



# Conceptual Annexation Proposal Workshop for Community for Health and Independence

# Workshop Plan



Staff Introduction (5 minutes)

Applicant Presentation (30 minutes)

Staff Presentation (20 – 25 minutes)

City Council Questions of Staff Team and/or Applicant Team

Public Comments

City Council Comments/Feedback

# Staff Introduction

## Workshop purpose

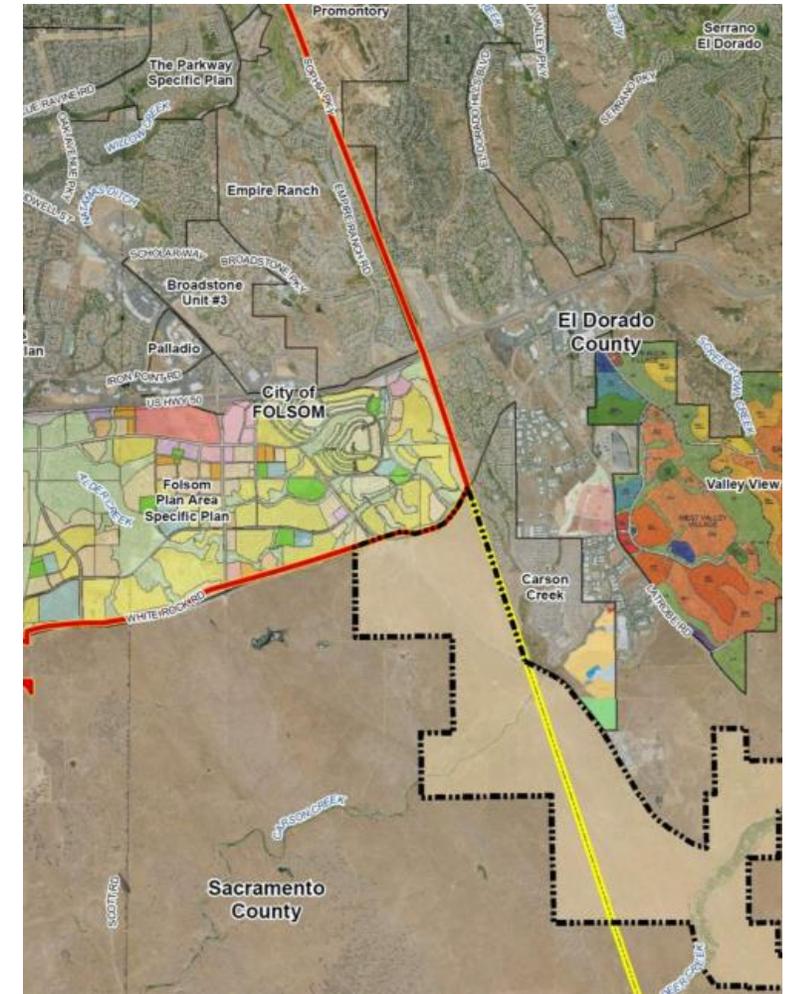
- Preliminary review/feedback on proposed annexation concept
- No formal action requested or allowed

## Project location/land use authority

- Sacramento County (outside USB)
- El Dorado County (J6 Policy)

## LAFCO process/authority

Folsom approach for preliminary analysis and feedback (AKT paid for staff analysis time)



