



## Solano Local Agency Formation Commission

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

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

July 19, 2023 10:00 A.M.  
SPECIAL MEETING

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 – June 12, 2023
- B. Financial Reports – June 2023

7. PUBLIC HEARING

- A. **2023-07 Solano Irrigation District detachment of Lower Lagoon Valley Project (Vacaville) (APNs 0128-050-140, 0128-090-070, & 0128-040-380)** – The Solano Irrigation District requests to detach 192.41 acres generally referred to as Lower Lagoon Valley located in the Lower Lagoon Valley Policy Plan. The property is located within the City of Vacaville, south of the Lagoon Valley Regional Park. 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 Lower Lagoon Valley Policy Plan EIR and Addendum, (SCH# 2003032063).

**8. BUSINESS ITEMS**

None.

**9. EXECUTIVE OFFICER UPDATES**

None.

**10. CLOSED SESSION**

None.

**11. REPORT OF CLOSED SESSION**

None.

**12. ADJOURNMENT**

Materials related to an item on this agenda are available for public inspection at the LAFCO office at 675 Texas St. Ste. 6700 Fairfield, CA during normal business hours and on LAFCO's website at <https://www.solanolaftco.com/>. **Please note: LAFCO meetings are recorded and posted on the Commission's website.**

Any person who has contributed \$250 or more to a Commissioner or Alternate is obligated to disclose the contribution to the Commissioner or Alternate or to LAFCO staff.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the LAFCO staff at (707) 439-3898 by email to [clove@solanolaftco.com](mailto:clove@solanolaftco.com). Requests must be made as early as possible and at least two business days before the start of the meeting.

Non-confidential materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet will be e-mailed to you upon request. You may request materials by emailing [clove@solanolaftco.com](mailto:clove@solanolaftco.com).

	<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>

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.

**MINUTES**

**1. CALL TO ORDER AND SALUTE TO THE FLAG**

10:01 am

**2. ROLL CALL [minute 2:22 of audio]**

Present:

Commissioners:	Nancy Shopay, Ron Kott, John Vasquez, Steven Bird, Mitch Mashburn
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; Tova Guevara, Clerk in training

**3. CHANGES AND APPROVAL OF THE AGENDA [minute 2:55 of audio]**

The Rural North Vacaville Water District (RNVWD) General Manager requested, via email on June 12, to continue Item 7.C for a later date. Several people were present to comment on this Item. In respect of their effort to attend and the late continuation request, Com. Vasquez proposed to hold the public hearing but that Commission not take action.

There were no changes to the Agenda.  
Com. Mashburn moved to approve. Com. Vasquez seconded.

AYES:	Shopay, Kott, Vasquez, Bird, Mashburn
NOES:	None
ABSENT:	None
ABSTAIN:	None

4. **PUBLIC COMMENT** [minute 3:35 of audio]

Nancy Martin spoke about concerns related to potential Vacaville annexations; her comments were in reference to the City of Vacaville Planning Open File 23-059.

5. **PUBLIC COMMENT ON CONSENT ITEMS**

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

6. **CONSENT ITEMS** [minute 10:31 of audio]

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

Com. Mashburn moved to approve. Com. Vasquez seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

7. **PUBLIC HEARING**

- A. **LAFCO Project No. 2022-03 Solano Irrigation District detachment of Commercial Property (Vacaville) (APNs 0138-010-010 & 020)** – Staff presented the project, findings, determinations, and terms of conditions with a recommendation to approve the detachment request. No commission or public comments.

Com. Vasquez moved to approve. Com. Mashburn seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

- B. **LAFCO Project No. 2023-04 Solano Irrigation District detachment of Habitat for Humanity Property (Fairfield) (APN 028-280-210 & 028-280-300)** – Staff presented the project and findings, determinations, and terms of condition with a recommendation to approve the detachment request for the development of qualifying low-income residential units, developed by Habitat for Humanity. No commission or public comments.

Com. Mashburn moved to approve. Com. Kott seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

- C. **LAFCO Project No. 2021-08 Rural North Vacaville Water District Sphere of Influence Update** – The RNVWD General Manager requested, via email on June 12, to pull Item 7.C and schedule the discussion for a later date Commissioners decided to proceed with a brief presentation from staff and public comments before deciding a future date for item. Staff presented their analysis and findings. After much discussion and public comment, the Commission agreed to continue the Public Hearing on the regularly scheduled October 16 meeting. Commissioners provided comments and questions to request more research and information.

We had 3 public comments for this item:

- First public comment was from James Miles, who spoke about the water pressure in his house is very low and would like for the district to check on their connections before any more annexations.
- Second public comment was from Elizabeth Miles, as a private citizen within the district, who spoke about concerns of how annexations are determined within the district. Was also concerned that the citizens within the district do not receive information from RNVWD.
- Third public comment was from Susan DeHaven, who commented on her concern with the district, she explained that during the LNU fire, the district shut down and she was without water during that time. She also commented that “no one showed up to help her neighborhood”.

Com. Vasquez moved to continue the public hearing for the October 16<sup>th</sup> meeting, Com. Mashburn seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

- D. **Fiscal Year 2023-2024 Final Budget and Workplan** – Staff presented the Final Budget and Workplan, including a 5% COLA calculated into the budgeted Salary and Benefits. In addition, the Commission recommended that staff purchase a plotter printer for mapping, and an additional position for in-house municipal service review a Com. Mashburn proposed we add to the budget a plotter for LAFCO, and a new position in-house for MSR preparation. There were no public comments.

Com. Kott moved to approve. Com. Mashburn seconded.

AYES: Shopay, Kott, Vasquez, Bird, Mashburn  
 NOES: None  
 ABSENT: None  
 ABSTAIN: None

**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** – Staff presented the Auditor’s Final Report for Fiscal Year 2022/23, and adoption of GASB 87. No commission or public comments.

Com. Mashburn moved to approve. Com. Kott seconded.

AYES:	Shopay, Kott, Vasquez, Bird, Mashburn
NOES:	None
ABSENT:	None
ABSTAIN:	None

**9. EXECUTIVE OFFICER UPDATES**

Updates addressed in the Executive Officer’s oral update:

- office relocation delayed due to Comcast
- RDA Oversight Board Special District election is continuing
- Fairfield Island Annexations updates.
- Vacaville MSR and Annexations
- SID Lagoon Valley detachment
- Suisun MSR and Logistic Center Project EIR
- Cordelia FPD and Fairfield FD contract update; other Fire Districts updates and reorganization discussion

**10. CLOSED SESSION** [minute 2:29 of audio]

- 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** [minute 2:32 of audio]

No report, Commission directed counsel on how to proceed.

