



AGENDA

**Regular Meeting of the Calipatria City Council
City Council Chambers
125 North Park Avenue
Calipatria California 92233**

**Tuesday, March 11, 2025
Closed Session at 5:30 pm
Open Session at 6:00 pm**

Michael Luellen, Mayor
Javier Amezcua, Mayor Pro-Tem
Sylvia Chavez, Council Member
Fred Beltran, Council Member
Jesse Rivas, Council Member

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Jane Hurtado, City Clerk

Jesse Llanas, Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

NOTICE TO THE PUBLIC

This is a public meeting. Any member of the public is invited to attend. The Calipatria City Council welcomes public input during the **public comment** period of the sessions.

5:30 P.M. CLOSED SESSION

CALL TO ORDER:

ROLL CALL:

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS: Any member of the public wishing to address the City Council on any items appearing on the closed session agenda may do so at this time. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda. (*Government Code Section 54954.2*) There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

CITY COUNCIL ADJOURNS TO CLOSE SESSION

CONFERENCE WITH LEGAL COUNSEL:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS – G.C. 54956.8

1. APN: 023-470-005
2. APN: 023-333-004
3. APN: 023-070-007

4. APN: 023-311-003

PUBLIC EMPLOYEE PERFORMANCE EVALUATION – G.C. 54956.7(B)(1)

1. Title of Position: City Manager

CITY COUNCIL CONVENES TO OPEN SESSION

6:00 P.M. OPEN SESSION

CALL TO ORDER:

ROLL CALL:

PLEDGE OF ALLEGIANCE & INVOCATION:

CITY ATTORNEY: REPORT ON CLOSED SESSION ACTION

ADJUSTMENTS TO THE AGENDA: The City Council will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the City Council may take care of these issues by entertaining a formal motion.

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

PUBLIC COMMENTS: The City Council welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Council. If there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

For matters not appearing on the agenda: If you wish to address the City Council concerning a matter and or any item not on the agenda but is within the City Council's jurisdiction you may do so now. We ask that you please step to the podium and state your name and address for the record.

The Mayor reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

PRESENTATIONS:

1. General Plan Annual Progress Report 2024 – The Holt Group
2. Wastewater Infrastructure Update – Public Works Director

CONSENT AGENDA: The items appearing under the Consent Agenda will be acted upon by the City Council in one motion without discussion. Should any Council member or other person wish to discuss any item, they may request that the item be removed from the Consent Agenda and placed on the REGULAR BUSINESS Agenda.

1. Continued Delta Street Lift Station Emergency
2. Warrants for the Month of February 2025
3. Letter of Support - Re: Senate Bill 461 (Padilla): State Surplus Property: City of Imperial
4. Minutes: February 11, 2025 and February 25, 2025

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

PUBLIC HEARING:

1. Public Hearing, Discussion/Action: Introduction and first reading by title only of an ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.

OPEN PUBLIC HEARING at _____.

Staff Report – The Holt Group, Francisco Barba

City Council Discussion

CLOSE PUBLIC HEARING at _____.

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

RECONVENE TO OPEN SESSION

ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):

1. Approve/Disapprove: ORDINANCE No. 02-25 - The Holt Group

INTRODUCTION AND FIRST READING BY TITLE ONLY OF AN
ORDINANCE AMENDING CHAPTER 5.10 AND ADDING CHAPTER 3.15
TO ALLOW FOR THE INSTALLATION OF NEW ORIGINAL ART MURALS
AND PRESERVATION OF EXISTING ORIGINAL ART MURALS IN THE
CITY.

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

2. Approve/ Disapprove: RESOLUTION NO. 25-10 – The Holt Group

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
ADOPTING THE DRAFT 2024 GENERAL PLAN ANNUAL PROGRESS
REPORT

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

3. Approve/Disapprove: Traffic Advisory Resident Appointment – City Manager

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

4. Approve/Disapprove: Approval of Agreement with Kosmont Realty for Pre-Disposition Real Estate and Surplus Land Act Due Diligence Services – City Manager

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

5. Approve/Disapprove: Approval to contract with VGL Construction, Inc. for installation of sewer shut off devices to Delinquent Sewer Accounts in accordance with Resolution 2023-53.

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

DISCUSSION/DIRECTION:

1. Discussion/Direction: Ordinance 08-001~ An Ordinance of the City of Calipatria providing for a comprehensive system nuisance abatement within City Limits.

STAFF and COUNCIL REPORTS:

ADJOURNMENT:

The next regular scheduled meeting of the City of Calipatria City Council is Tuesday, March 25, 2025, at 6:00 pm

Close meeting at _____.

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 N Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: March 7, 2025

General Plan Annual Progress Report 2024



City of Calipatria



What to Expect

01

GENERAL PLAN

What is a General Plan and why is it important?

02

GENERAL PLAN PROGRESS

What progress has the City made towards the General Plan in 2024?

COMMUNITY PROFILE

How has the Calipatria community changed since 2013?

03

HOUSING ELEMENT PROGRESS

Has the City made progress toward its housing goals?

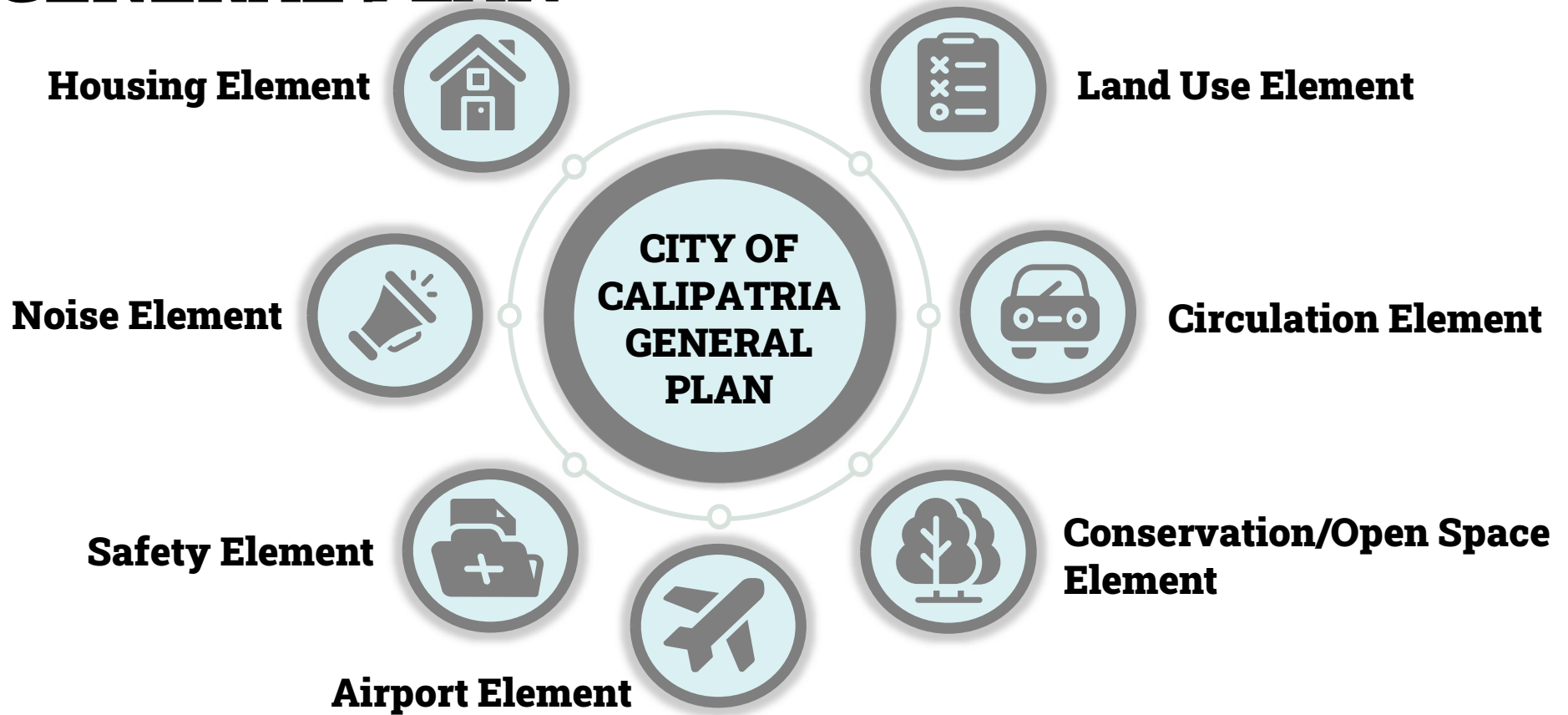
04

01.

GENERAL PLAN



GENERAL PLAN



GENERAL PLAN

- Serves as a blueprint for the following goals:
 - Revitalizing older areas
 - Assuring public safety
 - Finding new uses for underutilized land
 - Enhancing amenities and cultural resources
- Provides guidance for addressing changing conditions and specific actions to optimize community potential.
- Is an expression of what the community wants to maintain and become over the next 20 years.

02.

GENERAL PLAN PROGRESS



General Plan Progress

LU,
H

Initiated textual amendments to the Zoning Ordinance to facilitate affordable housing.

COS

Searched for additional funding to add to the \$7 million grant from the Statewide Park Program.

COS

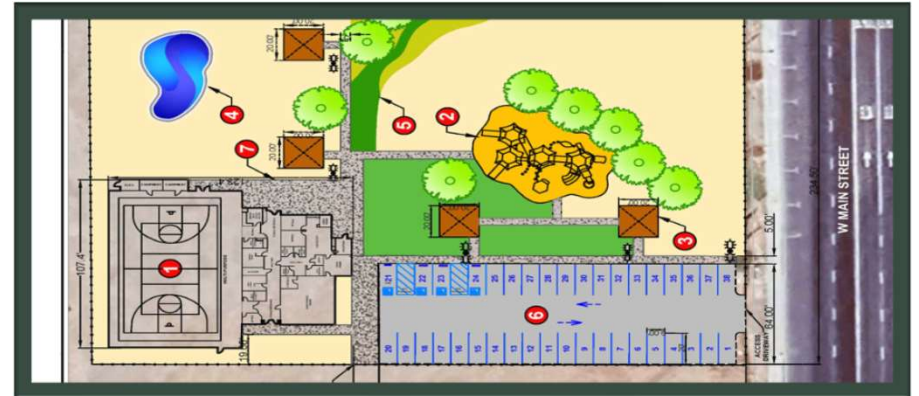
Started construction on the Hernandez Park Irrigation System and the City Facility Improvement project.

C

Completed the design for the South Brown Avenue Roadway Improvement Project.

S

Began the construction of the Eastside Stormwater Improvement Project



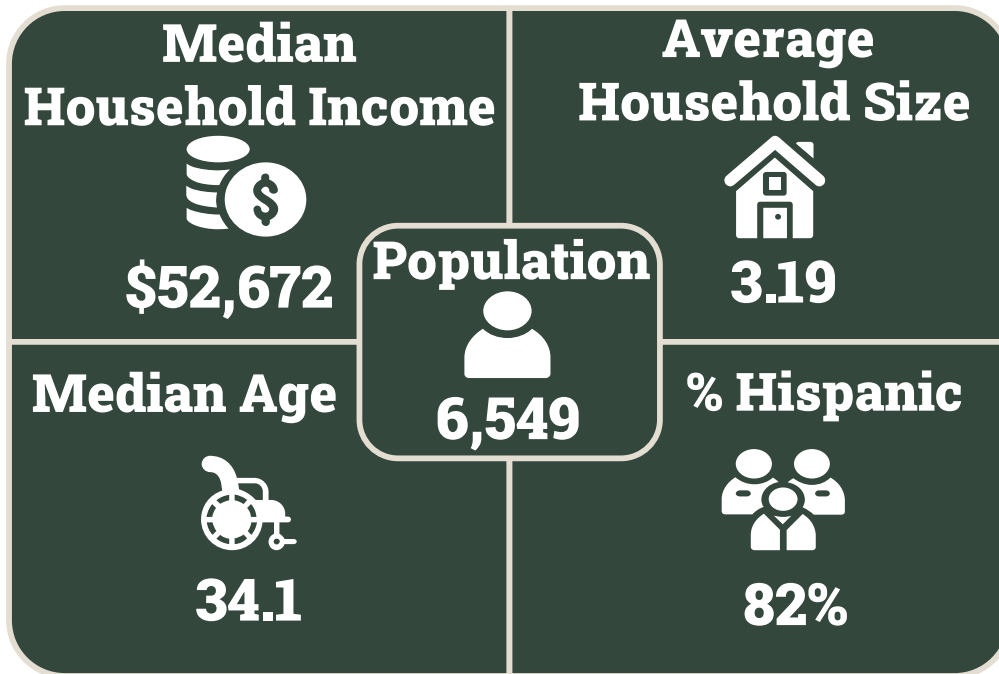
03.

COMMUNITY PROFILE

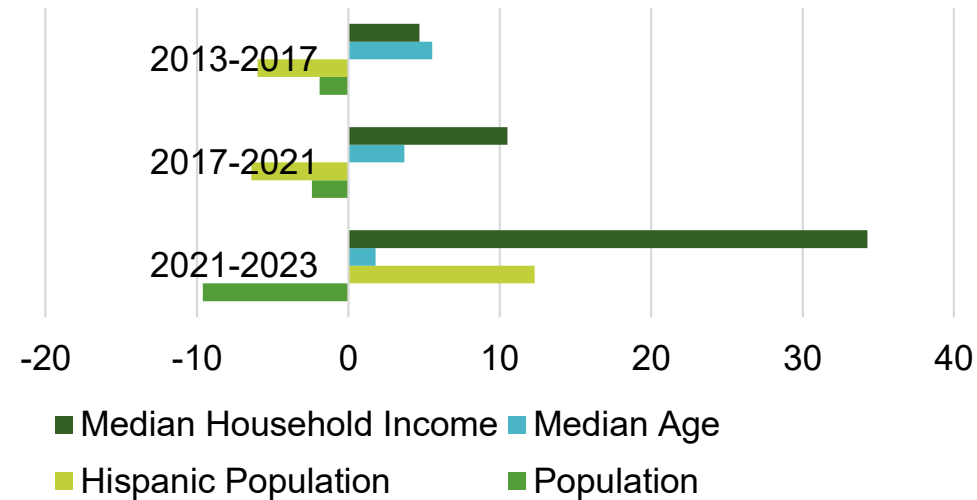


Community Profile

Population & Housing Characteristics 2023

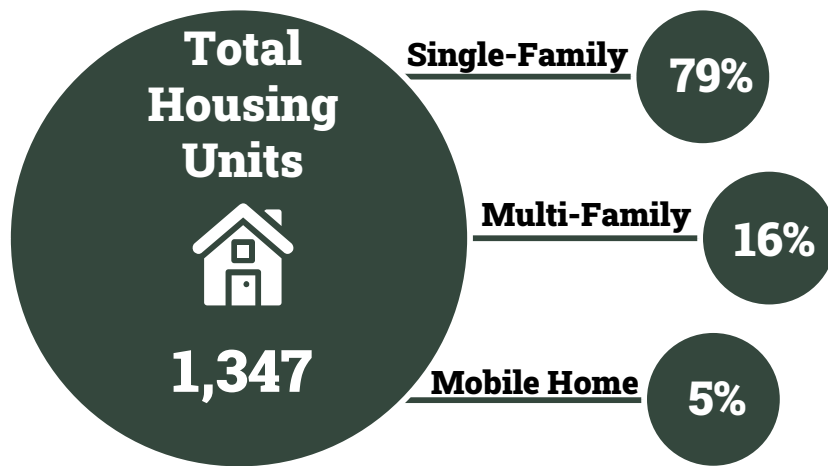


Population & Housing Characteristics Percent Changes 2013-2023

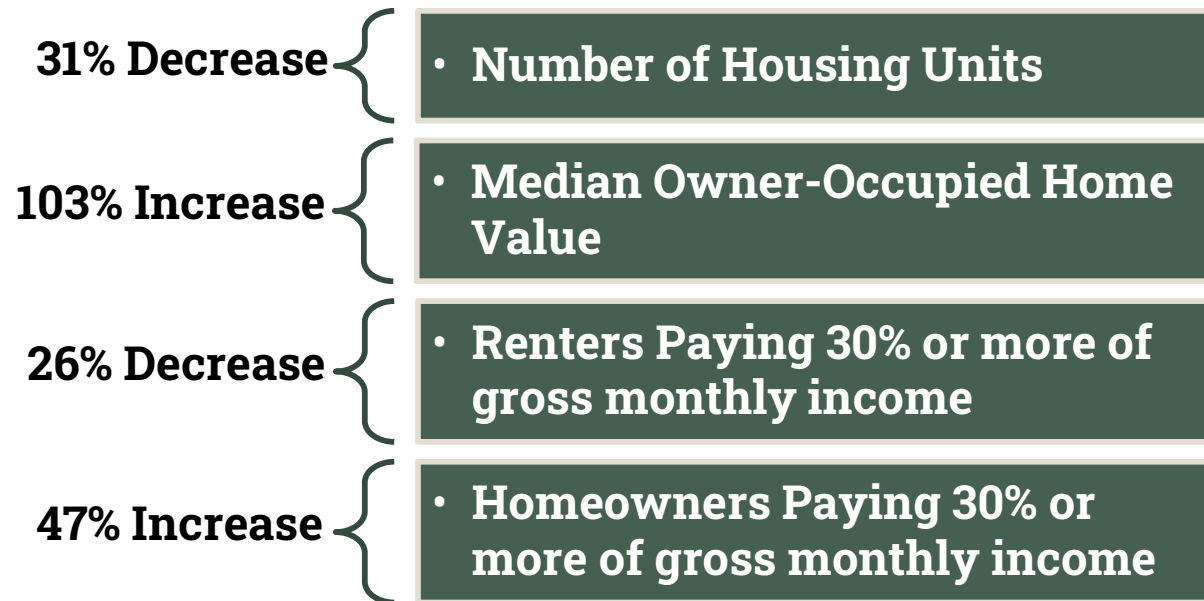


Community Profile

Housing Stock 2023

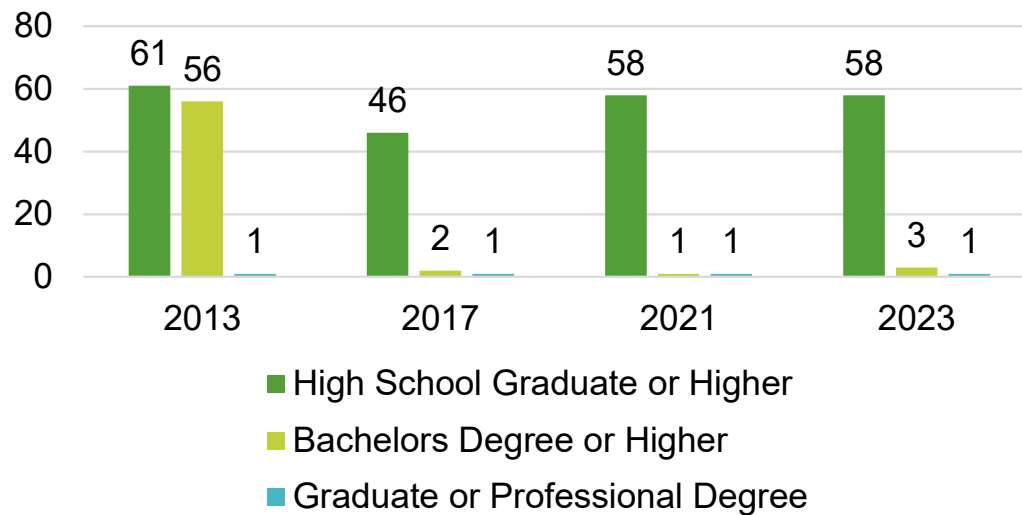


Housing Stock Changes 2013-2023

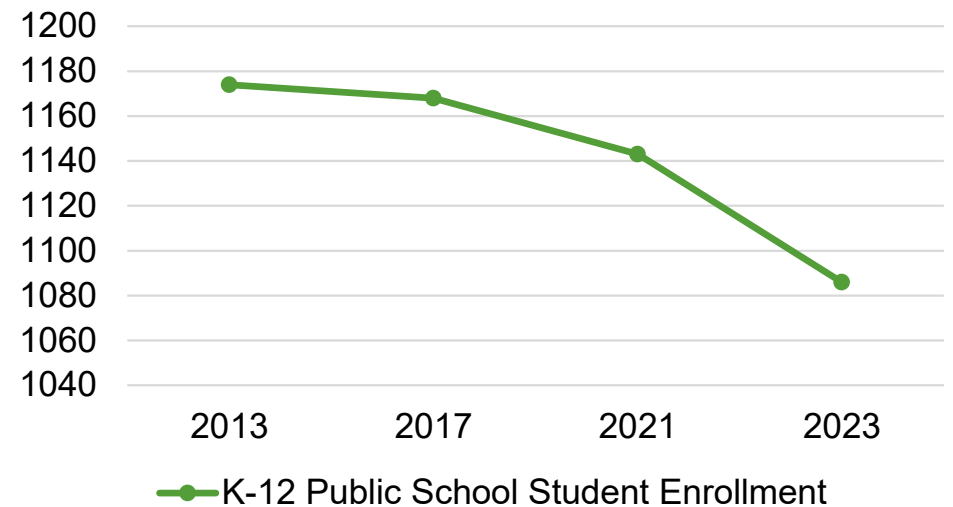


Community Profile

Educational Attainment by percent 2013-2023



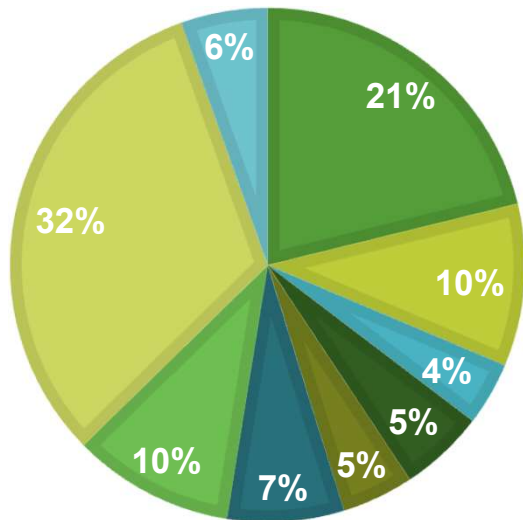
K-12 Public School Student Enrollment 2013-2023



Community Profile

Employment By Sector 2023

■ Education ■ Retail ■ Recreation
■ Public Administration ■ Construction ■ Transportation
■ Manufacturing ■ Agriculture ■ Other



Employment Characteristic Changes 2013-2023

38% Decrease

• **Employed population 16 and over**

30% Increase

• **Median yearly earnings**

10% Decrease

• **Unemployed population**

29% Decrease

• **Mean travel time to work**

04.

HOUSING ELEMENT PROGRESS



Housing Element Progress

City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)													
Income Level		RHNA Allocation	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	36	-	-	-	-						0	36
	Non-Deed Restricted		-	-	-	-							
Low	Deed Restricted	21	-	-	-	-						4	17
	Non-Deed Restricted		-	1	3	-							
Moderate	Deed Restricted	16	-	-	-	-						4	12
	Non-Deed Restricted		-	4	-	-							
Above Moderate		78	-	-	-	4						4	74
Total RHNA		151											
Total Units			0	5	3	4						12	139

Housing Element Progress

HE-2

Updated density bonus ordinance was reviewed and approved by the Planning Commission.

HE-7

Textual amendments to facilitate housing development were approved by the Planning Commission.

HE-21

ADU ordinance was reviewed and approved by the Planning Commission.



Thank You!



Questions?

Francisco Barba
Associate Planner
The Holt Group, Inc.
fbarba@theholtgroup.net
760-337-3883

George Galvan, AICP
Principal Planner
The Holt Group, Inc.
jgalvan@theholtgroup.net
760-337-3883



Notice of Public Hearing

City of Calipatria

Notice is hereby given that a public hearing will be held by the City of Calipatria City Council at the date, time, and place indicated below. The purpose of the public hearing will be to hear comments from the public regarding the following subject:

Project: Introduction and first reading by title only of an ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.	Location: Citywide
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The City of Calipatria has received inquiries in the past relating to the installation of art murals in the city. As currently written, the City of Calipatria Zoning Ordinance does not provide guidance nor any standards and regulations for the installation of art murals in the city. Considering this, it is the intent of the City of Calipatria to amend its Zoning Ordinance to establish standards and regulations for art murals. The overall goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria. The proposed amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. The proposed textual amendment was presented to the Planning Commission during a public hearing where the Commission motioned to recommend approval, with modifications, to the City Council. The purpose of this public hearing is to present the proposed textual amendment to the City Council where they will conduct an introduction and first reading by title only.

City Council Hearing Date: March 11, 2025

Hearing Time: 6:00 PM

Hearing Location: City Hall
125 North Park Avenue
Calipatria, CA 92233

Copies of pertinent information are available for review at the City Hall during regular business hours. If you would like to know more about the proposed project prior to the public hearing, please contact Francisco Barba, Associate Planner, at (760) 337-3883 or via email at fbarba@theholtgroup.net.

Any person desiring to comment on the above project may do so in writing or may appear in person at the public hearing. Written comments should be directed to the Calipatria City Clerk, 125 North Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondences.

Posted:

C. Gustafson

Date:

2-25-25



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: March 6, 2025

Submitted By: Edgar Self, Public Works Director

Council Meeting Date: March 11, 2025

CONSENT~ DELTA PUMP STATION EMERGENCY

Subject: Delta Pump Station Emergency

The Delta Pump Station continues to operate under emergency resolution until repairs are completed.

With the City Council approval of the NADBank Grant Execution on 04.09.2024, NADBank has authorized the City to proceed. Due to the delay in receiving parts, the completion of this project has been delayed.

Arc Performance has already demoed the old piping (suction and discharge) and has installed the new 8" suction valve, the new 10" discharge valve, and the lower and upper shutoff valves.

The new pump has arrived, and once the pipes are set in, we will proceed with the rebuild of the two existing pumps (\$45,000 estimated plus tax). The cost for the pump and rebuilds will be reimbursed by the \$250,000 grant funding.

As a reminder, the City will have a matching of 10% to the cost of the Delta Pump Station Project.

