



Solano Local Agency Formation Commission

675 Texas St. Ste. 6700 • Fairfield, California 94533

(707) 439-3897 • FAX: (707) 438-1788

STAFF REPORT

DATE: Agenda of May 8, 2017

TO: Local Agency Formation Commissioners and Alternates

FROM: Roseanne Chamberlain, Interim Executive Officer

SUBJECT: **2017-04 AMENDMENT AND UPDATE OF THE SPHERE OF INFLUENCE OF THE CITY OF SUISUN CITY**

RECOMMENDATION:

The Executive Officer recommends the Commission:

- 1) Find that the environmental impacts of the sphere amendment and update have been disclosed and adequately addressed by the lead agency (City of Suisun City) and the environmental effects have been adequately mitigated;
- 2) Direct staff to prepare and file a Notice of Determination pursuant to Title 14, Chapter 3, Section 15096 (Responsible Agency) of the California Code of Regulations;
- 3) Review the staff draft determinations contained in the draft resolution;
- 4) Adopt Resolution No. 2017-06, making determinations, adding conditions and amending and updating sphere amendment as detailed in the draft resolution.

PROJECT DESCRIPTION:

The City of Suisun City proposes to reaffirm its existing sphere of influence without change or amendment (Resolution 2017-026). The existing sphere of influence is described in Map Exhibit A attached to LAFCO Resolution 2017-06.

BACKGROUND

The City has completed a General Plan Update and EIR. The revised and updated the Municipal Service Review was completed last year. The Municipal Service Review and the environmental documents are included electronically in these meeting materials and are a part of this action.

County staff confirmed that a meeting as required under Government Code §56425 (b) was not needed because no new areas were added to the existing sphere.

WILLIAMSON ACT LANDS

Lands under Williamson Act contract are in and around the existing sphere of influence.

Government Code 56426.6. (a) applies to changes to the area sphere of influence. “The commission shall not approve a change to the sphere of influence of a local government agency of territory that is subject to a contract ...” No changes to the sphere of influence are proposed by this action.

CEQA

The City of Suisun City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearinghouse Number 2011102046) 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 and filed a Notice of Determination.

LAFCO as a Responsible Agency reviews the environmental record. Staff finds that the city’s environmental review for the General Plan update describes and discloses the potential environmental effects of the proposed sphere amendment and impacts have been mitigated.

The above referenced documents may be located

at <http://www.suisun.com/departments/development-services/planning/general-plan/>

STAFF RECOMMENDED DETERMINATIONS

The recommended findings and determinations are included in Resolution 17-06 and address the elements required by statute and policy.

RESOLUTION NO. 17- 06
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF SOLANO COUNTY
AFFIRMING AND APPROVING THE SPHERE OF INFLUENCE OF
THE CITY OF SUISUN CITY

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 Local Agency Formation Commission (LAFCO); and

WHEREAS, a comprehensive municipal services review has been completed as of June 13th, 2016 and was 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 Suisun City; and

WHEREAS, the update of the sphere of Influence is initiated by the City of Suisun City pursuant to its Resolution 2017-26, proposing the sphere be retained and affirmed without change. The existing/proposed sphere area is shown in the attached Map (Exhibit A); and

WHEREAS, the City of Suisun City acting as the lead agency under the California Environmental Quality Act prepared and certified the Final Environmental Impact Report (State Clearing House # 2011102046) 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 on May 5, 2015 and filed its Notice of Determination; and

WHEREAS, the Commission, as responsible agency, has reviewed and considered the environmental documents prepared and approved by the City of Suisun City including the EIR, findings, overriding considerations, mitigations and mitigation monitoring plans, and related documents; 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, information and

determinations of the municipal service review and the environmental documents and determination.

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 the Lead Agency, which contains 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 Suisun City 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 Suisun City 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 Suisun City.
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 May 8, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Nancy Shopay, Chair
Presiding Officer

ATTEST:

Michelle McIntyre, Commission Clerk
Solano Local Agency Formation Commission

**RESOLUTION NO. 17- 06
EXHIBIT B – DETERMINATIONS**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
OF SOLANO AMEDING AND APPROVING THE SPHERE OF INFLUENCE UPDATE
FOR THE CITY OF SUISUN CITY**

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

The present land uses in the unincorporated sphere area are agriculture and include Travis buffer lands (County Land Use Airport Overlay). Planned land uses within the sphere of influence the City of Suisun City are consistent with the city's land use vision as contained in the city's General Plan documents. The Commission recognizes that Williamson Act lands are included within the long-term sphere of influence; no contract lands are added to the city's sphere of influence by this action.

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

The municipal service review and the City's General Plan identify the likelihood of growth in and around Suisun City in the coming 5-20 years and areas are designated as near term and long term sphere of influence in the city's urban growth strategy. The sphere amendment will assist the City to maintain an appropriate supply of developable residential land. Proposed and anticipated development will require municipal services from the City of Suisun City.

