

EXHIBIT B

**CONDITIONAL**  
**CERTIFICATE OF FILING**

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

I, JURG HEUBERGER, AICP, CEP, 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 19, 2017**

APPLICATION TITLE: ICOE West Annexation  
LAFCO File No. EC 2-17

APPLICANT(S): Imperial County Office of Education  
(by Petition)

LEGAL DESCRIPTION: APN: 054-510-001 approximately 80 acres  
(See map and legal description)

GENERAL LOCATION: Project is located on the southwest corner of Sperber  
& McCabe Rd.

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!

**SPECIAL NOTE:**

An application was received on October 19, 2017. The LAFCO, according to policy and in an effort to allow for a project to be on a "parallel" track "conditionally accepted the application.

This certificate of filing is issued pursuant to the express understanding that if the City of El Centro does not complete the processing of the Land Use and Environmental side of the project, the tentative hearing may be continued.

  
Jurg Heuberger, AICP, CEP  
Executive Officer to LAFCO

**Notification listing:**

County Planning Commission [with copies]  
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 ICDE  
Southern California Gas Company  
County Sheriff Department, Ray Loera  
County Executive Officer  
County Counsel, Katherine Turner  
County Public Works, John Gay  
Assessor's Office, Robert Menvielle  
Auditor's Office, Doug Newland  
County Planning Development Services Director, Jim Minnick  
LAFCO File: 50 004, 50 018, EC 2-17  
Applicant



RECEIVED

OCT 19 2017

Imperial County  
Local Agency Formation Commission

# 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, and stipulate(s) as follows:*

OWNER INFORMATION	
NAME J. Todd Finnell, County Superintendent of Schools	COMPANY Imperial County Office of Education
MAILING ADDRESS 1398 Sperber Road	TELEPHONE NUMBER 760.312.6440
CITY, STATE, ZIP El Centro, CA 92243	EMAIL ADDRESS todd.finnell@icoe.org
APPLICANT INFORMATION (IF DIFFERENT FROM THE OWNER)	
NAME	COMPANY
MAILING ADDRESS	TELEPHONE NUMBER
CITY, STATE, ZIP	EMAIL ADDRESS
PROJECT INFORMATION	
NAME OF PROPOSAL ICOE West Annex	DATE 09/15/2017
PROJECT ADDRESS SWC of Sperber & McCabe Roads	APN(S) 054-510-001
CITY, STATE, ZIP El Centro, CA 92243	TOTAL LAND AREA (ACRES) 80 ACRES
<b>THIS PROPOSAL IS MADE PURSUANT TO CALIFORNIA GOVERNMENT CODE (COMMENCING WITH SECTION 56000, CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF 2000).</b>	
1	PROPOSED CHANGE(S) OF ORGANIZATION:  <input checked="" type="checkbox"/> ANNEXATION <input checked="" type="checkbox"/> SPHERE OF INFLUENCE <input type="checkbox"/> OTHER <input type="checkbox"/> DETACHMENT <input type="checkbox"/> CONSOLIDATION <input checked="" type="checkbox"/> EXTENSION OF SERVICES <input type="checkbox"/> INCORPORATION <input type="checkbox"/> FORMATION OF _____
2	NAME OF THE CITY/SPECIAL DISTRICT BEING AFFECTED <b>City of El Centro</b>
3	THE PROPOSED BOUNDARIES OF THE TERRITORY(IES) INCLUDED IN THE PROPOSAL ARE AS DESCRIBED IN THE EXHIBIT(S) ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.  <input checked="" type="checkbox"/> YES, BOUNDARY EXHIBITS ARE ATTACHED