NO EXPENSE UPDATE SINCE LAST MEETING

To date expenses are as follows:

Pump	\$70,046.12*
Staircase Replacement:	\$26,845.03
Electrical:	\$83,146.81
Piping and valves:	\$46,549.30*

Total expenses paid to date: **\$226,587.26 (Use of ARPA funding * to be reimbursed by NADBank)**

CITY OF CALIPATRIA

Warrants for Council Meeting

Tuesday, March 11, 2025

OPERATING ACCOUNT:

AMOUNTS:

US Bank ~ General Account #5465

02/06/25	CK# 6938 - 6940	\$4,630.55
02/18/25	CK# 6941 - 6968	\$44,944.10
02/28/25	CK# 6969 - 7008	\$233,694.16

Grand Total: \$283,268.81

VOIDED CHECKS:

02/28/25	CK# 6998	Edgar Self (incorrect vendor)
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ABSTAIN:

02/28/25	CK# 6978	Fred Beltran
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PAYROLL ACCOUNT:

AMOUNTS:

US Bank ~ Payroll Account #0532

02/07/25	CK# 17206 - 17238	\$34,331.87
02/19/25	CK# 17267	\$342.93
02/21/25	CK# 17239 - 17266	\$33,576.81
02/27/25	CK# 17268	\$3,586.67
02/28/25	CK# 17269 - 17270	\$4,052.54

Grand Total: \$75,890.82

Michael Luellen, Mayor

Javier Amezcua, Mayor Pro-Tem

Fred Beltran, Councilmember

Sylvia Chavez, Councilmember

Jesse Rivas, Councilmember

Accounts Payable Check Register Report - US Bank Branch-158300185465

For The Date Range From 2/1/2025 To 2/28/2025

For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
6938	C	2/6/2025	1323	Leonardo Rios	\$460.00	O
	Invoice Nbr - Description				GL Account	Amount
	498457 - Police Dept. Vehicle wash - Unit: 782, 711, 783, 722 - City white van				01-25-7606	\$260.00
	498458 - Police Dept. Vehicle wash - Unit: 782, 711, 783, 722				01-25-7606	\$200.00
6939	C	2/6/2025	1340	Cecilia Rodriguez	\$479.98	O
	Invoice Nbr - Description				GL Account	Amount
	2/4/2025 - PD- Travel Expense (Records Clerk)				01-25-7004	\$479.98
6940	C	2/6/2025	1341	Department of Resources Recycling and Recovery	\$3,690.57	O
	Invoice Nbr - Description				GL Account	Amount
	2/3/2025 - OWR1-21-0481 SB 1383 Local Assistance Grant Unspent Funds				09-00-4010	\$3,690.57
6941	C	2/18/2025	7	AFLAC	\$183.90	O
	Invoice Nbr - Description				GL Account	Amount
	888393 - Deductibles -January 2025				01-00-2004	\$183.90
6942	C	2/18/2025	14	Calipatria Firefighters Assoc.	\$62.80	O
	Invoice Nbr - Description				GL Account	Amount
	Payroll 1/20-2/2, 2025 - CFA Dues Run# 1627-2025				01-00-2010	\$62.80
6943	C	2/18/2025	57	Imperial Irrigation District	\$17,174.38	O
	Invoice Nbr - Description				GL Account	Amount
	50001635/2/10/2025 - 515 S Sorenson				01-50-7013	\$105.69
	50001613/2/4/2025 - St Lights				10-00-7013	\$1,843.26
	50001651/2/10/2025 - 105 S Lake				01-90-7013	\$18.35
	50160541/2/10/2025 - C/O Alexandria amd W/S International				06-06-7013	\$18.00
	50471659/2/10/2025 - 140 W Main St				01-25-7013	\$218.05
	50001664/2/10/2025 - 286 E Alexandria				01-80-7013	\$26.88
	50001646/2/10/2025 - 102 E Main St				01-90-7013	\$32.28
	50001609/2/10/2025 - 190 Ball Park				01-90-7013	\$1,032.26
	50001623/2/10/2025 - Sorenson S/O Fern				01-90-7013	\$30.34
	50508779/2/10/2025 - 402 E California St				01-90-7013	\$92.20
	50001641/2/10/2025 - 125 N Park				01-26-7013	\$813.55
	50001641/2/10/2025 - 125 N Park				01-80-7013	\$813.55
	50291961/2/10/2025 - HWY 111 and Main St Clock				10-00-7013	\$555.44
	50892491/2/6/2025 - 440 W Main St				06-06-7013	\$1,745.28
	50900482/2/6/2025 - 440 W Main St A/PRT HNGR				01-50-7013	\$756.97
	50675282/2/7/2025 - 106 W Lindsey Rd				06-06-7013	\$8,041.48
	50132978/2/6/2025 - 440 W Main St				14-00-7013	\$18.00
	50001605/2/10/2025 - 190 City Hall				01-80-7013	\$1,012.80
6944	C	2/18/2025	109	Underground Service Alert/SC	\$45.15	O
	Invoice Nbr - Description				GL Account	Amount
	120250100 - Regulatory Compliance				06-06-7013	\$45.15

For The Date Range From 2/1/2025 To 2/28/2025

For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
6945	C	2/18/2025	143	Zendejas Hardware	\$386.69	O
	Invoice Nbr - Description				GL Account	Amount
	878126 - PW - Supplies/Maintenance				01-80-7104	\$80.09
	878307 - FD- Supplies				01-26-7016	\$31.23
	877887 - FD - Supplies				01-26-7016	\$8.61
	877870 - FD- Supplies				01-26-7016	\$18.31
	877512 - Fire Dept. Supplies				01-26-7016	\$3.76
	878055 - CH - Office Desk				01-80-7605	\$8.84
	878091 - PW - Supplies/Maintenance				01-50-7606	\$69.00
	877996 - PW - Graffiti remover				01-90-7016	\$160.40
	878053 - CH - Office Desk				01-80-7605	\$6.45
6946	C	2/18/2025	189	Airgas USA, LLC	\$127.91	O
	Invoice Nbr - Description				GL Account	Amount
	5514253457 - Monthly medical oxygen expense				01-26-8017	\$127.91
6947	C	2/18/2025	193	Calipatria Police Employees Association	\$100.00	O
	Invoice Nbr - Description				GL Account	Amount
	Payroll 1/20-2/2, 2025 - CPOA Dues Run# 1627-2025				01-00-2007	\$100.00
6948	C	2/18/2025	212	Imperial County Treasurer	\$15,146.38	O
	Invoice Nbr - Description				GL Account	Amount
	2023-2024 - Housing Authority Monies - FY 2023-2024				01-17-7057	\$15,146.38
6949	C	2/18/2025	267	Imperial Printers	\$1,002.08	O
	Invoice Nbr - Description				GL Account	Amount
	24-4047 - Business Cards				01-01-7001	\$301.71
	24-4047 - Business Cards				01-03-7001	\$70.04
	24-4047 - Business Cards				06-06-7001	\$80.81
	24-4047 - Business Cards				01-26-7001	\$80.81
	24-4047 - Business Cards				01-16-7001	\$131.99
	25-144 - Business Cards				01-17-7001	\$280.15
	24-4047 - Business Cards				01-90-7001	\$24.24
	24-4047 - Business Cards				01-40-7001	\$32.33
6950	C	2/18/2025	339	California Department of Child Support Services	\$388.62	O
	Invoice Nbr - Description				GL Account	Amount
	Payroll 1/20-2/2 2025 - Child Support: # 1627-2025				01-00-2010	\$388.62
6951	C	2/18/2025	339	California Department of Child Support Services	\$223.84	O
	Invoice Nbr - Description				GL Account	Amount
	Payroll 1/20-2/2 2025 - Run# 1627-2025				01-00-2010	\$223.84
6952	C	2/18/2025	340	Imperial County Registrar of Voters	\$1,968.85	O
	Invoice Nbr - Description				GL Account	Amount
	Nov 5, 2024 - Election - November 5, 2024				01-02-7017	\$1,968.85

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Accounts Payable Check Register Report - US Bank Branch-158300185465

For The Date Range From 2/1/2025 To 2/28/2025

For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
6953	C	2/18/2025	470	McNeece Bros. Oil Company, Inc.	\$4,180.67	O
				Invoice Nbr - Description	GL Account	Amount
				915361 - Fire Dept. Fuel - January	01-26-7015	\$985.52
				915360 - Public Works - Operational Fuel	75-00-7015	\$771.60
				915360 - Public Works - Operational Fuel	01-16-7015	\$125.42
				915360 - Public Works - Operational Fuel	06-06-7015	\$314.29
				915360 - Public Works - Operational Fuel	01-90-7015	\$314.29
				915362 - Police Dept. - Vehicle Fuel	01-25-7015	\$1,250.48
				915360 - Public Works - Operational Fuel	01-40-7015	\$419.07
6954	C	2/18/2025	473	Eric Joseph Trevino	\$249.75	O
				Invoice Nbr - Description	GL Account	Amount
				FTO2/18/2025 - PD - Travel Expenses (FTO Trevino)	01-25-7004	\$249.75
6955	C	2/18/2025	819	Conveyor Group	\$588.00	O
				Invoice Nbr - Description	GL Account	Amount
				11375 - Planning Commissioners	01-17-7003	\$588.00
6956	C	2/18/2025	894	Border Tactical	\$340.08	O
				Invoice Nbr - Description	GL Account	Amount
				A214315 - PD- Sgt Trevino uniforms	01-25-7929	\$340.08
6957	C	2/18/2025	942	Imperial County Transportation Commission	\$425.75	O
				Invoice Nbr - Description	GL Account	Amount
				25-12 - 2nd Qtr	19-40-7002	\$425.75
6958	C	2/18/2025	1020	AM Copiers, Inc	\$29.67	O
				Invoice Nbr - Description	GL Account	Amount
				IN6733 - Professional fees - Dec 24 - Jan 25	01-17-7003	\$29.67
6959	C	2/18/2025	1039	Larry R. Bennett Insurance Agency	\$375.00	O
				Invoice Nbr - Description	GL Account	Amount
				LRB# 166 - Administration fees for SDRMA - February 2025	01-17-7003	\$375.00
6960	C	2/18/2025	1080	County Motor Parts	\$79.69	O
				Invoice Nbr - Description	GL Account	Amount
				541929 - Pump Maint.	06-06-7606	\$272.56
				541935 - Cr. Memo	06-06-7606	(\$192.87)
6961	C	2/18/2025	1118	Clearinghouse	\$279.80	O
				Invoice Nbr - Description	GL Account	Amount
				Pavroll 1/26-2/2 2025 - run# 1627-2025	01-00-2010	\$279.80
6962	C	2/18/2025	1144	AT & T Mobility	\$40.24	O
				Invoice Nbr - Description	GL Account	Amount
				287298593833X02102025 - WIFI	01-16-7013	\$40.24
6963	C	2/18/2025	1181	TKE Engineering, Inc	\$925.00	O
				Invoice Nbr - Description	GL Account	Amount
				2024-5103 - Consulting Services	41-00-7003	\$925.00

By Pass Pump (Delta)

For The Date Range From 2/1/2025 To 2/28/2025

For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
6964	C	2/18/2025	1184	Capital One Trade Credit	\$42.19	O
				Invoice Nbr - Description	GL Account	Amount
				A28756/2 - Hernandez park	32-00-7606	\$21.10
				A28756/2 - Hernandez park	33-00-7606	\$21.09
6965	C	2/18/2025	1273	US Bank	\$58.86	O
				Invoice Nbr - Description	GL Account	Amount
				13061617 - Fire Dept. 4-way toggle valve for Engine 5211	01-26-7606	\$58.86
6966	C	2/18/2025	1309	O'Reilly Auto Parts	\$215.49	O
				Invoice Nbr - Description	GL Account	Amount
				2648-135551 - PW- Supplies needed	01-90-7606	\$86.19
				2648-135551 - PW- Supplies needed	01-40-7606	\$64.65
				2648-135551 - PW- Supplies needed	06-06-7606	\$64.65
6967	C	2/18/2025	1332	Pitney Bowes Global Financial Services LLC	\$280.31	O
				Invoice Nbr - Description	GL Account	Amount
				3107072472 - Lease agreement - 12/324-3/2/25	01-17-7003	\$280.31
6968	C	2/18/2025	1342	Miramar College	\$23.00	O
				Invoice Nbr - Description	GL Account	Amount
				2/19/2025-2/21/2025 - PD - FTO Update post required training (Sgt.Trevino)	01-25-7004	\$23.00
6969	C	2/28/2025	14	Calipatria Firefighters Assoc.	\$70.65	O
				Invoice Nbr - Description	GL Account	Amount
				Payroll 2/3-16, 2025 - CFA Dues Run# 1628-2025	01-00-2605	\$70.65
6970	C	2/28/2025	54	The Holt Group, Inc.	\$58,243.71	O
				Invoice Nbr - Description	GL Account	Amount
				24-09-014 - THG Project No. 142.332E	32-00-7047	\$12,875.00
				24-09-023 - THG Project No. 142.030	06-06-7003	\$3,189.99
				24-09-023 - THG Project No. 142.030	01-05-7003	\$2,740.00
				24-09-028 - THG Project No. 142.348	01-05-7003	\$1,535.00
				24-09-027 - THG Project No. 142.347	01-05-7003	\$770.00
				24-09-026 - THG Project No. 142.332	33-00-7047	\$780.00
				24-09-026 - THG Project No. 142.332	32-00-7047	\$780.00
				24-09-025 - THG Project No. 142.307	06-06-7003	\$6,615.00
				24-09-023 - THG Project No. 142.030	13-00-7003	\$2,354.72
				24-09-014 - THG Project No. 142.332E	33-00-7047	\$12,875.00
				24-08-025 - THG Project No. 142.345	01-05-7003	\$455.00
				24-07-042 - THG Project No. 142.347	01-05-7003	\$785.00
				24-07-041 - THG Project No. 142.346	01-05-7003	\$695.00
				24-07-040 - THG Project No. 142.345	01-05-7003	\$695.00
				24-07-039 - THG Project No. 142.343	01-05-7003	\$880.64
				24-07-038 - THG Project No. 142.341	01-05-7003	\$975.00
				24-07-033 - THG Project No. 142.251	01-05-7003	\$4,663.36
				24-06-032 - THG Project No. 142.251	01-05-7003	\$2,605.00

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Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				24-05-035 - THG Project No. 142.343	01-05-7003	\$775.00
				24-09-024 - THG Project No. 142.226	10-00-7003	\$800.00
				24-08-026 - THG Project No. 142.346	01-05-7003	\$400.00
6971	C	2/28/2025	86	Principal Life Insurance Company		\$1,778.74 O
				Invoice Nbr - Description	GL Account	Amount
				3/1/205-3/31/2025 - Insurance Premium - March 2025	01-40-6900	\$71.54
				3/1/205-3/31/2025 - Insurance Premium - March 2025	01-90-6900	\$53.66
				3/1/205-3/31/2025 - Insurance Premium - March 2025	01-25-6900	\$472.05
				3/1/205-3/31/2025 - Insurance Premium - March 2025	01-16-6900	\$277.90
				3/1/205-3/31/2025 - Insurance Premium - March 2025	06-06-6900	\$172.75
				3/1/205-3/31/2025 - Insurance Premium - March 2025	01-26-6900	\$730.84
6972	C	2/28/2025	96	Golden State Water Company		\$1,161.38 O
				Invoice Nbr - Description	GL Account	Amount
				50634100007/2/21/2025 - City Yard - 525 S Sorensen	01-50-7013	\$132.08
				98028300006/2/21/2025 - Police Dept. - 140 W Main	01-25-7013	\$268.69
				90696400002/2/21/2025 - Fire Dept. 125 Park	01-26-7013	\$213.97
				51045100008/2/21/2025 - Mikesell Park - 102 E Main	01-90-7013	\$124.90
				25634100009/2/21/2025 - Lift Station - 424 International	06-06-7013	\$57.03
				10934100008/2/21/2025 - Flag Pole - 100 Park Irr	01-90-7013	\$83.77
				00934100009/2/21/2025 - Wellbeing Center - 101 N Lake	01-80-7013	\$148.13
				51934100002/2/21/2025 - 450 N Brown Ave (E California	01-90-7013	\$132.81
6973	C	2/28/2025	139	Imperial Valley Press		\$251.55 O
				Invoice Nbr - Description	GL Account	Amount
				0125156393 - Advertising	01-17-7010	\$251.55
6974	C	2/28/2025	143	Zendejas Hardware		\$849.77 O
				Invoice Nbr - Description	GL Account	Amount
				878198 - PW- Repairs/Maintenance	01-50-7104	\$74.71
				878509 - PW - Hernandez park	32-00-7104	\$23.69
				878509 - PW - Hernandez park	33-00-7104	\$23.68
				878365 - PW- Repairs/Maintenance	06-06-7605	\$83.98
				878814 - Fire Dept. Batteries & sprinkler repair needs	01-26-7017	(\$0.20)
				878198 - PW- Repairs/Maintenance	01-50-7606	\$59.35
				879099 - PW - Maintenance	06-06-7606	\$37.02
				879142 - PW - Maintenance	06-06-7606	\$119.54
				879071 - PW - Supplies/Maintenance	01-80-7104	\$30.09
				878843 - PW - Supplies/Maintenance	06-06-7606	\$30.69
				878860 - Fire Dept. Batteries & sprinkler repair needs	01-26-7017	\$3.31

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For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				878812 - Fire Dept. Batteries & sprinkler repair needs	01-26-7017 \$3.20	
				878716 - Fire Dept. Batteries & sprinkler repair needs	01-26-7017 \$13.76	
				878507 - Fire Dept. Batteries & Sprinkler repair needs	01-26-7017 \$19.38	
				878769 - PW - Supplies/Delta pump water line	06-06-7606 \$217.75	
				878493 - PW - Supplies/Delta pump water line	06-06-7606 \$6.98	
				878365 - PW- Repairs/Maintenance	01-90-7605 \$65.48	
				878842 - PW- Supplies/ Maintenance	06-06-7606 \$37.36	
6975	C	2/28/2025	165	El Centro Motors		\$2,028.68 O
				Invoice Nbr - Description	GL Account	Amount
				6378124 - Vehicle Maintenance	01-25-7606	\$443.53
				6378124 - Vehicle Maintenance	01-26-7606	\$443.53
				6377859 - Vehicle Service Code Enforcement/Admin	01-25-7606	\$698.09
				6378124 - Vehicle Maintenance	01-16-7606	\$443.53
6976	C	2/28/2025	193	Calipatria Police Employees Association		\$75.00 O
				Invoice Nbr - Description	GL Account	Amount
				Payroll 2/3--16, 2025 - CPOA Dues Run# 1628-2025	01-00-2007	\$75.00
6977	C	2/28/2025	195	City of Calipatria		\$140.16 O
				Invoice Nbr - Description	GL Account	Amount
				Payroll 1/20-2/2, 2025 - IIR Employee Run# 1627-2025	01-00-2010	\$35.04
				Payroll 1/20-2/2, 2025 - IIR Employee Run# 1627-2025	06-00-2011	\$35.04
				Payroll 2/3-2/16, 2025 - UB Employee Run#1628-2025	01-00-2011	\$35.04
				Payroll 2/3-2/16, 2025 - UB Employee Run#1628-2025	06-00-2011	\$35.04
6978	C	2/28/2025	204	Fred Beltran		\$50.00 O
				Invoice Nbr - Description	GL Account	Amount
				10/23/2024 - FPPC Training - Reimbursement	01-01-7004	\$50.00
6979	C	2/28/2025	339	California Department of Child Support Services		\$223.84 O
				Invoice Nbr - Description	GL Account	Amount
				Payroll 2/3-16, 2025 - Run#1628-2025	01-00-2010	\$223.84
6980	C	2/28/2025	652	County of San Diego, RCS		\$826.00 O
				Invoice Nbr - Description	GL Account	Amount
				25CALIFDN07 - Fire Dept. Monthly Radio Service	01-26-7003	\$590.00
				25CALIPDN07 - Police Dept. Radio Network Service	01-25-7003	\$236.00
6981	C	2/28/2025	724	Brenntag Pacific, Inc		\$5,874.85 O
				Invoice Nbr - Description	GL Account	Amount
				BPI497432 - Chemicals	06-06-7060	\$5,874.85
6982	C	2/28/2025	768	CR & R Waste & Recycling Services		\$49,950.04 O
				Invoice Nbr - Description	GL Account	Amount

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For The Date Range From 2/1/2025 To 2/28/2025

For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				12/2024-1/2025 - Monthly service - December 2024 & January 2025	09-00-7003 \$49,950.04	
6983	C	2/28/2025	905	IMPERIAL COUNTY TREASURER	\$2,602.68	O
				Invoice Nbr - Description	GL Account	Amount
				1/1/2024-12/31/2024 - County Fees for period 1/1/24-12/31/24	01-17-7003	\$2,602.68
6984	C	2/28/2025	906	Sparkletts	\$134.16	O
				Invoice Nbr - Description	GL Account	Amount
				9442717020125 - Drinking Water - 1/14/25 & 1/28/25	01-25-7013	\$44.28
				9575554020125 - PW- Drinking water	01-90-7013	\$1.32
				9442717020125 - Drinking Water - 1/14/25 & 1/28/25	01-80-7013	\$44.28
				9442717020125 - Drinking Water - 1/14/25 & 1/28/25	01-26-7013	\$44.28
6985	C	2/28/2025	958	Southwest Equipment and Supply, Inc.	\$554.79	O
				Invoice Nbr - Description	GL Account	Amount
				29511 - PW- Vehicle Maintenance	01-40-7606	\$277.39
				29511 - PW- Vehicle Maintenance	01-90-7606	\$277.40
6986	C	2/28/2025	1037	The Bank of New York Mellon Corporate Trust Dept	\$46,006.25	O
				Invoice Nbr - Description	GL Account	Amount
				CT2007311 - SA Calipatria Redevelopment Agency Tax Allocation Series	41-00-7032	\$46,006.25
6987	C	2/28/2025	1058	Agricultural Pump Supply	\$389.95	O
				Invoice Nbr - Description	GL Account	Amount
				11625 - PW- Repairs	06-06-7606	\$129.98
				11625 - PW- Repairs	01-40-7606	\$129.98
				11625 - PW- Repairs	01-90-7606	\$129.99
6988	C	2/28/2025	1068	Natasha Saucedo	\$110.92	O
				Invoice Nbr - Description	GL Account	Amount
				331 - Us postal service Express Mail reimbursement	01-17-7110	\$31.40
				Jan 28-Feb 25, 2025 - Canva training mileage reimbursement	01-16-6015	\$79.52
6989	C	2/28/2025	1080	County Motor Parts	\$57.76	O
				Invoice Nbr - Description	GL Account	Amount
				542060 - 2023 Chevrolet Silverado	01-40-7606	\$18.99
				542198 - PW- Oil	06-06-7606	\$38.77
6990	C	2/28/2025	1118	Clearinghouse	\$279.80	O
				Invoice Nbr - Description	GL Account	Amount
				Payroll 2/3-16 2025 .	01-00-2010	\$279.80
				Run#1628-2025		
6991	C	2/28/2025	1130	Babcock Laboratories, Inc.	\$947.57	O
				Invoice Nbr - Description	GL Account	Amount
				LB50042-9802 - Testing Regulatory WW	06-06-7107	\$33.44
				CB50491-9802 - Regulatory testing	06-06-7107	\$183.32

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For All Vendors And For Outstanding, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
				CB51339-9802 - Tetsting	06-06-7107	\$730.81
6992	C	2/28/2025	1146	Holtville Tribune		\$472.50 O
	Invoice Nbr - Description		GL Account		Amount	
	0101792 - Legal Advertising		01-17-7010		\$472.50	
6993	C	2/28/2025	1154	Rove Engineering Inc.		\$46,675.42 O
	Invoice Nbr - Description		GL Account		Amount	
	24-020R - 20-CDBG-CV1-00183 Project No. 142.332		32-00-7609		\$18,661.98	
	24-020R - 20-CDBG-CV1-00183 Project No. 142.332		33-00-7609		\$18,661.97	
	7018 - 20 CDBG-CV1-00183 Project No. 142.332		32-00-7609		\$4,675.74	
	7018 - 20 CDBG-CV1-00183 Project No. 142.332		33-00-7609		\$4,675.73	
6994	C	2/28/2025	1155	VESTIS		\$135.81 O
	Invoice Nbr - Description		GL Account		Amount	
	5220479343 - PW uniforms		06-06-7929		\$4.47	
	5220483137 - PW uniforms		01-80-7106		\$16.13	
	5220483137 - PW uniforms		01-80-7929		\$2.69	
	5220483137 - PW uniforms		06-06-7929		\$4.47	
	5220483137 - PW uniforms		01-90-7929		\$15.24	
	5220483137 - PW uniforms		01-40-7929		\$5.96	
	5220486219 - PW uniforms		01-80-7929		\$2.93	
	5220479343 - PW uniforms		01-80-7929		\$2.69	
	5220479343 - PW uniforms		01-40-7929		\$5.96	
	5220486219 - PW uniforms		01-80-7106		\$16.12	
	5220479343 - PW uniforms		01-80-7106		\$16.13	
	5220486219 - PW uniforms		06-06-7929		\$4.82	
	5220486219 - PW uniforms		01-90-7929		\$16.53	
	5220486219 - PW uniforms		01-40-7929		\$6.43	
	5220479343 - PW uniforms		01-90-7929		\$15.24	
6995	C	2/28/2025	1184	Capital One Trade Credit		\$135.08 O
	Invoice Nbr - Description		GL Account		Amount	
	A30104/2 - PW - Misc Items		06-06-7017		\$48.83	
	A33047/2 - Equipment		06-06-7929		\$30.15	
	A3328/1/2 - PW- Hernandez Park		33-00-7104		(\$20.66)	
	A3328/1/2 - PW- Hernandez Park		32-00-7104		(\$20.66)	
	A32467/2 - PW- Hernandez Park		33-00-7104		\$48.71	
	A32467/2 - PW- Hernandez Park		32-00-7104		\$48.71	
6996	C	2/28/2025	1207	Graffik Screen Printing & Embroidery		\$1,124.45 O
	Invoice Nbr - Description		GL Account		Amount	
	3831 - Fire Dept. Decals for fire engine 5211		01-26-7606		\$1,124.45	
6997	C	2/28/2025	1220	Roberto Orozco		\$71.40 O
	Invoice Nbr - Description		GL Account		Amount	
	January 2025 - January 2025 mileage reimbursement		06-06-6015		\$71.40	

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Check # / eCheck ID	Type	Date	Vendor Name	Amount	Status
6999	C	2/28/2025	1253 Navitas Credit Corp.	\$586.64	O
		Invoice Nbr - Description	GL Account	Amount	
		41199576/3/10/2025 - Phone System March 2025	01-25-7003	\$146.65	
		41199576/3/10/2025 - Phone System March 2025	01-26-7003	\$146.65	
		41199576/3/10/2025 - Phone System March 2025	01-80-7003	\$187.00	
		41199576/3/10/2025 - Phone System March 2025	06-06-7003	\$106.34	
7000	C	2/28/2025	1257 Brawley Analytical, Inc,	\$249.00	O
		Invoice Nbr - Description	GL Account	Amount	
		000943 - Regulatory Testing	06-06-7107	\$249.00	
7001	C	2/28/2025	1273 US Bank	\$4,382.41	O
		Invoice Nbr - Description	GL Account	Amount	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-80-7605	(\$309.27)	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-26-7004	\$0.48	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-40-7004	\$254.82	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-26-7001	\$208.06	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-80-7017	\$184.10	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-90-7004	\$191.11	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	06-06-7001	\$427.33	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	06-06-7004	\$382.26	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-25-7049	\$80.84	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-26-6996	(\$164.38)	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-16-7001	\$73.39	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-90-7605	(\$309.27)	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	09-00-7001	\$271.33	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-25-7004	\$729.35	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-25-7001	\$110.57	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-17-7110	\$108.30	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-17-7002	\$40.71	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-17-7001	\$736.52	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-16-7004	\$449.92	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-01-7017	\$92.65	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-01-7004	\$640.59	
		June 2024-Dec 2024 - Credit card - Office supplies, trainings, (varies)	01-16-7107	\$183.00	

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Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
7002	C	2/28/2025	1301	Alejandro Estrada	\$945.00	O
Invoice Nbr - Description					GL Account	Amount
1520 - IT Services - March 2025 Regular labor - Feb					01-17-7003	\$945.00
7003	C	2/28/2025	1323	Leonardo Rios	\$470.00	O
Invoice Nbr - Description					GL Account	Amount
498460 - PD - Vehicle wash					01-25-7606	\$260.00
498459 - Vehicle wash					01-25-7606	\$210.00
7004	C	2/28/2025	1334	Alpha Employment Testing, Inc	\$222.00	O
Invoice Nbr - Description					GL Account	Amount
1614 - Livescan					01-16-7107	\$222.00
7005	C	2/28/2025	1338	Architectural Resources Group	\$1,049.70	O
Invoice Nbr - Description					GL Account	Amount
54298 - Flagpole nomination professional fees					01-17-7003	\$1,049.70
7006	C	2/28/2025	1343	Abraham Barros	\$353.25	O
Invoice Nbr - Description					GL Account	Amount
3/2-3/7, 2025 - PD- Travel Expense - Animal Control Training					01-25-7004	\$353.25
7007	C	2/28/2025	1343	Abraham Barros	\$353.25	O
Invoice Nbr - Description					GL Account	Amount
3/9-3/14, 2025 - PD- Travel Expense - Animal Control Training					01-25-7004	\$353.25
7008	C	2/28/2025	1344	Revize LLC	\$3,860.00	O
Invoice Nbr - Description					GL Account	Amount
20449 - Professional Fees					01-17-7002	\$3,860.00
6998	C	2/28/2025	1232	Edgar Self	\$426.65	V
Invoice Nbr - Description					GL Account	Amount
114-3320492-5717014 - Equipment - Winch					01-90-7605	\$106.66
114-3320492-5717014 - Equipment - Winch					01-40-7605	\$106.66
114-3320492-5717014 - Equipment - Winch					01-25-7017	\$106.67
114-3320492-5717014 - Equipment - Winch					06-06-7605	\$106.66
Cleared						\$0.00
Outstanding						\$283,268.81
Void						\$426.65



March 11, 2025

State Senator Steve (Chair of the committee)
(Address)

Re: Senate Bill 461 (Padilla): State Surplus Property: City of Imperial

Dear Senator (Chair of the committee),

On behalf of the City of Calipatria, I am pleased to offer our strong support of SB 461 by Senator Padilla which will facilitate the transfer of the old California Highway Patrol headquarters to the City of Imperial for use as a municipal jail.

Currently, the City of Imperial Police Department operates from a converted juvenile detention facility that houses multiple city functions, including City Hall and Public Services. This arrangement presents several operational challenges including: a lack of adequate space for essential law enforcement functions such as evidence storage and security concerns for law enforcement operations as multiple city departments are housed in one building; and an outdated infrastructure that does not meet contemporary law enforcement needs.

The City of Imperial and the Police Department have conducted internal reviews of available space and unfortunately no existing city-owned properties are available which remotely meet the needs for police operations and any current property would require extensive and costly modifications to meet the Police Department's needs. Given the city's location and its status as the oldest city in the County, no suitable commercial properties exist within city limits.

The California Highway Patrol station located at 2331 CA-867, Imperial CA, 92251 (APN 064-433-010- County of Imperial) will soon be vacated. The facility is located within the boundaries of the City of Imperial. An Acquisition by the City would present a cost-effective solution that would accommodate the City and Police Department's growth requirements while enhancing public safety services for the expanding community. The facility is already configured for law enforcement operations and would allow good accessibility for community members and is centrally located within the city. The facility would minimize renovation costs and the need to convert a non-law enforcement facility. At the same time, the CHP facility would be unsuitable for housing development given the unique characteristics of the property such as fuel storage and refueling stations, evidence lockers and prison detention cells. Exchanging the property from CHP to local law enforcement will make the best and highest use of the existing facility.

SB 461 would facilitate the transfer of the CHP facility to the City of Imperial. By transferring the facility to the City of Imperial, we can save taxpayer dollars while allowing the City to focus its limited resources on housing development and other priorities.

For these reasons, SB 461(Padilla), the City of Calipatria is proud to support SB 461(Padilla) and encourage your “aye” vote when it is heard in your committee.

