

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

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

December 11, 2023 10:00 A.M.

MINUTES

1. CALL TO ORDER AND SALUTE TO THE FLAG

10:01 AM

2. ROLL CALL

Present:

Commissioners:	Nancy Shopay, Ron Kott, John Vasquez, Steven Bird, Mitch Mashburn
Alternate Commissioners:	Robert Guerrero, Wanda Williams, Alma Hernandez

Staff:

Rich Seithel, Executive Officer; Christina Love, Deputy Executive Officer; Aaron Norman, Analyst II; Tova Guevara, Administrative Clerk; Tyra Hays, Project Specialist; Mala Subramanian, Legal Counsel

3. CHANGES AND APPROVAL OF THE AGENDA

None.

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

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

4. PUBLIC COMMENT

There was one public comment from Chris Ferucci, who wanted to introduce himself to the board as he works as a County Surveyor and will be helping with map checks for all future annexations. He let the Commissioners know he is around if they have any questions.

Commissioners

Nancy Shopay, Chair • Ron Kott, Vice-Chair • John Vasquez • Mitch Mashburn • Steve Bird

Alternate Commissioners

• 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

5. PUBLIC COMMENT ON CONSENT ITEMS

None.

6. CONSENT ITEMS

- A. Meeting Minutes – August 14, 2023
- B. Financial Reports – August - November 2023

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

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

7. PUBLIC HEARING

- A. **LAFCO Project No. 2021-08: Rural North Vacaville Water District Sphere of Influence Update** – Rural North Vacaville Water District and Staff were directed to gather additional information for a Sphere of Influence update after the last meeting on August 14, 2023. At this meeting, staff presented the studies, the CEQA analysis, and the historical background. Staff presented three possible options for consideration for the update for the Rural North Sphere of Influence (SOI). Staff recommended option two to add 19 specified parcels to the SOI.

There were three speakers from the public. Gordon Stankowski requested that the Commission approve option two with a revision to add two parcels he owns. Bob Karn, on behalf of his client Mr. Perkins, encouraged approval of the second recommendation as recommended by staff. James Miles had concerns about any new annexations and problems he feels the district is currently having. After public comment closed, the Commission had questions about the three possible options. Once the Commission’s questions were addressed, they approved the staff’s recommendation option.

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

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

- B. **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)** – Staff presented phase two of the Fairfield Island Annexations. The first phase of the annexations was approved at the August 14, 2023 Commission meeting. Phase 2 recommended the annexation of six parcels that make up four islands. Each of these parcels contains existing developments and/or homes. Staff presented the project and the list of considerations to the Commission. Staff recommended that the Commission approve Phase 2 of the Fairfield Islands Annexation. Mashburn requested that all recommendations be moved with one vote.

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

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

- C. **2023-13 Roberts Ranch Village L Detachment from the Solano Irrigation District (SID)** – Staff presented the project for Robert’s Ranch Village L to be detached from the Solano Irrigation District. The presentation included an analysis that confirmed the detachment proposal is consistent and complies with required statutory factors and local evaluation standards. Staff recommended approving the detachment of lands from SID.

Com. Vasquez moved to approve. Com. Kott seconded.

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

- D. **2023-14 Roberts Ranch Open Space Park Detachment from the Solano Irrigation District (SID)** – Staff presented the project for Robert’s Ranch Open Space Park to be detached from the Solano Irrigation District. The presentation explains that this is the second detachment for SID, consistent with Agenda Item 7C. Staff analysis confirms that this detachment is consistent and complies with required statutory factors and local evaluation standards. The Commission asked if the land in question will have houses built on it or if it will remain a public park, Staff confirmed that this open space will remain a public park. A recommendation to approve the detachment was presented by staff.

Com. Vasquez moved to approve. Com. Kott seconded.

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

8. BUSINESS ITEMS

- A. **LAFCO 2024 Meeting Schedule** – Staff presented the 2024 meeting schedule and explained the adjustment to the February meeting as it conflicts with a County Holiday. The Commission received and reviewed the proposed 2024 meeting schedule with no questions or discussion.

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

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

9. EXECUTIVE OFFICER UPDATES

Updates addressed in the presentation were as follows:

- Staff has officially relocated to the CEC building.
- The RDA Oversight Board Special District Election has been conducted and the winners are Gary Falati and Steve Dodini, both are from the Solano Cemetery District.
- **City of Suisun EIR, MSR, and SOI:** Staff sent a letter to the city outlining questions and information needed relative to the logistic center on Highway 12. One item that the staff has in question is a mention of a railroad.
- **Two Updates for Fire:** 1. City of Fairfield and Cordelia Fire Protection District have agreed to a contract. Fairfield has submitted the application paperwork. Staff now has 30 days to review for completion. Commission asked about the terms of the contract. Rich answered that he believes it is four and four, with a total of eight years. The City of Fairfield and Cordelia Fire will visit the contract in four years and then revisit it after another four years. Rich then explained that there is a minimum dollar amount each year and a percentage. Com. Vasquez asked what would happen after the 8th year, and could they be out of a contract. Rich confirmed yes. Com. Mashburn had questions if there is anything in the contract that allows either party to cancel the contract. Rich believes the contract stated that there must be at least one-year notification, however, he was not sure and will get back to the Commission about this question.

2. Staff has been working with Montezuma, Suisun, and Vacaville Fire Districts regarding a reorganization concept. Staff has been making progress on this project. Rich suggests the Commission create a Fire Ad Hoc committee soon.
- Lastly, after the Executive Officer was done with his updates, Alternate Public Member Robert Guerrero announced his intent to submit his resignation as Commissioner for LAFCO.

10. CLOSED SESSION

None.

11. REPORT OF CLOSED SESSION

None.

12. ADJOURNMENT

11:52 AM.

Ron Kott, Chair
 Presiding Officer Solano Local Agency
 Formation Commission

ATTEST:

Tova Guevara, Solano LAFCO Clerk