

DATE SUBMITTED 09/24/2025  
 SUBMITTED BY COMMUNITY DEVELOPMENT DIRECTOR OTHON MORA  
 DATE ACTION REQUIRED 10/01/2025

COUNCIL ACTION (X)  
 PUBLIC HEARING REQUIRED ( )  
 RESOLUTION (X)  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

**SUBJECT:** **DISCUSSION/ACTION:** INITIATING AN APPLICATION TO THE IMPERIAL COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO) FOR THE WEST 70 GROUP, LLC, ANNEXATION ON APN 063-010-059, LOCATED AT THE NECKEL ROAD AND LA BRUCHERIE ROAD INTERSECTION

1. Approve the initiation of an application to the Imperial County Local Agency Formation Commission (LAFCO) for the annexation of APN 063-010-059, located at the intersection of Neckel Road and La Brucherie Road, for the West 70 Group, LLC

**DEPARTMENT INVOLVED:** Community Development Department

**BACKGROUND/SUMMARY:**

The West 70 Micro Estates Project proposes development of a 70.75-acre site located at the northwest corner of Neckel Road and La Brucherie Road (APN 063-010-059). The project includes a total of 794 residential units, consisting of 492 single-family homes and 302 multi-family units. Supporting amenities would include five neighborhood parks with play areas, courts, and shaded gathering spaces, as well as a community amenity center with a gym, landscaped park, pool, and outdoor gathering areas.

Access would be provided from both Neckel Road and La Brucherie Road, with internal circulation designed through two-lane roadways. The project also proposes frontage improvements such as turn lanes to accommodate traffic movements.

Implementation requires several discretionary actions, including annexation into the City, a General Plan Amendment, zoning changes to Specific Plan, adoption of the West 70 Specific Plan, and approval of a Vesting Tentative Map. The City has determined an Environmental Impact Report (EIR) is necessary to evaluate potential impacts, and a Notice of Preparation has been circulated to begin the CEQA review process.

**FISCAL IMPACT:** N/A

**ADMIN SERVICES SIGN INITIALS** VMS

**STAFF RECOMMENDATION:** Staff recommends that the City Council approve the initiation of an application to the Imperial County Local Agency Formation Commission (LAFCO) for the annexation of APN 063-010-059, located at the intersection of Neckel Road and La Brucherie Road, for the West 70 Group, LLC

**DEPT. INITIALS** OM

--	--

<b>MANAGER'S RECOMMENDATION:</b> <i>approve</i>	<b>CITY MANAGER'S INITIALS</b> <u><i>JHM</i></u>
--	--

<b>MOTION:</b>			
SECONDED:		APPROVED    ( )	REJECTED    ( )
AYES:		DISAPPROVED ( )	DEFERRED    ( )
NAYES:		REFERRED TO:	
ABSENT:			

**RESOLUTION NO. 2025-48**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL INITIATING AN APPLICATION TO THE IMPERIAL COUNTY LOCAL AGENCY FORMATION COMMISSION (LAFCO) FOR THE WEST 70 GROUP, LLC, ANNEXATION ON APN 063-010-059, LOCATED AT THE NECKEL ROAD AND LA BRUCHERIE ROAD INTERSECTION**

**WHEREAS**, the City of Imperial desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for Annexation of APN 063-010-059, including the Right-of-Way in the northwest portion of the City at the intersections of Neckel Road and La Brucherie Road (Exhibit A); and

**WHEREAS**, the territory proposed to be annexed is within the City of Imperial's Sphere of Influence and a logical and reasonable extension of the incorporated City Limits of the City of Imperial, and a map description of the boundaries of the Right-of-Way is shown in Exhibit A attached hereto and by reference incorporated herein; and

**WHEREAS**, the proposal is in conformance with and further implements the goals and polices of the City of Imperial General Plan; and

**WHEREAS**, the proposed annexation of APN 063-010-059 located at the intersection of Neckel Road and La Brucherie Road is intended to facilitate the installation, operation, and maintenance of specific improvements to the intersection.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Imperial as follows:

- A) That the foregoing recitations are true and correct; and
- B) That the City of Imperial City Council hereby approves this Resolution for annexation proceedings, requesting that the Imperial County Local Agency Formation Commission initiate proceedings for the annexation as shown in Exhibit A in accordance with the procedure outlined by the Cortese-Knox Local Government Reorganization Act of 2000.
- C) The City Attorney is authorized to make minor typographical changes to this Resolution that do not alter its substance.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Imperial, this 1<sup>st</sup> day of October 2025

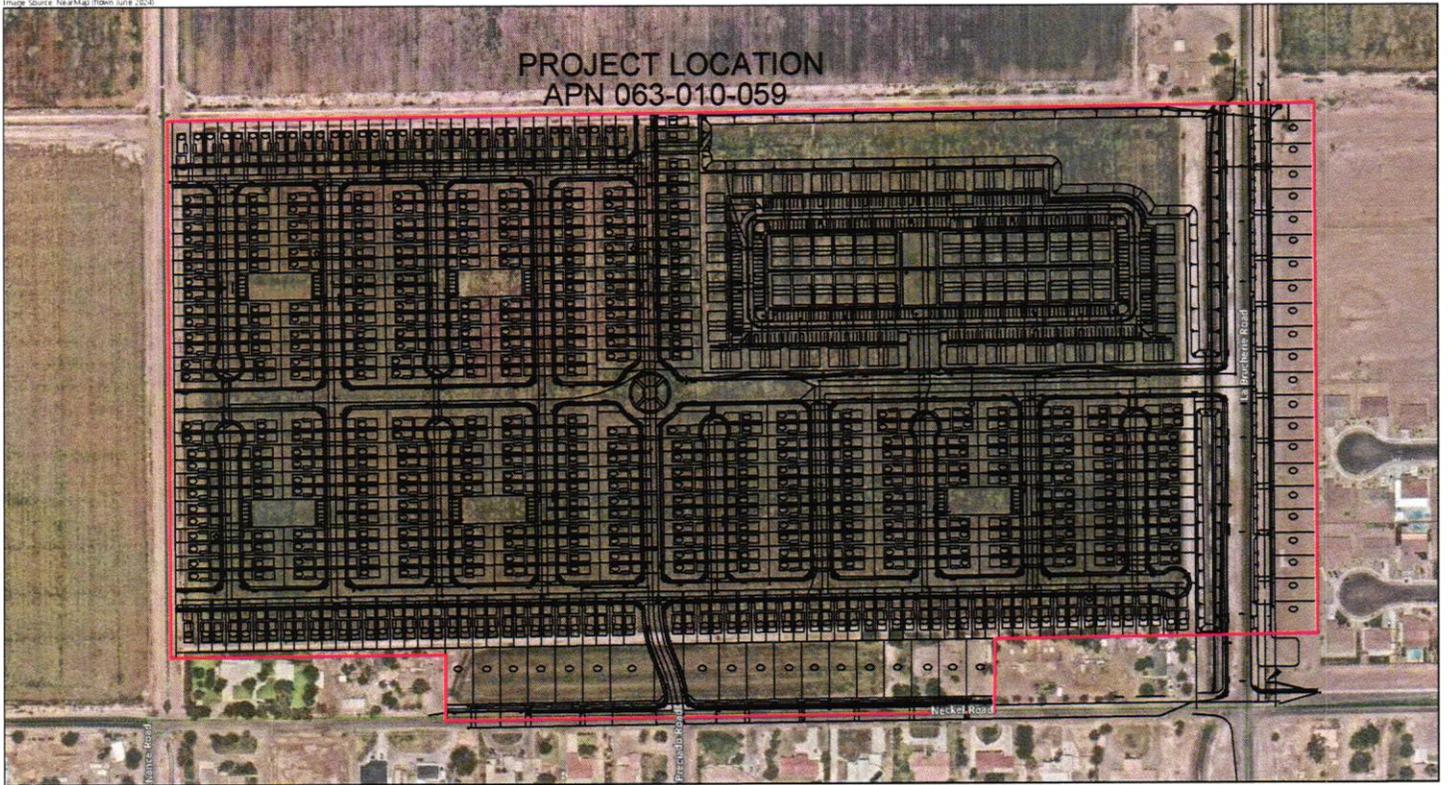
\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

EXHIBIT A

Image Source: NearMap (From June 2024)



- Project Boundary
- Site Plan



FIGURE 3  
Site Plan