

RESOLUTION NO. 2023-21

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY APPROVING THE SPHERE OF INFLUENCE UPDATE OF THE RURAL NORTH VACAVILLE WATER DISTRICT (LAFCO Project No. 2021-08)

WHEREAS, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization (CKH) Act, commencing with §56000, *et seq.* of the Government Code (GC), and specifically in accordance with GC §56425 and the adopted Sphere of Influence (SOI) Policy of the Solano Local Agency Formation Commission (LAFCO); and,

WHEREAS, GC §56425(f) requires that LAFCO review and update the SOI boundaries every five years, as necessary; and

WHEREAS, GC §56430 requires that municipal services reviews (MSR) are conducted prior to or in conjunction with an SOI update; and

WHEREAS, the LAFCO adopted the LAFCO Resolution #2022-09 on August 8, 2022, which adopted the Rural North Vacaville Water District MSR and found it to be adequate and complete pursuant to the requirements of GC §56430 and the Commission's adopted standards and policies, and

WHEREAS, the municipal service review describes and discloses the information required for the review and SOI Update of the subject listed Districts; and

WHEREAS, no change in regulation, land use, or development will occur as a direct result of updating the District SOI; and

WHEREAS, the Solano LAFCO, acting as the Lead Agency under the California Environmental Quality Act, determines that the following nine (9) APNs of the subject sphere of influence update are exempt pursuant to §15061(b)(3) because the parcels are consistent with the current Solano County General Plan, and the 1995, 1993, and 2000 CEQA determinations, they are remnants of existing legal lots already within the District that have connections, they are adjacent to the existing water supply system, and are generally too small for development on their own:

0104-150-350; 0104-150-450; 0105-070-310; 0105-170-100; 0105-200-180;
0105-220-120; 0105-220-130; 0105-050-950; and 0104-120-850; and,

WHEREAS, the Solano LAFCO, acting as the Lead Agency under the California Environmental Quality Act, determines that the following ten (10) APNs of the subject sphere of influence update are exempt pursuant to §15301 – Existing Facilities because they are adjacent to existing water mains (facilities) within the existing right-of-way of the water supply system such that new connections would not require extensions or expansions to the existing water supply system, and therefore would not have any reasonably foreseeable impacts or cumulative impacts on the environment or on the system:

0105-150-320; 0105-170-050; 0102-230-070; 0105-050-410; 0105-050-420;
0105-060-460; 0102-070-030; 0105-180-290; 0105-060-550; and 0105-150-310;
and

WHEREAS, in the form and manner prescribed by law (GC§ 56427), the Executive Officer has given notice of the proposed SOI updates including: published in the Daily Republic, mailed to the District, emailed to affected agencies (Solano County Resource Management, Solano County Planning, and Solano Irrigation District), and posted on the Commission's website; and

WHEREAS, the SOI update was duly considered at a public hearing held on June 12, 2023, but the item was continued to October 16, 2023 to allow the District additional time to address concerns; and

WHEREAS, the October 16, 2023 meeting was cancelled after the Agenda was published because of COVID; and

WHEREAS, in the form and manner prescribed by law (GC§ 56427), the Executive Officer re-noticed the proposed SOI updates for public hearing to be held on December 11, 2023 by means of: published in the Daily Republic, mailed to the District, emailed to affected agencies (Solano County Resource Management, Solano County Planning, and Solano Irrigation District), and posted on the Commission's website; and

WHEREAS, upon the date, time, and place specified in said notice of hearing and in any order or orders containing such hearing, the Commission has received, heard, discussed and considered all oral and written testimony related to the sphere of influence, including but not limited to comments, objections, the Executive Officer's written and oral report and recommendation, information and determinations of the municipal service review and the environmental documents and determination, and the Commission's adopted Standards and SOI policy.

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

1. Pursuant to §15061(b)(3) and §15301 of the CEQA Guidelines, acting as Lead Agency, the LAFCO Commission finds that the project is exempt from CEQA since the project involves a sphere of influence update where the services provided by the RNVWD will not change as a result of this update and the Commission determines with certainty the update will have no possibility of significantly affecting the environment given no new land-use or municipal service authority is granted because:

- (a) The following nine (9) parcels are exempt pursuant to §15061(b)(3) because the parcels are consistent with the current Solano County General Plan, and the 1995, 1993, and 2000 CEQA determinations, they are remnants of existing legal lots already within the District that have connections, they are adjacent to the existing water supply system, and are generally too small for development on their own:

0104-150-350; 0104-150-450; 0105-070-310; 0105-170-100; 0105-200-180;
0105-220-120; 0105-220-130; 0105-050-950; and 0104-120-850; and,

- (b) The following ten (10) parcel are exempt pursuant to §15301 – Existing Facilities because they are adjacent to existing water mains (facilities) within the existing right-of-way of the water supply system such that new connections would not require extensions or expansions to the existing water supply system, and therefore would not have any reasonably foreseeable impacts or cumulative impacts on the

environment or on the system:

0105-150-320; 0105-170-050; 0102-230-070; 0105-050-410; 0105-050-420;
0105-060-460; 0102-070-030; 0105-180-290; 0105-060-550; and 0105-150-310.

