

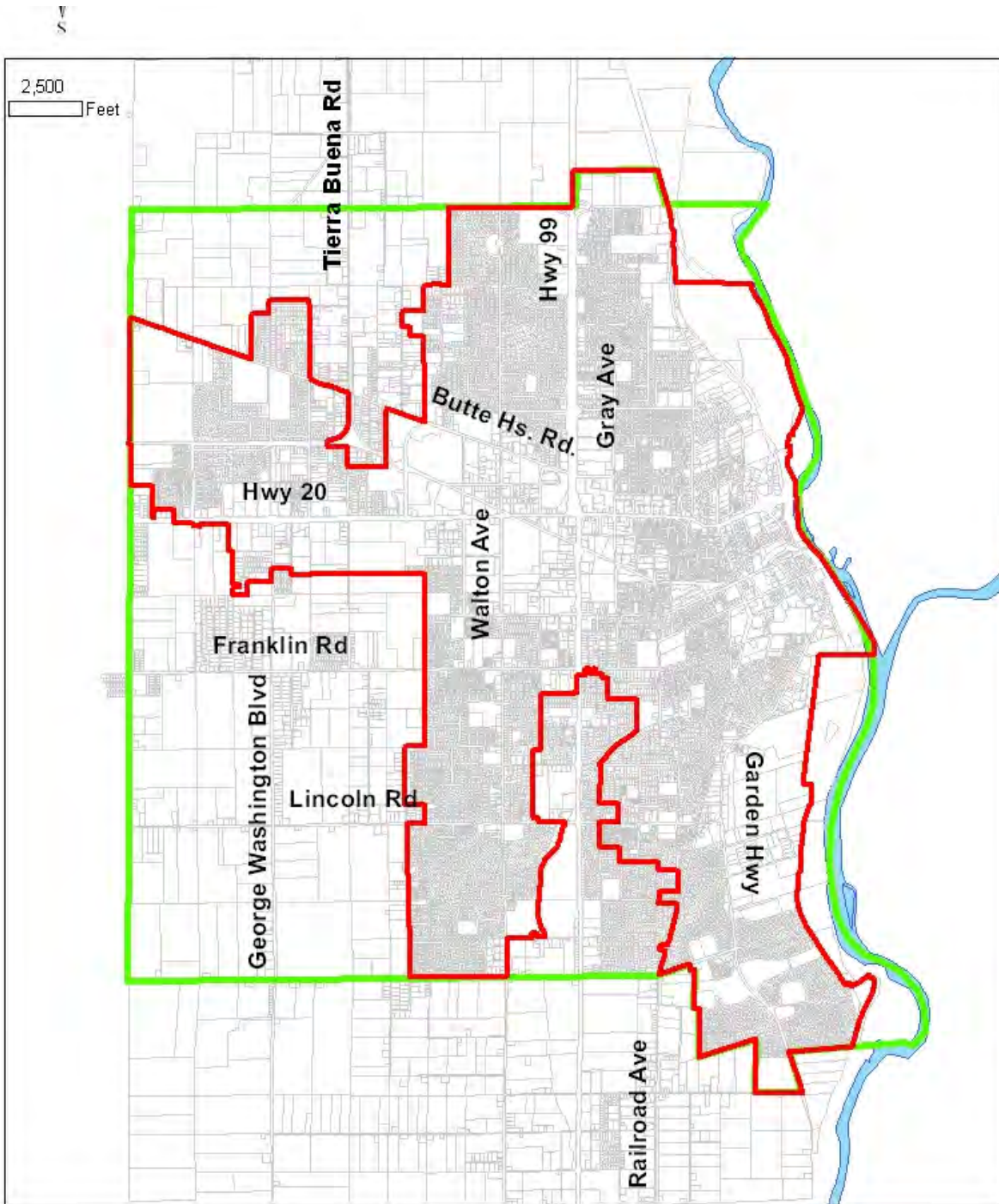
Agenda Item # 9

Potential Expansion of Sphere Of Influence

Background

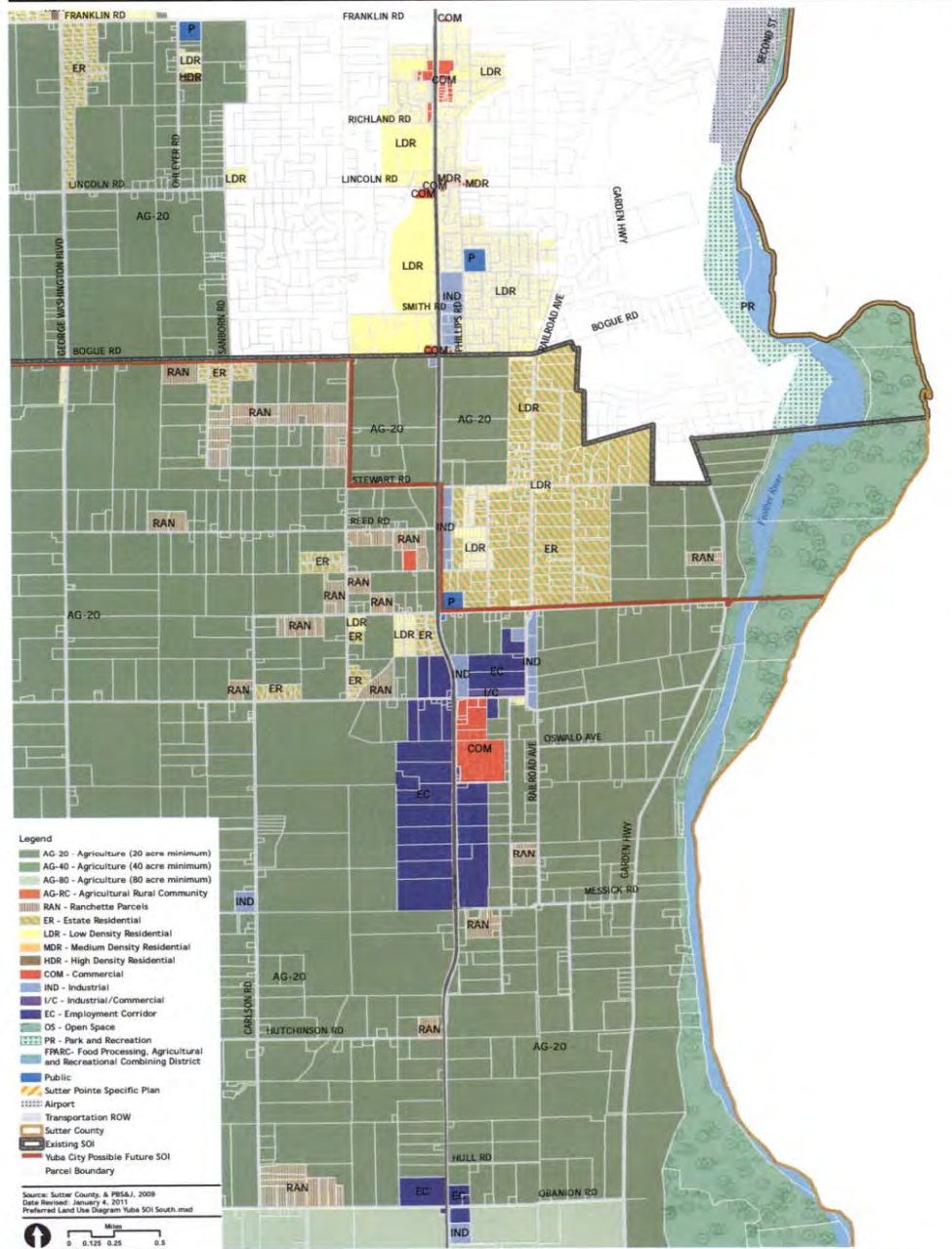
October 29, 2013 = Special City Council/Board of Supervisors meeting. Topics discussed included:

- Possible southern expansion of City's existing Sphere Of Influence (SOI) boundary.
 - Promote new development and job creating opportunities that were not as likely to occur in current boundary limits.
 - Explore new opportunities for development in the area identified on the new Sutter County General Plan Land Use Map.
- Both groups unanimously supported possible southerly expansion of SOI.



