

Who/What is LAFCo?

City annexations are reviewed by Local Agency Formation Commissions (LAFCo's). These commissions are governed by state legislation, specifically, the Local Government Reorganization Act of 2000. LAFCo's considers City boundaries, sphere of influence boundaries, District boundaries, and out of area service contracts when reviewing proposals. LAFCo's fundamental mission is to encourage orderly growth and development, which is essential to the social, fiscal, economic, and well being of the State.

The Alameda County LAFCo Commission consists of seven Commissioners: Two members of the Alameda County Board of Supervisors, two City Council members or Mayors, two presiding officers or board members of independent special districts, and one public member.

LAFCo reviews annexation proposals for orderly and logical growth. Proposals must be a logical expansion to the City. LAFCo discourages urban sprawl and small piece meal annexations. Proposals must be able to be served with municipal services consistently, as with other parts of the City.

For more information on Alameda LAFCo go to:
<http://www.acgov.org/lafco/>

What are the Pros and Cons of annexing?

Annexation is required in order to receive City services such as utilities and police service. However, it is possible to receive City utilities with a preannexation agreement (out of area service contract), which is an agreement for possible annexation at a future time. As for the cons, some property owners are reluctant to annex because they do not want to be regulated by the City with regards to future development or uses of their property. However, depending on what is being proposed, the County can require connection to City utilities. If this is the case, the City will require annexation or a preannexation agreement requiring the development to be reviewed and approved by the City.

Will the property be reassessed?

No. However, properties in the City are under a different tax rate than properties within the County. There is a nominal difference between the tax rates. So in the years to follow annexation, your tax bill will be higher given the rate difference.

Still have Questions?



The City of Pleasanton is committed to helping you achieve your development goals. If you have any questions about the information in this brochure, please contact us.

Public Information Planner

Telephone:

925-931-5600

Engineer

Telephone:

925-931-5650

Or

E-mail:

<http://www.ci.pleasanton.ca.us/services/contact/comments/>

Or

stop in to see a planner or engineer:

City Hall
200 Old Bernal Avenue
Monday* - Friday, 8:00 a.m. - 5:00 p.m.

*Planners are not available on Mondays from 9:00 a.m. to 11:30 a.m.

Other agencies involved:

LAFCo.

County Public Works

County Recorder

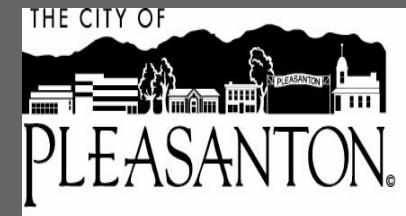
Brochure prepared by the Planning Division

Annexation

What is Annexation?

A parcel that is not currently within City limits can apply for the City to incorporate it into the City.

The process of changing the parcel jurisdiction from the county to the City of Pleasanton is called annexation.