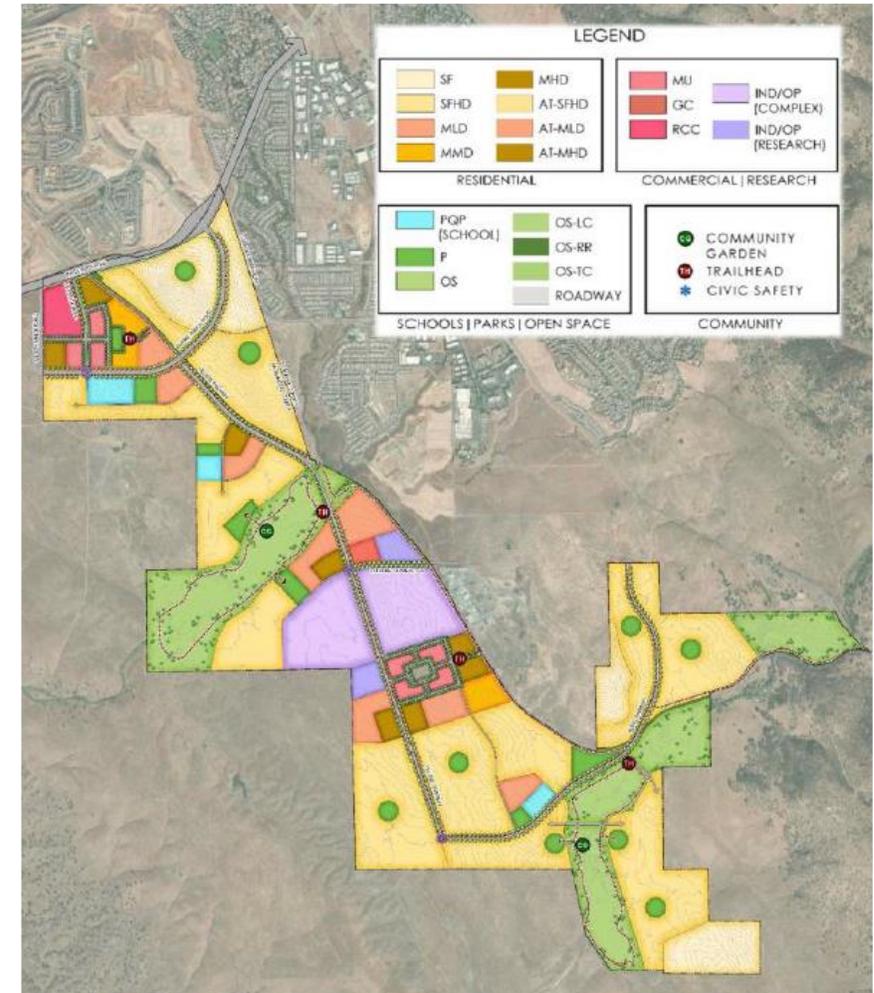
# Applicant Presentation

## COMMUNITY for HEALTH and INDEPENDENCE



12|22|23

PROJECT NARRATIVE



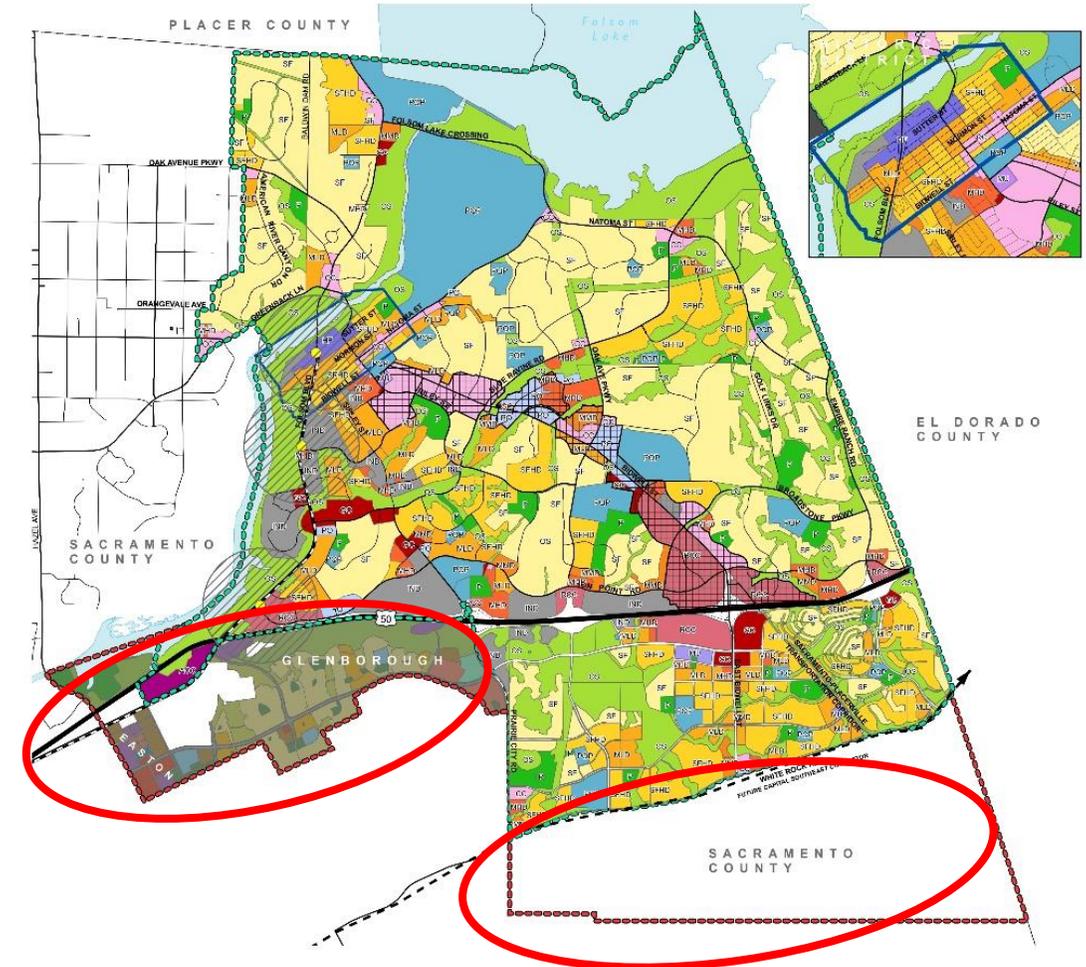
# Growth and Annexation Considerations

## Folsom General Plan

- Planning Area – city boundaries + 5,600 acres south and southwest
- No SOI beyond current boundaries