Current City and SOI Limits

SUTTER COUNTY
General Plan



YUBA CITY SPHERE OF INFLUENCE SOUTH
FIGURE A1-6

Sutter County General Plan

 Parcels

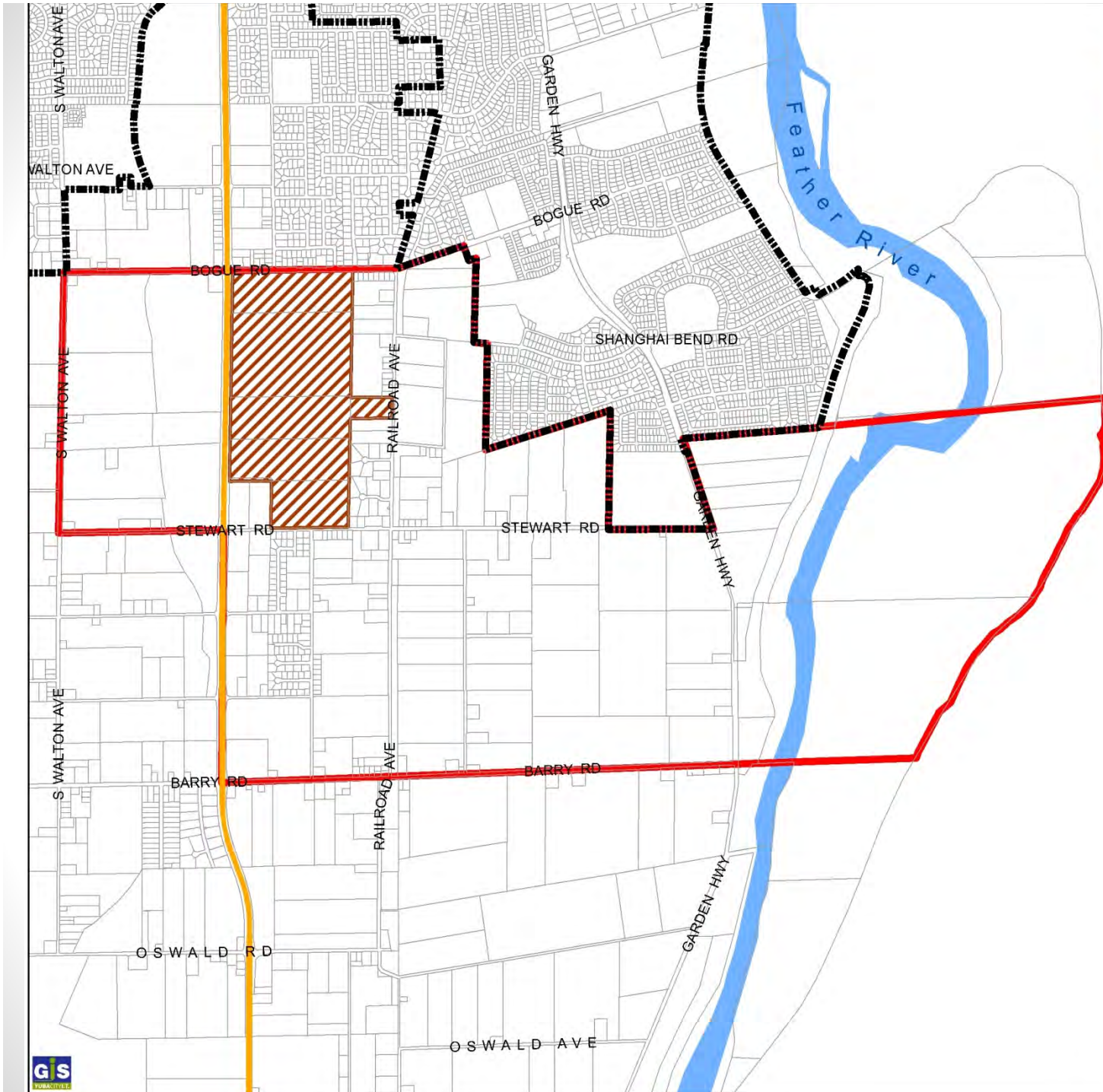
New Development Proposal

Newkom Ranch LLC submits new development project south of current SOI. Proposed Project includes:

- Southern expansion of City's existing SOI boundary for approximately 210 acres.
 - SOI boundary adjustment
 - Pre-annexation zoning and land use
 - LAFCO processing
 - Technical Master Plan
 - Environmental Review
 - Development Agreement
- Expanded Technical Master Plan for area between current City limits and Stewart Road.