Best regards,

Michael Luellen
Mayor

CAPITOL OFFICE
1021 O STREET, SUITE 6640
SACRAMENTO, CA 95814
TEL (916) 651-4018
FAX (916) 651-4918

SAN DIEGO COUNTY DISTRICT OFFICE
780 BAY BOULEVARD, SUITE 204
CHULA VISTA, CA 91910
TEL (619) 409-7690

IMPERIAL COUNTY DISTRICT OFFICE
1224 STATE STREET, SUITE D
EL CENTRO, CA 92243
TEL (760) 335-3442

RIVERSIDE COUNTY DISTRICT OFFICE
82013 DR. CARREON BOULEVARD, SUITE L
INDIO, CA 92201
TEL (760) 398-6442

WWW.SENATE.CA.GOV/PADILLA
SENATOR.PADILLA@SENATE.CA.GOV

California State Senate

SENATOR
STEPHEN C. PADILLA
EIGHTEENTH SENATE DISTRICT



COMMITTEES

BUDGET SUBCOMMITTEE #4 ON
STATE ADMINISTRATION AND
GENERAL GOVERNMENT
CHAIR
MEMBER
AGRICULTURE
BUDGET
GOVERNMENTAL ORGANIZATION
HOUSING
NATURAL RESOURCES AND WATER
REVENUE AND TAXATION

SB 461 – State Surplus Property – City of Imperial

Located in the center of the Imperial County, the City of Imperial is among the top ten fastest growing cities in the State with a 23% increase in size since the 2010 U.S. Census. The City's central location in the region, and proximity to Mexico, makes public safety a critical priority for the fast growing city. The increased population growth has created a proportional growth in the volume of service calls to the City's police department, straining an already under resourced department.

Currently, the City of Imperial Police Department operates from a converted juvenile detention facility that houses multiple city functions, including City Hall and Public Services. This arrangement presents several operational challenges including: a lack of adequate space for essential law enforcement functions such as evidence storage and security concerns for law enforcement operations as multiple city departments are housed in one building; and an outdated infrastructure that does not meet contemporary law enforcement needs.

The City of Imperial and the Police Department have conducted internal reviews of available space and unfortunately no existing city-owned properties are available which remotely meet the needs for policy operations and any current property would require extensive and costly modifications to meet the Police Department's needs. Given the city's location and its status as the oldest city in the County, no suitable commercial properties exist within city limits.

The California Highway Patrol station located at 2331 CA-867, Imperial CA, 92251 (APN 064-433-010- County of Imperial) will soon be vacated. The facility is located within the boundaries of the City of Imperial. An Acquisition by the City would present a cost-effective solution that would accommodate the City and Police Department's growth requirements while enhancing public safety services for the expanding community. The facility is already configured for law enforcement operations and would allow good accessibility for community members and is centrally located within the city. The facility would minimize renovation costs and the need to convert a non-law enforcement facility. At the same time, the CHP facility would be unsuitable for housing development given the unique characteristics of the property such as fuel storage and refueling stations, evidence lockers and prison detention cells. Exchanging the property from CHP to local law enforcement will make the best and highest use of the existing facility.

SB 461 would facilitate the transfer of the CHP facility to the City of Imperial. By transferring the facility to the City of Imperial, we can save taxpayer dollars while allowing the City to focus its limited resources on housing development and other priorities.

Staff Contact

Name: Alexis Castro

Title: Legislative Director

Email: Alexis.Castro@sen.ca.gov

Capitol Office: (916) 651 – 4018

Support

- City of Imperial

Laura Gutierrez

From: De La Torre, Larissa <Larissa.DeLaTorre@sen.ca.gov>
Sent: Tuesday, February 25, 2025 4:45 PM
To: Laura Gutierrez
Subject: RE: Request for Letter of Support for SB 461
Attachments: SB 461 - State Surplus Property - City of Imperial Template Support Letter.docx; SB 461 - State Surplus Property - City of Imperial (003).pdf

CAUTION: This email originated from outside of the organization. Please take care when clicking links or opening attachments.

Hi Laura,

Thank you for getting back to me. It would be great to get it by the 5th of March.

Please take a look at the attachment with an updated letter of support template, as the previous version had an error.

Thank you again for your time and consideration.

Warm regards,



LARISSA DE LA TORRE

DISTRICT REPRESENTATIVE 

CALIFORNIA STATE SENATE DISTRICT 18, SENATOR STEVE PADILLA

IMPERIAL: 760-335-3442

SAN DIEGO: 619-409-7690

COACHELLA VALLEY: 760-398-6442 CAPITOL: 916-651-4018

From: Laura Gutierrez <l_gutierrez@calipatria.com>
Sent: Tuesday, February 25, 2025 3:15 PM
To: De La Torre, Larissa <Larissa.DeLaTorre@sen.ca.gov>
Subject: RE: Request for Letter of Support for SB 461

Hello Larissa,

Can you confirm when you need the LOS by, as typically LOS are approved by the City Council. We have a meeting today, and our next schedule meeting is March 11.

Thanks!
Laura

From: De La Torre, Larissa <Larissa.DeLaTorre@sen.ca.gov>
Sent: Tuesday, February 25, 2025 2:22 PM
To: Laura Gutierrez <l_gutierrez@calipatria.com>
Subject: Request for Letter of Support for SB 461

CAUTION: This email originated from outside of the organization. Please take care when clicking links or opening attachments.

Dear Laura,

I hope you are well. I am Larissa De La Torre, District Representative for State Senator Steve Padilla, and we would like your support for SB 461. This bill would transfer the soon-to-be-vacated California Highway Patrol station at 2331 CA-867 to the City of Imperial.

Currently, the Imperial Police Department operates from a converted juvenile detention facility that houses City Hall and Public Services. This situation creates urgent operational challenges due to insufficient space, security concerns, and outdated infrastructure. The CHP facility, already configured for law enforcement, is centrally located and would require minimal modifications, making it a cost-effective solution compared to other options.

By supporting SB 461, we can ensure taxpayer dollars are used efficiently and free up resources for other community priorities such as housing development. This bill has the potential to significantly improve our law enforcement facilities and enhance public safety. Your letter of support would be instrumental in advancing this measure.

Please find the attached letter of support template and fact sheet. If you have any questions or need further information, feel free to contact me.

Thank you for your time and consideration. Your support for SB 461 would be greatly appreciated and would make a significant difference for Imperial County.

Sincerely,



LARISSA DE LA TORRE

DISTRICT REPRESENTATIVE 

CALIFORNIA STATE SENATE DISTRICT 18, SENATOR STEVE PADILLA

IMPERIAL: 760-335-3442

SAN DIEGO: 619-409-7690

COACHELLA VALLEY: 760-398-6442 CAPITOL: 916-651-4018



CONSENT AGENDA #4

TENTATIVE MINUTES

**Regular Meeting of the Calipatria City Council
City Council Chambers
125 North Park Avenue
Calipatria California 92233**

**Tuesday, February 11, 2025
Closed Session at 5:30 pm
Open Session at 6:00 pm**

Michael Luellen, Mayor
Javier Amezcua, Mayor Pro-Tem
Sylvia Chavez, Council Member
Fred Beltran, Council Member
Jesse Rivas, Council Member

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Jane Hurtado, City Clerk

Jesse Llanas, Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

NOTICE TO THE PUBLIC

This is a public meeting. Any member of the public is invited to attend. The Calipatria City Council welcomes public input during the **public comment** period of the sessions.

5:30 P.M. CLOSED SESSION

CALL TO ORDER: 5:30

ROLL CALL: *ALL PRESENT*

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS: Any member of the public wishing to address the City Council on any items appearing on the closed session agenda may do so at this time. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda. (*Government Code Section 54954.2*) There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

CITY COUNCIL ADJOURNS TO CLOSE SESSION 5:58

CONFERENCE WITH LEGAL COUNSEL:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – G.C. 54956.8

APN: 023-293-001
 Property Address: 105 South Lake Avenue
 Agency Negotiator: City Manager
 Negotiating Parties: County of Imperial
 Under Negotiation: Lease Terms

2. CONFERENCE WITH LABOR NEGOTIATORS – G.C. 5957.6

Agency Designated: City Manager
 Employee Organization: Police / Public Works

RECONVENES TO OPEN SESSION

6:00 P.M. OPEN SESSION

CALL TO ORDER: 6:03

ROLL CALL: *ALL PRESENT*

PLEDGE OF ALLEGIANCE & INVOCATION: Cheryl Fowler, Javier Amezcua

CITY ATTORNEY: REPORT ON CLOSED SESSION ACTION

1) *Direction given to city staff*

2) *Direction given to city staff*

ADJUSTMENTS TO THE AGENDA: The City Council will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the City Council may take care of these issues by entertaining a formal motion.

NO ADJUSTMENTS

MOTION: SECOND: ROLL CALL VOTE: FB- JR-ML-SC-JA

PUBLIC COMMENTS: The City Council welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Council. If there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

For matters not appearing on the agenda: If you wish to address the City Council concerning a matter and or any item not on the agenda but is within the City Council's jurisdiction you may do so now. We ask that you please step to the podium and state your name and address for the record.

The mayor reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

1. *Gloria Rivas-she spoke of how her and her husband Jesse Rivas enjoyed working with the Cal Energy members to help with the clean up at the little league park.*
2. *Julie Vista-she received many phone calls, she didn't know who the calls were coming from. It was regarding the Traffic Advisory Committee candidate information. She received the information the day before, it wasn't enough time.*
3. *Marcos Orozco-they had him come back at Discussion/Direction.*
4. *Bonnie Zendejas-she mentioned the opening ceremony. It was very nice well-coordinated, didn't have to wait for the food, everything was nice. She said thank you to the community and staff.*
5. *Emma Orosco- she thanked everyone for their vote.*

CONSENT AGENDA: The items appearing under the Consent Agenda will be acted upon by the City Council in one motion without discussion. Should any Council member or other person wish to discuss any item, they may request that the item be removed from the Consent Agenda and placed on the REGULAR BUSINESS Agenda.

1. Continued Delta Street Lift Station Emergency

JR-Where are we on this project, still owe on this project.

2. Warrants – 01/01/25 - 01/31/25

SC-Check 6834 Two (2) items for Tyson Medical, they have not started anything over there, can you tell me what it's for? LG- It's for The Holt Group. They were asked to work on projects that were listed. We have to pay these invoices. FB-\$174,942. are these all from grants? LG not all of it. Some of it is but not the full amount. Can we distinguish what comes out of the City fund and compare what comes out of the grants. FB would like to make an appointment to come in to talk to Laura about these warrants.

3. Minutes – April 9, 2024, and January 14, 2025

MOTION: *Javier Amezcua* SECOND: *Sylvia Chavez* ROLL CALL VOTE: *CARRIED*

DISCUSSION/DIRECTION

- 1) Traffic Advisory Resident Appointment ~ Beneranda Cooper - L. Gutierrez, City Manager

Was voted to bring back to the 1st City Council meeting in March..

MOTION: *Sylvia Chavez* SECOND: *Fred Beltran* ROLL CALL VOTE: *FB- JR-ML-SC-JA CARRIED*

- 2) Sale of "Safe and Sane" Fireworks ~ Calipatria Little League - L. Gutierrez City Manager

Had a meeting with Llanas, JR-where will they set up? Sell in down town-Market Square. June 28-4th of July.

MOTION: *Fred Beltran* SECOND: *Jesse Rivas* ROLL CALL VOTE: *CARRIED*

STAFF and COUNCIL REPORTS:

E Self-Clean up-didn't get dumpsters, each event (Registration), The City will require Utility Bill (Trash included), Copy of Vehicle registration, vehicle insurance, (all must be current), and a signed waiver.

Jesse Rivas-Question for Ed Self, how is the Delta Street Lift Station Emergency going, how is the Calimart going?

Self's response-Plumbing is done, laundry facilities, gas pump, tested the water.

Cheryl Fowler-Staff Report.

Gilbert Otero-nothing to report.

L Gutierrez-Airport, let the community know that the dust is not from the airport, Clean Up is every 2nd Saturday of the month.

Fred Beltran-will be meeting with Ryan Kelly, Dogs Loose, Training for Animal Control.

Jesse Rivas-League of City- Mayor workshop -very good training. Lot of Cities have same issues, how to function,

Sylvia Chavez-Senior Citizen Day 10:00-12:30, 50 Count (42 RSVP) Catholic Charity Meals.

Javier Amezcua-Little League,

Michael Luellen-How to mitigate dust coming from the Airport. What can we do to help, someone mentioned Earth Glue.

ADJOURNMENT:

The next regular scheduled meeting of the City of Calipatria City Council is Tuesday, February 25, 2025, at 6:00 pm

MOTION: *Michael Luellen* SECOND: *Fred Beltran* ROLL CALL VOTE: *CARRIED*

I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 N Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: February 7, 2025



CONSENT AGENDA #4

TENTATIVE MINUTES

**Regular Meeting of the Calipatria City Council
City Council Chambers
125 North Park Avenue
Calipatria California 92233**

Tuesday, February 25, 2025

Closed Session at 5:30 pm

Open Session at 6:00 pm

Michael Luellen, Mayor
Javier Amezcua, Mayor Pro-Tem
Sylvia Chavez, Council Member
Fred Beltran, Council Member
Jesse Rivas, Council Member

Laura Gutierrez, City Manager
Gilbert G. Otero, City Attorney
Jane Hurtado, City Clerk

Jesse Llanas, Fire Chief
Cheryl Fowler, Police Chief
Edgar Self, Public Work Director

NOTICE TO THE PUBLIC

This is a public meeting. Any member of the public is invited to attend. The Calipatria City Council welcomes public input during the **public comment** period of the sessions.

5:30 P.M. CLOSED SESSION

CALL TO ORDER: 5:31 PM

ROLL CALL: ALL PRESENT

PUBLIC COMMENTS FOR CLOSED SESSION ITEMS: Any member of the public wishing to address the City Council on any items appearing on the closed session agenda may do so at this time. Pursuant to State Law, the City Council may not discuss or take action on issues not on the meeting agenda. (*Government Code Section 54954.2*) There is a time limit of three (3) minutes for anyone wishing to address the City Council on these matters.

CITY COUNCIL ADJOURNS TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS – G.C. 54956.8

APN: 022-160-003
Property Address: 106 W. Lindsey
Agency Negotiator: City Manager
Negotiating Parties: Jose Luis Correa
Under Negotiation: Lease Terms

CITY COUNCIL CONVENES TO OPEN SESSION

6:00 P.M. OPEN SESSION

CALL TO ORDER: 6:04 PM

ROLL CALL: *ALL PRESENT*

PLEDGE OF ALLEGIANCE & INVOCATION: *Silvia Chavez, Gilbert Otero*

CITY ATTORNEY: REPORT ON CLOSED SESSION ACTION

1) DIRECTION GIVEN TO STAFF

ADJUSTMENTS TO THE AGENDA: The City Council will discuss the order of the agenda, may amend the order, add urgent items and or remove items from the consent calendar prior to that portion of the agenda. For the purpose of the official city record, the City Council may take care of these issues by entertaining a formal motion.

NO ADJUSTMENTS

MOTION: **SECOND:** **ROLL CALL VOTE:** FB- JR-ML-SC-JA

PUBLIC COMMENTS: The City Council welcomes your input. **Please remember to shut off all cell phones.** Now is the time for any member of the public to speak to the Council. If there is an item on the agenda on which you wish to be heard, we ask that you please step to the podium and state your name and address for the record.

For matters not appearing on the agenda: If you wish to address the City Council concerning a matter and or any item not on the agenda but is within the City Council's jurisdiction you may do so now. We ask that you please step to the podium and state your name and address for the record.

The Mayor reserves the right to place a time limit of three (3) minutes on each person's presentation. It is requested that longer presentations be submitted to the City Clerk in writing 48 hours before the meeting.

- 1. Marcos Orozco: explained that three (3) minutes is not enough time, when it's almost time, let them know before (seconds) time is up.*

PRESENTATIONS:

1. Public review draft- Imperial County Lithium Valley Specific Plan (County of Imperial/Rick Engineering)

Mr. Brian Mooney and Shannon Baer gave a presentation regarding the Imperial County Lithium Valley Specific Plan.

What is the Lithium Valley Specific Plan? Chapters: 1. Introduction and Intent,

2. *Vision and Guiding Principles.* 3. *Land Use* 4. *Development and Design Standards* 5. *Circulation and Transportation* 6. *Infrastructure* 7. *Community Health and Prosperity* 8. *Implementation.*
The upcoming Community Workshop will be on February 27, 2025 at the Calipatria High School Gymnasium-501 West Main Street, Calipatria, CA 92233.

CONSENT AGENDA: The items appearing under the Consent Agenda will be acted upon by the City Council in one motion without discussion. Should any Council member or other person wish to discuss any item, they may request that the item be removed from the Consent Agenda and placed on the REGULAR BUSINESS Agenda.

1. Continued Delta Street Lift Station Emergency
 FB- Lift Station Emergency- NADBank Grant, 24,000 is left.

MOTION: *Javier Amezcua* SECOND: *Sylvia Chavez* ROLL CALL VOTE: *CARRIED*

ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):

1. Approval of the Animal Safety Officer Job Description

LG- We have no part time, JR-the working conditions have no lifting.
 FB-where is the funding coming from: it's coming from the Police Department, vehicles for dogs to be transported, transported by dispatch. SC-need class C driver's license.

MOTION: *Javier Amezcua* SECOND: *Fred Beltran* ROLL CALL VOTE: *CARRIED*

2. Approval of the Proposal from Architectural Resources Group for Additional Services for the Calipatria Flagpole California Historical Landmark Nomination

MOTION: *Fred Beltran* SECOND: *Javier Amezcua* ROLL CALL VOTE: *CARRIED*

3. Approval for Street Closures for the 4th of July Spectacular for International Avenue from Main Street to Delta Street and Alexandria from International Avenue to Lake Avenue.

Ed Self- request to shut down streets provided on report for event.

MOTION: *Sylvia Chavez* SECOND: *Fred Beltran* ROLL CALL VOTE: *CARRIED*

DISCUSSION/DIRECTION (RECOMMEND/DENY):

1. Approval for a Public Hearing for the Establishment of a Vacant Lot Tax and Abatement of Nuisance and Neglected Properties.

Marcos Orozco-What is the definition of a vacant lot. Taxes is pretty steep.
 Question from the audience: Empty lot- are they going to be forced to sell
 As is potential change.

MOTION: *Javier Amezcua* SECOND: *Jesse Rivas* ROLL CALL VOTE: *CARRIED*

STAFF and COUNCIL REPORTS:

E Self-City NADBank Grant-The Holt Group, wet wall, moving forward-300 day project.

JR-why 300 days

FB-nothing to report

SC-Project-Senior Community -every 3rd Wednesday of the month, we are on the calendar, Easter Event-April 18, 2025-Easter Egg Hunt.

JA-Little League try-outs, 2 major teams and 2 minor teams.

ADJOURNMENT:

The next regular scheduled meeting of the City of Calipatria City Council is Tuesday, March 11, 2025, at 6:00 pm

MOTION: Fred Beltran SECOND: Javier Amezcua ROLL CALL VOTE: CARRIED

I, JANE HURTADO, City Clerk of the City of Calipatria, California, DO HEREBY CERTIFY that the agenda was duly posted at Calipatria City Hall, 125 N Park Avenue, Calipatria, California and on the City of Calipatria's website not less than 72 hours prior to the meeting per Government Code 54954-2.

Dated: _____



City Council Staff Report

To: City of Calipatria City Council
Laura Gutierrez, City Manager

From: George Galvan, AICP, City Planner

Prepared by: Francisco Barba, Associate Planner

Date: March 11, 2025

Project: Introduction and first reading by title only of an ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.

Summary:

Subject of Report:	Introduction and first reading by title only of an ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.
Project Location:	Citywide
Recommended Action:	Conduct an introductory first reading by title only of an ordinance amending the Zoning Ordinance pursuant to Section 36934 of the California Government Code.
Zoning:	R-1 (Low Density Residential), R-2 (Medium Density Multi-Family Residential), R-3 (High Density Multi-Family Residential), MHP (Mobile Home Park), CP (Commercial Professional), CP-T (Commercial Professional Transitional), DC (Downtown Core), M-1 (Light Manufacturing and Industrial), M-2 (Heavy Manufacturing and Industrial), OS-G (Open Space General), PF (Public Facilities), and Airport zones.
General Plan:	LD-R (Low Density Residential), MD-R (Medium Density Residential), HD-R (High Density Residential), GC (General Commercial), DD (Downtown District), OS-R (Open Space/Recreation), OS-A (Open Space/Agriculture) PF (Public Facility), LI (Light Industrial), HI (Heavy Industry), AC (Airport Commercial), AI (Airport Light Industrial)
Environmental:	Exempt – 15061(b)(3) Common Sense Exemption

INTRODUCTION AND BACKGROUND

The City of Calipatria has received inquiries in the past relating to the installation of art murals in the city. As currently written, the City of Calipatria Zoning Ordinance does not provide guidance nor any standards and regulations for the installation of art murals in the city thus rendering them unregulated. Considering this, it is the intent of the City of Calipatria to amend its Zoning Ordinance to establish standards and regulations for art murals. The overall goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria. The proposed textual amendments consist of incorporating a new art mural ordinance as Chapter 3.15 and amending Chapter 5.10 to include definitions in relation to the art mural ordinance. The scope of the new mural ordinance will be citywide.

The item was presented to the City of Calipatria Planning Commission on February 18, 2025. Upon reviewing all pertinent documentation and considering all public comments the Planning Commission adopted Resolution PC 25-01 recommending adoption of the draft 2024 General Plan APR, with modifications, to the City Council.

The purpose of this item is to present the proposed textual amendments to the City Council where upon reviewing all comments and documentation, an introduction and first reading by title only will be conducted.

ISSUES FOR DISCUSSION

Art Mural Ordinance. In recent years, the City of Calipatria has experienced a growing interest in the installation of art murals by the community. Understanding the current limitations of the Zoning Ordinance and the importance art murals can play in the community, it is the City's intent to amend the Zoning Ordinance to permit the installation of art murals in the city in a safe and regulated manner. Art murals serve as an important part of the community because they can revitalize neighborhoods, express a community's history and culture, raise awareness about social issues, promote dialogue around important topics, add vibrancy to public spaces, and generally enhance the aesthetic appeal of a city. Murals also spark a new sense of creativity and community pride among residents. Therefore, the proposed textual amendments will incorporate a new art mural ordinance as Chapter 3.15 and amend Chapter 5.10 to include definitions in relation to the art mural ordinance.

Notable Items of Discussion. The proposed art mural ordinance has the following main requirements for consideration by the City Council:

- **Intent.** Section 3.15.10(B) of the proposed textual amendment states that the purpose of the ordinance is to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs, promote public safety and welfare by regulating such displays, encourage artistic expression, foster a sense of pride, prevent vandalism at mural signs, and preserve existing murals that are a valued part of the history of the City of Calipatria.

The City Council may review this section and make changes as necessary to further ensure conformance with the goals and policies of the City of Calipatria.

- **Electrical and Mechanical Components.** Section 3.15.040(D) of the proposed textual amendment restricts the use of electrical or mechanical components or changing images

in original art murals. (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).

The City Council may review this section and make changes as necessary to further ensure conformance with the goals and policies of the City of Calipatria.

- Single-Family Structure Restrictions. Section 3.15.040(F) of the proposed textual amendment restricts the installation or original art murals on a lot that is improved with only one single-family residential structure and accessory structures.

The City Council may review this section and make changes as necessary to further ensure conformance with the goals and policies of the City of Calipatria.

- First Amendment Right. The First Amendment of the United States Constitution protects freedom of speech, religion, press, assembly, and petition. This same protection also encompasses art murals. The First Amendment states in relevant part, “Congress shall make no law...abridging the freedom of speech.” Courts, including the Supreme Court, continue to grapple with the extent to which local governments can restrict signs and murals whether digital, artistic, or traditional signage without violating the free speech protections afforded by the First Amendment. Courts continue to use different analytical approaches and levels of scrutiny, which in turn results in a lack of clarity and predictability with few bright-line rules. When the cases involve murals, these different analytical approaches seem to result in inconsistent outcomes, which are difficult to reconcile.

Thus, Section 3.15.050 of the proposed textual amendment was included to state that murals may not include Constitutionally unprotected speech which includes any message or image that is outside the protection of the First Amendment of the U.S. Constitution and/or corollary provisions of the California Constitution, such as obscenity, and hate speech or imagery are prohibited.

Planning Commission Modifications.

During a public hearing held on February 18, 2025, the Planning Commission reviewed all pertinent documentation and considered all public comments for the proposed ordinance. After considering all the information, the Planning Commission made the following revisions to the proposed textual amendment (Refer to **Attachment B - Planning Commission Modifications** for additional information):

- Section 3.15.020(C) of the proposed textual amendment previously required applicants to mail out notices informing residents within 300 feet of the mural site that a mural application was submitted for review and approval. All notices must be sent no less than 10 days prior to the Development Review Committees review and decision.

Upon reviewing the noticing requirements, the Planning Commission motioned to modify Section 3.15.020(C) to increase the noticing radius from 300 feet to 600 feet, and to change the notices from mail to physical door tags on the surrounding properties. Vacant or undeveloped properties will require notices to be mailed out.

- The original draft did not include provisions for the collection of fees for the review and

processing of mural applications. Therefore, the Planning Commission motioned to include Section 3.15.020(D) establishing that mural application review and processing fees will be established by the City Council via resolution.

- The original draft did not include provisions for the repair of damaged or vandalized murals. Therefore, the Planning Commission motioned to include Section 3.15.040(I) and (J) establishing that damaged murals shall be repaired within 10 days of the date the damage occurred while murals vandalized by graffiti have 24 hours to conduct repairs.
- The original draft stated that all mural applications are to be reviewed and approved by the Project Review Committee but provided no definition for said committee. Therefore, the Planning Commission motioned to change the Project Review Committee to the Development Review Committee and provide a definition of the Committee on Section 5.10.020 of the Zoning Ordinance. A further modification was made to include one member of the Planning Commission and one member of the City Council as part of the Development Review Committee. Additional modifications further establish that the development review committee provides recommendations, and the City Council retains sole authority to approve or deny mural applications.

Art Mural Ordinance Outline. The proposed textual amendments to Chapter 5.10 of the City of Calipatria Zoning Ordinance consist of the following definitions:

1. **Development Review Committee.** The Development Review Committee is composed of the following individuals or their representatives:
 - City Manager
 - Fire Chief
 - Police Chief
 - Public Works Director
 - One (1) City Council Member
 - One (1) Planning Commission Member
2. **Original Art Mural.** A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.
3. **Public Art Installation.** A facility, amenity or project that does not contain any commercial message and which is either an approved public arts project. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

The proposed textual amendments will create Chapter 3.15 which will incorporate standards and regulations for the installation of art murals throughout the city and will consist of the following:

1. **Purpose and Applicability**

This section describes the intent of the chapter which is to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs,

promote public safety and welfare by regulating such displays, encourage artistic expression, foster a sense of pride, prevent vandalism at mural signs, and preserve existing murals that are a valued part of the history of the City of Calipatria.

2. Original Art Mural Registration

This section lists the registration requirements for original art murals as follows:

- A. **Authority.** The Development Review Committee shall have the authority to determine whether an application for an Original Art Mural or Existing Original Art Mural meets all of the applicable registration requirements as established in this Chapter and provide a recommendation to the City Council.
- B. **Administrative Rules.** The Project Review Committee is authorized and directed to adopt the administrative rules implementing Chapter 3.15.
- C. **Neighborhood Involvement Requirement.** All applications for an Original Art Mural or existing Art Mural shall include a neighborhood involvement requirement. All applications for an Original Art Mural or Existing Art Mural shall include a neighborhood involvement requirement. Specifically, an applicant for mural approval shall send notice of that application, in the form of door hangers, to the neighboring properties within a 600-foot radius of where the proposed mural will be installed at least 10 days prior to the Development Review Committee's review. If a door tag cannot be placed as a result of a property being vacant or undeveloped, a notice shall be mailed out to the owners of any vacant or undeveloped properties within the 600-meter radius. No mural shall be registered until the applicant certifies that the neighborhood involvement requirement has been completed. This is a procedural requirement only, and the Development Review Committee shall review and provide a recommendation to the City Council. The City Council shall at all times retain sole authority to approve or deny an application for a mural based on the criteria in this Chapter.
- D. **Fees.** The City Council of the City of Calipatria shall adopt applicable fees for mural reviews, such fees shall be fixed by resolution and be in an amount equal to the costs of processing original art mural review applications.

3. Grandfathering of Existing Original Art Murals

This section stipulates that any existing original art mural installed prior to the effective date of this chapter, shall have legal nonconforming status and not require registration under Chapter 3.15 of the Zoning Ordinance. However, existing murals with electrical or mechanical components or changing images do not qualify for legal nonconforming status.

4. Original Art Mural Regulations

This sections states that any original art mural that meets the following requirements will be allowed upon satisfaction of the applicable registration procedures:

- A. Any alteration to an approved mural shall require approval by the Project Review Committee. Minor changes to the permitted mural that result from the maintenance or repair of the mural shall not constitute an "alteration".

