

## **CERTIFICATE OF FILING**

(Government Code 56658 (g) Cortese-Knox-Hertzberg Reorganization Act of 2000)

I, JURG HEUBERGER, C.E.P., as the Executive Officer to the Local Agency Formation Commission of the County of Imperial (LAFCO), do hereby certify that:

1. The APPLICATION referenced and described below has been submitted to me and has been found to be in the form prescribed by the Local Agency Formation Commission of Imperial County, and in substantial conformity with the Act.
2. The APPLICATION contains the information and the data and signatures as required by this Commission and applicable provisions of State law and has been accepted for filing.

EFFECTIVE DATE: **October 21, 2013**

APPLICATION TITLE: Wilbur Ellis Annexation  
LAFCO File No. EC 1-13

APPLICANT(S): Wilbur Ellis Company  
(by Petition)

LEGAL DESCRIPTION: APN: 054-360-069-000  
(See map and legal description)

GENERAL LOCATION: Project is located on the northwest ¼ of Tract 140,  
Township 16 South, Range 14 East, SBM.

DATE OF HEARING: **Tentative date is unknown-dependant on City  
land use time**  
[NOTE: Hearing date is tentative and may vary.]


AFFECTED AGENCIES: **(See listing at the end of notice)**

CEQA LEAD AGENCY: The City of El Centro and LAFCO are Co-Lead agency  
for CEQA!

This certificate of filing is issued pursuant to Section 56658 of the Government Code, State of California. All time requirements and limitations for processing and consideration of this application specified by State law and/or rules and the regulations of the Imperial County Local Agency Formation Commission shall become effective on the date of issuance of this certificate.

**NOTICE TO READER & EACH SUBJECT AGENCY & RESPONSIBLE AGENCY:**

Under the provisions of the CORTESE-KNOX-HERTZBERG REORGANIZATION ACT OF 2000 (Gov. Code 56000 et. seq.) you have certain responsibilities as well as opportunities to respond to this application. You must respond to the Executive Officer in a timely manner in order for your concerns or comments to be addressed!

  
Jurg Heuberger, AICP, CEP  
Executive Officer to LAFCO

**Notification listing:**

Clerk of the Board of Supervisors [with copies]  
Clerk of IID Board of Directors [with copies]  
City of El Centro City Clerk [with copies]  
City of El Centro City Manager  
City of El Centro Planning Director  
City of El Centro Public Works Director  
IID General Manager, General Manager  
California Highway Patrol Office  
Calif. Dept. of Transportation (CALTRANS)  
Superintendent of ICOE  
Southern California Gas Company  
County Sheriff Department  
County Executive Officer  
County Counsel  
County Counsel Assistant  
County Public Works  
Assessor's Office  
Auditor's Office  
County Planning Development Services Director  
LAFCO File: 50.004, 50.018, 50.020, EC 1-13  
Applicant

# NOTICE OF FILING AND TRACKING FORM

STEPS FOR LAFCO PROJECTS

## LAFCO ANNEXATION (S)

DEPARTMENTAL USE ONLY

Date: 10-21-13 City: El Centro Annexation #: EC 1-13

1.  Resolution of Applicant by affected local agency  
 Petition with acquired signatures of landowners or registered voters

2. APPLICATION RECEIVED BY LAFCO ON: **09/11/13**

3. THE LAFCO EXECUTIVE OFFICER herewith provides "Notice of Filing" to ASSESSOR, AUDITOR, CEO, and issues a "CERTIFICATE OF FILING" to APPLICANT and other parties of interest, dated; **10/21/13**

4. ASSESSOR:

Within twenty **20 days** of the above notice of filing date, (**step 3**), provides report to Auditor which identifies assessed valuation for territory subject to jurisdictional changes and tax rate area(s).

**DUE TO AUDITORS OFFICE BY:** **11/10/13**

5. AUDITOR:

A: Estimates amounts if property tax revenue generated in territory subject to jurisdictional changes during the current fiscal year.

B: Estimates proportion of Property tax revenue.

C: Within forty **40 days** of the above notice filing (**step 3**), Auditor notifies governing body of each service area is altered, of the amount of property tax revenue estimated, and the exchange pursuant to the master agreement of subject to a negotiated exchange.