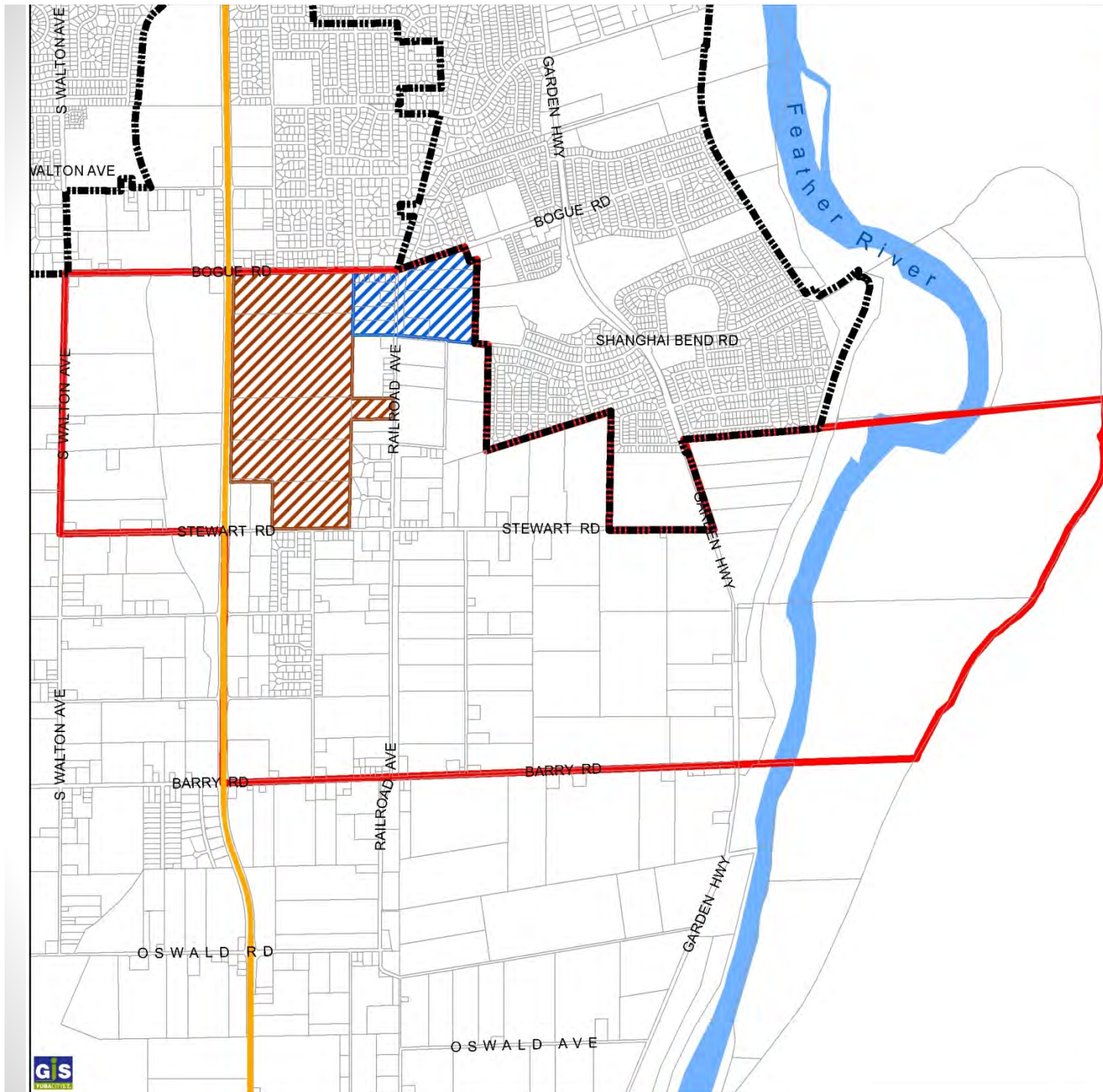
City of Yuba City

-  Newkon Ranch Property Owners
-  Newkom Ranch Other Property Owners
-  Boundaries of Technical Master Plan
-  Yuba City Possible Future SOI
-  Highways
-  City Limits
-  Parcels



