

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

STAFF REPORT

DATE: December 11, 2023

TO: Solano Local Agency Formation Commission

FROM: Rich Seithel, Executive Officer

SUBJECT: **LAFCO PROJECT #2023-10: FAIRFIELD ISLAND ANNEXATIONS PHASE 2 - SIX REMNANT PARCELS (APNS: 0180-110-120, 0028-182-020, 0028-182-150, 0028-191-010, 0028-191-020, and 0028-191-040)**

Recommendation:

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

CONSIDER and ADOPT the LAFCO Resolution finding the Fairfield Island Annexations Phase 2 to be consistent with California Environmental Quality Act (CEQA) Categorical Exemption §15319.

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the 228 Lopes Road island to the City of Fairfield and related district reorganizations, (APN 0180-110-120) (0.24 acres).

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the 2291 and 2287 Woolner Avenue island to the City of Fairfield and related district reorganizations, (APN 0028-182-020 and 0028-182-150) (0.62 acres).

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the 335 and 339 Hamilton Drive island to the City of Fairfield and related district reorganizations, (APN 0028-191-010 and 0028-191-020) (0.38 acres).

CONSIDER and ADOPT the LAFCO Resolution approving the annexation of the 401 Hamilton Drive island to the City of Fairfield and related district reorganizations, (APN 0028-191-040) (0.4 acres).

Executive Summary:

The City of Fairfield (City) requests annexing about 1.64 acres of Solano County jurisdictional island areas. The 1.64-acre proposal is comprised of 4 separate islands broken into 6 parcels (Attachment A – Maps of Islands). The islands are not contiguous to each other, have existing residential structures, and are all wholly surrounded by the City of Fairfield. Additionally, the City requests the following concurrent actions: annexation into Fairfield-Suisun Sewer District;

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 • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

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and detachment from the Suisun Fire Protection District, Cordelia Fire Protection District, Special Road Fund 108, and Solano County Lighting Service Area.

The 4 islands are more generally referred to as: (A-Lopes) 228 Lopes Road, (B-Woolner) 2291 and 2287 Woolner Avenue, (C-Hamilton) 335 and 339 Hamilton Drive, and (D-401 Hamilton) 401 Hamilton Drive.

Staff is recommending that the Commission approve the island annexations because the proposal is consistent with the City of Fairfield’s General Plan, Zoning, Sphere of Influence, and assists LAFCO in the legislative directive of correcting islands of jurisdiction to create logical boundaries.

The following staff report provides a detailed analysis of the Cortese-Knox-Hertzberg (CKH) Act’s required seventeen factors (a-q) pursuant to GC Section 56668, and the Solano LAFCO adopted policies (Standards 1-11 per Section 56375(g)). The following report provides a discussion of I. Background; II. Project Description; III. Analysis of CEQA, Statutory, and Standards; IV. Conducting Authority; V. Summary of Findings and Determinations, and VI. Conclusions.

I. **Background:**

LAFCO “Islands”

One of LAFCO’s primary legislative directives is to ensure the “logical formation and modification of the boundaries of local agencies, with a preference granted to accommodating additional growth within, or through the expansion of, the boundaries of those local agencies which can best accommodate and provide necessary governmental services and housing for persons and families of all incomes in the most efficient manner feasible.”¹ One very challenging aspect of meeting this directive is that of islands.

Islands are unincorporated urban pockets completely or substantially surrounded by the city to which annexation is proposed and are byproducts of the annexation and land use policies that existed prior to the 1970s. The law allows cities to annex urban pockets through a streamlined process that does not require protest proceedings or elections, provided the island meets special criteria.²

Most of the islands in Fairfield were developed back in the 1950s and 1960s and remain unincorporated for a variety of reasons. These include opposition to annexation by some pocket residents and/or property owners, cumbersome and expensive annexation procedures, and limited efforts by cities to annex them.

Phased Island Annexation Plan

In total, the City of Fairfield had nine (9) individual unincorporated islands³. Of the nine, Fairfield successfully annexed three (3) of the individual islands after the August 2023 LAFCO approval of “Phase 1”. Phase 2 constitutes the proposed four (4)⁴ islands which are existing residential units.

¹ Gov. Code. §56001

² Attachment G is the Cortese-Knox-Hertzberg Government Code §56375.3 for Island Annexations.

³ Attachment H shows all the islands before August 2023.

⁴ Of the 2 leftover islands, the Suisun City owns one, the other is not pre-zoned because of a 2020 moratorium.

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It is important to note that the Phase 1 Certificate of Completion was conditioned on LAFCO receiving a complete application for Phase 2. The complete application was successfully submitted and deemed complete in September 2023.

Upon annexation, the City of Fairfield will provide municipal services to the islands. Additionally, the Fairfield-Suisun Sewer District can provide sewer services to the developments.

II. Project Description:

The City of Fairfield is requesting to annex four (4) distinct islands that are completely surrounded by the City of Fairfield, as depicted in the maps in Attachment A. The four islands are generally referred to as:



(A-Lopes) *228 Lopes Road*: (APN 0180-110-120) This parcel is 0.24 acres and 100% surrounded by Fairfield. This site is currently developed with an existing residential structure and pre-zoned for future limited industrial development consistent with the adjacent surrounding parcels.

(B-Woolner) *2291 and 2287 Woolner Avenue*: (APN 0028-182-020; 0028-182-150) The two parcels total 0.62 acres and are 100% surrounded by Fairfield. Both are developed with existing residential structures and pre-zoned for Residential Low-Medium – 6,000 square foot lot minimum (RLM:6). All surrounding parcels are zoned RLM:6.



(C-Hamilton) *335 and 339 Hamilton Drive*: (APN APN 0028-191-010; 0028-191-020) These 2 parcels total 0.38 acres and are 100% surrounded by Fairfield. Both parcels have existing residential structures and are pre-zoned Residential Low-Medium – 6,000 square foot lot minimum (RLM:6). All surrounding parcels are zoned RLM:6.



(D-401Hamilton) 401 Hamilton Drive: (APN 0028-191-040) This parcel is 0.4 acres and 100% surrounded by Fairfield. The parcel has existing residential structures and is pre-zoned Residential Low-Medium – 6,000 square foot lot minimum (RLM:6). All surrounding parcels are zoned RLM:6.

Fairfield has requested this change of organization project consistent with GC §56650 *et seq.* by City of Fairfield Resolution 2023-203 adopted on July 18, 2023 (Attachment B). With the annexation into the City of Fairfield, the islands will also be annexed into the Fairfield-Suisun Sewer District; and detached from the Cordelia Fire Protection District, Suisun Fire Protection District, Special Road Fund 108, and Solano County Lighting Service Area.

III. Project Analysis:

California Environmental Quality Act (CEQA):

The City of Fairfield is the Lead Agency for the CEQA actions of the islands. Pursuant to §15096 of the CEQA Guidelines, LAFCO can consider and reaffirm the CEQA determination of the lead agency. As such, LAFCO finds the change of organization for each island is consistent with the Categorical Exemption under CEQA §15319 – Existing Facilities. Attachment C is Fairfield’s filed NOE.

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 §56668. Island annexations are also subject to GC §56375.5, as outlined below. 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 first 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.

Each section combines the analysis of all four islands because the analysis for each is the same, thereby reducing redundant statements.

(A-Lopes) 228 Lopes Road, (B-Woolner) 2291 and 2287 Woolner Avenue, (C-Hamilton) 335 and 339 Hamilton Drive, and (D-401 Hamilton) 401 Hamilton Drive.

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.

All four island (six parcels) are consistent with the City of Fairfield’s Sphere of Influence, General Plan, and pre-zoning zoning of the parcels. All four islands are completely surrounded by the City of Fairfield and existing development. All four islands have existing residential dwellings and accessory structures on them, and therefore will not induce significant future growth. Population and population density within the Fairfield boundary area will remain unchanged with this island annexation as it will be annexed for use consistent with Commercial Service zoning. The total assessed valuation for all four islands (six parcels) is \$1,341,895⁵ as of the 2022/23 assessment tax roll.

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.

All four islands are completely surrounded by the City of Fairfield. The islands are in the jurisdiction of the Suisun Fire Protection District or the Cordelia Fire Protect District, and the Solano County Sherriff. Upon annexation, Fairfield will provide fire and law enforcement services.

The City of Fairfield and Fairfield-Suisun Sewer District have existing water, storm drains, and sewer lines in the existing roadways. Annexation will not have any impact on their ability to serve adjacent areas. According to the City, the existing residential uses are already connected to the existing sewer and water facilities.

Not annexing the islands is against LAFCO’s directive to clean up illogical jurisdictional boundaries, including correcting “out of boundary” service connections.

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 from the Fire Districts will have an economic impact on them, but Solano LAFCO Standard No. 11 requires mitigation to help compensate for the change. However, all four islands have been surrounded by the City of Fairfield for many years, therefore annexation into Fairfield will not negatively affect the Fire Districts’ ability to continue to serve other lands that remain in their jurisdiction. 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 56377⁶.

⁵ (APN 0180-110-120) \$164,963 + (APN 028-182-020) \$359,369 + (APN 0028-182-150) \$437,647 +(APN 0028-191-040) \$160,306 + (APN 0028-191-010) \$103,623 + (APN 0028-191-020) \$115,987

⁶ Conversion of existing open space.

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Annexation of all four islands will help Fairfield, Solano County, and the Fire Districts have more logical boundaries by removing the tiny pockets of different jurisdictional authorities. None of the islands will convert existing open space under Section 56377. Additionally, the annexation of the islands is consistent with Fairfield’s SOI and General Plan for urban development of the islands that are consistent with existing development.

e. *The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016⁷.*

None of the islands meet the definition of agricultural lands and therefore the annexation will not have an effect on 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 descriptions of all four islands have been reviewed and corrected by the County Surveyor per Commission policy. These 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 islands are surrounded by the existing urban development of the City of Fairfield with primary access to Fairfield roads and existing transportation.

h. *The proposal’s consistency with city or county general and specific plans.*

The annexations are consistent with Fairfield’s General Plan.

i. *The sphere of influence of any local agency that may be applicable to the proposal being reviewed.*

The annexations are consistent with Fairfield’s Sphere of Influence.

j. *The comments of any affected local agency or other public agency.*

Fairfield-Suisun Sewer District recognizes that the parcels are likely already being served, and has the capacity for services.

Denova Homes contacted Cordelia Fire Protection District and Suisun Fire Protection District regarding all four islands on September 16, 2022 and September 2023. The parties agreed to a “detachment fee” as part of LAFCO Standard No. 11. (Attachment D)

The existing Master Tax Sharing Agreement applies.

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.*

⁷ "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.

Fairfield’s individual project-level analysis has determined that the City has sufficient revenues and services for the annexations. Per Fairfield, all annexation fees have been paid.

l. Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

As noted above, the City will provide potable and non-potable water services to the property. Fairfield has existing water services sufficient for the annexation of the existing urban development on the islands, consistent with their general plan and utilities plans.

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.

All four islands have existing residential structures and accessory structures on the parcels. Annexing existing development will not have an effect on the city’s RHNA.

n. Any information or comments from the landowner or landowners, voters, or residents of the affected territory.

Fairfield held a neighborhood meeting for the residents and landowners of the existing residential development within the affected territory.⁸ LAFCO participated in this outreach meeting held on Saturday, March 25, 2023, at 10:30 am at the Fairfield Civic Center Library. The resident adjacent to Island C attended. He did not oppose the annexation but had inquiries related to land use questions for Fairfield not applicable to LAFCO. Fairfield also mailed notices to each island and surrounding properties for all their public hearings regarding the annexation proposals.

LAFCO posted the 21-day public meeting notice in the newspaper in addition to mailing notices to the affected properties and registered voters.

As of the writing of this report, LAFCO does not have any active letters of opposition from landowners, voters, or residents of the affected territory.

o. Any information relating to existing land use designations.

- (A-Lopes): Limited Industrial (IL)
- (B-Woolner): Residential Low-Medium 6,000 sq. ft. lot (RLM:6)
- (C-Hamilton): Residential Low-Medium 6,000 sq. ft. lot (RLM:6)
- (D-401 Hamilton): Residential Low-Medium 6,000 sq. ft. lot (RLM:6)

Attachment E depicts the islands and their 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

⁸ Attachment C

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 property is located within the City limits and surrounded by existing urban development.

Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

- (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.**

All four islands are 100% surrounded by existing urban development within the City of Fairfield. The islands are not prime agricultural land under §56064. This factor is met for each island.

- (B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.**

All the islands are within the City of Fairfield urban service SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

- (C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.**

See the next section for a detailed discussion. This factor is met.

Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all the following requirements are met:

- (1) The change of organization or reorganization is initiated on or after January 1, 2000.**

The City of Fairfield initiated the island annexations by resolution on July 18, 2023. This factor is met.

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(2) The change of organization or reorganization is proposed by resolution adopted by the affected city.

The City of Fairfield initiated the island annexations by Resolution 2023-203 on July 18, 2023. This factor is met.

(3) It does not exceed 150 acres in area, and that area constitutes the entire island.

The four separate islands total 1.64 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.

Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities.

All four islands are 100% surrounded by existing urban development within the City of Fairfield. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area.

Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. All the islands have existing residential structures and accessory structures on them. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064.

The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.

The islands have access to municipal services provided by the City and Fairfield-Suisun Sewer District. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district.

This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

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(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county.

The existing master tax-sharing agreement applies. This factor is met.

In conclusion, the Fairfield Island Annexations Phase 2 project meets the factors necessary to meet the “Island” provision and to waive the protest and election process.

Solano LAFCO Adopted Standards (GC §56375(g)):

Solano LAFCO has 11 locally adopted standards that must be evaluated. The following is an analysis of the proposal’s consistency with those Standards 1-11.

Standard	Policy Consistency	Analysis
1. Consistency with Sphere of Influence (SOI) Boundaries	Consistent	The islands are within Fairfield’s SOI, therefore annexation is consistent with the SOI.
2. Change of Organization and Reorganization to the Limits of the SOI Boundaries	N/A	The islands will be annexed into Fairfield’s city limits and Fairfield-Suisun Sewer District. The islands will be detached from Suisun Fire Protection District, Cordelia Fire Protection District, Special Road Fund No. 108, and Solano County Lighting Service Area. (Attachment F)
3. Consistency with Appropriate City General Plan, Specific Plan, Area-Wide Plan, and Zoning Ordinance	Consistent	The islands have all been pre-zoned consistent with the current Fairfield General Plan as follows: (A-Lopes): Limited Industrial (IL) (B-Woolner): Residential Low-Medium 6,000 sq. ft. lot (RLM:6) (C-Hamilton): Residential Low-Medium 6,000 sq. ft. lot (RLM:6) (D-401 Hamilton): Residential Low-Medium 6,000 sq. ft. lot (RLM:6)
4. Consistency with the County General Plan of Proposed Change of Organization or Reorganization Outside of a City’s SOI Boundary	N/A	The islands are completely surrounded by the City of Fairfield. The change of organization is consistent with the County’s General Plan showing the properties as part of urban development.
5. Requirement for Pre-Approval	Consistent	Fairfield approved the islands for annexation by Resolution 2023-203 of the City Council of the City of Fairfield on July 18, 2023.