**12. ADJOURNMENT**

12:49 pm

---

Nancy Shopay, Chair  
 Presiding Officer Solano Local Agency  
 Formation Commission

ATTEST:

---

Christina Love, Clerk to the Commission

SORT ORDER: SECTION within BUREAU within DIVISION within DEPTWMT within SUBOBJ within CATEGORY within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Department Description	Budget	Adjustments	Mo. Actual	YTD Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO							
0050	DUE FROM OTHER FUNDS									
0001025	INTRAFUND CLEARING	0.00		0.00	0.00	-77,820.15	268,500.60	0.00	-268,500.60	9999%
0050	DUE FROM OTHER FUNDS									
		0.00		0.00	0.00	-77,820.15	268,500.60	0.00	-268,500.60	9999%
1000	SALARIES AND EMPLOYEE BENEFITS									
0001110	SALARY/WAGES REGULAR	426,170.00		0.00	0.00	46,701.05	343,364.13	0.00	82,805.87	81%
0001210	RETIREMENT-EMPLOYER	50,452.00		0.00	0.00	4,677.94	41,233.90	0.00	9,218.10	82%
0001212	DEFERRED COMP-COUNTY MATC	520.00		0.00	0.00	30.00	163.00	0.00	357.00	31%
0001220	FICA-EMPLOYER	6,180.00		0.00	0.00	702.52	5,384.72	0.00	795.28	87%
0001230	HEALTH INS-EMPLOYER	66,259.00		0.00	0.00	3,420.24	39,493.46	0.00	26,765.54	60%
0001231	VISION CARE INSURANCE	781.00		0.00	0.00	32.16	350.81	0.00	430.19	45%
0001240	COMPENSATION INSURANCE	1,900.00		0.00	0.00	0.00	1,410.12	0.00	489.88	74%
0001241	LT DISABILITY INSURANCE E	3,666.00		0.00	0.00	122.52	1,278.37	0.00	2,387.63	35%
0001250	UNEMPLOYMENT INSURANCE	1,500.00		0.00	0.00	114.89	891.89	0.00	608.11	59%
0001260	DENTAL INS-EMPLOYER	3,638.00		0.00	0.00	447.40	2,848.14	0.00	789.86	78%
0001270	ACCRUED LEAVE CTO PAYOFF	25,000.00		0.00	0.00	0.00	11,635.76	0.00	13,364.24	47%
0001290	LIFE INSURANCE-EMPLOYER	3,507.00		0.00	0.00	148.90	851.56	0.00	2,655.44	24%
1000	SALARIES AND EMPLOYEE BEN	589,573.00		0.00	0.00	56,397.62	448,905.86	0.00	140,667.14	76%
2000	SERVICES AND SUPPLIES									
0002021	COMMUNICATION-TELEPHONE S	1,000.00		0.00	0.00	216.30	866.35	0.00	133.65	87%
0002026	CELL PHONE ALLOWANCE	2,500.00		0.00	0.00	150.00	1,695.00	0.00	805.00	68%
0002028	TELEPHONE SERVICES	4,800.00		0.00	0.00	392.11	4,216.98	0.00	583.02	88%
0002051	LIABILITY INSURANCE	7,467.00		0.00	0.00	0.00	7,024.52	0.00	442.48	94%
0002140	MAINTENANCE-BLDGS & IMPRO	500.00		0.00	0.00	0.00	0.00	0.00	500.00	
0002170	MEMBERSHIPS	11,550.00		0.00	0.00	0.00	9,122.00	0.00	2,428.00	79%
0002180	BOOKS & SUBSCRIPTIONS	400.00		0.00	0.00	36.00	589.14	0.00	-189.14	147%
0002200	OFFICE EXPENSE	15,000.00		0.00	0.00	952.81	3,337.45	0.00	11,662.55	22%
0002202	CONT ASSETS COMPUTER RELA	3,000.00		0.00	0.00	5,454.57	5,537.94	0.00	-2,537.94	185%
0002203	COMPUTER COMPONENTS <\$1,5	0.00		0.00	0.00	0.00	584.17	0.00	-584.17	9999%

SORT ORDER: SECTION within BUREAU within DIVISION within DEPTWMT within SUBOBJ within CATEGORY within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Department Description	YTD Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO				
Object	Description	Budget	Adjustments	Mo. Actual	Encumbrance	Balance	Pct.
0002204	COMPUTER RELATED ITEMS:<\$	1,000.00	0.00	0.00	0.00	741.21	26%
0002205	POSTAGE	1,000.00	0.00	2.94	0.00	985.55	1%
0002235	ACCOUNTING & FINANCIAL SE	29,500.00	0.00	0.00	0.00	2,009.72	93%
0002239	LEGAL SERVICE	40,000.00	0.00	97.49	0.00	27,612.42	31%
0002245	CONTRACTED SERVICES	180,000.00	0.00	0.00	88,430.00	69,775.08	61%
0002250	OTHER PROFESSIONAL SERVIC	33,500.00	0.00	808.76	0.00	18,665.62	44%
0002266	CENTRAL DATA PROCESSING S	23,100.00	0.00	1,918.55	0.00	73.00	100%
0002271	SOFTWARE RENTAL / SUBSCRI	3,000.00	0.00	592.77	0.00	351.18	88%
0002280	PUBLICATIONS AND LEGAL NO	1,500.00	0.00	280.94	0.00	893.56	40%
0002285	LEASE EXPENSE-COPIERS/MFD	8,400.00	0.00	961.28	0.00	2,487.29	70%
0002295	LEASE EXPENSE - BUILDINGS	25,000.00	0.00	17,820.21	0.00	7,179.79	71%
0002310	EDUCATION & TRAINING	1,000.00	0.00	0.00	0.00	976.00	2%
0002335	TRAVEL EXPENSE	12,000.00	0.00	0.00	0.00	7,111.58	41%
0002339	MANAGEMENT BUSINESS EXPEN	2,000.00	0.00	534.66	0.00	-169.48	108%
0002354	CAR ALLOWANCE	7,200.00	0.00	900.00	0.00	-480.00	107%
0002355	PERSONAL MILEAGE	1,000.00	0.00	0.00	0.00	1,000.00	
2000	SERVICES AND SUPPLIES	415,417.00	0.00	31,119.39	88,430.00	152,455.97	63%
9200	LICENSES, PERMITS & FRANCHISE						
0009229	LICENSES & PERMITS-OTHER	75,000.00	0.00	23,000.00	0.00	23,000.00	69%
9200	LICENSES, PERMITS & FRAN	75,000.00	0.00	23,000.00	0.00	23,000.00	69%
9400	REVENUE FROM USE OF MONEY/PROP						
0009401	INTEREST INCOME	3,000.00	0.00	9,696.86	0.00	-28,079.11	1036%
9400	REVENUE FROM USE OF MONEY	3,000.00	0.00	9,696.86	0.00	-28,079.11	1036%
9500	INTERGOVERNMENTAL REVENUES						
0009511	OTHER GOVERNMENTAL AGENCI	895,788.00	0.00	0.00	0.00	0.00	100%
9500	INTERGOVERNMENTAL REVENUE	895,788.00	0.00	0.00	0.00	0.00	100%





SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Ref.	Date	Budget	Adjustments	Key	Key Description	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO		0.00	0.00	3450	LAFCO				
0050	DUE FROM OTHER FUNDS											
0001025	INTRAFUND CLEARING											
	AutoID: JV020668	Job: 68	06/02/23	PSDATA - JE					-18,182.45			
	AutoID: AP092716	Job: 68048	06/02/23	TTLOH - OH					-280.94			
	AutoID: AP092582	Job: 68049	06/02/23	TTLOH - OH					-616.29			
	AutoID: JV020728	Job: 68	06/07/23	23007652 - JE					-1,918.55			
	AutoID: JV020737	Job: 68	06/08/23	23007712 - JE					-8.76			
	AutoID: AP093903	Job: 68185	06/13/23	TTLOH - OH					-1,489.78			
	AutoID: AP093914	Job: 68185	06/13/23	TTLOH - OH					-97.49			
	AutoID: AP094307	Job: 68220	06/15/23	TTLOH - OH					-138.28			
	AutoID: JV020821	Job: 68	06/15/23	23007920 - JE					-1.20			
	AutoID: JV020801	Job: 68	06/16/23	PSDATA - JE					-20,641.77			
	AutoID: AP094444	Job: 68248	06/16/23	TTLOH - OH					-191.05			
	AutoID: JV020895	Job: 68	06/21/23	23008169 - JE					-1.74			
	AutoID: JV020900	Job: 68	06/22/23	23008196 - JE					-216.30			
	AutoID: AP095530	Job: 68361	06/23/23	TTLOH - OH					-152.25			
	AutoID: JV020968	Job: 68	06/27/23	23008394 - JE					-17,820.21			
	AutoID: AP095901	Job: 68409	06/27/23	TTLOH - OH					-5,454.57			
	AutoID: AP096283	Job: 68485	06/29/23	TTLOH - OH					-1,681.98			
	AutoID: JV021014	Job: 68	06/30/23	PSDATA - JE					-18,623.40			
	AutoID: IA23204	Job: 68	06/30/23	23008712 - JE					9,887.22			
	AutoID: JV021067	Job: 68	06/30/23	23008711 - JE					-190.36			
0001025	INTRAFUND CLEARING											
0050	DUE FROM OTHER FUNDS											
1000	SALARIES AND EMPLOYEE BENEFITS											
0001110	SALARY/WAGES REGULAR											
					0.00	0.00			268,500.60	0.00	-268,500.60	9999%
					0.00	0.00			268,500.60	0.00	-268,500.60	9999%
					426,170.00	0.00			296,663.08	0.00	129,506.92	70%
	PeopleSoft Payroll Postin		06/02/23	PSDATA - JE					14,148.60			
	PeopleSoft Payroll Postin		06/16/23	PSDATA - JE					16,164.24			
	PeopleSoft Payroll Postin		06/30/23	PSDATA - JE					16,388.21			
0001110	SALARY/WAGES REGULAR											
					426,170.00	0.00			343,364.13	0.00	82,805.87	81%

\*\* Solano County\*\* 06/30/23 [M O N T H L Y D E T A I L] 100% of Fiscal Year Page 2  
 MON, JUL 10, 2023, 1:37 PM --req: CLOVE-----leg: GL CP--loc: EXTERNAL--job:6866876 J1749----prog: GL571 <1.13>---report id: GLMDET01

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTWNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Department Description	Key	Key Description	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO	3450	LAFCO				
0001210	RETIREMENT-EMPLOYER		50,452.00	0.00	36,555.96	0.00	13,896.04	72%	
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE				1,449.24				
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE				1,605.66				
	PeopleSoft Payroll Postin 06/30/23 PSDATA - JE				1,623.04				
0001210	RETIREMENT-EMPLOYER		50,452.00	0.00	41,233.90	0.00	9,218.10	82%	
0001212	DEFERRED COMP-COUNTY MATCH		520.00	0.00	133.00	0.00	387.00	26%	
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE				10.00				
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE				10.00				
	PeopleSoft Payroll Postin 06/30/23 PSDATA - JE				10.00				
0001212	DEFERRED COMP-COUNTY MATCH		520.00	0.00	163.00	0.00	357.00	31%	
0001220	FICA-EMPLOYER		6,180.00	0.00	4,682.20	0.00	1,497.80	76%	
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE				215.80				
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE				245.04				
	PeopleSoft Payroll Postin 06/30/23 PSDATA - JE				241.68				
0001220	FICA-EMPLOYER		6,180.00	0.00	5,384.72	0.00	795.28	87%	
0001230	HEALTH INS-EMPLOYER		66,259.00	0.00	36,073.22	0.00	30,185.78	54%	
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE				1,710.12				
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE				1,710.12				
0001230	HEALTH INS-EMPLOYER		66,259.00	0.00	39,493.46	0.00	26,765.54	60%	
0001231	VISION CARE INSURANCE		781.00	0.00	318.65	0.00	462.35	41%	
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE				16.08				
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE				16.08				
0001231	VISION CARE INSURANCE		781.00	0.00	350.81	0.00	430.19	45%	
0001240	COMPENSATION INSURANCE		1,900.00	0.00	1,410.12	0.00	489.88	74%	

\*\* Solano County\*\* 06/30/23 [M O N T H L Y D E T A I L] 100% of Fiscal Year Page 3  
 MON, JUL 10, 2023, 1:37 PM --req: CLOVE-----leg: GL CP--loc: EXTERNAL--job:6866876 J1749---prog: GL571 <1.13>---report id: GLMDET01

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Dept. Description	Key	Key Description	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO	3450	LAFCO				
Object	Description	Date	Ref.	Budget	Adjustments	Actual	Encumbrance	Balance	Pct.
0001240	COMPENSATION INSURANCE			1,900.00	0.00	1,410.12	0.00	489.88	74%
0001241	LT DISABILITY INSURANCE ER			3,666.00	0.00	1,155.85	0.00	2,510.15	32%
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE					61.26			
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE					61.26			
0001241	LT DISABILITY INSURANCE ER			3,666.00	0.00	1,278.37	0.00	2,387.63	35%
0001250	UNEMPLOYMENT INSURANCE			1,500.00	0.00	777.00	0.00	723.00	52%
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE					54.42			
	PeopleSoft Payroll Postin 06/30/23 PSDATA - JE					60.47			
0001250	UNEMPLOYMENT INSURANCE			1,500.00	0.00	891.89	0.00	608.11	59%
0001260	DENTAL INS-EMPLOYER			3,638.00	0.00	2,400.74	0.00	1,237.26	66%
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE					121.90			
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE					325.50			
0001260	DENTAL INS-EMPLOYER			3,638.00	0.00	2,848.14	0.00	789.86	78%
0001270	ACCRUED LEAVE CTO PAYOFF			25,000.00	0.00	11,635.76	0.00	13,364.24	47%
0001270	ACCRUED LEAVE CTO PAYOFF			25,000.00	0.00	11,635.76	0.00	13,364.24	47%
0001290	LIFE INSURANCE-EMPLOYER			3,507.00	0.00	702.66	0.00	2,804.34	20%
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE					74.45			
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE					74.45			
0001290	LIFE INSURANCE-EMPLOYER			3,507.00	0.00	851.56	0.00	2,655.44	24%
1000	SALARIES AND EMPLOYEE BENEFITS			589,573.00	0.00	448,905.86	0.00	140,667.14	76%
2000	SERVICES AND SUPPLIES								
0002021	COMMUNICATION-TELEPHONE SYSTEM			1,000.00	0.00	650.05	0.00	349.95	65%
	04/23-06/23 LAFCO COMM CH 06/22/23 23008196 - JE					216.30			