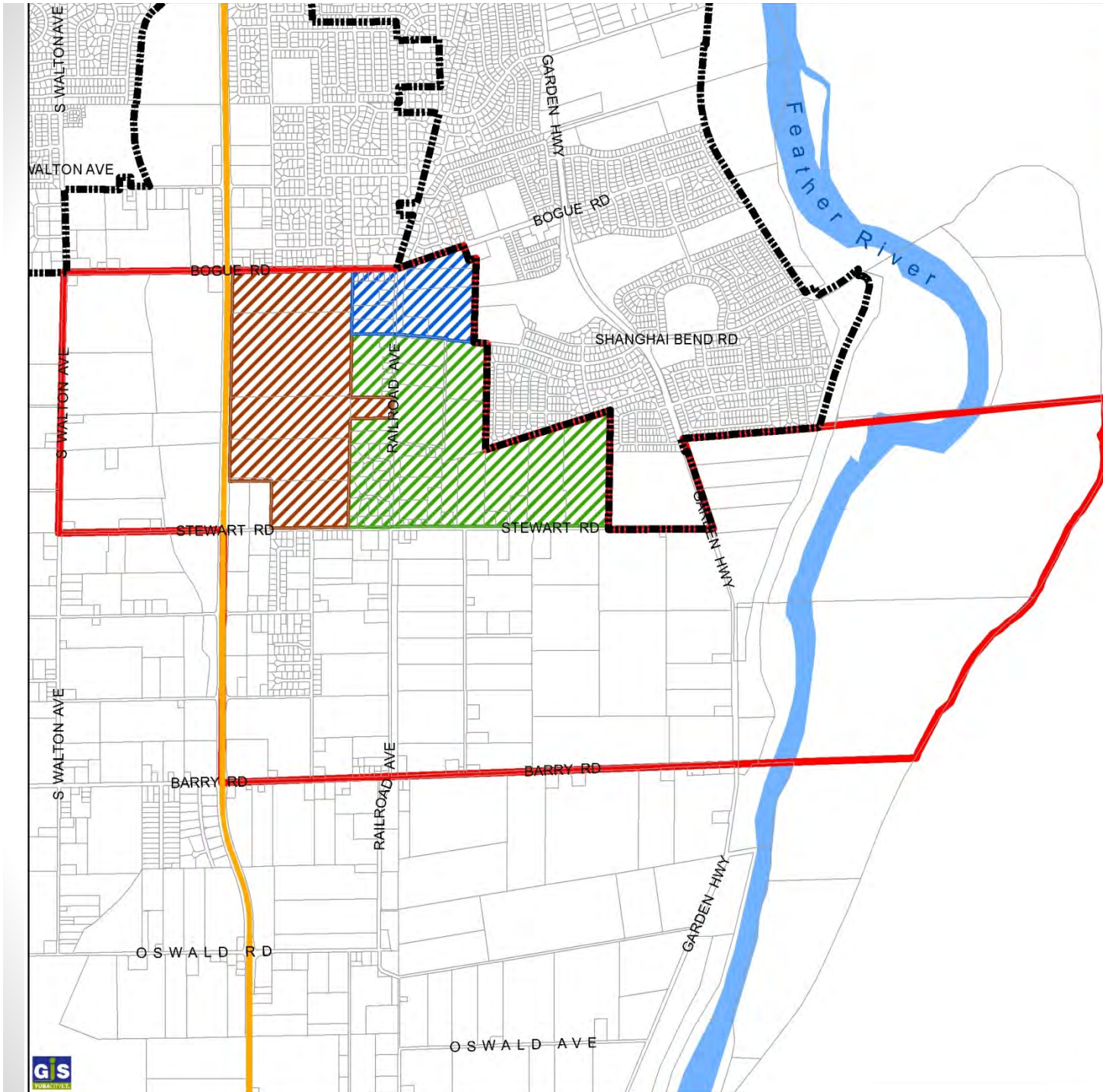
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Public Outreach

