

CITY OF YUBA CITY
STAFF REPORT

Date: October 21, 2014

To: Honorable Mayor & Members of the City Council

From: Community Development Department

Presentation By: Aaron Busch, Community Development Director

Summary

Subject: Expansion of the City's Sphere Of Influence (SOI) southern boundary line for new development opportunities.

Recommendation: Authorize staff to proceed with seeking an expansion of the City's Sphere of Influence south of the City's current boundary limits to Stewart Road as shown on Exhibit A as part of the processing of the proposed Newkom Ranch Project.

Fiscal Impact: Costs associated with a Sphere Of Influence Expansion (i.e. special reports, technical studies, and environmental analysis) are significant. These costs will be borne by the applicant for the proposed Newkom Ranch Project which requires the expansion of the Sphere Of Influence.

Background:

On October 29, 2013, the City Council participated in a special joint workshop with the Sutter County Board of Supervisors ("Board") on a variety of topics that affected both agencies. One of those topics discussed was the possible southern expansion of the City's existing Sphere Of Influence (SOI) to accommodate new development and job creating opportunities. This subject had been a topic of discussion with Sutter County ("County") since the County initiated their General Plan update which was subsequently approved by the Board in April, 2011. At that time, the City had approached the County on the possible expansion of the southern SOI boundary line for purposes of providing new opportunities for industrial land use at the southwest corner of the Highway 99 and Bogue Road intersection.

In response to the City's request, the County included in their General Plan update document an exhibit that identified a potential southern expansion of the current SOI boundary line. Attachment 1 is the map that was included in the Sutter County General Plan which shows the location of the possible adjusted SOI boundary line.

At the joint Council/Board workshop meeting, both groups concurred that the expansion of the southern SOI boundary line for purposes of creating new job opportunities for the region would be in the best interest for both agencies and communities. Further, both

groups directed their respective Planning Departments to explore the best means for initiating the SOI expansion process.

Following that meeting, City staff received a proposed development request from a private property owner/developer to expand the southern boundary line of the existing SOI. David Lanza, Managing Partner for Newkom Ranch LLC., is proposing to prepare the necessary studies and plans for a new development project south of the existing SOI boundary. As seen in the attached letter (Attachment 2), the project includes a request to receive pre-annexation zoning for 161.2 acres of land under their control, and another 48.6 acres of land controlled by other ownership groups. Included as part of the request, Mr. Lanza proposes to prepare a technical master plan for a larger area that will address critical infrastructure issues such as: water; wastewater; storm drainage; and, traffic. According to the proposal, the technical master plan will cover all properties south of Bogue Road, between Highway 99 and Garden Highway, to Stewart Road.

On March 18, 2014, staff presented Mr. Lanza's request to the City Council for review and discussion. Staff also included as part of that presentation a request for the Council to authorize staff to move forward with a public outreach effort relating to a potential SOI change south of the City's current boundary limits. The purpose for including this component was to ensure that all affected landowners within the possible SOI expansion area (not just the proposed Newkom Ranch boundary) were given an opportunity to voice their opinions about being in the City limits or remaining in Sutter County. The Council authorized staff to proceed with the public outreach effort and directed staff to come back to the Council with a recommended SOI boundary limit following the outreach effort.

On August 11, 2014 City staff hosted a public meeting at Barry Elementary School where all of the landowners within the limits of the possible SOI boundary line (shown on the Sutter County General Plan) were invited to attend. The meeting was very well attended and included discussion about the following subjects:

- Background regarding the potential SOI expansion;
- Defining what the SOI is and is not;
- Difference between being in the SOI versus being in the City;
- Process(es) involved for expanding the SOI and annexation;
- Levels of services and costs; and
- Proposed Newkom Ranch Project overview.

At the conclusion of the presentation at the outreach meeting, all property owners were asked to complete a brief survey and participate in a simple vote regarding the possible SOI expansion. The conclusions of the survey and the results of the vote are provided in the final report prepared by the City's consultant (MMS Strategies) who hosted the outreach meeting.

Discussion:

The MMS Strategies Report is included as Attachment 3. The report details among other things: the level of effort made to contact all 314 property owners; the results of the surveys; and, a recommended SOI boundary limit based upon the surveys and landowner vote. A complete overview of the survey results is provided on page 4 of the report. The

most important component of the outreach effort is the map on page 5 which depicts how the landowners voted on whether or not they desired to be within an expanded SOI or not. As seen on that map, landowners who supported an expansion of the SOI are shown in green; landowners who are against an SOI expansion are shown in red; and, landowners who were undecided are shown in yellow. Based on the results shown on this map, MMS Strategies is recommending that the City consider expanding the SOI boundary limits to north of Stewart Road.

Staff concurs with the recommendation given the feedback received from the outreach effort. The proposed SOI boundary limit, which is shown in Exhibit A, represents a logical adjustment to the existing SOI boundary. It should also be noted that the proposed SOI boundary limit coincides with the proposed boundary limit of the Newkom Ranch Master Plan Project. As a result, the City can ensure that this area is properly planned and produces a high quality project that complies with the City's adopted 12 Growth Policies.

In that regard, the next step for the proposed Newkom Ranch Project is to complete the consultant selection process so the necessary Project Kick-off meetings can begin. Presently staff is evaluating six consultant proposals for completing the necessary documents and technical studies needed for the expansion of the SOI and for the Newkom Ranch development project. As a reminder, in addition to the preparation of the technical master plan the other documents will be needed for this Project:

- CEQA environmental document (most likely an Environmental Impact Report)
- Municipal Services Report (for LAFCO)
- General Plan Amendment (to adjust the SOI boundary and provide proper land use)
- Rezone (to provide pre-annexation zoning)
- Development Agreement (establish Developer/City obligations)

Staff intends to complete the evaluation process in the next few weeks so that a recommendation can be submitted to the City Council at one of their November City Council meetings. In addition to the consultant selection process, staff will also bring an item back to the City Council in November regarding the reimbursement agreement between the City and Newkom Ranch LLC.

Once the Council has selected the consultant for the project and has approved the reimbursement agreement, work can begin on the proposed SOI expansion and the Newkom Ranch Project.

Please be advised that during the course of processing the proposed SOI expansion and the associated Newkom Ranch Project, city staff will continue coordinating with Sutter County and LAFCO staff on all applicable issues. During the public outreach effort, Sutter County staff has identified some preliminary issues that will require on-going coordination between agencies. These include:

- Addressing LAFCO on the use of the selected Project consultant for purposes of preparing the Municipal Services Report (MSR) for LAFCO;
- Future land uses within the Project;
- SOI amendment;
- County General Plan consistency;
- The unincorporated area along Highway 99 from Franklin to Bogue Roads; and,

- Amending the Master Tax Exchange Agreement.

All of the above issues will be addressed as part of the processing of the proposed Project. Staff will coordinate with the Project consultant on the best means of managing the items above which will include scheduling several coordination meetings with Sutter County.

Fiscal Impact:

Costs associated with a Sphere Of Influence Expansion (i.e. special reports, technical studies, and environmental analysis) are significant. These costs will be borne by the applicant for the proposed Newkom Ranch Project which requires the expansion of the Sphere Of Influence.

Alternatives:

Recommend a different SOI boundary limit line other than Stewart Road.

Recommendation:

Authorize staff to proceed with seeking an expansion of the City's Sphere of Influence south of the City's current boundary limits to Stewart Road as shown on Exhibit A as part of the processing of the proposed Newkom Ranch Project.

Prepared By:

/s/ Aaron M. Busch

Aaron M. Busch
Community Development Director

Submitted By:

/s/ Steve Kroeger

Steve C. Kroeger
City Manager

Reviewed By:

Department Head

AB

Finance

RB

City Attorney

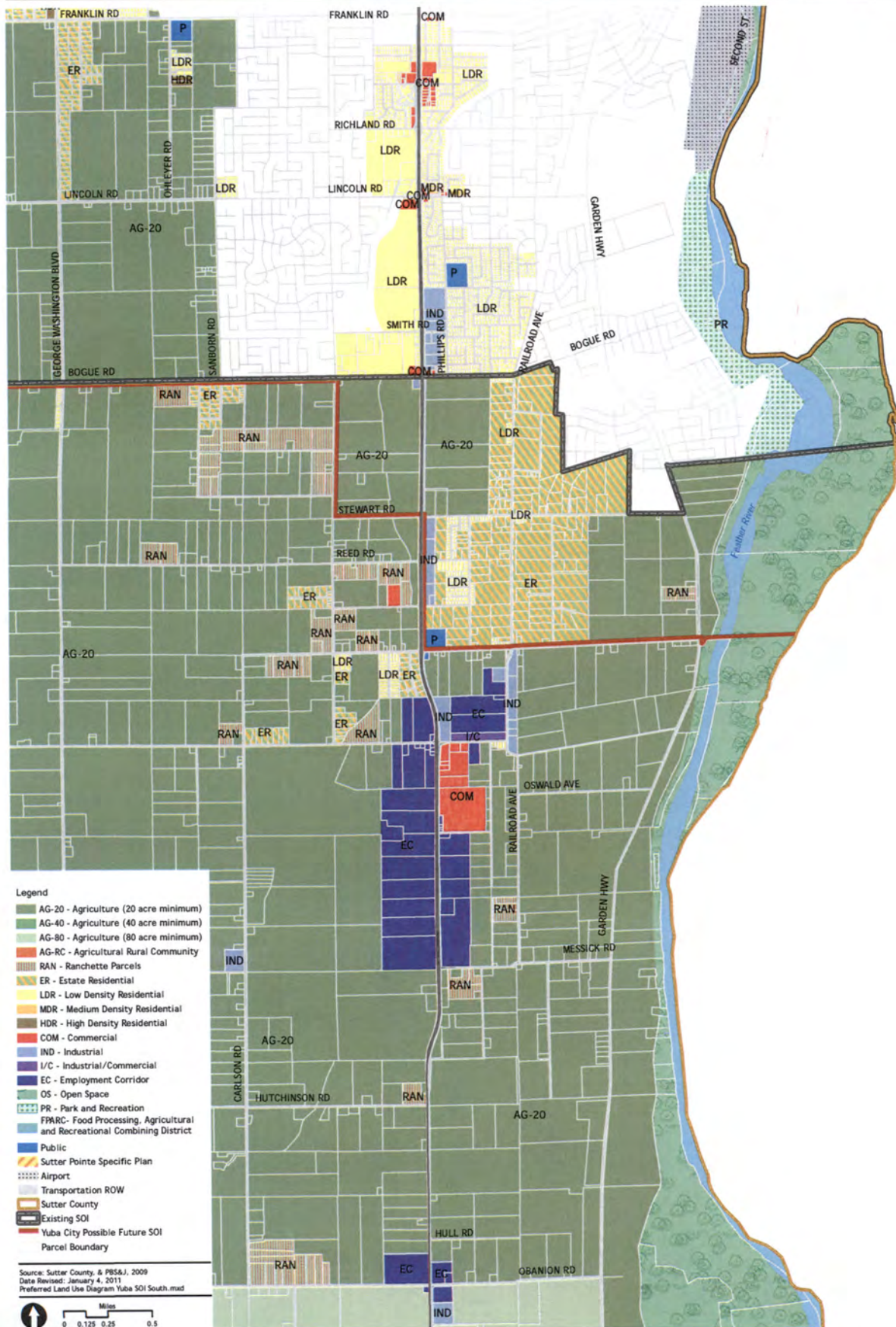
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Attachments:

1. Potential SOI Expansion Limit (Sutter County General Plan Map)
2. Letter and Map for Newkom Ranch Project
3. Public Outreach Report from MMS Strategies

Exhibit:

Recommended SOI Expansion Limit Map



NEWKOM RANCH LLC

710 Third Street, Marysville, California 95901

(530) 743-7877

January 10, 2014

Aaron Busch
Community Development Director
City of Yuba City
12001 Civic Center Boulevard
Yuba City, CA 95993

Subject: Request for Pre-Annexation Zoning
161.2 plus or minus acres located near Bogue Road
Sutter County, CA

Dear Mr. Busch

Newkom Ranch LLC would like to request pre-annexation zoning of our 161.2 acres of land commonly referred to as the Newkom Ranch. The property is located south of Bogue Road, north of Stewart Road, east of State Route 99, and west of Railroad Avenue within in Sutter County (see attached figure no. 1). The following APN's comprise our property.

APN	Acres	Ownership
23-040-001	26.7	Newkom Ranch LLC
23-040-004	28.0	Newkom Ranch LLC
23-040-005	56.0	Newkom Ranch LLC
23-040-062	27.3	Newkom Ranch LLC
23-040-064	18.3	Newkom Ranch LLC
23-380-007	4.9	Newkom Ranch LLC

In addition to our property, we would like to request pre-annexation zoning on 48.6 plus or minus acres south of Bogue Road adjacent to the current city limits (see attached figure no. 2). The following APN's comprise the additional properties.

APN	Acres	Ownership
23-350-013	4.75	Sarb Thiara
23-350-015	1.00	Hamidreza Kourdoni
23-350-016	3.28	Jodhani Rev Living Trust ETAL
23-350-017	3.45	Luis Betancourt
23-040-075	2.89	Unknown
23-040-083	7.73	Doug Petersen ETAL
23-040-084	17.84	Department of Transportation
22-080-025	5.00	Doug Petersen ETAL
	2.66	Pacific Gas and Electric

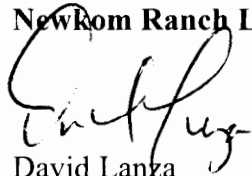
As part of the pre-annexation zoning, Newkom Ranch will prepare a technical master plan for the entire area currently not within the City limits north of Stewart Road, east of State Road 99, south of Bogue Road, and west of Garden Highway. The purpose of the technical master plan will be to address sewer, water, storm drainage, and traffic circulation for the entire area. Some of the area east of Railroad was master planned as part of the South Yuba City Improvement District and will be considered in our Technical Master Plan.

We are currently working on our land use plan for the property. In general it will consist of a commercial center near the intersection of Bogue Road and State Route 99 and residential development. We are working with potential retail/grocery firms and developers to determine the right shape and size of the center. We hope to have the land use plan developed over the next month.

It is our understanding from previous meetings that the City of Yuba City may want to modify the pre-annexation limits beyond our request. We would like to meet and discuss the City plans, reimbursements, and other specifics of the project at your convenience. Please contact me at 530-743-7877 or 530-713-7805 with any questions. Thank you for your consideration.

Sincerely,

Newkom Ranch LLC

A handwritten signature in black ink, appearing to read "David Lanza", written over the printed name.

David Lanza
Managing Partner



MMS STRATEGIES



City of Yuba City
Proposed Sphere of Influence
Final Report
October 13, 2014

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Background

In May 2014, MMS Strategies along with Holloway Land Company was retained by the City of Yuba City. The scope was to engage landowners within an identified area to determine if there was an interest in exploring a Sphere of Influence (SOI) boundary expansion.

In working with City Staff members Aaron Busch and Darin Gale, we outlined goals, objectives and created a timeline to complete the tasks. City staff engaged our team to obtain input and feedback where appropriate from landowners. In order to meet the objectives outlined, we determined a community workshop would be the best approach with follow-up to ensure participation.

Goal:	Obtain feedback on a proposed SOI expansion from landowners
Objective:	Create an inclusive process that educated owners and allowed them to share their thoughts
Timeline:	Report back to council within 5- 6 months

Workshop

On August 11 at Barry Elementary School, MMS Strategies, in coordination with City staff, held a community workshop from 5:30p – 7:30p. With over 100 attendees representing approximately 45 properties we were able to explain the process and gain constructive feedback from participants.

The first priority at the workshop was to explain the process of an SOI expansion. An SOI adjustment commonly gets confused with annexation so our team tried to articulate the differences. We did this verbally and with handouts. Additionally, we wanted to make it clear that the City Council in no way has determined that they will be moving forward with the SOI as proposed. In fact, the purpose of the workshop and subsequent outreach was for our team to provide the City Council with enough information to allow them to make the decision.

The workshop was broken into two parts, the first being a presentation with handouts and maps to walk owners through the process as envisioned in the 2011 Sutter County General Plan. The second part of the workshop was spent answering questions and asking residents to identify their properties on a map and indicate if they would like to see this process move forward. We made it clear that in no way was their “yes” or “no” construed as a vote of support or oppose but rather it showed their initial feeling towards the concept.

As a way to deliver follow-up with residents, we also provided a questionnaire and asked owners to complete them and leave with us. Moreover, we took detailed notes on the questions raised during the workshop to allow us to address them in subsequent communications.

Workshop Statistics

314 Owners Contacted

- 64 owners signed in at the meeting
- 41 questionnaires received

Follow Up

While we were pleased with the turnout at the August workshop, our team thought it prudent to follow-up with land owners that were not available to attend the meeting. On August 15, we sent a letter thanking those that were able to attend and asking those that were not able to attend to complete the questionnaire that we provided in postage paid envelopes. As a way to address some of the questions raised during the workshop, we updated the FAQ and included it with the letter along with our contact information should folks have additional questions. We should note that we were not able to answer all the questions raised. Certain questions relative to future costs are unknown at this time. Should the City Council decide to move forward, these answers would be determined based on the scope of the expansion and Municipal Services Review studies that would need to be completed.

In response to our follow up letter, we received an additional 27 questionnaires, 2 phone calls and 6 emails. Several of the questionnaires received were duplicates to what was submitted at the meeting, these were noted but not double counted.

Recommendation

In total, we received feedback from 83 property owners totaling 629.77 acres. Our outreach extended to 314 properties representing approximately 1417.95 acres. We garnered feedback from 44.41% of the owners based on acreage.

