

LAFCO APPLICATION

Petition for proceedings pursuant to "The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000"

The undersigned hereby petition(s) the Local Agency Formation Commission of Imperial County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

Applicant's Name Sol Orchard Imperial 1, LLC	
Site Address Please see the attached site description (Attachment 1)	Telephone Number (760) 355-1831
City El Centro/Imperial County	State California Zip Code 92243
Name of proposal Sol Orchard Solar Energy Facility	
1.	This proposal is made pursuant to California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000).
2.	The specific change(s) of organization proposed is/are: <input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Sphere of Influence <input type="checkbox"/> Other <input type="checkbox"/> Detachment <input type="checkbox"/> Consolidation <input type="checkbox"/> Incorporation <input type="checkbox"/> Formation of _____
3.	The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached hereto and by this reference incorporated herein, <u>EC 1-12</u> .
4.	The territory(ies) included in the proposal is/are: <input type="checkbox"/> inhabited (12 or more registered voters reside) <input checked="" type="checkbox"/> uninhabited
5.	Is this proposal consistent with the sphere of influence of the affected city and/or district(s). <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

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Imperial County
LOCAL AGENCY FORMATION COMMISSION

6.	<p>The reason(s) for the proposed <u>annexation</u> (annexation, detachment, reorganization, etc.) is/are: (Describe in detail - use attached sheet if necessary.) <u>to allow for a General Plan Amendment, Change of Zone, and Conditional Use Permit application process with the City of El Centro to achieve a consistent land use/zoning designation that would allow for the solar use.</u></p>
7.	<p>The proposed <u>annexation</u> is requested to be made subject to the following terms and conditions: <u>None.</u></p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
8.	<p>The person(s) signing this petition have signed as <input type="checkbox"/> registered voters or <input checked="" type="checkbox"/> owners of land (check only one).</p>
9.	<p>Would this proposal create an island of unincorporated territory?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>If YES, please explain.</p> <p>_____</p> <p>_____</p>
10.	<p>If the formation of a new district(s) is included in the proposal: <u>Not applicable.</u></p> <p>(a) The principal act(s) under which said district(s) is/are proposed to be formed is/are:</p> <p>_____</p> <p>_____</p> <p>(b) The proposed name(s) of the new district(s) is/are:</p> <p>_____</p> <p>_____</p> <p>(c) The boundaries of the proposed new district(s) are as described in Exhibits _____, _____, heretofore incorporated herein.</p>

11.	<p>Is there a good likelihood of a significant increase in population in the subject area within the next ten years?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO In unincorporated areas? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO In incorporated areas?</p>
12.	<p>How many parcels are included in the proposal? <u>4</u> List all Assessors' Parcel Numbers in subject territory. <u>Please refer to the attached site description (Attachment 1)</u></p>
13.	<p>Does the application contain 100% written consent of each property owner in the subject territory? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
14.	<p>Total land area: (Acres) [Net] <u>118</u> [Gross] <u>140</u></p>
15.	<p>What is the planned General Plan designation of the area by the affected city?</p> <p><u>General Industrial</u></p>
16.	<p>Describe any special land use concerns expressed in the above plans. <u>The attached constraints map shows the locations of the burrowing owl avoidance areas. A Burrowing Owl Mitigation Plan has been submitted to the City of El Centro. The land use applications that were submitted to the City of El Centro are attached for your reference.</u></p>
17.	<p>Specify any and all existing land use(s). <u>Radio tower property which encompasses 6 acres and IID canals, IID's First Street Drain, City and County roadways, and power transmission corridors.</u> What is the proposed land use(s)? <u>Photovoltaic (PV) solar facility</u> (Describe your project in detail) <u>Please refer to the attached project description.</u></p>

