



Solano Local Agency Formation Commission

3700 Hilborn Rd. Ste. 600 • Fairfield, California 94534
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Staff Report

DATE: June 9, 2014

TO: Local Agency Formation Commission

FROM: Elliot Mulberg, Interim Executive Officer
Michelle McIntyre, Analyst

SUBJECT: **2013-03 Quinn Crossing Apartments Detachment from the Solano Irrigation District**

RECOMMENDATION:

Staff recommends the Commission

- 1) certify the filled Notice of Exemption pursuant to CEQA as adequate for LAFCO purposes
- 2) approve the reorganization by adopting the attached resolution,
- 3) waive the protest hearing proceedings subject to the conditions outlined in the attached resolution.

BACKGROUND:

Local Agency Formation Commissions (LAFCOs) are responsible under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act) to regulate the formation and development of local governmental agencies and their municipal services. This includes approving or disapproving proposed changes of organization, such as boundary changes, consistent with adopted policies and procedures pursuant to California Government Code Section (GC §) 56375. LAFCOs are authorized with broad discretion in amending and conditioning change of organizations or reorganizations as long as they do not directly regulate land use density or intensity, property development or subdivision requirements.

Proposal Summary:

The Solano Irrigation District (SID) has submitted a proposal to detach from their district a portion of APN 0133-090-260 located northerly of Interstate 80 and Quinn Road, east of Leisure Town Road, within Vacaville's city limits. Construction is in progress for a 222 unit apartment complex similar to existing apartment complexes to the north and northeast of the proposal area. As required by an agreement between the District and the City of Vacaville, upon development, the property will receive potable

water from the City of Vacaville. The remaining 4 of the 14 acres will continue to be served by SID for landscaping irrigation purposes.

ANALYSIS:

California Environmental Quality Act (CEQA):

As the lead agency, pursuant to CEQA, the SID adopted a Notice of Exemption which was filed and posted for public review with the County Clerk on May 30, 2013. As the responsible agency, LAFCO shall rely on the lead agency's environmental analysis and certify it is adequate for LAFCO purposes.

GC §56425 Sphere of Influence:

The CKH Act requires all changes of organizations must be consistent with the SOI of the affected agency. The SID will be requesting approval to update their SOI consistent with the CKH Act and LAFCO policy to precede the Commission's consideration of the subject proposal.

GC §56668 – Factors to be Considered in Review of a Proposal:

The Commission is required to consider 15 (a-o) specific factors when reviewing proposals for a change of organization to help inform the Commission in its decision making process. An evaluation of these factors follows.

(a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.

According to the 2010 Census, Vacaville's population was 92,422 with an estimated 2.71 persons per household. It is possible that upon completion, the apartment complex could house approximately 600 persons. As provided by the County Assessor's office, the value of the entire 14 acre parcel is \$1,461,999. The subject parcel is relatively flat with a slight slope to the southeast. As previously noted construction is under way for an apartment complex similar to existing apartment complexes in the adjacent area.

(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; 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.

As previously noted, the parcel is required to detach from the SID. Potable water will be provided by the City of Vacaville. The subject parcel is located within the Vacaville city limits and thus currently receives all urban services from the City. The apartment complex will be required to pay published water rates for services to be provided by the City of Vacaville. Water rates are sufficient to cover the costs of the service.

(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.

The proposed action would only effect services to the apartment complex and no other adjacent areas. There would be no effect on social or economic interests. There are no alternative courses of action and approval of the change of organization would not effect 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 set forth in Section 56377.

The proposal is consistent with commission policies as discussed below. The proposal relates to development of an apartment complex that is already in Vacaville city limits. Section 56377 requires the Commission to consider guiding development away from existing prime agricultural lands.

(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

This factor is not applicable, pursuant to GC Section 56016 "Agricultural lands" is defined as 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. By definition the affected area is not considered agricultural land.

(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.

A map and legal description (attachments B and C) have been prepared identifying the boundaries of the affected territory in accordance with the requirements of the State Board of Equalization, Solano County Assessor's Office, and LAFCO. These two documents provide sufficient certainty with regard to the exact boundary of the affected territory. No island will be created as a result of this change of organization.

(g) A regional transportation plan adopted pursuant to Section 65080, and consistency with city or county general and specific plans.

