



ANNEXATION INTO THE CITY OF LIVERMORE

What is an Annexation?

Annexation is the process by which land is made a part of the City of Livermore.

Why would a property owner want to be annexed?

If a property is annexed into the City of Livermore, all of the available services of the City can be utilized by the property owner. These services include Police and Fire protection, connection to the City's sewage system, and in certain locations, connection to the City's water system.

How are annexations processed?

Applications for annexations are submitted to the City of Livermore Planning Division by either the property owners or their representative. Approval by the City and LAFCo is required.

What is LAFCo?

LAFCo is an acronym for the Local Agency Formation Commission. This agency has been established in all of the counties of the State of California to assure that all annexations are logical extensions of the City's boundaries.

How is the size of the annexation determined?

Upon receipt of an application for annexation, the City staff evaluates the application to determine if the area should be expanded. Recommendations are made to the Planning Commission and the City Council. Following the public hearings, the Council determines the boundaries of the authorized annexation. The annexation request is then submitted to LAFCo for that agency's approval. LAFCo also has the authority to reduce or expand the size of the area being annexed.

Why would a property owner not want to be annexed?

The City of Livermore has more extensive development standards than Alameda County. It should be anticipated that the physical development costs and fees might be more expensive in the City for development projects. Certain other fees may also be higher.

Are property taxes higher in the City?

No. Property taxes are the same in both the City of Livermore and Alameda County.

Are there any additional fees required for my property to be annexed into the City?

Yes, if you make the application for annexation you will be required to pay the application fees. However, if the annexation request is made by another property owner or initiated by the City you will not be required to pay any fees.

Who is responsible for preparing the necessary document and maps required for annexation?

The party that initiates the application is required to complete all necessary documents. If the City expands the area to be annexed, the original applicant remains responsible for all the necessary documents.

Who has the right to request annexation?

Annexation may be requested by either the owner of the property or by 5% of the registered voters within the proposed annexation area.

What right does the property owner have to prevent annexation?

Annexation cannot be approved if it is protested by a majority of the property owners who own land with more than 50% of the total assessed value of the proposed annexation.

Are the property owners the only people that can stop an annexation?

No. If more than 12 registered voters live within the area being annexed and if more than 24% of the registered voters within the area protest the annexation, an election must be held to determine if the annexation can be approved.

Will I be able to keep my existing buildings and animals?

Yes, in most cases you will be able to keep your existing buildings and animals. But if you attempt to make any significant modifications to your buildings, you may be required to modify them to bring them into compliance with the requirements of the City. As long as you continue to maintain the same number and type of animals on the site, you will be permitted to keep them. In the event you do not have the animals on the site for a time period of more than 6 months, you will not be permitted to replace the animals unless the replacement is approved by the City.

Will I be permitted to continue to utilize my existing wells and septic tanks?

Yes, you will be permitted to continue to utilize the existing wells and septic tanks as long as they are in acceptable working order. In the event either of these become unusable, it may be necessary for you to connect to the City's services.

Will I be required to install any other improvements to my property because it is being annexed?

The only time you will be required to install any additional improvements on your property is when you want to either construct additional buildings on the site or change the land use of the site.