- B. No part of a mural shall exceed the height of the structure to which it is tiled, painted or affixed.
- C. No part of a mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted or affixed.
- D. No mural may consist of, or contain, electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).
- E. No mural, except for murals consisting completely of paint, shall be placed over the exterior surface of any building opening, including, but not limited to, windows, doors and vents. Notwithstanding the foregoing, a mural consisting of paint or any other material permitted under Chapter 3.15 may be placed on roll down security doors on a commercial or industrial building.
- F. No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.
- G. No mural shall be arranged and illuminated in a manner that will produce a light intensity of greater than three-foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.
- H. Digitally printed image murals shall be reviewed by the Development Review Committee and provide a recommendation to the City Council.
- I. Damaged Original Art Murals shall be repaired within ten (10) days of being damaged or vandalized. Such repairs may include slight and unintended deviations from the original image, colors, or materials.
- J. Original Art Murals vandalized by graffiti shall be repaired within twenty-four (24) hours of being damaged or vandalized. Such repairs may include slight and unintended deviations from the original image, colors, or materials.

5. Prohibited Art Murals

This section states that murals may not include Constitutionally unprotected speech which includes any message or image that is outside the protection of the First Amendment of the United States Constitution and/or corollary provisions of the California Constitution, such as obscenity, and hate speech or imagery are prohibited.

6. Severability

This section stipulates that if any part, sentence, phrase, clause, term, or word of Chapter 3.15 is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such invalidity or unconstitutionality shall not affect the constitutionality or lawfulness of the remainder of this Administrative Code, the City of Calipatria Zoning Ordinance, or any other City regulation regulating signage, billboards, or Original Art Murals.

ENVIRONMENTAL

The textual amendment is exempt from the California Environmental Quality Act (CEQA). Pursuant to CEQA requirements a Notice of Exemption will be filed with the Office of Planning and Research citing an exemption via Section 15061(b)(3) of the California Code of Regulations. Under this section, projects that can be seen with certainty to have no potential for causing a significant effect on the environment are not subject to CEQA.

PUBLIC NOTICING

Pursuant to Chapter 4.22 of the Zoning Ordinance, a public hearing notice was sent to a local newspaper for posting on February 25, 2025 and subsequently posted at City Hall. Refer to **Attachment A – Posted Public Hearing Notice** for additional information.

PENDING ACTION

Pursuant to Section 36934 of the California Government Code, the City Council must conduct a first reading by title only of the proposed amendment no less than five days prior to approving the ordinance update. Once an introduction and first reading has been completed, and all public comments have been considered, the item will be presented for a second reading and possible adoption or denial at the next available City Council meeting.

Attachments: Attachment A – Posted Public Hearing Notice
 Attachment B – Planning Commission Modifications
 Attachment C – Draft City Council Ordinance
 Exhibit A – Draft Textual Amendments

Attachment A – Posted Public Hearing Notice



Notice of Public Hearing

City of Calipatria

Notice is hereby given that a public hearing will be held by the City of Calipatria City Council at the date, time, and place indicated below. The purpose of the public hearing will be to hear comments from the public regarding the following subject:

Project: Introduction and first reading by title only of an ordinance amending Chapter 5.10 and adding Chapter 3.15 to allow for the installation of new original art murals and preservation of existing original art murals in the city.	Location: Citywide
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The City of Calipatria has received inquiries in the past relating to the installation of art murals in the city. As currently written, the City of Calipatria Zoning Ordinance does not provide guidance nor any standards and regulations for the installation of art murals in the city. Considering this, it is the intent of the City of Calipatria to amend its Zoning Ordinance to establish standards and regulations for art murals. The overall goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria. The proposed amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. The proposed textual amendment was presented to the Planning Commission during a public hearing where the Commission motioned to recommend approval, with modifications, to the City Council. The purpose of this public hearing is to present the proposed textual amendment to the City Council where they will conduct an introduction and first reading by title only.

City Council Hearing Date: March 11, 2025
Hearing Time: 6:00 PM
Hearing Location: City Hall
125 North Park Avenue
Calipatria, CA 92233

Copies of pertinent information are available for review at the City Hall during regular business hours. If you would like to know more about the proposed project prior to the public hearing, please contact Francisco Barba, Associate Planner, at (760) 337-3883 or via email at fbarba@theholtgroup.net.

Any person desiring to comment on the above project may do so in writing or may appear in person at the public hearing. Written comments should be directed to the Calipatria City Clerk, 125 North Park Avenue, Calipatria, CA 92233 and be delivered prior to the Public Hearing date. Please reference the project name in all written correspondences.

Posted: Cone Shustack

Date: 2-25-25

Attachment B – Planning Commission Modifications

DRAFT – ZONING TEXT AMENDMENT

CITY OF CALIPATRIA – ZONING ORDINANCE TEXTUAL AMENDMENT FOR ART MURALS

- Underlined is proposed new language
- ~~Strike through is existing language to be deleted~~
- Standard type is existing language to be retained

CHAPTER 3.15 ART MURALS

Sections:

3.15.010 Purpose

3.15.020 Original Art Mural Registration

3.15.030 Grandfathering of Existing Original Art Murals

3.15.040 Original Art Mural Regulations

3.15.050 Prohibited Art Murals

3.15.060 Severability

3.15.010 Purpose

- A. These regulations relating to Original Art Murals in the City of Calipatria further the following purposes: (1) encouraging artistic expression; (2) fostering a sense of pride; (3) preventing vandalism at mural sites through the installation of murals that vandals are reluctant to disturb; and (4) preserving existing murals that are a valued part of the history of the City of Calipatria.
- B. The City wishes to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs. Therefore, the City's mural regulations exclude commercial advertising on murals to prevent the installation of the equivalent of an off-site commercial sign on a mural. This restriction on commercial advertising is intended to work in tandem with and help preserve the citywide prohibition of off-site commercial signs, including billboards, as restricted via Section 3.12.030(B)(9) of the City of Calipatria Zoning Ordinance.
- C. These mural regulations also promote public safety and welfare by regulating such displays in keeping with the following objectives:
 1. That the design, construction, installation, repair and maintenance of such displays will not interfere with traffic safety or otherwise endanger public safety.
 2. That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of such displays.
 3. That the public will enjoy the aesthetic benefits of being able to view such displays in numbers and sizes that are reasonably and appropriately regulated without having to endure visual blight and traffic safety impacts that would be caused by such displays that are not reasonably and appropriately regulated.
 4. That consideration will be given to equalizing the opportunity for messages to be displayed.
 5. That adequacy of message opportunity will be available to sign users without

dominating the visual appearance of the area.

6. That the regulations will conform to judicial decisions, thereby limiting further costly litigation and facilitating enforcement of these regulations.
7. To provide registration requirements and regulations for Original Art Murals as defined in Chapter 5.10 of the City of Calipatria Zoning Ordinance.

3.15.020 Original Art Mural Registration

- A. **Authority.** The Development Review Committee shall have the authority to determine whether an application for an Original Art Mural or Existing Original Art Mural meets all of the applicable registration requirements as established in this Chapter and provide a recommendation to the City Council.
- B. **Administrative Rules.** The Development Review Committee is authorized and directed to review and enforce the Mural Ordinance Administrative Rules in this Chapter.
- C. **Neighborhood Involvement Requirement.** All applications for an Original Art Mural or Existing Art Mural shall include a neighborhood involvement requirement. Specifically, an applicant for mural approval shall send notice of that application, in the form of door hangers, to the neighboring properties within a 600-foot radius of where the proposed mural will be installed at least 10 days prior to the Development Review Committee's review. ~~Specifically, an applicant for mural approval shall send notice of that application to the neighboring properties within a 300-foot radius of where the proposed mural will be installed at least 10 days prior to the Project Review Committee's decision. If a door tag cannot be placed as a result of a property being vacant or undeveloped, a notice shall be mailed out to the owners of any vacant or undeveloped properties within the 600-meter radius.~~ No mural shall be registered until the applicant certifies that the neighborhood involvement requirement has been completed. This is a procedural requirement only, and the ~~Project-Development~~ Review Committee shall review and provide a recommendation to the City Council. The City Council shall at all times retain sole authority to approve or deny an application for a mural based on the criteria in this Chapter.
- D. **Fees.** The City Council of the City of Calipatria shall adopt applicable fees for mural reviews, such fees shall be fixed by resolution and be in an amount equal to the costs of processing original art mural review applications.

3.15.030 Grandfathering of Existing Original Art Murals

Any existing Original Art Mural installed prior to the effective date of this Chapter, shall have legal nonconforming status and, notwithstanding any provision of this Chapter to the contrary, not require registration under this Chapter. But an existing Original Art Mural which has not gained legal nonconforming status through law other than this Chapter cannot qualify for legal nonconforming status under this Chapter if it consists or contains any of the following: electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).

3.15.040 Original Art Mural Regulations

An Original Art Mural that meets all of the following content neutral requirements will be allowed

upon satisfaction of the applicable registration procedures:

- A. Any alteration to an approved mural shall require approval by the Development Review Committee. "Alterations" include any change to a permitted mural, including, but not limited to, any change to the image(s), materials, colors or size of the permitted mural. "Alteration" does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time. Minor changes to the permitted mural that result from the maintenance or repair of the mural shall not constitute an "alteration". Such minor changes may include slight and unintended deviations from the original image, colors, or materials that occur when the permitted mural is repaired due to the passage of time or as a result of vandalism.
- B. No part of a mural shall exceed the height of the structure to which it is tiled, painted or affixed.
- C. No part of a mural shall extend more than six (6) inches from the plane of the wall upon which it is tiled, painted or affixed.
- D. No mural may consist of, or contain, electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).
- E. No mural, except for murals consisting completely of paint, shall be placed over the exterior surface of any building opening, including, but not limited to, windows, doors and vents. Notwithstanding the foregoing, a mural consisting of paint or any other material permitted under this Chapter may be placed on roll down security doors on a commercial or industrial building.
- F. No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.
- G. No mural shall be arranged and illuminated in a manner that will produce a light intensity of greater than three-foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.
- H. Digitally printed image murals shall be reviewed by the Development Review Committee and provide a recommendation to the City Council.~~receive approval of the City of Calipatria City Manager and Fire Department.~~
- I. Damaged Original Art Murals shall be repaired within ten (10) days of being damaged or vandalized. Such repairs may include slight and unintended deviations from the original image, colors, or materials.
- J. Original Art Murals vandalized by graffiti shall be repaired within twenty-four (24) hours of being damaged or vandalized. Such repairs may include slight and unintended deviations from the original image, colors, or materials.

3.15.050 Prohibited Art Murals

Murals may not include Constitutionally unprotected speech which includes any message or image that is outside the protection of the First Amendment of the U.S. Constitution and/or corollary

provisions of the California Constitution, such as obscenity, and hate speech or imagery are prohibited.

3.15.060 Severability

If any part, sentence, phrase, clause, term, or word of this Chapter is declared invalid or unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such invalidity or unconstitutionality shall not affect the constitutionality or lawfulness of the remainder of this Administrative Code, the City of Calipatria Zoning Ordinance, or any other City regulation regulating signage, billboards, or Original Art Murals.

CHAPTER 5.10 Definitions

Sections:

5.10.020 Definitions

5.10.020 Definitions

D. Definitions

Development Review Committee. The Development Review Committee is composed of the following individuals or their representatives:

- City Manager
- Fire Chief
- Police Chief
- Public Works Director
- One (1) City Council Member
- One (1) Planning Commission Member

O. Definitions

Original Art Mural. A one-of-a-kind, hand-painted, hand-tiled, or digitally printed image on the exterior wall of a building that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

P. Definitions

Public Art Installation. A facility, amenity or project that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.

Attachment C – Draft City Council Ordinance
Exhibit A – Draft Textual Amendments

ORDINANCE NO. 02-25

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
AMENDING CHAPTER 5.10 AND ADDING CHAPTER 3.15 TO THE CITY OF
CALIPATRIA ZONING ORDINANCE TO ALLOW FOR THE INSTALLATION OF
NEW ORIGINAL ART MURALS AND PRESERVATION EXISTING ORIGINAL ART
MURALS IN THE CITY**

WHEREAS, the City of Calipatria has received inquiries in the past relating to the installation of art murals in the city; and

WHEREAS, it is the City of Calipatria's intent to amend its Zoning Ordinance to establish standards and regulations for art murals; and

WHEREAS, the goal of the textual amendment is to encourage artistic expression, foster community pride, prevent vandalism on existing and proposed murals, and preserve existing murals that are a valued part of the history of Calipatria; and

WHEREAS, the proposed textual amendments consist of incorporating a new art mural ordinance as Chapter 3.15 and amending Chapter 5.10 of the Zoning Ordinance to include definitions in relation to the new art mural ordinance; and

WHEREAS, a duly noticed public hearing was held on February 18, 2025, by the Planning Commission pursuant to Chapter 4.22 of the Zoning Ordinance where they adopted Resolution 2502 PC recommending that the City Council adopt the Zoning Text Amendment; and

WHEREAS, the City Council held a duly noticed public hearing on March 11, 2025 where they conducted an introduction and first reading by title only and considered all comments for and against the ordinance; and

WHEREAS, the City Council held a second reading by title only on March 25, 2025, where upon considering all comments and documentation for the Zoning Text Amendment, the City Council took action.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

SECTION 1: The City Council hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Ordinance.

SECTION 2: The City of Calipatria Zoning Ordinance shall be amended with the changes and standards noted under **Exhibit A – Zoning Text Amendments**, incorporated hereto as referenced.

SECTION 3: The City Council finds and determines that the text amendment is exempt from further review from the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the CEQA Guidelines for Implementation of the California Code of Regulations.

SECTION 4: If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

SECTION 5: This ordinance shall take effect and shall be in force thirty (30) days after the date of adoption, and prior to the expiration of fifteen (15) days from the passage thereof, shall be published at least once in a newspaper of general circulation printed and published in the City of Calipatria, together with the names of the members of the City Council voting for and against the same.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Calipatria at a regularly scheduled meeting held on this *11th day of March 2025*, by the following roll call vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Michael Luellen, Mayor

Attest: _____

Jane Hurtado, City Clerk

Exhibit A – Draft Textual Amendments

DRAFT – ZONING TEXT AMENDMENT

CITY OF CALIPATRIA – ZONING ORDINANCE TEXTUAL AMENDMENT FOR ART MURALS

- Underlined is proposed new language
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CHAPTER 3.15 ART MURALS

Sections:

- 3.15.010 Purpose
 - 3.15.020 Original Art Mural Registration
 - 3.15.030 Grandfathering of Existing Original Art Murals
 - 3.15.040 Original Art Mural Regulations
 - 3.15.050 Prohibited Art Murals
 - 3.15.060 Severability
-

3.15.010 Purpose

- A. These regulations relating to Original Art Murals in the City of Calipatria further the following purposes: (1) encouraging artistic expression; (2) fostering a sense of pride; (3) preventing vandalism at mural sites through the installation of murals that vandals are reluctant to disturb; and (4) preserving existing murals that are a valued part of the history of the City of Calipatria.
- B. The City wishes to encourage the installation of murals and, at the same time, prevent the proliferation of off-site commercial signs. Therefore, the City's mural regulations exclude commercial advertising on murals to prevent the installation of the equivalent of an off-site commercial sign on a mural. This restriction on commercial advertising is intended to work in tandem with and help preserve the citywide prohibition of off-site commercial signs, including billboards, as restricted via Section 3.12.030(B)(9) of the City of Calipatria Zoning Ordinance.
- C. These mural regulations also promote public safety and welfare by regulating such displays in keeping with the following objectives:
 - 1. That the design, construction, installation, repair and maintenance of such displays will not interfere with traffic safety or otherwise endanger public safety.
 - 2. That the regulations will provide reasonable protection to the visual environment by controlling the size, height, spacing and location of such displays.
 - 3. That the public will enjoy the aesthetic benefits of being able to view such displays in numbers and sizes that are reasonably and appropriately regulated without having to endure visual blight and traffic safety impacts that would be caused by such displays that are not reasonably and appropriately regulated.
 - 4. That consideration will be given to equalizing the opportunity for messages to be displayed.
 - 5. That adequacy of message opportunity will be available to sign users without

dominating the visual appearance of the area.

6. That the regulations will conform to judicial decisions, thereby limiting further costly litigation and facilitating enforcement of these regulations.
7. To provide registration requirements and regulations for Original Art Murals as defined in Chapter 5.10 of the City of Calipatria Zoning Ordinance.

3.15.020 Original Art Mural Registration

- A. **Authority.** The Development Review Committee shall have the authority to determine whether an application for an Original Art Mural or Existing Original Art Mural meets all of the applicable registration requirements as established in this Chapter and provide a recommendation to the City Council.
- B. **Administrative Rules.** The Development Review Committee is authorized and directed to review and enforce the Mural Ordinance Administrative Rules in this Chapter.
- C. **Neighborhood Involvement Requirement.** All applications for an Original Art Mural or Existing Art Mural shall include a neighborhood involvement requirement. Specifically, an applicant for mural approval shall send notice of that application, in the form of door hangers, to the neighboring properties within a 600-foot radius of where the proposed mural will be installed at least 10 days prior to the Development Review Committee's review. If a door tag cannot be placed as a result of a property being vacant or undeveloped, a notice shall be mailed out to the owners of any vacant or undeveloped properties within the 600-meter radius. No mural shall be registered until the applicant certifies that the neighborhood involvement requirement has been completed. This is a procedural requirement only, and the Development Review Committee shall review and provide a recommendation to the City Council. The City Council shall at all times retain sole authority to approve or deny an application for a mural based on the criteria in this Chapter.
- D. **Fees.** The City Council of the City of Calipatria shall adopt applicable fees for mural reviews, such fees shall be fixed by resolution and be in an amount equal to the costs of processing original art mural review applications.

3.15.030 Grandfathering of Existing Original Art Murals

Any existing Original Art Mural installed prior to the effective date of this Chapter, shall have legal nonconforming status and, notwithstanding any provision of this Chapter to the contrary, not require registration under this Chapter. But an existing Original Art Mural which has not gained legal nonconforming status through law other than this Chapter cannot qualify for legal nonconforming status under this Chapter if it consists or contains any of the following: electrical or mechanical components, or changing images (moving structural elements, flashing or sequential lights, lighting elements, or other automated methods that result in movement, the appearance of movement, or change of mural image or message, not including static illumination turned off and back on not more than once every 24 hours).

3.15.040 Original Art Mural Regulations

An Original Art Mural that meets all of the following content neutral requirements will be allowed upon satisfaction of the applicable registration procedures:

- A. Any alteration to an approved mural shall require approval by the Development Review Committee. "Alterations" include any change to a permitted mural, including, but not

limited to, any change to the image(s), materials, colors or size of the permitted mural. "Alteration" does not include naturally occurring changes to the mural caused by exposure to the elements or the passage of time. Minor changes to the permitted mural that result from the maintenance or repair of the mural shall not constitute an "alteration". Such minor changes may include slight and unintended deviations from the original image, colors, or materials that occur when the permitted mural is repaired due to the passage of time or as a result of vandalism.

- B. No part of a mural shall exceed the height of the structure to which it is tiled, painted or affixed.
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- F. No mural shall be placed on a lot that is improved with only one single-family residential structure and accessory structures.
- G. No mural shall be arranged and illuminated in a manner that will produce a light intensity of greater than three-foot candles above ambient lighting, as measured at the property line of the nearest residentially zoned property.
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If any part, sentence, phrase, clause, term, or word of this Chapter is declared invalid or

unconstitutional by a valid court judgment or decree of any court of competent jurisdiction, the declaration of such invalidity or unconstitutionality shall not affect the constitutionality or lawfulness of the remainder of this Administrative Code, the City of Calipatria Zoning Ordinance, or any other City regulation regulating signage, billboards, or Original Art Murals.

CHAPTER 5.10 Definitions

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5.10.020 Definitions

5.10.020 Definitions

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- City Manager
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- One (1) Planning Commission Member

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P. Definitions

Public Art Installation. A facility, amenity or project that does not contain any commercial message. For definition purposes, a commercial message is any message that advertises a business conducted, services rendered, or goods produced or sold.



City Council Staff Report

To: City of Calipatria City Council
Laura Gutierrez, City Manager

From: George Galvan, AICP, City Planner

Prepared by: Francisco Barba, Associate Planner

Date: March 11, 2025

Project: City of Calipatria Draft 2024 General Plan Annual Progress Report

Summary:

Subject of Report:	City of Calipatria Draft 2024 General Plan Annual Progress Report
Project Location:	Citywide
Recommended Action:	Review the Draft 2024 General Plan Annual Progress Report and make a motion to adopt Resolution No. 25-10 adopting the draft 2024 General Plan Annual Progress Report
Zoning:	N/A
General Plan:	N/A
Environmental:	Exempt – 15061(b)(3) Common Sense Exemption

INTRODUCTION AND BACKGROUND

California Government Code Section 65300 requires that all cities and counties adopt a comprehensive, long-term General Plan for the physical development of a city or county. California Government Code Section 65400 further requires that all cities and counties submit an annual progress report on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. The City of Calipatria adopted its last comprehensive General Plan update in conformance with Government Code Section 65300 in September of 2013. The Draft 2024 General Plan Annual Progress Report (APR) was prepared to ensure the City of Calipatria remains in compliance with California Government Code Section 65400. To assist in the review of the General Plan APR, the report presents the following information:

- Amendments to the General Plan in 2024.
- Actions carried out by the City that further General Plan goals and policies.
- Demographic and development changes that update the City's community profile.
- Housing Element implementation programs that have been completed, are in-progress, or are an on-going activity of the City.
- Housing Element implementation programs that have not yet been initiated but are recommended for initiation within the 6th Housing Element Cycle, or as resources are available.

The item was presented to the City of Calipatria Planning Commission on February 18, 2025. Upon reviewing all pertinent documentation and considering all public comments the Planning Commission adopted Resolution No. 25-01 PC recommending adoption of the draft 2024 General Plan APR to the City Council.

The purpose of this item is to provide an overview of the draft 2024 General Plan APR to the City Council where upon reviewing all comments and documentation for the report, a motion to adopt or not adopt the draft 2024 General Plan APR will be made to the City Council.

ISSUES FOR DISCUSSION

General Plan Annual Progress Reports. California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. The main purpose of the APR is to provide the City with an update of the progress in implementing its General Plan vision. This annual assessment grants the City an opportunity to adjust or modify its policies or approach to implementation to ensure that it meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the City's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5).

The Draft 2024 General Plan APR was prepared to ensure the City of Calipatria remains in compliance with California Government Code Section 65400. To effectively conduct an in-depth review of the City of Calipatria General Plan, the 2024 annual progress report consists of the following information:

1. Status of Adopted General Plan Elements. The City of Calipatria General Plan is composed of seven mandatory elements consisting of Land Use, Circulation, Housing, Safety, Noise, Conservation, and Open Space Elements and an optional Airport Element. While the City is actively pursuing ways to further its General Plan goals and objectives, none of the eight General Plan Elements were amended in 2024.

While no amendments were completed in 2024, it is important to note that the City began the process to update the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The proposed updates consist of textual

amendments to the Zoning Ordinance to establish an Accessory Dwelling Unit (ADU) ordinance, update the density bonus ordinance, and alleviate constraints for the development of multi-family developments, emergency shelters, permanent supportive housing, residential care homes, farmworker housing, single room occupancies, and low barrier navigation centers in all residential and downtown zones. The textual amendments were reviewed and approved by the Planning Commission in December of 2024 and a final adoption by the City Council took place on January of 2025. The purpose of the textual amendment was to meet the following Housing Element programs:

- Program No. 2 Density Bonus and Incentives Program - The City will update its Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728.
 - Program No. 7 Zoning Ordinance Review and Update - The City will update its Zoning Ordinance to establish an ADU ordinance, update the density bonus ordinance, and alleviate constraints for the production of a variety of housing types which includes emergency shelters, permanent supportive housing, residential care homes of seven or more people, low barrier navigation centers, farmworker housing, and single room occupancies.
 - Program No. 21 Accessory Dwelling Units - The City will update its Zoning Ordinance to develop a new program to incentivize and promote ADUs or second dwellings for lower- to moderate-income households.
2. General Plan Policies and Objectives Progress. The City of Calipatria carried out numerous projects furthering the goals of the Land Use, Circulation, Conservation/Open Space and Housing Element. No notable updates, projects, nor actions were taken in 2024 in relation to the Noise and Airport Elements. Please refer to Table 1 for additional information.

Table 1 City of Calipatria General Plan Policies and Objectives Progress	
Goal(s) and Objective(s)*	Progress
<ul style="list-style-type: none"> • LU-1: Facilitate development of vacant and under-utilized land. • LU-2: Provide an adequate mix of low, medium, and high-density residential land uses to house people of all socioeconomic levels. • HE-2: Update the Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728. • HE-7: Update the Zoning Ordinance to establish an ADU ordinance, update the density bonus ordinance, and alleviate constraints for the production of a variety of 	<p>Initiated textual amendments to the Zoning Ordinance to facilitate affordable housing.</p>

housing types.	
<ul style="list-style-type: none"> HE-21: Update the Zoning Ordinance to develop a new program to incentivize and promote ADUs or second dwellings for lower- to moderate-income households. 	
<ul style="list-style-type: none"> LU-1: Facilitate development of vacant and under-utilized land. LU-2: Provide an adequate mix of low, medium, and high-density residential land uses to house people of all socioeconomic levels. LU-8: Promote manufacturing and industrial development that takes advantage of the railroad through the city. LU-9: Promote commercial and mixed-use development that takes advantage of the highways passing through the city. 	The environmental documentation for the Eastside Specific Plan was updated and is expected to undergo state review in early to mid-2025.
<ul style="list-style-type: none"> COS-1: Provide open space that meets the needs of present and future city residents and visitors. 	The City of Calipatria currently has \$7,000,000 in awarded grant funds from the Statewide Park program with a due date of June 2028 for the Calipatria Community Park Project.
<ul style="list-style-type: none"> COS-2: Maintain existing park resources for the enjoyment of all city residents. 	Began construction of the Hernandez Park Irrigation System and the City Facility Improvement project.
<ul style="list-style-type: none"> C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use. 	Began and completed the design for the South Brown Avenue Roadway Improvements between Main Street and Church Street. Construction is expected to begin in 2025.
<ul style="list-style-type: none"> C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use. 	Submitted an allocation request to the Congestion Mitigation and Air Quality (CMAQ) Program to receive funds for the Bonita Place Improvements between South Brown Avenue and International Boulevard.

<ul style="list-style-type: none"> • C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use. 	In 2024 the City of Calipatria submitted an allocation request to the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) and received funds allocated for the purchase of crack seal equipment for future road improvement projects.
<ul style="list-style-type: none"> • S-2: Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding. 	Began the construction of the Eastside Stormwater Improvement Project

*LU = Land Use Element, HE = Housing Element, C = Circulation Element, COS = Conservation/Open Space Element, S = Safety Element

3. Community Profile Update. Calipatria's future is linked to its growth. Long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Calipatria's economic viability and livability. To assist with the General Plan review and analysis, a record of Calipatria's growth since the adoption of the General Plan in 2013 was prepared. The data in Tables 2 through 5 are taken from the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles, Estimates E-5 and E-8 from the California Department of Finance, and the California Department of Education's Data Quest for school enrollment data. The tables provide statistics for Calipatria on population and household characteristics, education and employment characteristics, and job sector characteristics, respectively.

Table 2 City of Calipatria Population and Household Characteristics 2013-2023				
Characteristic*	2013	2017	2021	2023
Population	7,574	7,426	7,247	6,549
Incarcerated Population (%)	20	53	57	47
Hispanic (%)	83	78	73	82
Non-Hispanic White (%)	7	5	7	7
Non-Hispanic Asian (%)	0.9	0.7	0.3	0
Non-Hispanic African American (%)	7	14	17	10
Non-Hispanic Other Race (%)	0.1	0.3	0.7	0.2
Median Age	30.6	32.3	33.5	34.1
Household Size	3.71	3.69	3.26	3.19
Median Household Income (\$)	33,893	35,486	39,217	52,672
Median Household Income Imperial County (\$)	41,807	44,779	49,078	56,393
*ACS 5 Year Estimates 2013, 2017, 2021, & 2023				

Table 3 City of Calipatria Housing Characteristics 2013-2017				
Characteristic	2013	2017	2021	2023
Number of Housing Units*	1,960	1,286	1,405	1,347
Owner Occupied (%)*	57	51	68	64
Renter Occupied (%)*	43	49	32	36
Single-Family Units (%)**	78	78	78	79
Multi-Family Units (%)**	17	17	17	16
Mobile Homes (%)**	5	5	5	5
Built After 1960 (%)*	85	85	76	67
Median Owner-Occupied Home Value (\$)*	85,000	114,000	148,800	172,900
Renters Paying 30% or more of gross monthly income (%)*	56	50	57	41
Homeowners Paying 30% or more of gross monthly income (%)*	23	32	25	34
*ACS 5 Year Estimates 2013, 2017, 2021, & 2023, **CA Dept. Finance E-5 and E-8 Estimates				

Table 4 City of Calipatria Educational Characteristics 2013-2017				
Characteristic	2013	2017	2021	2023
Public School Student Enrollment (K-12)*	1,174	1,168	1,143	1,086
High School Graduate or Higher (%)**	61	46	58	58
Bachelor's Degree or Higher (%)**	56	2	1	3
Graduate or Professional Degree (%)**	1	1	1	1
*Data Quest, **ACS 5 Year Estimates 2013, 2017, 2021, & 2023				

Table 5 City of Calipatria Employment Characteristics 2013-2017				
Sector*	2013	2017	2021	2023
Employed Population 16 years and over	1,968	950	1,032	1,208
Education	418	219	199	234
Retail	250	105	90	113
Recreation	0	42	38	44
Public Administration	211	74	34	59
Construction	36	39	48	50
Transportation	233	92	45	81
Manufacturing	141	12	91	112
Finance	70	21	0	0
Professional	101	85	75	102
Wholesale	67	0	34	38
Information	0	12	0	0

Agriculture	397	233	339	353
Other	44	16	39	22
Drove Alone to Work (%)	70	79	88	89
Mean Travel Time to Work (minutes)	21.6	17.7	16.4	15.3
Median Earnings (\$)	-	25,897	27,383	33,787
Unemployment (%)	13.9	19.3	15	12.5
*ACS 5 Year Estimates 2013, 2017, 2021, & 2023				

4. Housing Element Progress. State law requires that each jurisdiction in California includes a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its state mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the City prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and State Office of Planning and Research (OPR).

