

LAFCO RESOLUTION NO. 2023-08

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

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

WHEREAS, SID has requested to detach two parcels totaling 0.36 acres located on Woolner Avenue near Columbus Drive in the City of Fairfield; and,

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

WHEREAS, the proposal is exempt from the requirements for notice and hearing pursuant to Government Code §56663, because it consists of detachment only, and 100% of landowners have given their written consent to the proposal; and,

WHEREAS, the Executive Officer, pursuant to Government Code §56665 has reviewed this proposal and prepared a report including his recommendations, and has furnished a copy of this report to each person entitled to a copy; and,

WHEREAS, the Solano Irrigation District, as the lead agency, determined that detaching the property for SID is exempt from CEQA under section 15315 – Minor Land Divisions; and,

WHEREAS, the Commission has received, heard, discussed and considered all oral and written testimony related to the proposal, including but not limited to comments and objections, the staff report and recommendation, the environmental document and determination, plans for providing service, spheres of influence, applicable municipal service reviews, the specific plan, and the City's general plan; and,

WHEREAS, the Commission has considered and made findings with respect to the reorganization's compliance with Solano LAFCO's "Standards for Evaluation of Annexation Proposals"; and,

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

1. The subject detachment is consistent with the District's SOI; the proposal area will be removed from the District's SOI as part of the Commission's action.

Commissioners

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

Alternate Commissioners

Robert Guerrero • Ron Kott • Mitch Mashburn

Staff

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

2. The subject detachment allows the City of Fairfield and the Solano Irrigation District to comply with a joint powers agreement and understanding that the subject property shall be detached from the District's service area and that City will provide potable and non-potable water prior to development.
3. The subject detachment eliminates the potential for duplication of two service providers to the subject property.
4. The subject proposal area is "uninhabited" as defined by Government Code (GC) §56079.5. Application for the subject detachment is made subject to GC §56650 et seq. by resolution of the Solano Irrigation District. All landowners have consented to the proposal therefore; the Commission waives the conducting authority proceedings (protest hearing).
5. The boundaries are definite and certain and conform to lines of ownership and parcel lines. The detachment will provide a logical and orderly boundary for the Solano Irrigation District.
6. The proposal is exempt from CEQA under section 15315 – minor land divisions.
7. The subject detachment is in the best interests of the citizens within the affected area.
8. The subject detachment will not result in negative impacts to the cost and adequacy of services otherwise provided by SID to adjacent areas within their service boundaries.
9. The subject detachment will result in a loss of \$5.21 tax base from SID and a gain of the same amount for the City of Fairfield.
10. The District has collected all applicable detachment fees per the agreement between the City and the District.

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

1. The Solano-Napa Habitat for Humanity property detachment from SID is approved, subject to the conditions listed below.
2. Said territory is detached as proposed and as set forth and described in the attached descriptive map and geographical description marked "Exhibit A" and by this reference incorporated herein.
3. Pursuant to Section 15315 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. Said territory includes approximately 0.36 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Solano Irrigation District detaching Solano-Napa Habitat for Humanity (Fairfield)
5. The proposal area shall be removed from the sphere of influence of the Solano Irrigation District concurrent with the subject detachment.
6. The following changes of organization or reorganization are approved:

Detachment from Solano Irrigation District

7. All subsequent proceedings in connection with this detachment shall be conducted only in compliance with the approved boundaries and conditions set forth in the attachments and any terms and conditions specified in this resolution.
8. Conducting Authority proceedings are waived.
9. The Executive Officer is hereby directed to file a Notice of Exemption in compliance with the California Environmental Quality Act and local ordinances implementing the same.

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

1. The Commission orders the change of organization without an election as provided by GC 56885.5.
2. Immediately following LAFCO approval, the District shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$300.00.
3. Immediately following LAFCO approval, the District shall submit a warrant to Solano LAFCO for \$119.00.
4. The effective date of the change of organization shall be the date of the recordation made with the County Recorder of the Certificate of Completion per GC Section 57202.
5. Certificate of Completion shall not be recorded until the project map and legal description are approved and signed by the Solano County Surveyor.

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

AYES:
NOES:
ABSENT:


Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:


Christina Love, Deputy Executive Officer

Exhibit A – Legal Description and Map Woolner Avenue Property

EXHIBIT A

LAFCO Project Number 2023-04

Detachment Number _____

DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT


Portion of the Suisun Rancho lying in projected Section 27, T.5N., R.2W., M.D.M.
City of Fairfield County of Solano State of California.

Legal Description begins at Page 2
Map Exhibit begins at Page 3

SURVEYOR'S STATEMENT

This legal description and map exhibit of the Solano Irrigation District Detachment boundary is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer of sale of the land described. It is for assessment purposes only.

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




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

Date: 06/23/23



SOLANO IRRIGATION DISTRICT STATEMENT

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



Robert Holmes, Senior Real Estate Manager
Solano Irrigation District

Date: 6/27/2023

COUNTY SURVEYOR'S STATEMENT

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



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

Date: 6/28/2023



APPROVAL BY LOCAL AGENCY FORMATION COMMISSION:



Rich Seithel, Executive Officer
Solano LAFCO

Date: 7/21/23

EXHIBIT A
LEGAL DESCRIPTION

LAFCO Project Number 2023-04

Detachment Number _____

DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT

All that certain real property situate in the City of Fairfield, County of Solano, State of California, being a portion of the Suisun Rancho lying in projected Section 27, T.5N., R2.W., M.D.M., and being all of Parcel 4 as shown on that certain map entitled "Parcel Map for Larea Hopkins" filed for record July 28, 1980, in Book 20 of Parcel Maps at Page 85 in the office of the Solano County Recorder, and being further described as a portion of Parcels 1 and 2 as said parcels are shown on that certain map entitled "Parcel Map Habitat for Humanity Woolner Avenue Subdivision" filed for record October 11, 2022, in Book 53 of Parcel Maps at Page 82 in said Recorder's office, being more particularly described as follows:

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

Course 1) South 71° 30' 00" West, 120.23 feet; thence,

Course 2) South 08°31'36" West, 34.49 feet to the intersection of the south line of Woolner Avenue with the general northwest line of the parcel described as EXCLUSION No. 84-191 from the Solano Irrigation District, filed for record in Book 1985 of Official Records at Page 2033 in said Recorder's office, said point being further identified as lying on that certain course described as N 01°54'59" W, 613.57 feet therein, and being the True Point of Beginning of this description; thence along said general northwest line,

Course 3) South 01°58'33" East (S 01°54'59" E per EXCLUSION No. 84-191), 81.96 feet to an angle point in said general northwest line; thence continuing along last said line,

Course 4) North 88°30'04" West (N 88°30'09" W per EXCLUSION No. 84-191), 103.18 feet to the southerly line of Woolner Avenue as shown on said Parcel Map 53 PM 82; thence leaving said general northwest line and proceeding along said southerly line as shown on last said map the following three courses:

Course 5) northeasterly along the arc of a non-tangent curve concave southeasterly having a radius of 200.00 feet, from which point the radius bears South 42°25'21" East, 0.80 feet through a central angle of 00°13'43" (chord North 47°41'31" East, 0.80 feet); thence,

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

Course 7) northeasterly along the arc of said curve, concave southeasterly having a radius of 170.00 feet, 54.61 feet through a central angle of 18°24'15" (chord North 57°00'30" East, 54.37 feet) to the True Point of Beginning.

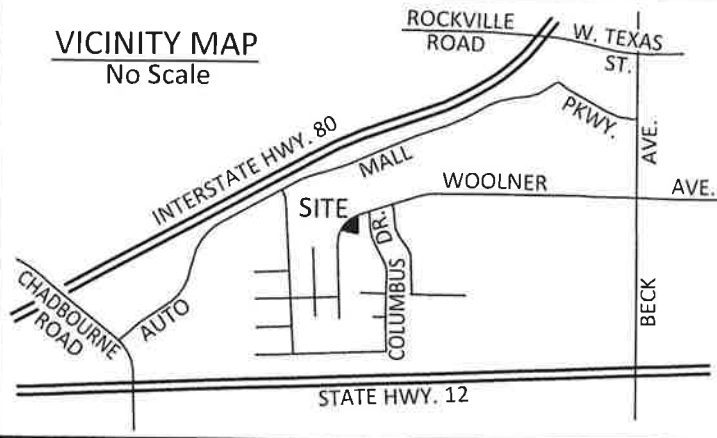
Containing 0.11 acres, more or less.

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

End of Description



VICINITY MAP
No Scale



LAFCO Project No. 2023-04
Detachment No. _____

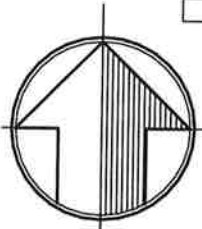
PORTION OF THE SUISUN RANCHO LYING IN
PROJECTED SECTION 27, T.5N., R.2W., M.D.M.
CITY OF FAIRFIELD SOLANO COUNTY CALIFORNIA

(X) Denotes Course Number
per Legal Description

GRAPHIC SCALE



1 inch = 50 ft.



DETACHMENT PARCEL

0.11± Ac.

R=200.00'
L=0.80'
Δ=00°13'43"
CH=N 47°41'31" E
0.80'

R=170.00'
L=54.61'
Δ=18°24'15"
CH=N 57°00'30" E
54.37'

PARCEL 1
0028-881-770

PARCEL 2
0028-881-780

PARCEL 3
0028-881-790

ALONZO DRAIN
LOT 16
46 SD 22
0028-881-170

True Point of Beginning
LOT 13
24 SD 35
0028-371-010

LOT 14
24 SD 35
0028-371-020

LOT 37
26 SD 90
0028-371-030

SID EXCLUSION
No. 84-191



EXHIBIT A

Woolner Ave. Area Detachment
From Solano Irrigation District

City of Fairfield Solano County California

Drawn	CMW	Scale	1" = 50'
Date	06/20/2023	Sheet No.	3
Proj. No.	521010	of 3	

MOUNTAIN PACIFIC
SURVEYS
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Fairfield California 94533
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