

## Chapter 16.48

### ANNEXATIONS

#### Sections:

- 16.48.010 Purpose.**
- 16.48.020 Requirements for Application.**
- 16.48.030 Review Procedures.**
- 16.48.040 Consistent with General Plan.**

#### **16.48.010 Purpose.**

It is the purpose of this Chapter to describe the requirements for annexation of property to the City of Ripon, as established by the California Government Code. (Ord. 606, 1999)

#### **16.48.020 Requirements for Application.**

A. Applications for annexation may be initiated by the property owner(s) or an authorized agent, the Planning Commission, or City Council. Applications are filed with the Planning Department.

B. A fee, as specified by resolution of the City Council, Local Agency Formation Commission, and State Board of Equalization is required with the application.

C. An annexation agreement or Development Agreement must be part of the application. The agreement must include a development concept that must consist of a written description with maps or diagrams, a fiscal impact analysis and conditions of approval for those annexations involving imminent development. For those annexations involving the extension/connection of

City utilities, the agreement shall include provisions for requiring that a Development Agreement be executed prior to submittal of any development application.

D. A Rezoning Application for Urban Reserve (UR) or other zoning designation approved by the City Council must be filed simultaneous with the annexation request. (Ord. 606, 1999; Ord. 758, §2 (part), 2007)

#### **16.48.030 Review Procedures.**

A. Annexations shall be reviewed using the Public Hearing Review Procedure in Section 16.08.040, with modifications as provided in this Section.

B. Planning Commission. At the conclusion of the public hearing, the Planning Commission shall recommend approval/denial of the application by the City Council.

C. City Council. The City Council shall hold a public hearing to review the Planning Commission recommendation. If Council's action is approval, the annexation request shall be forwarded to the Local Agency Formation Commission (LAFCO). If LAFCO's action is approval, the Council shall adopt a resolution to annex the property, in accordance with LAFCO law and policy. (Ord. 606, 1999; Ord. 758, §2 (part), 2007)

#### **16.48.040 Consistent with General Plan.**

Annexations shall be consistent with the General Plan. (Ord. 606, 1999)