



## AGENDA

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

**Tuesday, February 17, 2026**

**Open Session at 6:00 pm**

Anna Garcia, Chair  
Grace Castaneda, Vice-Chair  
William Cooper, Commissioner  
Emma Barros Orozco, Commissioner  
Elisa Bonnie Zendejas, Commissioner

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

Christopher Hanks, Acting Fire Chief  
Cheryl Fowler, Police Chief  
Edgar Self, Public Works Director

### **CALL TO ORDER:**

### **ROLL CALL:**

### **PLEDGE OF ALLEGIANCE & INVOCATION:**

**ADJUSTMENTS TO THE AGENDA:** The Planning Commission 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 Planning Commission may take care of these issues by entertaining formal motion.

MOTION:

SECOND:

ROLL CALL VOTE: WC \_\_\_\_\_ EBO \_\_\_\_\_ EBZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

**PUBLIC COMMENTS:** The Planning Commission 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 Commissioners. If there is an item on the agenda on which you wish to be heard, at this time, 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 Planning Commission concerning a matter and/or any item not on the agenda but is within the Commissioner's jurisdiction you may do so now. At this time, please step to the podium and state your name and address for the record.

The Chair 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.

**CONSENT AGENDA:**

- 1. Approve Planning Commission Meeting Minutes for November 18, 2025.

MOTION: SECOND:  
ROLL CALL VOTE: WC \_\_\_\_\_ EBO \_\_\_\_\_ EBZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

**ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):**

- 1. Approve/Disapprove: REORGANIZATION OF THE PLANNING COMMISSION:

- a. Nomination for Chair

MOTION: SECOND:  
ROLL CALL VOTE: WC \_\_\_\_\_ EBO \_\_\_\_\_ EBZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

- b. Nomination for Vice-Chair

MOTION: SECOND:  
ROLL CALL VOTE: WC \_\_\_\_\_ EBO \_\_\_\_\_ EBZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

- 2. Approve/Disapprove: RESOLUTION PC26-01 APPROVING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT.

MOTION: SECOND:  
ROLL CALL VOTE: WC \_\_\_\_\_ EBO \_\_\_\_\_ EBZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

**ADJOURNMENT:**

The next regular scheduled meeting of the City of Calipatria Planning Commission is Tuesday, *(to be announced)*, at 6:00 pm

MOTION: SECOND:  
ROLL CALL VOTE: WC \_\_\_\_\_ EBO \_\_\_\_\_ EBZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

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 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 12, 2026



**TENTATIVE MINUTES**

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

**Tuesday, November 18, 2025**

**Open Session at 6:00 pm**

Anna Garcia, Chairperson  
Grace Castaneda, Vice-Chairperson  
William Cooper, Commissioner  
Emma Barros Orozco, Commissioner  
Elisa Bonnie Zendejas, Commissioner

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

**CALL TO ORDER: 6:00 PM**

**ROLL CALL:** *E. Orozco, G. Castaneda, W. Cooper, and B. Zendejas*  
*Anna Garcia-Absent*

**PLEDGE OF ALLEGIANCE & INVOCATION:** *William Cooper/Bonnie Zendejas*

**ADJUSTMENTS TO THE AGENDA:** The Planning Commission 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 Planning Commission may take care of these issues by entertaining formal motion.

*No Adjustments*

MOTION: SECOND:  
ROLL CALL VOTE: WC \_\_\_\_\_ EB \_\_\_\_\_ BZ \_\_\_\_\_ GC \_\_\_\_\_ AG \_\_\_\_\_

**PUBLIC COMMENTS:** The Planning Commission 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 Commissioners. If there is an item on the agenda on which you wish to be heard, at this time, 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 Planning Commission concerning a matter and/or any item not on the agenda but is within the

Commissioner's jurisdiction you may do so now. At this time, please step to the podium and state your name and address for the record.

The Chairperson 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.

*No Public Comments*

**CONSENT AGENDA:**

1. Approve Planning Commission Meeting Minutes for September 16, 2025.

MOTION: *Bonnie Zendejas*

SECOND: *Emma Orozco*

ROLL CALL VOTE: *WC-Y, EB-Y, BZ-Y, GC-Y 4-0*

**PUBLIC HEARING:**

1. Public Hearing – Discussion/Action: City of Calipatria Community Center Park Initial Study and Mitigated Negative Declaration.