Agenda Item 7.B – Fairfield Island Annexation Phase 2

Standard	Policy Consistency	Analysis
6. Effect on Natural Resources (California Environmental Quality Act – CEQA)	Consistent	Annexing the islands is consistent with CEQA exemption §15319: Existing Facilities because all islands have existing development with no proposed changes.
7. Proposal Boundaries, Map and Geographic Description Requirements, Other Exhibits	Consistent	The legal description and map for each island are attached to each resolution as exhibits.
8. Likelihood of Significant Growth and Effect on Other Incorporated or Unincorporated Territory	Consistent	Annexation of the islands will not create significant growth because of the restrictive size of the islands and the existing development. Annexing the islands will not have an effect on other incorporated or unincorporated territories because it is consistent with Fairfield General Plan and SOI.
9. Protection of Prime Agricultural Land	N/A	The islands do not include prime agricultural land under §56064.
10. Provision and Cost of Community Services	N/A	The City of Fairfield and Fairfield-Suisun Sewer District provide municipal services to all the islands through the existing facilities in the existing rights-of-way. The cost of new or a change in service connections is the responsibility of the property owners. Master tax agreement applies.
11. The Effect of the Proposed Action on Adjacent Areas, Mutual Social and Economic Interests, and on Local Governmental Structure	Consistent	Annexing the islands assists to create clear and logical boundaries which help service providers to better serve and respond. These annexations do not affect the local government structure.

IV. Conducting Authority (Protest Hearing) Proceeding:

The island annexations may be approved without protest and election because the project is consistent with Gov. Code. §56375.3⁹: the total (cumulative) acreage for the island annexations of Phase 1 and Phase 2 is less than 150 acres and constitutes the entirety of each individual unincorporated island; each individual island is completely surrounded or substantially surrounded by the City of Fairfield; each individual island is substantially developed or will be developing consistent with existing pre-zoning; each individual island can be served by Fairfield and Fairfield-Suisun Sewer District municipal services and each individual island will benefit from the ability to be served; the land is not prime ag land; and Solano County and Fairfield agree on the existing Tax Sharing Agreement.

⁹ Attachment A

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 island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.
5. The subject proposal area is "uninhabited" as defined by Government Code (GC) §56079.5; with a total of 9 registered voters between all four islands. Application for the subject annexation is made subject to GC §56650 *et seq.* by resolutions of the City of Fairfield.
6. 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.
7. The Fairfield Island Annexations Phase 2 to be consistent with the California Environmental Quality Act (CEQA) Exemption §15319: Existing Facilities because all islands have existing development with no proposed changes.
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject detachment will not result in negative impacts on the cost and adequacy of services otherwise provided by the affected agencies to adjacent areas within their service boundaries.
10. The subject annexations will result in a loss of \$1,729.78 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, the proposal is consistent with its adopted written Standards 1-11.

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

Staff recommends that 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 §53675 and GC §56375.3.

Agenda Item 7.B – Fairfield Island Annexation Phase 2

2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$1,200.00.
3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00 (\$128.00 per parcel) for Solano County Map Recording Fees.
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. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 2, and to fulfill the agreements between the project applicant and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 2 shall submit proof of payment to the Suisun Fire Protection District of \$21,708.46 and Cordelia Fire Protection District of \$10,649.73 to mitigate impacts.

VII. Conclusion:

In conclusion, the Fairfield Island Annexations Phase 2 meets the requirements for island annexations under GC §53675 and GC §56375.3 because annexing 1.64 acres of separate unincorporated islands that are completely surrounded by the City of Fairfield creates clear logical boundaries and supports orderly growth. Phase 2 also supports and completes the phased set of island annexations within the City of Fairfield.

Attachments:

Action Item: LAFCO Resolution finding the Fairfield Island Annexations Phase 2 to be consistent with the California Environmental Quality Act (CEQA) Exemption §15319: Existing Facilities

Action Item: LAFCO Resolution approving the annexation of the 228 Lopes Road island to the City of Fairfield and related district reorganizations, (APN 0180-110-120) (0.24 acres)

Action Item: LAFCO Resolution approving the annexation of the 2291 and 2287 Woolner Avenue island to the City of Fairfield and related district reorganizations, (APN 0028-182-020 and 0028-182-150) (0.62 acres)

Action Item: LAFCO Resolution approving the annexation of the 335 and 339 Hamilton Drive island to the City of Fairfield and related district reorganizations, (APN 0028-191-010 and 0028-191-020) (0.38 acres)

Action Item: LAFCO Resolution approving the annexation of the 401 Hamilton Drive island to the City of Fairfield and related district reorganizations, (APN 0028-191-040) (0.4 acres).

Attachment A: Location Maps for Each Island

Attachment B: City of Fairfield City Council Resolution 2023-203

Attachment C: City of Fairfield's File Notice of Exemption

Attachment D: Fire Districts' Agreements for Standard No. 11

Attachment E: Zoning Maps for Each Island

Attachment F: Tax Exchange Letter

Attachment G: LAFCO Law on Islands

Attachment H: Map of all Fairfield Islands before August 2023

7.B Action Item: CEQA

LAFCO RESOLUTION 2023-

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY FINDING THE FAIRFIELD ISLAND ANNEXATIONS PHASE 2
PROJECT TO BE CONSISTENT WITH THE CALIFORNIA ENVIRONMENTAL ACT
(APNS: 0180-110-120, 0028-182-020, 0028-182-150, 0028-191-010, 0028-191-020, AND
0028-191-040)
(LAFCO PROJECT 2023-10)**

WHEREAS, Solano Local Agency Formation Commission (LAFCO) received an application for the City of Fairfield to annex approximately 1.64 acres that consists of 4 separate islands broken into 6 parcels; and

WHEREAS, the 4 islands are more generally referred to as: Lopes Road (APN 00180-110-120), 2291 and 2287 Woolner Avenue (APNs 0028-182-020, 0028-182-150), 335 and 339 Hamilton Drive (APNS 0028-191-010, 0028-191-020), and 401 Hamilton Drive (APN 0028-191-040); and

WHEREAS, the City Council of the City of Fairfield adopted Resolution 2023-203 finding the project to be categorically exempt under §15319; and

WHEREAS, Pursuant to Section 15096 of the CEQA Guidelines, Solano LAFCO can consider and reaffirm the CEQA determination of the lead agency; and

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

1. Find that the Fairfield Island Annexations Phase 2 project is categorically exempt from CEQA under §15319: Existing Facilities because each island and parcel has existing development and existing utilities are available.

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 11th day of December 2023, by the following vote:

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Tova Guevara, LAFCO Clerk

7.B Action Item: Lopes Road Approval

LAFCO RESOLUTION NO. 2023-xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE 228 LOPES ROAD
ISLAND TO THE CITY OF FAIRFIELD AND RELATED DISTRICT REORGANIZATIONS,
(APN 0180-110-120) (0.24 ACRES)
(LAFCO PROJECT 2023-10)**

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield 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 City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 1.64 acres that consist of 4 separate islands broken into 6 parcels more generally referred to as: P(A-Lopes) 228 Lopes Road, (B-Woolner) 2291 and 2287 Woolner Avenue, (C-Hamilton) 335 and 339 Hamilton Drive, and (D-401 Hamilton) 401 Hamilton Drive; and

WHEREAS, the Commission’s action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Aera; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of September 14, 2023; and

WHEREAS, the City of Fairfield and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 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 Fairfield, as the lead agency, determined that annexing Lopes Road island into the City is exempt from CEQA under §15319; 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, and the City’s general plan; and,

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 • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

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, LAFCO finds that the Fairfield Island Annexations Phase 2 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. All four islands are 100% surrounded by existing urban development within the City of Fairfield. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations by resolution on July 18, 2023. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by Resolution 2023-203 of the City Council of the City of Fairfield on July 18, 2023.

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 1.64 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county

boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. All four islands are 100% surrounded by existing urban development within the City of Fairfield. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. All the islands have existing residential structures and accessory structures on them. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands have access to municipal services provided by the City and Fairfield-Suisun Sewer District. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

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

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.
5. The subject proposal area is "uninhabited" as defined by Government Code (GC) §56079.5; with a total of 9 registered voters between all four islands. Application for the subject annexation is made subject to GC §56650 *et seq.* by resolutions of the City of Fairfield.
6. 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.

7. The Fairfield Island Annexations Phase 2 to be consistent with the California Environmental Quality Act (CEQA) Exemption §15319: Existing Facilities because all islands have existing development with no proposed changes.
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject detachment will not result in negative impacts on the cost and adequacy of services otherwise provided by the affected agencies to adjacent areas within their service boundaries.
10. The subject annexations will result in a loss of \$1,729.78 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, the proposal is consistent with its adopted written Standards 1-11.

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

1. The Fairfield Island Annexation Phase 2, specifically the 228 Lopes Road Island; is approved, subject to the conditions listed below.
2. The 228 Lopes Road island territory is annexed 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 §15319 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. The 228 Lopes Road island territory includes approximately 0.24 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Fairfield Island Annexations Phase 2

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:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Aera
7. All subsequent proceedings in connection with this annexation 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 §53675 and GC §56375.3.
- 2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$1,200.00.
- 3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00 (\$128.00 per parcel) for Solano County Map Recording Fees.
- 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. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 2, and to fulfill the agreements between the project applicant and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 2 shall submit proof of payment to the Suisun Fire Protection District of \$21,708.46 and Cordelia Fire Protection District of \$10,649.73 to mitigate impacts.

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 11th day of December 2023, by the following vote:

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Tova Guevara, LAFCO Clerk

Exhibit A – Legal Description and Map 228 Lopes Road Property

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 1

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of the North Half of Section 12, Township 4 North, Range 3 West, M.D.B. & M.

Description consists of 2 pages
Exhibit consists of 1 pages

SURVEYOR'S STATEMENT:

This description and exhibit of the LAFCO Annexation No. 2023-05 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 September 21, 2023, by or under the direction of:



Mark H. Wehber, LS 7960



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: Nov. 28th, 2023



Chris M. Ferrucci, PLS 9430
Solano County Surveyor



APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2023

Richard J. Seithel, Executive Officer
Solano LAFCO

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 1

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of the North Half of Section 12, Township 4 North, Range 3 West, M.D.B.& M., described as follows:

Beginning at a point on the existing city limit line of the City of Fairfield, said Point of Beginning being on the northeast corner of the 6th Annexation District of 1977 by Ordinance #77-22, said Point of Beginning lying on the western line of Lopes Road (County Road No. 87) being North 18°15'20" West 127.80 feet, more or less, from the intersection of the center lines of Lopes Road (County Road No. 87) and West Cordelia Road (County Road No. 252);

Thence, (1) from said point of beginning, along said existing City limit line, along the northern line of said Ordinance #77-22, the following two (2) courses: South 76°42'15" West 50.00 feet, and

Thence, (2) North 71°35'57" West 107.86 feet to a point on the boundary line of the 6th Annexation District of 1971 by Ordinance #71-46;

Thence, (3) leaving said northern line of Ordinance #77-22, along said boundary line of Ordinance #71-46, the following three (3) courses: North 00°01'00" West 50.63 feet,

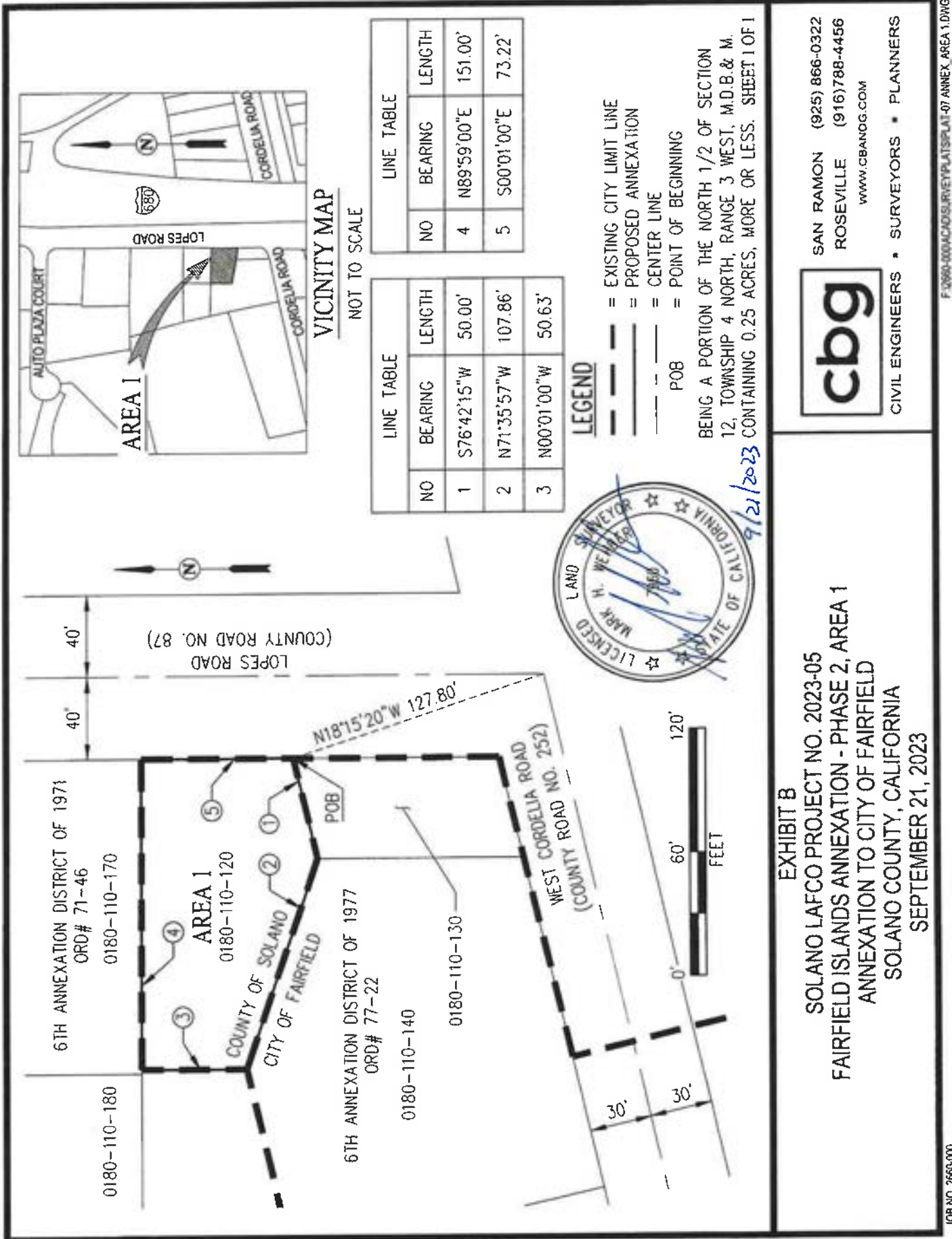
Thence, (4) North 89°59'00" East 151.00 feet, and

Thence, (5) South 00°01'00" East 73.22 feet to said Point of Beginning.

