

AGENDA
ITEM

24



CITY COUNCIL
AGENDA STAFF REPORT

DATE: February 5, 2025

TO: Mayor and City Council

APPROVED BY: Juan Contreras, Acting City Manager *JJC*

PREPARED BY: Michael Coyne, Planning & Building Director *MC*

SUBJECT: Adopt a Resolution of the City Council of the City of Calexico Authorizing the City Manager to Execute a Grant of Temporary Exclusive Easement to the United States of America, General Services Administration for the Temporary Pedestrian Processing Facility of the Calexico West Land Port of Entry Expansion and Reconfiguration Project

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Recommendation: Adopt a Resolution of the City Council of the City of Calexico Authorizing the City Manager to Execute a Grant of Temporary Exclusive Easement to the United States of America, General Services Administration for the Temporary Pedestrian Processing Facility of the Calexico West Land Port of Entry Expansion and Reconfiguration Project.

Background: The Calexico West Land Port of Entry Expansion and Reconfiguration Project, managed by the US General Services Administration (GSA), is entering its final phase, with construction of the new pedestrian processing building slated to begin in mid-2025. This new 31,000-square-foot building is designed to increase the pedestrian processing capacity of US Customs and Border Protection (CBP), with an expanded processing hall consisting of 12 inspection booths (Exhibit A). The current pedestrian processing facility consists of six inspection booths. The new processing building will replace the existing building, with pedestrians exiting the building at a similar location to the existing facility onto the intersection of 1st Street and Rockwood Avenue.

As construction of the new pedestrian processing building will entail demolition of the existing processing building, the GSA proposes to construct a temporary processing facility (Exhibit B). This temporary facility will consist of six inspection booths to ensure the flow of pedestrians between Mexico and the US continues during the construction of the new facility. Pedestrians would be relocated to a crossing point to the east, while still utilizing the existing Mexican checkpoint building. This new crossing point allows pedestrians safe movement from Mexico into the US while avoiding walking through an active construction site. The pathway would route pedestrians east to the Heffernan Avenue bus stop area, where they will enter the temporary facility, be processed and exit out the north side of the building. To return to Mexico, travelers would enter the southbound walking lane on the eastern side of the temporary facility and travel along the border wall back to Mexico.

Due to the proposed location of the temporary pedestrian processing facility on Heffernan Avenue, which is within the City's right-of-way, the GSA is seeking an Agreement with the City in the form of a Grant of Temporary Exclusive Easement for temporary use of City property. Downtown merchants were delivered a Courtesy Notice of this City Council item during regular business hours on Monday, January 27, 2025.

Discussion and Analysis: City staff have been working with the GSA on a draft Grant of Temporary Exclusive Easement (“Agreement”) to ensure that the project is able to move forward in a timely manner while ensuring the City’s interests are protected. The Agreement is still being negotiated and is waiting on resolution of technical issues and receipt of quotes for liability insurance and completion bonds, however the list of items below sets forth the major business terms of the grant of easement, with the following main conditions and stipulations:

- Easement area (Exhibit C).
- Easement purposes, which include construction of a temporary pedestrian processing modular building, materials and equipment storage, temporary utility connections and fencing.
- Term of the easement, ending May 31, 2029.
- Maintenance and repair of infrastructure within the easement area, including ADA paths of travel and utility connections.
- Restoration of the Heffernan Bus Shelter after project completion, which includes the restoration of the bus shelter canopy, sidewalks, lighting, utility connects and the replacement of street furniture (concrete benches and trash receptacles).
- Provision of liability insurance and improvement bonds.
- Reimbursement for City costs to restripe bus loading and taxi areas along 1st Street (Exhibit D).
- Meter revenue loss for temporary (one week) road closure of 1st Street between Heffernan Avenue and Rockwood Avenue.

The City Council can authorize the City Manager to accept and consent to a Grant of Temporary Exclusive Easement. Such authorization would ensure that the project moves forward in accordance with GSA’s construction timeline. Ultimately, the project will benefit the City by reducing processing wait times for pedestrians who may visit Calexico, particularly the downtown area, for various business-related activities.