2. The Executive Officer is hereby directed to file the Notice of Exemptions in compliance with the California Environmental Quality Act and local ordinances implementing the same.
3. The SOI for the subject District is determined and approved as shown on the attached map marked "Exhibit A" and attached hereto and are incorporated herein by this reference.
4. Determinations with respect to the Sphere of Influence for the subject District is set forth and described as "Option 2 – Parcels 1-19".
5. Pursuant to California Government Code Section (GC§ 56425(e)) the Commission hereby makes the following five findings and determinations:

CKH Mandatory Findings GC§ 56425 (5-Factors):

	FACTOR	FINDINGS AND DETERMINATION
1	<i>Present and planned land uses in the area, including agricultural and open space lands.</i>	Land use in the area includes a mix of agriculture uses on larger lots of 20+ acres and rural residential on smaller lots ranging in size from 2.5 to 5+ acres in what is generally referred to as the English Hills area. Adjustment of the District's SOI would not require a change to the County's current General Plan land use designations. Future lot splits done in accordance with existing zoning have the potential to significantly increase developable parcels.
2	<i>Present and probable need for public facilities and services in the area.</i>	RNVWD has adequate capacity to sustain the designed maximum transmission capacity for 533 water connections. Currently, the District consists of 417 "active connections" and has declared that they are not planning to expand the current system beyond 533 at this time. Potential subdivision growth includes 259 additional parcels within the District and 32 within the current SOI. In addition to potential subdivisions, many parcels are permitted by right to build up to 1,500 sq. ft. accessory dwelling units (ADUs), which would affect the average consumption rate per connection and may affect transmission capacity capabilities.
3	<i>Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide</i>	There are two purposes the District was formed to provide: 1. Residential water service connections, and 2. Fire suppression water consistent with Vacaville Fire Protection District standards. The present water system is adequate to meet the residential service meter demand. Recent documentation accepted by VFPD verifies that the fire hydrants meet the VFPD's fire flow standards.

	FACTOR	FINDINGS AND DETERMINATION
4	<i>Existence of social or economic communities of interest in the area</i>	There are no known social or economic communities of interest within or contiguous to the District's boundaries or SOI.
5	<i>Present and probable need for public facilities and services for DUCS within the existing sphere of influence.</i>	There are no disadvantaged unincorporated communities (DUCs) within the District, the District's sphere of influence, or contiguous to RNVWD boundaries.

6. Pursuant to the Commission's adopted standards set forth under GC § 56375(h) and Conditions of Approval pursuant to GC § 56886(v), the Commission hereby adopts the following Conditions of Approval:
- A. RNVWD Board Resolution of Applications shall include a clause confirming that the District has the capacity to meet the CCR §64554 Maximum Daily Demand requirements.
 - B. RNVWD Board Resolution of Applications for annexations shall include a clause confirming that the proposed annexation/land has been tested through the hydraulic model.
 - C. Prior to any future annexations or changes to the Sphere of Influence, a Strategic Plan that includes but is not limited to fiscal analysis, analysis of current water system and fire suppression operations, current water usage and demands, future anticipated water usage and demand (such as subdivision ability, accessory dwelling/secondary dwelling unit ability, and other growth), and consistent outreach plan.

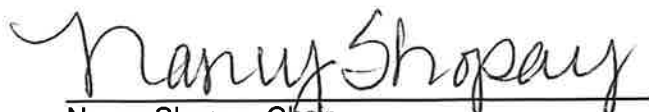
The foregoing Resolution was duly passed and adopted by the Local Agency Formation Commission of Solano County at a regular meeting, held on the 11th day of December, 2023 by the following votes:

AYES: Shopay, Kott, Vasquez, Mashburn, Bird

NOES:

ABSENT:

ABSTAIN:



Nancy Shopay, Chair
 Presiding Officer Solano Local Agency
 Formation Commission

ATTEST:

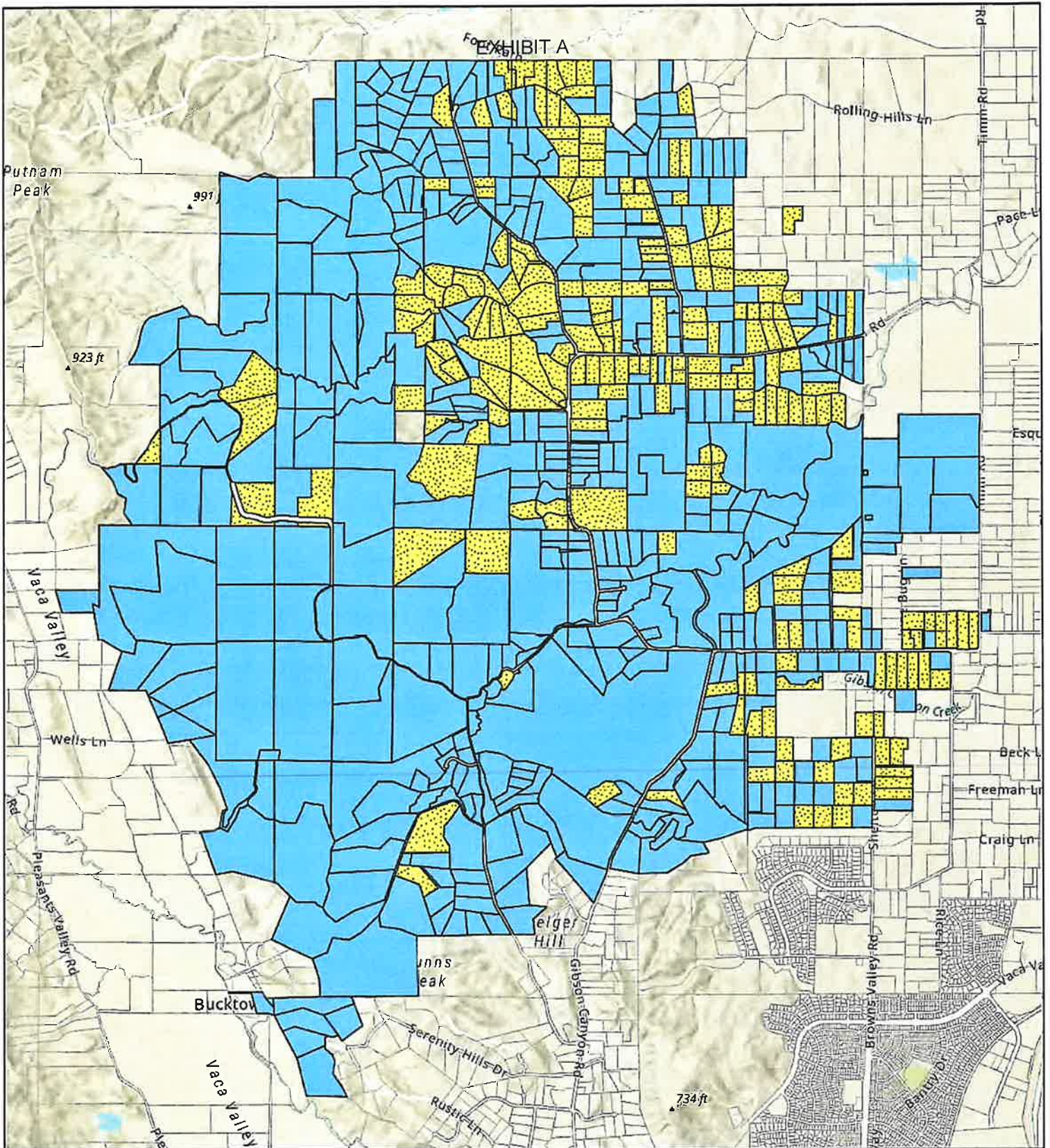


Tova Guevara, Clerk to the Commission

Exhibit A – Updated District Maps with List of APNs as Determined by LAFCO Commission on October 16, 2023

Exhibit B – Determinations for RNVWD SOI

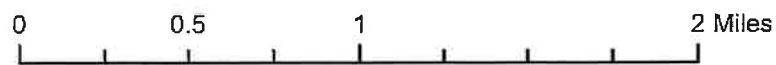
Parcel Analysis				
	Map Ref #	APN	Acreage	CEQA
1	1	0104150350	1.10	CEQA § 15061(b)(3)
2	2	0104150450	1.54	
3	3	0105070310	0.16	
4	4	0105170050	5.93	
5	5	0105170100	1.64	
6	6	0105200180	0.37	
7	7	0105220120	0.58	
8	8	0105220130	0.08	
9	9	0102230070	18.16	
10	10	0105050410	18.82	CEQA § 15301
11	11	0105050420	13.52	
12	12	0105050950	0.34	
13	13	0105060460	5.01	
14	19	0104120850	0.19	
15	20	0102070030	3.82	
16	21	0105180290	4.78	
17	22	0105060550	5.05	
18	23	0105150310	2.29	
19	24	0105150320	2.29	
20	15	123030060	77.77	
21	16	120070020	54.29	