OPEN PUBLIC HEARING at 6:03 PM.

Staff Report – The Holt Group, Francisco Barba gave a presentation.

*This Item was submitted to the Planning Commission in September. A draft was prepared and circulated to the public and State Clearinghouse for a 30-day review period beginning on September 17, 2025, and ending on October 17, 2025. Upon completion of the 30-day review period, the city received a single comment letter from the Imperial County Air Pollution Control District (ICAPCD). The comment letter was reviewed and the IS/MND was updated to address all ICAPCD comments.*

Public Comment

*Zendejas: I believe there were four (4) underground storage tanks for fuel installed around the airport area,*

*Barba: The report could not identify where these tanks are.*

*Orozco: Why can't they find them, I know they were there.*

*Barba: Documents from the City and State level confirm they found none.*

*Gutierrez: They could have been removed at some point, but we could not find any documentation.*

*Cooper: Were they able to identify the type of pesticides that had been spilled?*

*Barba: Yes*

*Cooper: Will the Splash Pad use recycled water?*

*Gutierrez: Yes*

Planning Commission Discussion

CLOSE PUBLIC HEARING at 6:19 PM.

MOTION: *William Cooper* SECOND: *Emma Orozco*  
ROLL CALL VOTE: *WC-Y, EO-Y, BZ-Y, GC-Y* 4-0

**ACTION ITEMS REGULAR BUSINESS (DISCUSSION/ACTION):**

1. Approve/Disapprove: RESOLUTION NO. 25-31 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE ADOPTION OF AN INITIAL STUDY AND MITIGATED DECLARATION FOR THE COMMUNITY CENTER PARK PROJECT TO THE CITY COUNCIL

MOTION: *Emma Orozco* SECOND: *William Cooper*  
ROLL CALL VOTE: *WC-Y, EO-Y, BZ-Y, GC-Y* 4-0

**ADJOURNMENT:**

The next regular scheduled meeting of the City of Calipatria Planning Commission is Tuesday, *(to be announced)*, at 6:26 PM

MOTION: *William Cooper* SECOND: *Emma Orozco*  
ROLL CALL VOTE: *No roll call*

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 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: **November 14, 2025**



## CALIPATRIA PLANNING COMMISSION AGENDA ITEM

**Date Submitted:** February 12, 2026  
**Submitted By:** Laura Gutierrez, City Manager  
**Commission Meeting Date:** February 17, 2026

***Discussion / Action***

**Subject:** Reorganization of the Planning Commission

**Background:**

The current structure of the Planning Commission has proven effective. The proposed reorganization is intended to further enhance an efficient, transparent, and community-oriented planning process.

To promote shared leadership and broader participation, the positions of Planning Commission Chair and Vice-Chair will rotate annually among the Commissioners.

**Recommendation:**

Staff recommends the reorganization.

**Fiscal Impact:**

N/A



# Planning Commission Staff Report

**To:** City of Calipatria Planning Commission  
Laura Gutierrez, City Manager

**From:** George Galvan, AICP, City Planner

**Prepared by:** Melany Amarillas, Associate Planner

**Date:** February 17, 2026

**Project:** City of Calipatria draft 2025 General Plan Annual Progress Report

## Summary:

<b>Subject of Report:</b>	City of Calipatria draft 2025 General Plan Annual Progress Report
<b>Project Location:</b>	Citywide
<b>Recommended Action:</b>	Review the draft 2025 General Plan Annual Progress Report and make a motion to recommend approval of the report to the City Council
<b>Zoning:</b>	N/A
<b>General Plan:</b>	N/A
<b>Environmental:</b>	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 2025 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 adopted by the City in 2025.

- 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 6<sup>th</sup> Housing Element Cycle, or as resources are available.

The purpose of this item is to provide an overview of the draft 2025 General Plan APR to the Planning Commission where upon reviewing all comments and documentation for the report, a recommendation to approve or not approve the draft 2025 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 2025 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 2025 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 2025.

While no amendments were completed in 2025, it is important to note that the City updated 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 of Ordinance No. 0125

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 2025 in relation to the Noise and Airport Elements. Please refer to Table 1 for additional information.