## Sacramento County General Plan

- Designated as General Agricultural
- Outside County Urban Service Boundary
- Within South Sacramento Habitat Conservation Plan Area



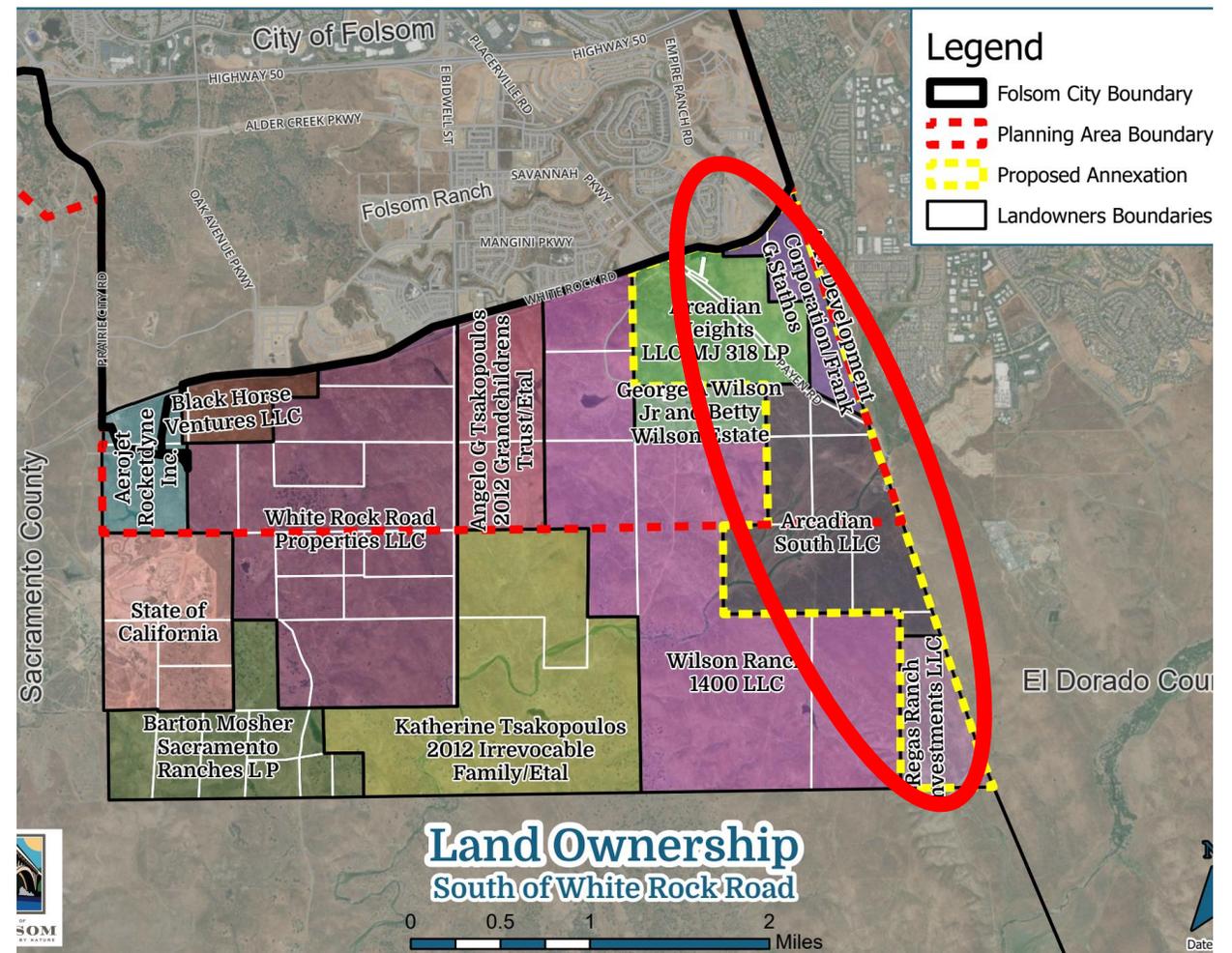
# Growth and Annexation Considerations

## SACOG Regional Plan (MTP)

- Transportation investment/land use strategy
- Urban development not planned or assumed in this area

