

## Michelle McIntyre

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**From:** Christina Corsello <Christina.Corsello@cityofvacaville.com>  
**Sent:** Monday, May 08, 2017 8:47 AM  
**To:** Tyra Hays  
**Cc:** Roseanne Chamberlain; Michelle McIntyre  
**Subject:** Fwd: Re: 7028 Byrnes Road, Vacaville CA 95687

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**From:** "Mesa Asset Management, LLC" <[pjbecker.mesa@gmail.com](mailto:pjbecker.mesa@gmail.com)>  
**Date:** Fri, May 5, 2017 at 2:56 PM -0700  
**Subject:** Re: 7028 Byrnes Road, Vacaville CA 95687  
**To:** "Christina Corsello" <[Christina.Corsello@cityofvacaville.com](mailto:Christina.Corsello@cityofvacaville.com)>  
**Cc:** "Tyra Hays" <[Tyra.Hays@cityofvacaville.com](mailto:Tyra.Hays@cityofvacaville.com)>, "Fred Buder" <[Fred.Buderi@cityofvacaville.com](mailto:Fred.Buderi@cityofvacaville.com)>

Ms. Corsello,

Mesa Asset Management, LLC, as the representative of the owners of the 38± acres identified as APN 0140-010-090, and more commonly known as 7028 Byrnes Road, has no objection to the inclusion of the property as set forth in the proposed SOI update.

Given the volume of information recently provided, along with the short time available to review and respond, our lack of objection is based in large part upon your representation that, given the nature and location of the property within the proposed SOI, the commission would in all likelihood exercise its discretion in favor of inclusion in the absence of any objection on our part.

Please let me know if you need to discuss this matter further.

Thank you,

PJ Becker  
Mesa Asset Management, LLC  
6767 W. Tropicana Ave.  
Ste. 206  
Las Vegas, NV 89103  
(702)284-7120  
[PJBecker.Mesa@gmail.com](mailto:PJBecker.Mesa@gmail.com)

On May 3, 2017, at 4:47 PM, Christina Corsello <[Christina.Corsello@cityofvacaville.com](mailto:Christina.Corsello@cityofvacaville.com)> wrote:

To Mr. Becker and to Whom it May Concern,

The following is information regarding the City of Vacaville's proposal to place the aforementioned property within our Sphere of Influence (SOI), as proposed within our General Plan adopted August 2015. I will try to be clear and concise while providing enough information...but this will be a challenge to easily explain.

In August 2015, the City adopted a new General Plan, our conceptual vision for growth over the next 20-ish years. The City is currently undergoing various implementation steps of that General Plan, one of which being updating the Sphere of Influence to encompass the growth areas our General Plan. Attached is a map that identifies the existing/current (1990) Sphere of Influence, the 2015 planned/proposed Sphere of Influence, and the Vacaville City Limits. The property; your property; is located within the green shaded area referred to as the Northeast Growth Area.

As I mentioned during our last conversation, there are benefits to being included in our SOI such as:

- Inclusion is the first step towards annexation and urban development. The approval of the SOI will dramatically increase the speculative value of the lands included in it.
- Inclusion has no impact on the existing active Williamson Act Contract.
- Inclusion does not restrict development as is within the restrictions and regulations of the Solano County zoning designation of A-40 (agricultural zoning, 40 acres).

The reason for this contact is because your property currently has an active Williamson Act Contract (or Agricultural Contract). Because of the active Contract, there are special considerations that must be reviewed when updating our SOI to include your property, per the Cortese-Knox-Hertzberg Act (CKH) (aka: Local Government Reorganization Act of 2000, or commonly referred to as LAFCO Law). CKH states the following with regard to SOI amendments:

Government Code 56426.6. (a) applies to this circumstance. "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 ...unless these facilities or services benefit land uses that are allowed under the contract and the landowner consents to the change to the sphere of influence." However there are exceptions allowed if "the change would facilitate planned, orderly, and efficient patterns of land use or provision of services, and the public interest in the change substantially outweighs the public interest in the current continuation of the contract" or, "that the change is not likely to adversely affect the continuation of the contract beyond its current expiration date."

Essentially, without express consent and stated desire by the property owners to be included, the decision to omit the Williamson Act land from the proposed sphere amendment or to leave it in by making the necessary determinations is subject to commission discretion.

We will use this email as written notification to the land owners that we propose to include their land in our SOI update. Please response acknowledging receipt. Respectfully, we also request a statement that you either support and are in favor of the inclusion, or at least that there are no objections. Please respond as quickly as possible as the SOI is scheduled for a public hearing at Solano LAFCO on Monday May 8. (Additionally, I apologize for the late notice, we were informed of this requirement late last Friday.)

I apologize for the lengthy email, but I hope I expressed the information well. Please let me know if you have any questions or would like additional information. Your assistance and expedience is greatly appreciated.

**Christina Corsello**

Associate Planner

Advanced Planning Division

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<MSR Figure 3.1-1 City Boundaries.pdf>