On April 22, 2009, the Metropolitan Transportation Commission (MTC) adopted the *Transportation 2035 Plan for the San Francisco Bay Area*, which specifies how some \$218 billion in anticipated federal, state and local transportation funds will be spent in the nine-county Bay Area during the next 25 years. The proposal has no impact to the regional transportation plan. This proposal is consistent with the Vacaville General Plan which specifies this area be designated for multi-family residential.

(h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.

No other local agency, with the exception of the SID and City of Vacaville, will be affected. The proposal area is not located in the SOI of another agency.

(i) The comments of any affected local agency or other public agency.

The proposal was noticed in accordance with the CKH Act and the Brown Act, staff has not received any comments from other agencies.

(j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.

Upon approval of the change of organization, the City of Vacaville will provide potable water service in addition to services it already provides. The cost to provide service is covered by rates the City charges to its water customers.. The City of Vacaville's 2014 Municipal Service Review found the City has adequate service capacities and financial resources to serve the affected territory.

(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.

The City of Vacaville's 2014 Municipal Service Review found the City has adequate potable water capacities and financial resources to serve the affected territory.

(l) 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.

While not directly related to this proposal, the 222 unit apartment complex can help the City of Vacaville meet its Regional Housing Needs Allocation (RHNA).

(m) Any information or comments from the landowner or owners, voters, or residents of the affected territory.

The property owner has provided a letter of consent for the proposal. Staff has not received any other comments.

(n) Any information relating to existing land use designations.

The land use designation for the subject property is multi-family residential.

(o) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Approval of the proposal would provide potable water service from the City of Vacaville to the apartment complex. Residents of the complex will have equal access to water facilities and infrastructure will be provided at the same level of service that other residents of Vacaville currently receive.

SOLANO LAFCO POLICIES AND STANDARDS

GC §56375(g) Written Standards:

LAFCOs are required to adopt written procedures for the evaluation of proposals, including written definitions consistent with existing state law. The following is an analysis of the proponent's submitted responses to the LAFCO's adopted standards.

**STANDARD NO. 1: CONSISTENCY WITH SPHERE OF INFLUENCE
(SOI) BOUNDARIES**

Explanation: An area proposed for change of organization or reorganization shall be within the affected agency's Sphere of Influence. An application for change of organization or reorganization for lands outside an adopted Sphere of Influence may be considered concurrently with a request for amendment to the Sphere of Influence, at LAFCo's discretion.

Analysis: Prior to consideration of this change of organization, it is anticipated the Commission will update the District's SOI, therefore; the proposal meets this standard.

STANDARD NO. 2: ANNEXATION TO THE LIMITS OF THE SPHERE OF INFLUENCE (SOI) BOUNDARIES

Explanation: Annexation to the limits of the SOI boundary shall not be allowed if the proposal includes land designated for open space use by the affected city's general plan for city change of organization or reorganization or County General Plan for district change of organizations or reorganization unless such open space logically relates to existing or future needs of the agency. Open space uses which may be located within agency limits include but are not limited to community and city-wide parks, recreation facilities, permanently protected open space lands, reservoirs, and storm water detention basins.

Analysis: The project area is not designated as Open Space. This standard has been met.

STANDARD NO. 3: CONSISTENCY WITH APPROPRIATE CITY GENERAL PLAN, SPECIFIC PLAN, AREA-WIDE PLAN AND ZONING ORDINANCE

Explanation: An application for a city change of organization or reorganization which involves the conversion of open space lands to urban use shall be denied by LAFCo if the proposed conversion is not consistent with appropriate city plans (general plans, specific plans, area-wide plans and associated zoning ordinance). The determination of consistency shall be the responsibility of the affected agency, and shall be met by a resolution approved by the agency council certifying that the proposed change of organization or reorganization meets all applicable consistency requirements of State Law, including internal consistency between the agency's adopted plans and the zoning ordinance. In the event that plan consistency is contested, LAFCo shall retain the discretion to determine the consistency question and may require additional environmental information.

Analysis: This standard is not applicable as it is not a proposed city annexation.