Table 6 shows the City's progress in meeting the current RHNA 6th Cycle (October 15, 2021 to October 15, 2029). The 2024 Housing Element Annual Report also includes newly required data on the number of applications submitted to the city, the production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. Table 7 shows that 4 residential units have been approved for development and are in the near future construction pipeline.

Table 6 City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)								
Income Level		RHNA Allocation	2021	2022	2023	2024	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	36	-	-	-	-	0	36
	Non-Deed Restricted		-	-	-	-		
Low	Deed Restricted	21	-	-	-	-	4	17
	Non-Deed Restricted		-	1	3	-		
Moderate	Deed Restricted	16	-	-	-	-	4	12
	Non-Deed Restricted		-	4	-	-		
Above Moderate		78	-	-	-	4	4	74
Total RHNA		151						
Total Units			0	5	3	4	12	139

Table 7 Submitted Housing Entitlement Applications 2024 Summary	
Total Housing Entitlement Applications	4
Number of Proposed Units in All Applications Received	4
Total Housing Units Approved	4
Total Pending Approval	0

ENVIRONMENTAL

The General Plan Annual Progress Report is exempt from the California Environmental Quality Act (CEQA) via Section 15061(b)(3) of the California Code of Regulations. Under this section, projects that can be seen with certainty to have no potential for causing a significant effect on the environment are not subject to CEQA. The report is a summary of the progress the city has made towards achieving its General Plan goals and objectives in the past year. Therefore, the item does not constitute a “project” as defined by the California Code of Regulations and can be seen with certainty to have no potential for causing a significant effect on the environment.

PENDING ACTION

Upon reviewing and considering all pertinent information, the City Council may motion for either of the following actions:

- Adopt Resolution No. 25-10 adopting the draft 2024 General Plan Annual Progress Report;

or

- Adopt Resolution No. 25-10 adopting the draft 2024 General Plan Annual Progress Report with modifications as deemed necessary by the City Council;

or

- Not Adopt Resolution No. 25-10 rejecting adoption of the draft 2024 General Plan Annual Progress Report.

Attachments: Attachment A – Draft 2024 General Plan Annual Progress Report
 Attachment B – Resolution No. 25-10

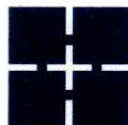
**Attachment A – Draft 2024 General Plan
Annual Progress Report**



CITY OF CALIPATRIA GENERAL PLAN

DRAFT GENERAL PLAN 2024 ANNUAL PROGRESS REPORT MARCH 2025

**City of Calipatria
125 North Park Avenue
Calipatria, CA 92233**



**Prepared by:
The Holt Group, Inc.**

Engineering and Planning
1601 North Imperial Avenue
El Centro, CA 92243
Office: 760.337.3883
Fax: 760.337.5997



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SECTION 1 – INTRODUCTION

A. Purpose of a General Plan

California law requires each city to adopt a comprehensive, long-term General Plan to guide the physical development of the incorporated area and land outside municipal boundaries that bear a relationship to its planning activities. In essence, a city's General Plan serves as the blueprint for future growth and development. The General Plan presents a vision for a city's future, and embodies goals, policies, and strategies to turn that vision into a reality. The City of Calipatria intends for these policies to facilitate better, faster, and cost-effective implementation tools to build a healthier, equitable, resilient, and economically vibrant future for its citizens.

The General Plan includes seven mandatory elements consisting of Land Use, Circulation, Housing, Noise, Conservation, Open Space, and Safety elements. Each of the elements describes its purpose, its issues and opportunities, the background information and context for the various topics in the element, its goals and policies, and the implementation programs needed to achieve those goals. Incorporated within each element is Calipatria's vision for the future to create an economically sound and sustainable community with a diverse economy, expanded economic opportunities, and a balanced approach to business and development while meeting the housing, recreation, and quality of life needs of its residents.

B. Purpose of a General Plan Annual Report

California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year. This document fulfills that mandate and was reviewed by the Planning Commission at its meeting of February 18, 2025, and approved by the City Council at its meeting of March 11, 2025. The previous General Plan Compliance Report submitted to the Governor's Office of Planning and Research (OPR) incorporated data from the period of January 2023 to December 2023. The current report will include a period from January 2024 to December 2024.

The main purpose of the APR is to provide the City with an update of the progress in implementing its General Plan vision. This annual assessment grants the city Council an opportunity to adjust or modify its policies or approach to implementation to ensure that the city meets its stated vision. A secondary purpose of the APR is to fulfill housing element statutory requirements regarding the city's progress in meeting its share of regional housing needs and its efforts to remove governmental constraints to the development of housing in accordance with Government Code Section 65584.3(c) and 65584.5(b)(5). These have



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separate reporting requirements and forms, which have been submitted electronically by the city prior to April 1st of each year.

To assist in the review of the General Plan Progress Report, this report presents the following information:

- Amendments to the General Plan adopted by the city in 2024.
- Actions carried out by the city that further General Plan goals and policies.
- Demographic and development changes that update the city's community profile.
- Housing Element implementation programs that have been completed, are in-progress, or are an on-going activity of the city.
- Housing Element implementation programs that have not yet been initiated but are recommended for initiation within the 6th Housing Element Cycle, or as city resources are available.

SECTION 2 – STATUS OF THE ADOPTED ELEMENTS OF THE CITY'S GENERAL PLAN

As previously mentioned, state law requires that the General Plan includes seven elements. These mandatory elements must cover land use, circulation, housing, safety, noise, conservation, and open space. State law allows cities to adopt any additional General Plan Elements that it deems necessary. Additionally, elements may be combined as necessary. The City of Calipatria General Plan combines its Conservation and Open Space elements into a single element while an optional Airport Element was also implemented. None of the city's individual Elements were updated in 2024. The following is a breakdown of the city's General Plan:

Table 1 City of Calipatria 2035 General Plan Elements	
General Plan Element	Topics Covered
Land Use Element	The Land Use Element of the General Plan establishes Calipatria's fundamental land use philosophy, which is to enhance the economic health and vitality of the area while improving public health and social equity. Therefore, this Land Use Element focuses on the organization of the community's environment by establishing the type, intensity, location, and character of land uses that will be permitted in the future.
Circulation Element	The Circulation Element addresses broad issues of physical mobility meaning how goods and people move about within the



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Table 1
City of Calipatria 2035 General Plan Elements

General Plan Element	Topics Covered
	community. Transportation relates to land use, community design, air quality, energy consumption, and the city's infrastructure.
Conservation/Open Space Element	The purpose of the Conservation and Open Space Element is to guide the comprehensive and long-range preservation and conservation of open space and natural resources within and surrounding Calipatria. The conservation and sustainable stewardship of the city's natural (e.g. resources such as air quality, water, energy, and soil) for the protection of plant and wildlife habitats, and public health. Safety and welfare are key to achieving conservation priorities as Calipatria grows.
Safety Element	The Safety Element is concerned with identifying and, whenever possible, reducing the impact of natural and man-made hazards that may threaten the health, safety, and property of Calipatria residents, business owners, and visitors. In addition, the Element emphasizes the importance of reducing risk and the effects of disaster prevention and/or preparedness. Hazards are an unavoidable aspect of life, and the Safety Element cannot eliminate risk completely. Instead, the Element contains policies to minimize the level of risk.
Noise Element	The Noise Element establishes performance goals, policies, and standards for the range of proposed land uses within Calipatria, including mobile and stationary noise sources. These goals, policies, and standards promote the city's vision for noise. The city's vision for noise is to provide an appropriate pattern of land uses and help to ensure that the various sources of noise in the community do not expose residents, workers, or visitors to unacceptable noise levels.
Airport Element	This Airport Element provides a general discussion of the airport policy framework in Calipatria for the purposes of general land use planning. The city's vision for the Airport is to enhance economic opportunities related to the airport property and the surrounding areas while ensuring the safety of residents, visitors and businesses. This information does not take the place of an Airport Land Use Plan or an Airport Master Plan.
Housing Element	The Housing Element presents Calipatria's commitment to provide housing opportunities to meet the needs of all economic segments of the community.



SECTION 3 – GENERAL PLAN AMENDMENTS

State law allows the General Plan to be amended four times annually. This allows the General Plan to remain responsive to the community's needs. Requests for amendments may be submitted by individuals or initiated by the city. Each General Plan Amendment is evaluated to ensure that they are in the public interest, are not detrimental to the public health, safety and welfare, and are deemed consistent with the overall vision, goals, and objectives contained in the General Plan.

None of the city's individual Elements were updated in 2024; however, the city began the process to update the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The proposed updates consist of textual amendments to the Zoning Ordinance to establish an Accessory Dwelling Unit (ADU) ordinance, update the density bonus ordinance, and alleviate constraints for the development of multi-family developments, emergency shelters, permanent supportive housing, residential care homes, farmworker housing, single room occupancies, and low barrier navigation centers in all residential and downtown zones. The textual amendments were reviewed and approved by the Planning Commission in December of 2024 and a final adoption by the City Council took place in January of 2025. The purpose of the textual amendment is to meet the following Housing Element programs:

- Program No. 2 Density Bonus and Incentives Program - The city will update its Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728.
- Program No. 7 Zoning Ordinance Review and Update - The city will update its Zoning Ordinance to establish an ADU ordinance, update the density bonus ordinance, and alleviate constraints for the production of a variety of housing types which includes emergency shelters, permanent supportive housing, residential care homes of seven or more people, low barrier navigation centers, farmworker housing, and single room occupancies.
- Program No. 21 Accessory Dwelling Units - The city will update its Zoning Ordinance to develop a new program to incentivize and promote ADUs or second dwellings for lower- to moderate-income households.



SECTION 4 – GENERAL PLAN POLICIES AND OBJECTIVES PROGRESS

A. Land Use Element

The Land Use Element of the General Plan establishes Calipatria's fundamental land use philosophy, which is to enhance the economic health and vitality of the area while improving public health and social equity. Therefore, the Land Use Element focuses on the organization of the community's environment by establishing the type, intensity, location, and character of land uses that will be permitted in the future. The Element is intended to promote infill, social equity, a jobs/housing balance and economic development by supporting diverse housing options, encouraging "mixed-use" development in the Downtown District, and enhancing industrial and commercial development along transportation corridors.

Calipatria's vision is to promote social equality amongst all residents, infill development, a jobs/housing balance and increased economic development opportunities. Based upon this vision, the following land use goals, policies and implementation measures have been developed and sited into one of three categories: General Land Use, Downtown District, and Economic Development. The following table provides a list of the Land Use Elements goals and policies the city has made progress towards achieving in the past year.

Table 2		
City of Calipatria Land Use Element 2024 Progress		
Goal No.	Objective	Progress
LU-1	Facilitate development of vacant and under-utilized land.	The City of Calipatria began the process of a textual amendment to facilitate the development of various types of housing across all residential and commercial zones in the city. The amendment was adopted in January of 2025. The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan is intended to facilitate development and encourage developer interest in the underdeveloped east portion of the city. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.
LU-2	Provide an adequate mix of low, medium, and high-density residential land uses to house people of all	The City of Calipatria began the process of a textual amendment to facilitate the development of various types of housing across all residential and commercial zones in the city. The textual amendment will permit various housing types, sizes, and affordability across all residential and commercial zones in the city. The



City of Calipatria Annual General Plan Progress Report

Table 2 City of Calipatria Land Use Element 2024 Progress		
Goal No.	Objective	Progress
	socioeconomic levels.	<p>amendment is expected to finalize and go into effect in early 2025.</p> <p>The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan is intended to facilitate development and encourage developer interest in the underdeveloped east portion of the city. The plan will also allow multiple permitted residential uses of all sizes and affordability levels. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.</p>
LU-8	Promote manufacturing and industrial development that takes advantage of the railroad through the city.	<p>The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan will maintain the numerous commercial and industrial uses while allowing mixed-use developments to attract developer interest. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.</p>
LU-9	Promote commercial and mixed-use development that takes advantage of the highways passing through the city.	<p>The City of Calipatria made progress towards the development of the Eastside Specific Plan which will rezone the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan will maintain the numerous commercial and industrial uses while also permitting mixed-use developments to attract developer interest. The environmental documentation is being updated and is expected to undergo state review in early to mid-2025.</p>

B. Conservation and Open Space Element

The purpose of the Conservation and Open Space Element is to guide the comprehensive and long-range preservation and conservation of open space and natural resources within and surrounding Calipatria. Conservation is defined in the General Plan as the careful preservation, protection, or planned management of a natural resource to prevent its exploitation, destruction, or neglect. The term sustainable has become common parlance



City of Calipatria Annual General Plan Progress Report

when referring to principles, practices, and application of techniques that conserve energy, water, and other natural resources; manage the use of renewable and non-renewable resources in an efficient and responsible manner with an emphasis on self-sufficiency; preserve and improve the environment, from the local to the global level; reduce pollution and solid waste; improve human health and safety; and strengthen the economy.

Calipatria's vision for open space and conservation includes preservation of agricultural lands and sensitive habitats/species, promotion of renewable energy, and the incorporation of sustainability into city policy. The conservation and sustainable stewardship of the city's natural resources—such as air quality, water, energy, and soil—for the protection of plant and wildlife habitats, and public health, safety and welfare are key to achieving the conservation priorities as Calipatria grows. The following table provides a list of the Conservation and Open Space Elements goals and policies the city has made progress towards achieving in the past year.

Table 3		
City of Calipatria Land Use Element 2024 Progress		
Goal No.	Objective	Progress
COS-1	Provide open space that meets the needs of present and future city residents and visitors.	The City of Calipatria currently has \$7,000,000 in grant funds from the Statewide Park program with a due date of June 2028 for the Calipatria Community Park Project. Throughout 2024, the City of Calipatria has been actively searching for and applying for additional funding opportunities to further fund the development of the community park.
COS-2	Maintain existing park resources for the enjoyment of all city residents.	The City of Calipatria began construction of the Hernandez Park Irrigation System and the City Facility Improvement project. The project consists of extending a new irrigation line from a nearby Imperial Irrigation District (IID) raw water canal for irrigation purposes, and the installation of hands-free washing stations playground equipment, shade structures, fencing, and ADA compliant picnic tables in Hernandez Park and Rademacher Park. Construction is expected to be finalized within the first months of 2025.

C. Circulation Element

The Circulation Element addresses broad issues of physical mobility meaning how goods and people move about within the community. Transportation relates to land use, community design, air quality, energy consumption, and the city's infrastructure. Calipatria's



City of Calipatria Annual General Plan Progress Report

vision is to provide a multimodal transportation system that effectively facilitates the transport of goods and people throughout the city and to adjacent cities. The Circulation Element presents the physical and operational conditions of the circulation network in Calipatria, including an evaluation of existing conditions for local roadways, traffic safety, parking, public transit, air and freight transit, and bicycle and pedestrian circulation within the city. In addition, the element describes the key terms and methodologies that explain the current conditions and the identified deficiencies in Calipatria's transportation system, along with the regulatory framework affecting transportation in the city. This is the basis for the goals, policies and implementation actions described in this Circulation Element. The following table provides a list of the Circulation Elements goals and policies the city has made progress towards achieving in the past year.

Table 4		
City of Calipatria Circulation Element 2024 Progress		
Goal No.	Objective	Progress
C-1	Provide a roadway system that effectively facilitates the transport of goods and people throughout the city and adjacent cities.	<p>In 2024 the City of Calipatria began and completed the design for the South Brown Avenue Roadway Improvements between Main Street and Church Street. The project consists of repaving the roadway along with the installation of pedestrian facilities for public use. Construction is expected to begin in 2025.</p> <p>In 2024 the City of Calipatria submitted an allocation request to the Congestion Mitigation and Air Quality (CMAQ) Program to receive funds for the Bonita Place Improvements between South Brown Avenue and International Boulevard. The request is under review and the design phase will proceed after the approval of the allocation request.</p> <p>In 2024 the City of Calipatria submitted an allocation request to the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) and received funds allocated for the purchase of crack seal equipment for future road improvement projects.</p>

D. Safety Element

The Safety Element is concerned with identifying and, whenever possible, reducing the impact of natural and man-made hazards that may threaten the health, safety, and property of Calipatria residents, business owners, and visitors. In addition, the Element emphasizes the importance of reducing risk and the effects of disaster prevention and/or preparedness.



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Hazards are an unavoidable aspect of life, and the Safety Element cannot eliminate risk completely. Instead, the Element contains policies to minimize the level of risk. The Element provides a broad survey of hazards in Calipatria for the purposes of general land use planning. This information does not take the place of site-specific evaluations by qualified professionals. The city will use the goals, policies, and implementation actions to review individual development proposals and site assessments. The city's vision for Safety is to minimize to the extent possible the impact of natural and man-made hazards that may threaten the health, safety, and property of Calipatria residents, business owners, and visitors. The following table provides a list of the Safety Elements goals and policies the city has made progress towards achieving in the past year.

Table 5 City of Calipatria Safety Element 2024 Progress		
Goal No.	Objective	Progress
S-2	Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.	In 2024 the City of Calipatria began the construction of the Eastside Stormwater Improvement Project which will provide flood protection to the east side of the city via the development of a new stormwater retention basin and other stormwater collection facilities. Construction is expected to end early to mid-2025

E. Noise Element

The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels. It is to be used to guide decisions concerning land use and the location of common sources of excessive noise. To that end, the Noise Element identifies and addresses noise sources. The Noise Element also establishes performance goals, policies, and standards for the range of proposed land uses present within Calipatria, including mobile and stationary noise sources. These goals, policies, and standards promote the city's vision for noise. The city's vision for noise is to provide an appropriate pattern of land uses and help to ensure that the various sources of noise in the community do not expose residents, workers, or visitors to unacceptable noise levels. No notable updates, projects, or actions were taken in 2024 in relation to the Noise Element.

F. Airport Element

The purpose of the Airport Element is to outline the ways in which the Cliff Hatfield Memorial Airport interacts with the land uses around it, as well as to guide the role of the airport in the local economy. While there can be a mutually beneficial economic relationship between the



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airport and the surrounding community, there are also certain risks associated with airport proximity. The Cliff Hatfield Memorial Airport is in the northwest corner of the city. The airport site encompasses about 200 acres and has two asphalt runways that are each 3,440 feet long and 50 feet wide. Runway 8 has a western approach and Runway 26 has an eastern approach. Air traffic is primarily limited to agricultural aircraft and some chartered flights. There are currently no commercial flights at the airport. No notable updates, projects, or actions were taken in 2024 in relation to the Noise Element.

G. Housing Element

The Housing Element represents Calipatria's commitment to providing housing opportunities to meet the needs of all economic segments of the community. As part of the City of Calipatria 2035 General Plan, the Housing Element was developed to ensure that the city establishes a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all current and future residents of Calipatria. The 6th Cycle Housing Element establishes policies that will guide the city's decision-making process and establishes an implementation program to achieve housing goals through the year 2029. Please refer to Section 6 – Housing Element Progress for additional information on the City of Calipatria 6th Cycle Housing Element.

SECTION 5 – COMMUNITY PROFILE UPDATE

Calipatria's future is linked to its growth. Long-range planning can ensure continuity between development and the community's vision, goals, and policies. New patterns of development can sustain and enhance Calipatria's economic viability and livability. To assist decisionmakers in its General Plan review and analysis, this section presents a record of Calipatria's growth since the adoption of the General Plan in 2013. The data in Tables 6 through 9 are taken from the United States Census Bureau American Community Survey (ACS) 5-Year Estimate Data Profiles, Estimates E-5 and E-8 from the California Department of Finance, and the California Department of Education's Data Quest for school enrollment data. The tables provide statistics on population and household characteristics, education and employment characteristics, and job sector characteristics, respectively.

Table 6				
City of Calipatria Population and Household Characteristics 2013-2023				
Characteristic*	2013	2017	2021	2023
Population	7,574	7,426	7,247	6,549
Incarcerated Population (%)	20	53	57	47
Hispanic (%)	83	78	73	82
Non-Hispanic White (%)	7	5	7	7
Non-Hispanic Asian (%)	0.9	0.7	0.3	0



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Non-Hispanic African American (%)	7	14	17	10
Non-Hispanic Other Race (%)	0.1	0.3	0.7	0.2
Median Age	30.6	32.3	33.5	34.1
Household Size	3.71	3.69	3.26	3.19
Median Household Income (\$)	33,893	35,486	39,217	52,672
Median Household Income Imperial County (\$)	41,807	44,779	49,078	56,393

*ACS 5 Year Estimates 2013, 2017, 2021, & 2023

Table 7 City of Calipatria Housing Characteristics 2013-2023				
Characteristic	2013	2017	2021	2023
Number of Housing Units*	1,960	1,286	1,405	1,347
Owner Occupied (%)*	57	51	68	64
Renter Occupied (%)*	43	49	32	36
Single-Family Units (%)**	78	78	78	79
Multi-Family Units (%)**	17	17	17	16
Mobile Homes (%)**	5	5	5	5
Built After 1960 (%)*	85	85	76	67
Median Owner-Occupied Home Value (\$)*	85,000	114,000	148,800	172,900
Renters Paying 30% or more of gross monthly income (%)*	56	50	57	41
Homeowners Paying 30% or more of gross monthly income (%)*	23	32	25	34

*ACS 5 Year Estimates 2013, 2017, 2021, & 2023, **CA Dept. Finance E-5 and E-8 Estimates

Table 8 City of Calipatria Educational Characteristics 2013-2023				
Characteristic	2013	2017	2021	2023
Public School Student Enrollment (K-12)*	1,174	1,168	1,143	1,086
High School Graduate or Higher (%)**	61	46	58	58
Bachelor's Degree or Higher (%)**	56	2	1	3
Graduate or Professional Degree (%)**	1	1	1	1

*Data Quest, **ACS 5 Year Estimates 2013, 2017, 2021, & 2023

Table 9 City of Calipatria Employment Characteristics 2013-2023				
Sector*	2013	2017	2021	2023
Employed Population 16 years and over	1,968	950	1,032	1,208
Education	418	219	199	234



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Retail	250	105	90	113
Recreation	0	42	38	44
Public Administration	211	74	34	59
Construction	36	39	48	50
Transportation	233	92	45	81
Manufacturing	141	12	91	112
Finance	70	21	0	0
Professional	101	85	75	102
Wholesale	67	0	34	38
Information	0	12	0	0
Agriculture	397	233	339	353
Other	44	16	39	22
Drove Alone to Work (%)	70	79	88	89
Mean Travel Time to Work (minutes)	21.6	17.7	16.4	15.3
Median Earnings (\$)	-	25,897	27,383	33,787
Unemployment (%)	13.9	19.3	15	12.5

*ACS 5 Year Estimates 2013, 2017, 2021, & 2023

SECTION 6 – HOUSING ELEMENT PROGRESS

State law requires that each jurisdiction in California includes a Housing Element in its General Plan that establishes specific actions, objectives, and timelines for meeting its state mandated Regional Housing Needs Assessment (RHNA) for each income level. The RHNA is provided to jurisdictions in eight-year cycles. The current cycle is Cycle 6, which covers the time period of 2021 through 2029. Every year the city prepares an annual Housing Element Progress Report that it submits to California Housing & Community Development (HCD) and State Office of Planning and Research (OPR).

Table 10 on the following page is the city's progress in meeting the current RHNA 6th Cycle (October 15, 2021, to October 15, 2029). Table 13 reports on the city's progress in implementing its housing related programs, taken from the Summary of the 2024 Housing Element Annual Report. The 2024 Housing Element Annual Report also includes newly required data on the number of applications submitted to the city, production of housing units, the number of applications that were approved by the Planning Commission or City Council, and the number of building permits that were issued. The intention is to monitor whether cities are limiting housing production through their approval processes by comparing the number of housing units applied for to the number of housing units that were constructed. Table 11 shows that 4 residential units have been approved for development in 2024 and are in the near future construction pipeline.



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Table 10 City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)													
Income Level		RHNA Allocation	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Remaining RHNA
Very Low	Deed Restricted	36	-	-	-	-						0	36
	Non-Deed Restricted		-	-	-	-							
Low	Deed Restricted	21	-	-	-	-						4	17
	Non-Deed Restricted		-	1	3	-							
Moderate	Deed Restricted	16	-	-	-	-						4	12
	Non-Deed Restricted		-	4	-	-							
Above Moderate		78	-	-	-	4						4	74
Total RHNA		151											
Total Units			0	5	3	4						12	139

Table 11 Submitted Housing Entitlement Applications 2024 Summary	
Total Housing Entitlement Applications	4
Number of Proposed Units in All Applications Received	4
Total Housing Units Approved	4
Total Pending Approval	0



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Table 12 2024 City of Calipatria Housing Development Applications Submitted										
Project Identifier		Proposed Units Affordability by Household Income Level								
APN	Address	Very Low Deed Restricted	Very Low Non-Deed Restricted	Low Deed Restricted	Low Non-Deed Restricted	Moderate Deed Restricted	Moderate Non-Deed Restricted	Above Moderate	Total Proposed Units	Total Approved Units
023-352-015	639 East Bonita Street	-	-	-	-	-	-	1	1	1
023-333-016	254 South Brown Avenue	-	-	-	-	-	-	1	1	1
023-343-014	615 East Alamo Street	-	-	-	-	-	-	1	1	1
023-344-014	589 East Alamo Street	-	-	-	-	-	-	1	1	1

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
First-Time Homebuyer Program	The city will continue to consider and act on making a financial contribution, in accordance with the adopted Annual Budget Plan, towards the established and on-going First-Time Homebuyers Program annually. City staff will also send out informative brochures and use other media tools to increase application submittals in January 2024.	The city is in the process of preparing their annual budget and is also working on preparing the information for public outreach.
Density Bonus and Incentives Program	The city will continue to create a budget amendment to provide incentives such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited	An updated density bonus ordinance was presented and approved by the Planning



City of Calipatria Annual General Plan Progress Report

Table 13
City of Calipatria Housing Element Program Implementation

Name of Program	Objective	Status of Program Implementation
	<p>permitting process, or other incentives identified that may assist with the development of residential projects, targeting housing affordability to low and very low income households or special needs groups, such as through the provision of on and off-site infrastructure improvements and/or subsidized development fees and/or deviation of certain development standards (i.e. setbacks, parking requirements, lot coverage, etc.). The city anticipates breaking ground on approximately 12 single-family homes, 40 multi-family units, and 4 multi-family units by 2025, all of which are affordable. This data is based on current Building Permits received within the past two years and developer interest in certain vacant. These projected units are or will be located in the southeast quadrant of the city. With this program, the city will facilitate the construction of these units by implementing the Density Bonus incentives previously listed. The city will also update the Zoning Update to include amendments to the Density Bonus laws per Senate Bill 728. The city anticipates completing the Zoning Ordinance update by October 2023. Furthermore, the city will encourage density bonuses for projects that are proposed to be constructed at a lesser density.</p>	<p>Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.</p>
Self-Help Housing Program	<p>The city will coordinate with the Coachella Valley Housing Coalition and other agencies outside of the region who participate in self-help projects that may be interested in</p>	<p>The city is in the process of contacting the Coachella</p>



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Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	<p>pursuing a local project. The city will hold a workshop at least every two years during the 2021-2029 planning period. Once interested agencies and households are identified, the city will support and assist in the applications for funding. The city will also make efforts to advertise and bring awareness to this housing program using several marketing tools and will prioritize the grant application submittal and will utilize media tools to encourage public participation and promote this program. The city anticipates establishing this program by October 2025.</p>	<p>Valey Housing Coalition for assistance in the program.</p>
<p>Pursue Key Federal Funding Sources for Affordable Housing, Community Revitalization, and Public Infrastructure</p>	<p>On an annual basis, between 2021 and 2029, the city staff will continue to support or pursue additional funding sources for affordable housing development in the City of Calipatria. The city will also make efforts to seek funding opportunities to revitalize the community and improve public infrastructure to attract housing developers and businesses. While working with affordable housing developers, the city will encourage developers to construct housing targeted for special needs groups with the intent of providing more affordable housing options, specifically targeting the northeast quadrant of the city. The city will make efforts to apply for such grants upon funding availability and will make it a goal to apply and secure funds for a minimum of three grants by December 2026.</p>	<p>The city is constantly searching for new funding opportunities to improve public infrastructure and create new affordable housing opportunities. The city applied for and was granted \$1.5 million in funding from the SCAG REAP 2.0 Regional Utilities Supporting Housing Program to revitalize the Delta Street pump station. By improving the city's sewage infrastructure, developers will</p>



City of Calipatria Annual General Plan Progress Report

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
		be encouraged to construct infill developments.
Planned Unit Development Program	In 2013, the city established a Planned Unit Development (PUD) Ordinance to provide flexible development options. Concurrent with Program #7, the city will update the Zoning Ordinance to include specific language that PUD's should target flexible development standards for affordable housing development projects by October 2023.	An ordinance update was presented and approved by the Planning Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.
Tax Credit Rental Projects	City staff will continue to support developers in the pursuit of tax credits to fund the construction of multi-family rental units in the city, specifically for targeting construction in the northeast quadrant of the city, identified as a city's action to further fair housing. Developers will be provided with informational brochures regarding tax credits upon their first visit to the City of Calipatria and the city will remain available to assist developers with the tax credit application process. City staff will make it a priority to analyze program effectiveness every 4 years and hopes to assist at a minimum of one housing developer with an application by the end of August 2025.	The city communicates with developers and is determined to assist any who are interested in applying for tax credits.
Zoning Ordinance Review and Update	During the implementation of this program, the city will carefully assess the existing Zoning Ordinance to identify or	An update to the zoning ordinance was presented and



City of Calipatria Annual General Plan Progress Report

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	exclude language that creates barriers to fair housing or that may impede the construction of affordable housing options. This objective aligns with the city's action to further fair housing and eliminate fair housing issues. The City of Calipatria City Council will conduct a review of the existing Zoning Ordinance and will amend the Zoning Ordinance by October 2023 to address potential constraints and comply with State law.	approved by the Planning Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.
Streamline Permitting Processing	Continue to streamline the permitting process for projects that include affordable housing targeted towards seniors and lower- and moderate-income households. Concurrent with Program #7, city staff will update Zoning Ordinance to include practices and procedures to ensure compliance with SB 35 – Ministerial Streamlined Permitting Process for Affordable Housing Projects. Zoning Update is anticipated to be completed by October 2023.	The city continues to streamline the permit process for affordable housing projects and is in the process of updating its Zoning Ordinance.
Housing Rehabilitation Program	City staff will review and amend the Housing Rehabilitation Program guidelines periodically and target assistance to 15 lower and extremely low-income households, and special priority to persons with disabilities including developmental disabilities. The city will conduct its first review with amendments as necessary and is anticipated to be completed by January 2025. The city will make it a goal to assist approximately 15 extremely low, low- and very low-income	The city is currently reviewing its housing rehabilitation program and will implement changes if needed.



