



Solano Local Agency Formation Commission

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September 16, 2017

Meily Sheehan
Assistant Planner
Community Development Department
City of Fairfield
1000 Webster Street, 2nd Floor
Fairfield CA 94533

RE: Integral Communities/Kevin Fryer Conceptual Review (CR2017-015)

Dr. Ms. Sheehan:

Thank you for the opportunity to comment on the above referenced conceptual review. As noted on the project cover memo, the subject project is located outside of the city limits and will therefore require annexation approval from the Local Agency Formation Commission (LAFCO). As such, LAFCO would like to provide the following four observations/comments:

1. There are two Assessor parcel numbers (APN) identified on the notice: 0044-240-050 and 0044-130-030. APN 0044-~~130~~-030 is incorrect and LAFCO staff is assuming the correct APN is 0044-230-030 (see attached Tax Parcel Viewer map).
2. We are also assuming APN 044-240-060 is located within the project proposal area based on the maps provided with the notice, but was inadvertently omitted.
3. Assuming that the three correct APNs are 044-240-050; 044-230-030; and, 044-240-060, there are another 3 parcels adjacent to the project area that are problematic: APNs 0046-030-230; 0046-030-21 and, 0044-230-0400 (see attached Tax Parcel Viewer map).
 - A. Omitting APNs 0046-030-230 and 0046-030-210 from the proposed project boundary would create an unincorporated island. California Government Code Section 56744 discourages LAFCOs from approving an annexation to a city that would result in territory that is surrounded by that city. Absent compelling circumstances, LAFCO staff urges the city to consider including these two parcels in the proposed boundary area.

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- B. Omitting APN 0044-230-040 may create a “near island” that will be subject to further LAFCO evaluation.
4. Should the proposal move forward, we recommend identifying Solano LAFCO as a Responsible Agency pursuant to the California Environmental Quality Act (CEQA).

Once we receive the Notice of Preparation and other CEQA related documents, LAFCO reserves the right to submit additional comments. Thanks, Meily, and please contact LAFCO staff if you have any questions or would like to discuss the project further

Sincerely,



Rich Seithel
Executive Officer

Cc: Michelle McIntyre – Solano LAFCO Analyst
msheehan@fairfield.ca.gov

Att. Map

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