Environmental Review: As a Federal project, the Calexico West Land Port of Entry Expansion and Reconfiguration Project was evaluated for environmental impacts under the National Environmental Policy Act (NEPA). The GSA prepared a Final Environmental Impact Statement with a Record of Decision published in the Federal Register on July 21, 2011. The GSA, subsequently, prepared a Final Environmental Assessment with a Finding of No Significant Impact in October 2022, assessing the potential impacts of constructing the temporary pedestrian processing facility. The City’s action to grant an easement is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

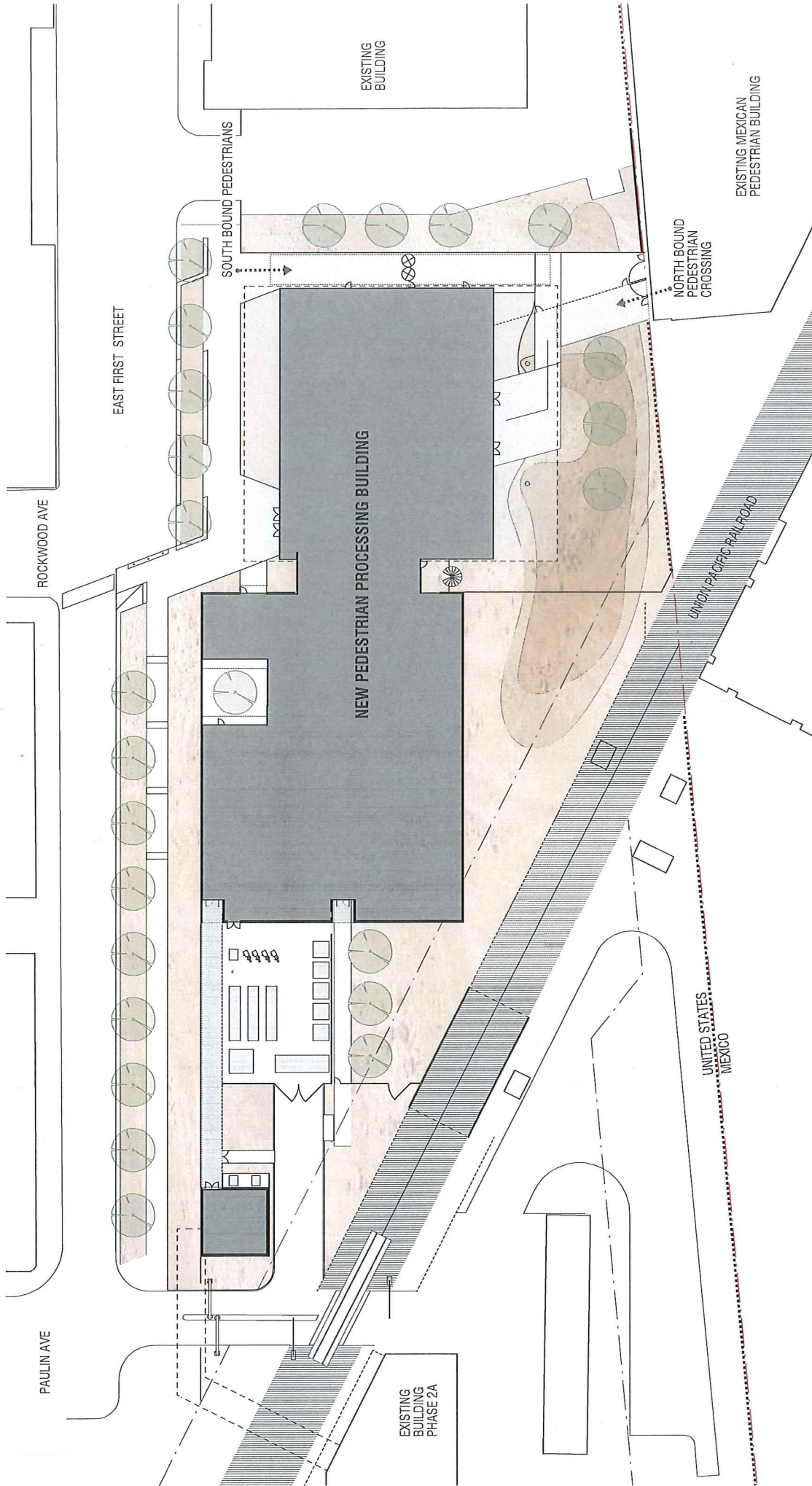
Fiscal Impact: No costs to the City are associated with the subject project as the proposed Agreement stipulates that all costs and risk borne by the City, including liability coverage, completion bonds, meter revenue loss and restriping work, must be reimbursed by the GSA at a full cost-recovery basis prior to execution of the Agreement.