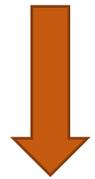
## Proposed growth adjacency:

- Not substantially contiguous to existing/planned growth
- Could potentially be growth-inducing to the west



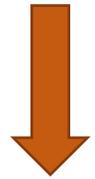
# Sac Co Local Agency Formation Commission

## Annexation Process



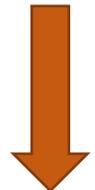
### Annexation Request

- ✓ Request to modify sphere of influence (SOI) - plan for probable ultimate physical boundaries of agency or service district
- ✓ Can be submitted by the City, landowner, and/or voters



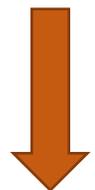
### Municipal Service Review

- ✓ Study of service(s) required for agencies serving a particular area (fire, police, water, sewer, etc.) per GC Section 56430
- ✓ Takes ~1 year



### Sphere of Influence and Environmental Review

- ✓ SOI Amendment drafted per GC 56425 and subject to CEQA
- ✓ City/County must meet and confer/agree prior to SOI adoption



### Sphere of Influence Adoption

- ✓ SOI is amended through LAFCO with public hearing
- ✓ City may apply for the annexation at any time

### Annexation

- ✓ City must pre-zone area prior to annexation approval
- ✓ Public hearing conducted

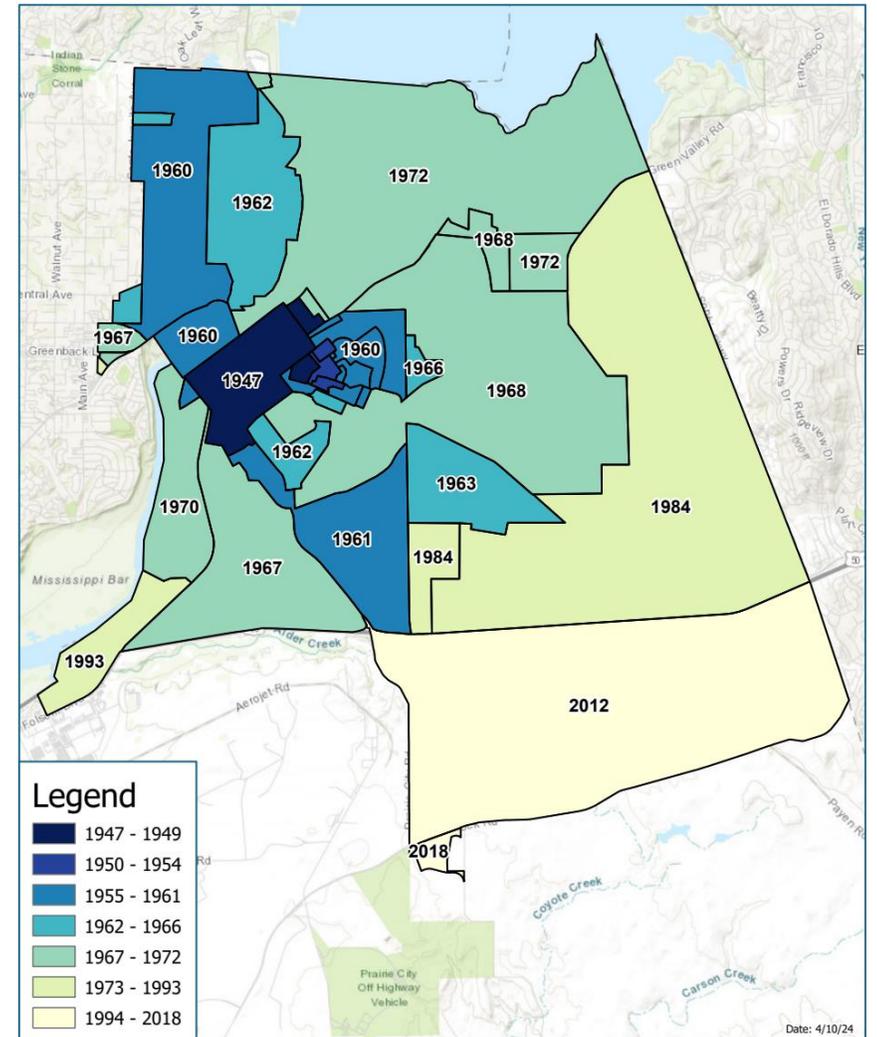
MSR studies can be done prior to or concurrent with an SOI application.

Once started, the MSR must be completed. SOI can be stopped/withdrawn any time.

LAFCO will not act on an SOI request without knowing the stated position of the agency or district.