<b>Table 1</b>	
<b>City of Calipatria General Plan Policies and Objectives Progress</b>	
<b>Goal(s) and Objective(s)*</b>	<b>Progress</b>
<ul style="list-style-type: none"> <li>• LU-1: Facilitate development of vacant and under-utilized land.</li> <li>• LU-2: Provide an adequate mix of low, medium, and high-density residential land uses to house people of all socioeconomic levels.</li> <li>• HE-2: Update the Zoning Ordinance to include amendments to the Density Bonus Law including but not limited to Assembly Bill (AB) 728.</li> <li>• 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 housing types.</li> <li>• 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.</li> </ul>	<p>Adopted Ordinance No. 0125 which facilitates the development of various types of housing across all residential and commercial zones in the city.</p>
<ul style="list-style-type: none"> <li>• LU-1: Facilitate development of vacant and under-utilized</li> </ul>	<p>Adopted Ordinance No. 04-</p>

<p>land.</p> <ul style="list-style-type: none"> <li>• LU-2: Provide an adequate mix of low, medium, and high-density residential land uses to house people of all socioeconomic levels.</li> <li>• LU-8: Promote manufacturing and industrial development that takes advantage of the railroad through the city.</li> <li>• LU-9: Promote commercial and mixed-use development that takes advantage of the highways passing through the city.</li> </ul>	<p>25 to implement the Eastside Specific Plan which increases the number of land uses and promotes mixed-use development.</p>
<ul style="list-style-type: none"> <li>• COS-1: Provide open space that meets the needs of present and future city residents and visitors.</li> </ul>	<p>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.</p>
<ul style="list-style-type: none"> <li>• COS-2: Maintain existing park resources for the enjoyment of all city residents.</li> </ul>	<p>Completed construction of the Hernandez Park Irrigation System and the City Facility Improvement project.</p>
<ul style="list-style-type: none"> <li>• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.</li> </ul>	<p>Completed the environmental documents for the South Brown Avenue Roadway Improvements between Main Street and Church Street. Construction is expected to begin in 2026.</p>
<ul style="list-style-type: none"> <li>• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.</li> </ul>	<p>Received funds from the Congestion Mitigation and Air Quality (CMAQ) Program for the Bonita Place Improvements between South Brown Avenue and International Boulevard. Began the design phase.</p>
<ul style="list-style-type: none"> <li>• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.</li> </ul>	<p>Completed the environmental documents and received Right-of-Way (ROW) certification for the Main Street Roadway</p>

	Improvements between Lake Avenue and International Boulevard project. Construction is expected to begin in 2026.
<ul style="list-style-type: none"> <li>• C-1: Provide a roadway system that effectively facilitates the transport of goods and the installation of pedestrian facilities for public use.</li> </ul>	Environmental documents and ROW certification are anticipated to be completed by early 2026 for the Main Street Roadway Improvements between HWY111 and Park Avenue.
<ul style="list-style-type: none"> <li>• S-2: Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.</li> </ul>	Completed the construction of the Eastside Stormwater Improvement Project.
<ul style="list-style-type: none"> <li>• S-2: Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.</li> </ul>	Began the construction of the Delta Street Pump Station 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.

<b>Table 2</b>				
<b>City of Calipatria Population and Household Characteristics 2013-2024</b>				
<b>Characteristic*</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Population	7,574	7,260	6,549	6,548
Incarcerated Population (%)	20	57	47	44
Hispanic (%)	83	73	82	82
Non-Hispanic White (%)	7	7	7	7
Non-Hispanic Asian (%)	0.9	0.5	0	0
Non-Hispanic African American (%)	7	16	10	9
Non-Hispanic Other Race (%)	0.1	0.1	0.2	0.1
Median Age	30.6	33.3	34.1	35.7
Household Size	3.71	3.21	3.19	3.05
Median Household Income (\$)	33,893	37,196	52,672	53,299
Median Household Income Imperial County (\$)	41,807	46,222	56,393	57,681

\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024

<b>Table 3</b>				
<b>City of Calipatria Housing Characteristics 2013-2024</b>				
<b>Characteristic</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Number of Housing Units*	1,960	1,333	1,347	1,487
Owner Occupied (%)*	57	62	64	64
Renter Occupied (%)*	43	38	36	36
Single-Family Units (%)**	78	78	79	79
Multi-Family Units (%)**	17	17	16	16
Mobile Homes (%)**	5	5	5	5
Built After 1960 (%)*	85	76	67	66
Median Owner-Occupied Home Value (\$)*	85,000	144,200	172,900	197,200
Renters Paying 30% or more of gross monthly income (%)*	56	60	41	52
Homeowners Paying 30% or more of gross monthly income (%)*	23	37	34	25