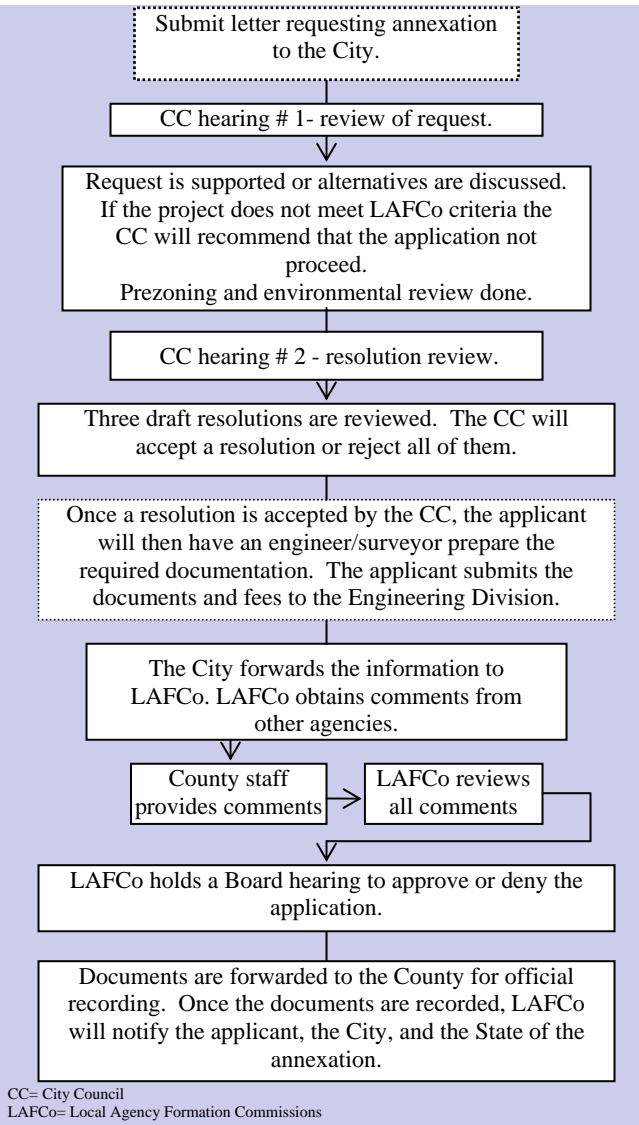


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Community Development Department
Planning Division

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What is the process as a visual?



CC= City Council
LAFCo= Local Agency Formation Commissions

The process in a nut shell

An annexation request may come from a single or multiple property owners. Staff reviews the request internally and with LAFCo members; recommendations may be given to applicant prior to City Council review. Council may approve with or without modifications, or deny the applicant's request. If the Council chooses to proceed, formal resolutions are passed and staff is directed to make an application to LAFCo. Further hearings may be required depending on the complexity and the number of property owners and residents involved in the proposal.

LAFCo Application

- Both the City Council and the County Board of Supervisors must approve a property tax share agreement. This will determine the share of tax revenue each agency will receive;
- Prezoning and the CEQA document must be completed and approved prior to submittal. This may be part of the development plan or Specific Plan;
- Annexation plat and legal description prepared by a licensed land surveyor. Map and description must be approved by the County prior to submittal;
- Complete application with attachments, plans, processing fees, and pertinent documents required by LAFCo.

LAFCo will notify the City if the application is complete or if more information is required. Once the application is complete, LAFCo circulates the proposal for review and comments. After comments are addressed LAFCo schedules the proposal for the LAFCo Commission. Staff report is prepared by LAFCo staff and presented at the LAFCo meeting. LAFCo meetings are held every other month.

LAFCo may approve the proposal with or without modifications, or deny the proposal with appropriate findings. If the application is denied, the City can not present another application for the same proposal for at least one-year. LAFCo may approve the application without further hearings if the findings are made.

If no further hearings are required, LAFCo will file the property tax exchange with the State Board of Equalization

How long does the process take?

Normally, the annexation process takes **six months** to a year.* This period may be longer if a development plan or PUD is part of the proposal requires revisions.

*These timelines are goals and a variety of factors can result in longer timelines.

What is considered?

The City of Pleasanton considers the LAFCo criteria as stated in California Government Code Section 56100 et. Seq., such as:

- Is the annexation logical and contiguous?
 - Does the annexation create islands or service problems?
- LAFCo reviews annexation proposals for orderly and logical growth. Proposals must be a logical expansion to the City. LAFCo discourages urban sprawl and small piece meal annexations. Proposals must be able to be served with municipal services consistently, as with other parts of the

Can the Action be appealed?

No, a request for annexation if denied by the City Council, County, or LAFCo, can not be appealed.

Will I have to connect to City services?

No. In many cases the City annexed properties with existing residences using septic systems and wells. If these facilities are functioning properly the City has not required connection to public utilities. However, new development or additions to the exiting residence may require connection to City utilities.

How does annexation impact future development of my lot?

Properties annexed into the City are zoned consistent with the City's General Plan. These properties would follow the same requirements and guidelines as similar properties within the City.

I have horses on my property, what happens if I annex?

Nothing. The City has annexed many parcels with agricultural uses. You are allowed to maintain your current use.

What agencies are involved?

The City of Pleasanton, State Board of Equalization, LAFCo, and the County.

What documents do I submit?

The following documents will be required at various stages of the process:

To start the process:

A letter to the City Manager or the Director of the Community Development Department requesting consideration for annexation.

To complete the process:

A map and legal description of the property, LAFCo fees, including their environmental review fee, State processing fee, parcel owner's financial disclosure form, and all General Plan amendment or rezoning application, documentation, and fees (if required).