



Executive Officer's Report

To: Imperial LAFCo Commissioners

From: Tyler Salcido, Executive Officer

TRS

Item #: 8a

Subject: HPUD 2-24 Extension of Services to Westwind Parking & Storage

Date: November 20, 2025

Time: 08:30 a.m.

Location: El Centro City Council Chambers
1275 W. Main Street, El Centro, CA 92243

Data

ID: HPUD 2-24

Title: Extension of Services to Westwind Parking & Storage

Applicant/Proponent: David Monigold

Owner: Jaime Tamayo of Westwind Parking & Storage

Application Type: Petition (Exhibit A)

Application Received: October 10, 2024

Request: Extension of Water & Sewer Service from the Heber Public Utility District

APN(s): 054-240-022, 054-240-023, 054-240-024, 054-240-025

Parcel(s) Size: 57.43 total acres

Location: 425 and 429 East Heber Road, Heber, CA 92249

Boundary: Outside the district's boundary

Sphere of Influence: Outside the sphere of influence of the district

1. State Law

Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000: Government Code Section **56133**:

- a. A city or district may provide new or extended services by contract or agreement outside its jurisdictional boundary only if it first requests and receives written approval from the commission of the county in which the affected territory is located.
- b. The commission may authorize a city or district to provide new or extended services outside of its jurisdictional boundary and outside its sphere of influence to respond to an existing or impending threat to the health or safety of the public or the residents of the affected territory if both of the following requirements are met:
 - i. The entity applying for approval has provided the commission with documentation of a threat to the health and safety of the public or the affected residents.
 - ii. The commission has notified any alternate service provider, including any water corporation as defined in Section 241 of the Public Utilities Code, that has filed a map and a statement of its service capabilities with the commission.

2. Description

Westwind Parking & Storage (four parcels totaling 57.43 acres) seeks a temporary emergency extension of water and sewer service from Heber Public Utility District (HPUD) due to documented health and safety concerns, until annexation can be completed.

The parcels are: Three parcels within the City of Calexico's sphere of influence (SOI) (054-240-022, 054-240-024, and 054-240-025), but infeasible to serve (nearest lines are 1.8 miles away). One parcel (054-240-023) in unincorporated County territory, outside both Calexico's and HPUD's SOIs.

HPUD has existing water and wastewater lines within 200 feet of the site, making service feasible. HPUD has adopted Resolution 2024-12 authorizing temporary service.

The City of Calexico formally acknowledged its support for releasing the parcels from its SOI due to the expense of extending services and committed to cooperative coordination.

The Imperial County Fire Department documented that the facility's lack of a reliable water supply for firefighting poses a significant hazard to the facility, surrounding properties, and emergency personnel.

HPUD and the City of Calexico are updating their Service Area Plans (SAPs) and working with LAFCo on SOI adjustments.

3. Findings

- **Health or Safety Threat:** Documented by the Imperial County Fire Department letter dated February 10, 2025 (Exhibit E).
- **Alternate Service Provider:** Notification issued October 28, 2024 (Exhibit F); Calexico responded May 28, 2025 (Exhibit G), confirming infeasibility and support for HPUD service.
- **District Board Approvals:** HPUD Resolution 2024-12 (November 21, 2024) authorizing temporary service (Exhibit H); Service Agreement (Exhibit I).

4. CEQA Compliance

Pursuant to the California Environmental Quality Act (CEQA), the Commission must evaluate whether approval of this service extension constitutes a project subject to environmental review. In this case, the request involves the temporary extension of existing domestic water and wastewater services to an established truck parking and storage facility. No new development, ground disturbance, or expansion of land use is proposed as part of this action.

The proposed action qualifies for exemption under CEQA Guidelines §15061(b)(3), known as the “Common Sense Exemption.” This section applies where it can be seen with certainty that there is no possibility the activity in question may have a significant effect on the environment. The extension of services will:

- Address an existing public health and safety concern, as documented by the Imperial County Fire Department letter dated February 10, 2025; and
- Serve an existing facility without authorizing new construction or intensification of use; and
- Not induce growth or result in reasonably foreseeable environmental impacts.

Accordingly, staff recommends that the Commission determine the project is exempt from CEQA under §15061(b)(3) and direct staff to file a Notice of Exemption following approval of the extension of service.

Options

- OPTION #1:** Approve the requested extension of water & sewer service as presented by the Executive Officer.
- OPTION #2:** Approve the requested extension of water & sewer service as amended by the commission.
- OPTION #3:** Deny the requested extension of water & sewer service.

Recommendation by the Executive Officer

The Executive Officer recommends that LAFCo consider all information presented in both written and oral form concerning this request. The Executive Officer then recommends, assuming no significant public input warrants to the contrary, that LAFCo take the following action:

OPTION #1: Approve the requested extension of water & sewer service as presented by the Executive Officer.

1. Make the finding that this extension of water & sewer service with the conditions imposed herein (or as modified) complies with the provisions of the Cortese-Knox-Hertzberg Reorganization Act of 2000 and the Imperial LAFCo policy and procedures.
2. This extension of water & sewer service is only to connect the identified parcels, and no other connections shall be allowed without the approval of LAFCo.
3. This extension of water & sewer service is temporary until the identified parcels can be annexed to the district.
4. Make the finding that this project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines §15061(b)(3), the Common Sense Exemption, as it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment. The action involves extending water and wastewater service to an existing facility to address a documented health and safety hazard, without authorizing new development, ground disturbance, or growth-inducing impacts.

LAFCo Policy

The requested extension of water & sewer service appears to be consistent with the Cortese-Knox-Hertzberg Reorganization Act of 2000, the Imperial LAFCo policies and procedures, and the Imperial County general plan. Furthermore, the district has, according to the district's last service area plan, the ability to supply the necessary public services and has assured LAFCo that it has the capacity to service the area.

EXHIBIT A: Application

EXHIBIT B: Project Location Map

EXHIBIT C: Heber Public Utility District Boundary/Sphere of Influence Map

EXHIBIT D: City of Calexico City Limit/Sphere of Influence Map

EXHIBIT E: Health or Safety Threat Documentation

EXHIBIT F: Alternate Service Provider Notification

EXHIBIT G: Alternate Service Provider Response

EXHIBIT H: District Resolution #2024-12

EXHIBIT I: Service Agreement

EXHIBIT J: County Planning Support Letter

EXHIBIT K: Draft LAFCo Resolution #2025-XX