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Dept. Description	Key	Key Description	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO	3450	LAFCO				
0002021	COMMUNICATION-TELEPHONE SYSTEM			0.00		866.35	0.00	133.65	87%
0002026	CELL PHONE ALLOWANCE			0.00		1,545.00	0.00	955.00	62%
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE					75.00			
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE					75.00			
0002026	CELL PHONE ALLOWANCE			0.00		1,695.00	0.00	805.00	68%
0002028	TELEPHONE SERVICES			0.00		3,824.87	0.00	975.13	80%
	COMCAST A:8155 30 030 170 06/02/23 838796 - OH					201.06			
	COMCAST ACCT: 905861264 6 06/16/23 839504 - OH					191.05			
0002028	TELEPHONE SERVICES			0.00		4,216.98	0.00	583.02	88%
0002051	LIABILITY INSURANCE			0.00		7,024.52	0.00	442.48	94%
0002051	LIABILITY INSURANCE			0.00		7,024.52	0.00	442.48	94%
0002140	MAINTENANCE-BLDGS & IMPROVE			0.00		500.00	0.00	500.00	
0002140	MAINTENANCE-BLDGS & IMPROVE			0.00		500.00	0.00	500.00	
0002170	MEMBERSHIPS			0.00		9,122.00	0.00	2,428.00	79%
0002170	MEMBERSHIPS			0.00		9,122.00	0.00	2,428.00	79%
0002180	BOOKS & SUBSCRIPTIONS			0.00		553.14	0.00	-153.14	138%
	US BANK A:4246 0445 5569 06/13/23 839324 - OH					12.00			
	US BANK A:4246 0445 5569 06/29/23 840118 - OH					24.00			
0002180	BOOKS & SUBSCRIPTIONS			0.00		589.14	0.00	-189.14	147%
0002200	OFFICE EXPENSE			0.00		2,384.64	0.00	12,615.36	16%
	ODP BUSINESS SO A:8958662 06/15/23 839433 - OH					138.28			
	ODP BUSINESS SO A: 895866 06/23/23 839862 - OH					21.43			
	US BANK A:4246 0445 5569 06/29/23 840118 - OH					653.06			
	ODP BUSINESS SO A: 895866 06/29/23 840120 - OH					140.04			

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Ref.	Budget	Adjustments	Key	Key Description	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO	15,000.00	0.00	3450	LAFCO	3,337.45	0.00	11,662.55	22%
0002200	OFFICE EXPENSE										
0002202	CONT ASSETS COMPUTER RELATED			3,000.00	0.00			83.37	14,901.30	-11,984.67	499%
	DELL COMPUTER C CUST: 530 06/27/23 10677927590 - OH							5,454.57	507.04		
	COMPUTER SYSTEMS, INCLUDE 06/06/23 D0135323 - EN								-5,454.57		
	CUST: 530004530314 6/13/ 06/27/23 D0135323 - FP								0.00		
	Disencumber via POUTCL 06/08/23 S053229 - DE								0.00		
	* Closing DE Entry * 06/06/23 S054128 - DE								0.00		
	COMPUTER SYSTEMS, INCLUD 06/01/23 S054128 - EN								506.94		
	COMPUTER SYSTEMS, INCLUD 06/01/23 S054128 - EN								0.60		
	COMPUTER SYSTEMS, INCLUDE 06/01/23 S054128 - EN								-1.00		
	COMPUTER SYSTEMS, INCLUDE 06/01/23 S054128 - EN								0.50		
0002202	CONT ASSETS COMPUTER RELATED			3,000.00	0.00			5,537.94	0.00	-2,537.94	185%
0002203	COMPUTER COMPONENTS <\$1,500			0.00	0.00			584.17	0.00	-584.17	9999%
0002203	COMPUTER COMPONENTS <\$1,500			0.00	0.00			584.17	0.00	-584.17	9999%
0002204	COMPUTER RELATED ITEMS:<\$500			1,000.00	0.00			258.79	0.00	741.21	26%
0002204	COMPUTER RELATED ITEMS:<\$500			1,000.00	0.00			258.79	0.00	741.21	26%
0002205	POSTAGE			1,000.00	0.00			11.51	0.00	988.49	1%
	POSTAGE CHARGES FOR MARCH 06/15/23 23007920 - JE							1.20			
	POSTAGE CHARGES FOR JUNE 06/21/23 23008169 - JE							1.74			
0002205	POSTAGE			1,000.00	0.00			14.45	0.00	985.55	1%
0002235	ACCOUNTING & FINANCIAL SERVICE			29,500.00	0.00			27,490.28	0.00	2,009.72	93%
0002235	ACCOUNTING & FINANCIAL SERVICE			29,500.00	0.00			27,490.28	0.00	2,009.72	93%
0002239	LEGAL SERVICE			40,000.00	0.00			12,290.09	0.00	27,709.91	31%
	BEST BEST & KRI INV:96706 06/13/23 967062 - OH							97.49			

\*\* Solano County\*\* 06/30/23 [M O N T H L Y D E T A I L] 100% of Fiscal Year Page 6  
 MON, JUL 10, 2023, 1:37 PM --req: CLOVE-----leg: GL CP--loc: EXTERNAL--job:6866876 J1749---prog: GL571 <1.13>---report id: GLMDET01

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Ref.	Budget	Adjustments	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO	40,000.00	0.00	12,387.58	0.00	27,612.42	31%
0002239	LEGAL SERVICE								
0002245	CONTRACTED SERVICES			180,000.00	0.00	21,794.92	88,430.00	69,775.08	61%
0002245	CONTRACTED SERVICES			180,000.00	0.00	21,794.92	88,430.00	69,775.08	61%
0002250	OTHER PROFESSIONAL SERVICES			33,500.00	0.00	14,025.62	0.00	19,474.38	42%
	CALPERS JUN-23		06/08/23 23007712 - JE			8.76			
	STEVEN BIRD STIPEND LAFCO		06/13/23 839326 - OH			100.00			
	ROBERT GUERRERO STIPEND		06/13/23 839327 - OH			100.00			
	ALMA HERNANDEZ STIPEND L		06/13/23 839328 - OH			100.00			
	RONALD A KOTT STIPEND LA		06/13/23 839329 - OH			100.00			
	MITCHELL H MASH STIPEND		06/13/23 839330 - OH			100.00			
	NANCY SHOPAY STIPEND LAF		06/13/23 839331 - OH			100.00			
	JOHN M VASQUEZ STIPEND L		06/13/23 839332 - OH			100.00			
	WANDA WILLIAMS STIPEND L		06/13/23 839333 - OH			100.00			
0002250	OTHER PROFESSIONAL SERVICES			33,500.00	0.00	14,834.38	0.00	18,665.62	44%
0002266	CENTRAL DATA PROCESSING SVCE			23,100.00	0.00	21,108.45	0.00	1,991.55	91%
	CDP FY 22-23 (Initial Jun		06/07/23 23007652 - JE			1,918.55			
0002266	CENTRAL DATA PROCESSING SVCE			23,100.00	0.00	23,027.00	0.00	73.00	100%
0002271	SOFTWARE RENTAL / SUBSCRIPTION			3,000.00	0.00	2,056.05	0.00	943.95	69%
	US BANK A:4246 0445 5569		06/13/23 839324 - OH			462.77			
	US BANK A:4246 0445 5569		06/29/23 840118 - OH			130.00			
0002271	SOFTWARE RENTAL / SUBSCRIPTION			3,000.00	0.00	2,648.82	0.00	351.18	88%
0002280	PUBLICATIONS AND LEGAL NOTICES			1,500.00	0.00	325.50	0.00	1,174.50	22%
	DAILY REPUBLIC A:00002684		06/02/23 300116856 - OH			91.06			
	DAILY REPUBLIC A:00002684		06/02/23 300116857 - OH			94.94			
	DAILY REPUBLIC A:00002684		06/02/23 300116858 - OH			94.94			