\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024, \*\*CA Dept. Finance E-5 and E-8 Estimates

<b>Table 4</b>				
<b>City of Calipatria Educational Characteristics 2013-2024</b>				
<b>Characteristic</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Public School Student Enrollment (K-12)*	1,174	1,127	1,086	1,080
High School Graduate or Higher (%)**	61	59	58	59
Bachelor's Degree or Higher (%)**	56	1	3	4
Graduate or Professional Degree (%)**	1	0	1	2

\*Data Quest, \*\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024

<b>Table 5</b>				
<b>City of Calipatria Employment Characteristics 2013-2024</b>				
<b>Sector*</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Employed Population 16 years and over	1,968	1,034	1,208	1,295
Education (%)	21.2	27.9	19.4	20.8
Retail (%)	12.7	9.4	9.4	7.9
Recreation (%)	0	4.6	3.6	3.7
Public Administration (%)	10.7	2.5	4.9	6.9
Construction (%)	1.8	5.7	4.1	3.2
Transportation (%)	11.8	4.6	6.7	6.8
Manufacturing (%)	7.2	5.5	9.3	5.1
Finance (%)	3.6	0.6	0	0
Professional (%)	5.1	3.8	8.4	9.1
Wholesale (%)	3.4	3.0	3.1	2.1
Information (%)	0	0	0	0
Agriculture (%)	20.2	28.6	29.2	34.5
Other (%)	2.2	3.8	1.8	0
Drove Alone to Work (%)	74.8	83	89	88
Mean Travel Time to Work (minutes)	21.6	17.6	15.3	14.9
Median Earnings (\$)	34,232	45,150	54,714	54,850
Unemployment (%)	13.9	12.2	12.5	7.3
*ACS 5 Year Estimates 2013, 2020, 2023, & 2024				

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 2025 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.

		<b>Table 6</b>							
		<b>City of Calipatria Cycle 6 RHNA Progress (Planning Period 10/15/21 to 10/15/2029)</b>							
<b>Income Level</b>		<b>RHNA Allocation</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total Units to Date</b>	<b>Total Remaining RHNA</b>
<b>Very Low</b>	Deed Restricted	36	-	-	-	-	-	0	36
	Non-Deed Restricted		-	-	-	-	-		
<b>Low</b>	Deed Restricted	21	-	-	-	-	-	8	13
	Non-Deed Restricted		-	1	3	-	4		
<b>Moderate</b>	Deed Restricted	16	-	-	-	-	-	4	12
	Non-Deed Restricted		-	4	-	-	-		
<b>Above Moderate</b>		78	-	-	-	4	-	4	74
<b>Total RHNA</b>		<b>151</b>							
<b>Total Units</b>			<b>0</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>12</b>	<b>135</b>

<b>Table 7</b>	
<b>Submitted Housing Entitlement Applications 2025 Summary</b>	
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 Planning Commission may motion for either of the following actions:

- Adopt Resolution No. 26-01 PC recommending approval of the draft 2025 General Plan Annual Progress Report to the City Council;

or

- Adopt Resolution No. 26-01 PC recommending approval of the draft 2025 General Plan Annual Progress Report to the City Council with modifications as deemed necessary by the Planning Commission;

or

- Not Adopt Resolution No. 26-01 PC and not recommend the approval of the draft 2025 General Plan Annual Progress Report to the City Council.

Attachments:            Attachment A – draft 2025 General Plan Annual Progress Report  
                                 Attachment B – Resolution No. 26-01 PC

# **Attachment A – Draft 2025 General Plan Annual Progress Report**



---

## CITY OF CALIPATRIA GENERAL PLAN

**DRAFT**  
**GENERAL PLAN**  
**2025 ANNUAL PROGRESS REPORT**  
**February 2026**

**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



## Table of Contents

<b>SECTION 1 – INTRODUCTION</b> .....	3
<b>A. Purpose of a General Plan</b> .....	3
<b>B. Purpose of a General Plan Annual Report</b> .....	3
<b>SECTION 2 – STATUS OF THE ADOPTED ELEMENTS OF THE CITY’S GENERAL PLAN</b> .....	4
<b>SECTION 3 – GENERAL PLAN AMENDMENTS</b> .....	6
<b>SECTION 4 – GENERAL PLAN POLICIES AND OBJECTIVES PROGRESS</b> .....	7
<b>A. Land Use Element</b> .....	7
<b>B. Conservation and Open Space Element</b> .....	8
<b>C. Circulation Element</b> .....	9
<b>D. Safety Element</b> .....	11
<b>E. Noise Element</b> .....	11
<b>F. Airport Element</b> .....	12
<b>G. Housing Element</b> .....	12
<b>SECTION 5 – COMMUNITY PROFILE UPDATE</b> .....	12
<b>SECTION 6 – HOUSING ELEMENT PROGRESS</b> .....	14



