



Solano LAFCO

Special Commission

Meeting

July 19, 2023

10:00 a.m.

CONSENT

AGENDA ITEM #6A:

A. Minutes June 12, 2023

AGENDA ITEM #6B:

B. Financial Reports – June 2023

AGENDA ITEM #7A

- ❑ LAFCO Project # 2023-07 Solano Irrigation District detachment of Lower Lagoon Valley Project (Vacaville) (APNs 0128-050-140, 0128-090-070, and 0128-040-380)

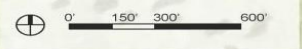
AGENDA ITEM #7A: SID Lower Lagoon Valley detachment



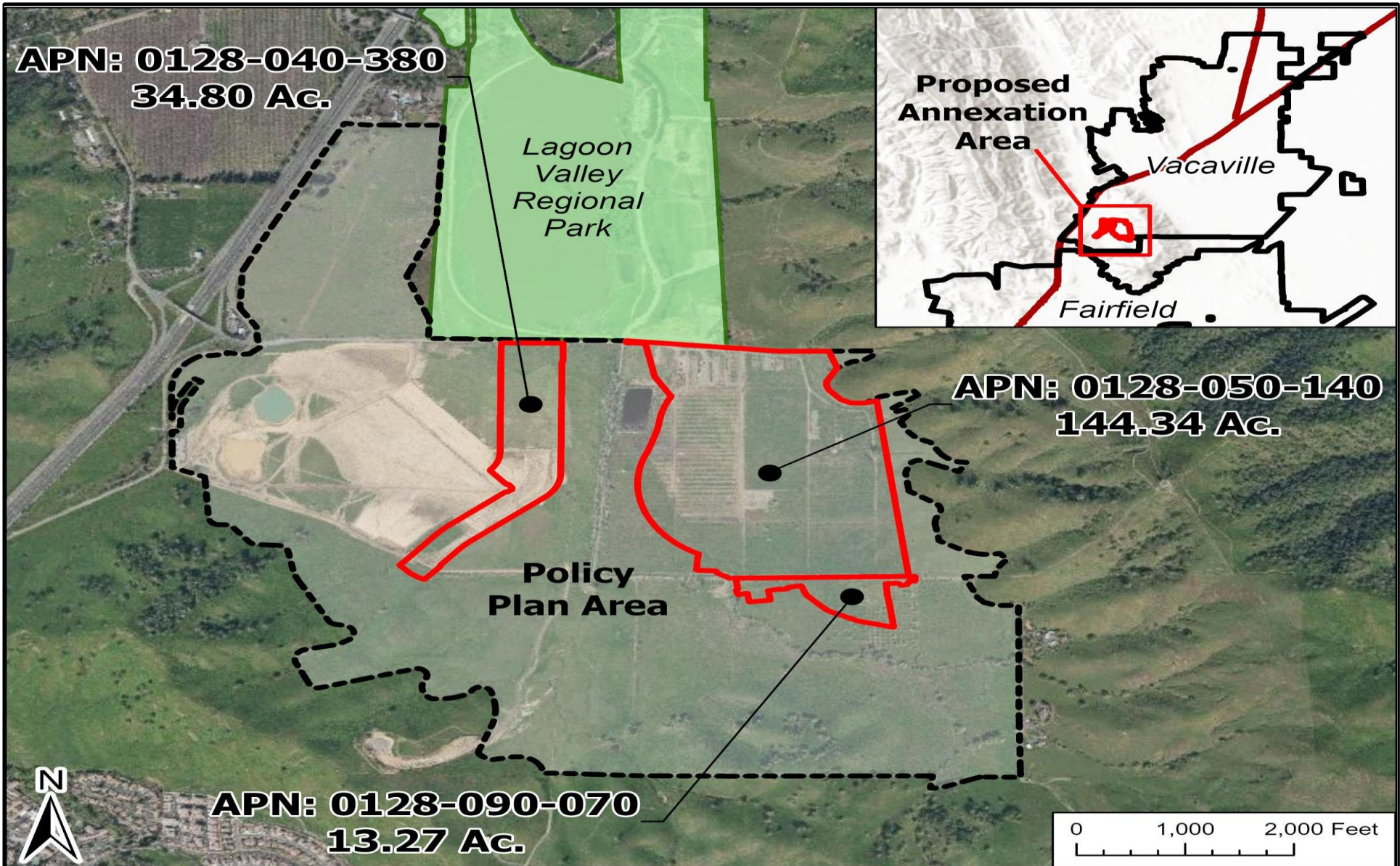
SUMMARY					
Neighborhood	Total Area (SF)	Total Area (AC)	No. of Lots	Ave. Lot Size (SF)	Notes
A1 (65X115)	275,237	6.32	35	7,864	
A2 (65X120)	692,317	15.89	73	9,484	
B	773,175	17.75	97	7,971	
C	607,783	13.95	56	10,853	
D	934,976	21.46	91	10,274	
E	468,459	10.75	72	26,026	lot size based on 4-pack
F1 (ALLEY)	126,131	2.90	12	10,511	
F2	351,212	8.06	29	12,111	
G1 (ALLEY)	265,802	6.10	29	9,166	
G2	545,349	12.52	51	10,693	
H	239,608	5.50	15	15,974	
I	454,253	10.43	38	11,954	
J	550,326	12.63	100	27,516	lot size based on 5-pack
K	879,584	20.19	176	4,998	
L	217,800	5.00	51*	4,271	
M	1,114,956	25.60	88	12,670	
N	599,913	13.77	2	299,957	
Total	8,821,644	202.52	1,015	8,691	