Rural North Vacaville Water District 2023 District and Sphere of Influence

Legend

- RNVWD Parcels
- In District
- In SOI



List of APNs within Rural North Vacaville Water District
Sphere of Influence

1	0105220070	47	0105180350	93	0105040690	139	0105060440	185	0105150250
2	0105050060	48	0105180410	94	0105040700	140	0105030810	186	0105020020
3	0105210350	49	0105180430	95	0105050250	141	0105040220	187	0105150260
4	0105050030	50	0104120840	96	0105050490	142	0105060470	188	0105060120
5	0104150080	51	0105190060	97	0105050920	143	0105040260	189	0105050540
6	0105050320	52	0105070340	98	0105050990	144	0105060540	190	0105050560
7	0105040630	53	0105120330	99	0105060250	145	0105220090	191	0105150230
8	0105040090	54	0105180370	100	0105060260	146	0105050090	192	0105150290
9	0105090040	55	0105010110	101	0105060270	147	0105040460	193	0105010170
10	0105180770	56	0105010100	102	0105060280	148	0105050100	194	0105020170
11	0104150440	57	0105010450	103	0105060320	149	0105040720	195	0105020360
12	0104150360	58	0105020620	104	0105060330	150	0105020250	196	0105020470
13	0105040080	59	0105120310	105	0105060410	151	0105210570	197	0105020480
14	0105020610	60	0102230100	106	0105060510	152	0105040740	198	0105030090
15	0105050850	61	0105050760	107	0105060530	153	0105040410	199	0105050280
16	0105220110	62	0105050770	108	0105070150	154	0104150410	200	0105050530
17	0105160090	63	0105210320	109	0105080200	155	0105020090	201	0105200210
18	0105050240	64	0105210330	110	0105080210	156	0105020380	202	0105180200
19	0105210310	65	0105020540	111	0105080220	157	0105040660	203	0105020050
20	0105150210	66	0105020550	112	0105080230	158	0105020500	204	0105050910
21	0105180440	67	0104120340	113	0105080280	159	0105040470	205	0105050940
22	0105050180	68	0104120450	114	0105080290	160	0105120020	206	0105050080
23	0105050190	69	0104120460	115	0105110520	161	0105050340	207	0105030350
24	0105060060	70	0104120560	116	0105120200	162	0105050350	208	0105050130
25	0105050670	71	0104120570	117	0105120210	163	0105050360	209	0105100050
26	0105060040	72	0104120580	118	0105120220	164	0105050680	210	0104150350
27	0105120360	73	0104120590	119	0105120240	165	0105050690	211	0104150450
28	0105020570	74	0104120600	120	0105150180	166	0105060010	212	0105070310
29	0105120400	75	0104120610	121	0105150190	167	0105040730	213	0105170050
30	0105050210	76	0104120720	122	0105170170	168	0105020320	214	0105170100
31	0105050230	77	0104120730	123	0105180220	169	0105180150	215	0105200180
32	0105050860	78	0104120740	124	0105180570	170	0105040680	216	0105220120
33	0105050870	79	0104120750	125	0105180640	171	0123030020	217	0105220130
34	0105050880	80	0104120770	126	0105180700	172	0105050110	218	0102230070
35	0105070430	81	0104120800	127	0105180710	173	0105080450	219	0105050410
36	0105020640	82	0104120810	128	0105180730	174	0105010360	220	0105050420
37	0105220080	83	0104120820	129	0105180790	175	0105020630	221	0105050950
38	0102230090	84	0104120830	130	0105180800	176	0105100030	222	0105060460
39	0105020180	85	0105020330	131	0105200300	177	0105060310	223	0104120850
40	0102230050	86	0105020370	132	0105210480	178	0105020460	224	0102070030
41	0105050620	87	0105020490	133	0105210500	179	0105050970	225	0105180290
42	0105020130	88	0105020510	134	0105210510	180	0105040670	226	0105060550
43	0105020140	89	0105020530	135	0105210630	181	0105010030	227	0105150310
44	0105020150	90	0105040200	136	0105210670	182	0105120040	228	0105150320
45	0105180330	91	0105040210	137	0105060420	183	0105050500		
46	0105180340	92	0105040420	138	0105060430	184	0105070070		