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Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	households over the planning period. As needed, the city will apply to the State.	
Weatherization Program	The city will continue to advertise the weatherization program in its housing rehabilitation brochures and will conduct outreach periodically through service bill communication devices. The city will continue to support IID programs to promote energy conservation. The city will also support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1980 housing. The city will encourage cost effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation. With this program, the city anticipates assisting at a minimum of 20 households and a maximum of 40 homes throughout the community that will essentially improve housing conditions and reduce energy costs for low-income households. Concurrently with Program #22, the city will include this program in the Community Outreach for Housing Assistance and Resources Program by July 2023.	The city continues to refer residents to both the housing rehabilitation and IID weatherization programs and encourages energy conservations.
Section 8 Rental Assistance Certificate/Voucher Program	The Imperial Valley Housing Authority will conserve the 40 existing rent subsidies for very low-income households. The city will continue to support the IVHA's efforts in pursuing additional allocation of Section 8 funds. Additionally, city staff will assist	The city is in the process of contacting the IVHA to conserve all existing rent



City of Calipatria Annual General Plan Progress Report

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	IVHA to pursue 20 additional subsidies to provide more housing opportunities, specifically for the southeast quadrant of the city where most of the future housing projects will be located. This program would alleviate overcrowding and increase affordable housing supply. This objective supports the city's action for furthering fair housing and would address housing issues. Support may take the form of providing letters of support to be included in the IVHA's application package to HUD. The city will modify the program goal to assist IVHA with noticing requirements within 3 years, 12 months, and 6 months of the affordability expiration date per Government Codes 65863.10, 65863.11, and 65863.13.	subsidies and assist in noticing requirements.
Preservation of Publicly Assisted Low Income Housing	The city will continue to maintain contact with the owners of Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments through a written log of phone and in-person conversation conducted at a minimum, every six months, and, if necessary, work with other non-profits in the rare event that one of these Apartment buildings is in danger of converting to all market rate rents. Support IVHA to maintain ownership of their 40 publicly owned and subsidized housing units. The objective of this program would ensure that households, specifically affordable housing units in the southwest and southeast portion of the city, can continue to afford their	The city continues to maintain contact with the owners of the Cottonwood Creek, Casa del Sol, and Villa Esperanza Apartments



City of Calipatria Annual General Plan Progress Report

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	housing costs which would ensure fair housing and prevent displacement.	
Land Use Plan Update/Zone Changes	The city will continue to ensure that sites designated for residential development are reserved for residential land uses, and restricted from rezoning to nonresidential uses, to fulfill Calipatria's regional housing needs by income group. The city will discuss possible land use updates and rezoning to facilitate residential development. The rezoning process is expected to be completed by October 2022. The Land Use Plan shall be reviewed within the 2021-2029 planning period to ensure that the designation of residential sites within the incorporated City limits and outside within the Sphere of Influence are adequate to accommodate the allocations by the Regional Housing Needs Assessment and the city's population growth projections. Furthermore, during the implementation of this program, city staff will geographically target the northeast quadrant and analyze vacant parcels in this area and their potential to accommodate affordable housing. This objective will further fair housing as it will remove any land use regulations that may currently impede with the construction of multi-family housing or other affordable housing options. This objective supports the city's action to further fair housing. The rezoning process will also allow the development for housing that includes 20 percent or more of its units affordable to lower-	The city is currently working on zone changes for the east side specific plan and is expected to be completed in 2025.



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Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	income households by-right pursuant to Government Code Section 65583.2(i). The rezoning process is expected to be completed by the end of October 2022. Furthermore, the city owned site 5 associated with APN 023-485-006, will comply with the Surplus Land Act (commencing with Government Code Section 54220).	
Development Consistency with Adopted Plans	The city will continue to review all proposed development for consistency with the adopted plans, policies, and regulatory codes to preserve adequate residential sites for the orderly growth and development of the community and to ensure that the housing needs of the community are able to be addressed. The city shall not approve inconsistent rezoning or reclassification of sites designated for residential uses unless an equally comparable site is exchanged.	The city continues to review all proposed developments for consistency with the adopted plans, policies, and regulatory codes.
Housing Condition Survey	The city conducted a housing condition survey on September 2, 2021, and will continue to conduct these surveys at least once during the upcoming Housing Element Plan periods and prioritize the units in need of maintenance/rehabilitation for the City's Housing Rehabilitation Program. This report will be presented to City Council for their review and action as necessary. Concurrently with Program #22, the city will ensure that residents are aware of the resources and programs offered	The city is in the process of preparing resources and programs for applicants.



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Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	within the city, including the Housing Rehabilitation Program by July 2023.	
Development Impact Fee/Infrastructure Assessment	The city shall prepare an RFP for the comprehensive infrastructure assessment and update to the city's Development Impact Fee Program by January 2023.	The city is currently reviewing the programs to determine whether an update will be required.
Fair Housing Program	The City Clerk of Calipatria is responsible for referring any fair housing complaints to CRLA or the Civil Rights Division of HUD as appropriate and the city will continue to promote equal housing laws, housing programs and resources through the provision and distribution of educational and marketing material made available at City Hall, the public library, and website.	The city continues to promote fair housing and is working on preparing/distributing educational and marketing material to the public.
Homeless Referral Program	The city will continue to participate in the Imperial Valley Regional Taskforce on Homelessness and refer individuals as necessary.	The city continues to participate in the Imperial Valley Regional Taskforce on Homelessness.
Performance Monitoring Program	The city will monitor adopted Program success and shortfalls on an annual basis starting January 2022. The report findings will be presented to the Calipatria City Council for discussion and action, if necessary.	The city is in the process of analyzing the successes and shortfalls of the adopted programs and objectives.



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Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
Prioritization of Housing for Special Needs Groups	City staff will also coordinate with developers and stakeholders to encourage the development of such housing type and provide incentives such as density bonuses, such as flexible zoning regulations, increase in lot coverage percentage, waived application fees, expedited permitting process, or other incentive identified that may assist with the development of affordable housing. While determining suitable sites for the construction of housing for special needs groups, the city will prioritize the northeast portion of the city as identified in the city's action to further fair housing. Additionally, with this program, the city anticipates prioritizing the construction of approximately 25 units for special needs housing units. Coordinate with developers to ensure new housing development projects are built at suitable conditions for persons with disabilities. The city anticipates this program established by the end of December 2024.	The city already communicates with developers with regards to incentives for the development of affordable housing units for all special needs groups.
Accessory Dwelling Units (ADU's) or "Second Dwelling Units" Incentives Program	Develop a new program to incentivize and promote ADU's or second dwellings for lower- to moderate-income households. City staff will pursue funding and provide incentives such as waiving or reducing planning fees associated with building permits, homeowner/applicant assistance, or modifying developments standards. This program is anticipated to see the construction of approximately 16 ADU's (two per year)	An ADU ordinance was presented and approved by the Planning Commission on December 17, 2024. The ordinance was approved by the City Council in January of 2025.



City of Calipatria Annual General Plan Progress Report

Table 13 City of Calipatria Housing Element Program Implementation		
Name of Program	Objective	Status of Program Implementation
	throughout the community by the end of the 2021-2029 planning period. Although the City of Calipatria did not receive any permits for ADU's during the previous planning period, this data is assumed by using similar averages for jurisdictions within the County of Imperial that are similar to the City of Calipatria. This program will increase the types of housing options and reduce overcrowding. The program itself is anticipated to be completed and begin by November 2024.	
Community Outreach for Housing Assistance and Resource Program	City staff will develop an outreach method for program implementation, housing needs, and public participation. City staff will also seek public participation by sending out flyers of existing housing programs. City staff will coordinate with staff members and hold public hearings for the community to provide input on new or existing housing programs and effectiveness of said programs. City staff will make it a priority to target advertisement of existing housing programs, specifically in the northeast quadrant of the city, and when announcing any community workshops. Additionally, the city will provide informational brochures (both English and Spanish) of existing housing programs which will be placed at a visible location at City Hall or will be attached to utility bills to ensure all income groups and special needs groups are continuously informed. Furthermore, during the implementation of the new programs, the city will also ensure public engagement by	The city is in the process of preparing a community outreach plan.



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Table 13
City of Calipatria Housing Element Program Implementation

Name of Program	Objective	Status of Program Implementation
	providing surveys to the residents either by mail, website posts, or social media posts that will include housing affordability and specific needs questions. City staff will also coordinate with low-income housing developers and stakeholders to develop an action plan for addressing the housing needs of the community, particularly for the lower-income and special needs households. City staff will diligently evaluate these public participation methods during the planning period for effectiveness and will make changes, as needed, to receive the most public participation possible. The city will also update the city website to include access to planning fees, planning documents, city maps, and housing programs available to encourage residents to utilize these resources by July 2023.	

Attachment B – Resolution No. 25-10

RESOLUTION NO. 25-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIPATRIA
ADOPTING THE DRAFT 2024 GENERAL PLAN ANNUAL PROGRESS REPORT**

WHEREAS, California Government Code Section 65400 mandates that cities and counties submit an annual progress report (APR) on the General Plan and progress on its implementation to the City Council, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development Department (HCD) each year; and

WHEREAS, the Draft 2024 General Plan Annual Progress Report was prepared to ensure the City of Calipatria remains in compliance with California Government Code Section 65400; and

WHEREAS, the Draft 2024 General Plan Annual Progress Report was reviewed by the Planning Commission during a regularly scheduled meeting held on February 18, 2025; and

WHEREAS, the Planning Commission upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, motioned to recommend approval of the draft 2024 General Plan Annual Progress Report to the City Council; and

WHEREAS, the draft 2024 General Plan Annual Progress Report was reviewed by the City Council during a regularly scheduled meeting held on March 11, 2025; and

WHEREAS, upon hearing and considering all testimony and arguments, analyzing the information submitted by staff and considering any written and oral comments received, the City Council of the City of Calipatria considered all facts relating to the draft 2024 General Plan Annual Progress Report.

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

- A) That the foregoing recitations are true and correct; and
- B) That the Draft 2024 General Plan Annual Progress Report is exempt from CEQA via Section 15061 (b)(3) of the CEQA Guidelines for Implementation under the California Code of Regulations; and
- C) That the Draft 2024 General Plan Annual Progress Report is consistent with the intent of the City of Calipatria General Plan; and
- D) That based on the evidence presented at the March 11, 2025, City Council meeting, the City Council hereby adopts the draft 2024 General Plan Annual Progress Report

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calipatria at a regularly scheduled meeting held on this 11th day of March 2025, by the following roll call vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Michael Luellen, Mayor

Jane Hurtado, City Clerk



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: March 6, 2025

Submitted By: Laura Gutierrez, City Manager/CFO

Council Meeting Date: March 11, 2025

Discussion / Action

Subject: Traffic Advisory Resident Appointment

Background:

The Traffic Advisory Committee currently has a vacancy for the Traffic Advisory Resident seat. The Traffic Advisory Commission is a volunteer committee.

On January 7, 2025, the city advertised by posting on the City Website, social media, and on Calipatria Connects! with a closing date of January 17, 2025, and readvertised from February 14, 2025, with a closing date of February 26, 2025. The City once again received only two (2) Letters of Interest from City Residents. The following submitted a Letter of Interest:

- Beneranda Cooper
- Judi Vista

There is only one (1) Traffic Advisory Resident seat available for appointment. The Traffic Advisory Committee at their next scheduled meeting will discuss terms for the Resident seat and will bring back a recommendation to the City Council for ratification.

Meetings are typically held monthly; however, they are scheduled as needed.

Recommendation:

Staff recommendation is for the appointment of one (1) Traffic Advisory Resident from the Letters of Interest received.

Fiscal Impact:

None

Laura Gutierrez

From: Beneranda Cooper <bva1994@gmail.com>
Sent: Monday, February 24, 2025 2:11 PM
To: Laura Gutierrez
Subject: Traffic commission

CAUTION: This email originated from outside of the organization. Please take care when clicking links or opening attachments.

Hello City of Calipatria,

I am submitting my volunteer application for traffic commission.

Hello my name is Beneranda Cooper I live at 210, W. California Street, Calipatria CA 92233 I am currently the President of The Calipatria Lions Club. In the past 5 years the community and I have worked together to keep our parks clean, rid the city of graffiti and rebuild a monument all to make our city better.

I want to be a part of the traffic commission to help identify traffic hazards and create a new traffic safety plan for the city of Calipat. I've noticed a number of reckless drivers and traffic built up near the schools during drop off and pick ups. I'd like to see increased police presence because there is a noticeable difference when law enforcement is on site, and the reimplementation of safety patrols to help monitor and direct traffic. I would also like to create a partnership with the Calipatria State Prison to emphasize the importance of cautious driving amongst officers when entering and exiting our city because of the large amount of foot traffic.

I've listened to our community, and worked with our city council, city manager and public works director to improve the city in every way that I can. If you have found value in all the progress we've created together and would like to see us continue to create in the future I am hopeful that you would accept me as a member of the traffic advisory commission.

Thank you,

Beneranda Cooper

Beneranda V. Cooper

Natasha Saucedo

From: Judi Vista <chulav06@gmail.com>
Sent: Wednesday, February 26, 2025 10:04 AM
To: Laura Gutierrez; Natasha Saucedo
Subject: Letter of Interest Traffic Commisioner

CAUTION: This email originated from outside of the organization. Please take care when clicking links or opening attachments.

My name is Judi Vista, a resident of Calipatria for 55+ years. As a long time resident and active member in our Community I am submitting this Letter of Interest for Traffic Commisioner. I have seen, lived and have come to grow a passion for the safety and well being of our little city.

As a grandmother who drives grandchildren, their friends, to and from school and activities in different locations within our city limits, watching children playing outside and in the streets, driving to the store, PO, bank or market I have wondered how I would be able to offer my services, concerns or ideas on how to make it a safer environment for everyone. I am familiar with the city streets and the community is familiar with me making it easier to reach out into the community to find out their wants and needs also. I now have a way to fulfill that dream if given the opportunity of being selected to join this very important Team.

Thank you for your time and consideration of my interest in this position.

Respectfully,
Judi Vista
Calipatria Resident



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: March 6, 2025

Submitted By: Laura Gutierrez, City Manager/CFO

Council Meeting Date: March 11, 2025

Discussion / Action

Subject: Approval of Agreement with Kosmont Realty for Pre-Disposition Real Estate and Surplus Land Act Due Diligence Services

Background:

There is currently interest in developing the Northern parcel of the Wastewater Treatment Facility. To ensure the City conducts due diligence for the property, we are requesting for the review and evaluation of potential approaches/strategies regarding the disposition of the said publicly owned land, assistance with the Surplus Land Act process and procedures, as well as the evaluation of a long term ground lease for the site.

There are currently two (2) interested parties for this site.

Recommendation:

Staff recommends the City Council approve the attached Professional Agreement as presented and authorize the City Manager to execute the agreement.

Fiscal Impact:

\$20,000



February 24, 2025

Ms. Laura Gutierrez
City Manager
City of Calipatria
125 Park Street
Calipatria, CA 92233

Re: Proposal Pre-Disposition Real Estate and Surplus Land Act Due Diligence Services

Dear Ms. Gutierrez:

Kosmont Real Estate Services ("KRES") dba Kosmont Realty, a licensed California brokerage firm (Department of Real Estate License #02058445), ("KR" or "Consultant"), is pleased to present this proposal to the City of Calipatria ("Client" or "Owner") for pre-disposition real estate advisory/Surplus Land Act due-diligence services in connection with the Calipatria water treatment plant ("Site"). This proposal serves as an agreement ("Agreement") when executed and returned by Client to KR.

I. BACKGROUND AND OBJECTIVE

Client owns parcels located at the southwest corner of Montgomery Road and English Road (APN's: 022-160-003 and 004) in the City of Calipatria ("Properties"). Client is requesting assistance with a review/evaluation of potential approaches/strategies regarding the disposition of publicly owned land, assistance with the Surplus Land Act ("SLA") process and procedures, as well as the evaluation of a long term ground lease for the Site. KR will perform these initial advisory services as identified in the Scope of Services under Tasks 1-4.

Pursuant to Optional Task 5 in the Scope of Services: KR is a duly licensed brokerage services firm by the California Department of Real Estate and its insurance coverage is premised on compliance with State licensing regulations. KR and Client can enter into a brokerage arrangement and implement HCD compliance and the sale or lease of the Properties, as appropriate. KR proposes the following Scope of Services accordingly.

II. SCOPE OF SERVICES

Approach to Scope of Services: The prospective assignment and consulting services that KR will provide will be of a relatively limited scope and duration, and advisory in nature. KR will be making recommendations only, which advise the Client, including its elected officials, appointed officials and

staff, which they can accept or reject. None of KR's staff will act in a capacity as an elected official, nor appointed official, nor as staff, nor as serving in a "designated" position.

Task 1: Project Kick Off

To initiate the assignment, KR will meet with the Client to discuss planned future uses/reuses and/or development/disposition priorities for the Properties, and additional sites as may be identified, to be considered for development/disposition, available market and property specific information (e.g., appraisals, market studies, zoning information, specific plans, etc.) and status of activities to date and anticipated timing.

Task 2: Initial Pre-Disposition Property Due Diligence and Regulatory Compliance Activities

KR will conduct initial pre-disposition property due diligence to identify existing market conditions and constraints affecting the potential marketability, sale / lease, and development (e.g., zoning, adjacent uses, site configuration, known environmental condition) of the Properties as well as evaluate market value/pricing ranges, and potential options/approaches to productively advance the future disposition and/or development of the Properties.

KR will also consider potential regulatory requirements in conjunction with the Client's legal counsel in connection with the disposition of the Properties to satisfy compliance with the SLA and/or other legislative requirements as may be appropriate/required.

Deliverable: KR will provide a brief memorandum summarizing the findings/observations regarding potential options/approaches in connection with future disposition and development of the Properties.

Task 3: Surplus Land Act Process – Declaration and Notice of Availability (NOA)

KR will assist with preparation of the Surplus Land declaration and/or exemption. If the Properties are declared "surplus" by City Council, KR will prepare the Notice of Availability ("NOA") as well as coordinate and manage the solicitation process required by the SLA for the Properties in list identified herein (as may be appropriate), which will require a 60-day noticing period for respondents.

Task 4: Respondent Due Diligence / Public-Private Negotiations

The SLA requires that the Client negotiate in good faith with respondents that submit a notice of interest for a period of 90-days. KR can assist with reviewing notices of interest, evaluating proposals/offers submitted, and/or public-private transaction structuring/negotiations as may be required with the respondents for the disposition of the Properties. KR can also assist the Client with a presentation to the City Council that will seek authorization to proceed with prospective transactions (as mutually agreed upon between Client and KR).

Optional Task 5: Real Estate Brokerage Services

In compliance with the statutory and procedural disposition requirements of the California SLA and pursuant to Department of Real Estate (DRE) licensing requirements, Owner and KR may enter into or authorize a direct, indirect and/or a cooperative broker relationship with other private sector and/or brokerages/brokers, as desired by Owner and mutually agreed upon to leverage KR's collective expertise/resources, market knowledge, and transaction based relationships to successfully sell the Properties, while enabling and assisting brokerage activity by any and all brokers/brokerage service firms involved in the SLA exposure and disposition process, to maintain compliance with the sale and lease regulations set forth by the SLA.

As such, KR can be flexibly engaged, as directed by Owner and mutually agreed upon, to perform brokerage tasks with and independent of other brokerages services firms retained by Owner or private sector entities, in soliciting, selecting, and negotiating with a preferred buyer(s)/developer(s) to effectuate the sale or lease of the Properties. These brokerage activities could include structuring presentations and negotiations with the California Department of Housing and Community Development (HCD) to achieve notice of determination(s) and related sale / lease procedural approvals, negotiation of purchase agreement documentation; coordination of escrow, title, and ultimate sale or lease; and other transaction-based activities as may be required to close the transaction (as mutually agreed upon between KR and Owner). Compensation may include a share of commissions and/or fees as may be applicable and agreed upon.

III. SCHEDULE AND REQUIRED DATA

Consultant is prepared to commence work upon receipt of executed Agreement. Client will provide KR with all existing Properties data including appraisals, market data, and/or other relevant data deemed appropriate by KR.

IV. COMPENSATION

Compensation for Tasks 1 through 4 is estimated at \$20,000 for professional services (hourly) fees at KR's billing rates as shown on Attachment A. Future increases in budget will require approval by Client in advance. Budget may be increased by Client at any time.

KR anticipates a single consolidated round of Client comments and revisions on draft work product before Kosmont provides a final version of work product. If necessary, additional rounds of comments and revisions can be accommodated on an hourly basis.

KR's attendance or participation at any **publicly noticed** meeting, whether such participation is in person, digital, video and/or telephonic (e.g., *City Council, Planning Commission, Public Agency Board, other*), as requested by Client is in addition to compensation for Tasks 1 through 4 and will be billed at the professional services (hourly) fees as shown on Attachment A.

Services will be invoiced monthly at KR's standard billing rates, as shown on Attachment A. In addition to professional services (hourly) fees, invoices will include reimbursement for out-of-pocket expenses such as travel and mileage (provided that there shall be no overnight travel without the Client's prior approval and that mileage shall be reimbursed at the current IRS mileage reimbursement rate), professional printing, conference calls, and delivery charges for messenger and overnight packages at actual cost. Unless otherwise agreed to in advance, out-of-area travel, if any, requires advance funding of flights and hotel accommodations.

KR will also include in each invoice an administrative services fee to cover in-house copy, fax, telephone and postage costs equal to four percent (4.0%) of KR's monthly professional service fees incurred. Any unpaid invoices after 30 days shall accrue interest at the rate of 10% per annum.

For the convenience of Kosmont's clients, we offer a secure credit card payment service. The credit card payment link is: <https://kosmont.paidyet.com> and there are two ways to make a secure credit card payment:

1. Fill in the "**Make a Payment**" form when you go to the link (<https://kosmont.paidyet.com>), or
2. Call Kosmont Companies' accounting desk (424) 297-1072 to make a credit card payment

KR is prepared to commence work upon receipt of executed Agreement.

DISCLOSURE: Compensation for possible future transaction-based services or consulting services.

The following is being provided solely as an advance disclosure of possible real estate consulting and finance services and potential compensation for such services. This disclosure is not intended to commit the Client.

When assignments involve public finance services on behalf of a public agency, such municipal advisory services are provided by Kosmont Financial Services (KFS). KFS is an independent Registered Municipal Advisor with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board.

SEC registration does not constitute an endorsement of the firm by the Commission or state securities regulators.

When assignments involve advisory services provided by Kosmont & Associates, Inc., dba Kosmont Companies ("KC"), a separate proposal and hourly rate sheet will be provided.

V. OTHER PROVISIONS

A. Termination. Client or Consultant shall have the right to terminate this Agreement at any time upon written notification to the other party. Payment for fees accrued through the date of termination shall be remitted in full.

B. Arbitration. Any controversy or claim arising out of or in relation to this Agreement, or the making, performance, interpretation or breach thereof, shall be settled by arbitration at JAMS in Los Angeles, California. Each of the parties to such arbitration proceeding shall be entitled to take up to five depositions with document requests. The provisions of Section 1283.05 (except subdivision (e) thereof) of the California Code of Civil Procedure are incorporated by reference herein, except to the extent they conflict with this Agreement, in which case this Agreement is controlling. If the matter is heard by only one arbitrator, such arbitrator shall be a member of the State Bar of California or a retired judge. If the matter is heard by an arbitration panel, at least one member of such panel shall be a member of the State Bar of California or a retired judge. The arbitrator or arbitrators shall decide all questions of law, and all mixed questions of law and fact, in accordance with the substantive law of the State of California to the end that all rights and defenses which either party may have asserted in a court of competent jurisdiction shall be fully available to such party in the arbitration proceeding contemplated hereby. The arbitrator and arbitrators shall set forth and deliver their findings of fact and conclusions of law with the delivery of the arbitration award. Judgment upon the award rendered shall be final and non-appealable and may be entered in any court having jurisdiction.

C. Attorneys' Fees. In the event of any legal action, arbitration, or proceeding arising out of an alleged breach of this Agreement, the party prevailing in such legal action, arbitration, or proceeding shall be entitled to recover reasonable attorneys' fees, expenses and costs, as well as all actual attorneys' fees, expenses and cost incurred in enforcing any judgment entered.

D. Authority. Each of the parties executing this Agreement warrants that persons duly authorized to bind each such party to its terms execute this Agreement.

E. Further Actions. The parties agree to execute such additional documents and take such further actions as may be necessary to carry out the provisions and intent of this Agreement.

F. Assignment. Neither this Agreement nor any of the rights or obligations hereunder may be assigned by either party without the prior written consent of the other party.

G. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

H. Entire Agreement; Amendments and Waivers. This Agreement contains the entire agreement between the parties relating to the transactions contemplated hereby and any and all prior discussions, negotiations, commitments and understanding, whether written or oral, related hereto are superseded hereby. No addition or modification of any term or provision of this Agreement shall be effective unless set forth in writing signed by both parties. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision hereof (whether or not similar), nor shall such waiver constitute a continuing waiver of such provisions unless otherwise expressly provided. Each party to this Agreement has participated in its drafting and, therefore, ambiguities in this Agreement will not be construed against any party to this Agreement.

I. Severability. If any term or provision of this Agreement shall be deemed invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each remaining term and provision of this Agreement shall be valid and in force to the fullest extent permitted by law.

J. Notices. All notices, requests, demands and other communications which may be required under this Agreement shall be in writing and shall be deemed to have been received when transmitted; if personally delivered, if transmitted by telecopier, electronic or digital transmission method, upon transmission; if sent by next day delivery to a domestic address by a recognized overnight delivery service (e.g., Federal Express), the day after it is sent; and if sent by certified or registered mail, return receipt requested, upon receipt. In each case, notice shall be sent to the principal place of business of the respective party. Either party may change its address by giving written notice thereof to the other in accordance with the provisions of this paragraph.

K. Titles and Captions. Titles and captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provision herein.

L. Governing Law. The statutory, administrative and judicial law of the State of California (without reference to choice of law provisions of California law) shall govern the execution and performance of this Agreement.

M. Confidentiality. Each of the parties agrees not to disclose this Agreement or any information concerning this Agreement to any persons or entities, other than to their attorneys and accountants, or as otherwise may be required by law.

N. Counterparts. This Agreement may be executed in one or more counterparts, each of which constitutes an original, and all of which together constitute one and the same instrument. The signature of any person on a telecopy of this Agreement, or any notice, action or consent taken pursuant to this Agreement shall have the same full force and effect as such person's original signature.

O. Disclaimer. Consultant's financial analysis activities and work product, which may include but is not limited to pro forma analysis and tax projections, are projections only. Actual results may differ materially from those expressed in the analysis performed by Consultant due to the integrity of data received, market conditions, economic events and conditions, and a variety of factors that could materially affect the data and conclusions. Client's reliance on Consultant's analysis must consider the foregoing.