*Includes 26 detached single family and 25 attached townhomes.

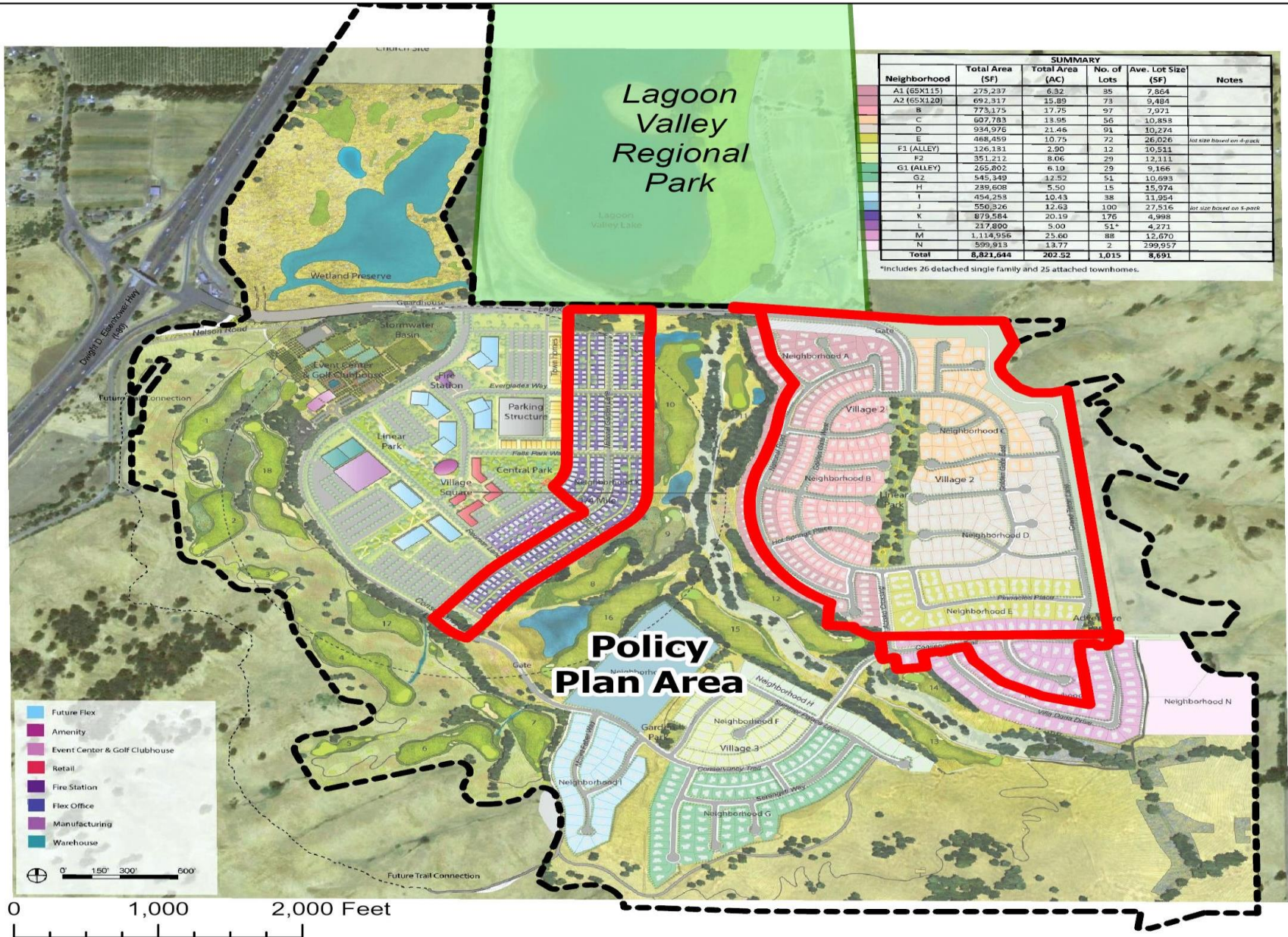
- Future Flex
- Amenity
- Event Center & Golf Clubhouse
- Retail
- Fire Station
- Flex Office
- Manufacturing
- Warehouse