Containing 0.25 acres of land more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION



LINE TABLE		
NO	BEARING	LENGTH
4	N89°59'00"E	151.00'
5	S00°01'00"E	73.22'

LINE TABLE		
NO	BEARING	LENGTH
1	S76°42'15"W	50.00'
2	N71°35'57"W	107.86'
3	N00°01'00"W	50.63'

LEGEND

- = EXISTING CITY LIMIT LINE
- - - = PROPOSED ANNEXATION
- = CENTER LINE
- POB = POINT OF BEGINNING

BEING A PORTION OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 3 WEST, M.D.B. & M. CONTAINING 0.25 ACRES, MORE OR LESS. SHEET 1 OF 1



EXHIBIT B

SOLANO LAFCO PROJECT NO. 2023-05
 FAIRFIELD ISLANDS ANNEXATION - PHASE 2, AREA 1
 ANNEXATION TO CITY OF FAIRFIELD
 SOLANO COUNTY, CALIFORNIA
 SEPTEMBER 21, 2023



SAN RAMON (925) 866-0322
 ROSEVILLE (916) 788-4456
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7.B Action Item: Woolner Avenue Approval

LAFCO RESOLUTION NO. 2023-xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE 2291 AND 2287
WOOLNER AVENUE ISLAND TO THE CITY OF FAIRFIELD AND RELATED DISTRICT
REORGANIZATIONS, (APN 0028-182-020 AND 0028-182-150) (0.62 ACRES)
(LAFCO PROJECT 2023-10)**

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield 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 City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 1.64 acres that consist of 4 separate islands broken into 6 parcels more generally referred to as: P(A-Lopes) 228 Lopes Road, (B-Woolner) 2291 and 2287 Woolner Avenue, (C-Hamilton) 335 and 339 Hamilton Drive, and (D-401 Hamilton) 401 Hamilton Drive; and

WHEREAS, the Commission’s action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Area; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of September 14, 2023; and

WHEREAS, the City of Fairfield and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 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 Fairfield, as the lead agency, determined that annexing Lopes Road island into the City is exempt from CEQA under §15319; 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, and the City’s general plan; and,

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 • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

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, LAFCO finds that the Fairfield Island Annexations Phase 2 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. All four islands are 100% surrounded by existing urban development within the City of Fairfield. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations by resolution on July 18, 2023. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by Resolution 2023-203 of the City Council of the City of Fairfield on July 18, 2023.

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 1.64 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county

boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. All four islands are 100% surrounded by existing urban development within the City of Fairfield. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. All the islands have existing residential structures and accessory structures on them. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands have access to municipal services provided by the City and Fairfield-Suisun Sewer District. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

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

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.
5. The subject proposal area is "uninhabited" as defined by Government Code (GC) §56079.5; with a total of 9 registered voters between all four islands. Application for the subject annexation is made subject to GC §56650 *et seq.* by resolutions of the City of Fairfield.
6. 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.

7. The Fairfield Island Annexations Phase 2 to be consistent with the California Environmental Quality Act (CEQA) Exemption §15319: Existing Facilities because all islands have existing development with no proposed changes.
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject detachment will not result in negative impacts on the cost and adequacy of services otherwise provided by the affected agencies to adjacent areas within their service boundaries.
10. The subject annexations will result in a loss of \$1,729.78 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, the proposal is consistent with its adopted written Standards 1-11.

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

1. The Fairfield Island Annexation Phase 2, specifically the 2291 and 2287 Woolner Avenue Island; is approved, subject to the conditions listed below.
2. The 2291 and 2287 Woolner Avenue island territory is annexed 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 §15319 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. The 2291 and 2287 Woolner Avenue island territory includes approximately 0.24 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Fairfield Island Annexations Phase 2

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:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Area
7. All subsequent proceedings in connection with this annexation 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 §53675 and GC §56375.3.
- 2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$1,200.00.
- 3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00 (\$128.00 per parcel) for Solano County Map Recording Fees.
- 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. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 2, and to fulfill the agreements between the project applicant and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 2 shall submit proof of payment to the Suisun Fire Protection District of \$21,708.46 and Cordelia Fire Protection District of \$10,649.73 to mitigate impacts.

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 11th day of December 2023, by the following vote:

AYES:
 NOES:
 ABSENT:

 Nancy Shopay, Chair
 Presiding Officer Solano LAFCO

ATTEST:

 Tova Guevara, LAFCO Clerk

Exhibit A – Legal Description and Map 2291 and 2287 Woolner Avenue

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 4

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Suisun Rancho, lying within Lot 37, and projected Section 34, Township 5 North, Range 2 West, Mount Diablo Meridian

Description consists of 2 pages
Exhibit consists of 2 pages

SURVEYOR'S STATEMENT:

This description and exhibit of the LAFCO Annexation No. 2023-05 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 September 21, 2023, by or under the direction of:




Mark H. Wehber, LS 7960



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: November 28th, 2023



Chris M. Ferrucci, PLS 9430
Solano County Surveyor



APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2023

Richard J. Seithel, Executive Officer
Solano LAFCO

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 4

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Suisun Rancho, lying within Lot 37, and projected Section 34, Township 5 North, Range 2 West, Mount Diablo Meridian, described as follows:

Beginning at a point on the existing city limit line of the City of Fairfield, said Point of Beginning being on the eastern line of the 1ST Annexation District of 1972 by Ordinance #72-29, said Point of Beginning lying on the southern line of Woolner Avenue (50 feet wide), being South 73°53'59" East 91.39 feet, more or less, from the intersection of the center lines of Hamilton Drive and Woolner Avenue;

Thence, (1) from said point of beginning, along the southern line of said Woolner Avenue (50 feet wide), said line being also the southern line of the 5TH Annexation District of 1974 by Ordinance #74-22, South 89°46'30" East 112.32 feet to a point on the western line of the 1ST Annexation District of 1987 by Resolution #87-194;

Thence, (2) leaving said southern line of Ordinance #74-22, along said western line of said Resolution #87-194, South 00°6'30" East 320.17 feet to a point on said eastern line of said Ordinance #72-29;

Thence, (3) leaving said western line of Resolution #87-194, along said eastern line of said Ordinance #72-29, the following four (4) courses: North 89°52'10" West 60.00 feet,

Thence, (4) North 00°04'08" West 170.27 feet,

Thence, (5) North 89°46'30" West 52.79 feet, and

Thence, (6) North 00°01'30" East 150.00 feet to said Point of Beginning.

Containing 0.62 acres of land more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION



VICINITY MAP
NOT TO SCALE

SHEET 1 OF 2



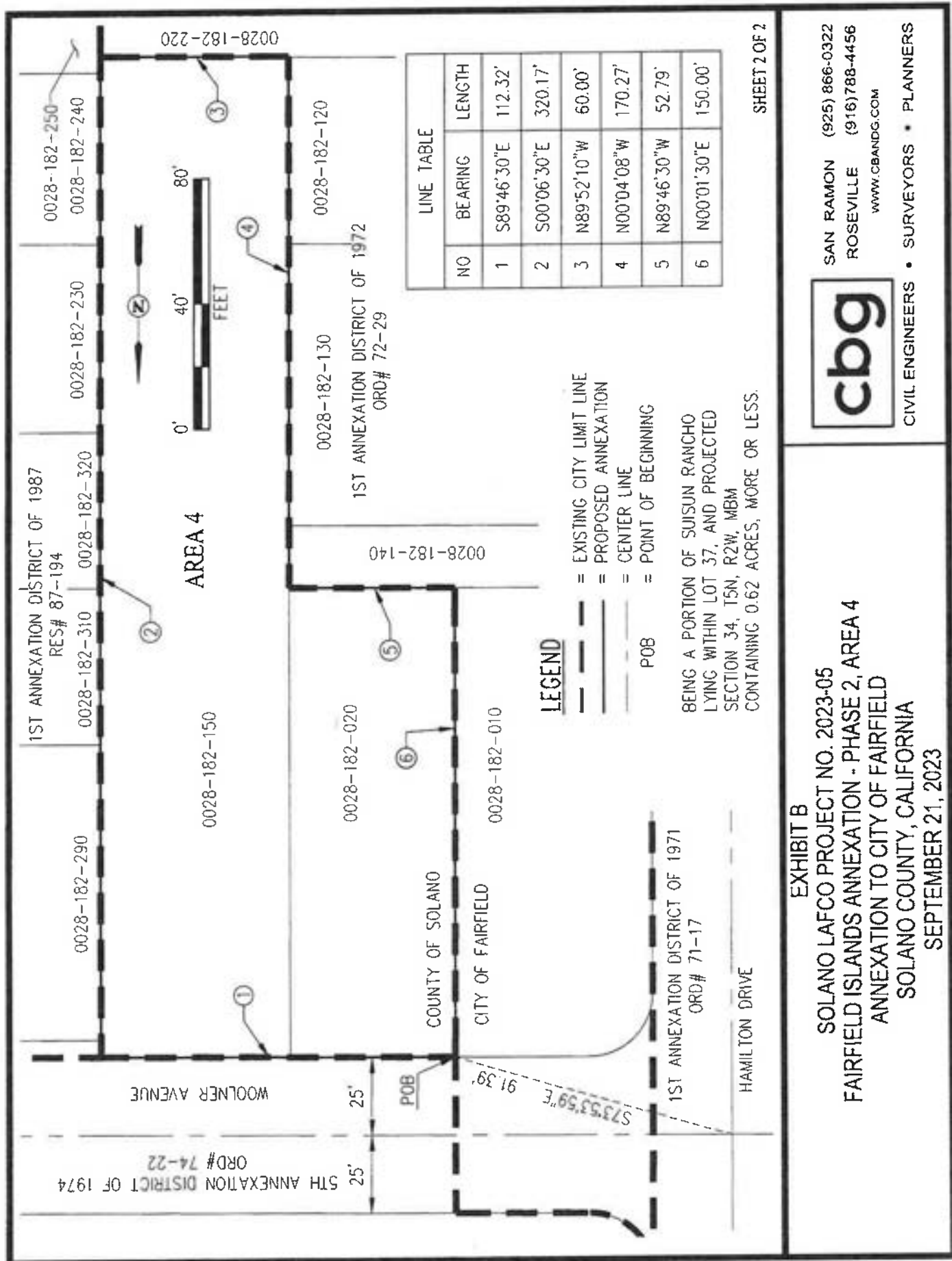
EXHIBIT B

**SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION - PHASE 2, AREA 4
ANNEXATION TO CITY OF FAIRFIELD
SOLANO COUNTY, CALIFORNIA
SEPTEMBER 21, 2023**



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ROSEVILLE (916) 788-4456
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LINE TABLE		
NO	BEARING	LENGTH
1	S89°46'30"E	112.32'
2	S00°06'30"E	320.17'
3	N89°52'10"W	60.00'
4	N00°04'08"W	170.27'
5	N89°46'30"W	52.79'
6	N00°01'30"E	150.00'

LEGEND

- = EXISTING CITY LIMIT LINE
- - - = PROPOSED ANNEXATION
- — — = CENTER LINE
- POB = POINT OF BEGINNING

BEING A PORTION OF SUISUN RANCHO LYING WITHIN LOT 37, AND PROJECTED SECTION 34, T5N, R2W, MBM CONTAINING 0.62 ACRES, MORE OR LESS.

SHEET 2 OF 2

EXHIBIT B
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION - PHASE 2, AREA 4
ANNEXATION TO CITY OF FAIRFIELD
SOLANO COUNTY, CALIFORNIA
SEPTEMBER 21, 2023



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JOB NO. 2650-000

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7.B Action Item: Hamilton Drive Approval
LAFCO RESOLUTION NO. 2023-xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
 OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE 335 AND 339 HAMILTON
 DRIVE ISLAND TO THE CITY OF FAIRFIELD AND RELATED DISTRICT
 REORGANIZATIONS, (APN 0028-191-010 AND 0028-191-020) (0.38 ACRES)
 (LAFCO PROJECT 2023-10)**

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield 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 City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 1.64 acres that consist of 4 separate islands broken into 6 parcels more generally referred to as: P(A-Lopes) 228 Lopes Road, (B-Woolner) 2291 and 2287 Woolner Avenue, (C-Hamilton) 335 and 339 Hamilton Drive, and (D-401 Hamilton) 401 Hamilton Drive; and

WHEREAS, the Commission’s action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Area; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of September 14, 2023; and

WHEREAS, the City of Fairfield and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 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 Fairfield, as the lead agency, determined that annexing Lopes Road island into the City is exempt from CEQA under §15319; 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, and the City’s general plan; and,

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 • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

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, LAFCO finds that the Fairfield Island Annexations Phase 2 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. All four islands are 100% surrounded by existing urban development within the City of Fairfield. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations by resolution on July 18, 2023. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by Resolution 2023-203 of the City Council of the City of Fairfield on July 18, 2023.

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 1.64 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county

boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. All four islands are 100% surrounded by existing urban development within the City of Fairfield. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. All the islands have existing residential structures and accessory structures on them. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands have access to municipal services provided by the City and Fairfield-Suisun Sewer District. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

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

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.
5. The subject proposal area is "uninhabited" as defined by Government Code (GC) §56079.5; with a total of 9 registered voters between all four islands. Application for the subject annexation is made subject to GC §56650 *et seq.* by resolutions of the City of Fairfield.
6. 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.

7. The Fairfield Island Annexations Phase 2 to be consistent with the California Environmental Quality Act (CEQA) Exemption §15319: Existing Facilities because all islands have existing development with no proposed changes.
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject detachment will not result in negative impacts on the cost and adequacy of services otherwise provided by the affected agencies to adjacent areas within their service boundaries.
10. The subject annexations will result in a loss of \$1,729.78 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, the proposal is consistent with its adopted written Standards 1-11.

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

1. The Fairfield Island Annexation Phase 2, specifically the 335 and 339 Hamilton Drive; is approved, subject to the conditions listed below.
2. The 335 and 339 Hamilton Drive island territory is annexed 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 §15319 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. The 335 and 339 Hamilton Drive island territory includes approximately 0.24 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Fairfield Island Annexations Phase 2

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:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Aera
7. All subsequent proceedings in connection with this annexation 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 §53675 and GC §56375.3.
- 2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$1,200.00.
- 3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00 (\$128.00 per parcel) for Solano County Map Recording Fees.
- 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. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 2, and to fulfill the agreements between the project applicant and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 2 shall submit proof of payment to the Suisun Fire Protection District of \$21,708.46 and Cordelia Fire Protection District of \$10,649.73 to mitigate impacts.

