FILING FEE: CITY COST (MINIMUM $9,551.10)

CITY OF RIALTO PLANNING DIVISION

APPLICATION/PETITION FOR ANNEXATION

LEGAL OWNER INFORMATION: I hereby certify that I am (we are) the record owner(s) for property tax assessment purposes of the property encompassed by this application/petition. I understand and agree that this application/petition will not be deemed complete by the City until all filing fees, maps, legals, certifications, plans, etc., as required by Government Code Section 56000, et. seq. are filed with the Planning Division.

Date: _____ Name (Print): _____

Signature: _____ Email: _____

Address: _____ City: _____

State: _____ Zip Code: _____ Telephone No. _____

Address of Property (if none, general location): _____

ASSESSORS PARCEL NUMBER(S): _____

Application/petition will not be accepted without valid tax assessors parcel number(s)

COMPLETE LEGAL DESCRIPTION OF SUBJECT PROPERTY: Attach a copy of the most recent Grant Deed(s). Provide thirty-two (32) copies of a legal description of the proposed area to be annexed in accordance with the standards of Section 54902 of the Government Code.

APPLICANT: (if other than legal owner)

Printed Name: _____

Address: _____

City: _____ State: ____ Zip: _____

Phone: _____ Fax: _____

Email: _____

REPRESENTATIVE: (if other than applicant)

Printed Name:_____

Address:_____

City:_____ State:_____ Zip:_____

Phone: _____ Fax: _____

Email: _____

DESCRIPTION OF PROPOSED ANNEXATION: Please provide thirty-two (32) copies of a map of the area to be annexed prepared in accordance with Section 54902 of the Government Code. If pre-zoning is requested, please note desired zoning and justification. Attach additional sheet(s), if necessary.

FOR CITY USE ONLY:
PROJECT NO._____ **HEARING DATE:** _____ **E.A.R.#**_____ **DFG FEE:**_____

FILING FEE:_____ **DATE RECEIVED:**_____ **APPLICATION DEEMED COMPLETE**_____

ANNEXATION PROCESS: The following provides a general overview of the annexation process. Each annexation can be unique and therefore it is important that the applicant(s) consult with staff prior to actual filing in order to be aware of future land use restrictions, processing and estimated timeframe to complete the process. Consistent with law, the City will process the application as expeditiously as possible, simultaneously processing, where feasible, multiple land use applications. Please note that staff is available to provide guidance through all steps of the annexation process.

Applications/petitions for annexation can be filed directly with the Local Agency Formation Commission (LAFCO) or with the City. Petitions filed with the City must be approved by the City Council prior to filing with the LAFCO. If filed with the City, the Planning Division will be responsible for the processing and filing of all documents required by the LAFCO. If filed directly with the LAFCO, the City staff will file and process only those documents that are pertinent to the City.

Annexations and associated land use entitlements are subject to the environmental review process. This review is normally completed by the agency that accepts the initial application. If the annexation involves pre-zoning, the City will conduct the environmental review. All pre-zoning must be consistent with the underlying City General Plan designation for the subject area. If inconsistent, a general plan amendment application must be filed in conjunction with the pre-zoning application. Applications should note that City pre-zoning has no legal effect until the subject property(s) are annexed to the City. All properties not pre-zoned at the time of annexation will be automatically zoned R-1A (Single Family Residential) as holding zone until an appropriate zoning can be determined.

Upon receipt of a completed application, the LAFCO will conduct a public hearing on the proposal. If approved, the application is forwarded to the City for final processing. If the annexation contains 100% consent of property owner(s) and/or registered voters, the City Council can approve the annexation without a public hearing. The City Council must conduct a public hearing to consider protest if the application contains less than 100% property owner/registered voter support. At this hearing, if less than 25% protest is received, the annexation is approved. If more than 25% but not greater than 50% protest is received, the City Council must order an election of the effected property owners/registered voters. If over 50% protest is received, State Law requires that the City Council terminate the annexation.

FILING FEES: The annexation fee is set at "city cost", with a deposit required at filing. Occasionally, additional funds beyond the initial deposit may be necessary to complete the processing of the application. All unused funds are returned to the applicant. Filing fees are used to recover the costs of environmental review, staff time to prepare documents for the Planning Commission, City Council and LAFCO review, time spent at public meetings and necessary State, County and LAFCO filing fees. Any additional land use entitlements are processed at extra cost.