Coordinated With: Liliana Falomir, Public Works Manager
Carlos Campos, City Attorney
Juan Contreras, City Manager

Attachment(s):

- Exhibit A – Permanent Pedestrian Processing Facility Site Plan
- Exhibit B – Temporary Pedestrian Processing Facility Site Plan
- Exhibit C – Plat of Easement
- Exhibit D – Restriping Plan
- Exhibit E – Draft Resolution

EXHIBIT A



PLAN | 1" : 40'

EXHIBIT A - PERMANENT PEDESTRIAN PROCESSING FACILITY SITE PLAN

EXHIBIT B



PLAN | 1" : 20'

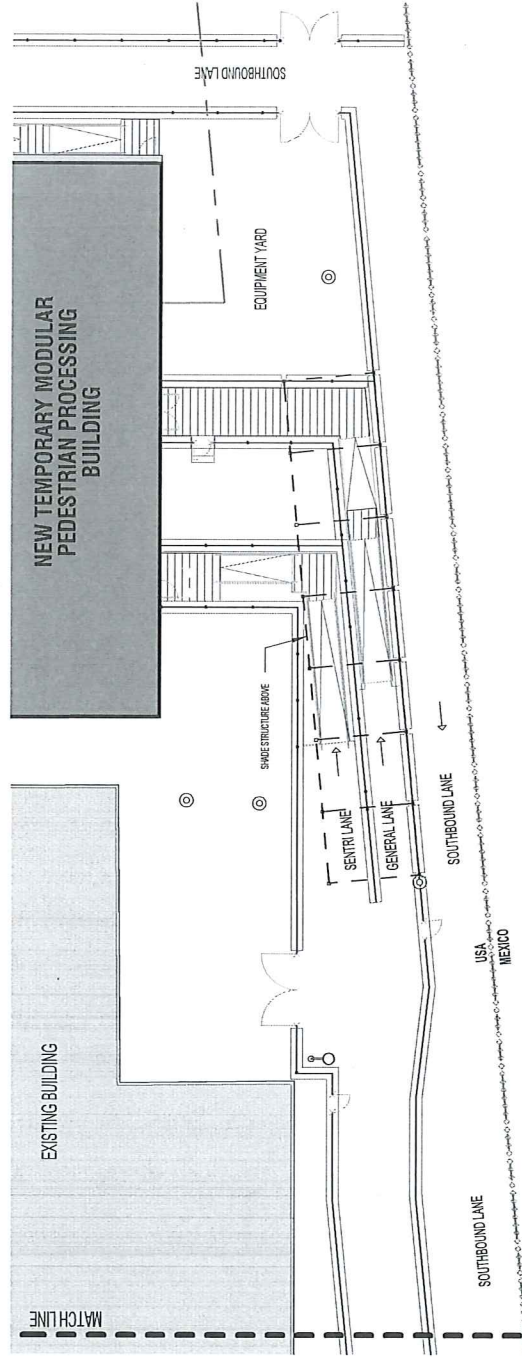
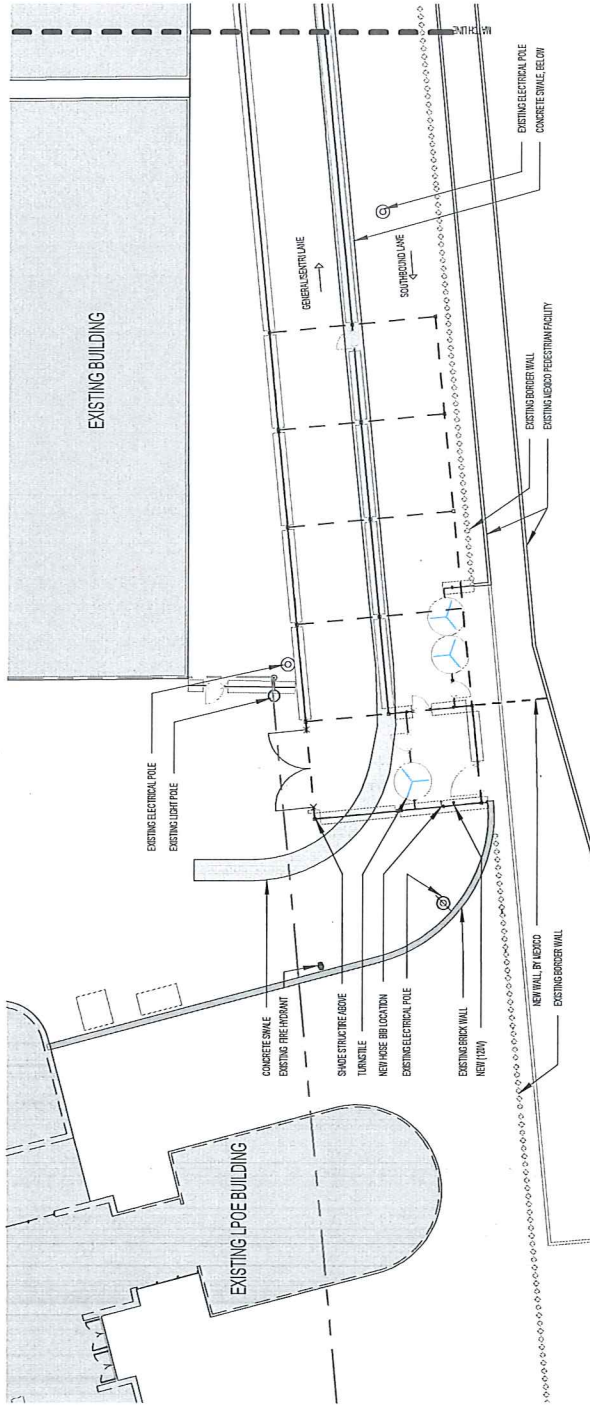


EXHIBIT B - TEMPORARY PEDESTRIAN PROCESSING FACILITY SITE PLAN

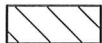
EXHIBIT C

EXHIBIT C

PLAT FOR EASEMENT GRANT IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA

LEGEND

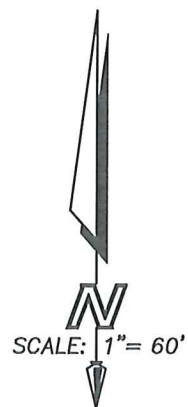
T.P.O.B. INDICATES TRUE POINT OF BEGINNING