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 11th day of December 2023, by the following vote:

AYES:
 NOES:
 ABSENT:

 Nancy Shopay, Chair
 Presiding Officer Solano LAFCO

ATTEST:

 Tova Guevara, LAFCO Clerk

Exhibit A – Legal Description and Map 335 and 339 Hamilton Drive

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 3

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Suisun Rancho, lying within Lot 37, and projected Section 34, Township 5 North, Range 2 West, Mount Diablo Meridian

Description consists of 2 pages
Exhibit consists of 1 pages

SURVEYOR'S STATEMENT:

This description and exhibit of the LAFCO Annexation No. 2023-05 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 September 21, 2023, by or under the direction of:




Mark H. Wehber, LS 7960



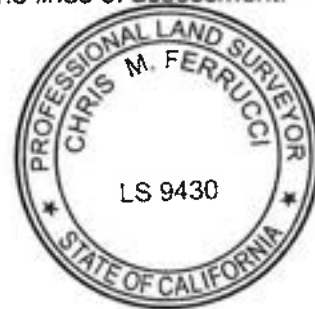
COUNTY SURVEYOR'S STATEMENT:

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: November 25th, 2023



Chris M. Ferrucci, PLS 9430
Solano County Surveyor



APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2023

Richard J. Seithel, Executive Officer
Solano LAFCO

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 3

All that certain real property, situate in the unincorporated territory of the County of Solano, lying within Lot 37, and projected Section 34, Township 5 North, Range 2 West, Mount Diablo Meridian, State of California, and being a portion of Suisun Rancho, described as follows:

Beginning at a point on the existing city limit line of the City of Fairfield, said Point of Beginning being the southwest corner of the 1st Annexation District of 1971 by Ordinance #71-77, said Point of Beginning being South 15°54'39" West 600.97 feet, more or less, from the intersection of the center lines of Hamilton Drive and Woolner Avenue;

Thence, (1) from said point of beginning, along the southern line of said Ordinance #71-77, South 89°32'30" East 145.05 to a point on the western line of the 3rd Annexation District of 1977 by Resolution #77-34;

Thence, (2) along said western line of Resolution #77-34, South 00°02'10" East 121.60 feet to the northeast corner of the 1ST Annexation District of 1972 by Ordinance #72-29;

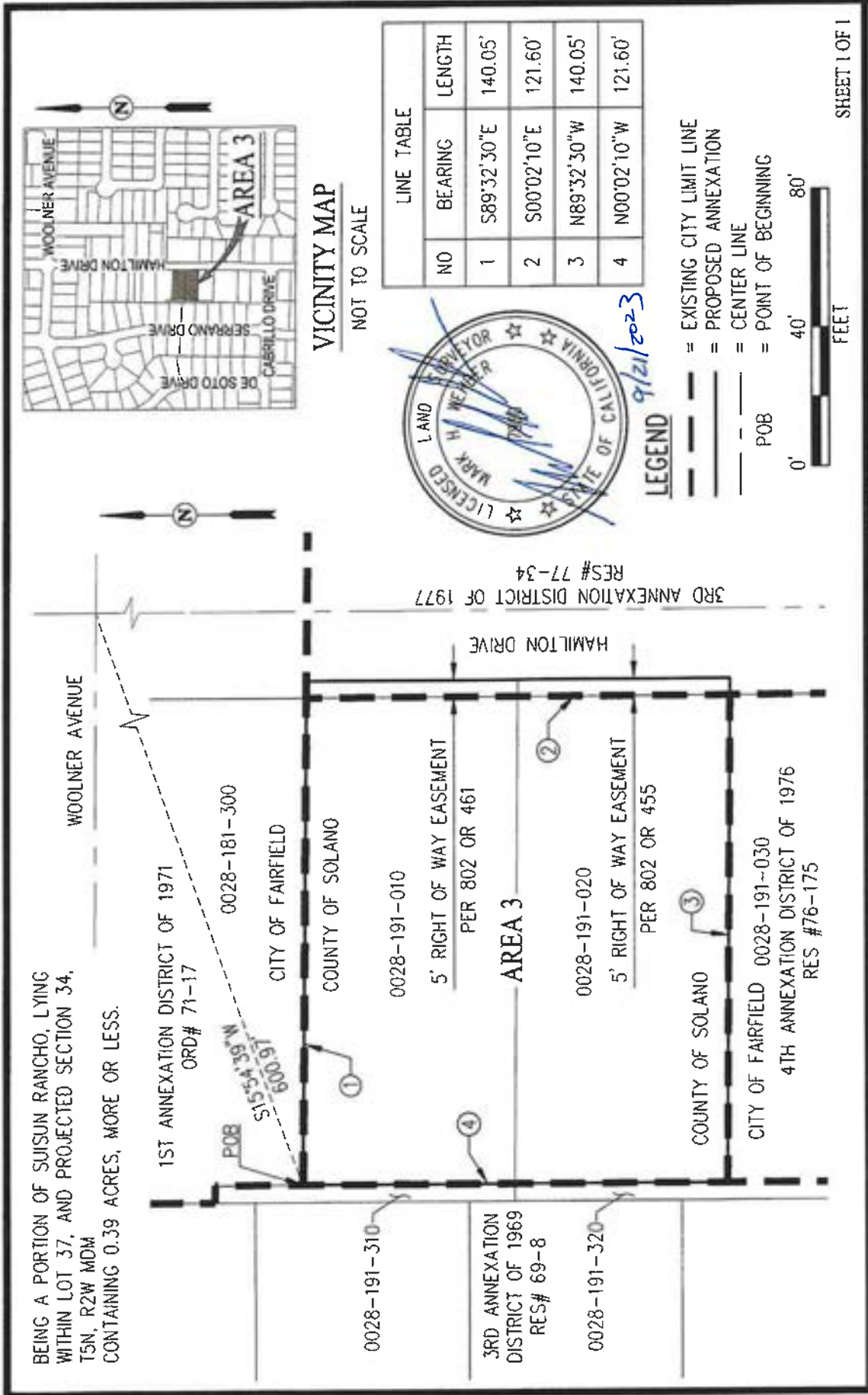
Thence, (3) from said northeast corner, along the northern line of said Ordinance #72-29, North 89°32'30" West 145.05 feet to the northwest corner of said Ordinance #72-29, said point being a point on the eastern line of the 3rd Annexation District of 1969 by Resolution #69-8;

Thence, (4) from said northwest corner, along said eastern line of Ordinance #69-8, North 00°02'10" West 121.60 feet to said Point of Beginning.

Containing 0.39 acres of land more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION



LINE TABLE

NO	BEARING	LENGTH
1	S89°32'30"E	140.05'
2	S00°02'10"E	121.60'
3	N89°32'30"W	140.05'
4	N00°02'10"W	121.60'



- LEGEND
- = EXISTING CITY LIMIT LINE
 - - - = PROPOSED ANNEXATION
 - = CENTER LINE
 - POB = POINT OF BEGINNING
- 0' 40' 80' FEET

SHEET 1 OF 1

EXHIBIT B

SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION - PHASE 2, AREA 3
ANNEXATION TO CITY OF FAIRFIELD
SOLANO COUNTY, CALIFORNIA
SEPTEMBER 21, 2023

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7.B Action Item: 401 Hamilton Drive Approval
LAFCO RESOLUTION NO. 2023-xx

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
 OF SOLANO COUNTY APPROVING THE ANNEXATION OF THE 401 HAMILTON DRIVE
 ISLAND TO THE CITY OF FAIRFIELD AND RELATED DISTRICT REORGANIZATIONS,
 (APN 0028-191-040) (0.4 ACRES)
 (LAFCO PROJECT 2023-10)**

WHEREAS, the City of Fairfield filed an application initiation by City resolutions to annex island territories into the City of Fairfield 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 City of Fairfield; and

WHEREAS, the City of Fairfield requested to annex approximately 1.64 acres that consist of 4 separate islands broken into 6 parcels more generally referred to as: P(A-Lopes) 228 Lopes Road, (B-Woolner) 2291 and 2287 Woolner Avenue, (C-Hamilton) 335 and 339 Hamilton Drive, and (D-401 Hamilton) 401 Hamilton Drive; and

WHEREAS, the Commission’s action will also approve the following:

- Annexation into Fairfield-Suisun Sewer District
- Detachment from Cordelia Fire Protection District
- Detachment from Special Road Fund 108
- Detachment from Solano County Lighting Service Area; and

WHEREAS, the Executive Officer has examined the proposal and certified that it is complete and has accepted the proposal for filing as of September 14, 2023; and

WHEREAS, the City of Fairfield and Solano County have agreed to use the Master Property Tax Transfer Agreement as authorized pursuant to California Revenue and Tax Code Section 99(d); and

WHEREAS, the Executive Officer, pursuant to Government Code §56375 and §56375.3 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 Fairfield, as the lead agency, determined that annexing Lopes Road island into the City is exempt from CEQA under §15319; 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, and the City’s general plan; and,

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 • Tyra Hays, Project Specialist • Mala Subramanian, Lead Legal Counsel

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, LAFCO finds that the Fairfield Island Annexations Phase 2 meets the following Statutory Requirements for Islands GC GC §56375(a)(4):

A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

(A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city. All four islands are 100% surrounded by existing urban development within the City of Fairfield. The islands are not prime agricultural land under §56064. This factor is met for each island.

(B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city. All the islands are within the City of Fairfield urban service SOI as adopted by LAFCO without prime agricultural land under §56064 and are all part of the existing Fairfield General Plan. This factor is met.

(C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3. See the next section for a detailed discussion. This factor is met.

WHEREAS, LAFCO finds that the Fairfield Island Annexations Phase 1 meets the following Statutory Requirements for Islands GC §56375.3 (a) and (b):

Island annexations may be approved without protest and election if all of the following requirements are met:

(1) The change of organization or reorganization is initiated on or after January 1, 2000. The City of Fairfield initiated the island annexations by resolution on July 18, 2023. This factor is met.

(2) The change of organization or reorganization is proposed by resolution adopted by the affected city. This factor is met. Fairfield approved each island annexation by Resolution 2023-203 of the City Council of the City of Fairfield on July 18, 2023.

(3) It does not exceed 150 acres in area, and that area constitutes the entire island. The annexation project is a total of 1.64 acres. This factor is met.

(4) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands. Each island annexation constitutes the entire unincorporated island. This factor met.

(5) It is surrounded in either of the following ways: (a) Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county

boundary or the Pacific Ocean. Or (b) Surrounded by the city to which annexation is proposed and adjacent cities. All four islands are 100% surrounded by existing urban development within the City of Fairfield. This factor is met.

(6) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors: (a) The availability of public utility services. (b) The presence of public improvements. (c) The presence of physical improvements upon the parcel or parcels within the area. Each island is adjacent to existing public utilities and public improvements within the existing roadways. They are also adjacent to parcels with physical improvements. All the islands have existing residential structures and accessory structures on them. This factor is met

(7) It is not prime agricultural land, as defined by Section 56064. The islands do not have prime agricultural land under §56064. This factor is met.

(8) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city. The islands have access to municipal services provided by the City and Fairfield-Suisun Sewer District. This factor is met.

(9) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district. This project does not include a subdivision. Additionally, no gated communities are included. This factor is met.

(10) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county. The existing master tax-sharing agreement applies. This factor is met.

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

1. The subject island annexations are consistent with the City of Fairfield's SOI.
2. The Commission has considered the factors in the review of a proposal pursuant to GC §56668 a-q.
3. The Commission waives the Conducting Authority Proceeding/Protest Proceeding consistent with GC §53675 and GC §56375.3 *et seq.*
4. The Commission determines that annexation of the proposal area promotes the logical extension of municipal services and efficient government services because it is an unincorporated island that is substantially surrounded by the City of Fairfield.
5. The subject proposal area is "uninhabited" as defined by Government Code (GC) §56079.5; with a total of 9 registered voters between all four islands. Application for the subject annexation is made subject to GC §56650 *et seq.* by resolutions of the City of Fairfield.
6. 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.

7. The Fairfield Island Annexations Phase 2 to be consistent with the California Environmental Quality Act (CEQA) Exemption §15319: Existing Facilities because all islands have existing development with no proposed changes.
8. The subject annexations and detachments are in the best interests of the citizens within the affected area.
9. The subject detachment will not result in negative impacts on the cost and adequacy of services otherwise provided by the affected agencies to adjacent areas within their service boundaries.
10. The subject annexations will result in a loss of \$1,729.78 tax base from Solano County, Special Road Fund 108, Cordelia Fire Protection District, and Suisun Fire Protection District and a gain of the same amount for the City of Fairfield.
11. Commission determines that upon the adoption of the conditions of approval including financial mitigation for the Cordelia Fire Protection District, and Suisun Fire District, the proposal is consistent with its adopted written Standards 1-11.

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

1. The Fairfield Island Annexation Phase 2, specifically the 401 Hamilton Drive; is approved, subject to the conditions listed below.
2. The 401 Hamilton Drive island territory is annexed 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 §15319 of the CEQA Guidelines, LAFCO finds the project to be categorically exempt from CEQA.
4. The 401 Hamilton Drive island territory includes approximately 0.24 acres and is found to be uninhabited, and the territory is assigned the following short form designation:

Fairfield Island Annexations Phase 2

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:
 - Annexation into City of Fairfield
 - Annexation into Fairfield-Suisun Sewer District
 - Detachment from Cordelia Fire Protection District
 - Detachment from Special Road Fund 108
 - Detachment from Solano County Lighting Service Area
7. All subsequent proceedings in connection with this annexation 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 §53675 and GC §56375.3.
- 2. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for the CA State Board of Equalization in the amount of \$1,200.00.
- 3. Immediately following LAFCO approval, the City shall submit a warrant to Solano LAFCO for \$768.00 (\$128.00 per parcel) for Solano County Map Recording Fees.
- 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. Prior to signing the Certificate of Completion for Fairfield Island Annexations Phase 2, and to fulfill the agreements between the project applicant and the fire protection districts consistent with Solano LAFCO Standard No. 11, Fairfield Island Annexation Phase 2 shall submit proof of payment to the Suisun Fire Protection District of \$21,708.46 and Cordelia Fire Protection District of \$10,649.73 to mitigate impacts.