STANDARD NO. 4: CONSISTENCY WITH THE COUNTY GENERAL PLAN OF PROPOSED CHANGE OF ORGANIZATION OR REORGANIZATION OR REORGANIZATION OUTSIDE OF A CITY'S SPHERE OF INFLUENCE BOUNDARY

Explanation: An application for a change of organization or reorganization for lands outside an adopted city Sphere of Influence boundary in unincorporated territory, shall be denied by LAFCo if the land use proposed within the affected territory is not consistent with the Solano County General Plan and Zoning Ordinance. A determination of consistency shall be the responsibility of the County, and shall be met by a resolution of the Board of Supervisors certifying that the proposed change of organization or reorganization meets all applicable consistency requirements of State Law, including internal consistency between the County's General Plan and Zoning Ordinance. This Standard shall also be made to apply to proposals for the formation or the incorporation of new agencies within unincorporated territory which lies outside adopted city Sphere of Influence boundaries.

Analysis: This standard is not applicable since it within the Vacaville city limits.

STANDARD NO. 5: REQUIREMENT FOR PRE-APPROVAL

Explanation: Prior to approval by LAFCo of a city change of organization or reorganization, the affected agency shall have approved, a specific plan, pre-zoning or an equivalent providing similar detail of information on the proposed land use for the affected territory and where the change of organization or reorganization process is clearly described. Prior to approval by LAFCo of a district change of organization or reorganization, the affected agency shall pass a resolution supporting the proposal.

Prior to approval of annexation by LAFCo, the affected agency shall have granted one or more of the following development approvals: (a) rezoning, (b) area-wide plan, (c) specific plan, or (d) development agreement.

Analysis: The Solano Irrigation District's Board of Directors passed Resolution 13-09 supporting the proposal and requesting the LAFCO initiate the change of organization.

STANDARD NO. 6: EFFECT ON NATURAL RESOURCES

Explanation: An application for annexation shall describe the amount of land involved, and the land, water, air, and biological resources affected, including topography, slope, geology, soils, natural drainage, vegetative cover, and plant and animal populations. Effects to be covered include those which will be both positive and negative and the means proposed to offset potential negative

impact. LAFCo shall certify that provisions of the Solano LAFCo Environmental Guidelines for the implementation of the California Environmental Quality Act have been complied with.

Analysis: See CEQA section beginning on page two of this staff report. Staff recommends the Commission certify the attached Notice of Exemption pursuant to CEQA as adequate for LAFCO purposes. Certification of the Notice of Exemption will satisfy this standard.

DISCRETIONARY STANDARDS

**STANDARD NO. 7: RELATIONSHIP TO ESTABLISHED BOUNDARIES
STREETS AND ROADS, LINES OF ASSESSMENT, REMAINING
UNINCORPORATED TERRITORY; PROXIMITY TO OTHER POPULATED
AREAS, ASSESSED VALUATION**

Explanation: LAFCo shall, where possible, avoid irregularities and overlapping of established boundaries in the annexation process which would otherwise create problems for taxing districts, including the loss of tax revenues required for district operation. City boundaries at County roads and city streets shall be delineated to provide an orderly division of road maintenance, and law enforcement responsibilities between cities and counties.

Analysis: No irregular or overlapping boundaries will be created as a result of approval of the proposed change of organization; this standard has been met.

**STANDARD NO. 8: LIKELIHOOD OF SIGNIFICANT GROWTH AND EFFECT ON OTHER
INCORPORATED OR UNINCORPORATED TERRITORY**

Explanation: Prior to approving an annexation, LAFCo shall make a determination that the proposed conversion of open space lands to urban use is justified by probable urban growth within a 10-year period of time. A determination on the likelihood of significant growth justifying the conversion shall be based on an analysis of local and regional demand for the proposed use.

Analysis: This standard is not applicable.

STANDARD NO. 9: PROTECTION OF PRIME AGRICULTURAL LAND

Explanation: Urban growth shall be guided away from prime agricultural land unless such action would not promote planned, orderly, and efficient development for the agency. Development of existing vacant or non-prime agricultural lands within the agency limits should be encouraged before any proposal is approved for urbanization outside of the agency limits.

Analysis: The subject property does not meet the definition of Prime Agricultural Land pursuant to the CKH Act. This standard is not applicable.

STANDARD NO. 10. PROVISION AND COST OF COMMUNITY SERVICES

Explanation: Adequate urban services shall be available to areas proposed for a change of organization or reorganization.