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Date	Ref.	Budget	Adjustments	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO		1,500.00	0.00	606.44	0.00	893.56	40%
0002280	PUBLICATIONS AND LEGAL NOTICES				1,500.00	0.00	606.44	0.00	893.56	40%
0002285	LEASE EXPENSE-COPIERS/MFD'S ST				8,400.00	0.00	4,951.43	0.00	3,448.57	59%
	GREAT AMERICA F A #015-15 06/02/23 838797 - OH						415.23			
	UBEO WEST LLC A: SL18 6/ 06/23/23 839863 - OH						130.82			
	GREAT AMERICA F A :015-15 06/29/23 840119 - OH						415.23			
0002285	LEASE EXPENSE-COPIERS/MFD'S ST				8,400.00	0.00	5,912.71	0.00	2,487.29	70%
0002295	LEASE EXPENSE - BUILDINGS ST				25,000.00	0.00	0.00	0.00	25,000.00	
	675 TEXAS-STE 6700 LEASE 06/27/23 23008394 - JE						17,820.21			
0002295	LEASE EXPENSE - BUILDINGS ST				25,000.00	0.00	17,820.21	0.00	7,179.79	71%
0002310	EDUCATION & TRAINING				1,000.00	0.00	24.00	0.00	976.00	2%
0002310	EDUCATION & TRAINING				1,000.00	0.00	24.00	0.00	976.00	2%
0002335	TRAVEL EXPENSE				12,000.00	0.00	4,888.42	0.00	7,111.58	41%
0002335	TRAVEL EXPENSE				12,000.00	0.00	4,888.42	0.00	7,111.58	41%
0002339	MANAGEMENT BUSINESS EXPENSE				2,000.00	0.00	1,634.82	0.00	365.18	82%
	US BANK A:4246 0445 5569 06/13/23 839324 - OH						215.01			
	US BANK A:4246 0445 5569 06/29/23 840118 - OH						319.65			
0002339	MANAGEMENT BUSINESS EXPENSE				2,000.00	0.00	2,169.48	0.00	-169.48	108%
0002354	CAR ALLOWANCE				7,200.00	0.00	6,780.00	0.00	420.00	94%
	PeopleSoft Payroll Postin 06/02/23 PSDATA - JE						300.00			
	PeopleSoft Payroll Postin 06/16/23 PSDATA - JE						300.00			
	PeopleSoft Payroll Postin 06/30/23 PSDATA - JE						300.00			
0002354	CAR ALLOWANCE				7,200.00	0.00	7,680.00	0.00	-480.00	107%
0002355	PERSONAL MILEAGE				1,000.00	0.00	0.00	0.00	1,000.00	



\*\* Solano County\*\* 06/30/23 [M O N T H L Y D E T A I L] 100% of Fiscal Year Page 8  
 MON, JUL 10, 2023, 1:37 PM --req: CLOVE-----leg: GL CP--loc: EXTERNAL--job:6866876 J1749---prog: GL571 <1.13>---report id: GLMDET01

SORT ORDER: SUBOBJ within CATEGORY within KEY within DEPTMNT within FUND

SELECT ACCOUNT KEY: 3450

Fund	Fund Description	Dept.	Dept. Description	Key	Key Description	Actual	Encumbrance	Balance	Pct.
345	LAFCO	3450	LAFCO	3450	LAFCO				
0002355	PERSONAL MILEAGE		1,000.00	0.00	0.00	0.00	0.00	1,000.00	
2000	SERVICES AND SUPPLIES		415,417.00	0.00	174,531.03	88,430.00	152,455.97	63%	
9200	LICENSES, PERMITS & FRANCHISE								
0009229	LICENSES & PERMITS-OTHER		75,000.00	0.00	29,000.00	0.00	46,000.00	39%	
	DEF REV LIC/PERMITS	06/27/23	23008371 - JE		23,000.00				
0009229	LICENSES & PERMITS-OTHER		75,000.00	0.00	52,000.00	0.00	23,000.00	69%	
9200	LICENSES, PERMITS & FRANCHISE		75,000.00	0.00	52,000.00	0.00	23,000.00	69%	
9400	REVENUE FROM USE OF MONEY/PROP								
0009401	INTEREST INCOME		3,000.00	0.00	21,382.25	0.00	-18,382.25	713%	
	Apr - June 2023 Int Apprt	06/30/23	23008712 - JE		9,887.22				
	2223 Q4 TreasFees INTAPP3	06/30/23	23008711 - JE		-190.36				
0009401	INTEREST INCOME		3,000.00	0.00	31,079.11	0.00	-28,079.11	1036%	
9400	REVENUE FROM USE OF MONEY/PROP		3,000.00	0.00	31,079.11	0.00	-28,079.11	1036%	
9500	INTERGOVERNMENTAL REVENUES								
0009511	OTHER GOVERNMENTAL AGENCIES		895,788.00	0.00	895,788.00	0.00	0.00	100%	
0009511	OTHER GOVERNMENTAL AGENCIES		895,788.00	0.00	895,788.00	0.00	0.00	100%	
9500	INTERGOVERNMENTAL REVENUES		895,788.00	0.00	895,788.00	0.00	0.00	100%	
Key Total - Revenue			973,788.00	0.00	978,867.11	0.00	-5,079.11	101%	
Key Total - Expense			1,004,990.00	0.00	623,436.89	88,430.00	293,123.11	71%	
					355,430.22				
Dept Total - Revenue			973,788.00	0.00	978,867.11	0.00	-5,079.11	101%	
Dept Total - Expense			1,004,990.00	0.00	623,436.89	88,430.00	293,123.11	71%	
					355,430.22				
Fund Total - Revenue			973,788.00	0.00	978,867.11	0.00	-5,079.11	101%	
Fund Total - Expense			1,004,990.00	0.00	623,436.89	88,430.00	293,123.11	71%	
					355,430.22				

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

**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.

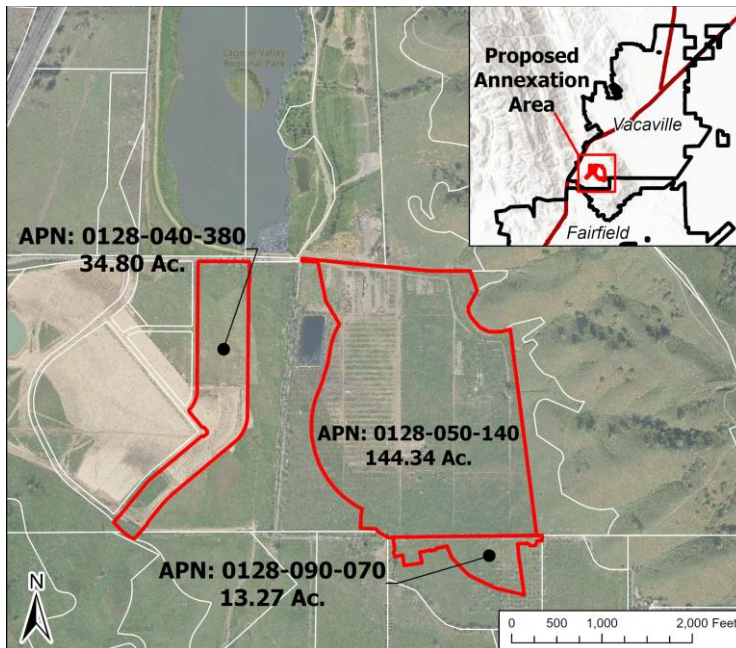
History: Lower Lagoon Valley Policy Plan

- ❖ 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 56016<sup>1</sup>.***

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.