# Folsom Annexation History 1947 - 2018

- 1947: Folsom Incorporates with development primarily restricted to the Historic District
- 1947 - 1970: Folsom city limits expanded east and north of the Historic District on both sides of the American River and southwest to Highway 50
- 1970 – 1988: Folsom expands east to El Dorado County and southeast to Highway 50 including Empire Ranch and Broadstone master planned communities
- 1988: General Plan adopted guiding development for 30 yrs
- 1999 – 2012: Annexation process for Folsom Plan Area Specific Plan south of Highway 50
- 2018: General Plan Update adopted guiding development through 2035 and annexation of future City Corporation site south of White Rock Road



# Annexation Process and Timeline

## Folsom Plan Area Example



### Annexation History South of Highway 50

1999	City growth and annexation consideration
2001	LAFCO approved the City's application to expand its Sphere of Influence
2004	Folsom Voters pass Measure W
2005	Vision/Land Planning Commenced
2011	Folsom Plan Area Specific Plan Adopted
2012	LAFCO approved Rezoning/Annexation
2013	Specific Plan refinements, implementing documents, maps
2015	\$250M investment in backbone infrastructure
2017	First residential building permit issued
2018	First residential home occupied
Today	~3,000 sf homes occupied and two apartment projects, two elementary schools, two commercial projects, one medical office complex, fire station, parks, trails and open space complete and/or under construction

# Planning and Land Use Analysis

## Land plan is similar to Folsom Plan Area

- Mix and distribution of land uses/housing

## Blue Zone concepts applied:

- Age restricted housing
- 100-acre medical research campus (if owned by UCD, not subject to property tax)

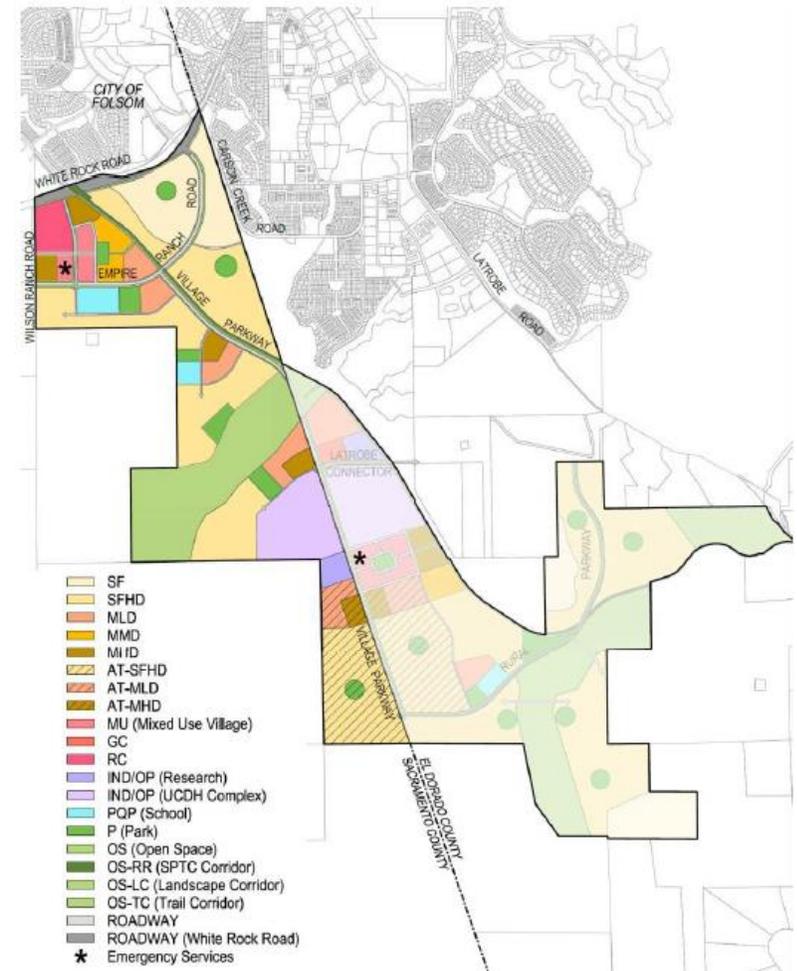
## Consistent with several GP Policies:

- Housing future generations, R&D land supply

## Inconsistent with several GP Policies:

- SACOG Growth Principles, not urban area, habitat, vehicle miles traveled, transit services