Analysis: The 2014 Vacaville Municipal Service Review found the City has the capacity and financial resources to provide adequate urban services to the proposal area. As previously noted, upon approval, the proposal area will be able to receive potable water from the City.

STANDARD NO. 11: THE EFFECT OF THE PROPOSED ACTION ON ADJACENT AREAS, MUTUAL SOCIAL AND ECONOMIC INTERESTS, AND ON LOCAL GOVERNMENT STRUCTURE

Explanation: The application shall describe the effect which the annexation could have on adjacent areas and outside the agency. It shall also describe any social and economic benefits, or detriments, which will accrue to the agency and other affected agencies. The proposal should not be motivated by inter city rivalry, land speculation, or other motivates not in the public interest, and should create no significant negative social or economic effects on the County or Neighboring agencies.

Analysis: There is no anticipated negative affect to other agencies upon approval. According to the County Auditor's Office, there is no tax base exchange as a result of the approval. The Real Party has paid the SID Detachment Fee of \$12,130. This standard has been met.

GC §56662 Protest Hearing Proceeding:

The subject property is considered uninhabited (there are less than 12 registered voters) and the affected property owner has submitted a letter to LAFCO in support of the change of organization; therefore the Commission may waive protest proceedings pursuant to GC §56662.

RECOMMENDED CONDITIONS OF APPROVAL:

Staff recommends the Commission approve the proposed change of organization with the following conditions:

1. The change of organization is assigned the following short-term designation: "2013-03 Quinn Crossing Apartment Detachment from the Solano Irrigation District."
2. Pursuant to the California Environmental Quality Act, as the Responsible Agency, the Solano Local Agency Formation Commission certifies as adequate for LAFCO purposes the Notice of Exemption as adopted by Solano Irrigation District acting as the lead agency on May 30, 2013.
3. Pursuant to Government Code Section 56662, the Commission shall waive the protest hearing proceedings.
4. Prior to recordation of the Certificate of Completion, the proponent shall submit payment of the CA State Board of Equalization fee of \$500 and a Solano County mapping fee of \$119.

Attachments:

- A – Resolution
- B – Map
- C – Legal Description
- D – CEQA – NOE

RESOLUTION NO. 14-__

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO COUNTY APPROVING THE CHANGE OF ORGANIZATION OF LAND KNOWN AS 2013-03
QUINN CROSSING APARTMENTS DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT**

WHEREAS, an application by resolution requesting annexation of certain lands known as Quinn Crossing Apartments Detachment from the Solano Irrigation District (APN 0133-090-260) has been received and filed with the Local Agency Formation Commission of Solano County, California; and,

WHEREAS, the notice of public hearing was published 21 days prior to the public hearing; and,

WHEREAS, this matter was considered at a public hearing on June 9, 2014 at 1:30 p.m.; and,

WHEREAS, the Executive Officer prepared a staff report with recommendations; and,

WHEREAS, the Commission received and considered the staff report which analyzes the Factors to be Considered in Review of a Proposal pursuant to G.C. §56668 and the Solano LAFCO's Written Standards pursuant GC§56375(g); and,

WHEREAS, the Commission received and considered all written and oral testimony at said public hearing; and,

WHEREAS, the lands known as Quinn Crossing Apartments Detachment from the Solano Irrigation District are in the Sphere of Influence of the Solano Irrigation District pursuant to G.C. §56375.5.; and,

WHEREAS, Solano Irrigation District, acting as the lead agency filed a Notice of Exemption pursuant to the California Environmental Quality Act on May 30, 2013; and,

WHEREAS, the affected area is considered uninhabited, there are less than 12 registered voters, and the owners of the land have submitted a written consent to the change of organization.

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

1. Pursuant to the California Environmental Quality Act, as the Responsible Agency, the Solano LAFCO finds the Notice of Exemption adequate for LAFCO's purposes.

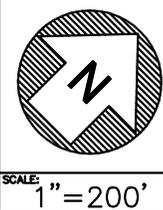
2. The proposal known as 2013-03 Quinn Crossing Apartments Detachment from the Solano Irrigation District described in Schedule "A" attached hereto and made part hereof as though recited verbatim and at length, is approved upon the following conditions:
 - a. The change of organization is assigned the following short-term designation: "2013-03 Quinn Crossing Apartments Detachment from the Solano Irrigation District."
 - b. Prior to recordation of the Certificate of Completion, the property owner shall submit payment of the CA State Board of Equalization fee of \$500.00 and a Solano County map drafting fee of \$ 119.00.
3. The Commission waves the protest hearing proceedings pursuant to G.C. §56662.

