

EXHIBIT A

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 <i>LOTUS RANCH, LLC c/o GARY MCPHETRIGE</i>	
Site Address <i>PORT. TR. 58 & TR. 61</i>	Telephone Number <i>(760) 352-3489</i>
City <i>EL CENTRO</i>	State <i>CALIFORNIA</i> Zip Code <i>92243</i>
Name of proposal <i>LOTUS RANCH - EL CENTRO ANNEXATION</i>	
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><i>EL CENTRO ANNEXATION</i></u> .
4	The territory(ies) included in the proposal is/are: <input checked="" type="checkbox"/> inhabited (12 or more registered voters reside) <input 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

LOCAL AGENCY FORMATION COMMISSION
 509 SOUTH 8TH STREET EL CENTRO-CA.-92243
 EXECUTIVE OFFICER - JURG HEUBERGER

(IMPERIAL COUNTY)
 (760) 353-4115 Phone

(LAFCO)
 (760) 353-4132 Fax

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 INCORPORATE AGRICULTURE LAND FOR DEVELOPMENT INTO SINGLE-FAMILY RESIDENTIAL HOMES INTO THE CITY OF EL CENTRO.</u></p>
7	<p>The proposed <u>ANNEXATION</u> is requested to be made subject to the following terms and conditions: <u>THOSE STANDARDS WHICH ARE ESTABLISHED BY THE CITY OF EL CENTRO.</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? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 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: _____</p> <p>(b) The proposed name(s) of the new district(s) is/are: _____</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>052-280-12-01, 052-380-28-01</u> <u>052-380-29-01, 052-380-30-01</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>216.9±</u> [Gross] <u>216.9±</u></p>
15	<p>What is the planned General Plan designation of the area by the affected city? <u>LOW DENSITY RESIDENTIAL</u></p>
16	<p>Describe any special land use concerns expressed in the above plans.</p>
17	<p>Specify any and all existing land use(s). <u>COUNTY AZU AND A2</u> <u>UNINCORPORATED</u></p> <p>What is the proposed land use(s)? <u>CITY SINGLE-FAMILY INCORPORATED</u></p> <p>(Describe your project in detail) <u>SINGLE-FAMILY RESIDENTIAL,</u> <u>ELEMENTARY SCHOOL</u></p>

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>
GARY MCPHETRIGE	P.O. BOX 3305, EC 92244	760-352-3489

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>
3/29/05	GARY MCPHETRIGE	<i>Gary McPhetrig</i>	P.O. BOX 3305 E.C.
3/29/05	STANLEY MITOSINKA	<i>Stanley Mitosinka</i>	1595 LA BRUCHERIE E.C.
3/29/05	STEPHEN MITOSINKA	<i>Stephen Mitosinka</i>	1589 LA BRUCHERIE E.C.

JH/MSG/LAFCO/LAFCO PETITION AND FORMS/LAFCO APPLICATION

LOCAL AGENCY FORMATION COMMISSION	(IMPERIAL COUNTY)	(LAFCO)
509 SOUTH 8 TH STREET EL CENTRO-CA. 92243	(760) 353-4115 Phone	(760) 353-4132 Fax
EXECUTIVE OFFICER - JURG HEUBERGER		