4	PLEASE LIST ANY OTHER DOCUMENTS BEING SUBMITTED WITH THE APPLICATION ( <i>EXCEPT THOSE ALREADY REQUIRED BY LAFCO</i> ). C1 Conceptual Grading Plan, C2 Conceptual Utility Plan , C3 Conceptual Stormwater & Drainage Plan Architectural A1.0 Site Plan, A2.0 Key Floor Plan
5	THE TERRITORY(IES) INCLUDED IN THE PROPOSAL IS/ARE: <input checked="" type="checkbox"/> UNINHABITED <input type="checkbox"/> INHABITED (12 OR MORE REGISTERED VOTERS)
6	CURRENTLY, THE TERRITORY(IES) INCLUDED IN THE PROPOSAL IS/ARE: <input type="checkbox"/> DEVELOPED <input checked="" type="checkbox"/> UNDEVELOPED
7	IS THIS PROPOSAL CONSISTENT WITH THE SPHERE OF INFLUENCE OF THE AFFECTED CITY AND/OR DISTRICT? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
8	PLEASE DESCRIBE IN DETAIL, THE REASONS FOR THE PROPOSED CHANGE OF ORGANIZATION (ANNEXATION, DETACHMENT, ETC.). USE ATTACHED SHEET IF NECESSARY Property is adjacent to existing City Boundary and development requires access to city sewer and water.
9	THE PROPOSED CHANGE OF ORGANIZATION IS REQUESTED, SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:
10	WOULD THIS PROPOSAL CREATE AN ISLAND OF UNINCORPORATED TERRITORY? <input type="checkbox"/> YES IF YES, PLEASE EXPLAIN. <input checked="" type="checkbox"/> NO
11	IS THERE A GOOD LIKELIHOOD OF A SIGNIFICANT INCREASE IN POPULATION IN THE SUBJECT AREA WITHIN THE NEXT TEN YEARS? IN UNINCORPORATED AREAS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO IN INCORPORATED AREAS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ESTIMATED ADDITIONAL POPULATION: _____
12	WHAT IS THE EXISTING ZONING?     A2 (County of Imperial) WHAT IS THE PROPOSED ZONING?     LU (City of El Centro)
13	HAS OR IS THE AREA BEEN/BEING PRE-ZONED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT IS THE PRE-ZONING CLASSIFICATION?     Limited Use (LU) WHAT DATE WAS THIS PRE-ZONED?     Concurrent Application

14	WHAT IS THE PLANNED GENERAL PLAN DESIGNATION OF THE AREA BY THE AFFECTED CITY? <u>No Designation of this area on the City General Plan</u>
15	DESCRIBE ANY SPECIAL LAND USE CONCERNS EXPRESSED IN THE ABOVE PLANS. <u>None</u>
16	SPECIFY ANY AND ALL EXISTING LAND USES. <u>Existing A2 (County of Imperial)</u> WHAT ARE THE PROPOSED LAND USES? <u>Limited Used (LU) City of El Centro</u> DESCRIBE YOUR PROJECT IN DETAIL: <u>Construction of Administrative Annex to Adjacent Campus 21,685 SF Building with 122 On site Parking Spaces. Off-site Improvements include acceleration and deceleration lanes on McCabe Road Alignment and widening of Sperber Road.</u>
17	DOES THE APPLICATION CONTAIN 100% WRITTEN CONSENT OF EACH PROPERTY OWNER IN THE SUBJECT TERRITORY? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
18	WILL THE ANNEXED TERRITORY BE LIABLE FOR ITS SHARE OF EXISTING BONDED INDEBTEDNESS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
19	WILL THE ANNEXED TERRITORY BE INCLUDED WITHIN ANY PARTICULAR TAX DIVISION OR ZONE OF THE ANNEXING TERRITORY? PLEASE SPECIFY. <u>Tax Division between County of Imperial and City of El Centro</u>
20	IF THE PROPOSAL INCLUDES THE CONSOLIDATION OF SPECIAL DISTRICTS, THE PROPOSED NAME OF THE CONSOLIDATED DISTRICT IS: <u>Not Applicable</u>
21	IF AN INCORPORATION IS INCLUDED IN THE PROPOSAL: (A) THE NAME PROPOSED FOR THE NEW CITY IS: <u>Not Applicable</u> (B) PROVISIONS ARE REQUESTED FOR APPOINTMENT OF: (i) CITY MANAGER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (ii) THE CITY CLERK AND CITY TREASURER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