I, Elliot Mulberg, Interim Executive Officer of the Local Agency Formation Commission of Solano County, California, do hereby certify that the above and foregoing Resolution was regularly introduced, passed and adopted by said Commission at a regular meeting thereof held June 9, 2014, by the following vote:

AYES: _____
NOES: _____
ABSTAINED: _____
ABSENT: _____
ATTEST: _____

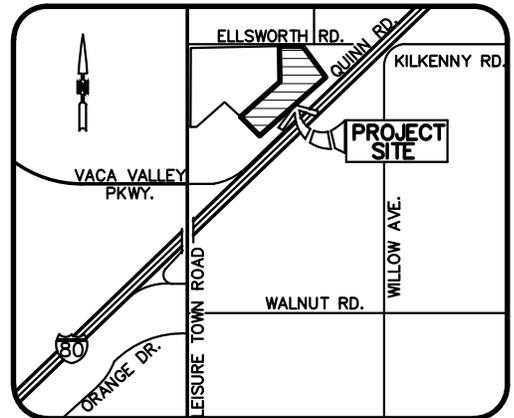
Elliot Mulberg, Interim Executive Officer
Solano Local Agency Formation Commission

LEGEND



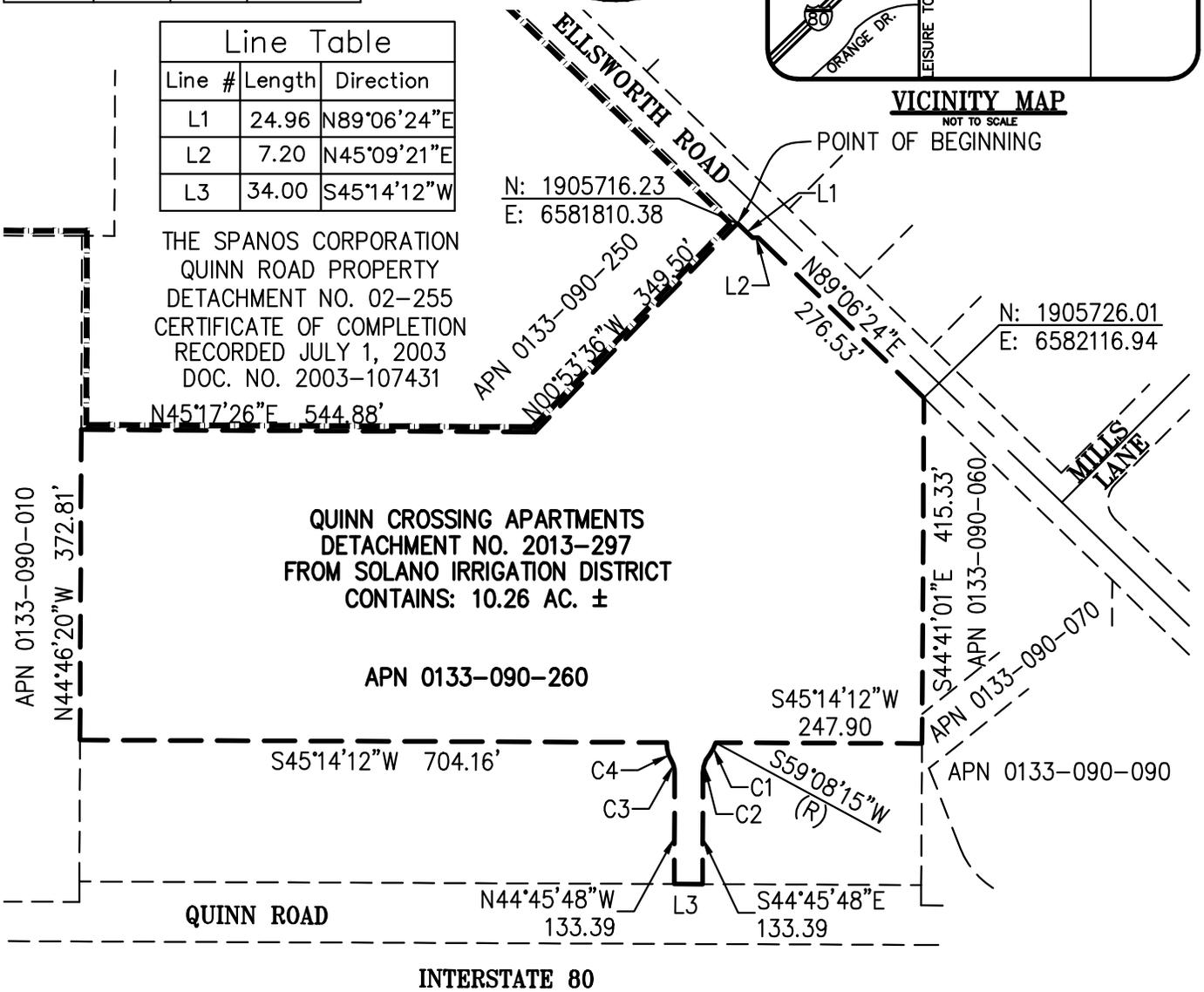
- S.I.D. SOLANO IRRIGATION DISTRICT
- S.P.C.S. CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 2, (1991.35 EPOCH)
- N: S.P.C.S. NORTHING COORDINATE IN U.S. FEET
- E: S.P.C.S. EASTING COORDINATE IN U.S. FEET
- PROPOSED DETACHMENT BOUNDARY
- EXISTING DISTRICT BOUNDARY