- ❖ Support the City Council exploring the SOI expansion
41 property owners representing 466.43 acres
- ❖ Does not support the City Council exploring the SOI expansion
35 property owners representing 104.15 acres
- ❖ Undecided
7 property owners representing 59.19 acres

Based on the comments and questionnaires received it appears that property owners north of Stewart Road tend to be more favorable of moving to the next phase. If we were to eliminate properties south of Stewart Road for consideration, the new breakdown is as follows:

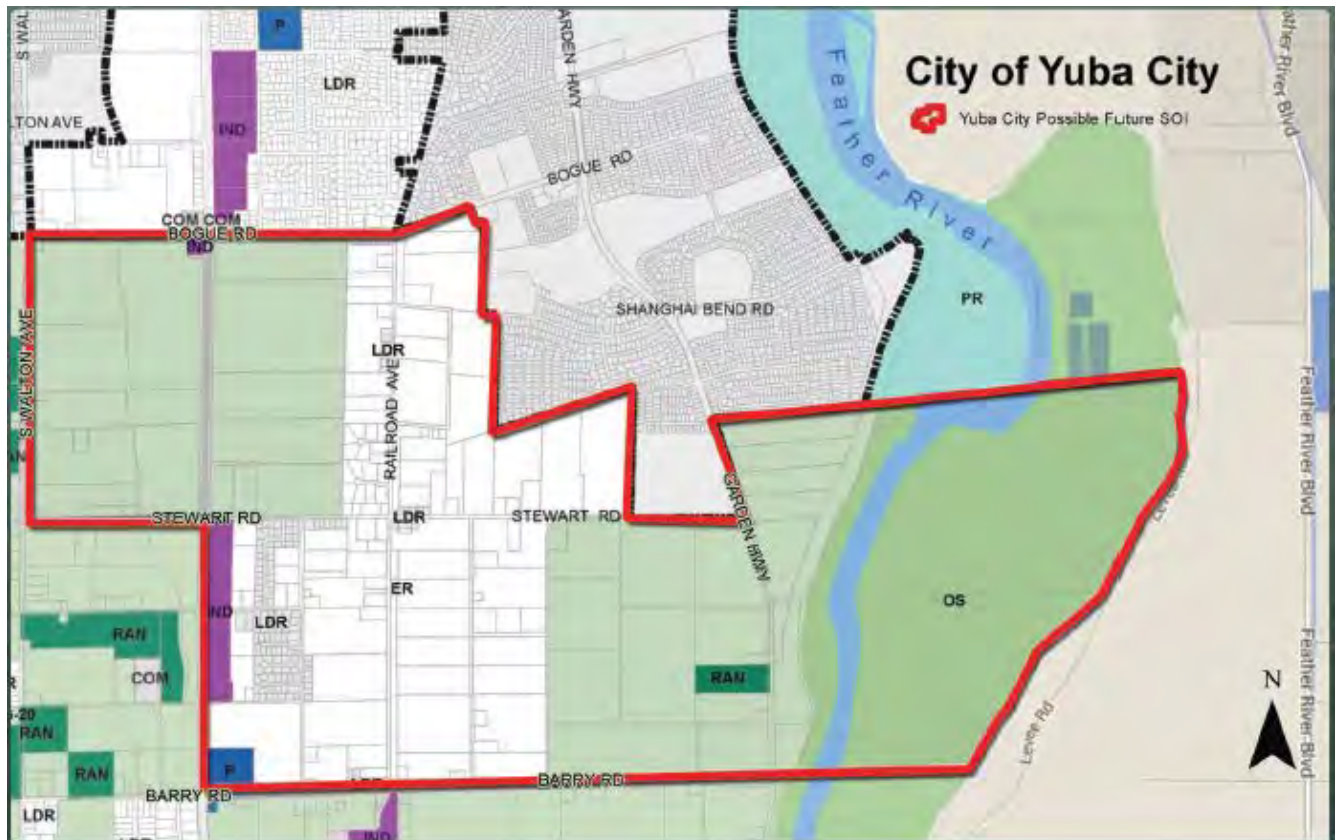
- ❖ Support the City Council exploring the SOI expansion
21 property owners totaling 387.51 acres
- ❖ Does not support the City Council exploring the SOI expansion
8 property owners totaling 12.13 acres
- ❖ Undecided
1 property owner totaling 20.13 acres

Of the owners that responded this would represent 92.2% in support of moving to the next phase as illustrated in the map below.



It is the opinion of the consulting team that should the City Council desire to move forward, they should only do so with owners north of Stewart Road. This would allow a majority of those in favor to continue the process and respect the concerns of those not in favor. If the City Council supports moving forward our recommendation would be to conduct additional targeted outreach to the property owners, north of Stewart Road that did not respond as well as a refinement on the timeline and cost of the process.

Proposed SOI Boundary Map



WE WANT TO HEAR FROM YOU!

The City of Yuba City is inviting you to a landowners meeting to discuss potential inclusion of properties in the City of Yuba City.

The meeting is intended to solicit constructive feedback and provide details on the proposed expansion of the City as proposed by the 2011 Sutter County General Plan.

We hope you will join us at the meeting. Maps of the properties will be available to assist in identifying specific needs during the meeting. If you have any questions or would like additional information, please contact Marilyn Wright at marilyn@mmsstrategies.com or call 916.549.5111

What: Landowner Meeting to discuss Possible Sphere of Influence (SOI) expansion
When: Monday, August 11th at 5:30 pm
Where: Barry Elementary School: 1255 Barry Road, Yuba City, CA 95991
Who: Landowners within the potential Sphere of Influence (SOI) expansion area
Why: To gather your input and comments



2nd Mail Piece



Dear Landowner,

The City of Yuba City is inviting you to a landowners meeting to discuss potential inclusion of properties in the City of Yuba City.

The meeting is intended to solicit constructive feedback and provide details on the proposed expansion of the City as proposed by the 2011 Sutter County General Plan.

We hope you will join us at the meeting. Maps of the properties will be available to assist in identifying specific needs during the meeting. If you have any questions or would like additional information, please contact Marilyn Wright at marilyn@mmsstrategies.com or call 916.549.5111.

What: Landowner Meeting to discuss Possible Sphere of Influence (SOI) expansion

When: Monday, August 11th at 5:30 pm

Where: Barry Elementary School: 1255 Barry Road, Yuba City, CA 95991

Who: Landowners within the potential Sphere of Influence (SOI) expansion area

Why: To gather your input and comments

We hope to see you at the meeting!



Workshop Agenda

**Property Stakeholder Meeting
August 11, 2014
Barry Elementary School
1255 Barry Road, Yuba City**

Meeting Goal:

The meeting is intended to solicit feedback on what we believe are key issues for this audience, including educating landowners about a SOI and annexation process, outlining pros and cons of both processes and determining community compatibility. We hope to glean from the meeting, the level of landowner support for inclusion in the SOI.

- | | |
|-------------------|--|
| 5:30 -5:35 | Welcome (Aaron Busch) <ul style="list-style-type: none">▪ Meeting overview |
| 5:35-5:40 | Welcome (Michelle Smira Brattmiller) <ul style="list-style-type: none">▪ Meeting format▪ Project team self-introductions▪ Attendee self-introductions |
| 5:40-6:00 | What is an SOI (Brian Holloway) |
| 6:00-6:30 | Questions (Brian/ Michelle) |
| 6:30-7:00 | Workshop* (Michelle) <ul style="list-style-type: none">▪ Questionnaire▪ Comments on maps |
| 7:00-7:15 | Real-time debrief on stakeholder feedback (Brian/Michelle) |
| 7:00-7:10 | Next steps (Brian/Michelle) |
| 7:10-7:30 | Project team availability (All) |

* Using Sharpie pens and Post-it notes, stakeholders will be asked to indicate specific issues or opportunities related to inclusion of their property within the proposed SOI.

MEETING SIGN-IN SHEET			
Project: City of Yuba City Public Workshop		Meeting Date: August 11, 2014	
Facilitator: Michelle Smira Brattmiller/ Brian Holloway		Place/Room: Barry Elementary School	
Name	Address	Phone	E-Mail
DAVIN GALE	1201 Civic Cent Blvd Y.C., CA 95773	953-6880	dgale@yubacity.net
JoAnne MURDOCK	998 Bogue Rd	674-8523	Jo.Murdock@gmail.com
Ron Murdock	998 Bogue Rd	✓	rbomb52@gmail.com
NORMA KARPITZ	88 Stewart Rd	674-1023	
Emely Mireles	889 Stewart Rd	673-3725	
Audrey Doughton	2911 Railroad Ave	673-8467	delmas@comcast.net
John Nelson	1196 Lang Way	671-6225	
Sharon Smith	1010 Stewart Rd	755-2612	smithsha2009@gmail.com
Chuck Smith	1010 Stewart Rd	586-1985	Cesmith@co.sutter.ca.us
Michael Opic	2900 Muir Rd	530-635-4496	Michalopic@comcast.net
LLOYD BATHAM	6 LAUREL AVE	673-0432	Lbatham@WILDBLUE.NET
BOB BLAVONICA BENDON	985 EL VALDES	674-2197	
Nike & Marlene Caring	3427 Bogue Rd	237-6686	M.Karnegas@Comcast.Net
Dennis Mathews	2774 Carr Dr	888-743-4771	gcodesgy@aol.com

Sign In Sheets

Name	Address	Phone	E-Mail
Dawn Henderson	3316 Caminito Ave	671-8715	phaserhenderson@comcast.net
Natalie Clark	2127 Railroad Ave	673-6259	ncclar@aol.com
Karen & Doris Morley	1199 Walnut Ave	673-9992	KenDoris DE534@Comcast.net
Don & Kathy Powell	1171 Specknut Lane	671-9494	Powell, Donald & Comcast.net
Walter Adams	1151 Specknut Ln	673-2589	
James Finstad	2574 Caminito Av	671-7071	Finstad@Comcast.net
Theresa Overton	1127 Nickel Bn	674-2150	Over24@comcast.net
John Tencue	999 Seward Rd	671-3547	PROSPIN e ATT.NET
Kyle Amorel	3190 Maple	682-0783	
Ed & Sally Harveys	507 Stewart	673-3173	sparnesas@gmail
Chris & Todd Rendell	2959 Muir Rd	674-8879	rendell13@yahoo.com
Cindy Amarek	2883 Garden Hwy	673-4448	
Vincent Debra Naso	2877 Railroad	755-2983	debranaso@hotmail.com
AC Morford	678 Stewart	682-8172	
GREG QUINITY	731 TABER AVE	632-8634	GREG.QUINITY@COLUMBIANBANKER.COM
Joan & John	2596 RAILROAD AVE	671-4893	jhoon2596railroad@gmail.com

