

City of Los Banos
Final Annexation Code Amendments, 11/11/2022

Sec. 9-3.201 Definitions.

“Area Specific plan” means a plan used to facilitate an annexation into the City ~~that and involves~~ includes rezoning the property with specified land uses, describes and maps circulation and transportation systems ~~with data and figures and illustrates conceptual~~ provides utility designs ~~with data and figures~~ needed to serve the area.

Sec. 9-3.2314 Decision-making authority.

(c) The Planning Commission is the recommending body to the City Council for zone change, ordinance amendment, general plan amendment, specific plan adoption and amendment, and annexation applications and for use permit applications for alcohol sales. The City Council is the final decision-making authority for said applications.

NEW: Part 7. Annexation

Sec. 9-3.2335 Application eligibility criteria.

(a) Any land requested to be annexed must be contiguous with existing City limits, within the Urban Growth Boundary, and within the Sphere of Influence.

(b) Annexation must be consistent with the policies of the City’s general plan and all appropriate City development standards and must be processed under an application for a specific plan funded fully by the applicant that includes zoning for the subject area and that may also include a development agreement.

(c) Existing ground water infrastructure must remain with the land and be transferred to the City upon annexation; no new wells or septic systems shall be allowed. Water supplies controlled by special water districts will remain with the special district.

Sec. 9-3.2336 Findings necessary for approval.

(a) Adequate city utilities and public safety services must be able to be provided.

(b) The new development must fully fund construction of all improvements needed both on- and off-site to mitigate its impacts on public safety services, utility and transportation infrastructure, and parks, recreation and educational facilities.

(c) Upon annexation, the land must be detached from a special water district as may be required by the policies of that district.

Sec. 9-3.2337 Specific plan contents.

(a) All specific plans shall include:

1. Location and extent of land uses, including standards for land use intensity, and transportation routes, including precise alignment of streets, bikeways and sidewalks.
2. Design standards for public arterials, collectors and local streets that address street widths and lane configurations, landscaping and street trees, and the location of sidewalks, crosswalks and pedestrian amenities, as well as bike routes and on-street parking.
3. Location and specifications for sewer, water and drainage facilities needed to serve new development consistent with City infrastructure master plans.
4. Location and financing of parks, trails, schools and other public and quasi-public facilities.

5. Design standards for all new buildings and public and private improvements, including landscaping, park layout and improvement, neighborhood identification signs and monuments, and walls and fences.
6. Phasing plans that require areas closest to existing urban development to be developed first and include and timing of improvements needed to fully mitigate impacts to public services or facilities.
7. Provisions for minimizing conflicts between new development and agricultural uses.
8. Fiscal analysis of the effect of the development on the City's general fund and means for funding needed additional public services and facilities.

(b) Specific plans for areas with residential uses shall also include:

1. A range and locational mix of housing types that promotes social and economic integration.
2. A connected street pattern.
3. Drainage facilities that utilize green infrastructure or are designed as natural waterways wherever possible and consistent with public safety considerations.
4. A system of pedestrian trails or pathways and linear open-space corridors that link residents to parks, schools, downtown, shopping areas, and employment centers.
5. Sites and funding for school facilities needed to meet the demand created by the proposed development.

(c) Specific plans for areas with industrial and business park uses shall also include:

1. Provisions for services and amenities for employees including recreation, childcare, and dining.