## **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 17, 2026, and approved by the City Council at its meeting of March 11, 2026. The previous General Plan Compliance Report submitted to the Governor's Office of Planning and Research (OPR) incorporated data from the period of January 2024 to December 2024. The current report will include a period from January 2025 to December 2025.

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



## City of Calipatria Annual General Plan Progress Report

separate reporting requirements and forms, which have been submitted electronically by the city prior to April 1<sup>st</sup> 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 2025.
- 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 6<sup>th</sup> 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 into a single element while an optional Airport Element was also implemented. None of the city’s individual Elements were updated in 2025. The following is a breakdown of the city’s General Plan:

<b>General Plan Element</b>	<b>Topics Covered</b>
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



City of Calipatria Annual General Plan Progress Report

<b>Table 1</b>	
<b>City of Calipatria 2035 General Plan Elements</b>	
<b>General Plan Element</b>	<b>Topics Covered</b>
	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 2025; however, the city updated the Zoning Ordinance which has certain aspects incorporated into the Land Use Element. The 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 of Ordinance No. 0125 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.

<b>Table 2 City of Calipatria Land Use Element 2025 Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
LU-1	Facilitate development of vacant and under-utilized land.	<p>The City of Calipatria adopted Ordinance No. 0125 which facilitates the development of various types of housing across all residential and commercial zones in the city.</p> <p>The City of Calipatria adopted the Eastside Specific Plan by Ordinance No. 04-25 which rezones 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 completed its state review process and filed a Notice of Determination with the Imperial County Clerk-Recorders Office on October 2025.</p>
LU-2	Provide an adequate mix of low, medium, and high-density residential land uses to house people of all	<p>The City of Calipatria adopted Ordinance No. 0125 which facilitates 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.</p>



City of Calipatria Annual General Plan Progress Report

<b>Table 2</b> <b>City of Calipatria Land Use Element 2025 Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
	socioeconomic levels.	The City of Calipatria adopted the Eastside Specific Plan by Ordinance No. 04-25 which rezones 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 completed its state review process and filed a Notice of Determination with the Imperial County Clerk-Recorders Office by October 2025.
LU-8	Promote manufacturing and industrial development that takes advantage of the railroad through the city.	The City of Calipatria adopted the Eastside Specific Plan by Ordinance No. 04-25 which rezones the eastern half of the city across the railroad tracks into multiple mixed-use zones. The plan will maintain numerous commercial and industrial uses while allowing mixed-use developments to attract developer interest. The environmental documentation completed its state review process and filed a Notice of Determination with the Imperial County Clerk-Recorders Office by October 2025.
LU-9	Promote commercial and mixed-use development that takes advantage of the highways passing through the city.	The City of Calipatria adopted the Eastside Specific Plan by Ordinance No. 04-25 which rezones 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 completed its state review process and filed a Notice of Determination with the Imperial County Clerk-Recorders Office by October 2025.

**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 when referring to principles, practices, and application of techniques that conserve energy,



City of Calipatria Annual General Plan Progress Report

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 Element goals and policies the city has made progress towards achieving in the past year.

Table 3 City of Calipatria Conservation/Open Space Element 2025 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 2025, 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 completed construction of the Hernandez Park Irrigation System and the City Facility Improvement project in March 2025. The project consisted 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. The project was successfully closed-out in August 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 vision is to provide a multimodal transportation system that effectively facilitates the



City of Calipatria Annual General Plan Progress Report

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.