Consultant services outlined and described herein are advisory services only. Any decisions or actions taken or not taken by Client and affiliates, are deemed to be based on Client's understanding and by execution of this Agreement, acknowledgement that Consultant's services are advisory only and as such, cannot be relied on as to the results, performance and conclusions of any investment or project that Client may or may not undertake as related to the services provided including any verbal or written communications by and between the Client and Consultant.

Client acknowledges that Consultant's use of work product is limited to the purposes contemplated within this Agreement. Consultant makes no representation of the work product's application to, or suitability for use in, circumstances not contemplated by the scope of work under this Agreement.

P. Limitation of Damages. In the event Consultant is found liable for any violation of duty, whether in tort or in contract, damages shall be limited to the amount Consultant has received from Client.

Q. Force Majeure. Consultant shall not be liable for failure or delay in performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by significant circumstances beyond its reasonable control, including, without limitation: epidemic; acts of God; earthquakes; fires; floods; wars; civil or military disturbances; acts of terrorism; sabotage; strikes; riots; wide-spread power failures and wide-spread internet failure. Contractual performance and deadline(s) shall be extended for a period equal to the time lost by reason of the delay.

R. Expiration of Proposal for Services. If this Agreement is not fully executed by the parties within thirty (30) days from the date of this letter, this proposal shall expire.

S. Not an agreement for Legal Services or Legal Advice. This Agreement does not constitute an agreement for the performance of legal services or the provision of legal advice, or legal opinion. Client should seek independent legal counsel on matters for which Client is seeking legal advice.

[signature page follows]



VI. ACCEPTANCE AND AUTHORIZATION

If this Agreement is acceptable to Client, please execute two copies of the Agreement and return both originals to Kosmont Realty. Upon receipt of both signed contracts, we will return one fully executed original for your files. Kosmont will commence work upon receipt of executed Agreement.

Read, understood, and agreed to this

____ Day of _____ 2025

City of Calipatria

By: _____
(Signature)

Name: _____
(Print Name)

Its: _____
(Title)

Kosmont Real Estate Services doing business as "Kosmont Realty"

By: _____
(Signature)

Name: Larry J. Kosmont, CRE®

Its: President

ATTACHMENT A
Kosmont Realty
2025 Public Agency Fee Schedule

Professional Services

Chairman & CEO / President	\$525.00/hour
Senior Managing Director/Senior Advisor	\$395.00/hour
Managing Director	\$295.00/hour
Senior Director / Senior Project Analyst	\$205.00/hour
Director / Project Analyst / Project Manager	\$195.00/hour
Project Promotion/Graphics/GIS Mapping Services/Research	\$ 95.00/hour
Clerical Support	\$ 80.00/hour

• **Additional Expenses**

In addition to professional services (labor) fees:

- 1) An administrative fee for in-house copy, fax, phone, postage costs, digital/technological support and related administrative expenses will be charged, which will be computed at four percent (4.0 %) of monthly Kosmont Realty's professional service fees incurred; plus
- 2) Out-of-pocket expenditures, such as travel and mileage, professional printing, and delivery charges for messenger and overnight packages will be charged at cost.
- 3) Project/Market data sources for support of evaluation and analysis e.g., ESRI, Placer.ai, CoStar/STR, IMPLAN, ParcelQuest and other based on quoted project cost.
- 4) For Third Party Vendor(s) retained on behalf of Client (with Client's advance approval), fees and costs will be billed to Client at 1.1X (times) fees and costs.
- 5) Except as referenced above, under Section IV. Compensation, Consultant's attendance or participation at any public meeting, whether such participation is in person, digital, video and/or telephonic (e.g., *Board of Supervisors, Planning Commission, Public Agency Board, other*) requested by Client and are beyond those specifically identified in the Scope of Work will be billed at the professional services (hourly) fees as shown on this Attachment A.

• **Charges for Court/Deposition/Expert Witness-Related Appearances**

Court-related (non-preparation) activities, such as court appearances, depositions, mediation, arbitration, dispute resolution and other expert witness activities, will be charged at a court rate of 1.5 times scheduled rates, with a 4-hour minimum.

Rates shall remain in effect until December 31, 2025.

Imperial County

CITY OF CALIPATRIA



CITY OF CALIPATRIA

Directions



REPORT



HISTORY



NEARBY



DOCS



SHARE

Parcels Summary



022-160-003

Assessee Name

CITY OF CALIPATRIA



Details

APN P

022160003000

APN 2

Mailing Address

101 N LAKE AVE



3D



Show Documents

300 ft Lat: 33.151299 Lng: -115.554487



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: March 6, 2025

Submitted By: Laura Gutierrez, City Manager/CFO

Council Meeting Date: March 11, 2025

Discussion / Action

Subject: Approval to contract with VGL Construction, Inc. for installation of sewer shut off devices to Delinquent Sewer Accounts in accordance with Resolution 2023-53

Background:

The City on October 24, 2023, approved Resolution 2023-53 allowing for the Discontinuance of Services to delinquent sewer accounts. *Item 3. Discontinuance of Services: Services are cumulative of all charges (i.e. sewer, sewer/trash, sewer expansion, etc.). Sewer connection may be disconnected when account becomes excessively delinquent at owner's expense. Cost may be in excess of \$5,000. Before services can be restored, total cost of disconnect plus services billed must be paid.*

In January 2024, the City began and continues to deliver yellow door hangers for accounts that are delinquent. The following accounts have received numerous (5+) delinquent notices and remain in over 120+ past due.

402	Sonia or Cesar Guzman	341 W Alamo	\$854.52
844	Veronica Rivera	311 S Lake	\$566.71
896	Maria Arizpe	179 E Barbara	\$454.79
1141	Jose & Maria Aguilar	698 S East	\$728.93
1251	Luis Torres	548 E Bonita Place	\$470.85
1386	Estate of Eusebio & Carmen JTC/O A	205 S Industrial	\$461.77
1389	Concepcion Settle	110 W California	\$1,469.17
1760	Kuyra Krigbaum	322 W California	\$962.24
1898	Cecelia Lopez	180 W Alexandria	\$625.80

The City has received three (3) quotes from the following Contractors:

VGL Construction, Inc.	\$2,900.00 per sewer disconnection
Primo Construction & Services, Inc.	\$3,250.00 per sewer disconnection
Cholla Construction & Services	\$3,850.00 per sewer disconnection

125 North Park Avenue, Calipatria, CA 92233 / Tel (760) 348-4141 / Fax (760) 348-7035

www.calipatria.com

A sample copy of the monthly door hanger is attached for your review.

Recommendation:

Staff recommends the City Council approval to the lowest quote from VGL Construction, Inc. and proceed with the installation of sewer shut off devices to the delinquent accounts.

Fiscal Impact:

No fiscal impact – pass through cost to account holder.

**City of Calipatria
125 North Park Avenue
Calipatria, CA 92233
(760) 348-4141**

Acct Address: _____

Acct# _____

Acct Name: _____

- ❖ Please contact our office.
- ❖ Your account is Excessively Past Due.

Please be advised that the City passed an update to the Resolution of the City Council of the City of Calipatria Relating to Billing for Sewer, Solid Waste and State AB939.

Resolution 2023-53,

Item 3. Discontinuance of Services:

Services are cumulative of all charges (i.e. sewer, sewer/trash, sewer expansion, etc.). Sewer connection may be disconnected when account becomes excessively delinquent at owner's expense. Cost may be in excess of \$5,000. Before services can be restored, total cost of disconnect plus services billed must be paid.

Past Due Balance must be paid before _____ to avoid any further action.

Past Due Balance:\$ _____

Thank you,
City of Calipatria Utility Billing Department

- ❖ Comuníquese con nuestra oficina.
- ❖ Su cuenta está excesivamente atrasada.

Tenga en cuenta que el Ayuntamiento aprobó una actualización de la Resolución del Concejo Municipal de la Ciudad de Calipatria Relativa a la Facturación de Alcantarillado, Residuos Sólidos y Estatal AB939.

Resolución 2023-53,

Punto 3. **Discontinuación de Servicios:** Los servicios son acumulativos de todos los cargos (es decir, alcantarillado, alcantarillado/basura, ampliación del alcantarillado, etc.). La conexión de alcantarillado se puede desconectar cuando la cuenta se vuelve excesivamente morosa a expensas del propietario. El costo puede exceder los \$5,000. Antes de que se puedan restablecer los servicios, se debe pagar el costo total de la desconexión más los servicios facturados.

El saldo vencido debe pagarse antes del _____ para evitar cualquier acción adicional.



VGL Construction Inc.

Business Number #908288

Matt Vogel- (760)455-2048

Robert Vogel- (760)604-5780

1476-D Hwy 86 El Centro, CA

92243

Matt@vglconstruction.com

QUOTE

EST0155

DATE

Feb 25, 2025

TOTAL

USD \$500.00

TO

City of Calipatria

☐ +1 (760) 455-2222

e_self@calipatria.com

DESCRIPTION	RATE	QTY	AMOUNT
Install sewer disconnect Install sewer disconnect. This includes all equipment and labor to complete project one service City is to furnish all material, parts and sand.	\$1,816.80	0	\$0.00
Install sewer disconnect Vacuum/Hydro jet excavation Vacuum excavation Install sewer disconnect. This includes all equipment and labor to complete project. This is for one sewer service.	\$2,400.00	0	\$0.00
Mobilization Mobilizing equipment and parts to the job.	\$500.00	1	\$500.00

TOTAL

\$2900.00 USD \$500.00

1. This proposal shall be considered withdrawn if not accepted within (30) days
2. Unless expressly included in above listing of work description, unusual site conditions shall be deemed cause for additional compensation, and cessation of work until agreement for same has been reached.
3. If the work provided herein is not commenced within two months of acceptance, VGL Construction Inc. may elect not to be bound to perform.

4. If suit is commenced to enforce and provision hereof or for damages for breach hereof, the accepting party will pay, in addition, reasonable attorney's fees and costs, expenses of preparing and prosecuting such suit.
5. One week written notice to commence this work provided herein will be given.
6. In the event of rescission of this agreement by the accepting party prior to the commencement of work, VGL Construction Inc. will be paid as liquidated damages. On the account of extreme difficulty of ascertainment of actual damages, the sum will be equal to 20% of the total contract price. In the event of rescission following commencement of work, VGL Construction Inc. will be paid for the work done and materials supplied, a percentages of the total contract price in proportion as the amount of such work and materials relates to the total job and also will be paid 20% of a sum computed by subtracting from the total contract price the sum owing for completed work and materials.
7. Owner assumes all responsibility and shall notify VGL Construction Inc. in writing of the location and depth of all underground utilities.
8. This agreement expresses the entire agreement between the parties. Changes shall be in writing signed by both parties.
9. Proposal is based on City approved plans identified above.
10. This is a non prevailing wage job.
11. Ownership or general contractor, responsible for all permits and permit fees. Unless agreed-upon by both parties in contract.
12. Ownership or general contractor, responsible for all inspection and inspection fees.
13. Ownership or general contractor, responsible for construction staking of alignment.
14. Ownership or general contractor, responsible for job site fire hydrant water meter and portable restroom.
15. Payment shall be paid in 30 days of project completion or paid in stages of percentages of project completion.

Acceptance of Proposal

Company: _____ Date: _____
Signature: _____ Date: _____
Print Name: _____ Date: _____

Primo Construction & Services, Inc

Contractors License #899648

665 Marilyn Ave. Brawley, CA 92227 (760)-344-8500 Phone (760)482-8538 Cell
office@primoconstructionservices.com

Date: 02/25/2025

Submitted To: Eddie Self

Project: Install Sewer Clean out

Plans Drawn By: N/A

Quote Number: 25025

Job Location: City of Calipatria, CA.

PROPOSAL

We propose to furnish and install all labor, material and equipment to perform the following items of work, subject to the terms and conditions stated hereon.

Item	Description	Amount
	Primo Construction proposes to supply equipment & labor to install One 4" Sewer Clean out, located in the City of Calipatria, CA.	
	City of Calipatria to supply all parts necessary to complete install.	
		COST: 3,250.00

Terms and Conditions

1. This proposal shall be considered withdrawn if not accepted within (30) thirty days.
2. Unless expressly provided above, this quotation does not include: (a) permits, including any required fees or bonds; (b) engineering, testing or staking; (c) bond premiums.
3. Unless expressly included in above listing of work to be done, unusual site conditions shall be deemed cause for additional compensation, and cessation of work until agreement for same has been reached.
4. If the work provided herein is not commenced within two months of acceptance, Primo Construction & Services Inc. may elect not to be bound to perform.
5. If suit is commenced to enforce any provision hereof or for damages for breach hereof, the accepting party will pay, in addition, reasonable attorneys' fees and costs, expenses of preparing and prosecuting such suit.
6. One week written notice to commence this work provided herein will be given.
7. In the event of rescission of this agreement by the accepting party prior to the commencement of work, Primo Construction & Services Inc. will be paid as liquidated damages. On the account of extreme difficulty of ascertainment of actual damages, the sum will be equal to 20% of the total contract price. In the event of rescission following commencement of work, Primo Construction & Services, Inc. will be paid for work done and materials supplied, a percentage of the total contract price in proportion as the amount of such work and materials relates to the total job and also will be paid 20% of a sum computed by subtracting from the total contract price the sum owing for completed work and materials.
8. Owner assumes all responsibility and shall notify Primo Construction & Services, Inc. in writing of the location and depth of all underground utilities.
9. This agreement expresses the entire agreement between the parties. Changes shall be in writing signed by both parties.
10. Proposal is based on plans identified above.

NOTE: Projects in the amount of \$ 30,000.00 & above will be asked to provide 33% of total upon commencing.

Acceptance of Proposal

Name and Title

Company Name

Date

Signature

\$ 3250.00



1051 Jones St, Brawley, CA 92227

chollaconstruction@outlook.com

760-791-6582

CA License #1116732

CA DIR# 1001143901

PROPOSAL

PROPOSAL SUBMITTED TO City of Calipatria	PHONE 760-348-4141	DATE 3-5-25
ADDRESS 125 North Park Avenue	PROJECT NAME Sewer shut-off valve installation	PLANS APPROVED N/A
CITY, STATE, ZIP Calipatria, CA, 92233	PROJECT LOCATION Various	CITY Calipatria
ENGINEER N/A	PROJECT DESCRIPTION Install Sewer lateral shut-off valves	DATE OF PLANS N/A

Project Description: Install 4" sewer disconnect valve and riser provided by City.

Notes: Cholla to provide pipe and fittings to replace up to 4ft of the existing lateral. Unpaved area, asphalt removal or replacement is excluded. Services up to 5ft deep, additional depth is to be priced on a case by case basis. Basic traffic control is provided for typical alley work, traffic control for actively travelled roads is not included.

Lump Sum Price \$3850.00 EACH

\$3850.00

WE PROPOSE to furnish material and labor, complete in accordance with the above specifications and stipulations.

This proposal does not include: permits, fees, bonds, bond premiums, engineering, testing, asbestos testing or removal, survey or staking. Any work not specifically described is excluded. Work performed is due and payable immediately upon completion. Unless expressly included in the above list of work to be performed, unusual site conditions such as buried trash, concrete, abandoned utilities, mud, rock, ground water, hazardous waste, etc. that were not apparent on the surface or expressly disclosed in writing prior to the date of this proposal shall be deemed for additional compensation and cessation of work until an agreement to proceed is made. Excess spoils will remain on site unless expressly described in our scope of work. If any action is brought to enforce collection, attorney's fees and court costs will be collected in addition to the amount due. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra cost will be executed only upon written change orders, and will become an extra charge over and beyond the original contract value. Cholla Construction reserves the right to receive additional compensation due to material cost increases and changes in fuel prices. All agreements are contingent upon strikes, accidents, delays, material availability, weather and force majeure events. Our workers are fully covered by Workers Compensation Insurance. Pursuant to California law and the Business and Professions Code: "Contractors are required by law to be licensed and regulated by the Contractors State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors State License Board, PO Box 26000, Sacramento, CA 95826"

Authorized

Signature Robert C Yates 3-5-25
ROBERT YATES

THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS

ACCEPTANCE OF PROPOSAL-

The above specifications, terms and contract are satisfactory, hereby the work is authorized to proceed and payment for the work is promised.

Signature

Date of Acceptance

Total Bid Price: \$3850.00

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

63122

PAST DUE

SONIA OR CESAR GUZMAN
PO BOX 1551
CALIPATRIA CA 92233

Account Number		Service Address		Previous Balance		Payments/Credits	
402		341 W Alamo Street		\$854.52			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.							
Total Due:							\$901.82
If Paid After							
3/31/2025							\$992.00

Account Number
402

Customer
SONIA OR CESAR GUZM

Service Address
341 W Alamo Street

Total Due
\$901.82



Total Amount Enclosed:

Bill Date:

3/1/2025

Due Date:

3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

46100

VERONICA RIVERA
PO BOX 874
CALIPATRIA CA 92233

PAST DUE

Account Number		Service Address		Previous Balance		Payments/Credits	
844		311 S Lake Ave		\$566.71			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.							
Total Due:							\$614.01
If Paid After 3/31/2025							\$675.41

Account Number
844

Customer
VERONICA RIVERA

Service Address
311 S Lake Ave

Total Due
\$614.01



Total Amount Enclosed:

Bill Date:

3/1/2025

Due Date:

3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

31448

MARIA ARIZPE
PO BOX 1843
CALIPATRIA CA 92233

PAST DUE

Account Number		Service Address		Previous Balance		Payments/Credits	
896		179 E Barbara St		\$454.79			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.				Total Due:			\$502.09
				If Paid After		3/31/2025	\$552.30

Account Number	Customer	Service Address	Total Due
896	MARIA ARIZPE	179 E Barbara St	\$502.09



Total Amount Enclosed:

Bill Date: 3/1/2025

Due Date: 3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

03724

PAST DUE

JOSE & MARIA AGUILAR
PO BOX 1811
CALIPATRIA CA 92233

Account Number		Service Address		Previous Balance		Payments/Credits	
1141		698 S East Ave		\$728.93			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available **Sewer Emergencies, please call (760)336-9936.				Total Due:			\$776.23
				If Paid After		3/31/2025	\$853.85

Account Number
1141

Customer
JOSE & MARIA AGUILAR

Service Address
698 S East Ave

Total Due
\$776.23



Total Amount Enclosed:

Bill Date:

3/1/2025

Due Date:

3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

40236

PAST DUE

LUIS TORRES
PO BOX 1356
CALIPATRIA CA 92233

Account Number		Service Address		Previous Balance		Payments/Credits	
1251		548 E Bonita Place		\$470.85			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30

Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.

Total Due:	\$518.15
If Paid After	3/31/2025
	\$569.97

Account Number	Customer	Service Address	Total Due
1251	LUIS TORRES	548 E Bonita Place	\$518.15



Total Amount Enclosed:	
Bill Date:	3/1/2025
Due Date:	3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

PAST DUE

25295

ESTATE OF EUSEBIO & CARMEN JTC/O A
609 E CHESTNUT AVE
ORANGE CA 92233

Account Number		Service Address		Previous Balance		Payments/Credits	
1386		205 S Industrial Ave		\$461.77			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$44.10
Trash	02/01/25	03/01/25					\$25.25
							\$69.35
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.						Total Due:	\$531.12
						If Paid After	3/31/2025 \$584.23

Account Number	Customer	Service Address	Total Due
1386	ESTATE OF EUSEBIO & C	205 S Industrial Ave	\$531.12



Total Amount Enclosed: _____

Bill Date: 3/1/2025

Due Date: 3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

29019

PAST DUE

CONCEPCION SETTLE
PO BOX 515
CALIPATRIA CA 92233

Account Number		Service Address		Previous Balance		Payments/Credits	
1389		110 W California St		\$1,469.17			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30

Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.

Total Due: \$1,516.47

If Paid After 3/31/2025 \$1,668.12

Account Number	Customer	Service Address	Total Due
1389	CONCEPCION SETTLE	110 W California St	\$1,516.47



Total Amount Enclosed:

Bill Date: 3/1/2025

Due Date: 3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

44418

KUYRA KRIGBAUM
PO BOX 216
CALIPATRIA CA 92233

PAST DUE

Account Number		Service Address		Previous Balance		Payments/Credits	
1760		322 W California St		\$962.24			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available. **Sewer Emergencies, please call (760)336-9936.							
Total Due:							\$1,009.54
If Paid After 3/31/2025							\$1,110.49

Account Number	Customer	Service Address	Total Due
1760	KUYRA KRIGBAUM	322 W California St	\$1,009.54



Total Amount Enclosed:

Bill Date: 3/1/2025

Due Date: 3/31/2025

City of Calipatria
125 N. Park Ave. 760-348-4141

Calipatria, CA 92233

Utility Bill

63066

CECELIA LOPEZ
PO BOX 1484
CALIPATRIA CA 92233

PAST DUE

Account Number		Service Address		Previous Balance		Payments/Credits	
1898		180 W Alexandria Street		\$625.80			
Charge	From	To	Previous	Current	Type	Consumption	Amount
Sewer	02/01/25	03/01/25					\$22.05
Trash	02/01/25	03/01/25					\$25.25
							\$47.30
Service period for February 1-28, 2025. NEW payment due date of March 15, 2025. To avoid the 10% (late) penalty fee, payment must be received in City Hall by the end of business day on March 31, 2025. Drop Box payments dropped off after 3:00 pm will NOT be posted until the next business day. City website: www.calipatria.com For your convenience, online bill pay, paperless billing, and credit card payments are available.**Sewer Emergencies, please call (760)336-9936.				Total Due:			\$673.10
				If Paid After		3/31/2025	\$740.41

Account Number
1898

Customer
CECELIA LOPEZ

Service Address
180 W Alexandria Street

Total Due
\$673.10



Total Amount Enclosed:

Bill Date:

3/1/2025

Due Date:

3/31/2025



CALIPATRIA CITY COUNCIL AGENDA ITEM

Date Submitted: March 6, 2025

Submitted By: Laura Gutierrez, City Manager/CFO

Council Meeting Date: March 11, 2025

Discussion / Direction

Subject: Ordinance 08-001 ~ An Ordinance of the City of Calipatria providing for a comprehensive system nuisance abatement within City Limits

Background:

The City in 2008 approved a Nuisance Abatement Ordinance to provide for minimum standards for maintenance of property within the City.

On February 25, 2025, under Discussion/Direction was for the Approval for a Public Hearing for the Establishment of a Vacant Lot Tax and Abatement of Nuisance and Neglected Properties. Direction was given to move forward with this process, however upon further review for the establishment of a Vacant Lot Tax we would be required to pass a Ballot Measure. By separating out the components of Vacant Lot Tax and Abatement of Nuisance and Neglected Properties will allow the City to revise the existing ordinance, allowing staff to move forward without requiring Proposition 218 or Ballot Measure, however Public Hearing will be required for any changes to the Ordinance.

Recommendation:

Staff recommendation is for the approval to update Ordinance 08-001.

Fiscal Impact:

None

ORDINANCE 08-001

AN ORDINANCE OF THE CITY OF CALIPATRIA PROVIDING FOR A COMPREHENSIVE SYSTEM NUISANCE ABATEMENT WITHIN CITY LIMITS

The City Council of the City of Calipatria does ordain as follows:

DIVISION 1. GENERALLY

Sec. 1-1. Findings:

The City Council of the City of Calipatria finds and determines as follows:

- (a) That the values and general welfare of this City are founded, in part, upon strict enforcement of building and zoning regulations, well-kept properties and upon the appearance and maintenance of properties and property values.
- (b) That certain detrimental conditions, as hereinafter set forth, are injurious or potentially injurious to the public health, safety and welfare of the community by contributing to the problems of, and the necessity for, expenditures for protection against hazards, diminution of property values, prevention of crime, accidents, fires, and disease, and the preservation of the community in a manner which is not offensive to the senses and which does not interfere with the comfortable enjoyment of life and property.
- (c) That the regulation of property as described herein reasonably relates to the proper exercise of the police power to protect the health, safety and welfare of the public and that unless corrective measures are undertaken to alleviate some present property conditions, the socio-economic standards of this community will be depreciated.
- (d) That the abatement of such detrimental conditions will enhance the appearance and the values of neighboring properties and will benefit the use and enjoyment of properties in the City.

Sec. 1-2. Intent:

- (a) It is not intended by this ordinance to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, (unless the same are specifically repealed herein), or with private restrictions placed upon property by covenant, deed, or other private agreement or with restrictive covenants running with the land to which the City is a party.
- (b) The purpose of this ordinance is to provide minimum standards for the maintenance of property in the City.
- (c) Where this article imposes a greater restriction upon property or structures thereon than is imposed or required by existing provisions of law, ordinance, contract or deed, the provisions of this article shall control.

(d) It is the decision of the City Council that abatement of nuisances pursuant to this Ordinance may be performed by contract awarded by the City Council on the basis of competitive bids let to the lowest responsible bidder pursuant to California Public Contract Code sections 20164, 20166, 20167, and 20170 to 20174 inclusive. In such event the contractor shall keep the account and submit the itemized written report for each separate parcel of land required by section 3.1.

Sec. 1-3. Responsibility for property maintenance:

Every owner, lessee, occupant, or person having charge of property within the City shall maintain such property in a manner so as not to violate the provisions of this Ordinance, and such owner, lessee, occupant, or person having charge of property remains liable for violations hereof regardless of any contract or agreement with any third party regarding such property. The duty imposed by this section on a property owner shall in no instance relieve those persons herein referred to from the similar duty.

Sec. 1.4. Weeds; defined:

- (a) Weeds which bear seeds of a downy or wingy nature.
- (b) Sagebrush, chaparral, and any other brush or weeds which attain such large growth as to become, when dry, a fire menace to adjacent improved property.
- (c) Weeds which are otherwise noxious or dangerous.
- (d) Poison oak and poison ivy when the conditions of growth are such as to constitute a menace to the public health.
- (e) Dry grass, stubble, brush, litter, or other flammable material which endangers the public safety by creating a fire hazard.

Sec. 1-5. Classification of nuisance.

The following acts and conditions when performed or existing upon any lot or parcel of land within the City are hereby declared to be unlawful and a misdemeanor and are hereby defined as and declared to be public nuisances which are injurious or potentially injurious to the public health, safety and welfare, which have a tendency to degrade the appearance and property values of surrounding property or which cause damage to public rights-of-way:

- (a) Dead, decayed, diseased or hazardous trees, shrubs, weeds and other vegetation constituting an unsightly appearance, a danger to public safety and welfare or a detriment to nearby property or property values, including when by their size, manner of growth or location they may reasonably be deemed to constitute a fire hazard.
- (b) Overgrown vegetation likely to harbor rats, vermin and other nuisances or causing detriment to neighboring properties or property values.

(c) Any obstacle, landscaping or object installed or maintained in violation of this ordinance or any other City ordinance in effect at the time. Permanent buildings, constructed or maintained in accordance with applicable building and zoning regulations, public utility poles or trees trimmed at the trunk at least eight (8) feet above the ground surface shall not be classified as nuisances.

(d) Water contained in a swimming pool, pond or other body, excepting publicly maintained canals, which is unfiltered, unattended, abandoned or not otherwise maintained, resulting in pollution of the water. Contaminants include but are not limited to, algae or bacterial growth, animal remains, refuse, waste, rubbish and any other foreign material which because of its nature or location constitutes an unhealthy, unsafe or unsightly condition.

(e) Storage or scattering over the property and visible from the public right-of-way or adjacent private property or which constitutes a fire, health or safety hazard any of the following:

(1) Debris, rubbish or trash, containers, cartons, boxes and barrels.

(2) Abandoned, broken, wrecked, inoperable or discarded household furnishings, appliances, machines and tools, or similar objects or equipment.

(3) Discarded building materials, machinery or parts thereof, other pieces of metal or similar objects or materials.

(f) Vehicles, recreational vehicles, trailers, boats, and other mobile equipment parked or stored in front yards, excluding driveways, for more than twelve (12) hours in any seven-day period. Such equipment, however, shall be permitted to be parked or stored in a back yard or a side yard immediately adjacent to the driveway, provided the area is within an enclosed area not visible from the public right-of-way or adjacent property, does not constitute a fire, health or safety hazard and is not in violation of any other provision of this ordinance or any other City ordinance in effect at the time.

(g) Structures or buildings, both permanent and temporary, or other lot improvements, which are subject to any of the following conditions:

(1) Buildings or structures which are not completely erected within a reasonable time and for which the permit for such construction has expired.

(2) Unoccupied buildings which have been left unlocked or otherwise open or unsecured from intrusion by persons, animals or the elements or which are boarded up by a method or materials not approved by the City Public Works Department.

(3) Broken windows constituting hazardous conditions.