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 11th day of December 2023, by the following vote:

AYES:
NOES:
ABSENT:

Nancy Shopay, Chair
Presiding Officer Solano LAFCO

ATTEST:

Tova Guevara, LAFCO Clerk

Exhibit A – Legal Description and Map 401 Hamilton Drive

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 2

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Suisun Rancho, lying within Lot 37, and projected Section 34, Township 5 North, Range 2 West, Mount Diablo Meridian

Description consists of 2 pages
Exhibit consists of 1 pages

SURVEYOR'S STATEMENT:

This description and exhibit of the LAFCO Annexation No. 2023-05 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 September 21, 2023, by or under the direction of:



Mark H. Wehber, LS 7960



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: November 28th, 2023



Chris M. Ferrucci, PLS 9430
Solano County Surveyor



APPROVED BY LOCAL AGENCY FORMATION COMMISSION:

Dated: _____, 2023

Richard J. Seithel, Executive Officer
Solano LAFCO

Exhibit A
SOLANO LAFCO PROJECT NO. 2023-05
FAIRFIELD ISLANDS ANNEXATION – PHASE 2
ANNEXATION TO CITY OF FAIRFIELD

GEOGRAPHIC DESCRIPTION

AREA 2

All that certain real property, situate in the unincorporated territory of the County of Solano, State of California, and being a portion of Suisun Rancho, lying within Lot 37, and projected Section 34, Township 5 North, Range 2 West, Mount Diablo Meridian, described as follows:

Beginning at a point on the existing city limit line of the City of Fairfield, said Point of Beginning being the southwest corner of the 1ST Annexation District of 1972 by Ordinance #72-29, said Point of Beginning being South 12°13'03" West 777.96 feet, more or less, from the intersection of the center lines of Hamilton Drive and Woolner Avenue;

Thence, (1) from said point of beginning, along the southern line of said Ordinance #72-29, South 89°32'30" East 140.05 to the southeast corner of said Ordinance #72-29, being a point on the western line of the 3rd Annexation District of 1977 by Resolution #77-34;

Thence, (2) from said southeast corner, along said western line of Resolution #77-34, South 00°02'10" East 121.60 feet to a point on the northern line of the 4th Annexation District of 1975 by Ordinance #75-19;

Thence, (3) leaving said western line of Resolution #77-34, along said northern line of Ordinance #75-19, North 89°32'30" West 145.05 feet to a point on the eastern line of the 3rd Annexation District of 1969 by Resolution #69-8;

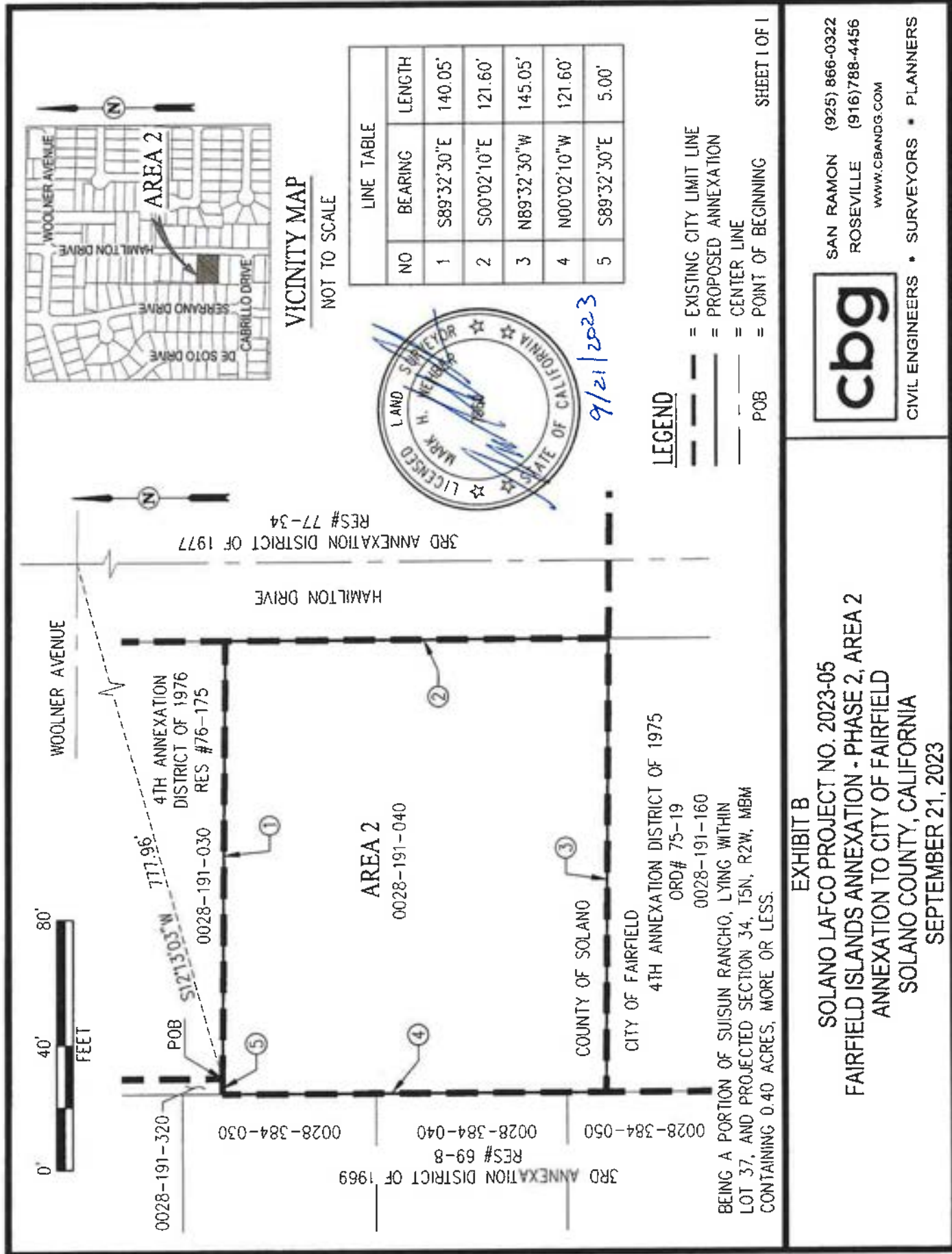
Thence, (4) leaving said northern line of Ordinance #75-19, along said eastern line of Resolution #69-8, the following two (2) courses: North 00°02'10" West 121.60 feet, and

Thence, (5) South 89°32'30" East 5.00 to said Point of Beginning

Containing 0.40 acres of land more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer of sale of the land described.

END OF DESCRIPTION



LINE TABLE

NO	BEARING	LENGTH
1	S89°32'30"E	140.05'
2	S00°02'10"E	121.60'
3	N89°32'30"W	145.05'
4	N00°02'10"W	121.60'
5	S89°32'30"E	5.00'



- LEGEND**
- = EXISTING CITY LIMIT LINE
 - = PROPOSED ANNEXATION
 - = CENTER LINE
 - POB = POINT OF BEGINNING
- SHEET 1 OF 1

EXHIBIT B

SOLANO LAFCO PROJECT NO. 2023-05

FAIRFIELD ISLANDS ANNEXATION - PHASE 2, AREA 2

ANNEXATION TO CITY OF FAIRFIELD

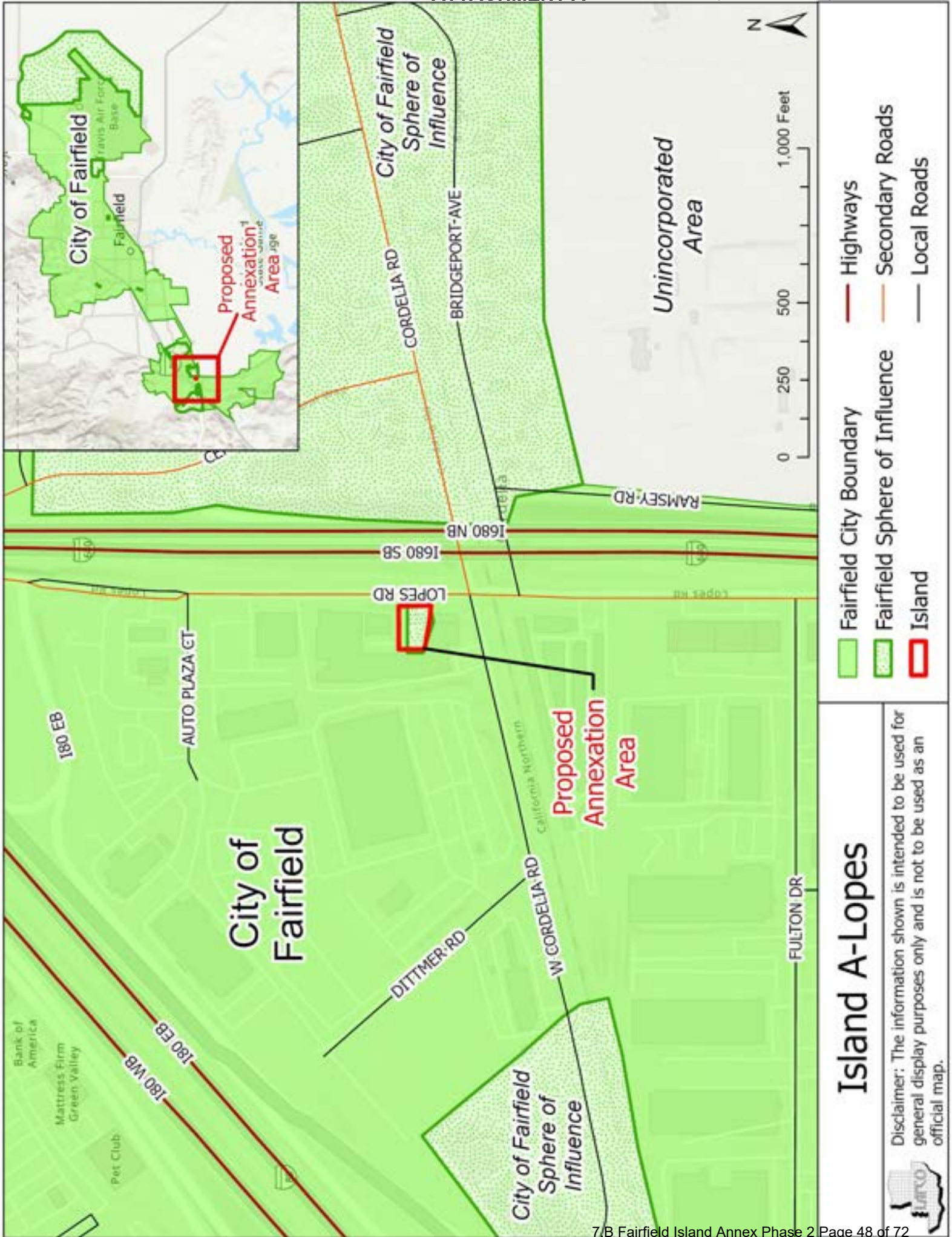
SOLANO COUNTY, CALIFORNIA

SEPTEMBER 21, 2023

cbg

CIVIL ENGINEERS • SURVEYORS • PLANNERS

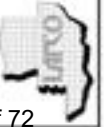
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

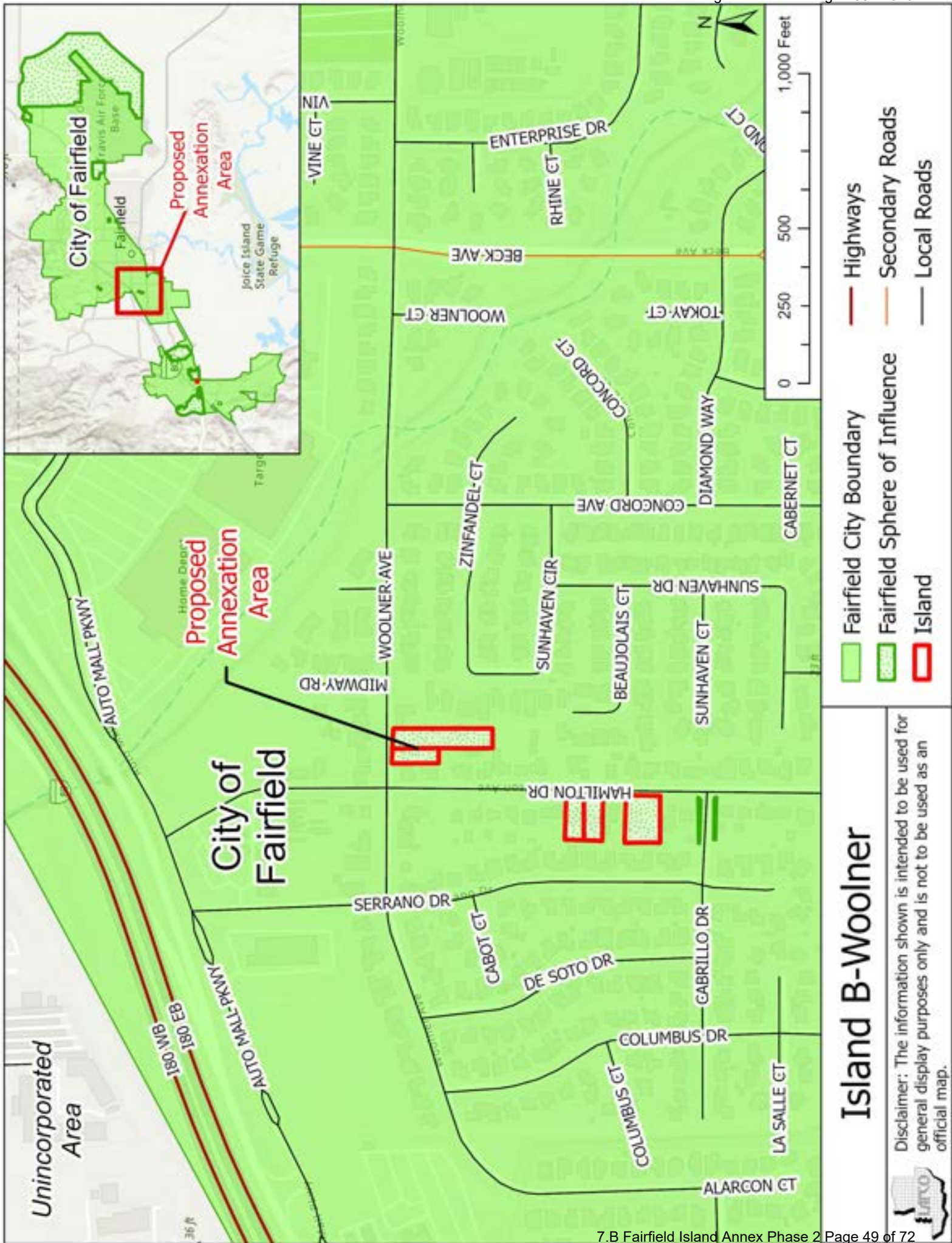


- Fairfield City Boundary
- Fairfield Sphere of Influence
- Island
- Highways
- Secondary Roads
- Local Roads

Island A-Lopes

Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.





Island B-Woolner

Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.

