment No. 2023-322 **Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)**

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. 22-3258 and has paid the estimated Detachment Fees of \$208,815.90.

Detachment fees are as follows:

Part 1: SID Fee Debt Portion: (formerly Detachment Fee)	\$	48,810.45
Part 2: SID Maintenance Detachment Fee		111,935.94
Part 2: Agency Processing Fees:		
SID Engineering and Processing Fees		14,714.50 *
Agency Fees		
LAFCO Filing Fee	\$	30,000.00
BOE Filing Fee		2,000.00
County Filing Fee (NOE)		330.00
County Mapping Division		109.00
		<u>32,355.00</u>

Total Estimated Detachment Fees \$208,815.90*

* 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 Lower Lagoon Valley Specific Plan Final Environmental Impact Report was completed in May of 2004 and adopted as a part of the overall project approvals by the City of Vacaville.

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. 23-06: Reorganization of Territory, Lower Lagoon Valley Project
Detachment No. 2023-322

Agenda Item 7.A - SID Detach Lower Lagoon (Vacaville)

PASSED AND ADOPTED the 18th day of April 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

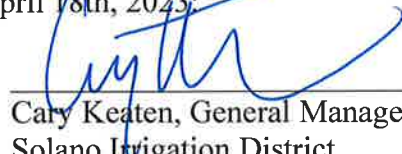
ABSENT: None

DATED: April 18th, 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 April 18th, 2023:



Cary Keaten, General Manager
Solano Irrigation District



March 24, 2023

Christina Love
Deputy Executive Officer
Solano Local Agency Formation Commission
675 Texas Street, # 6700
Fairfield, Cal. 94533

RE: Detachment No. 2023-____, Lower Lagoon Valley, Vacaville California

Dear Ms. Love:

Triad Lagoon Valley LLC is the developer of the Lower Lagoon Valley Policy Plan Implementation Project, which encompasses approximately 868 acres in the Lagoon Valley area of Vacaville. At this time Triad Lagoon Valley and Ascend at Lagoon Valley LLC (a related company) own the land for which detachment is sought.

Triad Lagoon Valley and Ascend at Lagoon Valley hereby authorize Solano Irrigation District to be the lead agency in this detachment, and these property owners support the detachment of the property from Solano Irrigation District.

For additional information please contact me.

Kind Regards,

A handwritten signature in black ink, appearing to read "Curt Johansen", with a long, sweeping horizontal line extending to the right.

Curt Johansen
Director of Development