



Annexation Pre-Application Process

City Council Meeting—July 6, 2021

Kim Espinosa, Planning Manager



Previous Direction From City Council



- Support for an Annexation Pre-application Process with the following provisions:
 - Voluntary
 - Reviewed on a Continuous Basis as Submitted (No Set Time Frame or Review of All at once)
 - No Public Hearings or Notification of Surrounding Property Owners
 - No Planning Commission Involvement
 - Use of the Existing General Plan Policy as “Merit Criteria”



Annexation Pre-Application Process



1. Applicant submits an “Annexation Pre-application” (Fee is equivalent to a Major Site Plan Review or \$1,135 in 2021.)
2. Meeting(s) with City staff & LAFCO staff.
3. Schedule for regularly scheduled City Council meeting.
4. Prepare report for City Council with analysis of “merit criteria” & the project’s infrastructure needs.
5. The City Council will indicate general support or non-support for application moving forward.
6. Applicant Decides Whether or Not to Proceed.



“Merit Criteria” for Annexations



- General Plan Action UE-1.3.g :
 - City Limits/Sphere of Influence
 - General Plan Consistency
 - City Services and Facilities
 - Impact/Conflict on Farmland/Agriculture
 - Annexation of UC Merced
 - Job-Generating Uses
 - Key Infrastructure/Facilities or Amenities.
- Other Factors
 - Design Quality
 - Community Benefits
 - Developer Track Record & Financial Capability



Stakeholder Comments



- Staff sent Draft to 25+ Stakeholders
- 5 Responses Received
 - Greg Opinski—Generally Supportive of the Process
 - Steve Peck/Virginia Smith Trust (VST)
 - ◆ Concern with Wastewater Calculations/Standards
 - ◆ Believes Other General Plan Policies and Prioritizing Community Benefits Should Be Considered
 - JB Anderson—Similar Concerns as VST
 - Callister/Rucker—Supportive of Process
 - VST—Emphasizes above comments
- City staff has been receiving numerous inquiries about when the City will begin accepting the new pre-applications.



City Council Action



- Adopt a motion approving the “Annexation Pre-Application Process” as outlined in the report, including the application packet in Attachment 1 and the “Major Site Plan Review” Fee (\$1,135 in 2021).