22	IF THE FORMATION OF A NEW DISTRICT(S) IS INCLUDED IN THE PROPOSAL:	
	(A) THE PRINCIPAL ACT(S) UNDER WHICH SAID DISTRICT(S) IS/ARE PROPOSED TO BE FORMED IS/ARE:	<u>Not Applicable</u>
	(B) THE PROPOSED NAME(S) OF THE NEW DISTRICT(S) IS/ARE:	<u>Not Applicable</u>
	(C) THE BOUNDARIES OF THE PROPOSED NEW DISTRICT(S) ARE AS DESCRIBED IN EXHIBITS	<u>Not Applicable</u> , INCORPORATED HEREIN.
23	THE PERSON(S) SIGNING THIS PETITION HAVE SIGNED AS:	(CHECK ONLY ONE) <input type="checkbox"/> REGISTERED VOTERS <input checked="" type="checkbox"/> OWNERS OF LAND
24	AS REQUIRED, THE FOLLOWING ITEMS ARE ENCLOSED WITH THIS APPLICATION:	
	<input checked="" type="checkbox"/> DEPOSIT <input checked="" type="checkbox"/> INDEMNIFICATION AGREEMENT	<input checked="" type="checkbox"/> LEGAL DESCRIPTION <input checked="" type="checkbox"/> ANNEXATION MAP (10 COPIES)

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

10/18/17  
 \_\_\_\_\_  
 DATE

*Please complete the names and addresses of **additional** persons (not including the owner/applicant previously listed at the beginning of the application) who are requesting to have furnished copies of the agenda and Executive Officer's Report and/or mailed notices of the hearing of this proposal. Please attach additional pages if necessary.*

PERSON 1	REQUESTS:	<input checked="" type="checkbox"/> AGENDA COPIES <input type="checkbox"/> HEARING PACKAGE HARD COPY	<input checked="" type="checkbox"/> PUBLIC NOTICE OF HEARING <input type="checkbox"/> HEARING PACKAGE ON CD
	NAME	COMPANY	
	Mailing Address	Imperial County Office of Education	
	1398 Sperber Road	TELEPHONE NUMBER	(760) 312.6219
	CITY, STATE, ZIP	EMAIL ADDRESS	kenton.hems@lcoe.org
El Centro, CA 92243			

PERSON 2	REQUESTS:	<input checked="" type="checkbox"/> AGENDA COPIES <input type="checkbox"/> HEARING PACKAGE HARD COPY	<input checked="" type="checkbox"/> PUBLIC NOTICE OF HEARING <input type="checkbox"/> HEARING PACKAGE ON CD
	NAME	COMPANY	
	Mailing Address	Imperial County Office of Education	
	1398 Sperber Road	TELEPHONE NUMBER	(760) 312.6229
	CITY, STATE, ZIP	EMAIL ADDRESS	alex.wells@lcoe.org
El Centro, CA 92243			

# ANNEXATION NO. EC-2-17 TO THE CITY OF EL CENTRO IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

**LEGAL DESCRIPTION:**

TRACT 55-1/2 AND THE WEST ONE-HALF OF TRACT 57 IN TOWNSHIP 16 SOUTH, RANGE 14 EAST, SAN BERNARDINO PRINCIPAL MERIDIAN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THOSE PORTIONS OCCUPIED BY THE DAHLIA LATERAL NO. 1 CANAL AS CONVEYED TO THE IMPERIAL IRRIGATION DISTRICT BY DEED RECORDED IN BOOK 470, PAGE 548, OFFICIAL RECORDS OF SAID COUNTY OF IMPERIAL.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 57 IN TOWNSHIP 16 SOUTH, RANGE 14 EAST, SAN BERNARDINO PRINCIPAL MERIDIAN;