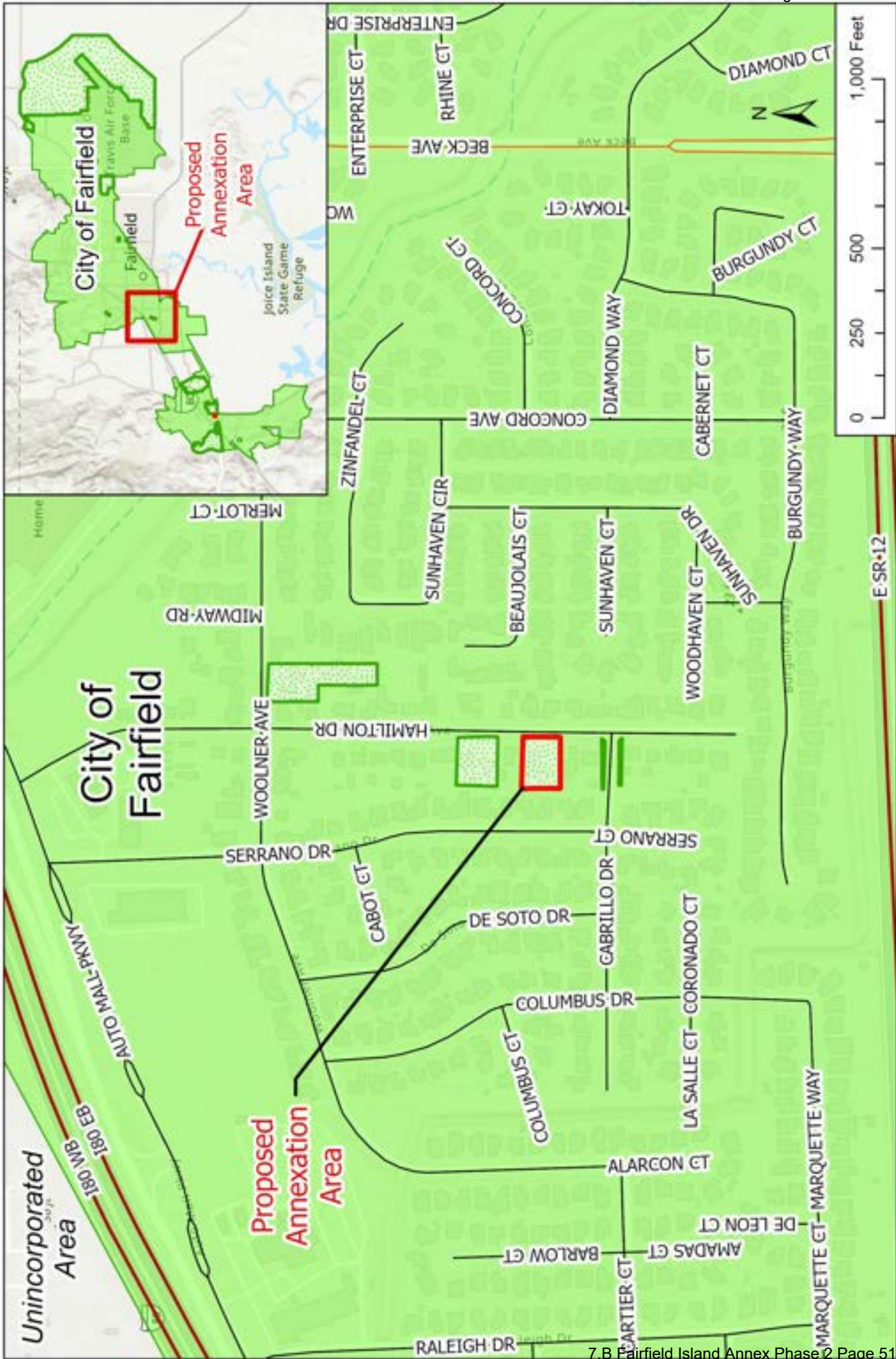




Island C-Hamilton

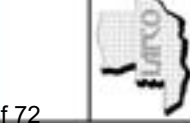
Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.

- Fairfield City Boundary
- Fairfield Sphere of Influence
- Island
- Highways
- Secondary Roads
- Local Roads



Island D-401Hamilton

Disclaimer: The information shown is intended to be used for general display purposes only and is not to be used as an official map.



- Fairfield City Boundary
- Fairfield Sphere of Influence
- Island
- Highways
- Secondary Roads
- Local Roads

Unincorporated Area

City of Fairfield

Proposed Annexation Area

Proposed Annexation Area

CITY OF FAIRFIELD

RESOLUTION NO. 2023-203

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FAIRFIELD APPROVING THE PRE-ANNEXATION AGREEMENT BETWEEN THE CITY OF FAIRFIELD AND MEADOW CREEK GROUP, LLC; AND FINDING THE PROPOSED ANNEXATION OF SIX PARCELS IN SOLANO COUNTY (APNS: 0180-110-120, 0028-182-020, 0028-182-150, 0028-191-010, 0028-191-020 AND 0028-191-040), TOTALING 1.64-ACRES, CONSISTENT WITH THE CITY'S GENERAL PLAN AND MUNICIPAL SERVICE REVIEW; AND REQUESTING THE SOLANO LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FOR THE REORGANIZATION OF TERRITORY

WHEREAS, on May 11, 2023, Annexation (ANX2023-001), Pre-Annexation (PANX2023-001), and Environmental Review (ER2023-021) applications for a proposed annexation of six (6) parcels located in different areas of Solano County (APNs: 0180-110-120, 0028-182-020, 0028-182-150, 0028-191-010, 0028-191-020 and 0028-191-040), totaling 1.64-acres, (the Project) was properly filed with the Community Development Department in accordance with the rules and regulations governing the official filing of such applications; and

WHEREAS, the Planning Commission held a duly noticed public hearing for the proposed annexation on June 28, 2023, approving Resolution PC2023-08 recommending Council find the proposed annexation consistent with the City's General Plan and Municipal Service Review, and requesting the Solano Local Agency Formation Commission (LAFCo) to initiate proceedings for the reorganization of territory; and

WHEREAS, the commission has determined that the Project is categorically exempt (ER2023-021) from the requirements of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines, Section 15319 Annexation of Existing Facilities and Lots for Exempt Facilities, which exempts (a) annexations to a city of areas containing existing private uses and structures developed to the density allowed by the current zoning or pre-zoning of either the gaining or losing governmental agency, whichever is more restrictive, provided that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities; and (b) annexations of individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303. The properties proposed for annexation are developed with a single-family home to the density allowed by the zoning of Solano County, with no changes currently proposed to the existing structures. Upon annexation, the City of Fairfield would provide utility services and has the capacity to serve the property; and

WHEREAS, the council has held a duly noticed public hearing on July 18, 2023. Substantial factual information regarding the proposed Project was presented in staff reports and through oral presentations before the council, and the council considered all public testimony and information presented during the public hearing regarding this application; and

RES. NO. 2023-203

Page 2

WHEREAS, the council has determined the following findings exist in support of this Annexation request and Pre-Annexation Agreement:

- (a) The proposed annexation is consistent with the goals, policies, and objectives of the General Plan. *The majority of the annexation area (1.40 acres) is pre-zoned RLM-6 (Residential Medium Density), and the remaining .24 acres is pre-zoned IL (Limited Industrial) on the General Plan Land Use Diagram. The annexation is necessary in order to eliminate privately owned parcels that are considered "islands" in Solano County and to obtain the provision of City services, such as police and fire protection services, sewer, and water. The proposed annexation is consistent with the following General Plan Objectives: Objective LU 4: Achieve a rate of growth that is consistent with the provision of public facilities and services, that balances jobs and housing, and that does not result in the degradation of the natural environment. (See Objectives CI 1, PF 1, and ED 3). Policy LU 4.1: Expand the city limits only in conformance with the Comprehensive Annexation Plan. Policy PF 1.2: Encourage the concurrent (as opposed to piecemeal) annexation of adjacent unincorporated properties in order to facilitate the formation of assessment districts, Mello-Roos districts, and other financial mechanisms which will provide public facilities in an efficient and effective manner. Objective PF 12: Provide adequate public utilities. Objective PF 15: Ensure adequate fire protection. Objective PF 16: Insure adequate police protection.*
- (b) The proposed annexation of the six parcels would not be detrimental to public interest, health, safety, or welfare of the City. *Annexation is necessary to eliminate County island parcels within the City's Sphere of Influence and to provide City services to properties that are more practically served under the City's jurisdiction. Therefore, the annexation will not be detrimental to public interest, health, safety, or welfare of the City.*
- (c) The proposed annexation is consistent with the 2012 Municipal Service Review. *The subject parcels are within the City of Fairfield Sphere of Influence and have been analyzed in the most recent 2012 Municipal Service Review, where the properties are identified as an "Island Annexations" (Section B.1.G and B.1.K). The Project will require Solano Local Agency Formation Commission (LAFCo) approval of the proposed reorganization; and*

WHEREAS, the council 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 annex territory to the City.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF FAIRFIELD HEREBY RESOLVES:

Section 1. The Pre-Annexation Agreement (PANX2023-001) between the City of Fairfield and Meadow Creek Group, LLC, attached as Exhibit 'A', is hereby approved.

Section 2. The city manager is hereby authorized to execute the Pre-Annexation Agreement, and all documents required or contemplated by the agreement on behalf of the City, and to give all consents and approvals contemplated thereby on behalf of the City.

Section 3. The Annexation (ANX2023-001) of the 1.64-acres consistent with the City's General Plan, Municipal Service Review, and Sphere of Influence subject to the conditions in the attached Exhibit 'B'; and hereby requests the Solano LAFCo to take proceedings for the annexation of territory as authorized and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED this 18th day of July, 2023, by the following vote:

AYES: MEMBERS: MOY / BERTANI / CARR / PANDURO / TONNESEN / VACCARO / WILLIAMS

NOES: MEMBERS: NONE

ABSENT: MEMBERS: NONE

ABSTAIN: MEMBERS: NONE

Carly M. Moy
MAYOR

ATTEST:
Karen L. Rees
CITY CLERK



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
48 — 07/24/2023 — 145
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FAIRFIELD	LEAD AGENCY EMAIL	DATE 07/24/2023
COUNTY/STATE AGENCY OF FILING Solano	DOCUMENT NUMBER 07242023-145	
PROJECT TITLE		

FAIRFIELD PHASE 2 BUNDLE ANNEXATION (ANX2023-001 AND ER2023-021)

PROJECT APPLICANT NAME KERRI WATT on behalf of MEADOW CREEK GROUP LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 428-7446
PROJECT APPLICANT ADDRESS 1000 WEBSTER STREET	CITY FAIRFIELD	STATE CA
		ZIP CODE 94533

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee	\$50.00	\$	50.00
<input type="checkbox"/> Other		\$	0.00

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE AIMEE JOHNSON, DEPUTY
---------------	--

Check Number: 15529
Receipt Number: 1080575

Notice of Exemption

Appendix E
FILED

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Fairfield
1000 Webster Street, Second Floor
Fairfield, CA. 94533

JUL 24 2023

County Clerk
County of: Solano
675 Texas Street, Suite 1900
Fairfield, CA. 94533

(Address)

Bill Emien, Clerk of the
Board of Supervisors of
the County of Solano,
State of California
Deputy Almee Johnson, Deputy

Project Title: Fairfield Phase 2 Bundle Annexation (ANX2023-001 and ER2023-021)

Project Applicant: Kerri Watt on behalf of Meadow Creek Group LLC

Project Location - Specific:

Various areas of Solano County, See the Assessor's Parcel Numbers listed below:

Project Location - City: Fairfield Project Location - County: Solano

Description of Nature, Purpose and Beneficiaries of Project:

A request to annex the following developed Assessor's Parcel Numbers from Solano County into the City of Fairfield:
0180-110-120, 0028-182-020, 0028-182-150, 0028-191-010, 0028-191-020 and 0028-191-040. The six parcels yield a total of
1.64 acres.

Name of Public Agency Approving Project: City of Fairfield

Name of Person or Agency Carrying Out Project: Kerri Watt on behalf of Meadow Creek Group LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Existing Facilities: Section 15319
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The proposed project is exempt under Class 19, which consists of projects characterized as "annexations" that meet the criteria described in Section 15319 (Annexation of Existing Facilities and Lots for Exempt Facilities).

Lead Agency
Contact Person: Tendai Mtunga Area Code/Telephone/Extension: (707) 428-7446

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: 7/20/2023 Title: Senior Planner

• Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Document Posted From
07-24-2023 to _____

Deputy Clerk of the Board

Revised 2011

Yahoo Mail - FW: Fairfield Annexations and Detachment from Cordelia Fire Protection District

FW: Fairfield Annexations and Detachment from Cordelia Fire Protection District

From: Kerri Watt (kwatt@denovahomes.com)
To: clove@solanolafo.com
Date: Wednesday, September 6, 2023 at 04:45 PM PDT

Hi Christina,

Here is the concurrence from Cordelia FPD for the Lopes Rd detachment payment. Please let me know if you need anything else. Thanks so much!

PS: You should receive a FEDEX tomorrow with the LAFCo and BOE fees for Pittman Rd and Blessed Baptist. The FPD payments also are being sent via FEDEX.

KERRI WATT
Director of Entitlements
DeNova Homes, Inc.
Cell: (925) 605-9304

From: jfrischecordeliafire@gmail.com <jfrischecordeliafire@gmail.com>
Sent: Wednesday, September 6, 2023 3:44 PM
To: Kerri Watt <kwatt@denovahomes.com>
Cc: Dave Carpenter <firechief3100@yahoo.com>; Stacey McNeill <staceymcneill@cordeliafire.org>
Subject: Re: Fairfield Annexations and Detachment from Cordelia Fire Protection District

Good afternoon Kerri

I trust this message finds you well.

I'm following up on your voicemail and email regarding the Annexations and Detachment activity from the Cordelia Fire Protection District.

The Board and I discussed at our August 30, 2023 Special Meeting. We acknowledge and accept the detachment fee as part of the process.

Please send a check made out to the Cordelia Fire Protection District in the amount outlined in this email. Our mailing address is 2155 Cordelia Road Fairfield, Ca. 94534.

Please advise if you have questions, and have a safe day.

Jim Frische
Chairman of the Board
Cordelia Fire Protection District

Subject:Fairfield Annexations and Detachment from Cordelia Fire Protection District
Date:2023-08-29 09:34
From:Kerri Watt <kwatt@denovahomes.com>
To:"staceymcneill@cordeliafire.org" <staceymcneill@cordeliafire.org>; "firechief3100@yahoo.com" <firechief3100@yahoo.com>
Cc:clove <clove@solanolafo.com>; rseithel <rseithel@solanolafo.com>

Hello Chief Carpenter and Stacey,

I hope you both are doing well. Thank you, Stacey, for returning my call on Monday. I thought I'd provide a quick recap via email, to which it may be easier/ quicker to respond:

- On behalf of the Meadow Creek Group, I am working with the City of Fairfield and Solano County Local Agency Formation Commission (LAFCo), to annex properties into it
As part of that annexation, the properties must detach from the Cordelia FPD in order to be served by the City Fire Department.
In order to aid in the funding of the District, It is customary that the detaching properties pay a "detachment fee", which is essentially 20 years' worth of assessments whic
by CFPD.
Last year, the Executive Director of LAFCo, Rich Seithel (also cc'd), prepared an estimate of those fees. [see below]
Chief Carpenter was kind enough to acknowledge the fee for the Pittman Road properties, but I hadn't specifically requested that he do so for the Lopes Road property.
LAFCo approved the annexation of the Pittman Road properties on August 14, 2023 – and the detachment fee for those properties will be paid to the District prior to Sept
I am hoping that Chief Carpenter/ CFPD Board also will concur with the detachment fee for the Lopes Road property. The City already has approved the annexation and L

Table with 14 columns: Map Index, Detail Map, APN, Assessee, Parcel Address, Acres, Zoning, Water, Sewer, TRA, 2021-22 Assl Value, Ad Valorem Fire Tax Share, Ad V. Fee. Rows include Pittman Road and Lopes Road properties.

I realize this is a bit of awkward timing, since the Fairfield Fire Department essentially is performing the duties of the CFPD and there will be a transition later this year. Please dc questions. Thank you so much for your consideration.

KERRI WATT

Director of Entitlements

DeNova Homes, Inc.

1500 Willow Pass Court

Concord, CA 94520

Office: (925) 685-0110, ext 610

Direct: (925) 291-6828

Cell: (925) 605-9304



From: Suisun District <firechief33sui@gmail.com>
Sent: Friday, December 9, 2022 9:26 PM
To: Kerri Watt
Subject: Re: Suisun Fire Protection District - Detachment Payment

Good evening Kerri,

Thank you for reaching out and for speaking with me today. The Suisun Fire Protection District is in concurrence with the Deannexation from the district. If you have any questions please feel free to reach out to me. Thank you.