- (4) Faulty weather protection including, without limitation, crumbling, cracked, missing, broken or loose exterior plaster or other siding, roofs, foundations or floors, broken or missing windows or doors, or unpainted surfaces causing dry rot, warping, or termite infestation.
- (5) Fences or walls which are in a hazardous condition or which are in disrepair, or which hinder free access to public sidewalks.
- (h) Clotheslines or clothes hanging in front yard areas.
- (i) Garbage cans stored in front or side yards and visible from public streets for a period of more than twenty-four (24) hours.
- (j) Billboards, any type of sign, sign structure or portable display surface, not in conformance with State law.
- (k) Toxic materials, hazardous waste, waste oil, gasoline or chemicals that are improperly or unlawfully stored.
- (l) The accumulation of dirt, litter, or debris in vestibules, doorways or adjoining sidewalks of commercial or industrial buildings.
- (m) The accumulation of packing boxes, lumber, trash, dirt and other debris outside commercial buildings and visible from public streets.
- (n) Unpaved or deteriorated parking lots containing uneven surfaces, drainage problems that are hazardous to the public.
- (o) Attractive nuisances (those objects which by their nature, may attract children or other curious individuals) including, without limitations, abandoned and broken equipment, ice boxes, refrigerators, freezers, stoves, neglected machinery, and unprotected or hazardous pools, ponds or excavations, excepting publicly maintained canals.
- (p) Maintenance of premises in such condition as to be detrimental to public health, safety or general welfare or in such a manner as to constitute a public nuisance as defined in Civil Code section 3480, excepting publicly maintained canals.

Sec. 1-6. Authorized Code Enforcement Officer; citation authority.

- (a) The City Fire Marshall shall have the authority to do all acts necessary to enforce the provisions of this ordinance as well as other provisions of relevant City ordinances.
- (b) In addition to the Fire Marshall, the City Manager shall have authority to designate, by written order, particular officers or employees as a Code Enforcement Officer. The

Code Enforcement Officer shall have the authority to do all acts necessary to enforce the provisions of this ordinance as well as other provisions of relevant City ordinances as set forth in an order of the City Manager.

(c) The Fire Marshall and any Code Enforcement Officer appointed by the City Manager is hereby authorized by the City Council, pursuant to sections 836.5 and 119(d) of the California Penal Code and subject to the provisions thereof, to arrest a person without warrant whenever the Fire Marshall or Code Enforcement Officer has reasonable cause to believe that the person to be arrested has violated a provision of this article or such other section of this Code which he/she has been authorized by the City Manager to enforce, in the Fire Marshall or Code Enforcement Officer's presence or fails to correct a violation and therefore has committed an infraction which the Fire Marshall or Code Enforcement Officer has the discretionary duty to enforce.

(d) The Fire Marshall or any other Code Enforcement Officer appointed by the City Manager is further authorized by the City Council to issue a "Notice To Appear" and to release such person on his or her written promise to appear in court, pursuant to sections 853.5 and 853.6 of the California Penal Code. Under no circumstances may the Fire Marshall or any other Code Enforcement Officer appointed by the City Manager take the person to be arrested into custody. In the event that the person to be arrested demands to be taken before the magistrate or refuses to provide his or her written promise to appear in court, the Fire Marshall or Code Enforcement Officer must either summon a Calipatria police officer, explain the situation, and request that the police officer arrest the person and take the person into custody, or seek assistance of the City Attorney, and request that a misdemeanor complaint be prepared and filed against the person.

DIVISION 2. ABATEMENT PROCEDURE

Sec. 2-1. Abatement of public nuisances.

Any property found to constitute a public nuisance in violation of section 1-6 hereof may be abated by rehabilitation, removal, demolition, or repair pursuant to procedures set forth herein. The procedures for abatement set forth herein shall not be exclusive or restrict the City from enforcing other City ordinances or abating public nuisances in any other manner provided by law.

Sec. 2-2. Notice to abate.

Whenever the Fire Marshall or Code Enforcement Officer determines that property within the City is being maintained contrary to one or more provisions of section 1-6, he may give written "notice to abate." Such notice shall be served on any owner, lessee and occupant of said property stating the section(s) being violated. The notice shall set forth a reasonable time limit, in no event less than ten (10) calendar days, for correcting the violation(s) and may also set forth suggested correction methods. The notice shall be served upon the property owner, lessee or occupant in accordance with the provisions of section 2-4. The notice shall contain a reference to the right of appeal provided in section 2-6.

Sec. 2-3. Voluntary abatement of nuisances.

The owner, lessee or occupant of any building, structure or property alleged to be a nuisance under the provisions of this ordinance may abate the nuisance at any time within the abatement period provided in the notice of the Fire Marshall or the Code Enforcement Officer, by rehabilitation, repair, removal, or demolition. The owner, lessee, or occupant shall advise the Fire Marshall or Code Enforcement Officer of the abatement. Once so advised, the Fire Marshall or Code Enforcement Officer shall inspect the premises to ensure that the nuisance has, in fact, been abated.

Sec. 2-4. Service of notice.

Any "notice to abate," "notice of hearing," "resolution ordering abatement," "itemized statement of costs," or other mailing required of City shall be served in person, by first class mail, or by certified mail to the owner, lessee, tenant, and occupant, to the addressee's last known address, including the subject premises. Additionally, a copy of such notice shall be mailed to each property owner of record as shown on the last equalized assessment roll of the county or as known to the Fire Marshall or Code Enforcement Officer. Services shall be deemed complete at the time the document is personally served or deposited in the mail. Failure of any person to receive a document shall not affect the validity of any proceedings hereunder.

Sec. 2-5. Procedure--No appeal.

In the absence of any appeal, the property shall be rehabilitated, repaired, removed or demolished in the manner specifically set forth in said "notice to abate." If such nuisance is not abated as ordered within said abatement period or within such time as extended by the Fire Marshall or Code Enforcement Officer, the Fire Marshall shall cause same to be abated by City employees or by private contractor. The Fire Marshall is expressly authorized to enter said property for such purposes. Costs, as specified in section 3-1(a), shall be billed to the owner.

Sec. 2-6. Appeal procedure--Hearing by City Council.

(a) The owner, occupant or lessee may appeal the Fire Marshall or Code Enforcement Officer's "notice to abate" to the City Council by filing an appeal with the City Clerk within ten (10) calendar days of receipt of the code enforcement officer's order to abate. The appeal shall contain:

- (1) Specific identification of subject property;
- (2) Names and addresses of all appellants;
- (3) A statement of appellant's legal interest in the subject property;
- (4) A statement (in ordinary, concise language) of the specific order or action protested and grounds for appeal, together with all supporting material facts;
- (5) Date and signatures of all appellants; and

(6) Verification of at least one appellant as to the truth of matters stated in the appeal.

(b) As soon as practical after receiving the appeal, the City Clerk shall set a date for the City Council to hear the appeal. This date shall be not less than ten (10) calendar days nor more than thirty (30) calendar days from date appeal was filed. The City Clerk shall give each appellant written "notice of hearing by City Council" specifying the time and place of the hearing. Notice of said hearing shall be served upon the appellant not less than ten (10) calendar days before the time fixed for hearing. Such notice shall be served upon the appellant at the address shown on the appeal in accordance with provisions of section 18-58. Continuance of the hearing may be granted by the City Council on request of the appellant when good cause is shown, or on the City Council's own motion.

(c) The Fire Marshall or Code Enforcement Officer's notice to abate shall be stayed during the pendency of an appeal there from which is properly and timely filed.

Sec. 2-7. Decision by the City Council.

(a) Upon conclusion of the hearing, the City Council shall determine whether the property or any part thereof, as maintained, constitutes a public nuisance. If the City Council so finds, they shall adopt a resolution declaring such property to public nuisance ("resolution ordering abatement"), setting forth their findings and ordering abatement by having such property rehabilitated, repaired, removed or demolished by manner and means specifically set forth in the resolution. The resolution shall set forth the time when such work shall be completed by the appellant, in no event less than thirty (30) days. The decision and order of the City Council shall be final.

(b) A copy of the "resolution ordering abatement" of said nuisance shall be served on the appellant and upon all owners if such persons are not the appellant of the subject property in accordance with provisions of section 2-4. Upon abatement in full by the appellant or any other person, the proceedings hereunder shall terminate.

Sec. 2-8. Hearing procedure.

Hearings may be tape recorded. Hearings need not be conducted according to technical rules of evidence. All testimony given shall be under oath. Hearsay evidence may be used for supplementing or explaining direct evidence. Any decision need not depend upon any particular evidence or showing of proof.

Sec. 2-9. Abatement by City.

(a) If a declared nuisance is not abated as ordered within the given abatement period, the applicable abatement official, including without limitation, the Fire Marshal, the Public Works Director or Code Enforcement Officer, (or their designee or representative) shall cause same to be abated by City employees or private contractor as appropriate. Said official or his designee is expressly authorized to enter said property for such purposes.

(b) Costs, including incidental expenses, of abating the nuisance shall be billed to the occupant and to the owner if the owner is not the occupant and shall become due and payable thirty (30) days thereafter. The term "incidental expenses" shall include, but not

be limited to, costs incurred in documenting the nuisance; personnel costs; printing and mailing costs; hearing costs; attorneys' fees; actual expenses of the City in preparing notices, specifications or contracts, and costs to inspect work.

(c) No person shall obstruct or interfere with the applicable abatement official including, without limitation, the Fire Marshal, Public Works Director or Code Enforcement Officer, (or their designees or representatives), or with any person who owns or holds an interest in a property, in the performance of necessary acts to execute an order to abate issued pursuant to this article. Violation of this section shall constitute a misdemeanor.

Sec. 2-10. Alternative actions.

Nothing in this ordinance shall be deemed to prevent the City from ordering the commencement of a civil proceeding to abate a public nuisance pursuant to applicable law or from pursuing any other remedy available under applicable law.

DIVISION 3. COST RECOVERY PROCEDURE

Sec. 3-1. Itemized statement of costs.

(a) The applicable abatement official including, without limitation, the Fire Marshal, the Public Works Director or Code Enforcement Officer, (or their designee or representative), shall keep an account of the cost, including incidental expenses, of abating such nuisance on each separate lot or parcel of land where work is performed by the City or private contractor. An "itemized statement of costs" shall be rendered in writing to the City Council showing the cost of abatement, including rehabilitation, demolition or repair of said property, including any salvage value relating thereto.

(b) Before an "itemized statement of costs" is submitted to the City Council, a copy of said statement and notice shall be served on the appellant and upon owners of said property, if the owners are not the appellant, in accordance with the provisions of section 2-4 at least ten (10) calendar days prior to submitting the report to Council. Proof of posting and service shall be made by affidavit or declaration under penalty of perjury filed with the City Clerk.

Sec. 3-2. Protests and objections.

Any person liable to be assessed for the cost of an abatement action may file a written protest to the applicable abatement official including, without limitation, the Fire Marshal, the Public Works Director or Code Enforcement Officer, (or their designees or representatives) "itemized statement of costs" with the City Clerk at any time prior to the time set for hearing. The City Clerk shall endorse each protest or objection received and shall present such protests or objections to the Council at the time set for the hearing. No other protests or objections shall be considered.

Sec. 3-3. Hearing of protests.

On the day and hour fixed for the hearing of protests and objections, the City Council shall hear and act on the "itemized statement of costs" and on protests or objections of

those liable to be assessed for the cost of abatement. The City Council may make revisions or corrections to the statement as it deems just and thereafter shall confirm the statement by motion or resolution. The decision of the City Council on all protests and objections which may be made regarding the statement shall be final and conclusive.

Sec. 3-4. Special assessment and personal obligation.

Pursuant to Government Code sections 38773 and 38773.5, the City Council shall thereupon order that all costs included in the confirmed "itemized statement of costs" constitute a lien against the property to which it relates and that all such costs be made a personal obligation against the property owner.

Sec. 3-5. Assessment lien.

(a) The total cost for abating such nuisance, as confirmed by the City Council, shall constitute a special assessment against the respective lot or parcel of land to which it relates, and upon recordation in the office of the county recorder of a "notice of lien," as so made and confirmed, shall constitute a lien on said property for such assessment.

(b) After such confirmation and recordation, a certified copy of the confirmed "itemized statement of costs" shall be filed with the Imperial County auditor-controller on or before

(c) August 1 of each year. It shall be the duty of the auditor-controller to add the amounts of the respective assessments to the next regular tax bills levied against said lots and parcels of land for municipal purposes.

Thereafter, said amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedures and sale in case of delinquency as provided for ordinary municipal taxes. All laws applicable to the levy, collection and enforcement of municipal taxes shall be applicable to such special assessment.

(c) In the alternative, after such recordation, such lien may be foreclosed by judicial or other sale in the manner and means provided by law.

(d) A "notice of lien" for recordation shall be provided according to a standard format kept on record by the Fire Marshall or Code Enforcement Officer.

Sec. 3-6. Personal obligation.

All costs associated with abatement proceedings which are not satisfied through the procedures of this ordinance may be collected on behalf of the City by the City Attorney or the City Attorney's designee using the appropriate legal remedies.

**DIVISION 4. ALTERNATIVE NUISANCE ABATEMENT PROCEDURE;
VEGETATION AND WASTE MATTER**

Sec. 4-1. City Council declaration of weeds, rubbish, refuse and dirt to be public nuisances, resolution.

The City Council may declare by resolution as public nuisances, and abate:

- (1) All weeds growing upon the streets, sidewalks, or private property in the City.
- (2) All rubbish, refuse, and dirt upon parkways, sidewalks, or private property in the City.
- (3)

Sec. 4-2. Resolution declaring public nuisance; contents.

The resolution adopted by the City Council pursuant to section 4-1 shall:

- (1) Refer to the street(s) by its/their commonly known name(s).
- (2) Describe the property(ies) upon which or in front of which the nuisance(s) exist(s) by giving the applicable lot and block number(s) according to the official or City assessment map.

Sec. 4-3. City Council declaration of weeds as recurrent nuisances.

Pursuant to California Government Code section 39562.1, at the time it adopts the resolution as provided for by sections 4-1 and 4-2 hereof, the City Council may also find and declare that weeds on specified parcels of property are seasonal and recurrent nuisances. Such seasonal and recurrent nuisances shall be abated in accordance with the provisions of this division, provided that upon the second and any subsequent occurrence of such nuisance on the same parcel or parcels within the same calendar year, no further hearings need to be held and it shall be sufficient to mail a post card notice to the owners of the property as they and their addresses appear upon the current assessment roll. The notice shall refer to and describe the property and shall state that noxious or dangerous weeds of a seasonal and recurrent nature are growing on or in front of the property, and that the same constitute a public nuisance which must be abated by the removal of said noxious or dangerous weeds, and that otherwise they will be removed and the nuisance will be abated by the City authorities, in which case the cost of such removal shall be assessed upon the parcel and lands from which or in front of which such weeds are removed and that upon confirmation such cost will constitute a lien upon such parcel or lands until paid.

Sec. 4-4. Recurrent nuisances; preventative abatement.

(a) When the City Council has adopted findings and declared that weeds on specified parcels of property are seasonal and recurrent nuisances as provided in section 4-3, the City Council may provide for the preventive abatement of such seasonal and recurrent nuisance as provided in this section pursuant to California Government Code section 39562.2.

(b) The notice required by section 4-3 shall, in addition to containing all other required matters, state that the efficient and economical control of such seasonal and recurrent nuisance requires preventive chemical control of such weeds, weed seeds and weed seedlings and that the City may require preventive chemical control of such nuisance.

- (b) In the event the City has previously been required to abate such nuisance, the City Council additionally may (before and during the next following germinating season of such weeds) provide for the preventive abatement of such nuisance by using chemical control of such weeds.

Sec. 4-5. Posting of notice; location.

After the City Council has adopted the resolution described in section 4-2 and 4-3 hereof, the Fire Marshall shall cause notices to be conspicuously posted on or in front of the property on or in front of which the nuisance exists. The Fire Marshall shall post:

- (1) One notice to each separately owned parcel of property of not over fifty (50) feet frontage.
- (2) Not more than two (2) notices to any such parcel of one hundred (100) feet frontage or less.
- (3) Notices at not more than one hundred (100) feet apart if the frontage of such a parcel is greater than one hundred (100) feet.

Sec. 4-6. Heading of notices to destroy weeds.

The heading of the notices described in section 4-5 shall be "Notice to destroy weeds and remove rubbish, refuse, and dirt" in letters not less than one inch in height.

Sec. 4-7. Text of notice to destroy weeds and remove rubbish.

The notice shall be substantially in the following form:

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH, REFUSE, AND DIRT
Notice is hereby given that on the 11th day of March, 2008, the City Council of the City of Calipatria passed a resolution declaring that noxious or dangerous weeds were growing upon or in front of the property on this street, and that rubbish, refuse, and dirt were upon or in front of property on this street, in the City of Calipatria, and more particularly described in the resolution, and that they constitute a public nuisance which must be abated by the removal of the weeds, rubbish, refuse, and dirt. Otherwise they will be removed and the nuisance abated by the City and the cost of removal assessed upon the land from or in front of which the weeds, rubbish, refuse, and dirt are removed and will constitute a lien upon such land until paid. Reference is hereby made to the resolution for further particulars. A copy of said resolution is on file in the office of the City Clerk.

All property owners having any objections to the proposed removal of the weeds, rubbish, refuse, and dirt are hereby notified to attend a meeting of the City Council of the City of Calipatria to be held _____; when their objections will be heard and given due consideration.

Dated this 11th day of March, 2008.
City of Calipatria

Sec. 4-8. Alternative to posting notice.

(a) As an alternative to posting notice of the resolution and notice of the meeting when objections will be heard, the City Council may direct the City Clerk to mail written notice of the proposed abatement to all persons owning property described in the resolution. The City Clerk shall cause such written notice to be mailed to each person to whom such described property is assessed in the last equalized assessment roll available on the date the resolution was adopted by the City Council.

(b) When the County Assessor performs the function of City Assessor, the County Assessor, at the request of the City Clerk shall within ten (10) days thereafter mail to the City Clerk a list of the names and addresses of all of the persons owning property described in the resolution. The address of the owners shown on the assessment roll shall be conclusively deemed to be the proper address for the purpose of mailing such notice. The City shall reimburse the county for the actual cost of furnishing such list and the cost shall be a part of the costs of abatement.

(c) The notices mailed by the City Clerk shall be mailed at least five (5) days prior to the time for hearing objections by the City Council.

(c) The notices mailed by the City Clerk shall be substantially in the form provided by section 4-7, except, that notices shall be signed by the City Clerk and the heading of the notice need not comply with section 4-7.

(d)

Sec. 4-9. City Council hearing.

At the time stated in the notices, the City Council shall hear and consider all objections to the proposed removal of weeds, rubbish, refuse, and dirt. It may continue the hearing from time to time.

Sec. 4-10. Council action; jurisdiction.

By motion or resolution at the conclusion of the hearing the City Council shall allow or overrule any objections. At that time the City Council acquires jurisdiction to proceed and perform the work of removal.

Sec. 4-11. Decision of the City Council final.

The decision of the City Council is final.

Sec. 4-12. City Council abatement order.

If objections have not been made, or after the City Council has disposed of those made, it shall order the Fire Marshall to abate the nuisance by having the weeds, rubbish, refuse, and dirt removed. The order shall be made by motion or resolution.

Sec. 4-13. Entry upon private property.

The Fire Marshall or his agent may enter upon private property to abate the nuisance.

Sec. 4-14. Abatement by property owner; possible assessment.

Before the Fire Marshall arrives, any property owner may remove the weeds, rubbish,

refuse, and dirt at his own expense. Nevertheless, in any case in which an order to abate is issued, the City Council by motion or resolution may further order that a special assessment and lien be imposed pursuant to section 39577 of the California Government Code. In that case the assessment and lien shall be limited to the costs incurred by the responsible agency in enforcing abatement upon the parcels, including investigation, boundary determination, measurement, clerical and other related costs.

Sec. 4-15. Account of abatement costs.

The Fire Marshall or applicable agent or contractor, shall keep an account of the cost of abatement in front of or on each separate parcel of land where the abatement work is performed. He shall submit to the City Council for confirmation an itemized written report showing such cost.

Sec. 4-16. Posting of copy of account of costs.

A copy of the report shall be posted for at least three (3) days prior to its submission to the City Council on or near the front door of City Hall, with a notice of the time of submission.

Sec. 4-17. City Council hearing on the account of costs.

At the time fixed for receiving and considering the report, the City Council shall hear it with any objections of the property owners liable to be assessed for the abatement. It may modify the report if it is deemed necessary. The City Council shall then confirm the report by motion or resolution.

Sec. 4-18. Authority for City to contract for abatement services.

Abatement of the nuisance may in the discretion of the City Council be performed by contract awarded by the City Council on the basis of competitive bids let to the lowest responsible bidder pursuant to California Public Contract Code sections 20164, 20166, 20167, and 20170 to 20174 inclusive. In such event the contractor shall keep the account and submit the itemized written report for each separate parcel of land required by section 4-15.

Sec. 4-19. Costs of abatement of nuisance; a special assessment.

The cost of abatement in front of or upon each parcel of land and the costs incurred by the responsible agency in enforcing abatement upon the parcels, including investigation, boundary determination, measurement, clerical and other related costs, constitutes a special assessment against that parcel. After the assessment is made and confirmed, a lien attaches on the parcel upon recordation of the order confirming the assessment in the office of the County Recorder of Imperial County, except that if any real property to which such lien would attach has been transferred or conveyed to a bona fide purchaser for value, or if a lien of a bona fide encumbrancer for value has been created and attaches thereon, prior to the date on which the first installment of such taxes as imposed by California Government Code section 39578 and 4-20 of this ordinance would become delinquent, then the lien which would otherwise be imposed by this section shall not attach to such real property and the costs of abatement and the costs of enforcing abatement, as confirmed, relating to such property shall be transferred to the unsecured roll for collection.

Sec. 4-20. Copy of costs report to County Assessor and Tax Collector; to be added to next regular tax bill.

Except as provided in section 4-19, after confirmation of the report, a copy shall be given to the County Assessor and the Tax Collector, who shall add the amount of the assessment to the next regular tax bill levied against the parcel for municipal purposes.

Sec. 4-21. Filing of certified copy of cost report with county auditor; time limit.

Except as provided in section 4-19, if the County Assessor and the Tax Collector assess property and collect taxes for the City, a certified copy of the report shall be filed with the county auditor on or before August tenth. The descriptions of the parcels reported shall be those used for the same parcels on the County Assessor's map books for the current year.

Sec. 4-22. Duty of County Auditor.

Pursuant to California Government Code section 39580, the County Auditor shall enter each assessment on the county tax roll opposite the parcel of land.

Sec. 4-23. Collection of assessments as municipal taxes; provision for installment payments.

Pursuant to California Government Code section 39581, the amount of the assessment shall be collected at the time and in the manner of ordinary municipal taxes. If delinquent, the amount is subject to the same penalties and procedure of foreclosure and sale provided for ordinary municipal taxes.

The City Council may determine that, in lieu of collecting the entire assessment at the time and in the manner of ordinary municipal taxes, such assessments of fifty dollars (\$50.00) or more may be made in annual installments, in any event not to exceed five (5), and collected one installment at a time at the times and in the manner of ordinary municipal taxes in successive years. If any installment is delinquent, the amount thereof is subject to the same penalties and procedure for foreclosure and sale provided for ordinary municipal taxes. The payment of assessments so deferred shall bear interest on the unpaid balance at a rate to be determined by the City Council, not to exceed six (6) percent per annum.

Sec. 4-24. Ability of City to receive abatement costs after confirmation of costs report; time limit. The City Finance Officer may receive the amount due on the abatement cost and issue receipts at any time after the confirmation of the report and until ten (10) days before a copy is given to the County Assessor and Tax Collector, or, where a certified copy is filed with the County Auditor, until August first following the confirmation of the report.

Sec. 4-25. City Council ordered refund of taxes; findings; claim procedure.

The City Council may order refunded all or part of a tax paid pursuant to this division if it finds that all or part of the tax has been erroneously levied. A tax or part shall not be refunded unless a claim is filed with the City Clerk on or before November 1st after the tax became due and payable. The claim shall be verified by the person who paid the tax or by the person's guardian, conservator, executor, or administrator.

Sec. 4-26. Alternative proceedings.

Pursuant to California Government Code section 39587, the proceedings provided by this division are an alternative to the procedures established elsewhere by City ordinance.

Sec. 4-27. Priority of nuisance abatement lien assessment.

Pursuant to California Government Code section 39588, the lien of the assessment described in this division shall have the priority of the taxes with which it is collected.

DIVISION 5. EMERGENCY PROCEDURE

Sec. 5-1. Emergency abatement.

(a) Whenever any nuisance as defined herein constitutes an immediate hazard to life, health or property and, in the opinion of the applicable abatement official including, without limitation, the Fire Marshal, the Public Works Director, Code Enforcement Officer, (or their designee or representative), abatement must be undertaken within less than the designated period, the Fire Marshall may abate or cause to be abated all or any portion of the nuisance as may be necessary to protect life, health or property. Notice shall be given to the parties concerned as circumstances will permit, but notice need not be given whenever, in the opinion of the Fire Marshall with the approval of the City Attorney, immediate action is necessary.

(b) Any attractive nuisance dangerous to children shall be abated by emergency abatement procedures.

Sec. 5-2. Notice to City Council.

Whenever an emergency abatement action is taken pursuant to the preceding section, the applicable abatement official including, without limitation, the Fire Marshal, the Public Works Director, Code Enforcement Officer, (or their designee or representative) shall submit to all members of the Council a written report indicating the location of the nuisance and the reasons requiring emergency abatement thereof. A copy of this report shall be attached to, or included as part of, notice to the owner of record when notice is given as previously provided in this article. Additionally, said official or his designee will direct a copy of this report to the board of appeals.

DIVISION 6. CRIMINAL VIOLATION

Sec. 6-1. Maintaining a Public Nuisance is a Misdemeanor.

(a) Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense, or whenever in this Ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision or the failure to perform any such act shall be a crime chargeable as a misdemeanor, (unless charged as an infraction by the City Attorney) and shall be punished by a fine not exceeding one thousand dollars(\$1,000.00) or by imprisonment not to exceed six (6) months, or by both such fine and imprisonment at the discretion of the court.

(b) Violation of any provision of this ordinance shall be a misdemeanor unless by such provision it is made an infraction or unless it is charged as (or reduced to) an infraction by the City Attorney. Such a violation may be prosecuted in the name of the people of the state, or redressed by civil action. Every violation determined to be an infraction is punishable by:

- (1) A fine not exceeding one hundred dollars (\$100.00) for a first violation;
- (2) A fine not exceeding two hundred dollars (\$200.00) for a second violation of the same provision within one (1) year;
- (3) A fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same provision within one (1) year.

(c) Each day any such violation or failure to perform such act shall continue shall constitute a separate offense, unless otherwise specifically provided.

Sec. 6-2. Notice to appear in court.

Whenever any person is arrested or cited for a violation of this ordinance, and such person is not immediately taken before a magistrate as more fully set forth in the Penal Code of California, the arresting officer shall prepare at least in duplicate a written notice to appear in court that shall contain the name and address of such person, the offense charged, and the time and place where and when such person shall appear in court and shall fully follow the provisions of Section 853.6 of the Penal Code.

Sec. 6-3. Failure to appear in court or post bail.

Any person wilfully violating his written promise to appear in court or before an officer authorized to receive a deposit of bail is guilty of a misdemeanor regardless of the disposition of the charge upon which he was originally arrested.

Sec. 6-4. Warrant for arrest for failure to appear.

(a) Whenever any person who has signed, as provided in section 1-5 or 6-2, a written promise to appear at a time and place specified in his written promise to appear and has not posted bail, as provided in section 853.6 or 1269b of the Penal Code, the magistrate shall issue and have delivered for execution a warrant for such person's arrest within twenty (20) days after failure of such person to appear as promised, or if such person promises to appear before an officer authorized to accept bail other than a magistrate and fails to do so on or before the date which he promised to appear, then, within twenty (20) days after delivery of such written promise to appear by the officer to a magistrate having jurisdiction over the offense.

(b) When such person violates his written promise to appear before an officer authorized to accept bail other than a magistrate, the officer shall immediately deliver to the magistrate having jurisdiction over the offense charged the written promise to appear and the complaint, if any, filed by the arresting officer.

DIVISION 7. PRIOR ORDINANCES REPEALED

Sec. 7-1. Prior ordinances repealed.
Calipatria city ordinances 63, 72 and 323 are hereby repealed.

DIVISION 8. EFFECTIVE DATE

Sec. 8-1. Effective Date.

This ordinance shall take effect and be in force thirty days after its passage, and before the expiration of fifteen days after passage, a summary hereof shall be published once with the names of the members of this Council voting for and against it in a newspaper of general circulation published in the County of Imperial.

FIRST READING PASSED AND APPROVED at a regular scheduled meeting held on the 26th day of February, 2008 by the following vote:

AYES: Smith, Navarro, Beltran, Ours

NAYES: None

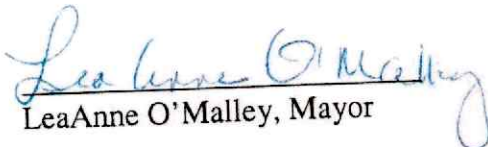
ABSENT: O'Malley

SECOND READING PASSED AND APPROVED at a regular scheduled meeting held on the 11th day of March, 2008 by the following vote:


AYES: Smith, Beltran, Ours, Navarro, O'Malley

NAYES: None

ABSENT: None


LeaAnne O'Malley, Mayor

I, Catherine Hoff, City Clerk of the City of Calipatria State of California, hereby certify the above and foregoing to be a full, true and correct copy of an ordinance adopted by said city council on this 11th day of March 2008.


Catherine Hoff, City Clerk