AGENDA ITEM #7A: SID Lower Lagoon Valley detachment



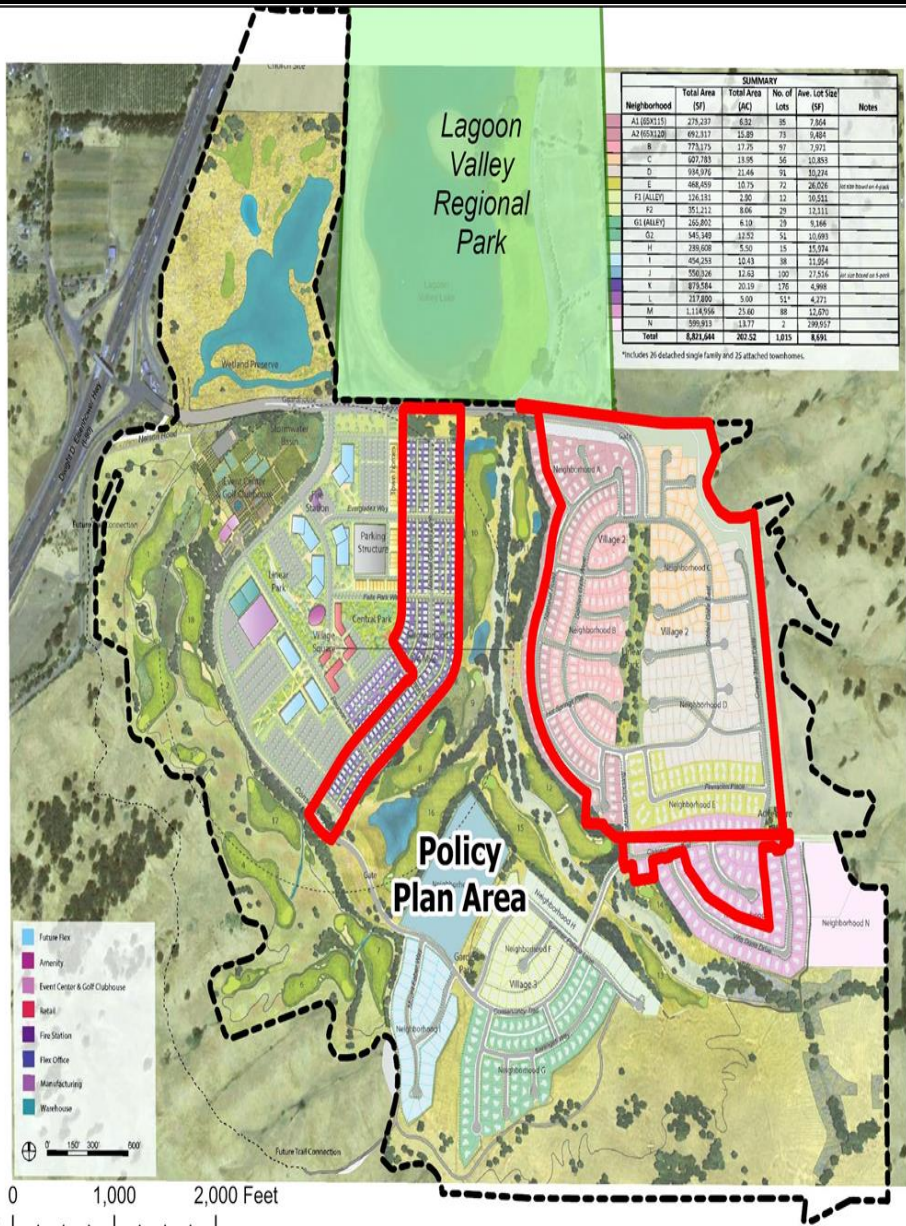
AGENDA ITEM #7A: SID Lower Lagoon Valley detachment