Fire Chief
Alfred Abruzzini
Suisun Fire Protection District
Office 707-425-3605
Cell 707-333-4567

On Dec 8, 2022, at 3:04 PM, Kerri Watt <kwatt@denovahomes.com> wrote:

Hello Chief Abruzzini,

I am following up on a conversation and an email I sent in mid-September (attached) regarding the detachment of some properties from the Suisun Fire Protection District and the calculation and of the detachment payment. Since that email, Meadow Creek Group, Inc., owner of several annexing properties and who I am representing, has agreed to pay the costs of five of the residential properties which are proposed to be detaching from SFPD. Please see the attached letter.

I would sincerely appreciate the opportunity to speak with you, and hopefully receive the SFPD's concurrence with the detachment payment and amount. Please don't hesitate to call or email with any questions or comments. Thank you so much!

KERRI WATT
Director of Entitlements
DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520
Office: (925) 685-0110, ext 610
Direct: (925) 291-6828
Cell: (925) 605-9304

<image001.jpg>

Map Index	Detail Map	APN	Assessee	Parcel Address	Acres	Zoning	Water	Sewer	TRA	2021-22 Assd Value	Ad Valorem Fire Tax Share	Ad Valorem Fire Tax Revenue	Fire Special Parcel Tax	2021-22 Fire Property Tax \$ Estimate	20-yr growth/yr
	n/a	44080160		535 PITTMAN ROAD	3.21	A20			60041	\$ 368,066	0.050009	\$ 184.07	\$ 178.30	\$ 362.37	\$ 8,804.54
	n/a	44080170		475 PITTMAN ROAD	4.86	A20			60041	\$ 492,647	0.050009	\$ 246.37	\$ 178.30	\$ 424.67	\$ 10,318.31
x	1	A	GARTON MICHAEL & BEVERLY JT	228 LOPES ROAD	0.18	RTC1AC	no	yes	60040	\$ 160,963	0.050762	\$ 81.71	\$ 356.60	\$ 438.31	\$ 10,649.73
x	2	B	GUTIERREZ JUAN RODRIGUEZ JT	2291 WOOLNER AVENUE	0.44	RTC1AC	no	no	60064	\$ 352,186	0.077457	\$ 272.79	\$ -	\$ 272.79	\$ 6,628.15
	3	B	ROBINS JANICE JT	2287 WOOLNER AVENUE	0.19	RTC1AC	no	no	60064	\$ 428,929	0.077457	\$ 332.24	\$ -	\$ 332.24	\$ 8,072.45
x	4	B	RODRIGUEZ GILBERTO & JOSEFINA	335 HAMILTON DRIVE	0.19	RTC1AC	stubbed	yes	60064	\$ 101,623	0.077457	\$ 78.71	\$ -	\$ 78.71	\$ 1,912.55
x	5	B	BARAJAS ELIBERTO LOPEZ	339 HAMILTON DRIVE	0.4	RTC1AC	stubbed	no	60064	\$ 113,713	0.077457	\$ 88.08	\$ -	\$ 88.08	\$ 2,140.08
x	6	B	DARK CAROL J	401 HAMILTON DRIVE	2.82	RR2.5	stubbed	no	60065	\$ 157,026	0.077457	\$ 121.63	\$ -	\$ 121.63	\$ 2,955.23
x	9	D	CROSS CHARLES R & MARY E TR	1776 SUNSET AVENUE	0.85	RR2.5	yes	yes (2)	60065	\$ 82,592	0.077457	\$ 63.97	\$ -	\$ 63.97	\$ 1,554.38
	10	D	SAC & SAN JOAQUIN DRAIN DIST		2.06	A20	n/a	n/a	60065	\$ -	0.077457	\$ -	\$ -	\$ -	\$ -
x	11	D	BLESSED BAPTIST CHURCH	4408 SUNSET AVENUE	0.7	A20	no	no	60065	\$ 134,025	0.077457	\$ 103.81	\$ -	\$ 103.81	\$ 2,522.35
	12	D	WOODRUFF ROBERT E & DEBRA J TR	4412 SUNSET AVENUE	4.94	A20	no	yes (2)	60065	\$ 609,247	0.077457	\$ 471.90	\$ -	\$ 471.90	\$ 11,466.04
												\$ 2,045.28	\$ 713.20	\$ 2,758.48	\$ 67,023.81

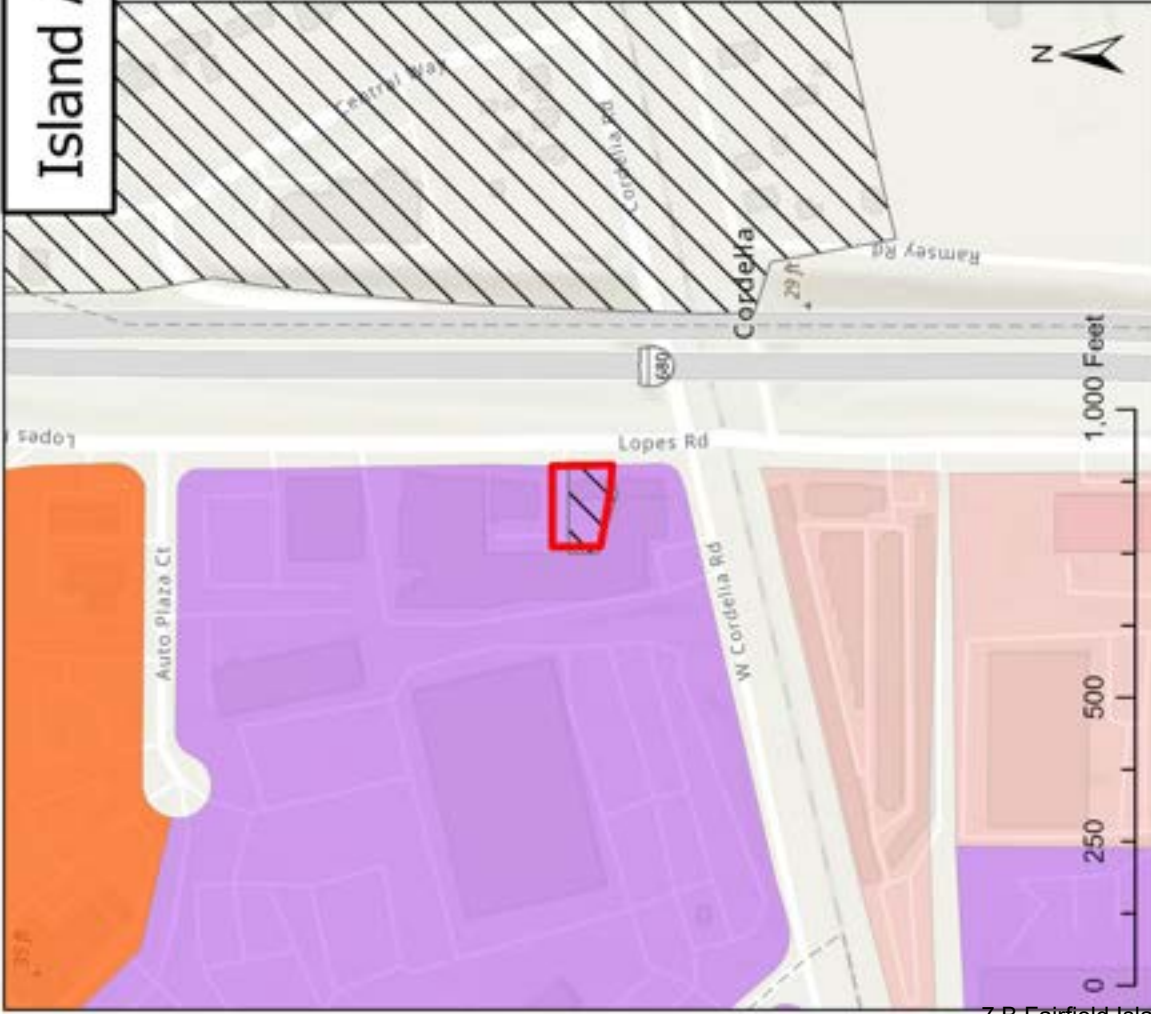
Cordelia Fire
Suisun Fire

	Yr 1	Yr 1 X 20	20 yrs w/2% ↑ /yr
Cordelia	\$ 1,225.34	\$ 24,506.84	\$ 29,772.59
Suisun	\$ 1,533.14	\$ 30,662.76	\$ 37,251.22
Total	\$ 2,758.48	\$ 55,169.60	\$ 67,023.81



City of Fairfield Zoning

- Regional Commercial
- Service Commercial
- Limited Industrial
- Limited Industrial Pre Zoning
- Fairfield Sphere of Influence

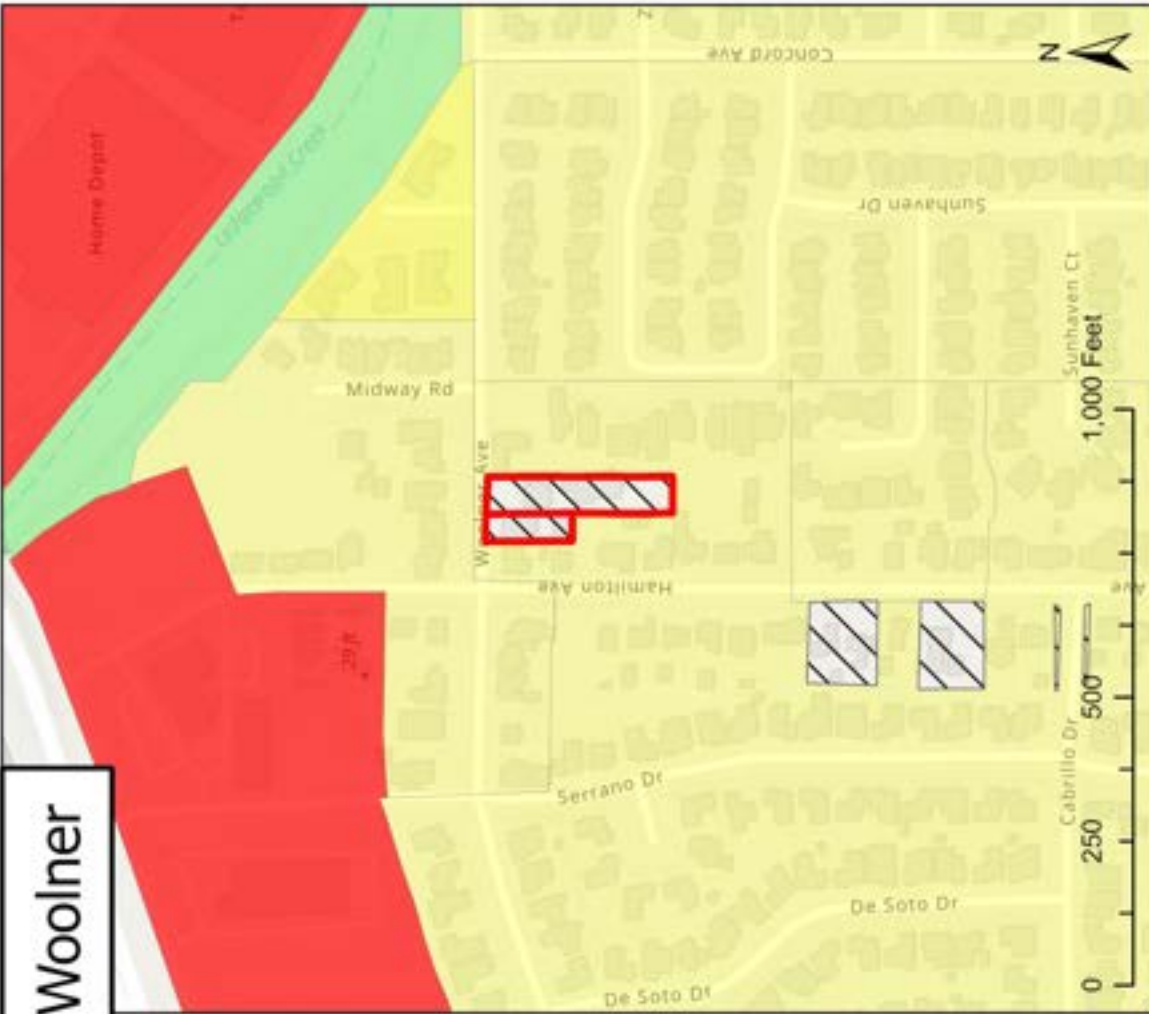


City of Fairfield General Plan

- Commercial Highway & Regional
- Commercial Service
- Industrial Limited
- Fairfield Sphere of Influence

Island A-Lopes

Island B-Woolner



City of Fairfield Zoning

- Regional Commercial
- Recreation
- Open Space Conservation
- Medium Density Residential
- Low-Medium Density Residential
- Fairfield Sphere of Influence

Island B-Woolner



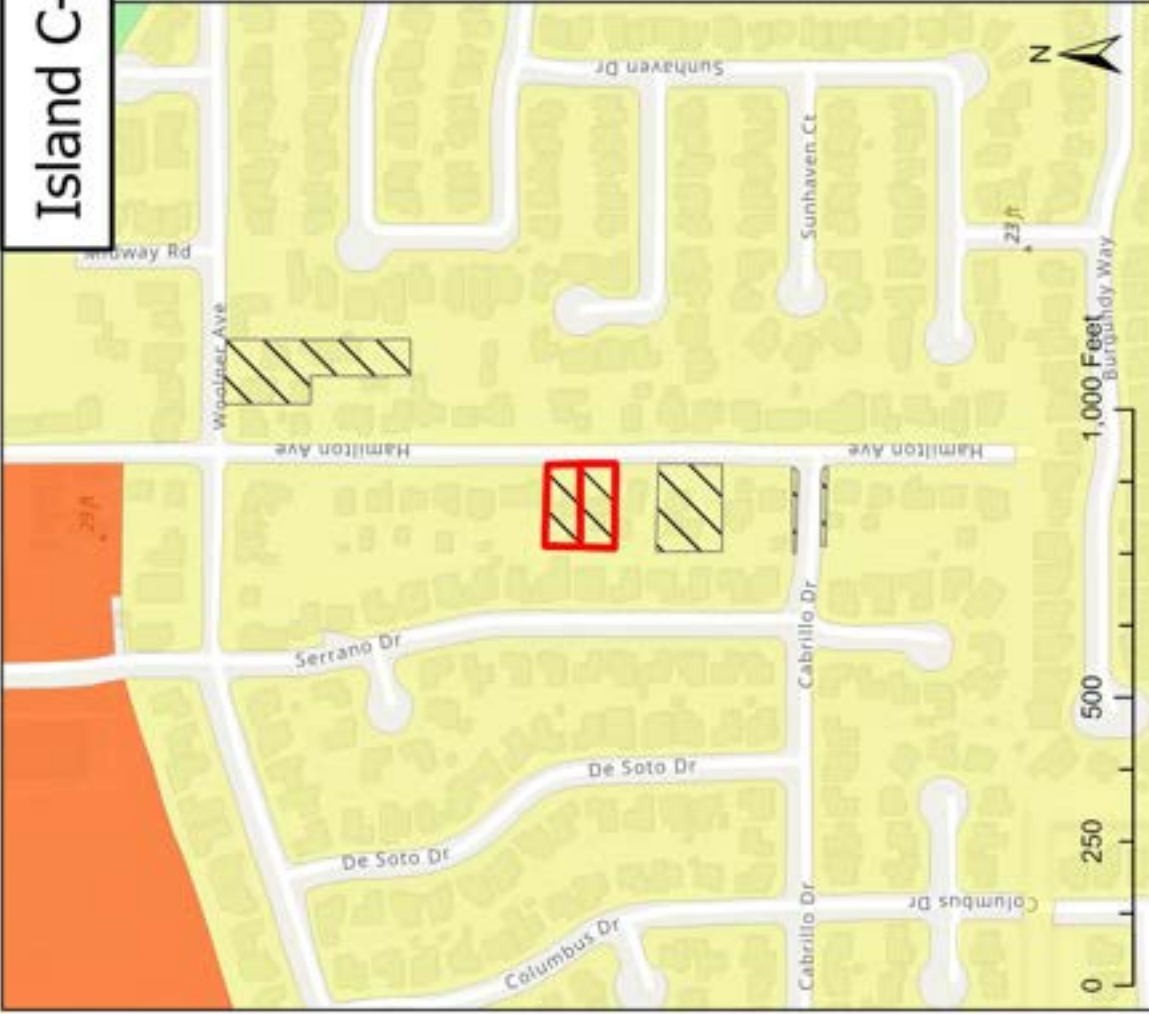
City of Fairfield General Plan

- Fairfield Sphere of Influence
- Open Space Recreation
- Open Space Conservation
- Residential Low Medium
- Commercial Highway & Regional