**DUE TO SUPERVISOR & CITY BY:** **12/20/13**

6. Each governing body transmits within thirty (**30 days**) of receipt of notification from Auditor, (**step 5**) a resolution of acceptance of the exchange of property tax revenue to the LAFCO Executive officer.

**DUE TO LAFCO EXECUTIVE OFFICER BY:** **01/19/13**

7. Tentative Notice of LAFCO Hearing given by LAFCO EXECUTIVE OFFICER: **00/00/00**

8. After the LAFCO public hearing is held the decision is final.

Copy to:  Assessor  Auditor  CEO  PW  County Counsel  Applicant  Other \_\_\_\_\_

RECEIVED

SEP 11 2013

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 <b>Wilbur Ellis Company</b>		DATE <b>07/30/2013</b>
CONTACT PERSON <b>George Arkoosh</b>		TELEPHONE NUMBER <b>208-934-5552</b>
SITE ADDRESS <b>45 W. Danenberg Rd</b>		EMAIL ADDRESS <b>Garkoosh@wilburellis.com</b>
CITY <b>El Centro</b>		STATE ZIP CODE <b>California 92243</b>
NAME OF PROPOSAL <b>Wilbur Ellis Annexation</b>		
<b>1.</b>	THIS PROPOSAL IS MADE PURSUANT TO CALIFORNIA GOVERNMENT CODE (COMMENCING WITH SECTION 56000, CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000).	
<b>2.</b>	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 _____	
<b>3.</b>	THE BOUNDARIES OF THE TERRITORY(IES) INCLUDED IN THE PROPOSAL ARE AS DESCRIBED IN EXHIBIT(S) ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN, <b>Par 2 #59</b>	
<b>4.</b>	THE TERRITORY(IES) INCLUDED IN THE PROPOSAL IS/ARE:  <input type="checkbox"/> INHABITED (12 OR MORE REGISTERED VOTERS RESIDE) <input checked="" type="checkbox"/> UNINHABITED	
<b>5.</b>	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.)  <b>for water and sewer hookup.</b></p> <hr/> <hr/>
7.	<p>THE PROPOSED <u>Annexation</u> IS REQUESTED TO BE MADE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:</p> <p><b>That the property remain zoned ML Light Manufacturing.</b></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> <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>_____</p> <p>_____</p>

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

July 30 2013  
 \_\_\_\_\_  
 DATE

<b>THIS SECTION TO BE FILLED OUT BY LAFCO STAFF</b>	
<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

