

EXECUTIVE OFFICER'S REPORT

To The Local Agency Formation Commission

TO:

Commissioner	DON CAMPBELL (Chair)	[City]	Commissioner	MICHAEL KELLEY	[Supervisor]
Commissioner	JASON JACKSON (Vice-Chair)	[City]	Commissioner	RAY CASTILLO	[Supervisor]
Commissioner	DAVID WEST	[Public]			
	Alt Commissioner	JACK TERRAZAS			[Supervisor]
	Alt Commissioner	MARIA NAVA-FROELICH			[City]
	Alt Commissioner	VACANT			[Public]

REPORT DATE: February 25, 2015

FROM: Jurg Heuberger, AICP, CEP, Executive Officer

PROJECT: Magnolia Gate / McCabe Cove Water Service Agreement (EC 1-15)

HEARING DATE: March 26, 2015 **TIME:** 8:30 a.m.

AGENDA ITEM NO: 10

HEARING LOCATION: El Centro City Council Chambers, 1275 Main Street, El Centro, CA

RECOMMENDATION(S) BY THE EXECUTIVE OFFICER (In Summary & Order)

OPTION #1: This is an information item only.

OPTION #2: None

ANALYSIS

I: Executive Officers Summary:

Previously the Commission allowed two new subdivisions, known as the Magnolia Gate and McCabe Cove projects to obtain water services from Heber Public Utility District (HPUD).

The background in summary is that these two subdivisions were and still are in the El Centro Sphere of Influence. However at that time El Centro was still some distance north of these projects and the developers convinced the County to approve the two projects subject to them obtaining potable water from either El Centro or Heber Public Utility District.

El Centro had a policy not to extend service unless the project annexed. These projects were separated from the city limits by over ¼ mile therefore it was not possible to annex the land.

In order for the projects to move forward the developers sought and ultimately obtain the approval from HPUD to receive potable water on an interim basis. The Interim was until such time that El Centro was willing and capable of providing the services.

At the time the Commission approved this "agreement" between HPUD, El Centro and the Developers the projects had not been developed with any structures. At this time McCabe Cove is substantially built out while Magnolia Gate is partially developed.

Most recently several parties have requested service from HPUD, however since it was now technically feasible for these projects to annex to El Centro and therefore obtain services from El Centro, these requests were denied unless LAFCO approved an out of service extension on each case.

Several meetings between El Centro, HPUD and El Centro have occurred. During the most recent meeting (February 25, 2015) it was decided that the three agencies should hold a meeting with the respective property owners to explain the background, the agreement and the potential options. That meeting is currently being organized through the efforts of El Centro.

One option that seems to be agreeable to both El Centro and HPUD is to continue to allow HPUD to service this area on what may be a continued if not permanent basis. This could be accomplished by a LAFCO action to allow the HPUD service district to extend into the SOI of El Centro. El Centro would maintain its SOI boundary (McCabe Road) and in the future could still annex this area. Upon annexation the lines could be switched over to El Centro or HPUD could continue to service this area within the City limits of El Centro.

Note, that this is done in other areas but has never occurred in Imperial County where a district services within a incorporated City.

II: Recommendation of the Executive Officer:

This is an information item and no action is requested. Following the meeting with the property owners this item may appear on your agenda as an action item, with a recommendation dependent on the outcome of the meeting, and the respective views of the two agencies.