---

<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.

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

<p><b>6. Effect on Natural Resources (California Environmental Quality Act – CEQA)</b></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: <a href="http://bit.ly/3NI9wv8">http://bit.ly/3NI9wv8</a></p>
<p><b>7. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits</b></p>	<p>Consistent</p>	<p>The legal description and map are attached as Exhibit A to the proposed LAFCO Resolution for approval.</p>
<p><b>8. Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory</b></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><b>9. Protection of Prime Agricultural Land</b></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><b>10. Provision and Cost of Community Services</b></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><b>11. The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure</b></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

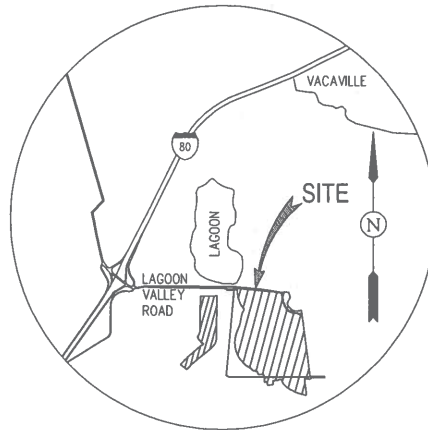
Attachments:

Exhibit A – Legal Description and Map Lower Lagoon Valley Project

Exhibit A  
LAFCO Project No. 2023-007  
Detachment No. 2023-322

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;

- 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;

- 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;

- Thence, (31) from said Point of Commencement, South 79°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°37'36" East, through a central angle of 03°39'12", an arc distance of 96.28 feet;
- Thence, (33) North 86°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°06'36", an arc distance of 101.67 feet;
- Thence, (35) along a line non-tangent to said curve, North 02°05'01" East 55.55 feet;
- Thence, (36) South 84°28'04" East 1,423.89 feet;
- Thence, (37) North 89°01'19" East 442.44 feet;
- Thence, (38) South 19°13'20" East 220.01 feet;
- Thence, (39) South 28°24'12" West 201.58 feet;
- Thence, (40) South 00°14'17" East 49.11 feet;
- Thence, (41) South 22°44'00" East 62.11 feet;
- Thence, (42) South 40°56'54" East 159.00 feet;
- Thence, (43) South 63°43'21" East 107.86 feet;
- Thence, (44) North 89°39'44" East 134.82 feet;
- Thence, (45) North 75°50'20" East 106.58 feet;
- Thence, (46) South 07°20'26" East 2,312.60 feet;
- Thence, (47) North 89°57'54" East 512.86 feet;
- Thence, (48) South 23°45'00" East 63.35 feet;
- Thence, (49) South 89°57'54" West 505.94 feet;

- 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;

- Thence, (65) along a line non-tangent to said curve, North 42°54'27" West 240.59 feet;
- Thence, (66) North 21°34'11" West 135.95 feet;
- Thence, (67) South 77°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°00'00", an arc distance of 14.14 feet;
- Thence, (69) along a line non-tangent to said curve, South 77°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°24'49" West, through a central angle of 90°00'00", an arc distance of 14.14 feet;
- Thence, (71) South 77°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°42'23", an arc distance of 66.56 feet;
- Thence, (73) South 81°07'12" West 37.27 feet;
- Thence, (74) South 08°52'48" East 124.16 feet;
- Thence, (75) South 83°07'28" West 205.54 feet;
- Thence, (76) North 04°16'46" West 117.35 feet;
- Thence, (77) South 81°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°55'54", an arc distance of 76.63 feet;
- Thence, (79) along a line non-tangent to said curve, North 20°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°28'27" West, through a central angle of 73°48'18", an arc distance of 25.76 feet;
- Thence, (81) North 04°16'46" West 134.58 feet;
- Thence, (82) North 87°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;

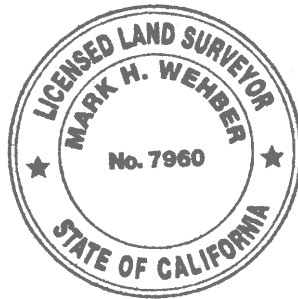
Thence, (98) North 89°22'24" West 244.01 feet to said Point of Beginning.

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
<hr/> Totaling	<hr/> 192.4 acres, more or less.

**End Description**

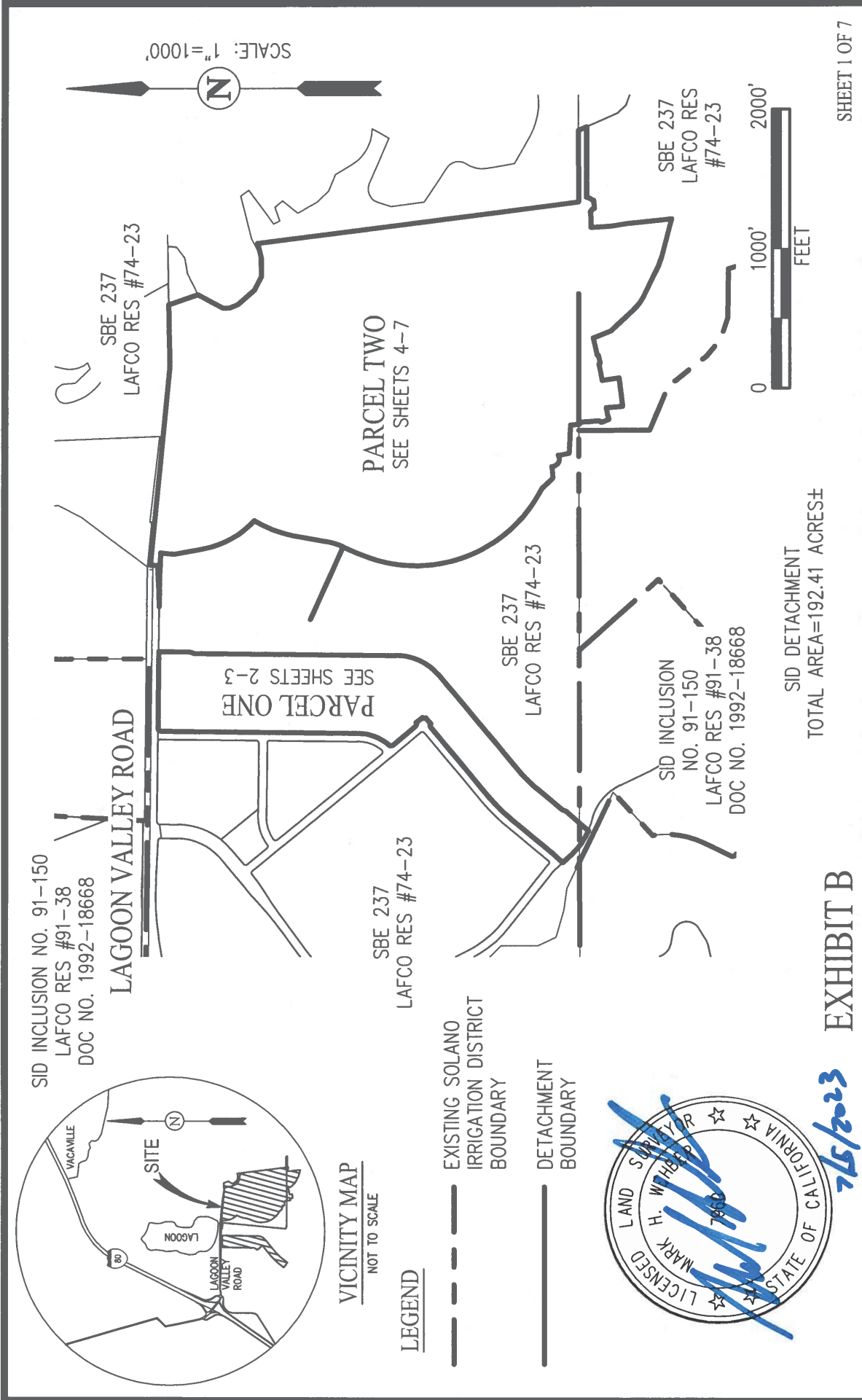
This description was prepared by or under the direction of:



*Mark H. Wehber* 7/5/2023

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

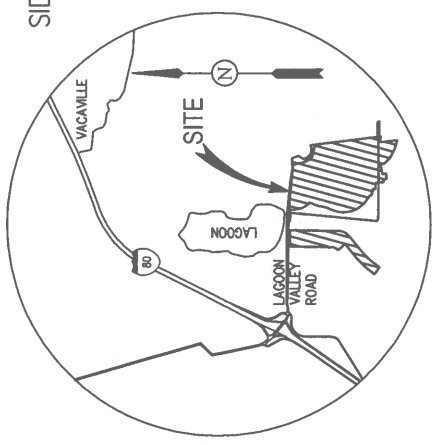




SHEET 1 OF 7

SID DETACHMENT  
TOTAL AREA=192.41 ACRES±

**EXHIBIT B**



VICINITY MAP  
NOT TO SCALE

LEGEND

- EXISTING SOLANO IRRIGATION DISTRICT BOUNDARY
- DETACHMENT BOUNDARY



**PLAT TO ACCOMPANY DESCRIPTION**

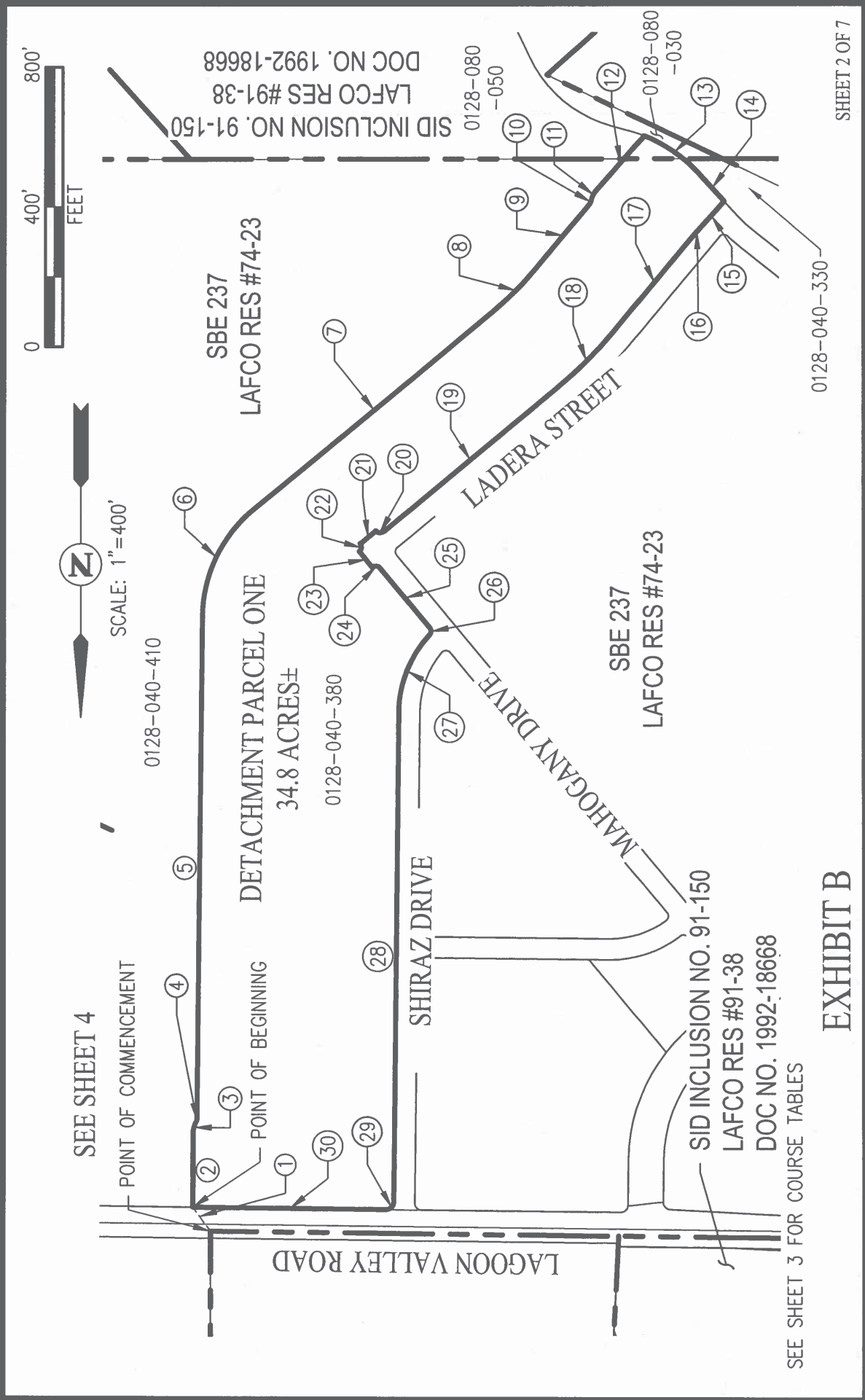
SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322  
LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.  
CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