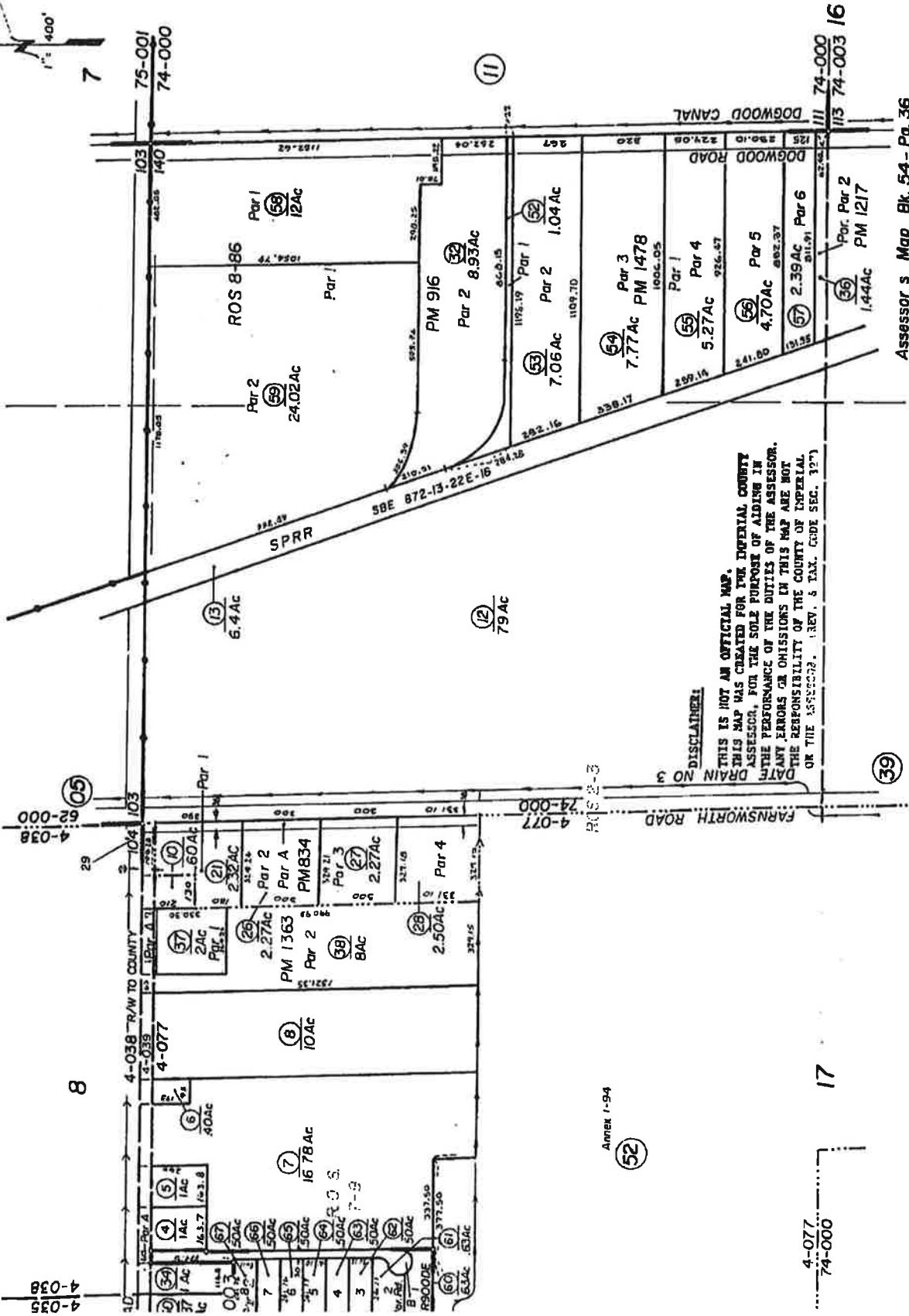


TR. 900 DANENBERG ESTATES & N1/2 TR. 140 T16S, R14E

54-36

Tax Area Code  
 4-039  
 4-076  
 4-077  
 74-000

FM 16-1



**DISCLAIMER:**  
 THIS IS NOT AN OFFICIAL MAP.  
 THIS MAP WAS CREATED FOR THE IMPERIAL COUNTY ASSESSOR, FOR THE SOLE PURPOSE OF AIDING IN THE PERFORMANCE OF THE DUTIES OF THE ASSESSOR. ANY ERRORS OR OMISSIONS IN THIS MAP ARE NOT THE RESPONSIBILITY OF THE COUNTY OF IMPERIAL OR THE ASSESSOR. (REV. & TAX. CODE SEC. 377)

Assessor's Map Bk. 54- Pg. 36  
 County of Imperial, Calif.

4-077  
 74-000

ANNEX 1-94

(52)

(39)



RECORDING REQUESTED BY  
**TICOR TITLE INSURANCE COMPANY  
 OF CALIFORNIA**

BOOK 1631 PAGE 101

**13932**  
 DOLORES PROVENCO  
 COUNTY RECORDER  
 AUG 24 9 34 AM '89  
 IMPERIAL COUNTY, CALIF  
 BOOK 1631 PAGE 101

AND WHEN RECORDED MAIL TO

Name **WILBUR-ELLIS COMPANY**  
 Street Address **45 WEST D-NENBURG ROAD**  
**EL CENTRO, CA 92243**  
 City & State

MAIL TAX STATEMENTS TO

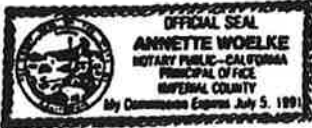
Name **SAME AS ABOVE**  
 Street Address  
 City & State