<b>Table 4</b> <b>City of Calipatria Circulation Element 2025 Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
C-1	Provide a roadway system that effectively facilitates the transport of goods and people throughout the city and adjacent cities.	<p>The City of Calipatria completed the environmental phase in July 2025 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 2026.</p> <p>In 2025 the City of Calipatria was awarded an allocation by the Congestion Mitigation and Air Quality (CMAQ) Program and began the design phase for the Bonita Place Improvements between South Brown Avenue and International Boulevard project. Construction is anticipated to begin late 2026.</p> <p>The Main Street Roadway Improvements between Lake Avenue and International Boulevard project completed environmental documents in May 2025 and received Right-of-Way (ROW) certification in June 2025. Construction is anticipated to begin in 2026.</p> <p>The Main Street Roadway Improvements between HWY111 and Park Avenue project entered the environmental phase in 2025. Environmental documents and the ROW certification are anticipated for early 2026.</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. 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.

<b>Table 5</b> <b>City of Calipatria Safety Element 2025 Progress</b>		
<b>Goal No.</b>	<b>Objective</b>	<b>Progress</b>
S-2	Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from flooding.	<p>In 2025 the City of Calipatria completed construction of the Eastside Stormwater Improvement Project which provides flood protection to the east side of the city via the development of a new stormwater retention basin and other stormwater collection facilities. The close-out package is anticipated to be submitted in early 2026.</p> <p>In 2025, the City of Calipatria began the construction of the Delta Street Pump Station Project which will address current deterioration issues of the pump station and increase utility capacity to promote housing production. Construction is expected to end mid-2026.</p>

**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



## City of Calipatria Annual General Plan Progress Report

---

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 2025 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 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 2025 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 6<sup>th</sup> 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 2021. 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.



City of Calipatria Annual General Plan Progress Report

<b>Table 6</b>				
<b>City of Calipatria Population and Household Characteristics 2013-2024</b>				
<b>Characteristic*</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Population	7,574	7,260	6,549	6,548
Incarcerated Population (%)	20	57	47	44
Hispanic (%)	83	73	82	82
Non-Hispanic White (%)	7	7	7	7
Non-Hispanic Asian (%)	0.9	0.5	0	0
Non-Hispanic African American (%)	7	16	10	9
Non-Hispanic Other Race (%)	0.1	0.1	0.2	0.1
Median Age	30.6	33.3	34.1	35.7
Household Size	3.71	3.21	3.19	3.05
Median Household Income (\$)	33,893	37,196	52,672	53,299
Median Household Income Imperial County (\$)	41,807	46,222	56,393	57,681

\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024

<b>Table 7</b>				
<b>City of Calipatria Housing Characteristics 2013-2024</b>				
<b>Characteristic</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Number of Housing Units*	1,960	1,333	1,347	1,487
Owner Occupied (%)*	57	62	64	64
Renter Occupied (%)*	43	38	36	36
Single-Family Units (%)**	78	78	79	79
Multi-Family Units (%)**	17	17	16	16
Mobile Homes (%)**	5	5	5	5
Built After 1960 (%)*	85	76	67	66
Median Owner-Occupied Home Value (\$)*	85,000	144,200	172,900	197,200
Renters Paying 30% or more of gross monthly income (%)*	56	60	41	52
Homeowners Paying 30% or more of gross monthly income (%)*	23	37	34	25

\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024, \*\*CA Dept. Finance E-5 and E-8 Estimates

<b>Table 8</b>				
<b>City of Calipatria Educational Characteristics 2013-2024</b>				
<b>Characteristic</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Public School Student Enrollment (K-12)*	1,174	1,127	1,086	1,080
High School Graduate or Higher (%)**	61	59	58	59



City of Calipatria Annual General Plan Progress Report

Bachelor’s Degree or Higher (%)**	56	1	3	4
Graduate or Professional Degree (%)**	1	0	1	2

\*Data Quest, \*\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024

<b>Table 9 City of Calipatria Employment Characteristics 2013-2024</b>				
<b>Sector*</b>	<b>2013</b>	<b>2020</b>	<b>2023</b>	<b>2024</b>
Employed Population 16 years and over	1,968	1,034	1,208	1,295
Education (%)	21.2	27.9	19.4	20.8
Retail (%)	12.7	9.4	9.4	7.9
Recreation (%)	0	4.6	3.6	3.7
Public Administration (%)	10.7	2.5	4.9	6.9
Construction (%)	1.8	5.7	4.1	3.2
Transportation (%)	11.8	4.6	6.7	6.8
Manufacturing (%)	7.2	5.5	9.3	5.1
Finance (%)	3.6	0.6	0	0
Professional (%)	5.1	3.8	8.4	9.1
Wholesale (%)	3.4	3.0	3.1	2.1
Information (%)	0	0	0	0
Agriculture (%)	20.2	28.6	29.2	34.5
Other (%)	2.2	3.8	1.8	0
Drove Alone to Work (%)	74.8	83	89	88
Mean Travel Time to Work (minutes)	21.6	17.6	15.3	14.9
Median Earnings (\$)	34,232	45,150	54,714	54,850
Unemployment (%)	13.9	12.2	12.5	7.3

