

RESOLUTION NO. 17-08
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
AMENDING AND UPDATING THE SPHERE OF INFLUENCE OF
THE CITY OF VACAVILLE

WHEREAS, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act, commencing with §56000, et seq. of the Government Code, and specifically in accordance with §56425 and the adopted Sphere of Influence (SOI) Policy of the Solano; and

WHEREAS, a comprehensive municipal services review has been completed as of May 8, 2017 and is found by LAFCO to be adequate and complete for review and update of the city SOI; and

WHEREAS, and the municipal service review describes and discloses the information required for the review and update of Sphere of Influence of the City of Vacaville; and

WHEREAS, the update and amendment of the sphere of influence is initiated by the City of Vacaville pursuant to adopted Resolution 2017-026, with changes as shown in the attached Map (Exhibit A); and

WHEREAS, land under active Williamson Act contract, APN: 0141010090, are included in the proposed sphere amendment area and designated by the City of Vacaville as part of its long term sphere of influence; and

WHEREAS, the City of Vacaville acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearing House #2011022043 for the General Plan Update, which discloses and addresses potential environmental impacts within the proposed sphere area, adopted a Statement of Overriding Considerations and approved a Mitigation Monitoring and Reporting Program in Resolution Aug 11, 2015 and filed a Notice of Determination; and,

WHEREAS, at the times and in the form and manner required by law, Executive Officer has given notice of the hearing by this Commission, 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, the environmental documents and determination, and the municipal services review.

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

1. Pursuant to Section 15096 of the CEQA Guidelines, LAFCO has considered the environmental documents adopted by City of Vacaville as the Lead Agency, which contain measures that fully mitigate all potential negative environmental impacts except for those impacts for which a Statement of Overriding Considerations has been made. LAFCO hereby adopts such mitigation measures and Statement of Overriding Considerations as approved by the Lead Agency and the Statement of Overriding Considerations, mitigations, mitigation monitoring plans and conditions of approval are made a part of this action.
2. The sphere of influence of the City of Vacaville is determined and approved as shown on the attached map marked "Exhibit A", and includes all territory within the City's boundaries.
3. Determinations with respect to the Sphere of Influence for the City of Vacaville are set forth and described in the attached "Exhibit B" and are incorporated herein by this reference.
4. Any roadway segments adjoining and contiguous with the sphere of influence line are included within the sphere amendment to allow subsequent annexation of the roads into the City of Vacaville.
5. The Executive Officer is hereby directed to file a Notice of Determination in compliance with the California Environmental Quality Act and local ordinances implementing the same.

The foregoing resolution was duly passed and adopted by the Local Agency Formation Commission of the County of Solano at a regular meeting thereof, held on the 8th day of May, 2017, by the following vote:

AYES: Len Augustine, Harry Price, Nancy Shopay, Jim Spring, and John Vasquez

NOES: none

ABSENT: Pete Sanchez

ABSTAIN: none



Nancy Shopay, Chair
Presiding Officer

ATTEST:







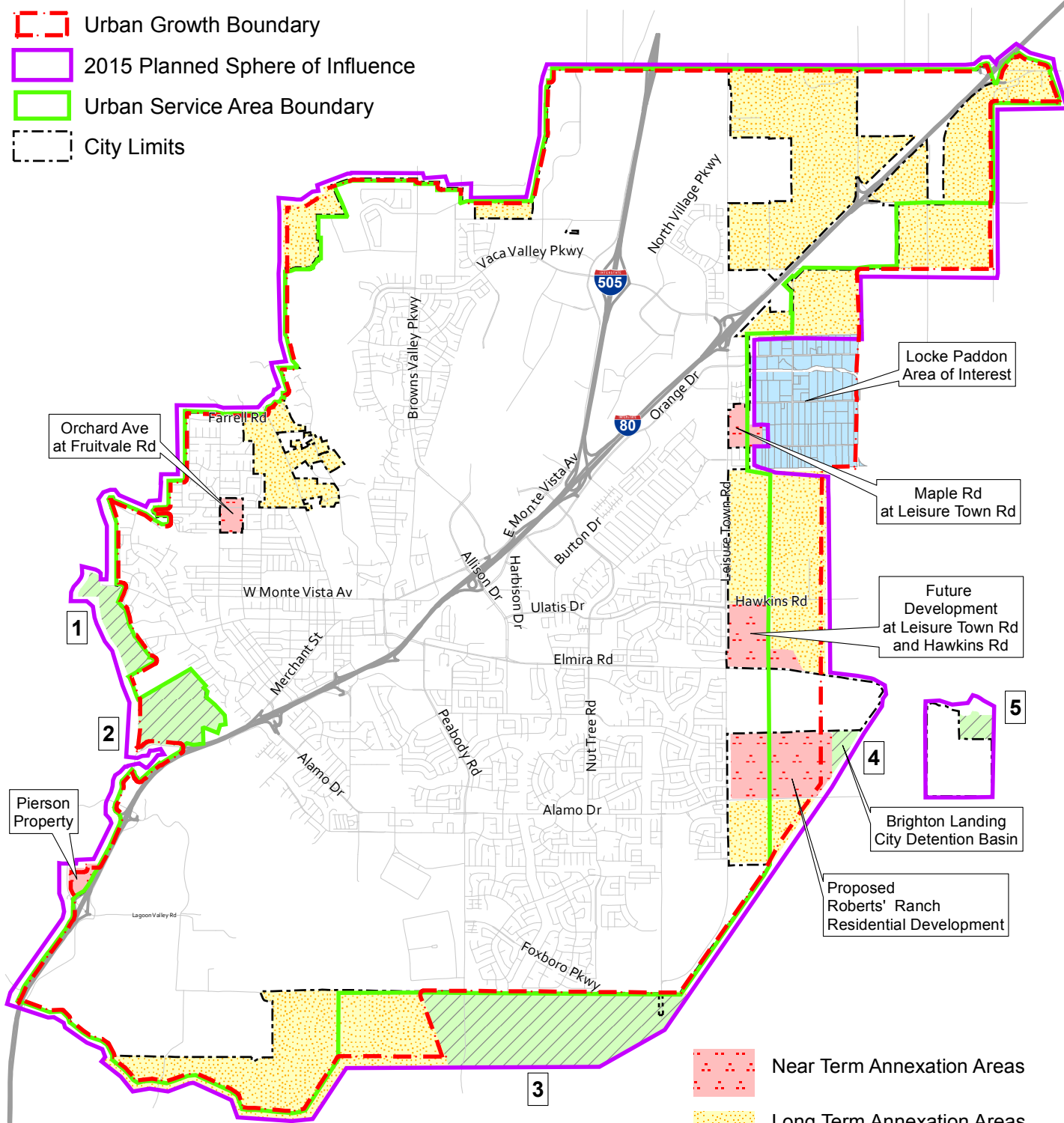
Michelle McIntyre, Commission Clerk
Solano Local Agency Formation Commission






Figure 4.4-4: Annexation Areas

Boundaries

-  Urban Growth Boundary
-  2015 Planned Sphere of Influence
-  Urban Service Area Boundary
-  City Limits



-  Near Term Annexation Areas
-  Long Term Annexation Areas subject to subsequent MSR updates
-  Areas outside of Urban Growth Boundary subject to annexation under specific circumstances (See Section 4.5)

0 0.5 1 2 Miles

Source: City of Vacaville

RESOLUTION NO. 17- 08
EXHIBIT B - DETERMINATIONS

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO AMEDING AND APPROVING THE SPHERE OF INFLUENCE UPDATE OF THE CITY OF
VACAVILLE

1. The present and planned land uses in the area, including agricultural and open space lands.

The present and planned land uses within the area for the sphere of influence the City of Vacaville City are consistent with the city's land use vision as contained in the city's General Plan documents. Lands included within the sphere of influence are designated agriculture by Solano County and are expected to continue in agricultural uses until annexed. Lands designated open space and non-urban open space are, including greenbelt areas within the sphere, remain unchanged and are appropriately included in the city's sphere and will continue in open space use.

The Commission recognizes that Williamson Act lands are included within the city's sphere of influence. Lands subject to active Williamson Act Contract, including APN: 0141010090 are added to the City's long term sphere of influence. The landowner does not object to the parcel being included within the long-term sphere. Including this territory to the sphere will facilitate planned, orderly, and efficient patterns of land use or provision of services, and the public interest in the change substantially outweighs the public interest in the current continuation of the contract beyond its current expiration date. The change is not likely to adversely affect the continuation of the contract beyond its current expiration date. Policies and implementation measures adopted by the city or county relative to the continuation of agriculture or other uses allowable under the contract will ensure the continuation of agriculture during the contract period.

2. The present and probable need for public facilities services in the area.

The municipal service review, the City's General Plan and related specific plans identify the likelihood of substantial growth in and around Vacaville in the coming 5-10 years and beyond. The sphere amendment will assist the City to maintain an adequate supply of developable residential land, including residential uses. Proposed and anticipated development will require municipal services from the City of Vacaville.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City has the capacity to provide services within the sphere of influence, including the proposed sphere amendment area.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

Communities of social and economic interest include the Locke Paddon area, English Hills, Elmira, and Allendale are noted and not determined to be relevant to the sphere of influence. The sphere will not affect these communities.

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

The proposed unincorporated sphere area does not include, and is not contiguous to, disadvantaged unincorporated communities.