THENCE ALONG THE LINE COMMON TO TRACT 57 AND TRACT 81, NORTH 89°39'14" EAST 55.00 FEET TO THE EASTERN LINE OF OCCUPATION OF THE DAHLIA LATERAL NO. 1 CANAL AS CONVEYED BY DEED RECORDED IN BOOK 470, PAGE 548, OFFICIAL RECORDS OF THE COUNTY OF IMPERIAL, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE COMMON TO TRACT 57 AND TRACT 81, NORTH 89°39'14" EAST 1,264.89 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF TRACT 57 AS DEPICTED ON THAT PARTICULAR MAP OF IMPERIAL COUNTY CENTER LINE SURVEY CONDUCTED BY THE COUNTY OF IMPERIAL, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID LINE OF OCCUPATION OF THE DAHLIA LATERAL NO. 1 CANAL, NORTH 00°54'33" WEST 1,319.92 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°48'59" EAST 1,319.75 FEET TO THE CORNER COMMON TO TRACTS 55-1/2, 56 AND 57;

THENCE ALONG THE LINE COMMON TO TRACT 55-1/2 AND TRACT 56, SOUTH 00°31'29" EAST 1,321.26 FEET TO THE SOUTHEAST CORNER OF TRACT 55-1/2;

THENCE ALONG THE LINE COMMON TO TRACT 55-1/2 AND TRACT 54-1/2, SOUTH 80°38'17" WEST 1,244.71 FEET TO SAID EASTERN LINE OF OCCUPATION OF THE DAHLIA LATERAL NO. 1 CANAL, SAID POINT BEING DISTANT NORTH 89°38'17" EAST 76.00 FEET FROM THE SOUTHWEST CORNER OF TRACT 55-1/2;

THENCE ALONG SAID EASTERN LINE OF OCCUPATION OF THE DAHLIA LATERAL NO. 1 CANAL, NORTH 00°38'40" WEST 1,321.26 FEET TO A POINT ON THE LINE COMMON TO TRACT 55-1/2 AND TRACT 56, SAID POINT BEING DISTANT NORTH 89°38'50" EAST 57.00 FEET FROM THE NORTHWEST CORNER OF SAID TRACT 55-1/2;

THENCE CONTINUING ALONG SAID EASTERN LINE OF OCCUPATION OF DAHLIA LATERAL NO. 1 CANAL, NORTH 00°54'33" WEST 1,319.92 FEET TO THE POINT OF BEGINNING, CONTAINING 76.33 ACRES, MORE OR LESS;

A 12-FOOT WIDE EASEMENT FOR TILE DRAIN RUNWAYS: 6/28/1954 B 998, P. 486, O.R.

AN 80'-00" WIDE EASEMENT FOR UTILITY PURPOSES: 7/11/1934 B 384, P. 533, O.R.