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. General Plan policies ensure the capacity and adequacy of public facilities and services in future annexation areas.

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.

The commission recognizes the community of Tolenas as an area of economic or social interest. Reaffirming the existing sphere of influence will not have an effect on the community.

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 adjacent to, any disadvantaged unincorporated communities.

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RESOLUTION NO. 2017-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUISUN CITY
SUPPORTING THE SOLANO COUNTY LOCAL AGENCY FORMATION
COMMISSION (LAFCO) RETAINING AND AFFIRMING
THE CITY OF SUISUN CITY'S SPHERE OF INFLUENCE**

WHEREAS, pursuant to Government Code Section (G.C. §) 56425, et. seq. the Solano Local Agency Formation Commission (LAFCO) shall develop and determine the sphere of influence of each city and each special district, as defined by CGC §56036, within Solano county; and

WHEREAS, pursuant to CGC §56425(g) and adopted policies of the Solano LAFCO, the commission shall, as necessary, review and update each sphere of influence every five years; and

WHEREAS, the Solano County LAFCO is the responsible agency to review the City of Suisun City's boundaries; and

WHEREAS, LAFCO completed a comprehensive review of the City of Suisun City's sphere of influence on September 12, 2005 (Resolution 05-10); and

WHEREAS, LAFCO adopted the City of Suisun City's Municipal Services Review on June 13, 2016 (LAFCo Resolution 16-05); and

WHEREAS, the City of Suisun City desires to retain and affirm the previously adopted sphere without change as described in the attached Exhibit A and as generally described within the 2035 General Plan Update representing the future probable physical boundary and service area of the City; and

WHEREAS, the proposed sphere of influence is consistent with the adopted General Plan of City of Suisun City; and the City as lead agency has completed environmental impact report and certified the General Plan EIR (SCH # 2011102046) on May 5, 2015; which addresses potential impacts of the existing sphere of influence; and

WHEREAS, the Planning Commission of the City of Suisun City did review the existing City sphere of influence and did, on April 11, 2017, adopt Resolution PC17-03

1 recommending the City Council forward the existing sphere of influence to Solano County
2 LAFCO to be reaffirmed; and

3 **WHEREAS**, on May 5, 2015 the City Council did adopt the Suisun City 2035 General
4 Plan and did certify the General Plan EIR (SCH #2011102046), both of which did describe and
5 consider the then current Sphere of Influence boundary and no changes to that previous
6 boundary are proposed. Therefore, this action by the City Council is exempt from review under
7 the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section
8 15183 (Consistency with a General Plan, Community Plan, or Zoning).

9 **NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Suisun
10 City hereby reaffirms the City of Suisun City's existing Sphere of Influence (SOI) without
11 change as shown on Exhibit A and proposes that the Solano County Local Agency Formation
12 Commission (LAFCO) reaffirm the existing sphere of influence without change.

13 **PASSED AND ADOPTED** at a Regular Meeting of said City Council of the City of
14 Suisun City duly held on Tuesday, the 18th day of April 2017, by the following vote:

15	AYES:	Councilmembers:	<u>Day, Hudson, Segala, Wilson, Sanchez</u>
16	NOES:	Councilmembers:	<u>None</u>
17	ABSENT:	Councilmembers:	<u>None</u>
18	ABSTAIN:	Councilmembers:	<u>None</u>

19 **WITNESS** my hand and the seal of said City this 18th day of April 2017.

20 

21 Donna Pock, CMC
22 Deputy City Clerk

City of Suisun City Annexation / Plan Growth Areas

April 2017



List of Annexation Properties

Short Term

- A – Gentry Site
- B – Suisun 355
- C – Mount Calvary Baptist Church

Long Term

- 1 – South of Travis
- 2 – Travis Safety Easement

Legend	
	Short Term
	Long Term

Notice of Determination**Appendix D****To:**

Office of Planning and Research
U.S. Mail: *Street Address:*
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Solano
Address: 675 Texas St.
Fairfield CA 94533

From:

Public Agency: Solano LAFCO
Address: 675 Texas St. Ste. 6700
Fairfield CA 94533
Contact: Roseanne Chamberlain
Phone: 707-439-3897

Lead Agency (if different from above):
City of Suisun City
Address: 701 Civic Center Blvd
Suisun City CA 94585
Contact: John Kearns
Phone: 707-421-7335

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2011102046

Project Title: City of Suisun City Sphere of Influence

Project Applicant: City of Suisun City

Project Location (include county): City of Suisun City (Solano County)

Project Description:

Affirm the existing Sphere of Influence for the City of Suisun City.

This is to advise that the Solano LAFCO has approved the above
(Lead Agency or Responsible Agency)

described project on 5-8-2017 and has made the following determinations regarding the above
(date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Suisun City, 701 Civic Center Drive Suisun City CA, 94585

Signature (Public Agency): _____ Title: Interim Executive Officer

Date: 5-8-2017 Date Received for filing at OPR: _____