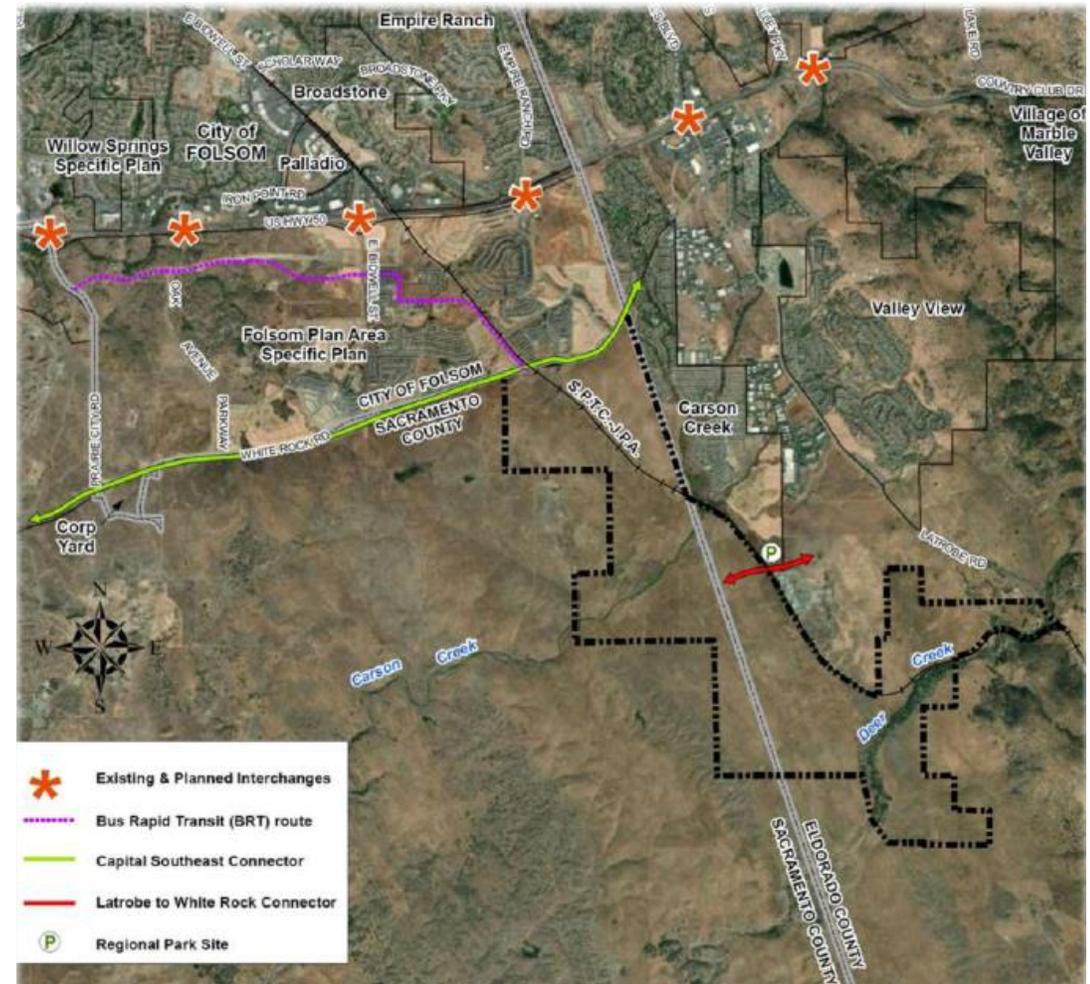
**THE COMMUNITY FOR HEALTH AND INDEPENDENCE**  
**WEST PLAN AREA** | THE WEST PLAN AREA is proposed in the City of Folsom.



# Transportation and Circulation Analysis

Detailed studies/impact analysis needed for:

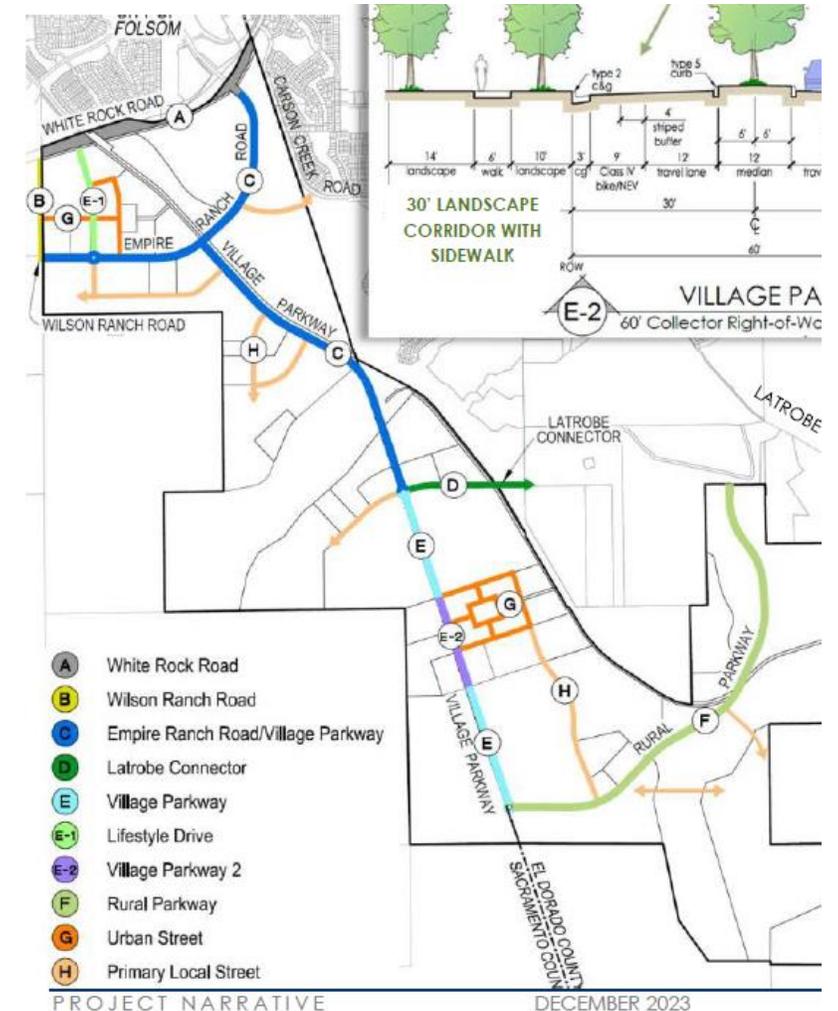
- Capital Southeast Connector (CSEC) access at Savannah Parkway (not shown in previous plans and not designed for through traffic)
- East Bidwell Street and Empire Ranch Road, including the freeway interchanges on both of those roadways
- Compatibility with approved rail operations on the Sacramento-Placerville Transportation Corridor (SPTC) rail corridor and inclusion of rail crossing improvements on roadways crossing the SPTC



# Transportation and Circulation Analysis

## Other Comments/Potential Concerns:

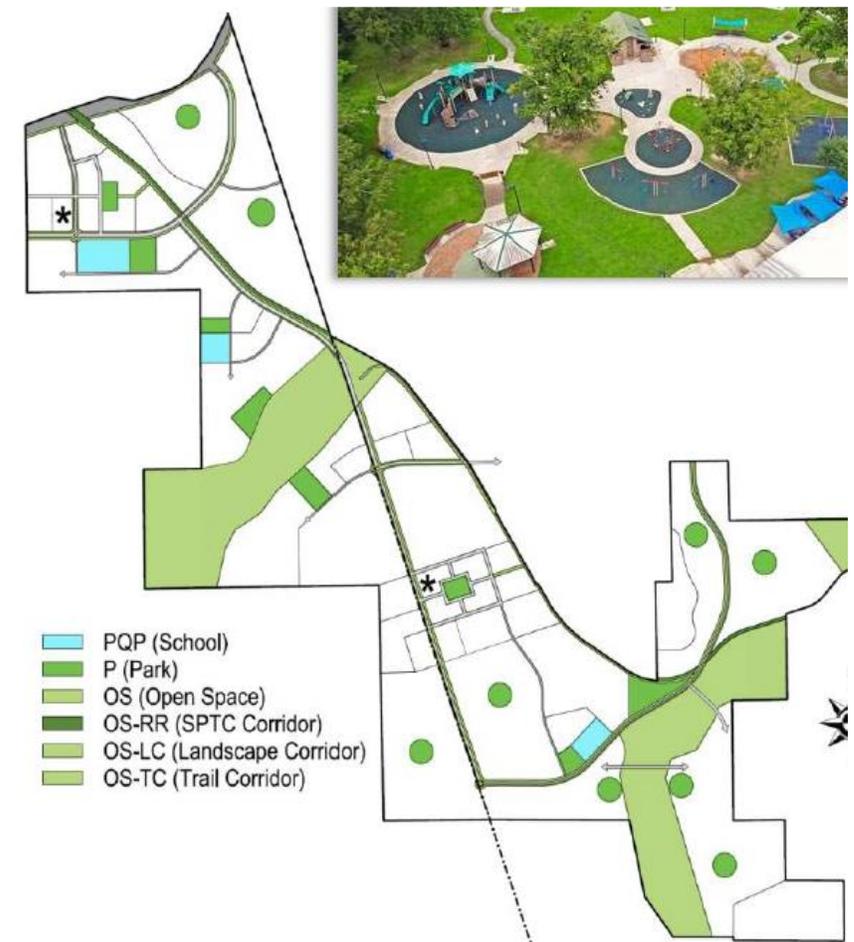
- Impacts to the City's Active Transportation Plan and Intelligent Transportation Systems Plan.
- Consistency of roadway and trail cross sections with the City's General Plan and Active Transportation Plan.
- Consistency with the City's new Roundabout First policy as the preferred traffic control.
- Fair share contributions to planned transportation improvements impacted by the project.
- Several major roads shown in the project narrative exit project boundaries to the west, north, and east. Those connections and potential traffic impacts need to be studied.