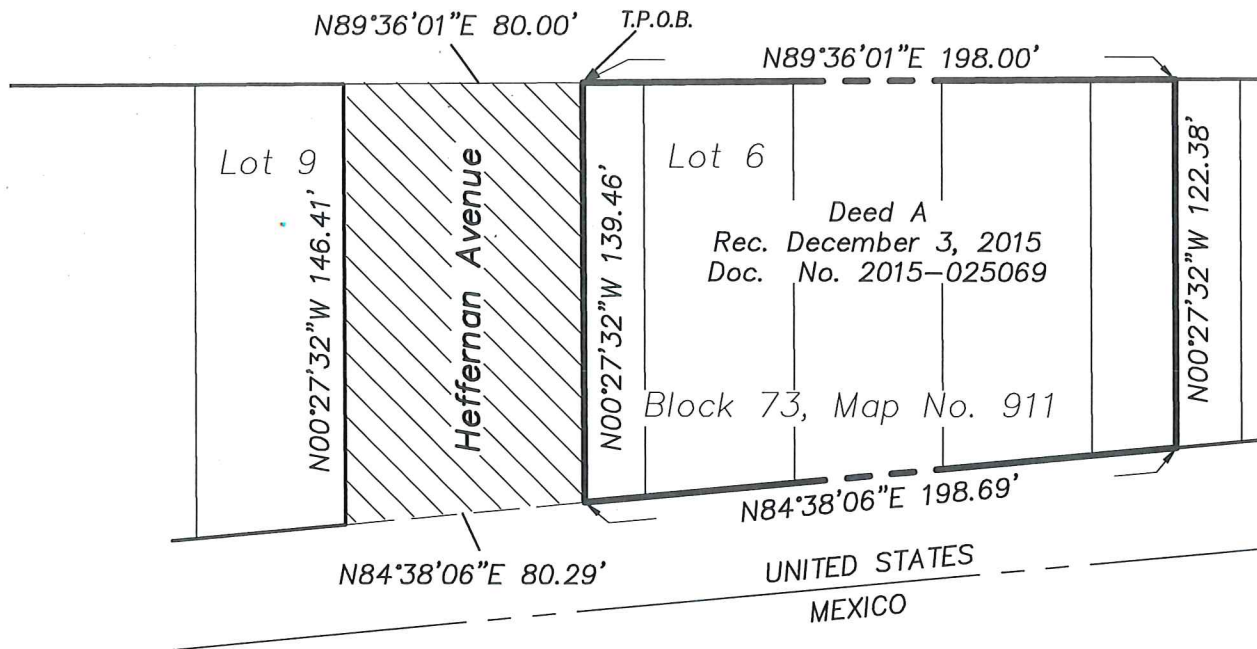
INDICATES PROPOSED EASEMENT AREA OVER PORTION OF HEFFERNAN AVE

N89°36'01"E 80.00' INDICATES APPROXIMATE BOUNDARY COURSE

SHEET 1 OF 1



1ST Street



Stuart Peace

10/17/24

STUART PEACE, RCE 27232



EXHIBIT D

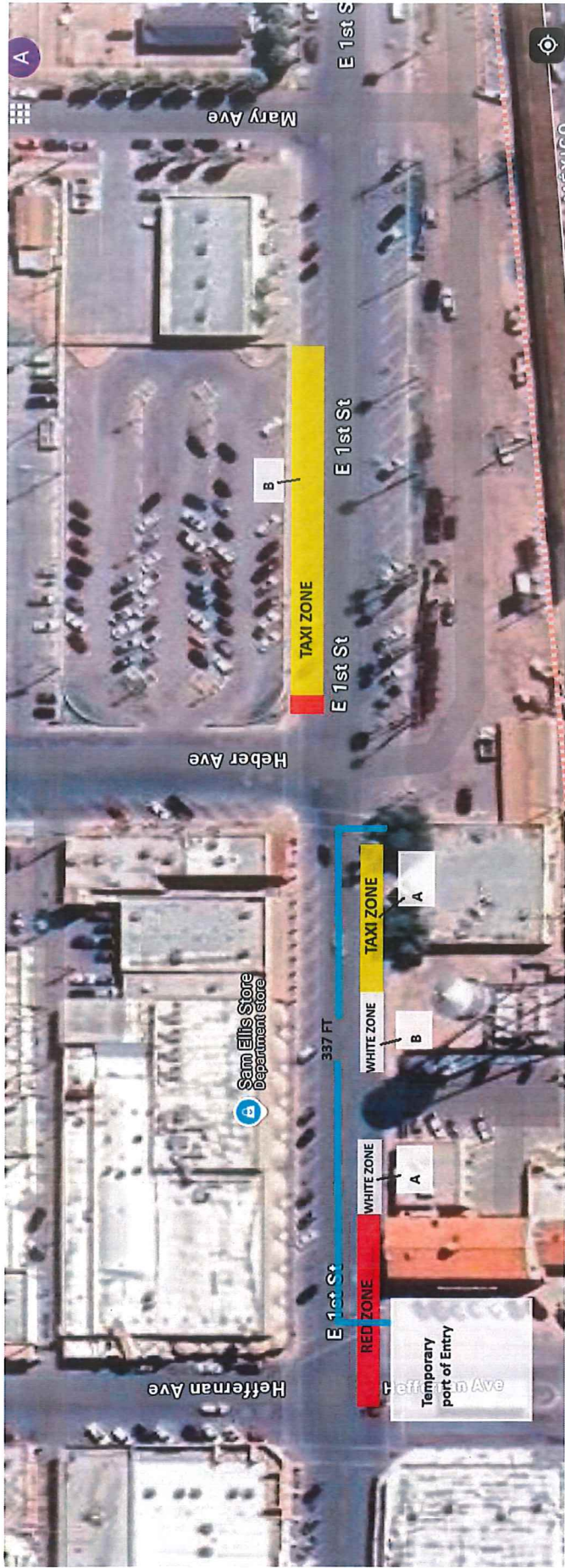


EXHIBIT D - RESTRIPING PLAN

EXHIBIT E

CITY COUNCIL RESOLUTION NO. 2025-__

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO
AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT OF TEMPORARY
EXCLUSIVE EASEMENT TO THE UNITED STATES OF AMERICA, GENERAL
SERVICES ADMINISTRATION FOR THE TEMPORARY PEDESTRIAN
PROCESSING FACILITY OF THE CALEXICO WEST LAND PORT OF ENTRY
EXPANSION AND RECONFIGURATION PROJECT**

WHEREAS, the Calexico West Land Port of Entry Expansion and Reconfiguration Project, managed by the US General Services Administration (GSA), is entering its final phase, with construction of the new pedestrian processing building slated to begin in mid-2025; and

WHEREAS, the new 31,000-square-foot pedestrian processing building is designed to increase the pedestrian processing capacity of US Customs and Border Protection, with an expanded processing hall consisting of 12 lanes; and

WHEREAS, as construction of the new pedestrian processing building will entail demolition of the existing processing building, the GSA proposes to construct a temporary pedestrian processing facility; and

WHEREAS, due to the proposed location of the temporary pedestrian processing facility on Heffernan Avenue, which is within the City's right-of-way, the GSA is seeking an Agreement with the City in the form of a Grant of Temporary Exclusive Easement for temporary use of City property; and

WHEREAS, the City Council can authorize the City Manager to accept and consent to a Grant of Temporary Exclusive Easement.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Calexico authorizes the City Manager, with the consent of the City Attorney, to Execute a Grant of Temporary Exclusive Easement to the United States of America, General Services Administration for the Temporary Pedestrian Processing Facility of the Calexico West Land Port of Entry Expansion and Reconfiguration Project.

PASSED, APPROVED, AND ADOPTED this 5th day of February 2025.

Diana Nuricumbo, Mayor

ATTEST:

Veronica Alvarado, City Clerk

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)
CITY OF CALEXICO)

I, Veronica Alvarado, City Clerk of the City of CALEXICO, DO HEREBY CERTIFY that foregoing Resolution No. 2025-__ was duly passed and adopted by the City Council of the City of Calexico at their regular meeting held February 5, 2025, by the following roll call vote, to wit:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

Veronica Alvarado, City Clerk

APPROVED AS TO FORM:

CITY ATTORNEY