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

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

SHEET 3 OF 7

PLAT TO ACCOMPANY DESCRIPTION

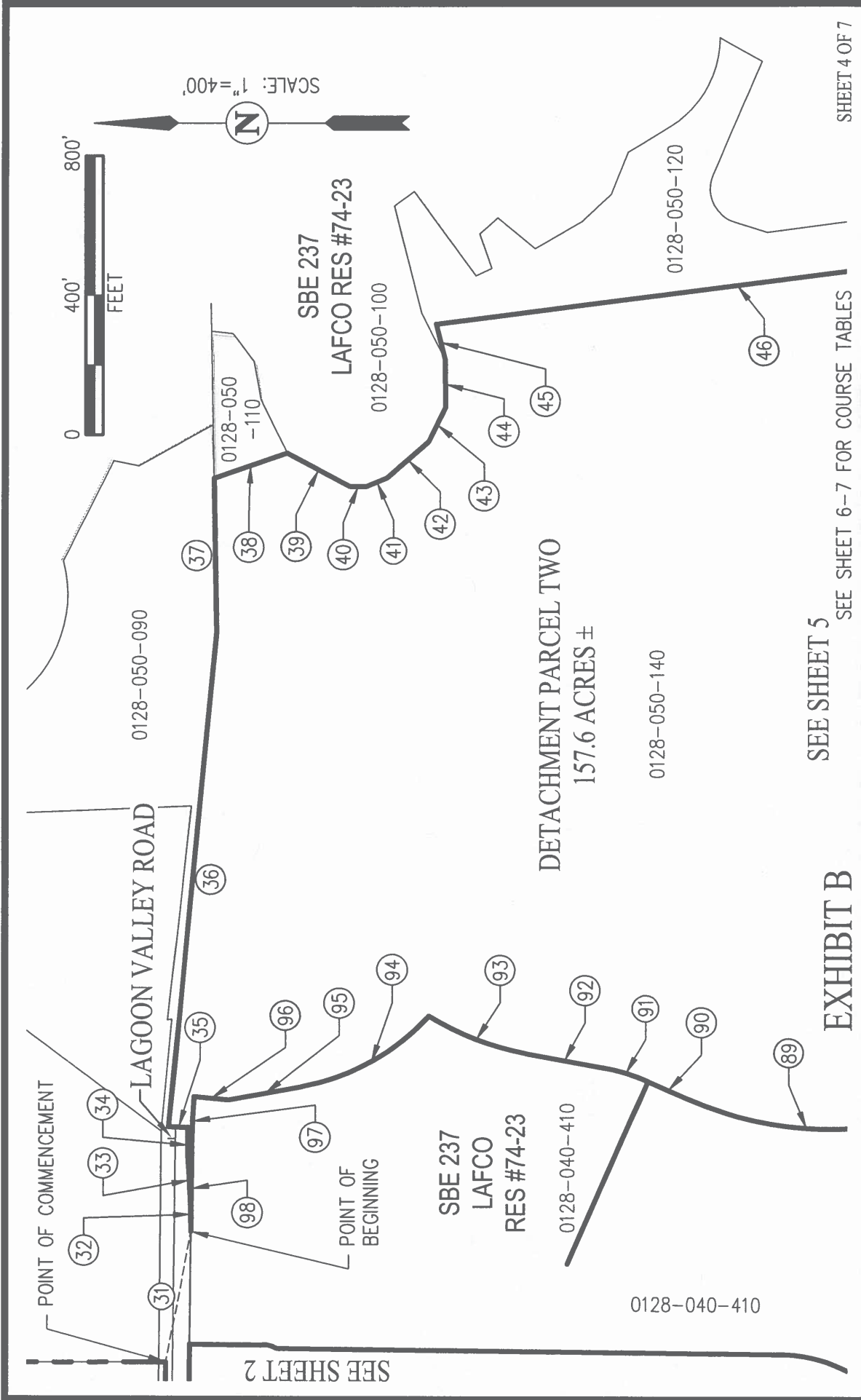
SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322  
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.  
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

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

EXHIBIT B

# PLAT TO ACCOMPANY DESCRIPTION

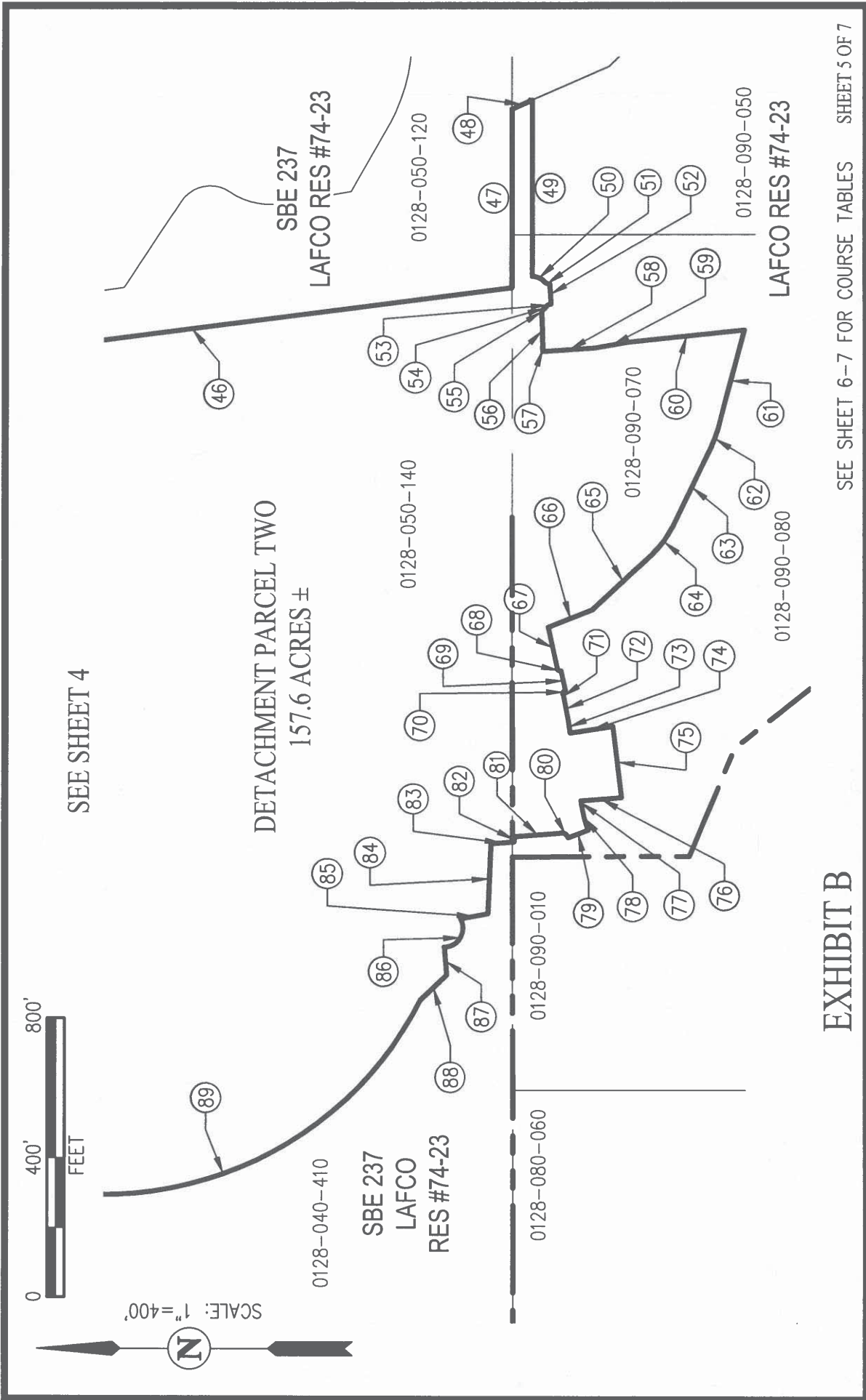
SOLANO IRRIGATION DISTRICT DETACHMENT NO. 2023-322  
 LOT 37, RANCHO TOLENAS, T5N, R1W, & LOT 37, RANCHO LOS PUTOS, T6N, R1W, M.D.B.&M.  
 CITY OF VACAVILLE, SOLANO COUNTY, CALIFORNIA

JULY 5, 2023



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

CIVIL ENGINEERS • SURVEYORS • PLANNERS



SEE SHEET 4

DETACHMENT PARCEL TWO  
157.6 ACRES ±

### EXHIBIT B

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

## 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

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

SHEET 6 OF 7

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

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

SHEET 7 OF 7

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 18<sup>th</sup> 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**

**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**

**PASSED AND ADOPTED** the 18<sup>th</sup> 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

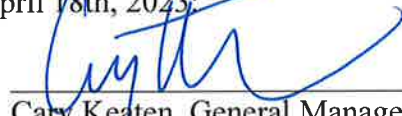
**ABSENT:** None

**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 horizontal flourish extending to the right.

Curt Johansen  
Director of Development