# Parks, Open Space, and Trails Analysis

## Detailed studies/impact analysis needed for:

- Parks and Recreation Master Plan goals and policies relative to park types and distribution, partnership with school sites, and ownership/maintenance plans
- Programming of park facilities to serve the community and impacts to existing recreation facilities in existing Folsom that are nearing capacity
- Open space requirements should meet the minimum 30% open space required by Folsom voters through Measure W for the Folsom Plan Area
- Trail plans to provide improved Class I connectivity both east/west and north/south with preferred standards implemented in Folsom Plan Area



# Public Facilities and Services Analysis



Because this project area is outside current urban service boundaries and not slated for development, detailed service studies and impact analysis needed for:

- Water supply, system delivery, and efficiency given the project is outside Folsom water service boundary, excluded from the 2020 Urban Water Management Plan, and current lack of capacity to treat and/or distribute water to the area.
- Wastewater because Folsom does not have capacity to serve the project. Sac Sewer would need to analyze capacity for wastewater services and annex the area.
- Non-potable water supply given the project narrative identification of purple pipe.
- Solid waste reduction, recycling, and composting services should be coordinated for the entire project area in Sacramento and El Dorado County for efficiency of services, staffing, and equipment.

# Safety Services Analysis

Project narrative identifies collaboration and mutual aid for law enforcement, fire, and ambulance emergency services. Detailed service studies and impact analysis needed for:

- Fully funding police services in terms of staffing levels, equipment, and new police facility to serve future residents.
- Fully funding fire services in terms of staffing levels, equipment, and a new fire station to serve future residents.
- Minimizing adverse impacts from wildland fires.
- Radio and transmission coverage improvements necessary to support police and fire services.

# Financial Impact Analysis



General Plan Policy LU1.1.3 (Annexation and Services) requires applicants applying for annexation of lands to demonstrate financial benefit to the City. Measure W requires new development to pay for itself and the City's Strategic Plan values financial stability. Detailed financial impact analysis needed for:

- Pay for the required improvements and ongoing maintenance to serve the project
- Pay for off-site improvements and maintenance impacted by the project
- Compensate for any loss of property tax for the medical research complex if owned by UC Davis
- Demonstrate financial benefit to the City given revenue neutrality agreements between agencies as part of the annexation process.

Staff has completed preliminary analysis and identified potential benefits, predictable impacts, and potential risks associated with the project. Most significantly:

## Growth Impacts

- Area is not planned or assumed for urban development. Service studies, plans, infrastructure, and funding could likely establish necessary services for the project area. However, the new development supported by services would also create new impacts to existing land uses, City facilities, and the transportation network in the area.
- Given the location and configuration of proposed growth, it could ultimately be growth inducing to the West and would likely impact important environmental metrics in our climate action plan (potentially funding qualifications).

## Financial Impacts

- Folsom is facing a structural deficit and without significant additional revenue sources, the City will face challenges to meet current service levels and maintain existing facilities. Any future annexation would not only need to pay for itself and meet revenue neutrality requirements with Sacramento County but would need to provide financial benefits to the City.

# Conclusion (continued)

Detailed plans, studies, and analysis should be prepared by qualified consultants (paid for by the developer) to better understand impacts of the project prior to any formal action/determination regarding proposed annexation. At a minimum:

1. Detailed plans and project description (and show how the “Blue Zone” concept will be implemented);
2. Analysis of all relevant municipal services required for the project (including water supply);
3. Environmental analysis of the proposed project (including traffic studies); and
4. Fiscal impact analysis including one-time costs, ongoing operation and maintenance costs, and annual revenue and expenses associated with providing services.

# City Council Questions for Staff or Applicant?



Additionally, written letters email comments submitted to date:

1. Health care/health industry/health adjacent (3)
2. Nonprofits and for-profit organizations serving seniors and/or persons with developmental disabilities (8)
3. Local businesses (1)
4. Regional stakeholder organizations (4)
5. Family members of persons with developmental disabilities (21)
6. Local residents (9)

City Council currently has no land use authority. No formal action is required or allowed. Individual responses to the following questions will help guide the applicant for any future decisions:

1. Under what circumstances (if any) would the City Council members want to consider expansion of Folsom City boundaries south of White Rock Road for purposes of development of this particular project?
2. If City Council members are willing to consider this project moving forward, what information would the applicant need to provide for that future consideration?