Sign In Sheets

Name	Address	Phone	E-Mail
George Musallam	1527 Starr Dr. Suite 4 C. 55553	(520) 765-5261	gmusallam@nver.com
DEL HEFFLEY	483 Barry Rd	530-673-2887	dcheffley@comcast.net
Carole Spiller	2982 Carr D	530-673-2981	N/A
Bob + Sharon Schuetz	2960 Muir Rd.	674-9883	robnshar@comcast.net
Krist Michael Feske	2755 Muir RD	315-3817	Feskeman@gmail.com
Caitlyn Stephen	1000 Stewart Rd.	713-1325	Caitlynzs@yahoo.com
Jenny Brown	3488 Caminda	755-3573	
Dubie + David Danci Kannege	431 Stewart Rd	673-2353	
John + Kim Walden	3355 Garden	673-9157	joan.k.walden@aol.com
Marc Adams	2797 Carr		
Paul Heneagass	2795 Muir	674-5100	Paul@Heneagass.org
Matt Mentink	1393 Southwind	713-8895	Mentinkmatt@gmail.com
Bill Petross	2600 Lincoln Rd	301-2804	ycbillhere@yahoo.com
Ellen Kieckhefer	2916 Carr D	673-8534	
Beth V Kuevelaen	2914 Carr D	"	
Cynthia Petross	2600 Lincoln Rd, YC	673-2465	cwp10v@jous@yahoo.com

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Resham Stegling

45 Frost Brook Circle 981-4957 Resham 153.0@gmail.com net

Sign In Sheets

Name	Address	Phone	E-Mail
Sandra Bush	1134 Nichols	673-6966	sbush1942@att.net
Sharon Anderson	2877 Car Dr	673-2368	—
Edward Anderson	2577 CARB DR	673-2368	—
Georgie Jensen	1217 Reed Rd	790-7482	—
Doug Tolley	2402 Tuscan Rd	757-1326	—
Doug Peterson	Randall/Bogert	925-250 0049	—
James Casner	950 Los Bravos Dr	530-713-9755	jcasner53@yahoo.com
Marnell Hone	3661 Verdun Hwy	530-673-8900	—
Reed Brunker	1150 Stewart Rd	671-2912	—
Tim Garner	4818 Northgate	576-695-9329	—
John Sean Dukes	1511 Queens Av	530-415-5179	jmdukes72@gmail.com
Luz & Frank Monasterio	2264 Tudor	530-693-2330	—
Buzz Bill	1787 Reed Rd	530-682-8485	—
Dee Fluera	1070 Stewart Y.C	673-4041	—
Jason & Bernice	1840 Monument Way, Y.C	671-4488	—
Javier Acosta	987 Los Bravos Dr.	635-5109	javi.javi@mon.com

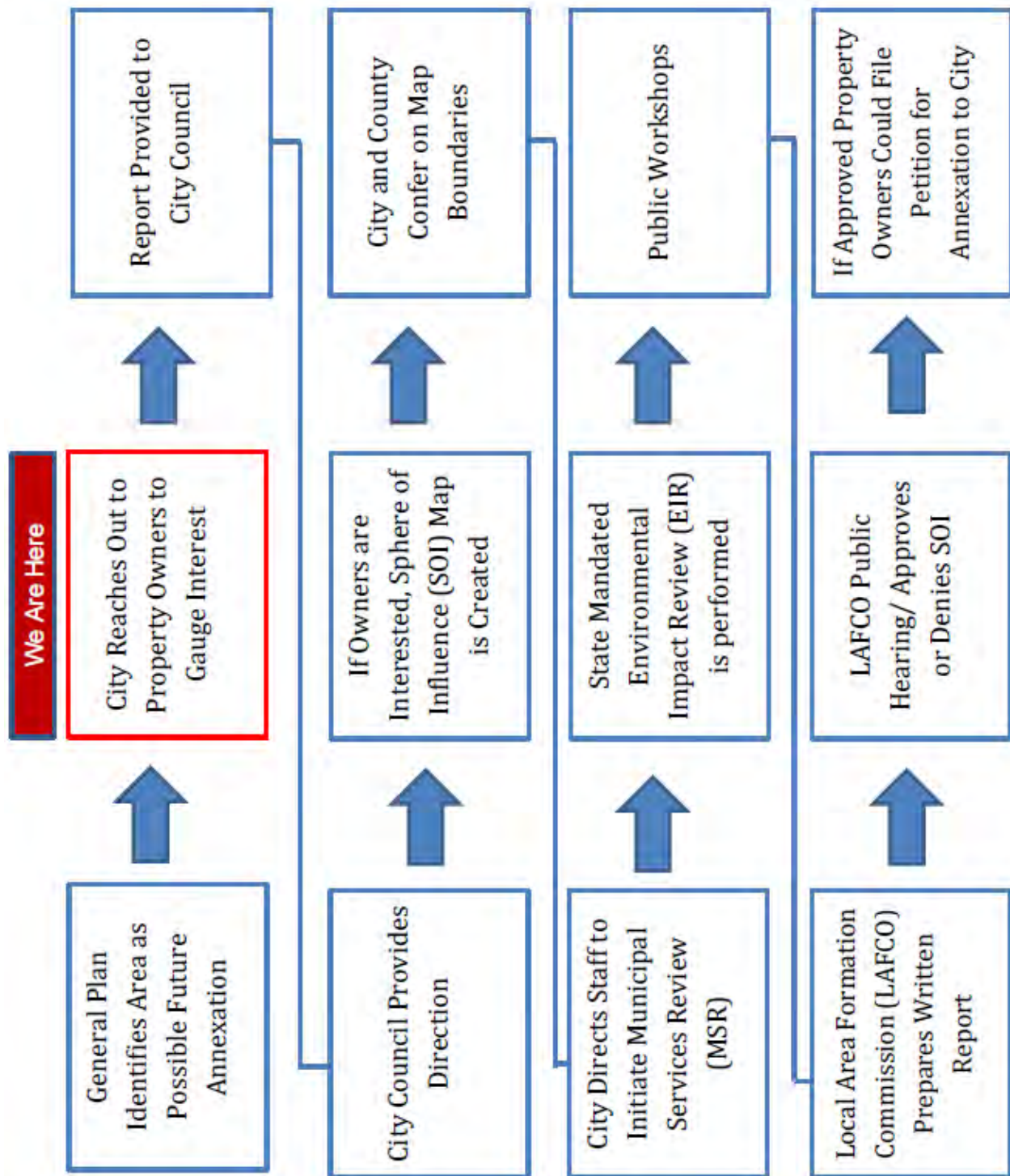
Frequently Asked Questions

<i>Why was I invited to this meeting?</i>	Because you own property in an area where the County General Plan indicated it may make sense to be part of the City of Yuba City. This meeting was set up to gather property owner feedback.
<i>Who are you?</i>	We are consultants hired by the City to connect with property owners and conduct this informational meeting.
<i>What is a Sphere of Influence (SOI)?</i>	A Sphere of Influence could be the first step in a possible annexation, when adopted. It is a map of lands outside the City where property owners have indicated they may have interest in annexation by the City. These properties must have a logical extension of utilities and be contiguous.
<i>How did this SOI come about?</i>	The County General Plan suggested that in the future, this area could be included in the City.
<i>What would being in the SOI mean to my property?</i>	If your property was included it could be part of a process to join the City, and following future public meetings, could be annexed and receive city services.
<i>Would being in the SOI change my zoning?</i>	The SOI process does not change zoning. If the process made it as far as starting the formal annexation process, then your property would be "pre-zoned" to a potentially different zoning class, and only re-zoned upon final successful annexation to the City.
<i>What if I don't want to be in the SOI?</i>	Just tell us now.
<i>Can my property be included if I'm <u>not</u> in support?</i>	Possibly, however your concerns would be made known during the entire process and we will report all objections to the City.
<i>Can I be left out of the SOI, if I want to be in?</i>	Possibly. If surrounding landowners are not supportive, State law requires contiguous boundaries.
<i>Why would I want to be in the SOI or in Yuba City?</i>	You may desire City water or sewer service, a better zoning classification, or to develop your property in the future. Developing property would require the SOI, annexation and subsequent approvals by the City Council.
<i>How do I let you know that I'm interested?</i>	Tell us tonight, or let the City know in writing (email, fax, letter) in the near future.
<i>How do I let you know that I'm <u>not</u> interested?</i>	Same as above.
<i>What if I'm not sure yet?</i>	No problem. Let us know your concerns and we'll get you more information to help you decide.