\*ACS 5 Year Estimates 2013, 2020, 2023, & 2024

**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 2025 Housing Element Annual Report. The 2025 Housing Element Annual Report also includes newly



## City of Calipatria Annual General Plan Progress Report

---

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 2025 and are in the near future construction pipeline.



City of Calipatria Annual General Plan Progress Report

**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
		<b>Very Low</b>	Deed Restricted Non-Deed Restricted	- -	- -	- -	- -	- -	- -	- -	- -	- -
<b>Low</b>	Deed Restricted Non-Deed Restricted	- -	- 1	- 3	- -	- 4	- -	- -	- -	- -	8	13
	<b>Moderate</b>	Deed Restricted Non-Deed Restricted	- -	- 4	- -	- -	- -	- -	- -	- -	4	12
<b>Above Moderate</b>		-	-	-	4	-	-	-	-	-	4	74
<b>Total RHNA</b>												
<b>Total Units</b>		<b>0</b>	<b>5</b>	<b>3</b>	<b>4</b>	<b>4</b>					<b>16</b>	<b>135</b>

**Table 11**  
**Submitted Housing Entitlement Applications 2025 Summary**

Total Housing Entitlement Applications	4
Number of Proposed Units in All Applications Received	4
Total Housing Units Approved	4
Total Pending Approval	0



City of Calipatria Annual General Plan Progress Report

**Table 12**  
**2025 City of Calipatria Housing Development Applications Submitted**

Project Identifier	Proposed Units Affordability by Household Income Level										Total Proposed Units	Total Approved Units
	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					
023-112-025	-	-	-	1	-	-	-	-	-	-	1	1
023-181-012	-	-	-	1	-	-	-	-	-	-	1	1
023-210-042	-	-	-	1	-	-	-	-	-	-	1	1
023-210-046	-	-	-	1	-	-	-	-	-	-	1	1

**Table 13**  
**City of Calipatria Housing Element Program Implementation**

Name of Program	Objective	Status of Program Implementation	Program Implementation Details
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	Continuous	The city is in the process of preparing their annual budget and is also working on preparing the information for public outreach.



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	Program Implementation Details
Density Bonus and Incentives Program	<p>and use other media tools to increase application submittals in January 2024.</p> <p>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 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</p>	Completed	The program was completed via the adoption of Ordinance No. 0125 by the City Council on January 28, 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	Program Implementation Details
Self-Help Housing Program	<p>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>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 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</p>	Continuous	The city is in the process of contacting the Coachella Valley Housing Coalition for assistance in the program.



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	Program Implementation Details
<p>Pursue Key Federal Funding Sources for Affordable Housing, Community Revitalization, and Public Infrastructure</p>	<p>will utilize media tools to encourage public participation and promote this program. The city anticipates establishing this program by October 2025.</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>Continuous</p>	<p>The city is constantly searching for new funding opportunities to improve public infrastructure and create new affordable housing opportunities. The city received \$1.5 million in funding from the SCAG REAP 2.0 Regional Utilities Supporting Housing Program to revitalize the Delta Street pump station to improve the city's sewage infrastructure and attract more infill development. The City is working on an amendment to the Permanent Local Housing Allocation (PLHA) grant funds to provide low-</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	Program Implementation Details
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.	Continuous	interest loans to property owners earning up to 80% Area Median Income (AMI) to develop Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs).  The program was completed via the adoption of Ordinance No. 0125 by the City Council on January 28, 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	In Progress	The city communicates with developers and is determined to assist any who are interested in applying for tax credits.