**BASIS OF BEARINGS:**

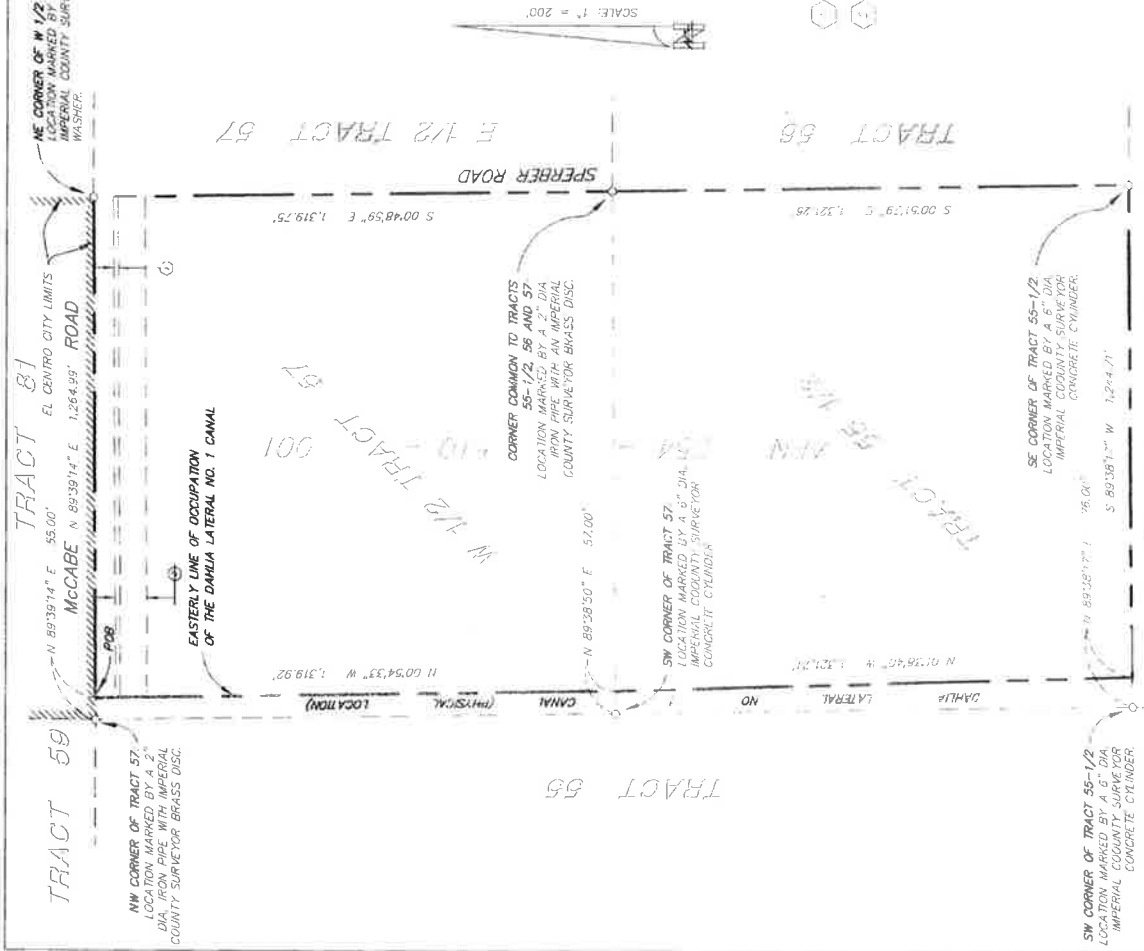
THE BASIS OF THE BEARINGS REPORTED HEREON IS DERIVED FROM THE NORTH AMERICAN DATUM OF 1983 CALIFORNIA COORDINATE SYSTEM, ZONE 16, AS MEASURED BETWEEN CONTROL STATIONS "KUEBLER" AND "CORPANY" AND CALCULATED FROM THE COORDINATE VALUES PUBLISHED BY THE NATIONAL GEODETIC SURVEY, EPOCH 1991.35, I.E. NORTH 32°08'31" EAST.

THIS SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT IN JUNE, 2017.

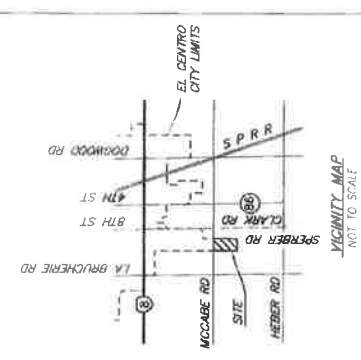


TIMOTHY J. KELLY, PLS No. 8759  
DATE: 15 SEPT 2017

TRACT 54 1/2



- LEGEND:**
- INDICATES PROPERTY BOUNDARY (INDICATES ADJACENT AREA)
  - - - INDICATES ADJACENT TRACT LINES
  - - - INDICATES BOUNDARY OF CITY LIMITS
  - INDICATES POINT OF BEGINNING
  - INDICATES FOUND SURVEY MONUMENT AS NOTED



**HALE**  
THE COUNTY OF SAN DIEGO, CA 92111 246 N 9TH ST. EL CENTRO, CA 92243  
PROJECT NO. 17526  
PHONE: 951-358-5716