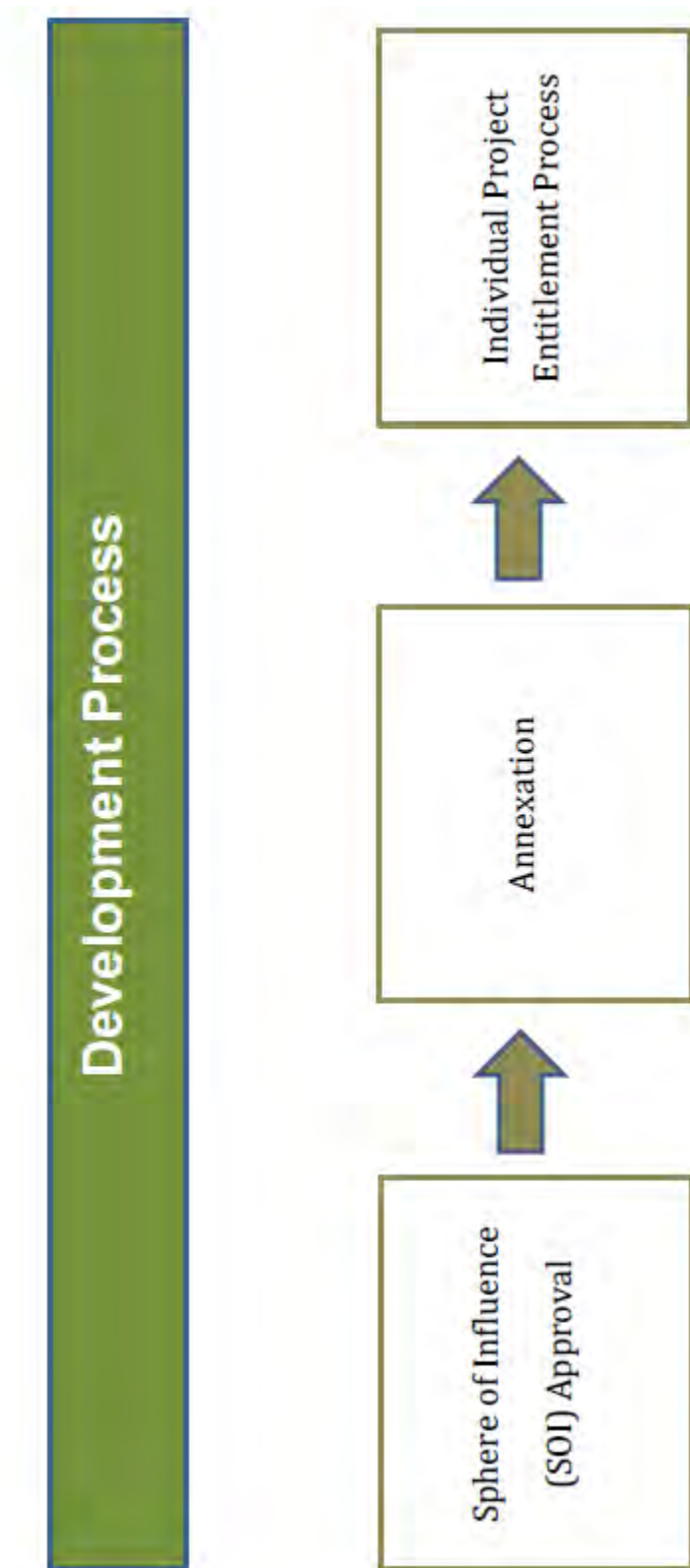
FAQ

<i>Would being in the SOI mean increased taxes?</i>	No
<i>Will my taxes increase if I'm annexed into the City?</i>	No, taxed will not increase unless the property owners vote and agree to an increased tax or assessment. The City does require residents to pay a fee to register their home alarm system and requires mandatory trash pick-up. Businesses within the City are required to have a business license which averages \$43 annually.
<i>Would being in the SOI include city services, including law enforcement?</i>	No, being in the SOI doesn't change your service providers. This would only happen if your property is annexed into the City.
<i>If my property is annexed into the City would I be provided police services?</i>	Yes
<i>How much will this process cost?</i>	That answer is really dependent on the scope of the SOI boundaries, we won't know that answer until the determination is made to move forward.
<i>Who will pay for the environmental studies?</i>	That decision has not yet been made.
<i>What percentage of property owners do you need to move forward with SOI?</i>	It is less about the number of property owners and more about a consensus amongst owners that have a logical extension with the City boundaries.
<i>What if I need more information?</i>	Let us know. We can put you in touch with staff or we can get you specific information.
<i>Can I let you know later?</i>	Yes!
<i>Who do I contact for more information?</i>	Contact Aaron Busch at abusch@yubacity.net or (530) 822-3231

Timeline Process Chart



Development Process Chart



LAFCO Review Process

Sutter County Local Agency Formation Commission (LAFCO) Review Process for Annexations

- LAFCOs receive proposals from either public agencies or from individuals.
- Once a proposal is received, LAFCO has 30-days to gather information from various agencies regarding the proposal and determine if the application is complete. If Environmental review is required, LAFCO will begin this process.
- If the application is complete and once an environmental document is prepared, LAFCO will issue a Certificate of Filing and set a public hearing date.
- Following the issuance of a Certificate of Filing, LAFCO will continue to gather information from various agencies. In addition, LAFCO will provide the necessary public hearing notice to property owners and registered voters, 21-days prior to the public hearing.
- Five days prior the public hearing, LAFCO staff will release a staff report to the Commission and public.
- LAFCO will then conduct a public hearing and accept public comment regarding a proposal. Following public comment, LAFCO will deliberate and make a decision to approve, deny, modify or continue the meeting to a later date. If a proposal is approved, LAFCO will adopt a resolution approving the application.
- If an application is approved, a 30-day period will commence where any person or affected agency may file a written request with the Executive Officer of LAFCO requesting amendments to, or reconsideration of, the resolution LAFCO adopted to approve the application. If a request for reconsideration is made, LAFCO will hold another public hearing to consider the request for reconsideration that was filed.
- Following the public hearing for reconsideration, or if a request for reconsideration was not filed, LAFCO will then set a public hearing to act as the Conducting Authority; more commonly known as a protest hearing. LAFCO will provide the necessary public hearing notice to property owners and registered voters within the boundaries of the proposal 21-days prior to the meeting.
- Five days prior to the public hearing, LAFCO staff will release a staff report to the Commission and public regarding the Conducting Authority (protest hearing) proceedings for the proposal.
- LAFCO staff will conduct the public hearing and accept written protests to a proposal. If the thresholds outlined under the law are not met, LAFCO will make determinations to this effect and adopt a second resolution finalizing the proposal later the same day the protest hearing is conducted.
- If a proposal to annex territory is approved, it will not become effective until 30-days after LAFCO records a Certificate of Completion at the County Recorder's Office. This 30-day period is provided to agencies to give them time to prepare for any necessary service charges that might occur.

Property Owner Questionnaire

Name: _____

Address: _____

Phone: _____

E-mail: _____

1. I am interested in having my land potentially included in the City limits. Yes_____ No _____

2. How long have you owned the property? _____

3. Do you have Agriculture uses on your property? _____

4. What type of Agricultural uses do you have? _____

5. What concerns or questions about the Sphere of Influence would you like addressed?

6. Thinking about the future of Yuba City, what do you think are the biggest challenges facing the city [1=not a challenge, 10 = biggest challenge]:

- 1) Jobs/employment
- 2) Schools/Education/youth services
- 3) Crime
- 4) Growth
- 5) Traffic congestion
- 6) Water rates/ water availability
- 7) Something else
- 8) Don't Know/ Other

Additional Comments: _____

Thank you for your time and feedback!

Follow Up Letter



August 15, 2014

Dear Landowner,

On Monday, August 11, 2014, the City of Yuba City held a Community Workshop with landowners. The meeting was intended to gather constructive feedback and provide details on the proposed expansion of the City as detailed in the 2011 Sutter County General Plan.

If you were not able to attend and provide your feedback, we are hoping that you will return the enclosed questionnaire by Friday, August 29 so we can incorporate your comments and you can ensure your voice is heard. We will be taking the time to process all of the comments received in addition to continuing to gather feedback from those unable to attend. Our consultants are compiling the comments and producing a final report. Once we receive the report we will notify you with specific details relative to next steps. It is our intention to provide this report along with a recommendation to the City Council in the next 60 days. Please rest assured that we will provide notice to you in advance.

As a follow up to the discussion during the meeting, we have provided a revised FAQ in an effort to address the questions we heard from residents. We will also be adding the meeting materials and the FAQ to the City's website.

Again, we would very much appreciate your feedback on the proposed Sphere of Influence (SOI). Should you have any further comments or like additional information, please contact Marilyn Wright at marilyn@mmsstrategies.com or 916.549.5111.

Thank you.

Property Owner Database

APN	HOUSENUMBER	STREET	ACREAGE	No	Yes	DK
23-052-020	1268	STEWART RD	4.6999998		4.7	
23-350-003	978	BOGUE RD	0.28			
23-430-012	987	LOS BRAVOS DR	0.96	0.96		
23-361-013	2797	CARR DR	0.25	0.25		
23-371-010	1114	SPECKERT LN	0.32			
23-102-003	2939	CAMINITO AVE	9.6999998			
23-361-004	2941	CARR DR	0.23			
23-065-033	3190	MUIR RD	0.27	0.27		
23-361-008	2877	CARR DR	0.24	0.24		
23-010-127		BOGUE RD	57.7599983		57.76	
23-363-001	2934	CARR DR	0.18			
23-064-002	1241	BARRY RD	10			
23-120-019	703	BARRY RD	10.0100002		10.01	
23-430-004	985	EL VALLAS CIR	1	1		
23-361-017	2781	CARR DR	0.23			
23-330-022	1160	LARRY WAY	0.24			
23-350-017	2125	RAILROAD AVE	3.45		3.45	
23-052-028	1196	STEWART RD #A	4.9000001		4.9000001	
23-052-027	1196	STEWART RD	3		3	
23-040-082		TUSCAN RD	16.1200008		16.1200008	
23-040-081	2181	TUSCAN RD	5.75		5.75	
23-040-080		TUSCAN RD	6.9000001		6.9000001	
23-065-017	1079	BARRY RD	1			
23-065-030		BARRY RD	7.0999999			
23-430-003	975	EL VALLAS CIR	0.92			
23-120-039	3076	CAMINITO AVE	2.8499999			
23-361-006	2909	CARR DR	0.24			
23-371-012	1139	NICKEL LN	0.23		0.23	
23-103-006	2883	GARDEN HWY	25.5			25.5
23-330-061	1173	WALNUT AVE	0.34			
23-120-043		CAMINITO AVE	17.3099995			
23-120-041	3316	CAMINITO AVE	1.04	1.04		
23-430-015	950	LOS BRAVOS DR	0.92	0.92		
23-371-018	1174	NICKEL LN	0.3			
23-052-026		MUIR RD	2.1700001		2.17	
23-065-004	3431	RAILROAD AVE	5			

23-120-012		BARRY RD	25			
23-120-038	3070	CAMINITO AVE	2.8499999			
23-010-185	1469	STEWART RD	1.9400001	1.94		
23-120-002	3169	CAMINITO AVE	10			
23-380-011		RAILROAD AVE	11.6599998		11.66	
23-380-010	2127	RAILROAD AVE	1		1	
23-330-045	1140	LARRY WAY	0.23			
23-120-044	3392	CAMINITO AVE	1.42			
23-363-006	2852	CARR DR	0.23	0.23		
23-371-006	1184	SPECKERT LN	0.36			
23-053-009	1030	STEWART RD	0.31			
23-010-184	1585	STEWART RD	0.68			
23-065-025	3150	MUIR RD	0.28			
23-120-005	3489	CAMINITO AVE	0.29			
23-065-046	3013	RAILROAD AVE	1.97			
23-065-045		MUIR RD	16.9300003			
23-040-084		RAILROAD AVE	17.8400002			
23-101-019	2444	TUSCAN RD	0.38			
23-330-017	1199	LARRY WAY	0.3			
23-392-001	2764	WALLACE DR	0.24			
23-120-032	3349	GARDEN HWY	0.95			
23-120-033	3355	GARDEN HWY	8.6599998			8.66
23-053-045	2911	RAILROAD AVE	1.48	1.48		
23-430-006	970	EL VALLAS CIR	0.92	0.92		
23-330-018	1196	LARRY WAY	0.38			
23-430-008	2601	RAILROAD AVE	0.92			
23-101-026	785	STEWART RD	1			
23-380-006	2373	RAILROAD AVE	0.36			
23-392-005	2755	MUIR RD	0.24	0.24		
23-350-002	988	BOGUE RD	0.28			
23-120-048	3074	CAMINITO AVE	26.4300003		26.43	
23-430-016	926	LOS BRAVOS DR	0.96			
23-392-010	2794	WALLACE DR	0.23			
23-053-046	2929	RAILROAD AVE	7.73			
23-361-015	1170	STEWART RD	0.24	0.24		
23-363-003	2900	CARR DR	0.23			
23-064-003	1181	BARRY RD	0.48			

23-010-079	2410	S WALTON AVE	0.93			
23-371-001	1115	SPECKERT LN	0.32			
23-053-033	2990	MUIR RD	0.97		0.97	
23-052-025	2921	MUIR RD	2.1700001			
23-052-021	1237	REED RD	1			
23-065-042	933	BARRY RD	0.19			
23-120-027		GARDEN HWY	10			
23-010-120			23.4200001		23.42	
23-010-026	2500	WALTON AVE	16.7399998		16.74	
23-010-005			12.3199997		12.32	
23-053-039	2847	RAILROAD AVE	1.02	1.02		
23-053-028	980	STEWART RD	2.03			
23-053-041	2941	RAILROAD AVE	1.28			
23-330-006	1170	REED RD	0.73		.73	
23-391-002	2765	CARR DR	0.28			
23-065-036	967	BARRY RD #A	0.27			
23-371-014	1163	NICKEL LN	0.23		0.23	
23-361-012	2813	CARR DR	0.32			
23-101-006	815	STEWART RD	3			
23-120-020	3488	CAMINITO AVE	0.77	0.77		
23-330-034	1195	WALNUT AVE	0.25			
23-120-021	889	BARRY RD	1.1			
23-330-049	1179	WALNUT AVE	0.25			
23-101-013	843	STEWART RD	0.31			
23-103-036	570	STEWART RD	2.97			
23-430-013	988	LOS BRAVOS DR	1.13			
23-053-038	2821	RAILROAD AVE	1.1799999	1.18		
23-330-044	1122	LARRY WAY	0.23			
23-102-009		RAILROAD AVE	0.33			
23-102-011	898	STEWART RD	0.54			
23-120-025	777	BARRY RD	1			
23-120-030	483	BARRY RD	40.5499992	40.55		
23-065-028	3170	MUIR RD	0.28			
23-101-016	2410	TUSCAN RD	0.35			
23-101-015	2400	TUSCAN RD	0.38			
23-330-059	1160	REED RD	0.34			
23-330-058			0.42			

23-392-007	2795	MUIR RD	0.24			
23-371-020	1150	NICKEL LN	0.23			
23-101-024	2596	RAILROAD AVE	5.0799999	5.08		
23-040-008			13.5			
23-120-029			18.0799999	18.08		
23-380-005	2359	RAILROAD AVE	0.36			
23-371-003	1151	SPECKERT LN	0.32	0.32		
23-361-002	2973	CARR DR	0.23			
23-065-015	3463	RAILROAD AVE	1.27			
23-065-027	3160	MUIR RD	0.28			
23-350-016		RAILROAD AVE	3.28			
23-330-001	1260	REED RD	4.8899999			
23-350-009	940	BOGUE RD	0.28			
23-065-038	941	BARRY RD	0.38			
23-330-013	3055	MUIR RD	0.36		0.36	
23-350-007	2005	RAILROAD AVE	0.28			
23-371-017	1184	NICKEL LN	0.25			
23-120-023	3225	GARDEN HWY	1			
23-120-024	3225	GARDEN HWY	18.3099995			
23-120-009		CAMINITO AVE	10			
23-120-008	3232	CAMINITO AVE	10			
23-101-030	431	STEWART RD	26.5300007		26.53	
23-103-003	454	STEWART RD	17.8199997			
23-101-029	507	STEWART RD	20.1299992			20.13
23-010-119		WALTON AVE	28.7199993		28.72	
23-010-080	2500	S WALTON AVE	1.47		1.47	
23-430-024	977	LOS BRAVOS DR	1.04			
23-110-002	2580	GARDEN HWY	15			
23-110-001	2514	GARDEN HWY	19.6599998			
23-361-007	2893	CARR DR	0.23			
23-361-001	2991	CARR DR	0.24			
23-350-013	2073	RAILROAD AVE	1			
23-380-008	2267	RAILROAD AVE	0.36			
23-102-005	882	STEWART RD	0.32		0.32	
23-330-039			0.24			
23-371-009	1132	SPECKERT LN	0.32			
23-330-003	1236	REED RD	1			1
23-330-021	1170	LARRY WAY	0.24			
23-380-003	2323	RAILROAD AVE	0.36			
23-330-004	1210	REED RD	0.67			
23-430-001	929	EL VALLAS CIR	0.92			

23-052-022	1217	REED RD	1.0700001			1.07
23-430-014	974	LOS BRAVOS DR	0.93			
23-430-017	949	STEWART RD	1.09			
23-330-048	3165	MUIR RD	0.26		.26	
23-330-030	1171	LARRY WAY	0.23			
23-040-059	2300	RAILROAD AVE	3			
23-040-058	2431	RAILROAD AVE	3			
23-065-011	967	BARRY RD	0.34			
23-371-013	1151	NICKEL LN	0.23			
23-363-004	2886	CARR DR	0.23			
23-371-007	1154	SPECKERT LN	0.28	0.28		
23-330-038	1199	WALNUT AVE	0.25		0.25	
23-430-002	955	EL VALLAS CIR	0.92			
23-393-001	2774	CARR DR	0.24		0.24	
23-064-004	1250	WALNUT AVE	29.3600006			
23-065-003			19			
23-053-018	1040	STEWART RD	0			
23-065-013	953	BARRY RD	0.38			
23-103-035	2924	CAMINITO AVE	13.4700003			
23-103-019	2978	CAMINITO AVE	0.43			
23-101-043		TUSCAN RD	3.0599999			
23-101-038		RAILROAD AVE	1.85			
23-101-042		TUSCAN RD	4.5900002			
23-101-033	631	STEWART RD	3.1600001			
23-101-011	889	STEWART RD	0.25		0.25	
23-330-002	1236	REED RD	3.23			
23-103-037	580	STEWART RD	12.6599998	12.66		
23-103-016	678	STEWART RD	1.87	1.87		
23-103-029	2874	CAMINITO AVE	2			
23-010-126	1332	BOGUE RD	1.6			
23-350-001	998	BOGUE RD	0.28	0.28		
23-053-031	2877	RAILROAD AVE	4.6900001	4.69		
23-330-019	1190	LARRY WAY	0.24			
23-110-007	2700	GARDEN HWY	10.4300003		10.43	
23-350-006	920	BOGUE RD	0.28			
23-040-061	1235	STEWART RD	4.5			
23-040-065		STEWART RD	5.23			
23-040-063			0.74			
23-040-064		STEWART RD	18.2700005		18.27	
23-040-004		HWY 99	28		28	
23-040-062		HWY 99	27.2600002		27.26	