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E	488,459	10.75	72	26,026	lot size based on 4-pack
F1 (ALLEY)	126,191	2.90	12	10,511	
F2	351,212	8.06	29	12,111	
G1 (ALLEY)	265,802	6.10	29	9,166	
G2	545,349	12.52	51	10,693	
H	289,608	5.50	15	15,974	
I	454,258	10.43	38	11,954	
J	550,326	12.63	100	27,516	lot size based on 4-pack
K	879,584	20.19	176	4,998	
L	217,800	5.00	51*	4,271	
M	1,114,956	25.60	88	12,670	
N	399,913	13.77	2	299,937	
Total	8,821,644	202.52	1,015	8,691	

*Includes 26 detached single family and 25 attached townhomes.

AGENDA ITEM #7A: Project Description



- 192.41-acres within the Lower Lagoon Valley Policy Plan area.
- Parcel is zoned Residential Estates and Business Park under the City of Vacaville's Zoning Code.
- Satisfies JEPA between SID and City.
- There is 100% landowner consent.
- Project area is uninhabited.
- Project area is exempt from noticing and public hearing requirements.
- LAFCO may waive the conducting authority proceedings

AGENDA ITEM #7A: Project Analysis

- California Environmental Quality Act (CEQA)
 - Staff analysis supports reaffirming, as did the District as the lead agency, the environmental documents that were approved by the City of Vacaville in May 2004 and are found to satisfy the requirements of CEQA.
- Statutory and Policy Considerations
 - Staff analysis confirms the project is consistent with existing state law and the Commission's adopted Standards (1-11).
- Waive conducting authority proceedings
 - Parcels are uninhabited and there is 100% landowner consent.

AGENDA ITEM #7A: Findings and Determinations

Staff recommends ten findings/determinations, including:

1. Detachment allows for City/SID JEPA compliance and eliminates the potential for duplication of service providers.
2. Area is uninhabited and all landowners have consented, therefore, Commission waives the protest procedure.
3. **City** has fulfilled its obligations under CEQA and the EIR and associated environmental documents adequately disclose and describe the change of organization project.

AGENDA ITEM #7A: Terms and Conditions

1. Commission orders the proposed change of organization without an election (GC § 56885.5)
2. Following LAFCO approval, property owners shall submit warrants for the SBOE for \$2,000 and the County Assessor-Recorder for \$119.
3. The effective date of the change of organization is the date of the recordation with the County Recorder.
4. Certificate of Completion shall not be recorded until the project map and legal description are approved and signed by the Solano County Surveyor.

AGENDA ITEM #7A: Recommendations

1. **ADOPT**

- LAFCO Resolution reaffirming the Lower Lagoon Valley Policy Plan Environmental Impact Report as the Responsible Agency pursuant to CEQA.

2. **WAIVE**

- The conducting authority proceedings (protest hearing) pursuant to GC § 56079.5.

3. **CONSIDER and ADOPT**

- The LAFCO Resolution approving the detachment of 192.41 acres from SID, referred to as the Lower Lagoon Valley Project in the City of Vacaville (APNs 0128-050-140, 0128-090-070, and 0128-040-380).

NEXT MEETING

August 14, 2023