

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 Development Design and Engineering, Inc.		
Site Address SE Corner Best Road and Main Street	Telephone Number 760-353-8110	
City Brawley	State CA	Zip Code 92227
Name of proposal Rancho-Porter		
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>Rancho-Porter</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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JAN 11 2008

IMPERIAL COUNTY
LOCAL AGENCY FORMATION COMMISSION

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509 SOUTH 8TH STREET EL CENTRO-CA.-92243
EXECUTIVE OFFICER -JURG HEUBERGER

(IMPERIAL COUNTY)
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(LAFCO)
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6	<p>The reason(s) for the proposed _____ Annexation _____ (annexation, detachment, reorganization, etc.) is/are: (Describe in detail - use attached sheet if necessary.) <u>To give the development planned for the project site access to City of Brawley services.</u></p>
7	<p>The proposed _____ Annexation _____ is requested to be made subject to the following terms and conditions: <u>None</u></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>
10	<p>If the formation of a new district(s) is included in the proposal:</p> <p>(a) The principal act(s) under which said district(s) is/are proposed to be formed is/are: <u>New districts are not proposed for this project at this time.</u></p> <p>(b) The proposed name(s) of the new district(s) is/are: <u>New districts are not proposed for this project at this time.</u></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 checked="" type="checkbox"/> YES <input 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>049-270-051, 049-270-052, 049-270-050, 047-100-003, 047-100-004, 049-270-005</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) <u>[Net] 210.43 acres</u> <u>[Gross] 202 acres</u></p>
15	<p>What is the planned General Plan designation of the area by the affected city? <u>Low Density Residential, Medium Density Residential Commercial and Open Space</u> _____ _____ _____</p>
16	<p>Describe any special land use concerns expressed in the above plans. <u>No special concerns known.</u> _____ _____ _____</p>
17	<p>Specify any and all existing land use(s). <u>Agriculture</u> _____</p> <p>What is the proposed land use(s)? <u>Low Density Residential, Commercial, Mixed Use, Medium Density Residential & Open Space</u></p> <p>(Describe your project in detail) _____ <u>The project area will be subdivided and developed into single family residential, multi-family residential, open space/parks, commercial and mixed use. See attached project profile for additional information.</u> _____</p>

18	<p>What is the existing County zoning? <u>A2U</u></p> <p>What is the proposed County zoning? <u>Property will be annexed - no proposed County zoning.</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>No</u></p> <p>_____</p> <p>_____</p>
22	<p>If an incorporation is included in the proposal:</p> <p>(a) The name proposed for the new city is:</p> <p>_____</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 <u>None</u></p> <p>_____</p> <p>_____</p>

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.

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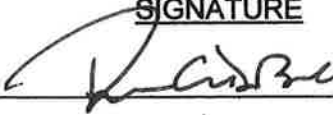
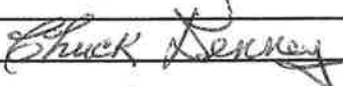
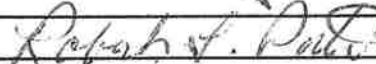
NOTE: The resolutions referred to above shall be attached to this application prior to filing with the Local Agency Formation Commission. The Executive Officer of the Local Agency Formation Commission shall not issue a Certificate of Completion of Filing (COF) until such resolution is filed with LAFCO.

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>
Development Design and Eng.	State Street, Suite D, El Centro, CA 92243	760-353-8110
Chuck Denney, DCD	2460 Viejo Lane, Lake Havasu, AZ 86406	928-486-7778
Porter Farms C/o Professional HOA Consultants	8181 Mission Gorge Rd Ste. E San Diego, CA 92120	

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):

<u>DATE</u>	<u>PRINTED NAME</u>	<u>SIGNATURE</u>	<u>RESIDENCE ADDRESS</u>
03/20/07	Tom DuBose, DDE, Inc.		1122 State Street Ste. D, El Centro, CA
03/20/07	Chuck Denny, DCD		2460 Viejo LN Lake Havasu, AZ 86406
03/20/07	Robert Porter, Porter Farms		Brawley, CA

JH/rs/G/LAFCO/LAFCO PETITION AND FORMS/LAFCO APPLICATION

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