

## MINUTES OF THE LAFCO MEETING

December 16, 2010

The County of Imperial Local Agency Formation Commission (LAFCO) convened a regular meeting on Thursday, December 16, 2010, at 8:00 a.m. in the Board of Supervisors Chambers, 940 Main Street, Suite 211, El Centro, California.

Commissioners present: Leimgruber, Kelley, Snively, and Edney. Commissioner Ludwig was absent.

Staff present: Executive Officer Heuberger, Legal Counsel Turner, Clerk Bruce.

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A moment of silence was observed in honor of Commissioner Ludwig's son, Michael.

3. Approval of Minutes of November 18, 2010:

A motion made by Commissioner Snively, by unanimous roll call vote approved the minutes.

4. Approval of Consent Items: No Consent Items.

5. Public Comments: No Public Comments.

6. Commissioner/Executive Officer Announcements regarding matters not on the Agenda:

Commissioner Edney informed the Commission of his first meeting with the CALAFCO Board. There were many new members on the Board due to the new regional districts. Nearly all the CALAFCO Board are volunteers, they have no employees or staff.

Mr. Heuberger informed the Commission that the CCL Strategic Planning meeting will take place on January 20-21, 2011 and asked the Commission that if they would like to attend to inform LAFCO within the next week. This meeting is to precede the CALAFCO Strategic planning meeting in February.

Mr. Heuberger has been working with the various agencies regarding the staffing issues and benefits. The personnel policy document is currently being drafted.

Commissioner Snively asked if the LAFCO meetings can be heard outside of the intra-County system. The new Board room recording system will enable the public to be able to listen to public meetings via the internet.

7. No Action/Direction Items.

PUBLIC HEARING ITEM(S)

8. Public Hearing on the proposed annexation HPUD1-07 Imperial Center submitted by Development Design & Engineering, Inc.

Mr. Heuberger presented the project as an annexation into a special district and not into a city. The annexation would include an extension onto Corral Road and up to Highway 111

Mr. Heuberger informed the Commission and the applicants of the timeline required after approval. The project must be fully recorded within one (1) year of the Commission's approval. There are also

other timelines on the project that are not directly tied to LAFCO but are not able to continue without LAFCO's approval. The applicant has timelines that must be met in regards to construction and grant deadlines. Mr. Lo, the project applicant, has a tentative contract with a developer for a gas station at the Imperial Center location.

Commissioner Leimgruber invited the public to speak in favor of the project. Commissioner Leimgruber mentioned that John Jordan of the Heber Public Utility District is for the project.

Commissioner Leimgruber asked about undergrounding IID canals on or contiguous to the project, and whether a list was provided from the IID. Tom DuBose, Development Design and Engineering, stated that they will be undergrounding the canal that is adjacent to Highway 111 in phases.

The Imperial Center project itself is 77 acres but the total annexation would encompass 244 acres for the purpose of adjacent utilities. There are no housing plans currently planned for this site. All utilities that are being installed are in conjunction with the HPUD Master Plan. In regards to water and sewer that are being installed, an agreement is currently in the works. In regards to traffic, the project was approved with an analysis that included many outside projects that aren't officially in application. Certain trigger conditions have been met.

Commissioner Edney asked Mr. Jordan, HPUD, if they will be capable of providing services for the non-developed land in the future. Mr. Jordan stated that they will be handle those services as they plan for worse case scenario but actual need will not be known until a future application is submitted.

Mr. Heuberger reminded the Commission that the development area is part of a specific planning area and so any new developers would have to create a specific plan. When the infrastructure was designed, HPUD insisted that it was designed for capacity for the surrounding areas. Condition N mentions a reimbursement agreement in which it addresses that neither the District nor the County will incur expenses but rather future development would.

Commissioner Leimgruber asked if there are any members of the public who are opposed of the annexation. No public comments.


Motion made by Commissioner Kelley and carried on the roll call vote of all Commissioners present to approve the proposed annexation and recommendations as presented by the Executive Officer and as requested by the applicant.

9. No Executive Session Items.

10. Adjournment

The meeting adjourned at 8:38 a.m.

Wally Leimgruber, Chairman



Jurg Heuberger, CEP  
Executive Officer to LAFCO