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Imperial County
LOCAL AGENCY FORMATION COMMISSION

LAFCO
LOCAL AGENCY FORMATION COMMISSION
1122 State Street, Suite D
El Centro, CA 92243
(760) 353-4115 ♦ FAX (760) 353-4132

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 Wilbur Ellis Company		DATE 07/30/2013
CONTACT PERSON George Arkoosh	TELEPHONE NUMBER 208-934-5552	
SITE ADDRESS 45 W. Danenberg Rd	EMAIL ADDRESS Garkoosh@wilburellis.com	
CITY El Centro	STATE California	ZIP CODE 92243
NAME OF PROPOSAL Wilbur Ellis Annexation		
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, Par 2 #59	
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	

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.)</p> <p><u>for water and sewer hookup.</u></p> <hr/> <hr/>
7.	<p>THE PROPOSED <u>Annexation</u> IS REQUESTED TO BE MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:</p> <p><u>That the property remain zoned ML Light Manufacturing.</u></p> <hr/> <hr/>
8.	<p>THE PERSON(S) SIGNING THIS PETITION HAVE SIGNED AS:</p> <p><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> <hr/> <hr/>
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:</p> <hr/> <hr/> <p>(B) THE PROPOSED NAME(S) OF THE NEW DISTRICT(S) IS/ARE:</p> <hr/> <hr/> <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>1</u> LIST ALL ASSESSORS' PARCEL NUMBERS IN SUBJECT TERRITORY. _____ <u>#054360069</u></p>
13.	<p>DOES THE APPLICATION CONTAIN 100% WRITTEN CONSENT OF EACH PROPERTY OWNER IN THE SUBJECT TERRITORY?</p> <p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>
14.	<p>TOTAL LAND AREA: (ACRES) [NET] _____ [GROSS] <u>24.02</u></p>
15.	<p>WHAT IS THE PLANNED GENERAL PLAN DESIGNATION OF THE AREA BY THE AFFECTED CITY?</p> <p><u>General Industrial Land use in the city's General Plan Land Use Element</u></p>
16.	<p>DESCRIBE ANY SPECIAL LAND USE CONCERNS EXPRESSED IN THE ABOVE PLANS.</p> <p><u>None</u></p>
17.	<p>SPECIFY ANY AND ALL EXISTING LAND USE(S). <u>Light Manufacturing</u></p> <p>WHAT IS THE PROPOSED LAND USE(S)? <u>Hay Processing</u></p> <p>(DESCRIBE YOUR PROJECT IN DETAIL) _____</p>
18.	<p>WHAT IS THE EXISTING COUNTY ZONING? <u>ML Light Manufacturing</u></p> <p>WHAT IS THE PROPOSED COUNTY ZONING? _____</p>


19.	<p>HAS OR IS THE AREA BEEN/BEING PRE-ZONED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>WHAT IS THE PRE-ZONING CLASSIFICATION? <u>ML Light Manufacturing</u></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 checked="" type="checkbox"/> YES <input 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><small>City of El Centro Assessor parcel #05436009</small></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> <table border="0"> <tr> <td>(I) CITY MANAGER</td> <td><input type="checkbox"/></td> <td>YES</td> <td><input type="checkbox"/></td> <td>NO</td> </tr> <tr> <td>(II) THE CITY CLERK AND CITY TREASURER</td> <td><input type="checkbox"/></td> <td>YES</td> <td><input type="checkbox"/></td> <td>NO</td> </tr> </table>	(I) CITY MANAGER	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO	(II) THE CITY CLERK AND CITY TREASURER	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO
(I) CITY MANAGER	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO							
(II) THE CITY CLERK AND CITY TREASURER	<input type="checkbox"/>	YES	<input type="checkbox"/>	NO							
23.	<p>IF THE PROPOSAL INCLUDES THE CONSOLIDATION OF SPECIAL DISTRICTS, THE PROPOSED NAME OF THE CONSOLIDATED DISTRICT IS _____</p> <p>_____</p> <p>_____</p>										



 APPLICANT SIGNATURE

July 30 2013

 DATE

THIS SECTION TO BE FILLED OUT BY LAFCO STAFF	
<p> _____ APPLICATION RECEIVED BY</p>	<p><u>09/11/13</u> _____ DATE</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.

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>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

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**):

Wilbur Ellis Company	07/30/2013
Print Name	Date
	45 W. Danenberg Road
Signature	Residence Address
_____	_____
Print Name	Date
_____	_____
Signature	Residence Address
_____	_____
Print Name	Date
_____	_____
Signature	Residence Address