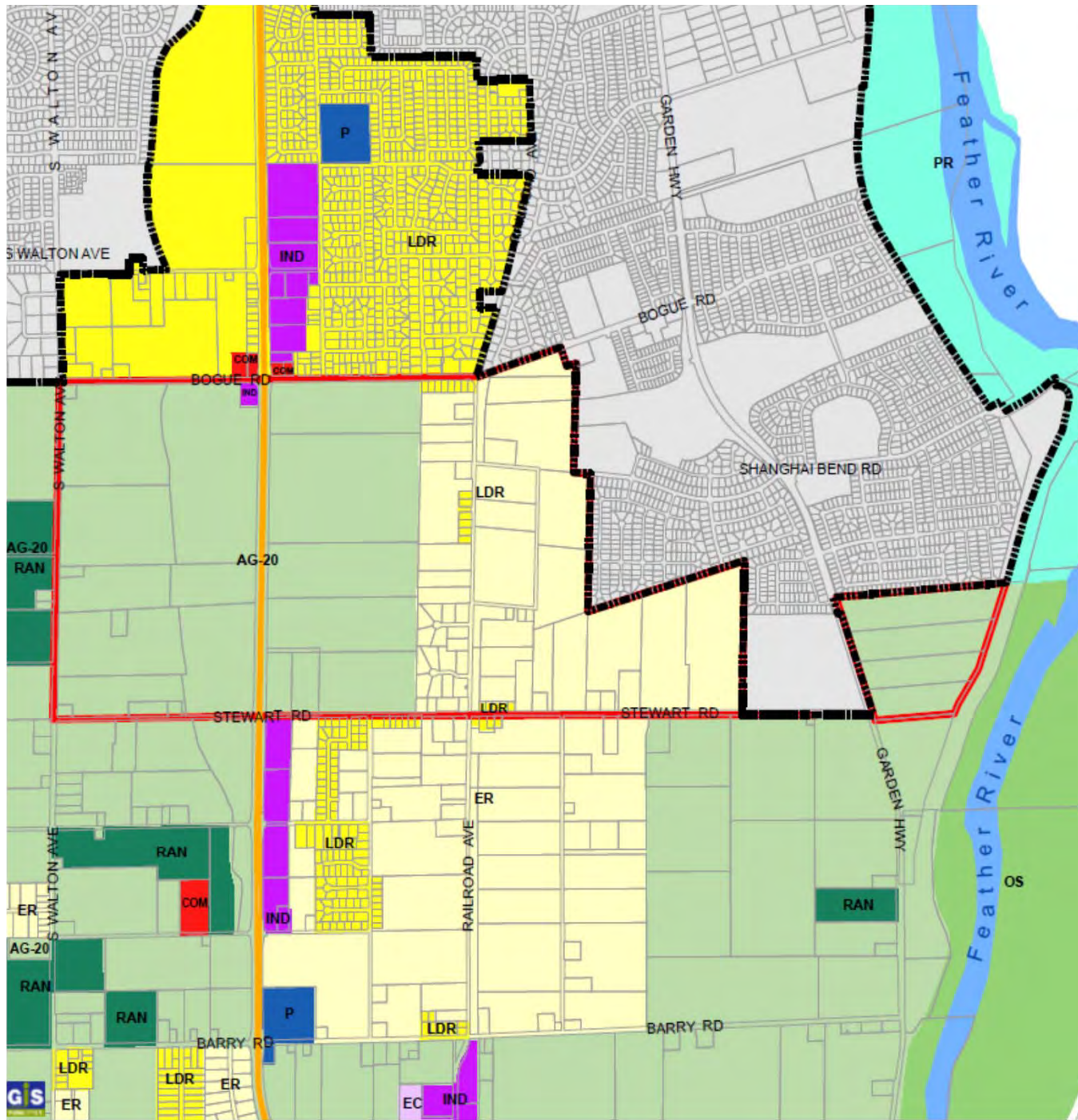
- Conduct a public outreach effort:
 - Use MMS Strategies consulting to survey property owners and explain all processes involved with possible boundary adjustment.
 - Survey all property owners within the possible SOI boundary to determine level of interest.
 - Provide property owners defined timeline to respond with a formal response.
- Staff conducted public workshop on August 11, 2014 to solicit input on possible expansion.
 - Over 100 attendees

Public Outreach

Outreach effort included:

- Public “vote” on potential expansion area.
- Follow-up surveys for all property owners.
- Results included:
 - 83 property owners (of 314 possible) provided feedback.
 - 630 acres (of a possible 1417) were represented. (44% response)
 - 41 property owners representing 467 acres support SOI expansion.
 - 35 property owners representing 104 acres don’t support SOI.
 - 7 property owners representing 59 acres were undecided.





City of Yuba City

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



Next Steps

- Finalize selection of project consultant
- Bring proposed Cost Recovery and Reimbursement Agreement to City Council.
- Initiate Project Kick-off meetings with all affected stakeholders:
 - Property Owners
 - Sutter County
 - LAFCO
 - Cal Trans & other Affected Agencies
- Begin document preparation.