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	Program Implementation Details
	<p>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.</p>		
<p>Zoning Ordinance Review and Update</p>	<p>During the implementation of this program, the city will carefully assess the existing Zoning Ordinance to identify or 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.</p>	<p>Completed</p>	<p>The program was completed via the adoption of Ordinance No. 0125 by the City Council on January 28, 2025.</p>
<p>Streamline Permitting Processing</p>	<p>Continue to streamline the permitting process for projects that include affordable housing targeted towards seniors and lower- and</p>	<p>Continuous</p>	<p>The city continues to streamline the permit process for affordable</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	Program Implementation Details
Housing Rehabilitation Program	<p>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.</p> <p>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 households over the planning period. As needed, the city will apply to the State.</p>	Continuous	<p>housing projects and the city completed the zoning ordinance update by the adoption of Ordinance No. 0125 by the City Council on January 28, 2025.</p> <p>The city is currently reviewing its housing rehabilitation program and will implement changes if needed.</p>
Weatherization Program	The city will continue to advertise the weatherization program in its housing rehabilitation brochures and will conduct	Continuous	The city continues to refer residents to both the housing rehabilitation 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	Program Implementation Details
Section 8 Rental Assistance	<p>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.</p>	In Progress	IID weatherization programs and encourages energy conservations.
	The Imperial Valley Housing Authority will conserve the 40 existing rent subsidies for very low-income households. The city will continue	In Progress	The city is in the process of contacting the IVHA to conserve all existing rent



City of Calipatria Annual General Plan Progress Report

City of Calipatria Housing Element Program Implementation			
Table 13			
Name of Program	Objective	Status of Program Implementation	Program Implementation Details
Certificate/Voucher Program	to support the IVHA's efforts in pursuing additional allocation of Section 8 funds. Additionally, city staff will assist 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	Continuous	The city continues to maintain contact with the owners of the Cottonwood Creek, Casa del Sol, 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	Program Implementation Details
Land Use Plan Update/Zone Changes	<p>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 housing costs which would ensure fair housing and prevent displacement.</p> <p>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</p>	Completed	Villa Esperanza Apartments
			A zone change, general plan amendment, zoning code textual amendment, and Initial Study/Mitigated Negative Declaration (IS/MND) for the Eastside Specific Plan was adopted by the City Council on September 23, 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	Program Implementation Details
	<p>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-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</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	Program Implementation Details
	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.	Continuous	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	Continuous	The city is in the process of preparing resources and programs for applicants.



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	Program Implementation Details
	residents are aware of the resources and programs offered 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.	Continuous	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.	Continuous	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.	Continuous	The city continues to participate in the Imperial Valley Regional Taskforce on Homelessness.



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	Program Implementation Details
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.
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	Continuous	The city already communicates with developers with regards to incentives for the development of affordable housing units for all special needs groups.



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	Program Implementation Details
<p>Accessory Dwelling Units (ADU's) or "Second Dwelling Units" Incentives Program</p>	<p>disabilities. The city anticipates this program established by the end of December 2024.</p> <p>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) 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.</p>	<p>Completed</p>	<p>The program was completed via the adoption of Ordinance No. 0125 by the City Council on January 28, 2025.</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	Program Implementation Details
Community Outreach for Housing Assistance and Resource Program	<p>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 providing surveys to the residents either by mail, website posts, or social media posts that will include housing affordability and specific</p>	Continuous	The city is in the process of preparing a community outreach plan.



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	Program Implementation Details
	<p>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.</p>		

# **Attachment B – Resolution No. PC 26-01**

**RESOLUTION NO. 26-01 PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CALIPATRIA RECOMMENDING THE APPROVAL OF THE DRAFT 2025 GENERAL PLAN ANNUAL PROGRESS REPORT TO THE CITY COUNCIL**

**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 2025 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 2025 General Plan Annual Progress Report was reviewed by the Planning Commission during a regularly scheduled meeting held on February 17, 2026; 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 Planning Commission of the City of Calipatria considered all facts relating to the draft 2025 General Plan Annual Progress Report.

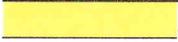
**NOW THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Calipatria as follows:

- A) That the foregoing recitations are true and correct; and
- B) That the draft 2025 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 2025 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 February 17, 2026, Planning Commission meeting, the Planning Commission hereby recommends adoption of the draft 2025 General Plan Annual Progress Report, to the City Council of the City of Calipatria.

**PASSED, APPROVED, AND ADOPTED** by the Planning Commission of the City of Calipatria at a regularly scheduled meeting held on this 17<sup>th</sup> day of February 2026, by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSTAIN:**  
**ABSENT:**

**ATTEST:**

 \_\_\_\_\_, Commission Chairperson

\_\_\_\_\_  
Jane Hurtado, City Clerk