Curve #	Length	Radius	Delta
C1	15.73	36.00	25°02'29"
C2	24.47	36.00	38°56'33"
C3	16.00	30.00	30°33'30"
C4	22.40	42.00	30°33'30"



VICINITY MAP
NOT TO SCALE

Line #	Length	Direction
L1	24.96	N89°06'24"E
L2	7.20	N45°09'21"E
L3	34.00	S45°14'12"W



THE SPANOS CORPORATION
QUINN ROAD PROPERTY
DETACHMENT NO. 02-255
CERTIFICATE OF COMPLETION
RECORDED JULY 1, 2003
DOC. NO. 2003-107431

QUINN CROSSING APARTMENTS
DETACHMENT NO. 2013-297
FROM SOLANO IRRIGATION DISTRICT
CONTAINS: 10.26 AC. ±

APN 0133-090-260

THE SPANOS CORPORATION
QUINN CROSSING APARTMENTS
S.I.D. DETACHMENT NO. 2013-297
VACAVILLE CALIFORNIA

DESIGNED BY: AL
DRAFTED BY: TH
CHECKED BY: AL
PROJECT NO.: 280310
DWG NAME: 280310SID
ISSUE DATE: 02-25-13



PHILLIPPI ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
425 MERCHANT STREET VACAVILLE, CA 95688
P.O. BOX 6556 VACAVILLE, CA 95696
OFFICE (707) 451-6556 FAX (707) 451-6555

PORTION OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 1 WEST, MDB&M

**QUINN CROSSING APARTMENTS
DETACHMENT FROM THE SOLANO IRRIGATION DISTRICT
DETACHMENT NO. 2013-297**

Real property situate in City of Vacaville, County of Solano, State of California described as follows:

Being a portion of Section 1, Township 6 North, Range 1 West, MDB&M and more particularly described as follows:

Being a portion of Parcel 3 as said Parcel is shown on the Parcel Map filed in Book 44 of Parcel Maps, Page 21, Solano County Records, (hereinafter referred to as 44 PM 21), and more particularly described as follows:

Beginning at a point on the boundary line of the Solano Irrigation District (hereinafter referred to as SID boundary line), as established by Detachment No. 02-255, The Spanos Corporation, Quinn Road Property Detachment from Solano Irrigation District, LAFCO Resolution No. 02-04, dated March 4, 2002, SID Resolution No. 03-33, dated June 16, 2003, LAFCO Certificate of Completion dated June 30, 2003, and filed for record in the Office of the Solano County Recorder on July 1, 2003, as Document No. 200300107431, (hereinafter referred to as Detachment No. 02-255), said point being the Northeasterly corner of said Detachment No. 02-255, said corner having a California State Plane Coordinate System, Zone 2 (NAD83) coordinate of 1905716.23 feet North and 6581810.38 feet East; said corner being on the Southerly line of Ellsworth Road (County Road No. 296) and the Northerly line of said Parcel 3, per said 44 PM 21, thence leaving said SID boundary line, and along last said lines 1) South 89°06'24" West, 24.96 feet, 2) North 45°09'21" East, 7.20 feet and 3) South 89°06'24" West, 276.53 feet to the Northeasterly line of said Parcel 3, per said 44 PM 21; thence along last said line South 44°41'01" East, 415.33 feet to a point, said point lying North 44°41'01" West, 170.00 feet from the most Easterly corner of said Parcel 3, per said 44 PM 21; thence leaving said Northeasterly line of said Parcel 3, per said 44 PM 21, South 45°14'12" West, 247.90 feet; thence Southerly along a non-tangent curve, concave to the West, which a radial bears South 59°08'15" West to the radius point, having a radius of 36.00 feet, a central angle of 25°02'29" and an arc distance of 15.73 feet; thence along a reverse curve, having a radius of 36.00 feet, a central angle of 38°56'33" and an arc distance of 24.47 feet; thence South 44°45'48" East, 133.39 feet to a point on the Northwesterly line of Quinn Road, said point also being the Southeasterly line of said Parcel 3, per said 44 PM 21; thence along last said lines South 45°14'12" West, 34.00 feet; thence leaving last said lines North, 44°45'48" West, 133.39 feet; thence along a tangent curve concave to the Southwest, having a radius of 30.00 feet, a central angle of 30°33'30" and an arc distance of 16.00 feet; thence along a reverse curve, having a radius of 42.00 feet, a central angle of 30°33'30" and an arc

distance of 22.40 feet; thence South 45°14'12" West, 704.16 feet to a point on the Southwesterly line of said Parcel 3 per said 44 PM 21; thence along last said line North 44°46'20" West, 372.81 feet to a point on said SID boundary line, the generally Southeasterly line of said Detachment No. 02-255, and the generally Northwesterly line of said Parcel 3, per said 44 PM 21; thence along last said lines North 45°17'26" East, 544.88 feet and North 00°53'36" West, 349.50 feet to the Point of Beginning and the Termination of this description.

Containing 10.26 acres, more or less of APN 0133-090-260.

See plat to accompany legal description which is attached hereto and made a part hereof.

End of description

This description was prepared by or under the direction of:



Alvin Leung, PLS

Feb 28, 2013

Date



RECEIVED
JUN 03 2013
BY: *[Signature]*

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: Solano Irrigation District
810 Vaca Valley Parkway
Suite 201
Vacaville, CA 95687

FILED

County Clerk
County of Solano
675 Texas Street
Fairfield, CA 94533

MAY 30 2013

Birgitta E. Corsello, Clerk of
the Board of Supervisors of
the County of Solano, State
of California

Deputy Sandy Hoffert, Deputy

Project Title: Quinn Crossing Apartments Detachment from Solano Irrigation District, Detachment No. 2013-297.

Project Location: The subject property is located northerly of Quinn Road and Interstate 80, south of Ellsworth Road, and east of Leisure Town Road, Vacaville.

Project Location - City: Vacaville **Project Location - County:** Solano

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of detaching a 10.26 acre portion of the 14.07 acre parcel and is being proposed for an apartment complex similar to the existing apartment complex to the northwest. This area is adjacent to and southeasterly of lands detached from the Solano Irrigation District by Detachment No. 02-255 (The Spanos Corporation, Quinn Road property), (LAFCO file #02-01-A Annexation to Vacaville of the Quinn Road Property with Modifications to Solano Irrigation District Detachment Map), per LAFCO Resolution No. 02-04, dated March 4, 2002, SID Resolution No. 03-33, dated June 16, 2003, LAFCO Certificate of Completion dated June 30, 2003, and filed for record in the Office of the Solano County Recorder on July 1, 2003, as Document No. 200300107431. The subject property is located within the City of Vacaville. The area being detached from the District will be provided potable water from the City of Vacaville.

Name of Public Agency Approving Project: Solano Irrigation District

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: _____
- Statutory Exemption. State code number. _____