REG	\$ 4
RIF	\$ 2
MC	\$ 1
MIL	\$ -
TOTAL	\$ 7

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Partnership Grant Deed** APN# 54-360-14 AND 54-360-31  
 THIS FORM FURNISHED BY TICOR TITLE INSURERS

CAT NO. NND0586  
 TO 1926 CA (11-83)

ALL FIN	The undersigned grantor(s) declare(s) Documentary transfer tax is <u>250.25</u> <input checked="" type="checkbox"/> computed on full value of property conveyed, or <input type="checkbox"/> computed on full value less value of liens and encumbrances remaining at time of sale <input checked="" type="checkbox"/> Unincorporated area: ( ) City of _____, and
	FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. <b>QUALITY HAY COMPANY</b> a <b>GENERAL</b> partnership organized under the laws of the State of hereby <b>GRANTS</b> to <b>WILBUR-ELLIS COMPANY, A CALIFORNIA CORPORATION</b> the following described real property in the <b>UNINCORPORATED AREA OF THE</b> County of <b>IMPERIAL</b> , State of California.  <b>SEE ATTACHED EXHIBIT "A" MADE A PART HEREOF FOR LEGAL DESCRIPTION.</b>
	Dated: <u>DECEMBER 7, 1988</u> STATE OF CALIFORNIA } COUNTY OF <u>IMPERIAL</u> } ss On <u>DECEMBER 10, 1988</u> before me, the undersigned, a Notary Public in and for said State, personally appeared <u>AL DOKTER, JR.</u>  personally known to me or proved to me the basis of satisfactory evidence to be the person who exe- cuted the within instrument as <u>ONE</u> of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same. WITNESS my hand and official seal  Signature: <u>[Signature]</u>
	<u>QUALITY HAY COMPANY</u> By: <u>[Signature]</u> Partner JOHN A. HAMERSMA By: <u>[Signature]</u> Partner HENRY DOKTER BY: <u>[Signature]</u> AL DOKTER, JR. PARTNER
	 (This area for official notarial seal)
	Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Exhibit "A"

That portion of the Northeast quarter of Tract 140, Township 16 South, Range 14 East, Parcel 1 of S.B.M., County of Imperial, State of California, and a portion of Parcel Map No. M-916 on file in Book 3, Page 57 of Parcel Maps in the office of the Imperial County Recorder, being more particularly described as follows:

Beginning at the Northeast corner of said Tract 140; thence along the North line of said Tract 140 North  $89^{\circ}53'00''$  West (Record North  $89^{\circ}53'00''$  West) 428.05 feet to the True Point of Beginning; thence South  $0^{\circ}57'01''$  East 1054.79 feet to the point of intersection with the South line of said Parcel 1 of Parcel Map No. M-916; thence along the South line of said Parcel 1 North  $89^{\circ}54'21''$  West (Record North  $89^{\circ}54'45''$  West) 593.94 feet to the beginning of a tangent 382.24 foot radius curve concave Northeasterly; thence Northwesterly along said curve thru a central angle of  $45^{\circ}46'37''$  (Record  $45^{\circ}48'50''$ ) an arc distance of 385.39 feet to the point of intersection with the Easterly line of the South Pacific Railroad right of way, a radial to said point bears South  $45^{\circ}52'16''$  West; thence non-tangent to said curve along said Easterly right of way line North  $18^{\circ}47'37''$  West (Record North  $18^{\circ}48'00''$  West) 992.89 feet to the point of intersection with the North line of said Northeast quarter of Tract 140; thence along said North line South  $89^{\circ}53'00''$  East (Record South  $89^{\circ}53'00''$  East) 1178.05 feet to the True Point of Beginning.

PARTNERSHIP ACKNOWLEDGMENT

NO 201

State of California  
County of San Bernardino } ss

On this the 8 day of December 1988 before me,

MARION J. RUGZINSKI  
the undersigned Notary Public, personally appeared

JOHN A. HARRISON & HENRY DEXTER

personally known to me  
proved to me on the basis of satisfactory evidence  
to be the person(s) who executed the within instrument on behalf of the  
partnership, and acknowledged to me that the partnership executed it.  
WITNESS my hand and official seal.



Marion J. Rugzinski  
Notary's Signature