23-040-001		BOGUE RD	26.7199993		26.72	
23-380-007		RAILROAD AVE	4.9200001			
23-040-005		HWY 99	56		56	
23-371-019	1162	NICKEL LN	0.23			
23-392-008	2839	MUIR RD	0.23			
23-120-045		RAILROAD AVE	2.3599999			
23-120-037	3075	CAMINITO AVE	9.5			
23-040-054	977	STEWART RD	0.45			
23-102-006	866	STEWART RD	0.32			
23-065-039	3230	MUIR RD	0.25			
23-362-002	2966	CARR DR	0.23			
23-430-007	940	EL VALLAS CIR	0.91			
23-380-009	2295	RAILROAD AVE	0.36			
23-065-040		RAILROAD AVE	16.8199997			
23-120-003	3251	CAMINITO AVE	20			
23-430-009	921	LOS BRAVOS DR	0.93			
23-101-007	879	STEWART RD	0.37			
23-053-022	2900	MUIR RD	1.53	1.53		
23-101-027	699	STEWART RD	11			
23-101-028	755	STEWART RD	5			
23-371-011	1127	NICKEL LN	0.22			
23-330-047	1145	LARRY WAY	0.25			
23-361-003	2959	CARR DR	0.24			
23-065-032	3180	MUIR RD	0.28			
23-371-021	1138	NICKEL LN	0.23			
23-330-060	3217	MUIR RD	0.46			
23-380-004	2341	RAILROAD AVE	0.36			
23-363-007	2838	CARR DR	0.23			
23-040-083		RAILROAD AVE	7.73		7.73	
22-080-025	780	BOGUE RD	5		5	
23-120-036		CAMINITO AVE	9.5		9.5	
23-053-019	1050	STEWART RD	0.29			
23-330-026	1201	WALNUT AVE	0.24			
23-371-016	1185	NICKEL LN	0.25			
23-371-004	1171	SPECKERT LN	1.4			1.4
23-053-029	958	STEWART RD	1.87			
23-120-026	869	BARRY RD	10.1999998			
23-010-183		STEWART RD	14.7600002			
23-010-027		S WALTON AVE	31.5400009			
23-065-008	925	BARRY RD	0.44			
23-330-052	1177	WALNUT AVE	0.25			

23-110-003	2580	GARDEN HWY	12			
23-052-024	2959	MUIR RD	1.4299999			1.43
23-350-010	960	BOGUE RD	0.28		0.28	
23-371-005	1185	SPECKERT LN	0.37			
23-040-066	915	STEWART RD	0.47			
23-053-044		MUIR RD	4.2399998			
23-371-008	1150	SPECKERT LN	0.32			
23-361-009	2861	CARR DR	0.24			
23-065-031	3360	MUIR RD	0.99			
23-065-023	3130	MUIR RD	0			
23-103-007	270	STEWART RD	0.34			
23-330-014	3075	MUIR RD	0.5			
23-330-036	1261	WALNUT AVE	1.03			
23-330-035		WALNUT AVE	3.9300001			
23-330-054		WALNUT AVE	4.4499998			
23-330-040	1195	LARRY WAY	0.24			
23-053-043	2790	MUIR RD	4.1700001			
23-053-015	1020	STEWART RD	0.31	0.31		
23-053-047	2960	MUIR RD	0.29	0.29		
23-102-007		CAMINITO AVE	0.94			
23-102-002	2909	CAMINITO AVE	10			
23-361-010	2845	CARR DR	0.24	0.24		
23-391-001	1150	STEWART RD	0.28			
23-010-021			0.65			
23-010-022			37.3800011			
23-371-015	1175	NICKEL LN	0.35			
23-101-010	857	STEWART RD	0.31			
23-053-014	1010	STEWART RD	0.31	0.31		
23-065-037	981	BARRY RD	0.27			
23-101-039		STEWART RD	1			
23-101-040		STEWART RD	1			
23-101-041		STEWART RD	15.8400002			
23-362-001	2982	CARR DR	0.25		0.25	
23-053-013	1000	STEWART RD	0.34	0.34		
23-053-020	1070	STEWART RD	0.52	0.52		
23-330-005	1180	REED RD	0.73			
23-363-005	2868	CARR DR	0.23			
23-330-046	3091	MUIR RD	0.35			
23-330-010	1128	REED RD	0.51			
23-330-041	1146	REED RD	0.36			
23-330-042	1146	REED RD	0.78			

23-120-047	3078	CAMINITO AVE	2.8399999	2.84		
23-040-014		GARDEN HWY	17			
23-040-018	2778	GARDEN HWY	17			
23-040-053	999	STEWART RD	0.57			
23-065-012	3481	RAILROAD AVE	0.29			
23-052-004	1263	REED RD	5			
23-350-015		RAILROAD AVE	4.75			
23-065-024	3140	MUIR RD	0.27			
23-361-016	1160	STEWART RD	0.24			
23-361-014	1180	STEWART RD	0.24			
23-101-037	2484	TUSCAN RD	2.5			
23-330-031	1155	LARRY WAY	0.27			
23-392-009	2838	WALLACE DR	0.23	0.23		
23-040-007	2102	TUSCAN RD	13.8900003		13.89	
23-065-041	933	BARRY RD #A	0.19			
23-361-005	2925	CARR DR	0.24			
23-392-003	2754	WALLACE DR	0.24			
23-392-006	2765	MUIR RD	0.23			
23-350-004	970	BOGUE RD	0.29			
23-330-043	3125	MUIR RD	0.17			
23-101-012	897	STEWART RD	0.25			
23-330-011	1110	REED RD	0.39			
23-363-002	2916	CARR DR	0.21		0.21	
23-371-002	1133	SPECKERT LN	0.32			
23-330-012	3037	MUIR RD	0.32			
23-010-186	1427	STEWART RD	0.71			
23-330-020	1180	LARRY WAY	0.24			
23-330-053	1205	WALNUT AVE	0.55			
23-330-057	3236	MUIR RD	0.23			
23-102-010		STEWART RD	10.1999998			
23-065-020	981	BARRY RD	0.5			
23-361-011	2829	CARR DR	0.23			
23-430-023	949	LOS BRAVOS DR	1.3			
23-430-005	982	EL VALLAS CIR	1.03	1.03		
23-052-023	1145	REED RD	1.4			
23-430-018		RAILROAD AVE	0.02			
23-103-008		STEWART RD	31.2900009			
23-120-013		STEWART RD	40			

Firm Profiles

MMS Strategies

MMS Strategies is a Sacramento-based public affairs consulting firm, providing strategic counseling, government and media relations, coalition building and issues management services to clients. For more than a decade, MMS Strategies has been a guiding force in helping government agencies, private businesses and communities think strategically, communicate effectively, and find solutions. We are attuned to the big picture and are adept at bringing resolution on a wide range of issues and opinions. Our solutions advance projects to create better communities. This approach sets us apart from our competition and positions our clients to succeed.

MMS Strategies provides a full range of executive-level consulting and communications strategies, specializing in corporate communications, issues management, crisis management and political strategies. Our clients include some of America's largest corporations and government agencies from a variety of industry sectors, including transportation, hospitality, water, construction and solid waste. We keep our clients ahead of the competition by delivering the kind of solid, results-driven, hands-on service and expertise they are looking for and appreciate.

At MMS Strategies, we apply the techniques and work ethic learned in tough political and public policy campaigns to deliver successful strategies and outcomes to our clients. We provide strategic communications counsel that informs and educates stakeholders and environmental planning practice which integrates environmental assessment, design, and community outreach to produce streamlined environmental documents.

The core of our company is providing a specialized level of service and playing a very senior role with clients, advising them on public policy matters, media relations challenges and issues management strategies. In short, the people you meet at MMS Strategies are the professionals who will work with you, and it is our commitment that we will do what it takes to successfully get the job done.

Holloway Land Company

Holloway Land Company is a land use and planning consulting firm with more than 30 years' experience in the Northern California region. Holloway Land Company specializes in local agency lobbying, land development and entitlements, real estate, community outreach, and project management.

Through the years, the members of the firm have earned a reputation for successful project approval by reducing neighborhood opposition, project management, and expediting permits. We apply our combined expertise in urban planning and land development to obtain a successful project for our clients, as well as negotiate complex political and regulatory problems to favorable results. We pride ourselves as a small independent firm with an open-minded approach. We provide personalized services to our clients and to their specific needs using ethical and professional efforts. Our objective is to implement the client's goals while addressing the community's specific needs.