City of Fairfield Zoning

- Public Facilities
- Open Space Conservation
- Medium Density Residential
- Low-Medium Density Residential
- Regional Commercial
- Fairfield Sphere of Influence



City of Fairfield General Plan

- Fairfield Sphere of Influence
- Open Space Conservation
- Residential Low Medium
- Commercial Highway & Regional



Island D-401 Hamilton

City of Fairfield Zoning

- Public Facilities
- Open Space Conservation
- Medium Density Residential
- Low-Medium Density Residential
- Regional Commercial
- Fairfield Sphere of Influence



City of Fairfield General Plan

- Fairfield Sphere of Influence
- Open Space Conservation
- Residential Low Medium
- Commercial Highway & Regional

EXCHANGE AMOUNTS

2023-10 Fairfield Island Phase 2 Annexation to City of Fairfield

APN APN 0180-110-120 TAG 60040

Fund No.	Fund Name	Exchange Amount	FY 23/24 Revenues	Add To	Subtract From
77	CITY OF FAIRFIELD			\$ 208.49	
276	FAIRFIELD SUISUN SEWER DISTRICT			\$ -	
1	GENERAL FUND				\$ 66.34
46	SOL COUNTY LIGHTING SVC AREA				\$ -
108	SPECIAL ROAD				\$ 57.15
127	CORDELIA FIRE				\$ 85.00
Total				<u>\$ 208.49</u>	<u>\$ 208.49</u>

EXCHANGE AMOUNTS

2023-10 Fairfield Island Phase 2 Annexation to City of Fairfield

APNs 0028-182-020, 0028-182-150, 0028-191-040, 0028-191-010 and 0028-191-020 TAG 60064

Fund No.	Fund Name	Exchange Amount	FY 23/24 Revenues	Add To	Subtract From
77	CITY OF FAIRFIELD			\$ 1,521.29	
276	FAIRFIELD SUISUN SEWER DISTRICT			\$ -	
1	GENERAL FUND				\$ 164.35
46	SOL COUNTY LIGHTING SVC AREA				\$ -
108	SPECIAL ROAD				\$ 410.48
132	SUISUN FIRE				\$ 946.46
Total				<u>\$ 1,521.29</u>	<u>\$ 1,521.29</u>

§56375

(a)(4) A commission shall not disapprove an annexation to a city, initiated by resolution, of contiguous territory that the commission finds is any of the following:

- (A) Surrounded or substantially surrounded by the city to which the annexation is proposed or by that city and a county boundary or the Pacific Ocean if the territory to be annexed is substantially developed or developing, is not prime agricultural land as defined in Section 56064, is designated for urban growth by the general plan of the annexing city, and is not within the sphere of influence of another city.
- (B) Located within an urban service area that has been delineated and adopted by a commission, which is not prime agricultural land, as defined by Section 56064, and is designated for urban growth by the general plan of the annexing city.
- (C) An annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.

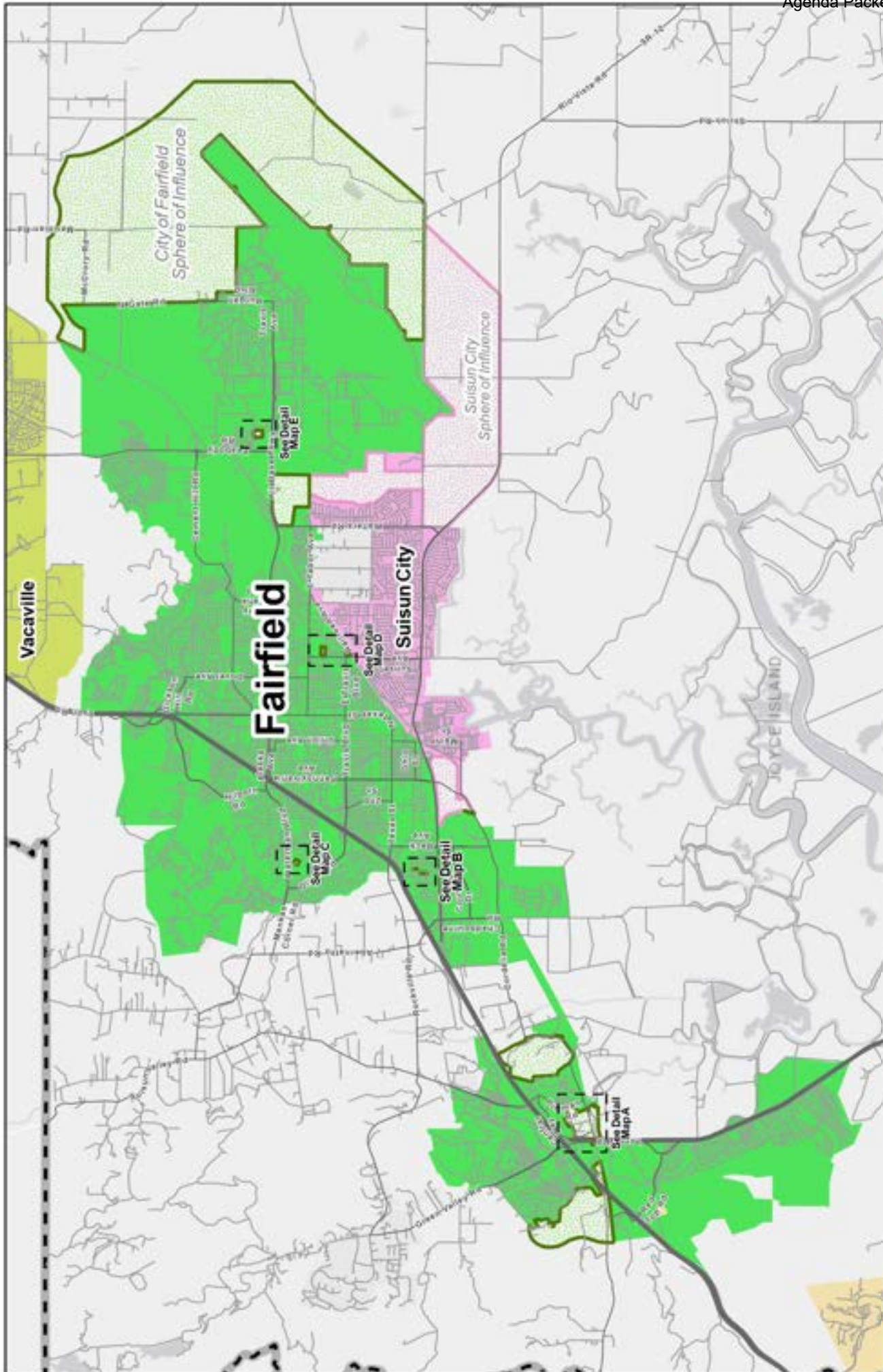
§56375.3

(a) Island annexation may be approved without protest and election if all of the following requirements are met:

- (1) The change of organization or reorganization is initiated on or after January 1, 2000.
- (2) The change of organization or reorganization is proposed by resolution adopted by the affected city.
- (3) The commission finds that the territory contained in the change of organization or reorganization proposal meets all of the requirements set forth in subdivision (b).

(b) Subdivision (a) applies to territory that meets all of the following requirements:

- (1) It does not exceed 150 acres in area, and that area constitutes the entire island.
- (2) The territory constitutes an entire unincorporated island located within the limits of a city, or constitutes a reorganization containing a number of individual unincorporated islands.
- (3) It is surrounded in either of the following ways:
 - A. Surrounded, or substantially surrounded, by the city to which annexation is proposed or by the city and a county boundary or the Pacific Ocean.
 - B. Surrounded by the city to which annexation is proposed and adjacent cities.
- (4) It is substantially developed or developing. The finding required by this paragraph shall be based upon one or more factors, including, but not limited to, any of the following factors:
 - A. The availability of public utility services.
 - B. The presence of public improvements.
 - C. The presence of physical improvements upon the parcel or parcels within the area.
- (5) It is not prime agricultural land, as defined by Section 56064.
- (6) It will benefit from the change of organization or reorganization or is receiving benefits from the annexing city.
- (7) This subdivision does not apply to any unincorporated island within a city that is a gated community where services are currently provided by a community services district
- (8) Notwithstanding any other law, at the option of either the city or the county, a separate property tax transfer agreement may be agreed to between a city and a county pursuant to Section 99 of the Revenue and Taxation Code regarding an annexation subject to this subdivision without affecting any existing master tax sharing agreement between the city and county.



City of Fairfield

- City of Fairfield Boundary
- City of Fairfield Sphere of Influence
- Suisun City
- Suisun City Sphere of Influence
- City of Vacaville Boundary
- Solano County
- City of Vallejo



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.





City of Fairfield — Detail Map A

Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



- ▬ City of Fairfield Boundary
- City of Fairfield Sphere of Influence





Fairfield

Fairfield

APN: 0028-182-02

APN: 0028-182-15

APN: 0028-191-01

APN: 0028-191-02

APN: 0028-191-04

City of Fairfield — Detail Map B



Disclaimer: The information shown is intended to be used for general display only and is not to be used as an official map.



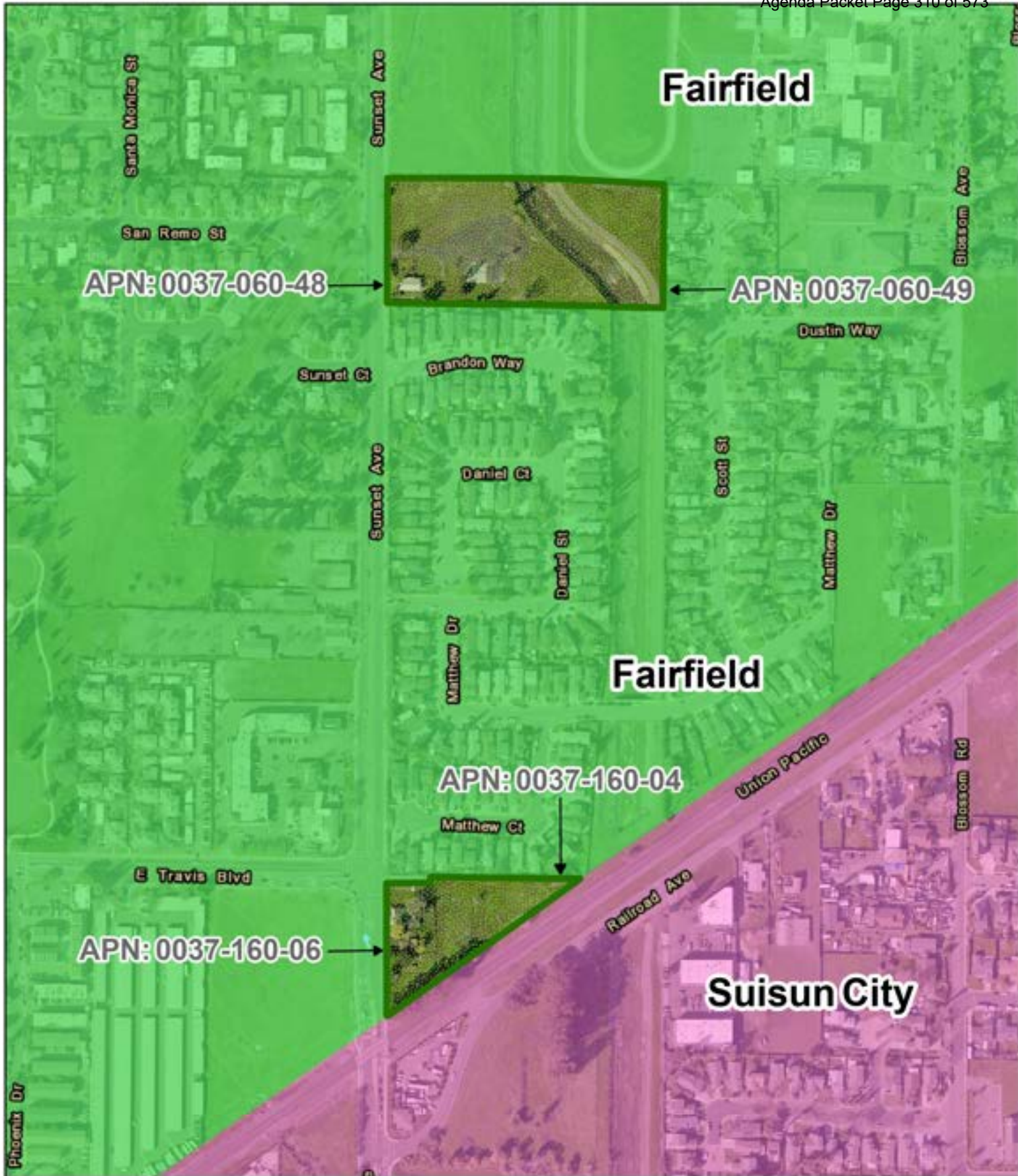
- City of Fairfield Boundary
- City of Fairfield Sphere of Influence



City of Fairfield — Detail Map C

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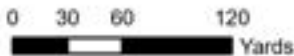


City of Fairfield — Detail Map D

- City of Fairfield Sphere of Influence
- City of Fairfield Boundary
- Suisun City



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APN: 0174-040-04

APN: 0174-040-05

City of Fairfield — Detail Map E



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- City of Fairfield Boundary
- City of Fairfield Sphere of Influence