18.	<p>What is the existing County zoning? <u>A-2-U (General Agriculture, Urban Overlay)</u></p> <p>Per City guidelines, any property that is annexed into the City is automatically given an R1 (Single Family Residential) zoning designation. The proposed Change of Zone would be from R1 to ML (Light Manufacturing).</p> <p>What is the proposed County zoning? <u>automatically given an R1 (Single Family Residential) zoning designation.</u></p>
19.	<p>Has or is the area been/being pre-zoned? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>What is the pre-zoning classification? _____</p> <p>What date was this pre-zoned? _____</p>
20.	<p>Will the annexed territory be liable for its share of existing bonded indebtedness?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>
21.	<p>Will the annexed territory be included within any particular Tax Division or Zone of the annexing territory? Please specify.</p> <p><u>A Tax Sharing Agreement between the County and the City of El Centro will be prepared as part of the LAFCO process.</u></p>
22.	<p>If an incorporation is included in the proposal:</p> <p style="text-align: right;">Not applicable.</p> <p>(a) The name proposed for the new city is: _____</p> <p>(b) Provisions are requested for appointment of:</p> <p>(i) city manager <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>(ii) the city clerk and city treasurer <input type="checkbox"/> YES <input type="checkbox"/> NO</p>
23.	<p>If the proposal includes the consolidation of special districts, the proposed name of the consolidated district is _____</p> <p style="text-align: center;">Not applicable.</p> <p>_____</p> <p>_____</p>



 Applicant Signature

2/29/2012

 Date

Sol Orchard Imperial 1, LLC

NOTICE:

Prior to the effective date of any jurisdictional change (i.e. annexation, detachment, etc.) the governing bodies of all agencies whose service areas or service responsibilities would be altered by such change shall meet to determine the amount of property tax revenues to be exchanged between and among such affected agencies. Notwithstanding any other provisions of law, no such jurisdictional change shall become effective until each county and city included in such negotiation agrees, BY RESOLUTION, to accept the negotiated exchange of property tax revenues.


NOTE: The resolutions referred to above shall be attached to this application prior to filing with the Local Agency Formation Commission. The Executive Officer of the Local Agency Formation Commission shall not issue a Certificate of Completion of Filing (COF) until such resolution is filed with LAFCO.

Please complete the names and addresses of persons who are furnished copies of the Agenda and Executive Officer's Report and who are to be given mailed notices of the hearing of this proposal.

<u>Name:</u>	<u>Address:</u>	<u>Telephone:</u>
Sol Orchard Imperial 1, LLC	2435 Marshall Road, Imperial, CA 92251	(760) 355-1831
Imperial Irrigation District	P.O. Box 937, Imperial, CA 92251	(760) 339-9239
AEI-CASC Consulting	937 S. Via Lata, Suite 500, Colton, Ca 92324	(909) 223-3020
ECORP Consulting, Inc.	215 North 5th Street, Redlands, CA 92374	(909) 307-0046
_____	_____	_____
_____	_____	_____

Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. of the Government Code and herewith affix signature(s) as follows:

Chief Petitioners (not to exceed three):

<p><u>Don Wilcoxon</u> Print Name</p> <p><u></u> Signature</p>	<p><u>2/29/2012</u> Date</p> <p><u>2435 Marshall Road, Imperial (CA 92251)</u> Residence Address</p>
<p>_____ Print Name</p> <p>_____ Signature</p>	<p>_____ Date</p> <p>_____ Residence Address</p>
<p>_____ Print Name</p> <p>_____ Signature</p>	<p>_____ Date</p> <p>_____ Residence Address</p>