Project Team

Michelle Smira Brattmiller

Michelle Smira is well known for her innovative strategies and her ability to generate groundswells of political, public and media support for client objectives. Under her direction, MMS Strategies has been at the forefront of major initiatives undertaken by the hospitality and health care industries, real estate, solid waste and transportation communities. Michelle has been recognized as one of the Business Journal's 40 Under 40 and was the recipient of the Business Communicator Award from IABC.

Under her direction, MMS Strategies has been at the forefront of major initiatives undertaken by the hospitality industry, development, transportation and energy communities. As the Principal of MMS Strategies, Michelle specializes in media relations, coalition building and government affairs. Michelle has served as District Director to a United States Congressman and was the spokesperson and public information officer for the City of Elk Grove, the fastest growing City in the nation.

Michelle has over fifteen years of experience working on large scale development projects and management of Fortune 500 contracts. Clients include the Capital SouthEast Connector, the City of Yuba City, the City of Sacramento, McDonald's Corporation, the Regional Water Authority, Republic Services, Kaiser Permanente and the R Street Sacramento Partnership.

Active in the community, Michelle serves on the board of directors of the Land Park Community Association, Sacramento Tree Foundation and Region Builders. In addition, she is a member of California Women Lead, the Sutter Club, the North State Building Industry Association, the Urban Land Institute, and the Sacramento, Elk Grove and El Dorado Hills Chambers of Commerce.

Michelle is a Senior Fellow of the American Leadership Forum, Class XIV and a former member of the Sacramento City Planning Commission and a member of the Measure U Oversight Committee. An alumna of Arizona State University, Michelle currently resides in historic Land Park, Sacramento with her husband David and son Ellis.

Brian Holloway

Brian Holloway is President of Holloway Land Company, a land development and entitlement consulting firm located in Sacramento, California.

He has over 30 years of public and private planning, community outreach, and development experience in California, managing the approval and construction of numerous development projects. The firm has since completed successful development projects as well.

Mr. Holloway is also accomplished in the area of pre-development management. He has facilitated the approval of entitlements in Northern California for projects ranging in size from 5 acres to 4,000 acres. His management of large-scale projects, in excess of 700 acres, has been especially successful.

He has acted as project manager for each of the following projects: El Dorado Hills Specific Plan (Serrano), Tree Lake Village, Delta Shores Master Plan, Salmon Falls Hills – General Plan Amendment, Sunrise-Douglas Specific Plan, Sun Creek Specific Plan, Jacinto Creek Planning Area, Sacramento Country Day School Master Plan, and Fresh & Easy Neighborhood Market in Northern California. These are just some of the projects where Mr. Holloway worked with the surrounding communities and has established himself as an expert able to balance community and policy issues resulting in a successful outcome for his clients.

He is also a member and Past Chair of the Mayor's Development Oversight Commission of the City of Sacramento, a member of the Development Oversight Committee of the County of Sacramento, and currently chairs the Sacramento County Subdivision and Project Review Committees. Mr. Holloway currently sits on the Sacramento Area Flood Control Agency and is an elected Trustee of the American River Flood Control District. He was the 2005-2006 President of the East Sacramento Chamber of Commerce, and 1996 President of the 8,000 member Sacramento Associate of Realtors

He received his Master of City and Regional Planning at California State University, Fresno, and received his Bachelor of Arts Degree from California State University of San Jose.

Marilyn Wright

Marilyn Wright has over 24 years' experience within California State and local government and has worked in both the legislative and executive branches, as well as for several governmental advocacy firms. This experience has provided Marilyn with a wide breadth of knowledge of the processes and structure of state and local government and the opportunity to make many contacts in both the public and private sectors.

Marilyn's experience in governmental advocacy has provided her the opportunity to work closely with clients on their policy needs, whether it was exploring possible solutions through coalition building or directly advocating to the Legislature on their behalf.

Most recently, Marilyn was the Executive Officer for the California Tribal Business Alliance (CTBA). As Executive Officer, Ms. Wright was responsible for running the day-to-day operations of CTBA, coordinating legislative activity in California and nationally, as well as media and communications activities.

Prior to working for CTBA, Ms. Wright was appointed as Deputy Director of Legislative and External Affairs to the California Lottery by then Governor Arnold Schwarzenegger. As Deputy Director, Marilyn worked collectively with the Legislative team on the successful passage of historic prize payout legislation and created and implemented partnerships with various educational entities throughout the state to help further the mission of the Lottery.





Bernadette Miskit

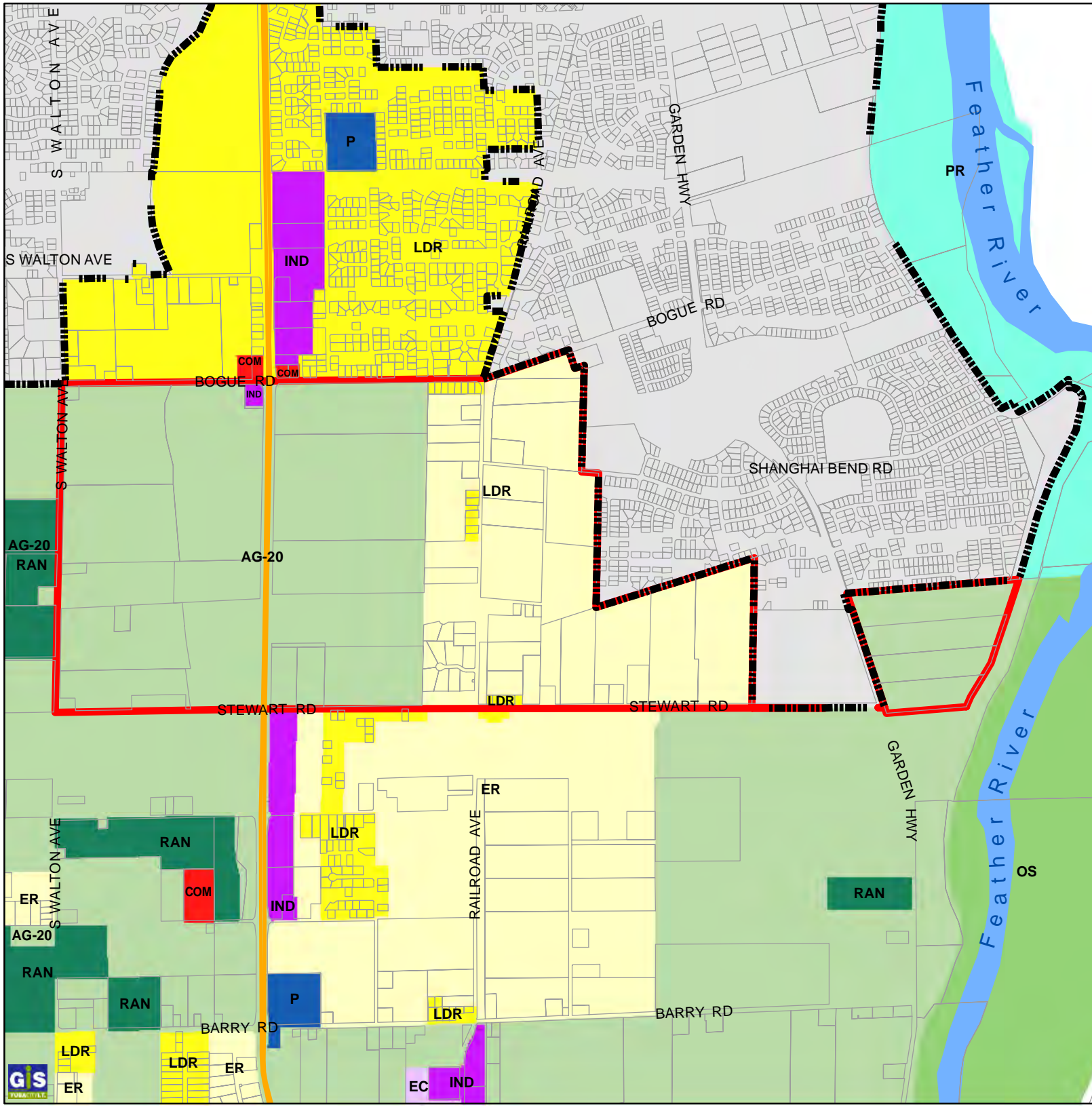
Bernadette Miskit is the Executive Assistant to the MMS Strategies team. Bernadette manages the office and assists in the facilitation and execution of administrative responsibilities. She is responsible for calendar maintenance, preparation of correspondence and technical presentations, coordination of travel arrangements (and resulting expense statements), facilitation of meeting arrangements, processing of visit requests, and monitoring of all action and signature items.

Having worked for a local law office and a prominent engineering firm, she possesses a solid understanding of operating swiftly and a keen ability to execute numerous tasks simultaneously.

Bernadette is a native of the Philippines, grew up in Chicago and has lived in the Sacramento region for the past 38 years. When she's not in the office Bernadette's personal passions include traveling and spending time with her grandkids. She and her husband, Gene, have two kids and two grandkids.

City of Yuba City

-  Recommended SOI Expansion Area
-  Highways
-  City Limits
-  Parcels



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