

AGENDA
ITEM

13A



CITY COUNCIL

AGENDA STAFF REPORT

DATE: September 3, 2025
TO: Mayor and City Council
APPROVED BY: Benjamin A. Martinez, City Manager *[Signature]*
PREPARED BY: Jesus Villegas, Public Works Director/City Engineer *[Signature]*
SUBJECT: Resolution of the City Council of the City of Calexico Approving the Final Map for Phase 1 of the Las Palmas Mobile Home Park Consisting of 72 Manufactured Dwelling Units and Authorizing the City Manager to Execute the Associated Subdivision Improvement Agreement.

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Recommendation:

To Adopt a Resolution of the City Council of the City of Calexico Approving the Final Map for Phase 1 of the Las Palmas Mobile Home Park Consisting of 72 Manufactured Dwelling Units and Authorizing the City Manager to Execute the Associated Subdivision Improvement Agreement.

Background:

This item requests City Council approval of the final map for Phase I of the Las Palmas Mobile Home Park consisting of 72 manufactured dwelling units and the associated Subdivision Improvement Agreement. On November 27, 2012, the City Council adopted Resolution No. 2012-99 for the Las Palmas Tentative Subdivision Map consisting of the subdivision of 76 acres into four parcels for development of a 466-unit mobile home project in four phases. The City Council also adopted Resolution No. 2012-100 approving a Conditional Use Permit (CUP No. 2012-06) for the creation of the Las Palmas Mobile Home Park.

The project site is approximately 76 acres in size and it is located at the northwest corner of Bowker Road and Cole Boulevard (Assessor's Parcel Number 059-170-005). The site is bounded to the north and east by the Central Main Canal. To the south, the site is bounded by Cole Road with commercial and multi-family uses beyond. To the west the site is bounded by a future extension of Cleveland Avenue and an approved single-family subdivision which is currently vacant land. The improvements for the Phase I have been completed.

The project site is presently designated Medium Density Residential (MDR) and Mobile Home Park (MHP), respectively, by the City's General Plan and Zoning Ordinance, respectively. The existing Medium Density Residential (MDR) and Mobile Home Park (MHP) land use designations will remain the same.

Discussion and Analysis:

Proposed development would be in substantial conformance with the Tentative Subdivision Map and CUP No. 2012-06. Plan approvals required by Tentative Map Resolution No. 2012-99 have been satisfied. The final map has been reviewed by the Public Works Department and found to be technically correct, in substantial conformance with the tentative map requirements of Resolution No. 2012-99, the Calexico Municipal Code, and the Subdivision Map Act.

On November 27, 2012 the City Council approved and adopted a Negative Declaration by Resolution No. 2012-98, which fully evaluated potential environmental impacts of the proposed project and found no significant environmental impacts from the proposed project.

Fiscal Impact:

None.

Coordinated With: Michael Coyne, Planning & Building Director.

Attachment(s):

1. Resolution
2. Subdivision Improvement Agreement (to be distributed at meeting).

ATTACHMENT NO. 1

RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO APPROVING
THE FINAL MAP FOR PHASE 1 OF THE LAS PALMAS MOBILE HOME PARK
CONSISTING OF 72 MANUFACTURED DWELLING UNITS AND AUTHORIZING
THE CITY MANAGER TO EXECUTE THE ASSOCIATED SUBDIVISION
IMPROVEMENT AGREEMENT**

WHEREAS, November 27, 2012, the City Council adopted Resolution No. 2012-99 for the Las Palmas Tentative Subdivision Map consisting of the subdivision of 76 acres into four parcels for development of a 466-unit mobile home project in four phases and Resolution No. No. 2012-100 approving a Conditional Use Permit (CUP No. 2012-06) for the creation of the Las Palmas Mobile Home Park; and

WHEREAS, the City Council approved and adopted a Negative Declaration by Resolution No. 2012-98, which fully evaluated potential environmental impacts of the proposed project, including the Tentative Map contemplated in this Resolution and found no significant environmental impacts from the proposed project. No further environmental review is required for the City to adopt this Resolution; and

WHEREAS, the developer, Oasis at Las Palmas L.P., has complied with all provisions of the tentative map approval required for recordation of the Final Map; and

WHEREAS, under the direction of the City Engineer the Final Map has been examined and found to be technically correct, in compliance with State law, applicable Municipal Code provisions, and in substantial conformance with the approved Las Palmas Tentative Map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Calexico does hereby approve the Final Map of the Las Palmas Mobile Home Park Tentative Subdivision Map.

BE IT FURTHER RESOLVED that the City Council does hereby authorize the City Manager to execute the Subdivision Improvement Agreement on their behalf and directs the City Clerk to certify approval of the Final Map and the associated Subdivision Improvement Agreement and certify rejection or acceptance of all dedications and easements as indicated on the Final Map, and directs staff to submit the map to the County Recorder for recordation.

PASSED, APPROVED, AND ADOPTED this 3rd day of September 2025.

Diana Nuricumbo, Mayor

RESOLUTION NO.

ATTEST:

Veronica L. Alvarado, City Clerk

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF CALEXICO)

I, Veronica L. 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 September 3, 2025, by the following roll call vote, to wit:

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

Veronica L. Alvarado, City Clerk

APPROVED AS TO FORM:

Carlos Campos, City Attorney