**Local Agency Formation Commission
County of Imperial**

LAFCO Application

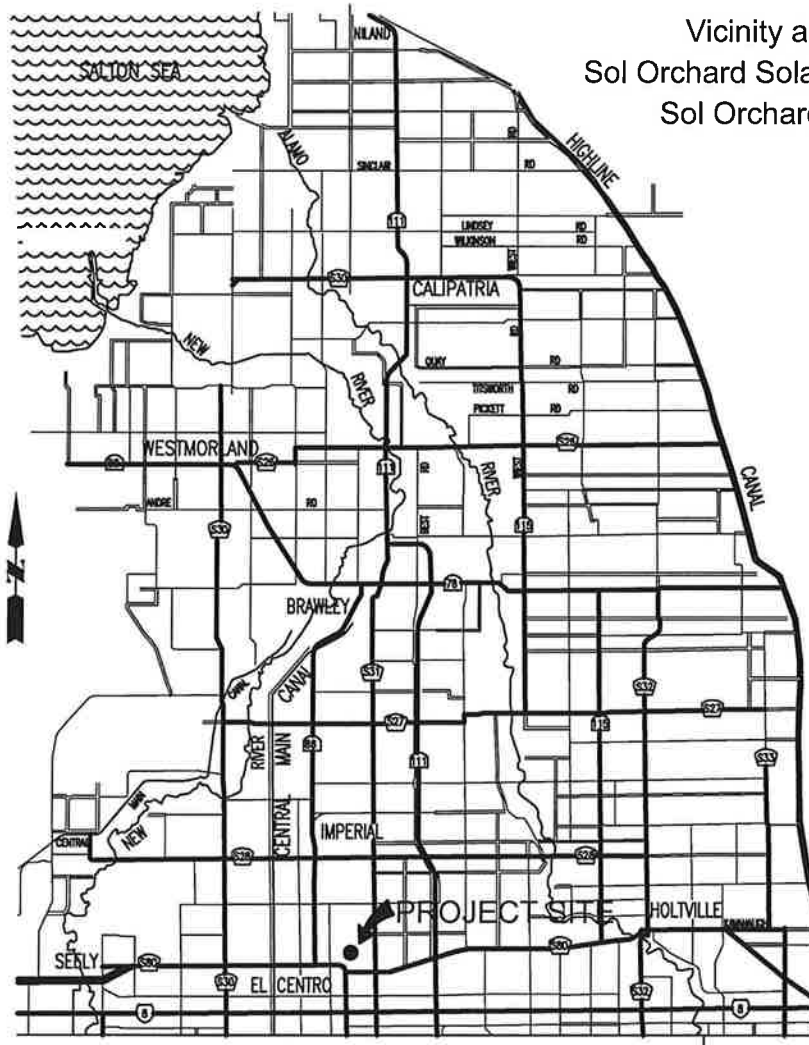
ATTACHMENT 1

Applicant: Sol Orchard Imperial 1, LLC

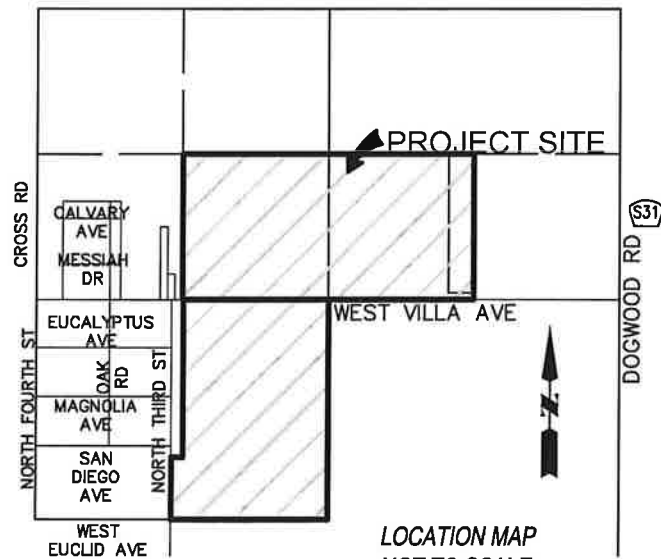
Description of Project Site:

Assessor's Parcel No. (APN)	Legal	Street Address/Location
044-450-443	SOUTHEAST ¼, OF THE NORTH ½ TRACT 48	32.805683, -115.546349
044-450-024	SOUTHWEST ¼, OF THE NORTH ½ TRACT 47	32.804248, -115.542389
044-450-025	PORTION SOUTH ½, OF THE NORTH ½ TRACT 47	54 W. Villa Road, El Centro, CA
044-430-012	PARCEL 1 PARCEL MAP NO. 44-430-04	649 N. 3 rd Street, El Centro, CA

Vicinity and Location Map
Sol Orchard Solar Energy Facility
Sol Orchard Imperial 1, LLC



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE