



**Brawley City Council &
Successor Agency to Brawley
Community Redevelopment Agency
Regular Meeting Agenda
April 7, 2026 at 4:30 PM
City Council Chambers
383 Main Street
Brawley, California 92227**

This meeting will be broadcast live at https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

JJ Galvan, Mayor
Timothy Kelley, Mayor Pro-Tempore
John Grass, Council Member
Perry Monita, Council Member
Gil Rebollar, Council Member

Ana Gutierrez, City Clerk
William S. Smerdon, Acting City Treasurer
William S. Smerdon, City Attorney
Rebecca Terrazas-Baxter, City Manager/
Executive Director

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

1. APPROVAL OF AGENDA

2. CLOSED SESSION

CLOSED SESSION PUBLIC COMMENTS: This is the time for the public to address the City Council on any item appearing on the Closed Session agenda for this meeting.

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Two Cases)

CONFERENCE WITH LABOR NEGOTIATOR

Government Code §54957.6, Conference with Rebecca Terrazas-Baxter, City Manager, Sylvia Vizcarra, Human Resources Administrator, and Peter Nguyen, Labor Specialist, on the following bargaining units:

- I. Management, Confidential, and Unrepresented
- II. Teamsters Local 542
- III. Brawley Public Safety Employees Association
- IV. Brawley Police Sergeants Association
- V. Brawley Firefighters Association
- VI. Unrepresented Part-Time and Temporary

RECONVENE TO OPEN SESSION – 6:00 PM

3. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes.)

This is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name and address for the record. Speakers are expected to conduct themselves in a respectful and orderly manner. Disruptive behavior and profanity are not permitted. You are not allowed to make personal attacks on individuals or make comments which are slanderous, or which may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

Any member of the public is invited to submit public comments in advance of the meeting to be read at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3048 any time before 2:30 PM, - April 7, 2026.

- a. Public Comments for Items not on the Agenda

4. CONSENT AGENDA

Items are approved by one motion. Council Members or members of the public may request consent items be considered separately at a time determined by the Mayor.

- a. Approve City Council Meeting Minutes: March 17, 2026 and Special Meeting Minutes: March 31, 2026
(2 attachments)
- b. Approve Accounts Payable: February 28, 2026 to March 20, 2026
(3 attachments)
- c. Ratify Letters of Support from Mayor Galvan on Behalf of City Council for FY2027 Congressionally Directed Spending Request Applications for Two Capital Improvement Projects
(2 attachments)
- d. Approve Second Reading of Ordinance No. 2026-01: Adoption of the California Building Standards Code, 2025 Edition
(5 attachments)
- e. Approve the Procurement of a 2026 Chevrolet Traverse from Imperial Valley Chevrolet GMC, in the Amount of \$59,500.00
(4 attachments)

5. REGULAR BUSINESS

- a. Potential Action to Approve the Sale of Alcohol and Waiver of Fees for the Chamber of Commerce for Greater Brawley's 7th Annual Imperial Valley Taco Festival – Presented by April Hodgson, Parks and Recreation Manager.
(3 attachments)
- b. Potential Action to Ratify the Deferral of Fees and Approve the Fee-Waiver Request for City Staff Support for the Annual Processions of the Cross Event from Sacred Heart Church to St. Margaret Mary Church Held on April 3, 2026 – Presented by April Hodgson, Parks and Recreation Manager.
(4 attachments)
- c. Potential Action to Adopt Updates to the Brawley Service Area Plan – Presented by Cristhian Barajas, Development Services Director.
(4 attachments)
- d. Potential Action to Provide City Staff with Feedback and Direction on the Draft Comment Letter Regarding the Imperial County Lithium Valley Specific Plan, Programmatic Environmental Impact Report, and Lithium Valley Construction Workforce Ordinance.
(2 attachments)

- e. Informational Report: Overview of Process and Impacts Related to Potential Street Renaming (Cesar Chavez Street)

(2 attachments)

- 6. CITY MANAGER REPORT**
- 7. CITY COUNCIL MEMBER REPORTS**
- 8. CITY ATTORNEY REPORT**
- 9. INFORMATIONAL REPORT**

ADJOURNMENT: *Regular Meeting April 21, 2026 @ 5:30 PM*, 383 Main Street, Brawley, California. Supporting Documents are available for public review in the Office of the City Clerk, 383 Main Street, Brawley, California 92227 - Monday through Friday during Regular Business Hours; Individuals who require special accommodations are requested to give 48 hours prior notice. Contact: Office of the City Clerk @ 760-351-3048.

Ana Gutierrez, City Clerk

**CITY OF BRAWLEY
CITY COUNCIL MEETING MINUTES
REGULAR MEETING
March 17, 2026**

4a

The City Council of the City of Brawley, California, met in a regular meeting at 5:30 p.m. at the City Council Chambers. The date, time, and place of said meeting were duly established. The City Clerk attests to the posting of the agenda in accordance with Cal. Govt. Code § 54954.2.

CALL TO ORDER

Mayor Galvan called the meeting to order at 5:30 p.m.

ROLL CALL

PRESENT: Monita, Grass, Kelley (Late), Galvan

PRESENT VIA ZOOM:

ABSENT: Rebollar

1. APPROVAL OF AGENDA

Approved: m/s/c Grass/Monita/4-0

2. CLOSED SESSION

CLOSED SESSION PUBLIC COMMENTS: This is the time for the public to address the City Council on any item appearing on the Closed Session agenda for this meeting.

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Three Cases)

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 694-1/2 Grapefruit Drive, Brawley

Agency negotiator: City Manager

Negotiating parties: Andy Krutzsch - Secured Party

Under negotiation: Terms of pending foreclosure

Approved Agreement with Andy Krutzsch. m/s/c/ Galvan/Grass/4-0

RECONVENE TO OPEN SESSION – 6:10 PM

INVOCATION: Pastor/Doctor Jason Armstrong

PLEDGE OF ALLEGIANCE: CM Grass

3. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes)

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Any member of the public is invited to submit public comments in advance of the meeting to be read at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3048 any time before 2:30 PM, March 17, 2026.

4a

- a. Public Comments for items not on the Agenda.

None

- b. This item was d, but it was moved up. Proclamation Designating April 2026 as Autism Awareness Month & April 2, 2026 as World Autism Awareness Day in the City of Brawley (Moved presentation to second item)

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

- c. This item was b, but was moved down to c. Special Presentation: Recognition of William Huang, IT Technician, as the City of Brawley Employee of the Month for January 2026 presented by Armando Garibay, IT Director.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

- d. This item was c, but was moved to d. Special Presentation: Recognition of Valerie Solorio, Part-time Library Aide, as the City of Brawley Employee of the Month for February 2026, presented by Petra Ortega, Library Manager.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

- e. Informational Presentations from Community Organizations Regarding the Imperial County Lithium Valley Specific Plan and Programmatic Environmental Impact Report

- i. Presentation – Valle Unido por Beneficios Comunitarios (5 minutes) Kimberly Palacio

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

- ii. Presentation – Los Amigos de la Comunidad & IV Regional Chamber of Commerce (5 minutes) Eric Reyes

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

4. **CONSENT AGENDA**

Approved: m/s/c Kelley/Monita/4-0

Items are approved by one motion. Council Members or members of the public may request that consent items be considered separately at a time determined by the Mayor.

- a. **Approved** March 3, 2026, City Council Meeting Minutes.
- b. **Approved** Accounts Payable: February 14, 2026, to February 27, 2026.
- c. **Approved** Letters to the Governor, State Senate, and State Assembly Regarding Local Impacts of the 2026–27 Governor’s Budget and Federal H.R. 1
- d. **Approved** the Agreement with The Holt Group to Provide Professional Engineering Design Services
- e. **Approved** the Award for the Water Treatment Plant Finished Water Storage Tanks Rehabilitation Project.
- f. **Approved** the Annual Operation Stonegarden Agreement for FY 2025-2028.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

5. STUDY SESSION

- a. Fiscal Year 2026/27 General Fund Proposed Budget Study Session – Presented by Silvia Luna, Finance Director.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

6. REGULAR BUSINESS

- a. Potential Action to Approve First Reading of Ordinance No. 2026-01: Adoption of the California Building Standards Code, 2025 Edition – Presented by Oscar Escalante, Interim Building Official.
m/s/c Kelley/Grass/4-0

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

- b. Budget Overview Presentation: Review of Capital Improvement Program – Presented by Silvia Luna, Finance Director.

m/s/c Kelley/Monita/4-0

Feedback and direction given.

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

7. CITY MANAGER REPORT

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

8. CITY COUNCIL MEMBER REPORTS

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

9. CITY ATTORNEY REPORT

Comments may be heard here:

https://brawley-ca.granicus.com/ViewPublisher.php?view_id=1

10. INFORMATIONAL REPORT

None

The meeting was adjourned at 8:08 p.m.

Ana Gutierrez, City Clerk

**CITY OF BRAWLEY
CITY COUNCIL MEETING MINUTES
SPECIAL MEETING
March 31, 2026**

4a.1

The City Council of the City of Brawley, California, met in a special meeting at 3:30 p.m. at the City of Brawley Teen Center, 220 Magnolia Street. The date, time, and place of said meeting were duly established. The City Clerk attests to the posting of the agenda in accordance with Cal. Govt. Code § 54954.2.

CALL TO ORDER

Mayor Galvan called the meeting to order at 3:30 p.m.

ROLL CALL

PRESENT:

Rebollar, Monita, Grass, Kelley (Late), Galvan

PRESENT VIA ZOOM:

ABSENT:

1. APPROVAL OF AGENDA

Approved: m/s/c Kelley/Grass/5-0

2. CLOSED SESSION

CLOSED SESSION PUBLIC COMMENTS: This is the time for the public to address the City Council on any item appearing on the Closed Session agenda for this meeting.

ADJOURN TO CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (Two Cases)

RECONVENE TO OPEN SESSION – 4:00 PM

INVOCATION:

CM Grass

PLEDGE OF ALLEGIANCE:

CM Monita

3. PUBLIC APPEARANCES/COMMENTS (Not to exceed 4 minutes)

This is the time for the public to address the Council **on any item not appearing on the agenda** that is within the subject matter jurisdiction of the City Council. The Mayor will recognize you and when you come to the microphone, please state your name for the record. You are not allowed to make personal attacks on individuals or make comments which are slanderous, or which may invade an individual's personal privacy. Please direct your questions and comments to the City Council.

Any member of the public is invited to submit public comments in advance of the meeting to be read at the meeting. Please email your questions to valerie.sonico@brawley-ca.gov or call 760-351-3048 any time before 12:00 PM, March 31, 2026.

a. Public Comments for items not on the Agenda.

None

4. CONSENT AGENDA

Approved: m/s/c Grass/Monita/5-0

Items are approved by one motion. Council Members or members of the public may request that consent items be considered separately at a time determined by the Mayor.

- a. **Approved** Ratification of Emergency Repair Work on Malan Street Due to Sewer Manhole Failure; Authorization of Payment in the Amount of \$47,962.44 for All Associated Costs; and Authorization for the City Manager to Execute All Necessary Documentation

5. REGULAR BUSINESS

- a. Potential Action to Approve Budget Amendment for the Lion's Center Pool Rehabilitation Project and Initial Pool Reopening Operational Costs – Presented by Silvia Luna, Finance Director.
m/s/c Rebollar/Kelley/5-0
- b. Potential Action to Approve Service Agreement from Knorr Systems, Int'l (KSI) for the Mechanical Room Repair or Replacement of Critical Equipment – Presented by Rebecca Terrazas-Baxter, City Manager.
m/s/c Rebollar/Grass/5-0

6. WORKSHOP

- a. **Goal Setting Workshop** - 4:30 P.M. to 8:00 P.M. Facilitated by the Institute of Local Government (ILG)

The meeting was adjourned at 8:15 p.m.

Ana Gutierrez, City Clerk

City of Brawley

City Council

April 07, 2026

Agenda Item No. 4b

STAFF REPORT



To: City Council
From: Marcela Tapia, Assistant Finance Director
Prepared by: Jesse Sanchez, Sr. Accounting Assistant
Subject: Demand check registers processed from February 28, 2026 to March 20, 2026

RECOMMENDATION:

Approve demand check registers processed from February 28, 2026 to March 20, 2026.

BACKGROUND INFORMATION:

Routine bills and payroll processed between Council meetings included the following:

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	514	264	0.00	2,264,349.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	72	0.00	-107,071.05
Bank Drafts	27	27	0.00	448,115.39
EFT's	34	26	0.00	582,227.36
	575	389	0.00	3,187,621.64

Utility refunds included the following:

Totals by Transaction Type and Revenue Code

Transaction Type	Revenue Code	Count	Amount
Refund	996 - 996	3	740.15
	Refund Total:		740.15
	Total for Period:	3	740.15

4b

FISCAL IMPACT:

No additional fiscal impact to approve these reports.

ALTERNATIVES:

None.

ATTACHMENTS:

1. Check Report by Check Number
2. Monthly Transaction Report for Utility Refunds

REPORT COORDINATED WITH (other than person preparing the staff report):

None.

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

Silvia Luna, Finance Director

Status – Date of Status

Approved – 03/26/2026

Approved – 03/25/2026



City of Brawley

4b.1 Check Report

By Check Number

Date Range: 02/28/2026 - 03/20/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Bank Code: US Bank-US Bank Operating Account						
02405	Brawley Analytical Inc.	03/06/2026	EFT	0.00	1,429.50	1261
001815	Invoice	03/02/2026	Water Testing/Labs 2/11/26	0.00	1,429.50	
02613	Entravision Communications Corporation	03/06/2026	EFT	0.00	507.00	1262
764541-12	Invoice	03/04/2026	Grant Outreach	0.00	507.00	
01347	Polydyne Inc	03/06/2026	EFT	0.00	10,066.01	1263
1979495	Invoice	03/04/2026	Clarifloc WE-1474	0.00	10,066.01	
02648	Trojan Technologies	03/06/2026	EFT	0.00	144.00	1264
200 /50010552	Invoice	03/03/2026	Freight Cost	0.00	144.00	
02648	Trojan Technologies	03/18/2026	EFT	0.00	-144.00	1264
02762	World Book, Inc.	03/06/2026	EFT	0.00	379.54	1265
ARI0012179	Invoice	03/02/2026	Book Set	0.00	379.54	
02242	Andrade Acquisitions	03/12/2026	EFT	0.00	20,588.92	1266
2241	Invoice	03/11/2026	5% Retention/Police Department Remodel	0.00	12,582.34	
2286	Invoice	03/11/2026	Library Bookcase and Shelving Addition	0.00	4,575.76	
2287	Invoice	03/11/2026	5% Retention/Library Bookcase and Shelvi...	0.00	3,430.82	
02405	Brawley Analytical Inc.	03/12/2026	EFT	0.00	4,859.00	1267
001826	Invoice	03/11/2026	Water Testing/Labs 2/17/26	0.00	450.00	
001834	Invoice	03/11/2026	Water Testing/Labs 1/28/26 & 2/18/26	0.00	1,824.50	
001844	Invoice	03/11/2026	Water Testing/Labs 2/25/26	0.00	449.50	
001849	Invoice	03/11/2026	Water Testing/Labs 2/25/26	0.00	2,135.00	
00248	Brenntag Pacific, Inc.	03/12/2026	EFT	0.00	2,649.47	1268
BPI583578	Invoice	03/11/2026	CHEMICAL DELIVERIES	0.00	2,649.47	
02803	Crafco, Inc.	03/12/2026	EFT	0.00	78,574.18	1269
9403658825	Invoice	03/11/2026	Crack Fill Machine	0.00	78,574.18	
00478	Delta Dental	03/12/2026	EFT	0.00	9,224.80	1270
BE006900080	Invoice	03/09/2026	February 2026 Dental Insurance	0.00	9,224.80	
02590	GoGov, Inc	03/12/2026	EFT	0.00	12,000.00	1271
25-640	Invoice	03/11/2026	GOGov: GOResult & GONotify Subscripti...	0.00	12,000.00	
02571	Health and Human Resource Center Inc	03/12/2026	EFT	0.00	333.90	1272
E0365314	Invoice	03/10/2026	Employee Assitant Program/April 2026	0.00	4.20	
E0365315	Invoice	03/10/2026	Employee Assistant Program/April 2026	0.00	329.70	
01347	Polydyne Inc	03/12/2026	EFT	0.00	7,830.98	1273
2003257	Invoice	03/11/2026	POLYDYNE CHEMICAL AGREEMENT	0.00	7,830.98	
02624	QQCW Topco LLC	03/12/2026	EFT	0.00	83.97	1274
ARB254250	Invoice	03/10/2026	Car Wash Membership/February 2026	0.00	83.97	
02405	Brawley Analytical Inc.	03/19/2026	EFT	0.00	1,349.50	1275
001841	Invoice	03/16/2026	Water Testing/Labs 2/24/26	0.00	450.00	
001855	Invoice	03/16/2026	Water Testing/Labs 3/3/26	0.00	450.00	
001858	Invoice	03/16/2026	Water Testing/Labs 3/4/26	0.00	449.50	
00248	Brenntag Pacific, Inc.	03/19/2026	EFT	0.00	7,930.50	1276
BPI585668	Invoice	03/18/2026	CHEMICAL DELIVERIES	0.00	3,965.25	
BPI587295	Invoice	03/18/2026	CHEMICAL DELIVERIES	0.00	3,965.25	

Check Report

Date Range: 02/28/2026 - 03/20/2026

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
02424 4-25056	California Commercial Pools Inc. Invoice	03/18/2026	03/19/2026 Lions Center Pool Rehabilitation Project	EFT	0.00 0.00	360,050.00 360,050.00	1277
00575 FBN5573216	Enterprise FM Trust Invoice	03/16/2026	03/19/2026 R & M Cost/Unit Lease/Maint Fees/March...	EFT	0.00 0.00	60,732.22 60,732.22	1278
02812 5615	IV Welding & Mechanical Inc Invoice	03/16/2026	03/19/2026 Crane Services/WTP	EFT	0.00 0.00	840.00 840.00	1279
00924 25254048	Johnson Controls Fire Invoice	03/17/2026	03/19/2026 Extinguisher ZInspection/WTP/4/1/26 - 6/...	EFT	0.00 0.00	681.37 681.37	1280
02346 1300255721	LexisNexis Risk Solutions FL Inc. Invoice	03/16/2026	03/19/2026 AVCC Annual Subscription Fee/February 2...	EFT	0.00 0.00	404.25 404.25	1281
02874 00056820	Recycle Away, LLC Invoice	03/17/2026	03/19/2026 FlexE Triple 50gal Recycling Bin	EFT	0.00 0.00	757.55 757.55	1282
02290 PER00042586	ScribSoft Holdings Inc. Invoice	03/16/2026	03/19/2026 Gross Pmts/Handling & Credit Card Fees/F...	EFT	0.00 0.00	60.00 60.00	1283
02859 37164	Van Dermeyden Makus Law Corporation Invoice	03/18/2026	03/19/2026 Attorney Services/EI 111025	EFT	0.00 0.00	788.50 788.50	1284
00145 5220650558	Vestis Group, Inc. Invoice	03/17/2026	03/19/2026 Mat/Dust Mop	EFT	0.00 0.00	106.20 106.20	1285
00002 WO-49622-1	360 Business Products Invoice	03/02/2026	03/06/2026 Copy Paper/Pencil Sharp	Regular	0.00 0.00	60.10 60.10	308668
00028 09520 09521	AE Consulting, Inc. Invoice Invoice	03/04/2026 03/04/2026	03/06/2026 Design engineering services for Runway 8/... Design engineering services for Runway 8/...	Regular	0.00 0.00 0.00	20,150.00 12,550.00 7,600.00	308669
02019 25-2589	All Valley Fence and Materials Invoice	03/02/2026	03/06/2026 OD Rail Ends/Fence	Regular	0.00 0.00	11.29 11.29	308670
00075 0467-001772783	Allied Waste Services #467 Invoice	03/02/2026	03/06/2026 Street Sweeping Services/February 2026	Regular	0.00 0.00	23,359.73 23,359.73	308671
02876 2-26Refund	Ann Osuna Invoice	03/03/2026	03/06/2026 Facility Requested/Baby Shower/2/15/26	Regular	0.00 0.00	100.00 100.00	308672
02023 41403	Ashworth Leininger Group Invoice	03/04/2026	03/06/2026 Agreement	Regular	0.00 0.00	5,110.00 5,110.00	308673
00168 1-26ATTCalnet	AT&T CalNet Invoice	02/26/2026	03/06/2026 Telephone Services/Various Depts/12/20/...	Regular	0.00 0.00	1,561.47 1,561.47	308674
00208 1054181	Best Best & Krieger LLP Invoice	03/04/2026	03/06/2026 FY25-26 Legal Services as needed (BB&K)	Regular	0.00 0.00	8,545.50 8,545.50	308675
00223 A222561	Border Tactical Invoice	03/02/2026	03/06/2026 Labor/Make Patch 2-Lines	Regular	0.00 0.00	50.00 50.00	308676
00228 B60955/2 B72087/2 B87035/2 B87140/2 B87401/2 B88027/2 B89008/2 B89126/2 B90539/2 B90675/2	Brawley Ace Hardware Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice	03/04/2026 03/04/2026 02/26/2026 02/26/2026 02/26/2026 02/26/2026 02/26/2026 02/26/2026 02/26/2026 02/26/2026	03/06/2026 Duct Tape/Power Adapters Field Marking Paint/Cable Tie Dropcloth/Screws Light Bulb Paint/Accessories Mounting Tape Spackling Compound/Sand Sponge Batteries Pack Stop Rust Spray Moulding/Screws/Tray Item	Regular	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	4,337.93 76.20 72.71 28.13 110.86 415.95 11.95 63.69 78.26 9.78 16.51	308677

Check Report

Date Range: 02/28/2026 - 03/20/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
B91071/2	Invoice	02/26/2026	Bottled Water	0.00	23.46	
B91208/2	Invoice	02/26/2026	Air Scent/Tape/Utility Knife/Washer	0.00	56.70	
B91209/2	Invoice	02/26/2026	AC Air Filter	0.00	187.40	
B92837/2	Invoice	02/26/2026	Paint/Primer	0.00	248.44	
B92928/2	Invoice	02/26/2026	Paint/Roller/Brush	0.00	330.18	
B92933/2	Invoice	02/26/2026	Torch Kit/Cylinder Propane	0.00	32.60	
B93131/2	Invoice	02/26/2026	Magnetic Tape/Hose/Nozzle	0.00	56.52	
B93243/2	Credit Memo	02/26/2026	Light Bulb	0.00	-110.86	
B93416/2	Invoice	02/26/2026	Padlock/Key Duplicate	0.00	124.83	
B94000/2	Invoice	02/26/2026	Trimmer Head	0.00	36.96	
B94045/2	Invoice	02/26/2026	Concrete Patch	0.00	23.91	
B94160/2	Invoice	02/26/2026	Insect Killer Aerosol/Sharpie	0.00	36.51	
B94212/2	Invoice	02/26/2026	Rubbing Alcohol	0.00	3.90	
B94587/2	Invoice	02/26/2026	Cleaners/Air Freshener	0.00	49.52	
B96596/2	Invoice	02/26/2026	Bleach/Saw/Utility Knife/USB Cable/Batte...	0.00	278.93	
B96603/2	Invoice	02/26/2026	Grass Kill	0.00	61.98	
B96780/2	Invoice	02/26/2026	Door Knob	0.00	19.56	
B96788/2	Invoice	02/26/2026	Adhesive/Masking Paper/Tape	0.00	56.21	
B97054/2	Invoice	02/26/2026	Extension Cord	0.00	14.13	
B97225/2	Invoice	02/26/2026	Hornet Killer Aerosol	0.00	6.08	
B97445/2	Invoice	02/26/2026	Level Tool	0.00	8.69	
B97600/2	Invoice	02/26/2026	Mortar Mix	0.00	156.44	
B97795/2	Invoice	02/26/2026	Mortar mix	0.00	125.15	
B97844/2	Invoice	02/26/2026	Batteries/Replacement Quick Flow Spout...	0.00	218.55	
B98642/2	Invoice	02/26/2026	Sprayer Pump/Cleaner/Bleach	0.00	69.57	
B99632/2	Invoice	02/26/2026	ShopTowel/Cleaner/Torch Kit	0.00	90.88	
B99744/2	Invoice	02/26/2026	Ratch Combo Wrench/Kee Pads/Gloves/V...	0.00	510.69	
B99858/2	Invoice	02/26/2026	Cable Organizer/Sandpaper/Stud Sensor	0.00	65.22	
C00012/2	Invoice	02/26/2026	Padlock/Cleaner/Air Freshener/Key Bands	0.00	53.60	
C00204/2	Invoice	02/26/2026	Lawn Bag/Towels	0.00	40.19	
J58413/5	Invoice	02/26/2026	Towels/Disinfectant/Hex Key Set/Soap/Co...	0.00	140.18	
X29477/2	Invoice	03/04/2026	Staple Coaxial	0.00	9.33	
X33131/2	Invoice	02/26/2026	Batteries Pack	0.00	47.83	
X33341/2	Invoice	02/26/2026	Glue/Blade/Knee Pads	0.00	160.66	
X33657/2	Invoice	02/26/2026	Utility Knife/Pruners/Towels	0.00	143.46	
X33921/2	Invoice	02/26/2026	LED Bulb/Batteries	0.00	73.91	
X34136/2	Invoice	02/26/2026	Bubber O-Ring	0.00	2.58	
	Void	03/06/2026	Regular	0.00	0.00	308678
	Void	03/06/2026	Regular	0.00	0.00	308679
	Void	03/06/2026	Regular	0.00	0.00	308680
02668	Brawley Tire Shop		03/06/2026	Regular	0.00	35.00 308681
44536	Invoice	03/02/2026	Tire Service Repair/2/24/26	0.00	35.00	
00403	California Police Chiefs Association		03/06/2026	Regular	0.00	695.00 308682
13988	Invoice	03/02/2026	ESP Course/May 5-7/J. Blackstone	0.00	695.00	
00287	California State Disbursement		03/06/2026	Regular	0.00	1,571.06 308683
INV0007874	Invoice	03/06/2026	Child Support Deductions	0.00	1,571.06	
00299	Canon Financial Services Inc		03/06/2026	Regular	0.00	650.01 308684
42650871	Invoice	03/03/2026	Maintenance Jan/Contract Charge Feb/...	0.00	107.93	
42650872	Invoice	03/02/2026	Maintenance Overage Jan/Contract Charge..	0.00	542.08	
00392	Core & Main LP		03/06/2026	Regular	0.00	6,084.31 308685
Y513213	Invoice	03/02/2026	Valve/No Lead	0.00	981.40	
Y542476	Invoice	03/02/2026	No Lead/Coupling	0.00	934.30	
Y571092	Invoice	03/02/2026	Hydrant Safety Plastic Caps/Copper Pipe	0.00	4,168.61	
02181	County of San Bernardino		03/06/2026	Regular	0.00	125.00 308686
26-113-010AOT	Invoice	03/02/2026	School Resc.Officer Class/3/30/26-4/3/26/...	0.00	125.00	

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Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
02191 189800	Data Ticket Inc Invoice	03/02/2026	03/06/2026 Code Enforcement Processing/SSN Search/...	Regular	0.00	200.00	308687
02868 2-26Basketball3	Deseray Thomas Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 19 & 24	Regular	0.00	64.00	308688
00548 96554-26	EFR Environmental Services Inc Invoice	03/02/2026	03/06/2026 Hazmat Cleaning & Decontamination	Regular	0.00	2,500.00	308689
00569 EPWK0698522 EPWK0698571	Empire Southwest LLC Invoice Invoice	03/04/2026 03/04/2026	03/06/2026 Client Contract Client Contract	Regular	0.00 0.00	582.00 291.00	308690
02468 2-26Basketball3	Eric Franklin Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 23 & 25	Regular	0.00	315.00	308691
02878 2-26Travel 2-26Travel2 3-26Travel	Ethan Marquez Invoice Invoice Invoice	03/04/2026 03/04/2026 03/04/2026	03/06/2026 Travel Adv & Registration/EVOC/Feb 21-M... Travel Adv/EVOC/Feb 28 - March 1 Travel Adv/EVOC/March 7 - 9	Regular	0.00 0.00 0.00	1,715.03 1,068.85 255.64 390.54	308692
00635 6144348	Ferguson Enterprises Inc Invoice	03/02/2026	03/06/2026 Coupling/ORings/Metering Cart/Metering ...	Regular	0.00	219.48	308693
00660 INV0007886	Franchise Tax Boards State Of California Invoice	03/06/2026	03/06/2026 Earnings Withholding	Regular	0.00	210.00	308694
00758 3-26Rental	Hidalgo Society Invoice	03/04/2026	03/06/2026 Rental Agreement/Emp. Appreciation 202...	Regular	0.00	150.00	308695
02695 Invoice 4 Invoice 5	HMS Construction, Inc. Invoice Invoice	03/04/2026 03/04/2026	03/06/2026 Traffic Signal Synchronization Traffic Signal Synchronization	Regular	0.00 0.00	848,106.56 706,836.81 141,269.75	308696
00763 46168	Home Grown Apparel Invoice	03/02/2026	03/06/2026 Polo/Patch Sewn/Pants/Alteration	Regular	0.00	907.60	308697
00799 INV0007875	Imperial County Sheriff Civil Division Invoice	03/06/2026	03/06/2026 Earnings Withholdings	Regular	0.00	50.00	308698
02614 2.01.2026	Imperial Flying Service, Inc. Invoice	03/04/2026	03/06/2026 Imperial Flying Services 2nd Year Contract	Regular	0.00	2,200.00	308699
00805 1-26IIDBestRd2	Imperial Irrigation District Invoice	03/04/2026	03/06/2026 Power Bill/Account 13765/1/1/26 - 2/2/26	Regular	0.00	24.84	308700
02864 2-26Basketball3	Jaylin Mak Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 19 & 24	Regular	0.00	114.00	308701
02867 2-26Basketball3	Jennessa Ubence Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 19 & 24	Regular	0.00	48.00	308702
02642 2-26Basketball4	Jocelyn Ubence Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 25	Regular	0.00	32.00	308703
02831 2-26Travel	Jonathan Pacheco Invoice	03/04/2026	03/06/2026 Travel Adv/PD Investigations/Incident 26-...	Regular	0.00	538.89	308704
02636 2-26Travel	Jorge Diaz Invoice	03/04/2026	03/06/2026 Travel Adv/PD Investigations/Incident 26-...	Regular	0.00	538.89	308705
00979 54415 54433 54463	K-C Welding Rentals Inc Invoice Invoice Invoice	03/02/2026 03/02/2026 03/02/2026	03/06/2026 Chainsaw Chains Tubing/Flat Bar/Marker/Cutting Wheel/Di... HedgeTrimmer/Gasoline Chainsaw	Regular	0.00 0.00 0.00	1,402.65 66.32 107.48 1,228.85	308706

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
01025	LaBrucherie Irrigation Supp LLC	03/06/2026	Regular	0.00	2,694.16	308707
321119	Invoice	03/02/2026	Toilet Flange With Wax/Hose/Washwer/N...	0.00	108.27	
321239	Invoice	03/02/2026	ABS Multiport Valve	0.00	2,026.23	
321302	Invoice	03/02/2026	Nipple	0.00	24.52	
321384	Invoice	03/02/2026	Adapter/PVC Pipe/Nipple Returned Item	0.00	0.13	
321433	Invoice	03/02/2026	Adapter/Closet Spud/Tubing Extention	0.00	36.91	
321513	Invoice	03/02/2026	Joint Nut/Wire Brush	0.00	18.52	
321645	Invoice	03/26/2026	Nozzle/Rotor/Nipple	0.00	435.74	
321646	Invoice	03/02/2026	Marking Flag	0.00	18.49	
321695	Credit Memo	03/02/2026	Nipple	0.00	-3.88	
321805	Invoice	03/02/2026	Riser Extender/T	0.00	29.23	
01026	Landmark Consultants Inc	03/06/2026	Regular	0.00	8,600.00	308708
LE0126-42	Invoice	03/04/2026	Ocotillo Geotech	0.00	3,400.00	
LE0226-12	Invoice	03/04/2026	Ocotillo Geotech	0.00	2,270.00	
LE0226-42	Invoice	03/04/2026	Pro.Srvcs/Jan 29 - Feb 11/N. Rio Vista Sto...	0.00	2,930.00	
02386	Margarita Sanchez	03/06/2026	Regular	0.00	100.00	308709
2-26Refund	Invoice	03/02/2026	Facility Requested/Luncheon/2/14/26	0.00	100.00	
02309	Mark Cano	03/06/2026	Regular	0.00	538.89	308710
2-26Travel	Invoice	03/04/2026	Travel Adv/PD Investigations/Incident 26-...	0.00	538.89	
02558	Mark Storms	03/06/2026	Regular	0.00	206.55	308711
2-26Travel	Invoice	03/04/2026	Travel Adv/PD Investigations/Incident 26-...	0.00	206.55	
01183	McNeece Bros Oil Company	03/06/2026	Regular	0.00	1,786.22	308712
377520	Invoice	03/02/2026	Diesel Fuel	0.00	1,786.22	
01279	NuCO2	03/06/2026	Regular	0.00	131.18	308713
82782290	Invoice	03/02/2026	CO2 MK9 Detector/Sensor Kit	0.00	65.59	
82828325	Invoice	03/02/2026	CO2 MK9 Detector/Sensor Kit	0.00	65.59	
01891	NV5 Inc	03/06/2026	Regular	0.00	21,403.75	308714
446792	Invoice	03/04/2026	Engineering Services	0.00	2,683.75	
446793	Invoice	03/04/2026	Engineering Services	0.00	402.50	
446799	Invoice	03/02/2026	Professional Services/03/31/2025/Phase 3...	0.00	307.50	
460427	Invoice	03/02/2026	Professional Services/6/30/25/Phase 30B	0.00	525.00	
460428	Invoice	03/04/2026	Engineering Services	0.00	1,137.50	
468723	Invoice	03/02/2026	Professional Services/7/31/25/Phase 30B	0.00	200.00	
468724	Invoice	03/04/2026	Engineering Services	0.00	2,975.00	
468726	Invoice	03/04/2026	Engineering Services	0.00	1,575.00	
478565	Invoice	03/02/2026	Professional Services/9/30/25/Phase 20B	0.00	1,140.00	
478571	Invoice	03/04/2026	Engineering Services	0.00	1,900.00	
485573	Invoice	03/04/2026	Engineering Services	0.00	2,265.00	
486298	Invoice	03/04/2026	Engineering Services	0.00	95.00	
492765	Invoice	03/02/2026	Professional Services/11/30/25/Phase 41	0.00	430.00	
502379	Invoice	03/04/2026	Engineering Services	0.00	3,510.00	
502410	Invoice	03/04/2026	Engineering Services	0.00	1,787.50	
502412	Invoice	03/04/2026	Engineering Services	0.00	470.00	
	Void	03/06/2026	Regular	0.00	0.00	308715
02603	Omar Garcia	03/06/2026	Regular	0.00	206.55	308716
2-26Travel	Invoice	03/04/2026	Travel Adv/PD Investigations/Incident 26-...	0.00	206.55	
01341	Pitney Bowes Inc	03/06/2026	Regular	0.00	200.00	308717
1-26Postage	Invoice	03/02/2026	Postage/PD	0.00	200.00	
01361	Pro Record Storage Inc	03/06/2026	Regular	0.00	249.58	308718
0033323	Invoice	03/03/2026	Storage/Tracking/Shredding/City Hall/Feb ...	0.00	249.58	
01379	R & K Air Conditioning	03/06/2026	Regular	0.00	511.59	308719
53718	Invoice	03/02/2026	Repair Service/AC/Contactor Replaced	0.00	511.59	

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Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
01389 542416	Railroad Management Co LLC Invoice	03/02/2026	03/06/2026 PL/Water Distribution/License Fees/5/8/2...	Regular	0.00	696.56	308720
01470 47389 47390	Rockwood Chemical Invoice Invoice	03/02/2026 03/04/2026	03/06/2026 Herbicides Herbicides	Regular	0.00 0.00	288.56 192.38 96.18	308721
01488 214438 215390	Roto Rooter Invoice Invoice	03/02/2026 03/03/2026	03/06/2026 Repair Service/W A Street & N 1st Street/2... Repair Service/383 Main Street/1/27/26	Regular	0.00 0.00	287.09 147.09 140.00	308722
01489 23-087R 7457	Rove Engineering Inc Invoice Invoice	03/04/2026 03/04/2026	03/06/2026 5% Retention/Main Street Waterline Insta... B Street Construction	Regular	0.00 0.00	698,575.17 431,052.74 267,522.43	308723
02866 2-26Basketball3	Sheyla Ubence Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 19 & 24	Regular	0.00	64.00	308724
02005 2-26Basketball4	Sirah Overton Invoice	03/04/2026	03/06/2026 Youth Basketball 2026/Ref/Feb 23 & 25	Regular	0.00	96.00	308725
01596 2-26GasLiftStation	Southern California Gas Co Invoice	03/02/2026	03/06/2026 Natural Gas Consumption/1/10/26 - 2/9/26	Regular	0.00	17.84	308726
01611 2-26Renewal 2-26Renewal2	State WA Resources Control BD Invoice Invoice	03/02/2026 03/03/2026	03/06/2026 WO Certification/Grade D1/Peter I Sanchez WWTO Certificate#28569/Truman L Rogers	Regular	0.00 0.00	344.00 70.00 274.00	308727
01987 8578 8682 8683 8684 8753	STC Traffic, Inc Invoice Invoice Invoice Invoice Invoice	03/04/2026 03/04/2026 03/04/2026 03/04/2026 03/04/2026	03/06/2026 Design of 8th & Main Street Amendment No. 1 for Design & CM Signal ... Design for Dogwood and Mead Design of 8th & Main Street Design of 8th & Main Street	Regular	0.00 0.00 0.00 0.00 0.00	27,318.35 4,583.35 15,980.00 2,355.00 1,420.00 2,980.00	308728
01846 2-26Reimburseme...	Sylvia Olvera Invoice	03/04/2026	03/06/2026 Boot Barn/Safety Boots/2/20/26/S.Olvera	Regular	0.00	200.25	308729
02836 24874	TerraPacific Consultants, Inc. Invoice	03/04/2026	03/06/2026 Geotechnical for the Pool Rehabilitation P...	Regular	0.00	6,270.75	308730
01668 26-01-005	The Holt Group Invoice	03/04/2026	03/06/2026 Construction Management for the Pool Re...	Regular	0.00	26,775.00	308731
01717 INV0007884	United Way of Imperial County Invoice	03/06/2026	03/06/2026 United Way Deductions	Regular	0.00	5.00	308732
01732 14359398 MT 14359401 MT 14359402 MT 14359403 MT	Valley Pest Services Inc Invoice Invoice Invoice Invoice	03/02/2026 03/02/2026 03/02/2026 03/02/2026	03/06/2026 Monthly Pest Control/Library Monthly Pest Control/PD Monthly Pest Control/Lawn Service Monthly Pest Control/Planning	Regular	0.00 0.00 0.00 0.00	210.00 50.00 50.00 60.00 50.00	308733
01738 6135336498 6135336500 6135336501 6135336502 6135336503 6135336504 6135336505 6135336506	Verizon Wireless Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice	03/02/2026 03/02/2026 03/02/2026 03/02/2026 03/02/2026 03/02/2026 03/02/2026 03/02/2026	03/06/2026 Cell Phone Services/PD/1/7/26 - 2/6/26 Cell Phone Services/FD#2/1/7/26 - 2/6/26 Cell Phone Services/Admin/1/7/26 - 2/6/26 Cell Phone Services/Library/1/7/26 - 2/6/26 Cell Phone Srvcs/Parks & Sr Center/1/7/26... Cell Phone Services/Building/1/7/26 - 2/6/... Cell Phone Services/City Coucil/1/7/26 - 2... Cell Phone Services/Finance/1/7/26 - 2/6/...	Regular	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	2,333.19 1,353.13 194.11 116.94 38.98 278.18 78.99 194.90 77.96	308734
01757 824087232	Vision Service Plan (CA), I Invoice	03/04/2026	03/06/2026 Vision Insurance Plan C/December 2025	Regular	0.00	4,672.46 1,541.91	308735

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
824087238	Invoice	03/03/2026	Vision Insurance Plan B/December 2025	0.00	881.24	
824486356	Invoice	03/03/2026	Vision Insurance Plan C/February 2026	0.00	1,436.56	
824486366	Invoice	03/03/2026	Vision Insurance Plan B/February 2026	0.00	812.75	
01772	Waxie Sanitary Supply	03/06/2026	Regular	0.00	89.54	308736
83786229	Invoice	03/02/2026	Janitorial Supplies	0.00	89.54	
02852	Xavier Ramirez	03/06/2026	Regular	0.00	64.00	308737
2-26Basketball3	Invoice	03/04/2026	Youth Basketball 2026/Ref/Feb 19 & 24	0.00	64.00	
02826	Eloy Silvas	03/06/2026	Regular	0.00	1,151.70	308738
3-26Travel	Invoice	03/06/2026	Travel Adv/ARIDE Training Class/March9-1...	0.00	1,151.70	
00002	360 Business Products	03/12/2026	Regular	0.00	1,477.00	308739
OE-QT-36072-1	Invoice	03/11/2026	Desk Table Top with Installation	0.00	260.85	
OE-QT-36072-2	Invoice	03/11/2026	Electric Desk	0.00	431.51	
WO-49771-1	Invoice	03/11/2026	Binder/Pen	0.00	90.38	
WO-49805-1	Invoice	03/10/2026	Office Chair	0.00	694.26	
00075	Allied Waste Services #467	03/12/2026	Regular	0.00	146,448.09	308740
0467-001773508	Invoice	03/10/2026	Solid Waste Services/February 2026	0.00	146,448.09	
00084	Alsco American Linen Div Steiner Corp	03/12/2026	Regular	0.00	448.48	308741
LYUM1895813	Invoice	03/10/2026	Cleaning Services/Supplies/Admin	0.00	41.07	
LYUM1912713	Invoice	03/10/2026	Cleaning Services/Supplies/Admin	0.00	43.15	
LYUM1944607	Invoice	03/11/2026	Cleaning Services/Supplies/WWTP	0.00	157.61	
LYUM1945486	Invoice	03/10/2026	Cleaning Services/Supplies/PD	0.00	206.65	
00119	Andrew Romo	03/12/2026	Regular	0.00	341.10	308742
3-26Travel	Invoice	03/11/2026	Travel Adv/CSTI Course Module G/March 2...	0.00	341.10	
00215	Biometrics4All Inc	03/12/2026	Regular	0.00	8.25	308743
BRWPD0042	Invoice	03/10/2026	RELAY FEES/2/1/26 - 2/28/26	0.00	8.25	
00228	Brawley Ace Hardware	03/12/2026	Regular	0.00	4.77	308744
B66923/2	Invoice	03/10/2026	Moulding Base	0.00	4.77	
00240	Brawley Public Safety Employee	03/12/2026	Regular	0.00	1,550.00	308745
INV0007903	Invoice	03/06/2026	Union Dues	0.00	1,550.00	
02668	Brawley Tire Shop	03/12/2026	Regular	0.00	762.25	308746
44490	Invoice	03/11/2026	Tire Repair/F150 Truck/PW	0.00	35.00	
44496	Invoice	03/11/2026	Tire Replace/PW	0.00	727.25	
02230	Brian Harsany	03/12/2026	Regular	0.00	1,510.20	308747
2-26Travel	Invoice	03/11/2026	Travel Adv/DSCI Workshop/Feb 18-20	0.00	1,510.20	
00287	California State Disbursement	03/12/2026	Regular	0.00	437.53	308748
INV0007895	Invoice	03/06/2026	Child Support Deductions	0.00	437.53	
00269	CalPERS Health Insurance	03/12/2026	Regular	0.00	2,854.76	308749
100000018213417	Invoice	03/11/2026	Medical Insurance Premium/Non-Pers/Ma...	0.00	2,854.76	
00269	CalPERS Health Insurance	03/12/2026	Regular	0.00	-2,854.76	308749
00301	Canon Solutions America Inc	03/12/2026	Regular	0.00	654.52	308750
1180827	Invoice	03/11/2026	Fax Board Attachment for Printer	0.00	654.52	
02716	Code 3 Technology LLC	03/12/2026	Regular	0.00	20,896.00	308751
25-507	Invoice	03/11/2026	CODE 3 QT 25-506	0.00	20,896.00	
00392	Core & Main LP	03/12/2026	Regular	0.00	4,168.61	308752
Y594956	Invoice	03/11/2026	Clow Hyndrant Safety Caps/Soft K Copper	0.00	4,168.61	
02868	Deseray Thomas	03/12/2026	Regular	0.00	80.00	308753
2-26Basketball4	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 26 & Marc...	0.00	80.00	

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Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
02486	Desmond H Thomas		03/12/2026 Regular		0.00	35.00	308754
3-26Basketball	Invoice	03/11/2026	Youth Basketball 2026/Ref/March 3		0.00	19.00	
3-26Basketball2	Invoice	03/11/2026	Youth Basketball 2026/Ref/March 4		0.00	16.00	
02266	Emilia Mata		03/12/2026 Regular		0.00	76.00	308755
3-26Basketball	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 21 & Marc...		0.00	76.00	
02468	Eric Franklin		03/12/2026 Regular		0.00	360.00	308756
3-26Basketball	Invoice	03/11/2026	Youth Basketball 2026/Ref/March 2, 3 & 4		0.00	360.00	
00629	Federal Express Corp		03/12/2026 Regular		0.00	110.25	308757
9-194-36471	Invoice	03/10/2026	Postage/PD		0.00	17.88	
9-194-87351	Invoice	03/09/2026	Postage		0.00	92.37	
00657	Forensic Drug Testing Services Inc		03/12/2026 Regular		0.00	99.00	308758
2026-0476	Invoice	03/10/2026	Drug Prevention & Program Management ...		0.00	99.00	
00660	Franchise Tax Boards State Of California		03/12/2026 Regular		0.00	390.00	308759
INV0007904	Invoice	03/06/2026	Earnings Withholding		0.00	390.00	
02327	Garda CL West Inc. Lockbox #233209		03/12/2026 Regular		0.00	575.86	308760
10842877	Invoice	03/10/2026	Armored Transportation Service/March 2...		0.00	415.65	
20662885	Invoice	03/10/2026	Excess Items Shipped/February 2026		0.00	160.21	
02086	Glenn A. Rick Engineering & Development Com		03/12/2026 Regular		0.00	750.00	308761
0111698	Invoice	03/11/2026	Service Area Plan Update - Racho Los Lagos		0.00	750.00	
00720	GovConnection Inc		03/12/2026 Regular		0.00	1,843.88	308762
77350343	Invoice	03/10/2026	HR Laptop		0.00	1,843.88	
01722	HD Supply, Inc.		03/12/2026 Regular		0.00	482.92	308763
INV00975375	Invoice	03/11/2026	Telescoping Tubing Cutter		0.00	156.44	
INV00975464	Invoice	03/11/2026	Meter Box Lid Lifter		0.00	326.48	
02095	HydroPro Solutions		03/12/2026 Regular		0.00	24,289.35	308764
IN0004554	Invoice	03/11/2026	Meters		0.00	5,886.22	
IN0004642	Invoice	03/11/2026	3/4" Registers		0.00	18,403.13	
00807	Imperial Landfill Inc		03/12/2026 Regular		0.00	73.77	308765
4136-000023045	Invoice	03/10/2026	Animal Control Disposal		0.00	73.77	
00821	Imperial Valley Occupational Medicine		03/12/2026 Regular		0.00	782.72	308766
5308	Invoice	03/10/2026	Physical Exams/R.Niebla/B.Gutierrez		0.00	782.72	
00847	IV Telecommunications Authorit		03/12/2026 Regular		0.00	49,846.00	308767
INV26-00002	Invoice	03/09/2026	FY 2025-26 IVTA Demarcation Fees		0.00	49,846.00	
00861	Jade Security Systems Inc		03/12/2026 Regular		0.00	34.99	308768
0232489	Invoice	03/10/2026	Monitoring Electronic Security System/Fin...		0.00	34.99	
02864	Jaylin Mak		03/12/2026 Regular		0.00	114.00	308769
2-26Basketball4	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 26 & Marc...		0.00	114.00	
02867	Jennessa Ubence		03/12/2026 Regular		0.00	112.00	308770
1-26Basketball2	Invoice	03/11/2026	Youth Basketball 2026/Ref/Jan 29 & Feb 3		0.00	64.00	
2-26Basketball4	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 26		0.00	48.00	
02463	Jessica Ubence		03/12/2026 Regular		0.00	48.00	308771
2-26Basketball4	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 25 & Marc...		0.00	48.00	
02642	Jocelyn Ubence		03/12/2026 Regular		0.00	48.00	308772
3-26Basketball	Invoice	03/11/2026	Youth Basketball 2026/Ref/March 4		0.00	48.00	
00979	K-C Welding Rentals Inc		03/12/2026 Regular		0.00	108.73	308773
54488	Invoice	03/11/2026	Bar/Chain Loop		0.00	108.73	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
01025	LaBrucherie Irrigation Supp LLC	03/12/2026	Regular	0.00	5,602.94	308774
321702	Invoice	03/11/2026	Fiber Tuff Flange-Slip/Bushing	0.00	91.93	
321757	Invoice	03/10/2026	Toilet/Sink/Urinal/Faucet	0.00	4,875.16	
321835	Invoice	03/11/2026	Liquid Guage	0.00	139.48	
321902	Invoice	03/11/2026	Coupling/Valve/Union Slip/PVC Pipe/Pipe ...	0.00	71.69	
321966	Invoice	03/10/2026	Glue/Ell/Bushing	0.00	22.84	
321968	Invoice	03/10/2026	Water Hose	0.00	88.56	
322172	Invoice	03/11/2026	PVC Pipe/Union Slip/Ell/Coupling/Nipple/...	0.00	286.29	
322340	Invoice	03/10/2026	Battery	0.00	26.99	
01096	Mallory Safety & Supply LLC	03/12/2026	Regular	0.00	437.99	308775
6332515	Invoice	03/11/2026	Vest	0.00	14.03	
6358072	Invoice	03/11/2026	Hat/Cartridge/Moisture Management/Fog...	0.00	423.96	
02344	Martin Angel Barajas	03/12/2026	Regular	0.00	975.00	308776
60	Invoice	03/10/2026	Commercial Driver Training/Peter I. Sanch...	0.00	975.00	
01183	McNeece Bros Oil Company	03/12/2026	Regular	0.00	92.35	308777
377704	Invoice	03/11/2026	Oil Lubricant	0.00	92.35	
01199	Mettler Toledo LLC	03/12/2026	Regular	0.00	499.68	308778
655484867	Invoice	03/11/2026	Lab Calibrations/Full Preventive Maint OnS..	0.00	499.68	
01238	Mylo Janitorial Inc	03/12/2026	Regular	0.00	9,131.00	308779
5078734	Invoice	03/11/2026	Janitorial Service	0.00	9,131.00	
01891	NV5 Inc	03/12/2026	Regular	0.00	10,427.50	308780
460429	Invoice	03/10/2026	Professionals Services/6/30/25/Phase 33	0.00	340.00	
460433	Invoice	03/10/2026	Professional Services/6/30/25/Phase 37	0.00	1,985.00	
460435	Invoice	03/10/2026	Professional Services/6/30/25/Phase 38	0.00	2,265.00	
460437	Invoice	03/10/2026	Professional Services/6/30/25/Phase 39	0.00	1,427.50	
478575	Invoice	03/10/2026	Professional Services/10/4/25/Phase 41	0.00	1,180.00	
478579	Invoice	03/10/2026	Professional Services/9/30/25/Phase 42	0.00	240.00	
478580	Invoice	03/10/2026	Professional Services/9/30/25/Phase 43	0.00	170.00	
478582	Invoice	03/10/2026	Professional Services/9/30/25/Phase 44	0.00	170.00	
478810	Invoice	03/11/2026	Engineering Services	0.00	1,140.00	
485570	Invoice	03/10/2026	Professional Services/10/31/25/Phase 29B	0.00	155.00	
502380	Invoice	03/10/2026	Professional Services/1/31/26/Phase 39	0.00	282.50	
502413	Invoice	03/10/2026	Professional Services/1/31/26/Phase 39	0.00	1,072.50	
01282	O'Reilly Auto Parts	03/12/2026	Regular	0.00	26.19	308781
2648-198149	Credit Memo	03/02/2026	Jack	0.00	-43.49	
2648-201987	Invoice	03/11/2026	Mini Bulb/Grease	0.00	11.86	
2648-202079	Invoice	03/11/2026	Wiper Fluid/Wiper Blade	0.00	57.82	
01358	Principal Life Insurance Company	03/12/2026	Regular	0.00	3,169.66	308782
3-26LifeInsurance	Invoice	03/09/2026	Life Insurance/March 2026	0.00	3,169.66	
01361	Pro Record Storage Inc	03/12/2026	Regular	0.00	146.02	308783
0033255	Invoice	03/09/2026	Storage/Tracking/Shredding/HR/Feb 2026	0.00	146.02	
01373	Quadient Finance USA Inc	03/12/2026	Regular	0.00	500.00	308784
2-26Postage	Invoice	03/11/2026	City Hall Postage	0.00	500.00	
01375	Quadient, Inc.	03/12/2026	Regular	0.00	475.15	308785
17960701	Invoice	03/11/2026	Impress Postage-Domestic Mail/Tiers	0.00	475.15	
01444	Rick's Group Diesel Inc	03/12/2026	Regular	0.00	444.04	308786
1927190	Invoice	03/11/2026	Windshield Replace/VIN 01255/Chev # 28	0.00	444.04	
01509	Ryan Araujo	03/12/2026	Regular	0.00	181.05	308787
2-26Travel	Invoice	03/11/2026	Travel Adv/DSCI Workshop/Feb 18-20	0.00	181.05	
01526	San Diego County RCS	03/12/2026	Regular	0.00	1,647.00	308788

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26BRAWFDN07	Invoice	03/10/2026	Fire Radios on the 800 MHz network/Janu...	0.00	1,647.00	
01562	Sherwin-Williams Company Inc	03/12/2026	Regular	0.00	852.57	308789
3583-8	Invoice	03/10/2026	Paint	0.00	852.57	
02866	Sheyla Ubence	03/12/2026	Regular	0.00	208.00	308790
2-26Basketball4	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 2 & 3	0.00	80.00	
3-26Basketball	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 26, March ...	0.00	128.00	
01563	SHI	03/12/2026	Regular	0.00	12,077.54	308791
B20834137	Invoice	03/11/2026	HYCU - Subscription Renewal	0.00	12,077.54	
02005	Sirah Overton	03/12/2026	Regular	0.00	48.00	308792
3-26Basketball	Invoice	03/11/2026	Youth Basketball 2026/Ref/March 4	0.00	48.00	
01596	Southern California Gas Co	03/12/2026	Regular	0.00	40.67	308793
2-26GasFD#1	Invoice	03/10/2026	Natural Gas Consumption/01/10/26 - 2/09...	0.00	40.67	
01924	Spectrum	03/12/2026	Regular	0.00	169.99	308794
189457801020726	Invoice	03/10/2026	Internet Service/FD#1/2/08/26 - 3/07/26	0.00	169.99	
01884	Sunbelt Rentals	03/12/2026	Regular	0.00	561.65	308795
180414462-0002	Invoice	03/10/2026	Rental Equipment/Concrete Grinder	0.00	561.65	
00496	The Desert Review	03/12/2026	Regular	0.00	2,645.00	308796
4755	Invoice	03/10/2026	Ad/SNC Publication 2024 Request	0.00	485.00	
4987	Invoice	03/10/2026	Ad/WTP Tanks Rehabilitation/1/7/26	0.00	630.00	
5113	Invoice	03/10/2026	Ad/DT26-01/Caretaker's Ord./Water Dis/...	0.00	1,530.00	
01649	T-Mobile USA Inc	03/12/2026	Regular	0.00	2,322.77	308797
2-26TMobileBldng	Invoice	03/10/2026	Ipad Usage/Building Dept/1/21/26 - 2/20/...	0.00	62.00	
2-26TMobileFD#2	Invoice	03/10/2026	Cellphone Usage/FD#2/1/21/26 - 2/20/26	0.00	35.08	
2-26TMobilePD	Invoice	03/09/2026	On Call PD Cell Phone Usage/1/21/26 - 2/...	0.00	2,153.29	
2-26TMobilePW	Invoice	03/11/2026	Ipad Usage/PW/1/21/26 - 2/20-26	0.00	72.40	
01709	Underground Service Alert of Southern CA	03/12/2026	Regular	0.00	236.11	308798
220260089	Invoice	03/11/2026	New Ticket Charges/Monthly Database Ma..	0.00	186.30	
25-262725	Invoice	03/11/2026	Ca State Fee for Regulatory Costs	0.00	49.81	
01732	Valley Pest Services Inc	03/12/2026	Regular	0.00	135.00	308799
14359399 MT	Invoice	03/11/2026	Monthly Pest Control/WTP	0.00	85.00	
14359666 MT	Invoice	03/10/2026	Monthly Pest Control/Lions Center	0.00	50.00	
01738	Verizon Wireless	03/12/2026	Regular	0.00	395.81	308800
6135336499	Invoice	03/09/2026	Cell Phone Services/PW/1/7/26 - 2/6/26	0.00	395.81	
01766	W.W. Grainger Inc	03/12/2026	Regular	0.00	780.86	308801
9823471967	Invoice	03/11/2026	Water Hose	0.00	91.56	
9823640124	Invoice	03/11/2026	Engine Driven Pump/Suction Strainer	0.00	535.35	
9824333786	Invoice	03/11/2026	Battery Charger	0.00	153.95	
01772	Waxie Sanitary Supply	03/12/2026	Regular	0.00	73.87	308802
83802530	Invoice	03/10/2026	Janitorial Supplies/Lions Center	0.00	73.87	
01780	Westair Gases & Equipment Inc	03/12/2026	Regular	0.00	846.27	308803
0080612602	Invoice	03/10/2026	Medical Cylinder Rental	0.00	207.62	
0080728045	Invoice	03/10/2026	Medical Oxygen/Cylinder Rental/Acetylene	0.00	298.66	
0080728046	Invoice	03/10/2026	Medical Cylinder Rental	0.00	339.99	
02852	Xavier Ramirez	03/12/2026	Regular	0.00	80.00	308804
2-26Basketball4	Invoice	03/11/2026	Youth Basketball 2026/Ref/Feb 26 & Marc...	0.00	80.00	
01802	Xerox Corporation	03/12/2026	Regular	0.00	412.38	308805
025303717	Invoice	03/11/2026	Meter Usage/Charges/Admin/1/30/26 - 2...	0.00	412.38	
00002	360 Business Products	03/19/2026	Regular	0.00	-8,350.69	308807

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00002	360 Business Products	03/19/2026	Regular	0.00	8,350.69	308807
OE-QT-34978-1	Invoice	03/19/2026	Finance Conference Room Furniture	0.00	8,350.69	
00009	AA Electric	03/19/2026	Regular	0.00	-627.49	308808
00009	AA Electric	03/19/2026	Regular	0.00	627.49	308808
3195	Invoice	03/17/2026	Replace damaged led light/Guadalupe Park	0.00	627.49	
00028	AE Consulting, Inc.	03/19/2026	Regular	0.00	8,177.00	308809
09522	Invoice	03/18/2026	Design engineering services for Runway 8/...	0.00	5,890.00	
09701	Invoice	03/18/2026	Airport Pilot Lounge Historical	0.00	2,287.00	
00028	AE Consulting, Inc.	03/19/2026	Regular	0.00	-8,177.00	308809
00084	Alsco American Linen Div Steiner Corp	03/19/2026	Regular	0.00	-443.64	308810
00084	Alsco American Linen Div Steiner Corp	03/19/2026	Regular	0.00	443.64	308810
LYUM1932673	Invoice	03/16/2026	Cleaning Services/Supplies/WWTP	0.00	157.61	
LYUM1945492	Invoice	03/16/2026	Cleaning Services/Supplies/WTP	0.00	85.19	
LYUM1946347	Invoice	03/16/2026	Cleaning Services/Supplies/WWTP	0.00	159.94	
LYUM1948545	Invoice	03/18/2026	Cleaning Services/Supplies/City Hall	0.00	40.90	
02032	Aquatic Design Group, Inc.	03/19/2026	Regular	0.00	-1,000.00	308811
02032	Aquatic Design Group, Inc.	03/19/2026	Regular	0.00	1,000.00	308811
34961	Invoice	03/18/2026	Design for the Pool	0.00	1,000.00	
00168	AT&T CalNet	03/19/2026	Regular	0.00	1,157.97	308812
2-26ATTCalnet	Invoice	03/18/2026	Telephone Services/Various Depts/1/20/2...	0.00	1,157.97	
00168	AT&T CalNet	03/19/2026	Regular	0.00	-1,157.97	308812
00184	Babcock Laboratories Inc	03/19/2026	Regular	0.00	615.53	308813
CC60062-2441	Invoice	03/16/2026	Water Testing/Labs	0.00	59.43	
CC60235-2441	Invoice	03/16/2026	Water Testing/Labs	0.00	556.10	
00184	Babcock Laboratories Inc	03/19/2026	Regular	0.00	-615.53	308813
00215	Biometrics4All Inc	03/19/2026	Regular	0.00	-16.50	308814
00215	Biometrics4All Inc	03/19/2026	Regular	0.00	16.50	308814
BRAWL0141	Invoice	03/16/2026	RELAY FEES/February 2026	0.00	16.50	
02715	BlueTriton Brands Inc	03/19/2026	Regular	0.00	-1,786.01	308815
02715	BlueTriton Brands Inc	03/19/2026	Regular	0.00	1,786.01	308815
06B8730147066	Invoice	03/16/2026	Bulk Water/Cooler Rental/PD/Feb 2026	0.00	18.48	
06C8730277760	Invoice	03/18/2026	Bulk Water/Cooler Rental/Feb 2026	0.00	1,767.53	
00228	Brawley Ace Hardware	03/19/2026	Regular	0.00	524.48	308816
B76990/2	Invoice	03/16/2026	Trimmer Head	0.00	16.30	
B77005/2	Invoice	03/16/2026	Trimmer Head	0.00	40.23	
B77008/2	Credit Memo	03/16/2026	Trimmer Head	0.00	-16.30	
B99772/2	Invoice	03/18/2026	Plated Steel Rod/Concrete Mix	0.00	31.50	
B99972/2	Invoice	03/18/2026	Blade/Brace Band/Concrete Mix	0.00	36.93	
B99982/2	Invoice	03/18/2026	Washers/Bolts/Nuts	0.00	8.90	
C00203/2	Invoice	03/18/2026	Bolts/Nuts/Washers/Fasteners	0.00	9.06	
C00410/2	Invoice	03/18/2026	Brush	0.00	4.99	
C00439/2	Invoice	03/18/2026	Couple/Locknut/Adapter/Elbow/Conduit	0.00	43.86	
C00593/2	Invoice	03/18/2026	Couple PVC	0.00	2.15	
C00759/2	Invoice	03/18/2026	LED Pack	0.00	15.21	
C00788/2	Invoice	03/18/2026	Bolts/Nuts/Washers	0.00	0.63	
C00940/2	Invoice	03/18/2026	Toilet Seal & Ring Wax	0.00	25.20	
C01165/2	Invoice	03/18/2026	Fasteners/Bolts/Nuts/Washers	0.00	5.45	
C02541/2	Invoice	03/18/2026	Measure Wheel/Tape Measure	0.00	119.58	
C03085/2	Invoice	03/18/2026	Pliers	0.00	33.69	
C03616/2	Invoice	03/18/2026	K9 Toy/Gap Filler	0.00	77.06	
X34488/2	Invoice	03/18/2026	Concrete Screw/Bolts/Nuts/Washers	0.00	19.72	
X34600/2	Invoice	03/18/2026	Concrete/Plug/Receptacle/Cast/Various	0.00	32.06	
X34664/2	Invoice	03/18/2026	Car Wash Soap	0.00	10.86	

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
X34671/2	Invoice	03/18/2026	Fasteners	0.00	7.40	
00228	Brawley Ace Hardware	03/19/2026	Regular	0.00	-524.48	308816
	Void	03/19/2026	Regular	0.00	0.00	308817
00261	Burke Williams & Sorensen LLP	03/19/2026	Regular	0.00	-2,716.00	308818
00261	Burke Williams & Sorensen LLP	03/19/2026	Regular	0.00	2,716.00	308818
348901	Invoice	03/18/2026	Professional Services/7/31/25	0.00	2,716.00	
00299	Canon Financial Services Inc	03/19/2026	Regular	0.00	599.18	308819
42834047	Invoice	03/18/2026	Main Overage Feb/Contract Charge March...	0.00	599.18	
00299	Canon Financial Services Inc	03/19/2026	Regular	0.00	-599.18	308819
02195	Comite Civico de Valle	03/19/2026	Regular	0.00	300.00	308820
3-26Refund	Invoice	03/17/2026	Facility Requested/Conference/11/12/25	0.00	300.00	
02195	Comite Civico de Valle	03/19/2026	Regular	0.00	-300.00	308820
00392	Core & Main LP	03/19/2026	Regular	0.00	-4,853.22	308821
00392	Core & Main LP	03/19/2026	Regular	0.00	4,853.22	308821
Y462021	Invoice	03/16/2026	Clamp/Bushing/Saddles Strap/Valve	0.00	4,560.84	
Y620675	Invoice	03/16/2026	Brass Saddlers	0.00	270.25	
Y647424	Invoice	03/17/2026	PVC Coupling	0.00	22.13	
00404	CPS Human Resource Services	03/19/2026	Regular	0.00	1,524.50	308822
TR-INV006875	Invoice	03/18/2026	Bilingual Exam/11/10/25	0.00	1,524.50	
00404	CPS Human Resource Services	03/19/2026	Regular	0.00	-1,524.50	308822
00452	David & Sons Truck Repair Inc	03/19/2026	Regular	0.00	-54.27	308823
00452	David & Sons Truck Repair Inc	03/19/2026	Regular	0.00	54.27	308823
9483	Invoice	03/16/2026	Mudflap/Clamp	0.00	54.27	
02357	David Barham	03/19/2026	Regular	0.00	420.00	308824
01	Invoice	03/18/2026	AHA BLS & First Aid Training/Certification/...	0.00	420.00	
02357	David Barham	03/19/2026	Regular	0.00	-420.00	308824
00485	Department of Justice	03/19/2026	Regular	0.00	150.00	308825
022993	Invoice	03/17/2026	FED LVL Volteer-Billed/January 2026	0.00	150.00	
00485	Department of Justice	03/19/2026	Regular	0.00	-150.00	308825
02868	Deseray Thomas	03/19/2026	Regular	0.00	-80.00	308826
02868	Deseray Thomas	03/19/2026	Regular	0.00	80.00	308826
3-26Basketball	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 5 & 10	0.00	80.00	
02486	Desmond H Thomas	03/19/2026	Regular	0.00	38.00	308827
3-26Basketball3	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 9	0.00	38.00	
02486	Desmond H Thomas	03/19/2026	Regular	0.00	-38.00	308827
00531	EA Electric	03/19/2026	Regular	0.00	-9,098.57	308828
00531	EA Electric	03/19/2026	Regular	0.00	9,098.57	308828
INV346	Invoice	03/16/2026	Malan RTU Installation/1/30/26 & 2/20/26	0.00	4,975.32	
INV347	Invoice	03/16/2026	Service Repair/Airport/PLC & Radio	0.00	975.00	
INV348	Invoice	03/16/2026	Malan RTU Programming/Program PLC & ...	0.00	3,148.25	
00569	Empire Southwest LLC	03/19/2026	Regular	0.00	1,424.00	308829
EPWK0698696	Invoice	03/18/2026	Generators service contract	0.00	1,424.00	
00569	Empire Southwest LLC	03/19/2026	Regular	0.00	-1,424.00	308829
02468	Eric Franklin	03/19/2026	Regular	0.00	-135.00	308830
02468	Eric Franklin	03/19/2026	Regular	0.00	135.00	308830
3-26Basketball2	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 11	0.00	135.00	
00668	Francisco Mendoza	03/19/2026	Regular	0.00	-152.60	308831
00668	Francisco Mendoza	03/19/2026	Regular	0.00	152.60	308831
3-26Reimburse	Invoice	03/16/2026	Sports Equipment & Supplies/GLOW Prog...	0.00	152.60	
01722	HD Supply, Inc.	03/19/2026	Regular	0.00	-1,740.42	308832

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
01722	HD Supply, Inc.	03/19/2026	Regular	0.00	1,740.42	308832
INV00967324	Invoice	03/17/2026	Vinyl Windstock/Dipper Handle/Sample C...	0.00	690.63	
INV00971158	Invoice	03/17/2026	Swabs/Sample Pack/Buffer Pack/Valve	0.00	1,004.88	
INV00971604	Invoice	03/17/2026	Syringes	0.00	44.91	
00763	Home Grown Apparel	03/19/2026	Regular	0.00	102.21	308833
46174	Invoice	03/16/2026	PDU Class A Pants/R.Nunez	0.00	102.21	
00763	Home Grown Apparel	03/19/2026	Regular	0.00	-102.21	308833
02095	HydroPro Solutions	03/19/2026	Regular	0.00	7,759.59	308834
IN0004482	Invoice	03/18/2026	Meters	0.00	6,666.11	
IN0004643	Invoice	03/18/2026	Meters	0.00	1,093.48	
02095	HydroPro Solutions	03/19/2026	Regular	0.00	-7,759.59	308834
02614	Imperial Flying Service, Inc.	03/19/2026	Regular	0.00	2,200.00	308835
3.01.2026	Invoice	03/18/2026	Imperial Flying Services 2nd Year Contract	0.00	2,200.00	
02614	Imperial Flying Service, Inc.	03/19/2026	Regular	0.00	-2,200.00	308835
00805	Imperial Irrigation District	03/19/2026	Regular	0.00	-4,160.73	308836
00805	Imperial Irrigation District	03/19/2026	Regular	0.00	4,160.73	308836
Service4036276	Invoice	03/18/2026	Power for 6 Street Lights/Main & Norman ...	0.00	4,160.73	
01851	International Asso for Property & Evidence Inc	03/19/2026	Regular	0.00	65.00	308837
M26-C693937	Invoice	03/16/2026	2026 IAPE Membership Renewal	0.00	65.00	
01851	International Asso for Property & Evidence Inc	03/19/2026	Regular	0.00	-65.00	308837
02685	Jacob Carrillo	03/19/2026	Regular	0.00	1,343.60	308838
3-26Travel	Invoice	03/18/2026	Travel Adv/SRO Course/March 30 - April 3	0.00	1,343.60	
02685	Jacob Carrillo	03/19/2026	Regular	0.00	-1,343.60	308838
00861	Jade Security Systems Inc	03/19/2026	Regular	0.00	-62.99	308839
00861	Jade Security Systems Inc	03/19/2026	Regular	0.00	62.99	308839
0232491	Invoice	03/16/2026	Monitoring Electronic Fire Alarm System/...	0.00	62.99	
02864	Jaylin Mak	03/19/2026	Regular	0.00	133.00	308840
3-26Basketball	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 5 & 10	0.00	133.00	
02864	Jaylin Mak	03/19/2026	Regular	0.00	-133.00	308840
02867	Jennessa Ubence	03/19/2026	Regular	0.00	-64.00	308841
02867	Jennessa Ubence	03/19/2026	Regular	0.00	64.00	308841
3-26Basketball	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 5	0.00	64.00	
02463	Jessica Ubence	03/19/2026	Regular	0.00	80.00	308842
3-26Basketball	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 10 & 11	0.00	80.00	
02463	Jessica Ubence	03/19/2026	Regular	0.00	-80.00	308842
02642	Jocelyn Ubence	03/19/2026	Regular	0.00	-96.00	308843
02642	Jocelyn Ubence	03/19/2026	Regular	0.00	96.00	308843
3-26Basketball2	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 5, 10 & ...	0.00	96.00	
02056	John Tang	03/19/2026	Regular	0.00	99.45	308844
3-26Travel	Invoice	03/18/2026	Travel Adv/Decertification Process/MK-43...	0.00	99.45	
02056	John Tang	03/19/2026	Regular	0.00	-99.45	308844
00927	Jonathan Blackstone	03/19/2026	Regular	0.00	-332.79	308845
00927	Jonathan Blackstone	03/19/2026	Regular	0.00	332.79	308845
3-26Travel	Invoice	03/18/2026	Travel Adv/Decertification Process/MK-43...	0.00	332.79	
00934	Jordan Implement, Inc	03/19/2026	Regular	0.00	-364.07	308846
00934	Jordan Implement, Inc	03/19/2026	Regular	0.00	364.07	308846
S05039	Invoice	03/17/2026	Repair & Service/UV Kawasaki Mule Pro	0.00	364.07	
00995	Kaz-Bros Design Shop	03/19/2026	Regular	0.00	734.03	308847
14763	Invoice	03/17/2026	Sign/MLS Go	0.00	734.03	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
00995	Kaz-Bros Design Shop	03/19/2026	Regular	0.00	-734.03	308847
01025	LaBrucherie Irrigation Supp LLC	03/19/2026	Regular	0.00	346.96	308848
322454	Invoice	03/17/2026	Adapter/Elbow	0.00	2.02	
322456	Invoice	03/17/2026	Coupling	0.00	26.28	
322501	Invoice	03/17/2026	Straw Hat	0.00	9.33	
322681	Invoice	03/17/2026	Pipe/Glue/El	0.00	212.27	
322856	Invoice	03/17/2026	Coupling/El/PVC Pipe/Primer/Glue	0.00	97.06	
01025	LaBrucherie Irrigation Supp LLC	03/19/2026	Regular	0.00	-346.96	308848
01026	Landmark Consultants Inc	03/19/2026	Regular	0.00	705.00	308849
LE0326-16	Invoice	03/18/2026	Ocotillo Geotech	0.00	705.00	
01026	Landmark Consultants Inc	03/19/2026	Regular	0.00	-705.00	308849
01047	Leslie's Swimming Pool	03/19/2026	Regular	0.00	136.02	308850
00652-02-050567	Invoice	08/16/2023	Chlorine Neutralizer	0.00	135.54	
00652-02-069201	Invoice	03/17/2026	Jumbo Tabs/Chlorine	0.00	177.52	
WPR9038358-00...	Credit Memo	06/22/2023	Credit Refund	0.00	-182.17	
WPR9070808-00...	Invoice	08/15/2024	O-Ring	0.00	5.13	
01047	Leslie's Swimming Pool	03/19/2026	Regular	0.00	-136.02	308850
02309	Mark Cano	03/19/2026	Regular	0.00	-332.79	308851
02309	Mark Cano	03/19/2026	Regular	0.00	332.79	308851
3-26Travel	Invoice	03/18/2026	Travel Adv/Decertification Process/MK-43...	0.00	332.79	
01183	McNeece Bros Oil Company	03/19/2026	Regular	0.00	58.62	308852
377947	Invoice	03/16/2026	Diesel Fuel	0.00	58.62	
01183	McNeece Bros Oil Company	03/19/2026	Regular	0.00	-58.62	308852
02231	McNish Corporation	03/19/2026	Regular	0.00	-25,898.81	308853
02231	McNish Corporation	03/19/2026	Regular	0.00	25,898.81	308853
INV028451	Invoice	03/18/2026	Intermediate worm gear assembly	0.00	25,898.81	
01891	NV5 Inc	03/19/2026	Regular	0.00	-985.00	308854
01891	NV5 Inc	03/19/2026	Regular	0.00	985.00	308854
468719	Invoice	03/17/2026	Professional Services/7/31/25/Phase 10B	0.00	985.00	
01288	Ojeda Industries	03/19/2026	Regular	0.00	282.25	308855
65955	Invoice	03/17/2026	12 FP X 90 Live Swivel Fitting	0.00	282.25	
01288	Ojeda Industries	03/19/2026	Regular	0.00	-282.25	308855
01282	O'Reilly Auto Parts	03/19/2026	Regular	0.00	-131.53	308856
01282	O'Reilly Auto Parts	03/19/2026	Regular	0.00	131.53	308856
2648-203114	Invoice	03/17/2026	Automotive Coolant	0.00	39.12	
2648-203488	Invoice	03/17/2026	Headlight Lens Restorer	0.00	10.86	
2648-204783	Invoice	03/17/2026	Power Inverter Tool	0.00	81.55	
01361	Pro Record Storage Inc	03/19/2026	Regular	0.00	45.94	308857
0033326	Invoice	03/18/2026	Storage/Tracking/Shredding/HR/Feb 2026	0.00	45.94	
01361	Pro Record Storage Inc	03/19/2026	Regular	0.00	-45.94	308857
01417	RDO Equipment Co	03/19/2026	Regular	0.00	882.92	308858
P0483843	Invoice	03/17/2026	Repair & Service/Mower	0.00	205.42	
P0505943	Invoice	03/17/2026	Repair & Service/Trak Mower	0.00	236.04	
P0506043	Invoice	03/17/2026	Repair & Service/Turn Mower	0.00	236.04	
P0506143	Invoice	03/17/2026	Repair Service/Mower	0.00	205.42	
01417	RDO Equipment Co	03/19/2026	Regular	0.00	-882.92	308858
01470	Rockwood Chemical	03/19/2026	Regular	0.00	-206.63	308859
01470	Rockwood Chemical	03/19/2026	Regular	0.00	206.63	308859
48014	Invoice	03/17/2026	Herbicides	0.00	206.63	
01526	San Diego County RCS	03/19/2026	Regular	0.00	-2,409.50	308860
01526	San Diego County RCS	03/19/2026	Regular	0.00	2,409.50	308860
26BRAWPDN08	Invoice	03/16/2026	Police radios on the 800 MHz network/Feb...	0.00	2,196.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
26BRAWPWN08	Invoice	03/17/2026	Public Works Radios on the 800MHz netw...	0.00	213.50	
02866	Sheyla Ubence	03/19/2026	Regular	0.00	-144.00	308861
02866	Sheyla Ubence	03/19/2026	Regular	0.00	144.00	308861
3-26Basketball2	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 5, 10 & ...	0.00	144.00	
01569	Shred-It	03/19/2026	Regular	0.00	71.01	308862
8013549593	Invoice	03/16/2026	Steri-safe Budget Subscription/March 2026	0.00	71.01	
01569	Shred-It	03/19/2026	Regular	0.00	-71.01	308862
02005	Sirah Overton	03/19/2026	Regular	0.00	48.00	308863
3-26Basketball2	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 9	0.00	48.00	
02005	Sirah Overton	03/19/2026	Regular	0.00	-48.00	308863
02883	Solana Center for Environmental Innovation	03/19/2026	Regular	0.00	-1,910.00	308864
02883	Solana Center for Environmental Innovation	03/19/2026	Regular	0.00	1,910.00	308864
2025974	Invoice	03/17/2026	Inspector Training/Fundamentals SB1383 ...	0.00	1,910.00	
01884	Sunbelt Rentals	03/19/2026	Regular	0.00	-410.50	308865
01884	Sunbelt Rentals	03/19/2026	Regular	0.00	410.50	308865
179835098-0001	Invoice	03/17/2026	String Trimmer Line	0.00	85.63	
180624755-0001	Invoice	03/17/2026	Rental Equipment/Paint Sprayer	0.00	100.93	
180709984-0001	Invoice	03/17/2026	Rental Equipment/Paint Sprayer	0.00	71.21	
180826888-0001	Invoice	03/17/2026	Mowing Head	0.00	152.73	
01666	The Counseling Team	03/19/2026	Regular	0.00	-400.00	308866
01666	The Counseling Team	03/19/2026	Regular	0.00	400.00	308866
INV108914	Invoice	03/16/2026	Psych Testing/B.Gutierrez	0.00	400.00	
02648	Trojan Technologies	03/19/2026	Regular	0.00	144.00	308867
200 /50010552	Invoice	03/03/2026	Freight Cost	0.00	144.00	
02648	Trojan Technologies	03/19/2026	Regular	0.00	-144.00	308867
01725	V & V Manufacturing Inc	03/19/2026	Regular	0.00	153.10	308868
64135	Invoice	03/16/2026	Name Tags/PD	0.00	153.10	
01725	V & V Manufacturing Inc	03/19/2026	Regular	0.00	-153.10	308868
01732	Valley Pest Services Inc	03/19/2026	Regular	0.00	75.00	308869
14359798 MT	Invoice	03/17/2026	Monthly Pest Control/Sr Center	0.00	75.00	
01732	Valley Pest Services Inc	03/19/2026	Regular	0.00	-75.00	308869
01772	Waxie Sanitary Supply	03/19/2026	Regular	0.00	-441.18	308870
01772	Waxie Sanitary Supply	03/19/2026	Regular	0.00	441.18	308870
83808833	Invoice	03/17/2026	Janitorial Supplies/Lions Center	0.00	106.62	
83808834	Invoice	03/17/2026	Janitorial Supplies/Lions Center	0.00	334.56	
01793	William S Smerdon	03/19/2026	Regular	0.00	-4,335.00	308871
01793	William S Smerdon	03/19/2026	Regular	0.00	4,335.00	308871
2935	Invoice	03/18/2026	Attorney Services/2/3/26 - 2/27/26	0.00	4,335.00	
02852	Xavier Ramirez	03/19/2026	Regular	0.00	80.00	308872
3-26Basketball	Invoice	03/17/2026	Youth Basketball 2026/Ref/Feb 21 & Marc...	0.00	80.00	
02852	Xavier Ramirez	03/19/2026	Regular	0.00	-80.00	308872
00002	360 Business Products	03/20/2026	Regular	0.00	8,350.69	308873
OE-QT-34978-1	Invoice	03/19/2026	Finance Conference Room Furniture	0.00	8,350.69	
00009	AA Electric	03/20/2026	Regular	0.00	627.49	308874
3195	Invoice	03/17/2026	Replace damaged led light/Guadalupe Park	0.00	627.49	
00028	AE Consulting, Inc.	03/20/2026	Regular	0.00	8,177.00	308875
09522	Invoice	03/18/2026	Design engineering services for Runway 8/...	0.00	5,890.00	
09701	Invoice	03/18/2026	Airport Pilot Lounge Historical	0.00	2,287.00	
00084	Alsco American Linen Div Steiner Corp	03/20/2026	Regular	0.00	443.64	308876

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
LYUM1932673	Invoice	03/16/2026	Cleaning Services/Supplies/WWTP	0.00	157.61	
LYUM1945492	Invoice	03/16/2026	Cleaning Services/Supplies/WTP	0.00	85.19	
LYUM1946347	Invoice	03/16/2026	Cleaning Services/Supplies/WWTP	0.00	159.94	
LYUM1948545	Invoice	03/18/2026	Cleaning Services/Supplies/City Hall	0.00	40.90	
02032	Aquatic Design Group, Inc.	03/20/2026	Regular	0.00	1,000.00	308877
34961	Invoice	03/18/2026	Design for the Pool	0.00	1,000.00	
00168	AT&T CalNet	03/20/2026	Regular	0.00	1,157.97	308878
2-26ATTCalnet	Invoice	03/18/2026	Telephone Services/Various Depts/1/20/2...	0.00	1,157.97	
00184	Babcock Laboratories Inc	03/20/2026	Regular	0.00	615.53	308879
CC60062-2441	Invoice	03/16/2026	Water Testing/Labs	0.00	59.43	
CC60235-2441	Invoice	03/16/2026	Water Testing/Labs	0.00	556.10	
00215	Biometrics4All Inc	03/20/2026	Regular	0.00	16.50	308880
BRAWL0141	Invoice	03/16/2026	RELAY FEES/February 2026	0.00	16.50	
02715	BlueTriton Brands Inc	03/20/2026	Regular	0.00	1,786.01	308881
06B8730147066	Invoice	03/16/2026	Bulk Water/Cooler Rental/PD/Feb 2026	0.00	18.48	
06C8730277760	Invoice	03/18/2026	Bulk Water/Cooler Rental/Feb 2026	0.00	1,767.53	
00228	Brawley Ace Hardware	03/20/2026	Regular	0.00	524.48	308882
B76990/2	Invoice	03/16/2026	Trimmer Head	0.00	16.30	
B77005/2	Invoice	03/16/2026	Trimmer Head	0.00	40.23	
B77008/2	Credit Memo	03/16/2026	Trimmer Head	0.00	-16.30	
B99772/2	Invoice	03/18/2026	Plated Steel Rod/Concrete Mix	0.00	31.50	
B99972/2	Invoice	03/18/2026	Blade/Brace Band/Concrete Mix	0.00	36.93	
B99982/2	Invoice	03/18/2026	Washers/Bolts/Nuts	0.00	8.90	
C00203/2	Invoice	03/18/2026	Bolts/Nuts/Washers/Fasteners	0.00	9.06	
C00410/2	Invoice	03/18/2026	Brush	0.00	4.99	
C00439/2	Invoice	03/18/2026	Couple/Locknut/Adapter/Elbow/Conduit	0.00	43.86	
C00593/2	Invoice	03/18/2026	Couple PVC	0.00	2.15	
C00759/2	Invoice	03/18/2026	LED Pack	0.00	15.21	
C00788/2	Invoice	03/18/2026	Bolts/Nuts/Washers	0.00	0.63	
C00940/2	Invoice	03/18/2026	Toilet Seal & Ring Wax	0.00	25.20	
C01165/2	Invoice	03/18/2026	Fasteners/Bolts/Nuts/Washers	0.00	5.45	
C02541/2	Invoice	03/18/2026	Measure Wheel/Tape Measure	0.00	119.58	
C03085/2	Invoice	03/18/2026	Pliers	0.00	33.69	
C03616/2	Invoice	03/18/2026	K9 Toy/Gap Filler	0.00	77.06	
X34488/2	Invoice	03/18/2026	Concrete Screw/Bolts/Nuts/Washers	0.00	19.72	
X34600/2	Invoice	03/18/2026	Concrete/Plug/Receptacle/Cast/Various	0.00	32.06	
X34664/2	Invoice	03/18/2026	Car Wash Soap	0.00	10.86	
X34671/2	Invoice	03/18/2026	Fasteners	0.00	7.40	
	Void	03/20/2026	Regular	0.00	0.00	308883
00261	Burke Williams & Sorensen LLP	03/20/2026	Regular	0.00	2,716.00	308884
348901	Invoice	03/18/2026	Professional Services/7/31/25	0.00	2,716.00	
00299	Canon Financial Services Inc	03/20/2026	Regular	0.00	599.18	308885
42834047	Invoice	03/18/2026	Main Overage Feb/Contract Charge March...	0.00	599.18	
02195	Comite Civico de Valle	03/20/2026	Regular	0.00	300.00	308886
3-26Refund	Invoice	03/17/2026	Facility Requested/Conference/11/12/25	0.00	300.00	
00392	Core & Main LP	03/20/2026	Regular	0.00	4,853.22	308887
Y462021	Invoice	03/16/2026	Clamp/Bushing/Saddles Strap/Valve	0.00	4,560.84	
Y620675	Invoice	03/16/2026	Brass Saddlers	0.00	270.25	
Y647424	Invoice	03/17/2026	PVC Coupling	0.00	22.13	
00404	CPS Human Resource Services	03/20/2026	Regular	0.00	1,524.50	308888
TR-INV006875	Invoice	03/18/2026	Bilingual Exam/11/10/25	0.00	1,524.50	
00452	David & Sons Truck Repair Inc	03/20/2026	Regular	0.00	54.27	308889

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
9483	Invoice	03/16/2026	Mudflap/Clamp	0.00	54.27	
02357	David Barham	03/20/2026	Regular	0.00	420.00	308890
01	Invoice	03/18/2026	AHA BLS & First Aid Training/Certification/...	0.00	420.00	
00485	Department of Justice	03/20/2026	Regular	0.00	150.00	308891
022993	Invoice	03/17/2026	FED LVL Volteer-Billed/January 2026	0.00	150.00	
02868	Deseray Thomas	03/20/2026	Regular	0.00	80.00	308892
3-26Basketball	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 5 & 10	0.00	80.00	
02486	Desmond H Thomas	03/20/2026	Regular	0.00	38.00	308893
3-26Basketball3	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 9	0.00	38.00	
00531	EA Electric	03/20/2026	Regular	0.00	9,098.57	308894
INV346	Invoice	03/16/2026	Malan RTU Installation/1/30/26 & 2/20/26	0.00	4,975.32	
INV347	Invoice	03/16/2026	Service Repair/Airport/PLC & Radio	0.00	975.00	
INV348	Invoice	03/16/2026	Malan RTU Programming/Program PLC & ...	0.00	3,148.25	
00569	Empire Southwest LLC	03/20/2026	Regular	0.00	1,424.00	308895
EPWK0698696	Invoice	03/18/2026	Generators service contract	0.00	1,424.00	
02468	Eric Franklin	03/20/2026	Regular	0.00	135.00	308896
3-26Basketball2	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 11	0.00	135.00	
00668	Francisco Mendoza	03/20/2026	Regular	0.00	152.60	308897
3-26Reimburse	Invoice	03/16/2026	Sports Equipment & Supplies/GLOW Prog...	0.00	152.60	
01722	HD Supply, Inc.	03/20/2026	Regular	0.00	1,740.42	308898
INV00967324	Invoice	03/17/2026	Vinyl Windstock/Dipper Handle/Sample C...	0.00	690.63	
INV00971158	Invoice	03/17/2026	Swabs/Sample Pack/Buffer Pack/Valve	0.00	1,004.88	
INV00971604	Invoice	03/17/2026	Syringes	0.00	44.91	
00763	Home Grown Apparel	03/20/2026	Regular	0.00	102.21	308899
46174	Invoice	03/16/2026	PDU Class A Pants/R.Nunez	0.00	102.21	
02095	HydroPro Solutions	03/20/2026	Regular	0.00	7,759.59	308900
IN0004482	Invoice	03/18/2026	Meters	0.00	6,666.11	
IN0004643	Invoice	03/18/2026	Meters	0.00	1,093.48	
02614	Imperial Flying Service, Inc.	03/20/2026	Regular	0.00	2,200.00	308901
3.01.2026	Invoice	03/18/2026	Imperial Flying Services 2nd Year Contract	0.00	2,200.00	
00805	Imperial Irrigation District	03/20/2026	Regular	0.00	4,160.73	308902
Service4036276	Invoice	03/18/2026	Power for 6 Street Lights/Main & Norman ...	0.00	4,160.73	
01851	International Asso for Property & Evidence Inc	03/20/2026	Regular	0.00	65.00	308903
M26-C693937	Invoice	03/16/2026	2026 IAPE Membership Renewal	0.00	65.00	
02685	Jacob Carrillo	03/20/2026	Regular	0.00	1,343.60	308904
3-26Travel	Invoice	03/18/2026	Travel Adv/SRO Course/March 30 - April 3	0.00	1,343.60	
00861	Jade Security Systems Inc	03/20/2026	Regular	0.00	62.99	308905
0232491	Invoice	03/16/2026	Monitoring Electronic Fire Alarm System/...	0.00	62.99	
02864	Jaylin Mak	03/20/2026	Regular	0.00	133.00	308906
3-26Basketball	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 5 & 10	0.00	133.00	
02867	Jennessa Ubence	03/20/2026	Regular	0.00	64.00	308907
3-26Basketball	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 5	0.00	64.00	
02463	Jessica Ubence	03/20/2026	Regular	0.00	80.00	308908
3-26Basketball	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 10 & 11	0.00	80.00	
02642	Jocelyn Ubence	03/20/2026	Regular	0.00	96.00	308909
3-26Basketball2	Invoice	03/17/2026	Youth Basketball 2026/Ref/March 5, 10 & ...	0.00	96.00	

Check Report

Date Range: 02/28/2026 - 03/20/2026

Vendor Number Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Discount Amount	Payment Amount Payable Amount	Number
02056 3-26Travel	John Tang Invoice	03/18/2026	03/20/2026 Travel Adv/Decertification Process/MK-43...	Regular	0.00 0.00	99.45 99.45	308910
00927 3-26Travel	Jonathan Blackstone Invoice	03/18/2026	03/20/2026 Travel Adv/Decertification Process/MK-43...	Regular	0.00	332.79	308911
00934 S05039	Jordan Implement, Inc Invoice	03/17/2026	03/20/2026 Repair & Service/UV Kawasaki Mule Pro	Regular	0.00	364.07	308912
00995 14763	Kaz-Bros Design Shop Invoice	03/17/2026	03/20/2026 Sign/MLS Go	Regular	0.00	734.03	308913
01025 322454 322456 322501 322681 322856	LaBrucherie Irrigation Supp LLC Invoice Invoice Invoice Invoice Invoice	03/17/2026 03/17/2026 03/17/2026 03/17/2026 03/17/2026	03/20/2026 Adapter/Elbow Coupling Straw Hat Pipe/Glue/Ell Coupling/Ell/PVC Pipe/Primer/Glue	Regular	0.00 0.00 0.00 0.00 0.00	346.96 2.02 26.28 9.33 212.27 97.06	308914
01026 LE0326-16	Landmark Consultants Inc Invoice	03/18/2026	03/20/2026 Ocotillo Geotech	Regular	0.00	705.00	308915
01047 00652-02-050567 00652-02-069201 WPR9038358-00... WPR9070808-00...	Leslie's Swimming Pool Invoice Invoice Credit Memo Invoice	08/16/2023 03/17/2026 06/22/2023 08/15/2024	03/20/2026 Chlorine Neutralizer Jumbo Tabs/Chlorine Credit Refund O-Ring	Regular	0.00 0.00 0.00 0.00	136.02 135.54 177.52 -182.17 5.13	308916
02309 3-26Travel	Mark Cano Invoice	03/18/2026	03/20/2026 Travel Adv/Decertification Process/MK-43...	Regular	0.00	332.79	308917
01183 377947	McNeece Bros Oil Company Invoice	03/16/2026	03/20/2026 Diesel Fuel	Regular	0.00	58.62	308918
02231 INV028451	McNish Corporation Invoice	03/18/2026	03/20/2026 Intermediate worm gear assembly	Regular	0.00	25,898.81	308919
01891 468719	NV5 Inc Invoice	03/17/2026	03/20/2026 Professional Services/7/31/25/Phase 10B	Regular	0.00	985.00	308920
01288 65955	Ojeda Industries Invoice	03/17/2026	03/20/2026 12 FP X 90 Live Swivel Fitting	Regular	0.00	282.25	308921
01282 2648-203114 2648-203488 2648-204783	O'Reilly Auto Parts Invoice Invoice Invoice	03/17/2026 03/17/2026 03/17/2026	03/20/2026 Automotive Coolant Headlight Lens Restorer Power Inverter Tool	Regular	0.00 0.00 0.00	131.53 39.12 10.86 81.55	308922
01361 0033326	Pro Record Storage Inc Invoice	03/18/2026	03/20/2026 Storage/Tracking/Shredding/HR/Feb 2026	Regular	0.00	45.94	308923
01417 P0483843 P0505943 P0506043 P0506143	RDO Equipment Co Invoice Invoice Invoice Invoice	03/17/2026 03/17/2026 03/17/2026 03/17/2026	03/20/2026 Repair & Service/Mower Repair & Service/Trak Mower Repair & Service/Turn Mower Repair Service/Mower	Regular	0.00 0.00 0.00 0.00	882.92 205.42 236.04 236.04 205.42	308924
01470 48014	Rockwood Chemical Invoice	03/17/2026	03/20/2026 Herbicides	Regular	0.00	206.63	308925
01526 26BRAWPDN08 26BRAWPWNO8	San Diego County RCS Invoice Invoice	03/16/2026 03/17/2026	03/20/2026 Police radios on the 800 MHz network/Feb... Public Works Radios on the 800MHz netw...	Regular	0.00 0.00	2,409.50 2,196.00 213.50	308926
02866	Sheyla Ubence		03/20/2026	Regular	0.00	144.00	308927

Check Report

Date Range: 02/28/2026 - 03/20/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
3-26Basketball2	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 5, 10 & ...	0.00	144.00	
01569	Shred-It	03/20/2026	Regular	0.00	71.01	308928
8013549593	Invoice	03/16/2026	Steri-safe Budget Subscription/March 2026	0.00	71.01	
02005	Sirah Overton	03/20/2026	Regular	0.00	48.00	308929
3-26Basketball2	Invoice	03/18/2026	Youth Basketball 2026/Ref/March 9	0.00	48.00	
02883	Solana Center for Environmental Innovation	03/20/2026	Regular	0.00	1,910.00	308930
2025974	Invoice	03/17/2026	Inspector Training/Fundamentals SB1383 ...	0.00	1,910.00	
01884	Sunbelt Rentals	03/20/2026	Regular	0.00	410.50	308931
179835098-0001	Invoice	03/17/2026	String Trimmer Line	0.00	85.63	
180624755-0001	Invoice	03/17/2026	Rental Equipment/Paint Sprayer	0.00	100.93	
180709984-0001	Invoice	03/17/2026	Rental Equipment/Paint Sprayer	0.00	71.21	
180826888-0001	Invoice	03/17/2026	Mowing Head	0.00	152.73	
01666	The Counseling Team	03/20/2026	Regular	0.00	400.00	308932
INV108914	Invoice	03/16/2026	Psych Testing/B.Gutierrez	0.00	400.00	
02648	Trojan Technologies	03/20/2026	Regular	0.00	144.00	308933
200 /50010552	Invoice	03/03/2026	Freight Cost	0.00	144.00	
01725	V & V Manufacturing Inc	03/20/2026	Regular	0.00	153.10	308934
64135	Invoice	03/16/2026	Name Tags/PD	0.00	153.10	
01732	Valley Pest Services Inc	03/20/2026	Regular	0.00	75.00	308935
14359798 MT	Invoice	03/17/2026	Monthly Pest Control/Sr Center	0.00	75.00	
01772	Waxie Sanitary Supply	03/20/2026	Regular	0.00	441.18	308936
83808833	Invoice	03/17/2026	Janitorial Supplies/Lions Center	0.00	106.62	
83808834	Invoice	03/17/2026	Janitorial Supplies/Lions Center	0.00	334.56	
01793	William S Smerdon	03/20/2026	Regular	0.00	4,335.00	308937
2935	Invoice	03/18/2026	Attorney Services/2/3/26 - 2/27/26	0.00	4,335.00	
02852	Xavier Ramirez	03/20/2026	Regular	0.00	80.00	308938
3-26Basketball	Invoice	03/17/2026	Youth Basketball 2026/Ref/Feb 21 & Marc...	0.00	80.00	
00031	Aflac Inc	03/06/2026	Bank Draft	0.00	83.92	DFT0005145
INV0007869	Invoice	03/06/2026	Cancer/ICU/Disability Withheld	0.00	83.92	
00031	Aflac Inc	03/06/2026	Bank Draft	0.00	960.87	DFT0005146
INV0007870	Invoice	03/06/2026	Cancer/ICU/Disability Withheld	0.00	960.87	
00031	Aflac Inc	03/06/2026	Bank Draft	0.00	1,177.65	DFT0005147
INV0007871	Invoice	03/06/2026	Cancer/ICU/Disability Withheld	0.00	1,177.65	
01255	National Plan Coordinators	03/06/2026	Bank Draft	0.00	2,185.00	DFT0005152
INV0007878	Invoice	03/06/2026	Def Compensation/Plan #340233-01	0.00	2,185.00	
01257	Nationwide Retirement Solution	03/06/2026	Bank Draft	0.00	2,975.00	DFT0005153
INV0007879	Invoice	03/06/2026	Def Compensation/Entity #05270	0.00	2,975.00	
00233	Brawley Firefighters Local #19	03/06/2026	Bank Draft	0.00	890.00	DFT0005158
INV0007885	Invoice	03/06/2026	Union Dues Fire Assoc	0.00	890.00	
00836	Internal Revenue Service	03/06/2026	Bank Draft	0.00	21,621.12	DFT0005159
INV0007887	Invoice	03/06/2026	Federal Taxes	0.00	21,621.12	
00836	Internal Revenue Service	03/06/2026	Bank Draft	0.00	9,646.40	DFT0005160
INV0007888	Invoice	03/06/2026	Medicare Taxes	0.00	9,646.40	
00836	Internal Revenue Service	03/06/2026	Bank Draft	0.00	41,246.20	DFT0005161
INV0007889	Invoice	03/06/2026	Social Security Taxes	0.00	41,246.20	
00571	Employment Development Dept	03/06/2026	Bank Draft	0.00	9,549.06	DFT0005162

Check Report

Vendor Number		Vendor Name	Payment Date	Payment Type	Date Range: 02/28/2026 - 03/20/2026		
Payable #	Payable Type	Post Date	Payable Description		Discount Amount	Payment Amount	Number
INV0007890	Invoice	03/06/2026	State Taxes		0.00	9,549.06	
00031	Aflac Inc	03/06/2026	03/06/2026 Bank Draft		0.00	415.23	DFT0005163
INV0007891	Invoice	03/06/2026	Cancer/ICU/Disability Withheld		0.00	415.23	
00031	Aflac Inc	03/06/2026	03/06/2026 Bank Draft		0.00	335.15	DFT0005164
INV0007892	Invoice	03/06/2026	Cancer/ICU/Disability Withheld		0.00	335.15	
01255	National Plan Coordinators	03/06/2026	03/06/2026 Bank Draft		0.00	235.00	DFT0005169
INV0007898	Invoice	03/06/2026	Def Compensation/Plan #340233-01		0.00	235.00	
00836	Internal Revenue Service	03/06/2026	03/06/2026 Bank Draft		0.00	6,206.36	DFT0005174
INV0007905	Invoice	03/06/2026	Federal Taxes		0.00	6,206.36	
00836	Internal Revenue Service	03/06/2026	03/06/2026 Bank Draft		0.00	3,798.26	DFT0005175
INV0007906	Invoice	03/06/2026	Medicare Taxes		0.00	3,798.26	
00836	Internal Revenue Service	03/06/2026	03/06/2026 Bank Draft		0.00	16,240.52	DFT0005176
INV0007907	Invoice	03/06/2026	Social Security Taxes		0.00	16,240.52	
00571	Employment Development Dept	03/06/2026	03/06/2026 Bank Draft		0.00	2,936.04	DFT0005177
INV0007908	Invoice	03/06/2026	State Taxes		0.00	2,936.04	
00836	Internal Revenue Service	03/06/2026	03/06/2026 Bank Draft		0.00	37.41	DFT0005180
INV0007911	Invoice	03/06/2026	Federal Taxes		0.00	37.41	
00836	Internal Revenue Service	03/06/2026	03/06/2026 Bank Draft		0.00	9.80	DFT0005181
INV0007912	Invoice	03/06/2026	Medicare Taxes		0.00	9.80	
00836	Internal Revenue Service	03/06/2026	03/06/2026 Bank Draft		0.00	41.92	DFT0005182
INV0007913	Invoice	03/06/2026	Social Security Taxes		0.00	41.92	
00571	Employment Development Dept	03/06/2026	03/06/2026 Bank Draft		0.00	13.72	DFT0005183
INV0007914	Invoice	03/06/2026	State Taxes		0.00	13.72	
01784	WEX Bank	03/10/2026	03/06/2026 Bank Draft		0.00	24,328.77	DFT0005186
110946465	Invoice	03/10/2026	Monthly Fuel Cost/Feb 2026		0.00	24,328.77	
00269	CalPERS Health Insurance	03/11/2026	03/10/2026 Bank Draft		0.00	2,854.76	DFT0005199
100000018213417	Invoice	03/11/2026	Medical Insurance Premium/Non-Pers/Ma...		0.00	2,854.76	
01706	U.S. Bank Corporate	03/09/2026	03/20/2026 Bank Draft		0.00	19,453.71	DFT0005200
2232026	Invoice	03/09/2026	US Bank Credit Card Charges		0.00	19,453.71	
01368	CalPERS Employees Retirement	03/18/2026	03/09/2026 Bank Draft		0.00	29,193.07	DFT0005201
INV0007941	Invoice	03/18/2026	Retirement Contributions for P/R PD 3/6/...		0.00	29,193.07	
01368	CalPERS Employees Retirement	03/18/2026	03/10/2026 Bank Draft		0.00	64,193.53	DFT0005202
INV0007942	Invoice	03/18/2026	Retirement Contributions for PR CITY/3/6/...		0.00	64,193.53	
00269	CalPERS Health Insurance		03/10/2026 Bank Draft		0.00	187,486.92	DFT0005203

Check Report

Vendor Number

Vendor Name

Payment Date Payment Type

Date Range: 02/28/2026 - 03/20/2026

Payable #

Payable Type

Post Date

Payable Description

Discount Amount

Payment Amount

Number

[100000018213416](#)

Invoice

03/18/2026

Medical Insurance Premium/Pers/March ...

Discount Amount
0.00

Payable Amount
187,486.92

Bank Code US Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	514	264	0.00	2,264,349.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	72	0.00	-107,071.05
Bank Drafts	27	27	0.00	448,115.39
EFT's	34	26	0.00	582,227.36
	575	389	0.00	3,187,621.64

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	514	264	0.00	2,264,349.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	72	0.00	-107,071.05
Bank Drafts	27	27	0.00	448,115.39
EFT's	34	26	0.00	582,227.36
	575	389	0.00	3,187,621.64

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	3/2026	3,187,621.64
			3,187,621.64



4b.2

Date Range: 2/28/2026 - 3/20/2026

Account Number	Name	Date	Type	Amount	Reference	Packet	Receipt		Adj Type		
01-6013-04	SENER, ROBERT "BOB"	3/4/2026	Refund	112.97	Check #: 308666	UBPKT10065					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	112.97	0.00	0.00	0.00	0.00	112.97
					Aging Total:	112.97	0.00	0.00	0.00	0.00	112.97
01-9586-01	LP, IMPERIAL VALLEY BUILDERS	3/4/2026	Refund	44.43	Check #: 308667	UBPKT10067					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	44.43	0.00	0.00	0.00	0.00	44.43
					Aging Total:	44.43	0.00	0.00	0.00	0.00	44.43
01-8689-04	OCHOA, LYDDA	3/18/2026	Refund	582.75	Check #: 308806	UBPKT10091					
					Revenue Code	Current	Plus 1	Plus 2	Plus 3	Plus 4	Balance
					996	582.75	0.00	0.00	0.00	0.00	582.75
					Aging Total:	582.75	0.00	0.00	0.00	0.00	582.75

Transaction Grand Total for Period: 740.15

Totals by Transaction Type

Transaction Type	Count	Amount
Refund	3	740.15
Total for Period:	3	740.15

Totals by Transaction Type and Revenue Code

Transaction Type	Revenue Code	Count	Amount
Refund	996 - 996	3	740.15
	Refund Total:		740.15
	Total for Period:	3	740.15

Totals by Revenue Code

Revenue Code	Count	Amount
996 - 996	3	740.15
Total for Period:	3	740.15

City of Brawley

City Council

April 07, 2026

Agenda Item No 4c



STAFF REPORT

To: City Council
From: Denise Garcia, Special Projects Manager
Prepared by: Denise Garcia, Special Projects Manager
Subject: **Ratify Letters of Support from Mayor Galvan on behalf of City Council for FY2027 Congressionally Directed Spending Request Applications for Capital Improvement Projects**

RECOMMENDATION:

It is recommended that the City Council of the City of Brawley ratify approval of letters of support from Mayor Galvan for the FY27 Congressionally Directed Spending Request applications submitted on the City's behalf for two Capital Improvement Projects.

BACKGROUND INFORMATION:

The City received notice that the FY27 Appropriations and Community Project guidelines were released on February 26, 2026. The original submission deadline was March 9, and it was later extended to March 13, 2026.

As part of the congressional funding application process for Senator Padilla and Senator Schiff, Letters of Support from Mayor Galvan were required. Due to the short turnaround time, these letters were submitted with the applications on March 6, 2026, and March 13, 2026.

Attached are the letters that were submitted for both projects.

Project Request 1:

\$515,000 to fund the installation of a complete fire suppression system, a modern fire alarm and detection system, and the necessary building retrofits to support both systems to improve emergency alerts and evacuations for all staff and patrons.

Project Request 2:

\$7,000,000 to fund the City's sewer line capacity improvement project along Eastern Avenue from Duarte St. to Shank Rd. to enhance infrastructure reliability, protect public health, and prevent sanitary sewer overflows.

FISCAL IMPACT:

None at this time.

ALTERNATIVES:

Do not approve the Letters of Support and direct staff to formally withdraw the City’s applications.

4c

ATTACHMENTS:

- 1. CDS Funding Request Application Mayor Support Letters for Two Capital Improvement Projects

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency
Rebecca Terrazas-Baxter, City Manager, ,
Romualdo Medina, Public Works Director, ,
Petra Ortega, Library Manager, ,

REPORT APPROVAL(S):

<u>Staff, Title or Consultant, Agency</u>	<u>Status – Date of Status</u>
Silvia Luna, Finance Director	Approved - 4/3/2026
Rebecca Terrazas-Baxter, City Manager	Approved - 4/3/2026



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

March 5, 2026

The Honorable Raul Ruiz
U.S. House of Representatives
2342 Rayburn House Office Building
Washington, D.C. 20515

Re: Federal Funding Request for Brawley Public Library Fire Safety and Accessibility Improvements

Dear Congressman Ruiz,

On behalf of the Brawley City Council, I am writing to express our strong support for the City's request for \$515,000 in federal funding to install fire suppression and alarm systems and complete critical accessibility improvements at the Brawley Public Library.

For nearly 100 years, the Brawley Public Library has been a cornerstone of our community—a center for learning, civic engagement, and safe public gathering. Yet today, this historic facility operates without a fire suppression or alarm system, creating a significant risk to both its irreplaceable collections and the safety of patrons and staff.

A disaster preparedness assessment conducted by a qualified consultant in August 2025 confirmed the urgent need for these upgrades. The library houses the complete historical archive of the Brawley News dating back to 1910, making it a unique repository of our local heritage. A fire could destroy generations of records and historic documentation. In addition, the library is adjacent to the City Finance Department, meaning a fire could threaten critical municipal operations.

The proposed project would:

- Retrofit the 8,633-square-foot facility to support and install a complete fire suppression system and modern fire alarm system.
- Replace the library's rear accessible emergency exit door with an ADA- and code-compliant system to ensure safe egress for all patrons, including seniors and individuals with limited mobility.

Serving approximately 27,000 residents in a disadvantaged community and welcoming 15,000 patrons annually, the library provides vital access to technology, education, employment resources, and community programs. With new housing developments underway, usage will continue to grow.

Federal support for this project will not only close a critical fire safety gap, but also preserve historical records, protect municipal infrastructure, and guarantee safe access for all residents.

On behalf of the Brawley City Council and our community, I respectfully request your leadership and support for this funding. Your continued commitment to public safety, historic preservation, and community resilience makes this project especially meaningful.

Thank you for your consideration and for your service to communities across our nation.

Sincerely,



J.J. Galvan, Mayor
City of Brawley



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

March 5, 2026

The Honorable Adam Schiff
United States Senate
Hart Senate Office Building, Room 112
Washington, DC 20510

Re: Federal Funding Request for Brawley Public Library Fire Safety and Accessibility Improvements

Dear Senator Schiff,

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Sincerely,



J.J. Galvan, Mayor
City of Brawley



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

March 13, 2026

United States Senate
Senator Adam Schiff
Washington, D.C. Office
112 Hart Senate Office Building
Washington, D.C. 20510

Re: Support for Federal Funding – City of Brawley Eastern Avenue Sewer Line Capacity Improvement Project

On behalf of the City of Brawley, I write to express strong support for federal funding of the Eastern Avenue Sewer Line Capacity Improvement Project. This critical infrastructure project will replace an at-capacity sewer main along Eastern Avenue, resolving surcharging issues, improving wastewater conveyance, and ensuring reliable service for an estimated 6,000–8,000 residents, businesses, and public facilities.

In 2024, the City successfully managed federal funding from the Department of Water Resources (#4600015612) for the Hinojosa Water Tower project, which was completed within the agreed timeline. This demonstrates our commitment to efficiently implementing federally funded infrastructure projects.

Federal support for the Eastern Avenue Sewer Line project will prevent sanitary sewer overflows, protect public health, support economic activity, and reduce future emergency repair costs. The City is committed to providing the required local match and ensuring the project's successful completion.

We respectfully request your consideration and support for this project.

Sincerely,

J.J. Galvan
Mayor, City of Brawley



CITY OF BRAWLEY

ADMINISTRATIVE OFFICES
383 Main Street
Brawley, CA 92227
Phone: (760) 351-3048

March 13, 2026

United States Senate
Senator Alex Padilla
331 Hart Senate Office Building
Washington, D.C.

Subject: Support for Federal Funding – City of Brawley Eastern Avenue Sewer Line Capacity Improvement Project

Dear Senator Padilla,

I am writing to express the City of Brawley's strong support for federal funding of the Eastern Avenue Sewer Line Capacity Improvement Project. This project will replace an undersized sewer main along Eastern Avenue, resolving surcharging, expanding system capacity, and providing reliable wastewater service to approximately 6,000–8,000 residents, businesses, and public facilities.

The City has a proven track record of managing federal funding effectively, including the Department of Water Resources grant (#4600015612) for the Hinojosa Water Tower project, which was completed on schedule in 2024. This demonstrates our ability to implement and deliver federally supported infrastructure projects successfully.

Federal investment in this project will reduce sanitary sewer overflow risks, protect public health, and ensure long-term operational reliability. The City will provide the required local match and is committed to full project implementation.

Thank you for your consideration and support

Sincerely,

J.J. Galvan
Mayor, City of Brawley

City of Brawley

City Council

April 07, 2026

Agenda Item No 4d



STAFF REPORT

To: City Council
From: Cristhian Barajas, Development Services Director
Prepared by: Cristhian Barajas, Development Services Director
Subject: **Adoption of CA Building Standards Code 2025 Edition (2nd Reading)**

RECOMMENDATION:

Approve second reading of Ordinance No. 2026- __ Ordinance of the City Council of the City of Brawley amending Chapter 7 of the City of Brawley Municipal Code and reenacting a new Chapter 7 adopting by reference parts 1,2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11, and 12 of the 2025 California Building Standards Code (Title 24) and finding this Action is Exempt from Further Environmental Review Under General Rule in California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). CEQA applies only to projects that have the potential to cause a significant effect on the environment.

BACKGROUND INFORMATION:

City of Brawley Building and Fire staff presented the first reading of the ordinance on March 17, indicating that adoption of the CA Building Standards Code 2025 is mandated by the State of California. At the time, Council asked staff about the impacts of Code updates on private development, and staff indicated that the updates typically result in more stringent development practices, leading to higher construction costs.

The Brawley Municipal Code states that any updates to the Building or Fire Codes must be submitted as an ordinance, and ordinances must undergo two public readings. Below is additional information on the updates, per the previously submitted staff report.

“City staff discussed the proposed Ordinance (Attachment 1) adopting in reference the new 2025 California Building Standards Code. The California Building Standards Code (Title 24 of the California Code of Regulations) is comprised of 12 parts containing various construction codes (i.e., building, residential, electrical, plumbing, mechanical, energy, green building, existing building, fire, historical structures, etc.). The California codes are generally published every three years by the State Building Standards Commission (BSC) following the update of selected model codes by various code-writing organizations.

On January 1, 2026, the 2025 California Building Standards Code will become effective throughout California, and the currently adopted 2022 California Building Standards Code will no longer apply to projects applying for a new building permit.

The California Health and Safety Code allows local governments to amend building standards contained in the California Building Standards Code when the modifications are at least as stringent as

what is otherwise required by the codes and provided that amendments are made with express findings of need based on local climatic, geological, or topographical conditions. The mandated requirements of the California Building Standards Code provide minimal provisions for unsafe building abatement, signs, alternative housing provisions, fire sprinkler systems, fire safety, administrative requirements, green building measures, and other provisions. This being the case, the City Council will need to regularly amend the codes adopted by the State to address issues and needs unique to the City of Brawley.

The Ordinance proposes minor revisions to the CA Building Standards Code 2025 Edition, including adoption of Fire Code Appendices A-Q that provide further guidelines on issues not addressed in the normal portion, as well as revised Part 9 exceptions outlined in Chapter 11, 12 and 34. This Ordinance proposes no suggested local amendments. The 2025 California Building Standards Code proposed for adoption is available for review at City Hall or online at <https://www.dgs.ca.gov/BSC/Codes>."

FISCAL IMPACT:

Each time the California Building Standards Code is updated (every three years), construction costs increase due to the addition of more restrictive and complex requirements. The changes in the codes also increase the cost of providing code compliance services by increasing the need for additional training and public education and increasing City costs to perform plan review, inspection, and related code enforcement services. In addition, there will be a newspaper publishing fee of approximately \$200.

ALTERNATIVES:

No alternatives are recommended as the 2025 California Building Standards Code is a State requirement. However, following the public hearing, the City Council may amend and reintroduce the ordinance with revised updates. The Council should then schedule a new first and second reading of the Ordinance for a future meeting.

ATTACHMENTS:

1. Proposed Ordinance
2. 2025 Building Code Adoption
3. 2025 Fire Code Adoption
4. California Building Standards Code, 2025 Edition

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

Oscar Escalante, Interim Building Official, , City of Brawley

Nikkie Chamberland, Deputy Chief Fire Marshal, , City of Brawley

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

Silvia Luna, Finance Director

Status – Date of Status

Approved - 4/3/2026

Approved - 4/3/2026

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA,
AMENDING CHAPTER 7.1 OF THE BRAWLEY MUNICIPAL CODE REGARDING
ADOPTION OF CALIFORNIA BUILDING STANDARDS CODE, 2025 EDITION

THE CITY COUNCIL OF THE CITY OF BRAWLEY, CALIFORNIA, DOES
HEREBY ORDAIN AS FOLLOWS:

1. Purpose:

The purpose of this ordinance is to amend Sections 7.1 of the Brawley Municipal so that it references the use of California Building Standards Code, 2025 Edition.

California Health and Safety Code seeks to have uniform building standards in substantially the same format throughout the State of California.

2. Findings:

The city council finds that to best protect the health, safety, sustainability, and welfare of the citizens of Brawley, the administrative regulations adopted herein and hereinafter referred to as the "administrative provisions" and the building standards for building construction hereinafter referred to as the "technical codes," and also known as the 2025 Edition of the California Building Standards Code and the California Code of Regulations, Title 24, including Parts 1, 2, 2.5, 3, 4, 5, 6, 8, 9, 10, 11 and 12, shall be adopted as provided herein.

This code is adopted pursuant to the authority granted by Section 7 of Article XI of the California Constitution to a county or city to make and enforce within its limits all such local, police, sanitary, and other ordinances and regulations as are not in conflict with general laws. It is further adopted in conformity with the provisions of Sections 50022.1 thru 50022.10, including the Government Code relating to adopting codes by reference.

3. Amendment of Municipal Code:

Section 7.1 of the Brawley Municipal Code is hereby amended as follows:

4d.1

The California Building Standards Code, 2025 edition ("code"), as adopted by the California Building Standards Commission, is hereby adopted as the Building Code of the City of Brawley. Said code is comprised of the following elements:

- 2025 California Administrative Code;
- 2025 California Building Code;
- 2025 California Residential Code;
- 2025 California Electrical Code;
- 2025 California Mechanical Code;
- 2025 California Plumbing Code;
- 2025 California Energy Code;
- 2025 California Wildlife-Urban Interface Code;
- 2025 California Historic Building Code;
- 2025 California Fire Code;
- 2025 California Existing Building Code;
- 2025 California Green Building Code;
- 2025 California Referenced Standards Code.

The code shall also include the following appendices:

- Appendix Chapters A, B, C, D, F, G, H, I, J, and K of the 2025 California Building Code;
- Appendix Chapter E of the California Residential Code;
- Appendix Chapters A, B, BB, C, CC, D, E, F, G, H, I, J, K, L, M, N, O, P, and Q of the California Fire Code.
- Appendix Chapter 4 Special Detailed Requirements Based on Use and Occupancy of the California Fire Code.

The text of Sec. 7.2 shall remain the same.

The text of Sec. 7.3 is hereby amended as follows:

The following sections of the code are hereby revised:

- (a) Section 101.1 is hereby amended to read:
"Section 101 Title. The California Building Code, as amended by this Chapter, shall be known as the Building Code of the City of Brawley." The provisions contained in this Chapter are adopted and together with the amended Code are referred to hereafter as "these regulations", "these building standards" or "this Code".
- (b) In the event of conflict between this code and any other provision of the Brawley Municipal Code or regulations adopted pursuant thereto, the provisions of this code shall prevail.
- (c) In the event any section, subsection sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional or otherwise unenforceable, such circumstance shall not affect the validity of the remaining portion of this

chapter. The City hereby declares that it would have passed this chapter and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared unconstitutional or otherwise unenforceable.

(d) Nothing in this chapter or in the code hereby adopted shall be construed to affect any suit or proceeding pending in any court, rights acquired, liability incurred or any cause or causes of action acquired or existing under any act or ordinance repealed by this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

(e) Chapter 11 of the California Fire Code is hereby amended as follows:

-Strike out exceptions for section 1103.4.2 three to five stories; exceptions only: Reads as follows

1. Vertical opening protection is not required for Group R-3 occupancies

-Strike out exceptions for section 1103.4.3 More than five stories' exceptions only: Reads as follows

1. Vertical opening protection is not required for group R-3 occupancies' exception only

-Strikeout 1104.5 Illumination emergency power/ Exceptions only: reads as follows

1. Assembly occupancies used exclusively as a place of worship and having and occupant load of less than 300.

2. Group B buildings three or more stories in height, buildings with 100 or more occupants above and below a level of exit discharge servicing the occupants with 1,000 or more total occupants.

(f) Chapter 12 of the California Fire Code is hereby amended as follows:

-Strike out 1206.5 Residential use, exception only

1. The temporary use of a fuel cell powered electric vehicle to power a group R-3 and R-4 building while parked shall comply with section 1206.13

(g) Chapter 34 of the California Fire Code is hereby amended as follows:

-Strikeout Exceptions for section 3405.4 Distance from lot line and buildings

1. Tire Storage piles containing less than 500 tires shall be permitted to be located no closer than 10ft from the lot lines or from buildings. Tire storage piles shall not exceed 6ft in height when within 20ft of any property line, building perimeter fencing. Side slopes shall not exceed 60 degrees. When approved by the fire code official in accordance with section 1.11.2.4, distances of less than 10ft from lot lines or from buildings may be approved.

2. When approved by the fire code official in accordance with

4d1
section 1.11.2.4, exempted facilities defined in public resources code, section 42808(c) and 42831 and used tires as defined in section 42806.5, tire storage piles shall be permitted to be located no closer than 10ft from lot lines or from buildings. Tire storage piles shall not exceed 6 feet and height when within 20 feet of any property line or perimeter fencing. Side slopes shall not exceed 60 degrees.

4. Effective Date:

This ordinance shall be effective thirty (30) days after its adoption and the City Clerk shall cause a certified copy, or summary of this ordinance to be published one time within fifteen (15) days after its adoption in a newspaper of general circulation printed in Imperial County and circulated in the City of Brawley.

APPROVED, PASSED AND ADOPTED at a regular meeting of the City Council held on the 7th day of April, 2026.

CITY OF BRAWLEY, CALIFORNIA

Joseph Galvan, Mayor

ATTEST:

Ana Gutierrez, City Clerk

STATE OF CALIFORNIA)
COUNTY OF IMPERIAL)
CITY OF BRAWLEY)

1st Reading

I, Ana Gutierrez, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Ordinance No. 2026- was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 17th day of March, 2026 and that it was so adopted by the following roll call vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

DATED: March 17, 2026

Ana Gutierrez, City Clerk

2nd Reading & Adoption

I, Ana Gutierrez, City Clerk of the City of Brawley, California, **DO HEREBY CERTIFY** that the foregoing Ordinance No. 2026- was passed and adopted by the City Council of the City of Brawley, California, at a regular meeting held on the 7th day of April, 2026 and that it was so adopted by the following roll call vote:

4d.1

AYES:

NAYES:

ABSTAIN:

ABSENT:

DATED: April 7, 2026

Ana Gutierrez, City Clerk

CHAPTER 7. BUILDING REGULATIONS.¹

Sec. 7.1. Adoption of California Building Standards Code, 2025 Edition.

The California Building Standards Code, 2025 edition ("code"), as adopted by the California Building Standards Commission, is hereby adopted as the Building Code of the City of Brawley. Said code is comprised of the following elements:

- Part 1: California Administrative Code
- Part 2: California Building Code (CBC)
- Part 2.5: California Residential Code (CRC)
- Part 3: California Electrical Code
- Part 4: California Mechanical Code
- Part 5: California Plumbing Code
- Part 6: California Energy Code
- Part 7: California Wildlife-Urban Interface Code
- Part 11: California Green Building Code
- Part 8: California Historic Building Code
- Part 9: California Fire Code
- Part 10: California Existing Building Code
- Part 11: California Green Building Code (CAL Green)
- Part 12: California Referenced Standards Code

The code shall also include the following appendices:

- Appendix Chapters A, B, C, D, F, G, H, I, J, and K of the 2025 California Building Code
- Appendix Chapter E of the California Residential Code
- Appendix Chapters BB and CC of the California Fire Code

This edition of Title 24 replaces the 2022 California Building Standards Code as the mandatory compliance basis for new construction and major renovations after **January 1, 2026**.

¹Editor's note(s)—Ord. No. 2011-06, § 2, adopted Oct. 18, 2011, amended Ch. 7Editor's note(s)— in its entirety and enacted the provisions set out herein. The former Ch. 7Editor's note(s)— derived from Ord. No 87-05, §§ 2—4; and Ord. No. 2009-04, § 1.

Cross reference(s)—Dogs in multiple-family dwellings, § 4.3Cross reference(s)—.

(Ord. No. 2011-06, § 2, 10-18-2011; Ord. No. 2017-07, § 1, 9-19-201)

Sec. 7.2. Purpose.

The purpose and intent of adoption of the code is to regulate and govern the conditions and maintenance of all property, buildings and structures by providing the standards of supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; provide for the condemnation of buildings and structures unfit for human occupancy and use and demolition of such structures as herein provided; provide for the issuance of permits and collection therefore. Each and all the regulations, provisions, penalties, conditions and terms of said code on file are hereby referred to, adopted and made a part hereof as if fully set forth in this chapter, subject to revisions set forth herein.

(Ord. No. 2011-06, § 2, 10-18-2011)

Sec. 7.3. Revisions.

The following sections of the code are hereby revised:

- (a) Section 101.1 is hereby amended to read:

"Section 101 Title. The California Building Code, as amended by this Chapter, shall be known as the Building Code of the City of Brawley." The provisions contained in this Chapter are adopted and together with the amended Code are referred to hereafter as "these regulations", "these building standards" or "this Code".

- (b) In the event of conflict between this code and any other provision of the Brawley Municipal Code or regulations adopted pursuant thereto, the provisions of this code shall prevail.
- (c) In the event any section, subsection sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional or otherwise unenforceable, such circumstance shall not affect the validity of the remaining portion of this chapter. The City hereby declares that it would have passed this chapter and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared unconstitutional or otherwise unenforceable.
- (d) Nothing in this chapter or in the code hereby adopted shall be construed to affect any suit or proceeding pending in any court, rights acquired, liability incurred or any cause or causes of action acquired or existing under any act or ordinance repealed by this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this chapter.

(Ord. No. 2011-06, § 2, 10-18-2011)

- (e) Chapter 11 of the California Fire Code is hereby amended as follows:

-Strike out exceptions for section 1103.4.2 three to five stories; exceptions only: Reads as follows

1. Vertical opening protection is not required for Group R-3 occupancies

-Strike out exceptions for section 1103.4.3 More than five stories' exceptions only: Reads as follows

1. Vertical opening protection is not required for group R-3 occupancies' exception only

-Strikeout 1104.5 Illumination emergency power/ Exceptions only: reads as follows

1. Assembly occupancies used exclusively as a place of worship and having and occupant load of less than 300.

2. Group B buildings three or more stories in height, buildings with 100 or more occupants above and below a level of exit discharge servicing the occupants with 1,000 or more total occupants.
- (f) Chapter 12 of the California Fire Code is hereby amended as follows:
- Strike out 1206.5 Residential use, exception only
 - 1. The temporary use of a fuel cell powered electric vehicle to power a group R-3 and R-4 building while parked shall comply with section 1206.13
- (g) Chapter 34 of the California Fire Code is hereby amended as follows:
- Strikeout Exceptions for section 3405.4 Distance from lot line and buildings
 - 1. Tire Storage piles containing less than 500 tires shall be permitted to be located no closer than 10ft from the lot lines or from buildings. Tire storage piles shall not exceed 6ft in height when within 20ft of any property line, building perimeter fencing. Side slopes shall not exceed 60 degrees. When approved by the fire code official in accordance with section 1.11.2.4, distances of less than 10ft from lot lines or from buildings may be approved.
 - 2. When approved by the fire code official in accordance with section 1.11.2.4, exempted facilities defined in public resources code, section 42808(c) and 42831 and used tires as defined in section 42806.5, tire storage piles shall be permitted to be located no closer than 10ft from lot lines or from buildings. Tire storage piles shall not exceed 6 feet and height when within 20 feet of any property line or perimeter fencing. Side slopes shall not exceed 60 degrees.

4d.2

2025 California Building Standards Code (Title 24) Specific Changes from 2022 Edition

1. Occupied Roofs Now Count Toward Building Height

Under the 2025 code, roofs that are designed for regular occupancy (e.g., rooftop decks, amenities) are now **Included in building height calculations**. This can cause some buildings to be re-classified into higher occupancy or **high-rise categories**, subjecting them to stricter fire protection, egress and structural requirements compared with the 2022 code.

2. Stricter Fire-Safety Standards for Lithium-ion Batteries and BESS Facilities

The 2025 code includes **enhanced fire-life safety provisions** for buildings that house **Lithium-ion battery energy storage systems (BESS)** battery labs, and similar uses:

- Clearer occupancy classifications for these hazardous uses.
- Mandatory automatic sprinkler coverage in certain battery storage and manufacturing spaces. This is a significant update from the 2022 code which had less prescriptive hazard classifications and fire protections for emerging battery technologies.

3. Wildland-Urban Interface (WUI) Code Now Stand-Alone

The 2025 edition extracts and consolidates **wildfire safety and construction requirements** into a **new, stand-alone Wildland-Urban Interface Code (Title 24, Part 7)**. Previously these provisions were scattered in CBC Chapter 7A, CRC Section R337, California Fire Code Chapter 49, and related standards. This creates one unified chapter for construction in fire-prone areas and expands defensible space, material standards, and emergency access rules.

4. New Provisions for Elevator Lobby Doors

A noteworthy accessibility and life safety change in the 2025 code is in **elevator egress provisions: Locking devices are now allowed on elevator lobby doors** under conditions set by the code. This provides designers with more flexibility in certain configurations and reduces conflicts between elevator code and exit requirements.

5. Enhanced Temporary Structure Requirements

The 2025 code places **stronger oversight and more detailed compliance criteria** on temporary structures that remain in place for 180 days. Changes include more frequent inspections, clarified limitations on duration, and enhanced structural requirements.

Summary of California Code Changes 2025 Title 24

<https://www.dgs.ca.gov/-/media/Divisions/BSC/05-Resources/Guidebooks/2025-Title-24-CA-Code-Changes---New-07-25.pdf>

4d.3

California Fire Code 2025 Code Adoption

Highlighted text indicates amendments and new adoptions

- Adopting Chapter 1 Administration Section/will be adopting entire chapter
- Adoption of Chapter 2 Definitions Section/will be adopting the entire chapter
- Adoption of Chapter 3 General Requirements/will be adopting the entire chapter
- Adoption of Chapter 4 Emergency Planning/will be adopting the entire chapter
- Adoption of Chapter 5 Fire Service Feature/Adopting of the entire chapter
- Adoption of Chapter 6 Building Service & Systems/Adoption of the entire chapter
- Adoption of Chapter 7 Fire and Smoke Features/Adoption of the Entire Chapter
- Adoption of Chapter 8 Interior Finish, Decorative Materials and furnishings/Adoption of the entire Chapter
- Adoption of Chapter 9 Fire Protection Systems/Adoption of the Entire chapter
- Adoption of Chapter 10 Means of Egress/Adoption of the Entire Chapter
- Adoption of Chapter 11 Construction requirements for Existing Buildings/

-Strike out exceptions for section 1103.4.2 three to five stories; exceptions only:

Reads as follows

1. Vertical opening protection in not required for Group R-3 occupancies

-Strike out exceptions for section 1103.4.3 More than five stories' exceptions only:

Reads as follows

1. Vertical opening protection is not required for group R-3 occupancies' exception only

-Strikeout 1104.5 Illumination emergency power/ Exceptions only: reads as follows

1. Assembly occupancies used exclusively as a place of worship and having and occupant load of less than 300.

2. Group B buildings three or more stories in height, buildings with 100 or more occupants above and below a level of exit discharge servicing the occupants with 1,000 or more total occupants.

- Adoption of the rest of chapter 11 Construction requirements for existing buildings
- Adoption of Chapter 12 Energy Systems/

-Strike out 1206.5 Residential use, exception only

1. The temporary use of a fuel cell powered electric vehicle to power a group R-3 and R-4 building while parked shall comply with section 1206.13

- Adoption of the rest of Chapter 12 Energy Systems
- Adoption of Chapter 20 Aviation Facilities/ Adoption of the entire chapter
- Adoption of Chapter 21 Dry Cleaning/ Adoption of the Entire Chapter
- Adoption of Chapter 22 Combustible Dust Producing Operations/ Adoptions of the Entire Chapter
- Adoption of Chapter 23 Fuel Dispensing & Garages/Adoption of the Entire Chapter
- Adoption of Chapter 24 Flammable Finishes/ Adoption of the Entire Chapter
- Adoption of Chapter 25 Fruit and Crop/ Adoption of Entire Chapter
- Adoption of Chapter 26 Fumigation and Insecticidal Fogging/ Adoption of the Entire Chapter
- Adoption of Chapter 27 Semiconductor Fabrication Facilities/ Adoption of the Entire Chapter
- Adoption of Chapter 28 Lumber Yards/ Adoption of the Entire Chapter
- Adoption of Chapter 29 Manufacture of Organic Coatings/ Adoption of the Entire Chapter
- Adoption of chapter 30 Industrial Oven/Adoption of Entire Chapter
- Adoption of Chapter 31 Tents, Temporary special event structures and other membrane structures/ Adoption of the Entire Chapter
- Adoption of Chapter 32 High Piled Combustible Storage/ Adoption of Entire Chapter
- Adoption of Chapter 33 Safety During Constructing/ Adoption of entire chapter
- Adoption of Chapter 34 Tire Rebuilding and Tire Storage/

-Strikeout Exceptions for section 3405.4 Distance from lot line and buildings

1. Tire Storage piles containing less than 500 tires shall be permitted to be located no closer than 10ft from the lot lines or from buildings. Tire storage piles shall not exceed 6ft in height when within 20ft of any property line, building perimeter fencing. Side slopes shall not exceed 60 degrees. When approved by the fire code official in accordance with section 1.11.2.4, distances of less than 10ft from lot lines or from buildings may be approved.

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2. When approved by the fire code official in accordance with section 1.11.2.4, exempted facilities defined in public resources code, section 42808(c) and 42831 and used tires as defined in section 42806.5, tire storage piles shall be permitted to be located no closer than 10ft from lot lines or from buildings. Tire storage piles shall not exceed 6 feet and height when within 20 feet of any property line or perimeter fencing. Side slopes shall not exceed 60 degrees.

- Adoption of Chapter 35 Welding and other Hot Work/Adoption of Entire Chapter
- Adoption of chapter 36 Marinas/Adoption of the Entire Chapter
- Adoption of Chapter 37 Combustible Fibers/ Adoption of the Entire Chapter
- Adoption of Chapter 39 Processing and Extraction Facilities/ Adoption of Entire Chapter
- Adoption of Chapter 40 Storage of Distilled Spirits and Wines/ Adoption of Entire Chapter
- Adoption of Chapter 41 Temporary Heating and Cooling Operations/ Adoption of Entire Chapter
- Adoption of Chapter 48 Motion Picture and Television Production Studio Sound Stage, Approved Production Facilities and Production Locations/ Adoption of the Entire Chapter
- Adoption of Chapter 50 Hazardous Materials/ Adoption of the Entire Chapter
- Adoption of Chapter 51 Aerosols/ Adoption of the Entire Chapter
- Adoption of Chapter 53 Compressed Gas/ Adoption of the Entire Chapter
- Adoption of Chapter 54 Corrosives/ Adoption of the Entire Chapter
- Adoption of Chapter 55 Cryogenic Fluids/Adoption of the Entire Chapter
- Adoption of Chapter 56 Explosives and Fireworks/ Adoption of the Entire Chapter
- Adoption of Chapter 57 Flammable and Combustible Liquids/ Adoption of Entire Chapter
- Adoption of Chapter 58 Flammable gases and flammable cryogenic fluids/ Adoption of Entire Chapter
- Adoption of Chapter 59 Flammable Solids/ Adoption of Entire Chapter
- Adoption of Chapter 60 Highly Toxic and Toxic Materials/ Adoption of Entire Chapter
- Adoption of Chapter 61 Liquefied Petroleum Gases/Adoption of the Entire Chapter
- Adoption of Chapter 62 Organic Peroxides/ Adoption of the Entire Chapter

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-Adoption of Chapter 63 Oxidizers, oxidizing, gases and oxidizing cryogenic fluids/ Adoption of the Entire Chapter

-Adoption of Chapter 65 Pyroxylin Plastics/ Adoption of Entire Chapter

-Adoption of Chapter 66 Unstable Materials/ Adoption of Entire Chapter

-Adoption of Chapter 67 Water Reactive Solids and Liquids/ Adoption of Entire Chapter

-Adoption of Chapter 80 Referenced Standards

-Adoption of Appendix Chapter; Special Detailed Requirements Based on Use and Occupancy

-Adoption of Appendix A, Board of Appeals

-Adoption of Appendix B- Fire flow requirements for buildings

-Adoption of Appendix BB- Fire Flow Requirements for Buildings

-Adoption of Appendix C- Fire Hydrant Locations and Distribution

-Adoption of Appendix CC-Fire Hydrant Locations and Distribution

-Adoption of Appendix D-Fire Apparatus Access Roads

-Adoption of Appendix E- Hazard Categories

-Adoption of Appendix F-Hazard Ranking

-Adoption of Appendix G-Cryogenic Fluids

-Adoption of Appendix H-Hazardous Materials Management Plan and Hazardous Materials Inventory Statements

-Adoption of Appendix I- Fire Protection Systems-noncomplaint conditions

-Adoption of Appendix J-Building Information Sign

-Adoption of Appendix K- Construction requirements for existing ambulatory care facilities

-Adoption of Appendix L- Requirements for Fire Fighters air replenishment systems

-Adoption of Appendix M-High Rise Buildings- Retroactive Automatic Sprinkler Requirement

-Adoption of Appendix N- Indoor trade shows and exhibitions

-Adoption of Appendix O-Valet Trash and Recycling Collection in group r-2 Occupancies

4d.3

-Adoption of Appendix P-Temporary Haunted houses, ghost walks and similar amusement uses

-Adoption of Appendix Q-Community Wildland Urban Interface (WUI) Fire Hazard Evaluation Framework

SECTION 101

GENERAL

101.1 Title. The provisions of Brawley Municipal Code Section 7.2 shall be known as the “administrative provisions” and shall be cited as such. These administrative provisions, together with the technical codes adopted by the city council, will be referred to herein as “this code.”

101.2 Scope. These administrative provisions shall serve as the administrative, organizational, and enforcement rules and regulations in support of the technical codes adopted by the City, which regulate the planning, design, site preparation, construction, alteration, relocation, enlargement, replacement, moving, demolition, repair, maintenance, operation, use and occupancy of buildings, structures, building service equipment and any appurtenances connected or attached to such buildings or structures within the City. The provisions of each of the technical codes shall apply as follows:

101.2.1 California Building Code. The provisions of the California Building Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, moving, maintenance, removal, and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exception: Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, may comply with either this code or the California Residential Code.

101.2.2 California Residential Code. The provisions of the California Residential Code shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, moving, maintenance, removal, and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height.

Exception: The following shall be permitted to be constructed by this code where provided with a residential fire sprinkler system complying with Section R313:

1. Live/work units located in townhouses and complying with the requirements of Section 419 of the California Building Code.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
4. A care facility with five or fewer persons receiving medical care within a dwelling unit.
5. A care facility for five or fewer persons receiving care within a single-family dwelling.

101.2.3 California Electrical Code. The provisions of the California Electrical Code shall apply to the installation, alterations, repairs, and replacement of electrical systems, including but not

limited to electrical wiring, equipment, appliances, fixtures, devices, fittings and appurtenances, and other electrical-related systems, materials, parts, or components.

101.2.4 California Mechanical Code. The provisions of the California Mechanical Code shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including but not limited to equipment, appliances, fixtures, fittings, and appurtenances, including ventilating, heating, cooling, air conditioning, and refrigeration systems, commercial kitchen equipment, incinerators, and other energy systems. The provisions of the California Mechanical Code shall also apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and installing and operating residential and commercial gas appliances and related accessories.

101.2.5 California Plumbing Code. The provisions of the California Plumbing Code shall apply to the installation, alteration, repair, and replacement of plumbing systems, including but not limited to, equipment, appliances, fixtures, fittings and appurtenances, and other equipment where connected to a water or sewage system and all aspects of a medical gas system.

101.2.6 California Energy Code. The provisions of the California Energy Code shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.2.7 California Historical Building Code. The provisions of the California Historical Building Code shall apply to the preservation, restoration, rehabilitation, relocation, or reconstruction of buildings or properties designated as qualified historical buildings or properties.

101.2.8 California Fire Code. The provisions of the California Fire Code shall apply to matters affecting or relating to structures, processes, and premises concerning the following:

1. The hazard of fire and explosion arising from the storage, handling, or use of structures, materials, or devices.
2. Conditions hazardous to life, property, or public welfare in the occupancy of structures or premises.
3. Fire hazards in the structure or on the premises from occupancy or operation.
4. Matters related to the construction, extension, repair, alteration, or removal of fire protection systems.
5. Conditions affecting the safety of firefighters and emergency responders during emergency operations.

101.2.9 California Green Building Standards Code. The provisions of the California Green Building Standards Code shall apply to the planning, design, operation, construction, sustainability, use, and occupancy of all newly constructed and altered buildings or structures unless otherwise indicated in that code.

101.2.10 California Existing Building Code. The provisions of the California Existing Building Code shall apply to the repair, alteration, change of use or occupancy, and addition to and relocation of existing buildings.

Exception: Existing detached one- and two-family dwellings and existing townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane in height, shall comply with either the California Existing Building Code or the California Residential Code.

101.2.10.1 Application of Fire Code to Existing Buildings. Where work regulated by this code is also regulated by the construction requirements for existing buildings in Chapter 11 of the California Fire Code, such work shall comply with applicable requirements in both codes. The more restrictive requirement shall apply when conflict between the codes exists.

101.2.10.2 Buildings not previously occupied. A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall be permitted to comply with the provisions of the laws in existence at the time of its original permit unless such permit has expired. Subsequent permits shall comply with the California Building Code or California Residential Code, as applicable, for new construction.

101.2.10.3 Buildings previously occupied. The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change unless otherwise limited, restricted, or prohibited in the California Existing Building Code or the California Fire Code or as is deemed necessary by the Fire Code Official or Building Official for the general safety and welfare of the occupants and the public.

101.2.10.4 Building evaluation. The Fire Code Official and Building Official are authorized to require an existing building to be investigated and evaluated by a registered design professional when the Fire Code Official or the Building Official determines that such evaluation is necessary to safeguard the public health, safety, and welfare insofar as they are affected by a proposed repair, alteration, change of occupancy, change in use, addition, relocation of an existing building when unpermitted work has occurred when the building has been damaged or when the Fire Code Official or the Building Official determines that the building may be unsafe or dangerous. The design professional shall notify the Fire Code Official and the Building Official if any potential nonconformance with the California Existing Building Code provisions is identified or observed.

101.2.10.5 Safeguards During Construction. Construction work on existing buildings, including any related demolition, shall comply with the requirements of Chapter 15 of the California Existing Building Code.

101.3 Purpose. These administrative provisions aim to protect the public's health, safety, and welfare as it pertains to building construction and the built environment and provide for the administration and enforcement of the technical codes adopted by the City. The purpose of the technical codes adopted by the City is to establish minimum building standards to safeguard public safety, health, and general welfare through sustainability, mitigation of environmental impacts, access to persons with disabilities, affordability, structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation and safety to

life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

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SECTION 2

APPLICABILITY

102.1 Conflict between codes. Where there is a conflict between a general requirement and a specific requirement in the technical codes, the specific requirement shall be applicable. Where conflicts occur between the provisions of the technical codes and referenced standards, the provisions of the technical codes shall apply. Where conflicts between technical codes arise, the more restrictive requirement shall apply as determined by the Fire Code Official and the Building Official.

102.2 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

102.3 Application of references. References to chapter or section numbers or to provisions not specifically identified by number shall be construed to refer to such chapter, section, or provision of this code. Where references in this code are made to Chapter 1, Division II (Scope and Administration) of the California Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, or the California Existing Building Code, the corresponding applicable provisions contained within these administrative provisions shall apply.

102.4 References to prior code. Unless superseded and expressly repealed, references in City forms, documents, and regulations to the chapters and sections of this code previously adopted by the city council, shall be construed to apply to the corresponding provisions of this code.

102.5 Referenced codes and standards. The technical codes and standards referenced in this code and the other building and construction regulations contained in Chapter 7 of the Brawley Municipal Code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and other referenced codes and standards, the more restrictive provision shall apply. Where there is a conflict between a general and specific standard, the specific standard shall be applicable. All reference to codes published by the National Fire Protection Association, the International Code Council, the International Association of Plumbing and Mechanical Officials, and other code publishing organizations listed within the referenced standards shall be replaced by similar equivalent provisions, if available and published in the California Building Standards Code as adopted and amended by the City of Brawley.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer's instructions shall apply.

102.6 Appendices. Provisions in the appendices or annexes of the technical codes shall not apply unless such appendices or annexes or provisions in which they are contained have been specifically adopted.

102.7 Partial invalidity. If any part or provision of this code is held to be illegal or void, this shall not have the effect of making any other parts or provisions void or illegal.

102.8 Existing installations of building service equipment. Unless otherwise explicitly required by federal, state, or local laws, regulations or ordinances, building, electrical, plumbing, mechanical, sustainability measures, energy systems and conveyance equipment, components, and systems lawfully in existence at the time of the adoption of the technical codes may have their use, maintenance or repair continued if the use, maintenance or repair is in accordance with the original approved design and a hazard to life, health, safety, or property has not been created by such building service equipment.

102.9 Existing occupancy. The legal use and occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically required by the California Existing Building Code, the California Historical Building Code, the California Fire Code, State Housing Law, this code or any other federal or state regulation preempting these regulations, as applicable.

102.10 Additions, alterations, or repairs. Additions, alterations, or repairs to any electrical, mechanical, or plumbing equipment, components, or systems or to any structure shall conform to the applicable requirements for new construction without requiring the entire existing structure or system to comply with all of the requirements of this code unless otherwise stated in this code. Additions, alterations, or repairs shall not cause an existing structure or electrical, mechanical, or plumbing equipment, component, or system to become unsafe or adversely affect the condition of the building. Additions, alterations, and repairs to structures shall comply with the minimum requirements of this code, as applicable.

102.11 Moved Buildings. Moved buildings shall comply with the California Existing Building Code.

102.12 Maintenance. Buildings, structures, and parts thereof, including but not limited to structural and nonstructural components, electrical, plumbing, and mechanical equipment, components, and systems, shall be maintained in a safe, sanitary, and proper operating condition. Devices or safeguards required by this code shall be held in conformance with the technical code edition under which it was installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the Fire Code Official and the Building Official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for the removal or abrogation of fire protection and safety systems and devices in existing structures.

SECTION 103

DEFINITIONS

For the purpose of these administrative provisions, specific terms, phrases, words, and their derivatives shall be construed as specified in this section or as otherwise defined in the applicable technical codes. Where terms are not defined, they shall have their ordinarily accepted meanings within the context in which they are used. Webster's Third New International

Dictionary of the English Language, Unabridged, shall be considered as providing ordinarily accepted meanings.

...ADDITION. See California Building Code Section 202.

...ALTER or ALTERATION. See California Building Code Section 202.

...APPROVED. See California Building Code Section 202.

...ATTRACTIVE NUISANCE. See the definition for "Nuisance."

...BUILDING. See California Building Code Section 202.

...BUILDING, EXISTING. See California Building Code Section 202.

...BUILDING OFFICIAL. See California Building Code Section 202.

...BUILDING SERVICE EQUIPMENT. The plumbing, mechanical, electrical, and elevator equipment, including piping, wiring, ductwork, fixtures, and other accessories, components, and devices that provide sanitation, lighting, power, security, heating, ventilation, cooling, refrigeration, cooking, fire suppression, alarms, and transportation facilities essential to the occupancy of the building or structure for its designated use.

...CITY. See Chapter 7 of the Brawley Municipal Code.

...DANGEROUS BUILDING. See the definition for "Unsafe Structure."

...FIRE CODE OFFICIAL. See California Fire Code Section 202.

...JURISDICTION. See California Building Code Section 202.

...NUISANCE. (See definition in Brawley Municipal Code Section 16a.3)

...OCCUPANCY is the purpose for which a building, or part thereof, is used or intended to be used.

...OWNER is any person, agent, firm, or corporation having a legal or equitable interest in the property.

...PARTY IN INTEREST means the record owner as the name and address of that person or entity that appears on the last equalized assessment roll and, if known, the person in actual or apparent charge and control of the premises involved, and if known, the holder of any mortgage, trust deed or other lien or encumbrance of ATTACHMENT A Draft Ordinance record or any other known beneficiary to the building or structure or the land upon which it is located, and if known, residential tenants of a property.

...PERMIT. See California Building Code Section 202.

...PERMIT VALUATION means the estimated total value of the work for which a permit is being issued, including labor, materials, overhead, and profit as determined by the Fire Code Official and the Building Official. Permit valuation shall include the total value of all work for building service equipment, such as electrical, gas, mechanical, plumbing, and other permanent systems or portions thereof for which a permit is being issued. Permit valuation shall include the value of all new, replaced, or altered casework, appliances, fixtures, equipment, and other items and

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appurtenances attached to or serving a building, structure, or appendage, in kind, based on current estimated replacement costs. Permit valuation shall also include the value of displays, shelving, or other elements or fixtures within or immediately adjacent to an accessible route as defined by the California Building Code. Cord and plug-connected equipment not otherwise regulated by this code shall be excluded from the calculation of permit valuation.

...PERMITEE is the responsible party designated on a permit. The permittee shall either be the property owner, the property owner's authorized representative, or a contractor licensed to perform or oversee the permitted work.

...PERSON. An individual, heirs, executors, administrators, or assigns, includes a firm, partnership, or corporation, its successors or assigns, or the agent of any of those described above.

...PUBLIC NUISANCE. See the definition for "Nuisance."

...REPAIR. See California Building Code Section 202.

...STRUCTURE. See California Building Code Section 202.

...TECHNICAL CODES are those codes adopted by the city council in Chapter 7.3 of the Brawley Municipal Code containing the provisions for design, construction, alteration, addition, repair, removal, demolition, use, location, occupancy, and maintenance of buildings and structures and building service equipment as herein defined.

...THIS CODE refers to the provisions in this chapter and the technical codes adopted by the city council as amended herein.

...UNSAFE STRUCTURE. Any building or structure with any or all of the conditions or defects hereinafter described is an unsafe building, provided that such conditions or defects exist to the extent that the public's life, health, property, or safety or its occupants are endangered. For the purposes of this code, the term "dangerous building" is synonymous with the term "unsafe building."

(a) Whenever any door, aisle, passageway, or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

(b) Whenever the walking surface of any aisle, passageway, path of travel, stairway, or other means of exit is so warped, worn, loose, torn, obstructed, or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

(c) Whenever the stress in any materials, member, or portion thereof, due to all dead and live loads, is more than one and one-half times the working stress or stresses allowed for new buildings of similar structure, purpose, or location.

(d) Whenever any portion of a building or structure has been damaged by fire, earthquake, wind, flood, or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements for new buildings of similar structure, purpose, or location.

(e) Whenever any portion, member, or appurtenance of a building or structure thereof is likely to fail, to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(f) Whenever any portion of a building or structure, or any member, appurtenance, or ornamentation on the exterior thereof is not of sufficient strength or stability or is not so anchored, attached, or fastened in place to be capable of resisting a wind pressure of one-half of that specified for new buildings of similar structure, purpose, or location without exceeding the working stresses permitted for such buildings.

(g) Whenever any portion of a building or structure has cracked, warped, buckled, or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(h) Whenever the building or structure, or any portion thereof, because of (1) dilapidation, deterioration, or decay; (2) faulty construction; (3) the removal, movement, or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay, or inadequacy of its foundation; or (5) any other cause, is likely to partially or completely collapse.

(i) Whenever, for any reason, the building, structure, or any portion thereof, including equipment regulated by this code, is manifestly unsafe for the purpose for which it is being used.

(j) Whenever the exterior walls or other vertical structural members list, lean, or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base.

(k) Whenever the building or structure, exclusive of the foundation, shows thirty-three percent or more damage or deterioration of its supporting member or members, or fifty percent damage or deterioration of its non-supporting members, enclosing or outside walls or coverings.

(l) Whenever the building or structure has been so damaged by fire, wind, earthquake, or flood or has become so dilapidated or deteriorated to become (1) an attractive nuisance to children or (2) a public nuisance or (3) freely accessible to persons to commit unlawful acts.

(m) Whenever any building or structure has been constructed, exists, or is maintained in violation of any specific requirement of this code as applicable, including construction without a permit or prohibition pursuant to California Health and Safety Code Section 17920.3 or of any law or ordinance of this state or jurisdiction relating to the condition or location of said structure or building.

(n) Whenever any building or structure which, whether or not erected under all applicable laws and ordinances, has in any non-supporting part, member, or portion less than fifty percent, or in any supporting part, member, or portion less than sixty-six percent of the (1) strength, (2) fire-resisting qualities or characteristics, or (3) weather-resisting qualities or characteristics, required by law in the case of a newly-constructed building of like area, height, and occupancy in the exact location.

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(o) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangements, inadequate light, air, or sanitation facilities, or otherwise, is determined by the Health Officer, Fire Code Official or Building Official to be unsanitary, unfit for human habitation, or in such a condition that is likely to cause sickness or disease.

(p) Whenever any building, structure, or portion thereof, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, inadequate maintenance, damage from an earthquake, flood, fire, or another calamity, abandonment, exposure to hazardous materials, lack of sufficient fire-resistive construction, faulty electric wiring, defective or unsafe gas conditions or heating apparatus, unsanitary conditions or other cause, is determined by the Fire Code Official or Building Official to be a fire hazard, attractive nuisance, a hazard to life, safety or health of the public or occupants of the building.

(q) Whenever any building or structure is in such a condition as to constitute a public nuisance or as otherwise known to common law or equity jurisprudence.

(r) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or portion thereof, or whenever any building or structure so abandoned for a period in excess of six months to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(s) Whenever any building or structure has been abandoned or becomes vacant, is dilapidated and unsecured or open at exterior doors or windows, leaving the interior of the building exposed to the elements or accessible to the entrance by trespassers or is otherwise an attractive nuisance or hazard to the public.

(t) Whenever any building, structure, or portion thereof, whether structurally damaged or not, is dangerous to human life by reason of being located in an area that is unsafe due to hazards from landslide, settlement, slippage, or any other cause.

(u) Whenever any building, structure, or portion thereof, because of unfinished, uninspected, or uncompleted work required under a building permit and where the permit for the work has expired, or uncompleted work that would have been required under a building permit but where no permit has been issued, is determined by the Fire Code Official or the Building Official to be a fire hazard, attractive nuisance, hazard to the life, safety, or health of the public or occupants of the building.

(v) Whenever any building or structure is declared substandard as defined in Section 17920.3 of the California Health & Safety Code.

SECTION 104

BUILDING DEPARTMENT

104.1 Creation of enforcement agency. The Fire and Building departments are hereby created, and the official in charge thereof shall be known as the Fire Code Official and the Building Official, respectively.

104.2 Appointment. The Building Official shall be appointed by the city manager.

104.3 Deputies. With the approval of the city manager, the Building Official shall have the authority to appoint deputy building officials, technical officers, inspectors, plans examiners, and other employees or official representatives of the building department. Such employees or official representatives shall have powers delegated by the Building Official.

SECTION 105

DUTIES AND POWERS OF THE FIRE CODE OFFICIAL AND THE BUILDING OFFICIAL

105.1 General authority. The Fire Code Official and the Building Official are hereby authorized and directed to enforce the provisions of this code. The Fire Code Official and the Building Official shall have the authority to render interpretations of this code and adopt policies and procedures to clarify the application of its provisions. Such interpretations, policies, and procedures shall conform with the code's intent and purpose. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code. The Fire Code Official and the Building Official are hereby authorized to request the assistance and cooperation of other officials of this jurisdiction or other individuals, agencies, departments, or organizations so far as required in the discharge of the duties under this code or other pertinent law or ordinance.

105.1.1 Authorization to investigate. The Fire Code Official and the Building Official are authorized to investigate the cause, origin, and circumstances of any fire, explosion, or other hazardous condition.

105.1.2 Dangerous equipment. When the use of any electrical, plumbing, or mechanical equipment or its installations is found to be dangerous to human life, health, or property, the Fire Code Official and the Building Official shall have the authority to have the premises disconnected from their source of electric, gas, or water supply as applicable. The Fire Code Official or the Building Official shall provide written notice of such disconnection, and the causes shall be given within 24 hours to the owners, the occupant, or both, of such building, structure, or premises. It shall be unlawful for any person to reconnect the equipment to its source of electric supply or to use or permit to be used electric power in any such electrical equipment until such causes for the disconnection have been remedied to the satisfaction of the Fire Code Official and the Building Official.

105.1.3 Delegation of authority. The Fire Code Official and the Building Official shall be permitted to delegate to other qualified individuals such powers as necessary for the proper administration and enforcement of this code. The Fire Code Official and the Building Official are authorized to deputize qualified individuals to post notices and placards and enforce this code on behalf of the Fire Code Official or the Building Official.

105.2 Applications and permits. The Fire Code Official and the Building Official shall receive applications, review construction documents, issue permits for the erection and alteration, demolition, and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

105.3 Notices and orders. The Fire Code Official and the Building Official shall ensure that all necessary notices or orders are issued to ensure compliance with this code.

105.4 Inspections. The Fire Code Official and the Building Official are authorized to make all required inspections, or the Fire Code Official and the Building Official shall have the authority to accept reports of inspection by agencies or individuals approved by the Fire Code Official and the Building Official for the specific purpose. Reports of such inspections shall be in writing and prepared by a responsible officer of the approved agency or by the responsible individual. The Fire Code Official and the Building Official may seek and engage expert opinion as deemed necessary to report upon unusual technical issues that arise.

105.5 Identification. The Fire Code Official Building Official shall carry proper identification when inspecting structures or premises in performing duties under this code.

105.6 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or where the Fire Code Official or the Building Official has reasonable cause to believe that there exists in a structure or upon premises a condition which is contrary to or in violation of this code which makes the structure or premises potentially unsafe, dangerous or hazardous, the Fire Code Official and the Building Official are authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises are unoccupied, the Fire Code Official and the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Fire Code Official and the Building Official shall have recourse to the remedies provided by law to secure access.

105.7 Department records. The Fire Code Official and the Building Official shall keep official records of applications received, permits and certificates issued, collected fees, inspection reports, and notices and orders issued. Such records shall be retained in the City's official records for the period required by the City or state for the retention of the specific public record.

105.8 Liability. The Fire Code Official or the Building Official or their designee, member of the board of appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by a legal representative of the jurisdiction until the final termination of the proceedings. The Fire Code Official, the Building Official, or any subordinate shall not be liable for cost in any action, suit, or proceeding instituted in pursuance of the provisions of this code.

105.9 Approved materials and equipment. Materials, equipment, and devices approved by the Fire Code Official or the Building Official shall be constructed and installed in accordance with such approval.

105.9.1 Used materials and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Used materials, equipment, and devices shall not be reused unless approved by the Fire Code Official and the Building Official.

105.10 Modifications. Wherever there are practical difficulties involved in carrying out the provisions of this code, the Fire Code Official or the Building Official shall have the authority to grant modifications for individual cases, provided the Fire Code Official, and the Building Official shall first find that the specific circumstance makes the strict letter of this code impractical. The modification is in compliance with the intent and purpose of this code, and such modification does not lessen health, accessibility, life, and fire safety requirements or structural requirements. The details of granting the modification shall be recorded and entered in the building department files.

105.11 Alternative materials, design, and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has first been approved. The Fire Code Official and the Building Official shall have the authority to approve an alternative material, design, or construction method upon application of the owner or the owner's authorized agent. The Fire Code Official and the Building Official shall first find that the proposed design or method is satisfactory and complies with the intent of the provisions of this code and that the material, method, or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability, and safety. Compliance with the specific performance-based provisions of the California Building Standards Code shall be an alternative to the specific requirements of this code. Where the alternative material, design, or construction method is not approved, the Fire Code Official and the Building Official shall respond in writing, stating why the alternative was not approved.

105.11.1 Research reports. Supporting data may be required by the Fire Code Official or the Building Official where necessary to assist in the approval of materials or assemblies not specifically provided for in this code. Supporting data may consist of valid research reports, test reports, or manufacturer's data from sources approved by the Fire Code Official or the Building Official.

105.11.2 Tests. Whenever there is insufficient evidence of compliance with the provisions of this code or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Fire Code Official and the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Fire Code Official and the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Fire Code Official and the Building Official for the period required for retention of public records for his type of record.

SECTION 106

PERMITS

106.1 Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy or use of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system or component thereof or any accessible feature, element or component, the installation of which is regulated by this code or to cause any such work to be done, shall first make application to the Fire Code Official and the Building Official and obtain the required permit.

106.1.1 Annual permit. In lieu of an individual permit for each alteration to an already approved electrical, gas, mechanical, or plumbing installation, the Fire Code Official and the Building Official are authorized to issue an annual permit upon application, therefore, to any person, firm, or corporation regularly employing one or more qualified tradespersons in the building, structure or on the premises owned or operated by the applicant for the permit.

106.1.2 Annual permit records. The person to whom an annual permit is issued shall keep a detailed record of alterations made under such an annual permit. The Fire Code Official and the Building Official shall have access to such records at all times, or such records shall be filed with the Fire Code Official and the Building Official as designated.

Building:

1. One-story detached accessory buildings and structures used as tool and storage sheds, playhouses, trellises, arbors, gazebos, pergolas, shade structures for other than motor vehicles, and similar uses when located on a parcel that contains an existing one- or two-family dwelling, or a Group R or Group U Occupancy building, provided that the building or structure complies with the development regulations of Brawley Municipal Code Title 19, and the floor area does not exceed 120 square feet, and the total height does not exceed 9 feet, and the structure contains no plumbing, electrical wiring or heating appliances or equipment. The permit exemption provided in this paragraph shall not apply to accessory buildings or structures used as habitable space, workshops, studios, offices, pool houses, guest rooms, mechanical or equipment rooms, or other rooms or spaces commonly occupied or used to shelter installed mechanical equipment.
2. Fences constructed of other than stone, masonry, or concrete, not over 7 feet in total height. Fences constructed of stone, masonry, or concrete, not over 6 feet in total height.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall and retaining not more than 3 feet of material, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
4. Water tanks are supported directly upon grade if the capacity does not exceed 5,000 gallons, and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks, walkways, nonstructural concrete slabs, and driveways not more than 30 inches above adjacent grade and not over any basement or story below, and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, countertops, and similar finish work not otherwise altering building service equipment or subject to the accessibility requirements contained in Chapters 11A or 11B of the California Building Code.
7. Temporary motion picture, television, and theater stage sets and scenery.

8. Prefabricated swimming pool accessories to a detached one- or two-family dwelling that are less than 18 inches deep, do not exceed 5,000 gallons, and are installed entirely above ground.
9. Shade cloth or similar structures constructed for nursery or agricultural purposes, located within an Agriculture zoning district.
10. Swings and other playground equipment with a projected area of less than 120 square feet and are accessories to detached one- and two-family dwellings not subject to the accessibility requirements contained in Chapters 11A or 11B of the California Building Code.
11. Window awnings for Groups R-3 and U occupancies and for detached one- and two-family dwellings supported by an exterior wall that does not project more than 54 inches from the exterior wall and does not require additional support.
12. Recovering of awnings on a previously approved existing framework.
13. Decks subject to the requirements of the California Residential Code not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a building, and do not serve a required exit door or an accessible route.
14. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height and work not otherwise subject to the accessibility requirements contained in Chapters 11A or 11B of the California Building Code.
15. A tree house that does not exceed 64 square feet in floor area and 8 feet in height measured from the top of the treehouse floor to the highest point on the roof and does not exceed a total height of 15 feet measured from grade plane to the top of the treehouse floor or highest point on the roof whichever is higher. For the purposes of this exemption, a tree house is defined as a non-habitable play structure supported in whole or in part by a tree.
16. Flagpoles that are freestanding and not erected upon a building or structure and not more than 15 feet in height above grade plane.
17. In-kind-repair or replacement of 32 square feet or less of drywall, siding, stucco, or roofing within any 12- month period.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of existing attachment plug receptacles, but not the outlets therefore.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus, or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including installation or replacement of equipment such as lamps and electric utilization equipment approved for connection to approved permanently installed receptacles.
6. Electrical equipment used for radio and television transmissions, except equipment and wiring for a power supply and the installation of towers and antennas.
7. Installation of any temporary system required for the testing or servicing of electrical equipment or apparatus or the process of manufacturing, testing, servicing, or repairing electrical equipment or apparatus.

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8. Replacement of flush or snap switches, fuses, lamp sockets, receptacles, contactor or control devices, and other minor maintenance and repair work, such as replacing worn cords and tightening connections on a wiring device.
 9. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by the Electrical Code.
 10. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
 11. Installation, alteration or repair of electrical wiring, apparatus or equipment or the generation, transmission, distribution, or metering of electrical energy or in the operation of signals or the transmission of intelligence by a public or private utility in the exercise of its function as a serving utility.

Mechanical:

1. A portable heating appliance, portable ventilating equipment, a portable cooling unit, or a portable evaporative cooler.
2. A closed system of steam, hot, or chilled water piping within heating or cooling equipment regulated by this code.
3. Replacement of any minor component part or assembly of an appliance that does not alter its original approval of the equipment and complies with other applicable requirements of this code.
4. Self-contained refrigeration systems containing 10 pounds or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less and refrigerating equipment that is part of the equipment for which a permit has been issued pursuant to the requirements of this code.
5. A plug-and-cord connected unit refrigeration system.
6. Portable plug-and-cord connected cooking or clothes-drying appliances.
7. Portable plug-and-cord connected ventilation or cooling equipment.
8. Portable plug-and-cord connected evaporative cooler.
9. Portable fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste, or vent pipes; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Exterior rainwater catchment systems used for outdoor non-spray irrigation with a maximum storage capacity of 5,000 gallons where the tank is supported directly upon grade and the ratio of height to diameter or width does not exceed 2 to 1 and does not require electrical power or a makeup water supply connection.
4. Exterior rainwater catchment systems used for spray irrigation with a maximum storage capacity of 360 gallons.

106.2.1 Emergency repairs. Where equipment replacements and repairs must be performed immediately due to unforeseen circumstances where immediate action must be taken to protect life, health, safety, or property, a permit application shall be submitted for the emergency repair within the next building department working business day to the Fire Code and the Building Official.

106.2.2 Minor Repairs. For uses subject to the California Residential Code or the California Existing Building Code, application or notice to the Fire Code Official or the Building Official is not required for ordinary or minor maintenance or repairs to structures, including minor damage to nonstructural members, the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition, or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal, change, or rearrangement of parts of a structure affecting any required means of egress or accessibility requirements; nor shall ordinary repairs include an addition to, alteration of, replacement or relocation of any water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

106.2.3 Public service agencies. A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, metering, or other related equipment that is under the ownership and control of public service agencies by established right.

106.3 Application for permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the building department for that purpose.

Such application shall:

1. Identify and describe the work to be covered by the permit for which the application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required herein.
5. State the estimated value of the proposed work.
6. Be signed by the applicant or the applicant's authorized agent. An electronic or digital signature incorporating any electronic process that indicates acceptance of an agreement or a record may be allowed by the Fire Code Official and the Building Official.
7. Give such other data and information as required by the Fire Code Official and the Building Official.

106.3.1 Action on application. The Fire Code Official and the Building Official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application is incomplete or does not conform to the requirements of pertinent laws, the Fire Code Official and the Building Official shall reject such application and stipulate the reasons therefor to the applicant. The Fire Code Official and the Building Official

are authorized to reject a permit application when a notice of violation or notice of unsafe structure has been issued for the property for which the permit is being applied unless the permit application otherwise includes the abatement of the violations or unsafe conditions in the scope of work for the permit. If, in the sole opinion of the Fire Code Official or the Building Official, the construction documents, including plans, specifications, reports, and calculations, lack sufficient information to show compliance with this code, are inaccurate, are not easily readable, are incomplete, or do not conform to the requirements of pertinent laws, the Fire Code Official and the Building Official shall reject such application and state in writing the reasons therefor. If the Fire Code Official and the Building Official are satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the Fire Code Official and the Building Official shall issue a permit therefor as soon as practicable.

106.3.2 Time limitation of application. An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing unless such application has been pursued in good faith or a permit has been issued; except that the Fire Code Official and the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing, and justifiable cause demonstrated.

106.4 Validity of permit. The issuance or granting of a permit shall not be construed to be a permit for, or approval of, any violation of any provision of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Fire Code Official or the Building Official from requiring subsequent correction of errors in the construction documents and other data. The Fire Code Official and the Building Official are also authorized to prevent occupancy or use of a structure where in violation of this code or of any other ordinances of the City.

106.5 Expiration of permit. Every permit issued shall become invalid after 4 years from the date of issuance. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 12 months days after the time the work is commenced. For the purposes of this section, work shall be considered commenced if a regular inspection has been requested by the permittee and a required inspection of work performed has been conducted by a City building inspector within 12 months after the issuance of the building permit. For the purposes of this section, work shall be considered abandoned if no required inspection has been conducted by a City building inspector within 12 months after work has commenced. The Fire Code Official and the Building Official are authorized to grant, in writing, one or more extensions of time, for periods, not more than 180 days each. The Requests for extension shall be made by the permittee in writing, and justifiable cause demonstrated.

106.6 Suspension or revocation. The Fire Code Official and the Building Official are authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate, or incomplete information, or in violation of any ordinance or regulation or any of the provisions of this code.

106.7 Placement of permit. The building permit or copy thereof shall be kept on the site of the work until the completion of the project. The project inspection record card and approved plans for the permit, if any, shall be available for use by the Fire Code Official and the Building Official during inspections.

106.8 Responsibility of permittee. It shall be the duty of the permittee and every person who performs work on a new or existing building or structure, including installation or repair of a building, or structure, or of accessibility features, electrical, gas, mechanical, or plumbing systems of a building or structure for which this code is applicable, to comply with this code. Building permits shall be presumed to incorporate the provision that the permittee and those performing work on behalf of the permittee will carry out the proposed work in accordance with the approved plans, with all requirements of this code and any other laws or regulations applicable thereto, whether specified or not. No approval shall relieve or exonerate any person from the responsibility of complying with the provisions and intent of this code.

106.9 Preliminary inspection. Before issuing a permit, the Fire Code Official and the Building Official are authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed. The permit applicant shall be responsible for providing reasonable access for conducting the preliminary inspection and for the payment of any fee adopted by the City for said inspection.

SECTION 107

SUBMITTAL OF CONSTRUCTION DOCUMENTS

107.1 Submittal documents. Submittal documents consisting of the permit application, construction documents, statement of special inspections, geotechnical report, required checklists, energy reports, calculations, flood elevation documentation, equipment documentation, certifications, and other reports and data as determined necessary by the Fire Code Official and the Building Official shall be submitted in three printed sets with each permit application or in digital format if authorized by the Fire Code Official and the Building Official. The Fire Code Official and the Building Official are authorized to suspend the processing of a permit application if the applicant fails to submit complete and correct submittal documents as required by the Fire Code Official or the Building Official.

107.1.1. Building evaluation. The Fire Code Official and the Building Official are authorized to require an existing building to be investigated and evaluated by a registered design professional and/or a California Certified Access Specialist (CASp) when determined necessary by the Fire Code Official and the Building Official due to the nature of the proposed work. The design professional and/or California Certified Access Specialist (CASp) shall notify the Fire Code Official and the Building Official if any actual or potential nonconformance with the provisions of this code is found.

107.2 Construction Documents. Construction documents shall be prepared by a registered design professional where required by state law or where due to the complexity or nature of the design or if special circumstances exist, the Fire Code Official or the Building Official determines at any time that construction documents, or a portion thereof, must be prepared by a registered design professional. The Fire Code Official and the Building Official are authorized to waive the

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submission of all or a portion of the construction documents or the information contained therein and any other information if it is determined that the nature of the work proposed does not require construction documents or a portion thereof to determine whether the proposed work is in compliance with this code.

107.2.1 Information on the construction documents. Construction documents shall be submitted with the application for a permit and drawn upon suitable material at a size and scale acceptable for readability and document imaging as determined by the Fire Code Official and the Building Official. Electronic media documents are permitted to be submitted when authorized by the Fire Code Official and the Building Official. Construction documents shall utilize common architectural drafting, symbols, graphics, and techniques and shall be of sufficient detail, clarity, and accuracy to correctly indicate the location, nature, and extent of the work proposed and to show in detail that it will conform to the applicable provisions of this code and relevant laws, ordinances, rules, and regulations, as determined by the Fire Code Official and the Building Official. One or more copies of the construction documents listed below shall be prepared and submitted for approval when required by the Fire Code Official and the Building Official:

1. Site Plan
2. Design information and elevation certificates for structures within Flood Hazard Areas.
3. Grading and Drainage Plan
4. Erosion Control and Storm Water Pollution Prevention Plan.
5. Foundation Plan.
6. Floor Framing Plans.
7. Floor Plans.
8. Electrical Plans.
9. Mechanical and Duct Layout Plans
10. Ceiling Framing Plan
11. Roof Plan
12. Truss Layout Plan and Truss Design Documentation
13. Roof Framing Plan
14. Full Building Cross-Sections
15. Foundation Details
16. Framing or Structural Details
17. Architectural Details
18. Exterior Elevations
19. Interior Elevations

- 20. Reflected Ceiling Plans
- 21. Plumbing Plan
- 22. Restaurant Equipment Plan
- 23. Landscaping & Irrigation Plan
- 24. Fire Protection System Plans and Shop Drawings
- 25. Accessibility Plans and Details
- 26. Means of Egress Plan
- 27. Any other plans or documentation needed to show compliance with this code, ordinances, or other regulations as determined by the Fire Code Official or the Building Official.

107.2.2 Building Design Information. When required by the Fire Code Official or the Building Official, construction documents shall include building design information including, but not limited to, applicable codes used, design occupancy classifications, construction type, building fire resistance rating, number of stories, building height, allowable and proposed building area, the inclusion of fire sprinkler system, allowable and proposed occupant load calculations, exiting calculations, calculations to determine the required number of restroom fixtures, accessible route of travel, disproportionate cost calculations, and path of travel deficiencies for accessibility hardship claims, structural design loads and criteria, structural wind and seismic categories, wind and seismic importance factors, structural calculations, design flood elevations, CALGreen checklists, and other pertinent design assumptions or information.

107.2.3 Manufacturer's installation instructions. Where required by the Fire Code Official and the Building Official, construction documents shall include the manufacturer's specification sheets and/or installation instructions.

107.2.4 Exterior Wall Envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive barrier, and details around openings. The construction documents shall include the manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system that was tested, where applicable, as well as the test procedure used.

107.2.5 Exterior balconies and elevated walking surfaces. Where balconies or other elevated walking surfaces have weather-exposed surfaces, and the structural framing is protected by an impervious moisture barrier, the construction documents shall include details for all elements of the impervious moisture barrier system. The construction documents shall include the manufacturer's installation instructions.

107.2.6 Restrictions on Loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure, or portion thereof, a load greater than is permitted by this code.

107.3 Examination of documents; plan review. When the Fire Code Official or the Building Official determines that the necessary submittal documents, construction documents, and building design information have been provided, the Fire Code Official and the Building Official shall examine or cause to be examined construction documents for compliance with this code and other pertinent laws and ordinances. The Fire Code Official and the Building Official may utilize or authorize the use of consultant services to perform all or a portion of the construction documents review. The applicant shall be responsible for the payment of all costs to conduct the plan review, and for the printing of approved plans. The Fire Code Official and the Building Official are authorized to withhold the approval of plans and a building permit application if approvals required by other governmental agencies or City departments pertaining to the work which is necessary for the work to be lawfully performed have not first been obtained.

107.3.1 Approval of construction documents. When the Fire Code Official or the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that reads, "APPROVED FOR PERMIT." One set of construction documents so reviewed shall be retained by the Fire Code Official and the Building Official. One set shall be returned to the applicant and shall be available at the site of work at all times and shall be open to inspection and use by the Fire Code Official or the Building Official, or his or her authorized representative.

107.3.2 Previous approvals. The issuance of a permit based on reviewed and approved plans and specifications shall not prevent the Fire Code Official or Building Official from thereafter requiring the correction of errors or omissions in said plans and specifications, or from preventing building operations being carried on thereunder when in violation of this code or of any other pertinent laws and ordinances of the City. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which an unexpired permit exists to otherwise meet a new or different technical code other than those technical codes lawfully adopted and in effect at the time of permit issuance.

107.3.3 Phased approval and conditional authorization to proceed. The Fire Code Official and the Building Official are authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The permittee for the foundation or other parts of a building or structure shall proceed with the building operation at the permittee's own risk and without assurance that the work will be approved or that a permit for the entire structure will be granted.

107.4 Amended construction documents. Work shall be installed in accordance with the approved construction documents. Any changes or proposed changes in the work made during construction that is not in full conformance and compliance with the approved construction documents or the technical codes shall require the resubmittal of revised construction documents for approval by the Fire Code Official and the Building Official, as either an amended or full replacement set for the previously approved construction documents. The permittee or their designee shall be responsible for the payment of all costs to perform the plan review for amended construction documents. Any additional proposed work that was not otherwise shown

or specified on the approved plans for an active permit or that would otherwise increase the valuation of an active permit shall require a new permit unless determined otherwise by the Fire Code Official or the Building Official.

107.5 Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the Fire Code Official and the Building Official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, the owner shall designate a substitute registered design professional in the responsible charge who shall perform the duties required of the originally registered design professional in the responsible charge. The Fire Code Official and the Building Official shall be notified in writing by the owner of the registered design professional in responsible charge if changed or is unable to continue to perform the duties. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal documents, for compatibility with the design of the building.

107.6 Deferred submittals. For the purposes of this section, deferred submittals are defined as required documentation listed as deferred submittals on the approved plans but are not submitted for building department approval until after the permit has been issued. Deferral of any submittal items shall receive prior approval from the Fire Code Official and the Building Official. The registered design professional in responsible charge or the project designer shall list the deferred submittals on the construction documents for review by the Fire Code Official and the Building Official. Deferred submittal documents shall be submitted to the registered design professional in responsible charge, if any, who shall review them and forward them to the Fire Code Official and the Building Official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. Deferred submittal items shall not be installed until the deferred submittal documents have been approved by the Fire Code Official and the Building Official. The permittee or their designee shall be responsible for the payment of all costs to perform the plan review for deferred submittal documents.

107.7 Retention of construction documents. One set of approved construction documents shall be retained by the Fire Code Official and the Building Official in accordance with the City's records retention policy, or as otherwise required by state law.

SECTION 108

TEMPORARY STRUCTURES AND USES

108.1 General. The Fire Code Official and the Building Official are authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to the time of service but shall not be permitted for more than 180 days. The Fire Code Official and the Building Official are authorized to grant extensions for demonstrated cause.

108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation, and sanitary requirements as necessary to ensure the health, safety, and general welfare of the public and those using the

temporary structure and shall comply with the applicable requirements of Chapter 31 of the California Building Code.

108.3 Temporary power. The Fire Code Official and the Building Official are authorized to give permission to temporarily supply and use power in parts of an electric installation before all work has been fully completed. The parts covered by the temporary authorization shall comply with the applicable requirements of the technical codes.

108.4 Termination of approval. The Fire Code Official and the Building Official are authorized to terminate a permit for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109

FEES

109.1 Payment of fees. Fees shall be assessed in accordance with the provisions of this section and applicable state law. Permit applicants, permittees, and persons in violation of any provision of this code shall pay all fees necessary to cover the full cost of providing the building department service related to the permit, activity, or enforcement action in accordance with the schedule of fees adopted by the city council. A permit shall not be valid until applicable fees adopted by resolution or ordinance of the city council or otherwise prescribed by law have been paid, nor shall an amendment to a permit be approved until an additional fee to review and approve the amendment, if any, has been paid.

109.2 Schedule of fees. Fees for building department services necessary to bring violations of this code into compliance, verify conformance with the technical codes, or reimburse the jurisdiction for services rendered shall be paid in accordance with the fee schedule established by resolution or ordinance of the city council.

109.3 Permit inspection fees. The inspection fees for each permit shall be as set forth in the fee schedule adopted by the city council. When the permit holder's work is incomplete or changed so as to require more than one additional inspection, an additional inspection fee shall be charged at the hourly rate set forth in the fee schedule. When additional inspection fees are assessed, they shall be paid prior to scheduling any further inspections.

109.4 Plan Review Fees. The plan review fees specified in this section are separate from and in addition to permit inspection fees. The plan review fee to review compliance with the technical codes shall be as set forth in the fee schedule adopted by the city council. When submitting an application for a building permit, the applicant shall pay a plan review deposit in an amount determined by the Fire Code Official and the Building Official to defray all or a portion of the cost to review the plans and other construction documentation associated with the permit application. Any portion of the deposit that is unused for plan review purposes shall be applied towards inspection and other fees assessed on the permit. If the plan review deposit exceeds the total cost of the permit, a refund of the unused balance of the deposit shall be issued to the applicant at no additional charge. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal documents, an additional plan review fee shall be charged at the hourly rate set forth in the fee schedule adopted by the city council.

109.5 Other Fees. The city council may adopt other fees for services to be charged in connection with the issuance of a building permit or the delivery of services by the building department.

109.6 Investigation fee; work commencing or continuing without a permit. Any person who commences or continues work requiring a permit on a building, structure, site, electrical system, mechanical system, plumbing system, or conveying system without first obtaining or otherwise maintaining required permits and required inspection approvals shall be subject to an investigation fee adopted by the city council. The investigation fee shall be in addition to any other fee charged and shall be imposed under this section to defray the costs incurred by the City in connection with its duties to monitor, review, investigate, and enforce this code.

109.7 Related fees. The payment of the fee for the construction, alteration, removal, or demolition work done in connection with, or concurrently with, work authorized by a building permit shall not relieve the applicant or permittee from the payment of other fees that are prescribed by law or adopted by the City.

109.8 Refunds. The Fire Code Official and the Building Official may establish a refund policy and may authorize refunding of a fee paid hereunder which was erroneously paid or collected or for which services were not rendered or were only partially rendered.

109.9 Building permit valuation. The applicant for a permit shall provide an estimated value of the work at the time of application. The estimated value of work shall include the total value of all work, including materials, equipment, labor, overhead, profit, general conditions, and other costs associated with the work for which the permit is being issued. The Fire Code Official and the building official shall establish the permit valuation based on published valuation data as updated from time to time. If, in the opinion of the Fire Code Official or the Building Official, the published valuation data are not readily available or are over or underestimated based on the actual work of the project, the Fire Code Official or the Building Official may utilize any other reasonable or appropriate means of determining the building permit valuation, including, but not limited to, using the applicant's estimated value of work, obtaining detailed and complete cost estimates provided by the applicant, or applying construction cost estimating manuals. Final permit valuation shall be determined and set by the Fire Code Official and the Building Official.

SECTION 110

INSPECTIONS

110.1 General. Construction or work for which a permit is required shall be subject to inspection by the Fire Code Official and the Building Official or their designees, and such construction or work shall remain visible and able to be accessed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain visible and able to be accessed for inspection purposes. Neither the Fire Code Official nor the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

110.2 Preliminary inspection. Before issuing a permit, the Fire Code Official and the Building Official are authorized to examine or cause to be examined buildings, structures, and sites for which an application has been filed.

110.3 Required inspections. The Fire Code Official or the Building Official or their designees, upon reasonable notification, shall make the inspections set forth herein. Reinforcing steel or structural framework of any part of any building or structure shall not be covered or concealed without first obtaining the approval of the enforcing agency.

110.3.1 Footing and foundation inspection. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms and reinforcing steel shall be in place prior to inspection. Materials for the foundation shall be on the job site except where concrete is ready-mixed in accordance with ASTM C 94.

110.3.2 Concrete slab and under-floor inspection. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping, or other ancillary building trade products or equipment are installed, but before any concrete is placed or floor sheathing is installed, including the subfloor.

110.3.3 Plumbing, mechanical, gas, and electrical systems inspection. Rough inspection of plumbing, mechanical, gas, and electrical systems shall be made prior to covering or concealment before fixtures or appliances are set or installed, and prior to framing inspection.

110.3.4 Lowest floor elevation in flood hazard areas. In flood hazard areas as established by the flood damage prevention regulations of the City, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the Fire Code Official and the Building Official shall require submission of a flood elevation certificate, prepared, and sealed by a registered design professional.

110.3.5 Frame inspection. Framing inspections shall be made after the roof deck or sheathing, all framing, fire-blocking, and bracing are in place; and following the installation and inspection approval of all pipes, chimneys, vents, rough electrical, rough plumbing, rough mechanical, and all other work that will be concealed by or within the framing.

110.3.5.1 Moisture content verification. When required by the California Green Building Standards Code, the moisture content of framing members shall be verified.

110.3.5.2 Weather-exposed balcony and walking surface waterproofing. Where balconies or other elevated walking surfaces are exposed to water from direct or blowing rain, snow, or irrigation, and the structural framing is protected by an impervious moisture barrier, all elements of the impervious moisture barrier system shall not be concealed until inspected, and approved.

110.3.6 Masonry inspection. Inspection of masonry construction, including reinforcing steel, shall be made prior to grouting cells.

110.3.7 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior are in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

110.3.8 Fire- and smoke-resistant penetrations and fire-resistance-rated construction inspection. Where fire-resistance-rated construction is required between dwelling units or due

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to location on the property, the Fire Code Official and the Building Official shall require an inspection of such construction after all lathing and/or wallboard is in place, but before any plaster is applied, or before wallboard joints and fasteners are taped and finished. Protection of joints and penetrations in fire-resistance-rated assemblies, smoke barriers, and smoke partitions shall not be concealed from view until inspected and approved.

110.3.9 Energy efficiency. Inspections shall be made to determine compliance with the California Energy Code and shall include, but not be limited to, inspections for envelope insulation, fenestration, duct systems, electrical lighting and controls, heating, ventilating, and air conditioning equipment and controls, and water-heating equipment.

110.3.10 Other inspections. In addition to the inspections stated herein, the Fire Code Official or the Building Official may make or require any other inspections to ascertain compliance with this code and other laws enforced by the Fire Code Official and Building Official.

110.3.10.1 Special inspections. Special inspections shall be performed in accordance with chapter 17 of the California Building Code.

110.3.10.2 CALGreen inspections. Inspections shall be made to determine compliance with the California Green Building Code. Said inspections shall be made by a special inspector, hired by the permit holder, at the sole cost of the permit holder, and approved by the Fire Code Official and the Building Official. In lieu of special inspections, the Fire Code Official or the Building Official, or their designees, shall have the authority to conduct CALGreen inspections and/or utilize written documentation to verify compliance with the California Green Building Code.

110.3.10.3 Contractor self-certification of work performed. In lieu of performing certain designated inspections and as a method of verifying compliance with a specific requirement of the technical codes, the Fire Code Official and the Building Official may, at their sole discretion, accept a signed self-certification statement from a licensed contractor or other qualified individual certifying that the specific work or requirement has been properly installed or completed in accordance with the requirements of the technical codes.

110.3.11 Final inspection. The final inspection shall be made after the permitted work is complete. The building, or portion thereof where the work occurred, shall not be used or occupied until all work has been approved by the building department and a certificate of occupancy has been issued by the Fire Code Official or the Building Official.

110.3.12 Waiving of inspections for minor work. The Fire Code Official or the Building Official may authorize the waiver of inspections for minor work or elements if the Fire Code Official and the Building Official find that the nature or scope of the minor work is not likely to be a violation of the technical codes or a risk to life, health, safety, or property.

110.4 Inspection agencies. The Fire Code Official and Building Official are authorized to accept reports of approved agencies, provided such agencies satisfy the requirements as to qualifications and reliability, as determined by the Fire Code Official and the Building Official.

110.5 Inspection requests. It shall be the duty of the permit holder or their agent to notify the Fire Code Official and the Building Official that such work is ready for inspection. The Fire Code Official and the Building Official shall cause to have the work inspected in accordance with the inspection request or as soon thereafter as the Fire Code Official and the Building Official's

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schedule may permit, subject to scheduling availability. It shall be the duty of the person requesting any inspections required by this code to provide access to and means for inspection of such work. The Fire Code Official and the Building Official are authorized to withhold any requested inspection where there is reason to believe that the work has been changed from what is shown on the approved plans and no plan amendment for the changed work has been approved by the Fire Code Official and the Building Official.

110.6 Approval required. Work shall not be performed beyond the point indicated in each successive inspection without first obtaining the approval of the Fire Code Official and the Building Official. The Fire Code Official and the Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed or shall notify the permit holder or an agent of the permit holder of any noted violations found or corrective work required to proceed with or complete the inspected portion of the work. Any portion of the work that does not comply with this code shall be corrected, and such portion shall not be covered, concealed, or used until authorized by the Fire Code Official and the Building Official.

SECTION 111

CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. No new, relocated, or altered building or structure, or portion thereof, shall be used or occupied, and no change in the existing use or occupancy classification of a building or structure, or portion thereof, shall be made until the Fire Code Official or the Building Official has issued a certificate of occupancy therefor as provided herein. The Fire Code Official and the Building Official are authorized to allow the use or occupancy of an altered building or portion thereof, while the building is being altered when the Fire Code Official and the Building Official find that the nature of the work does not pose a significant hazard to the occupants or the public. The Fire Code Official and the Building Official are authorized to withhold the issuance of a certificate of occupancy when the work performed or required to be performed does not receive all required inspection approvals. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the City. A certificate of occupancy presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The Fire Code Official and the Building Official are authorized to withhold a certificate of occupancy or permit to use or occupy a structure if approvals are required by other governmental agencies or City departments having jurisdiction pertaining to the work, which is necessary for the work to be lawfully completed have not first been obtained.

Exceptions: A Certificate of Occupancy is not required for work exempt from a permit.

111.2 Change in use. Changes in the use or occupancy of an existing structure, or portion thereof, shall not be made except as specified in the California Existing Building Code and Chapter 11 of the California Fire Code.

111.3 Issuance of a Certificate of Occupancy. After the Fire Code Official and the Building Official inspect a building or structure and find that no violations of the provisions of this code or other laws that are enforced by the building department exist, and any other required approvals

4d.4

by City departments and other governmental agencies having jurisdiction have been obtained as required by Section 111.1, the Fire Code Official and the Building Official shall issue a certificate of occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The occupancy or use of the structure.
4. The name of the Fire Code Official or the Building Official or their designees approving the certificate.
5. The date the certificate is issued.
6. Any special stipulations or limitations of the use or occupancy.

In lieu of issuance of a separate certificate, the building permits, together with the completed and fully signed building permit inspection record, may serve as the certificate of occupancy when authorized by the Fire Code Official and the Building Official.

111.4 Temporary occupancy. The Fire Code Official and the Building Official are authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely. The Fire Code Official and the Building Official shall set a time period during which the temporary certificate of occupancy is valid. A fee for the issuance of a temporary certificate of occupancy, if applicable, shall be paid by the applicant prior to its issuance in accordance with the City's adopted fee schedule. In addition, as security to guarantee the satisfactory completion of all required work, the Fire Code Official and the Building Official may require the submittal to the building department of a refundable performance guarantee deposit in an amount equal to 100 percent of the estimated cost needed to complete the work, as determined by the Fire Code Official and the Building Official. The performance guarantee deposit shall be refunded to the originator of the deposit following the satisfactory completion of all required work and issuance of a final certificate of occupancy.

111.5 Revocation. The Fire Code Official and the Building Official are authorized to suspend or revoke, in writing, a certificate of occupancy or temporary certificate of occupancy issued under the provisions of this code whenever the certificate is issued in error or on the basis of incorrect information or when it is determined by the Fire Code Official or the Building Official that the building or structure or portion thereof is in violation of the provisions of this code.

SECTION 112

SERVICE UTILITIES

112.1 Connection of service utilities. No person shall make connections to a utility or source of energy for fuel, water, electricity, or sewer from any building or system that is regulated by this code for which a permit is required until approved by the Fire Code Official and the Building Official.

112.2 Temporary connection. The Fire Code Official and the Building Official shall have the authority to authorize and approve a temporary connection of the building or system to the utility, the source of energy, fuel, water, sewer or power, provided that the Fire Code Official and the Building Official find that the temporary connection is safe for the purpose intended.

112.3 Authority to disconnect service utilities. The Fire Code Official and the Building Official shall have the authority to authorize disconnection of utility service to the building, structure, or system regulated by this code in case of an emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without first obtaining building department approval. The Fire Code Official and the Building Official shall notify the serving utility and, whenever possible, the owner, the owner's authorized agent, and the occupant of the building, structure, or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection, the owner or occupant of the building, structure or service system shall be notified in writing as soon as practical thereafter.

SECTION 113

MEANS OF APPEALS

113.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the Fire Code Official and the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall serve as the "local appeals board" and the "housing appeals board" pursuant to Sections 17920.5 and 17920.6 of the California Health and Safety Code. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the Fire Code Official and the Building Official.

113.2 Limitations on authority. Any person, firm, corporation, or entity adversely affected by an order, decision, or determination made by the Fire Code Official and the Building Official related to the application or interpretation of this code may make an application for an appeal. In addition, any member of the city council may call up for review by the board of appeals any order, decision, or determination made by the Fire Code Official or the Building Official. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent or better form of construction is proposed. The board shall not have the authority to waive the requirements of this code or interpret the administration of this code.

113.3 Decisions subject to appeal. Final orders, decisions, or determinations made by the Fire Code Official or the Building Official relative to the application and interpretation of this code are subject to appeal to the board of appeals.

113.4 Effect of failure to appeal. Failure to file an application for appeal in conformance with the requirements of Sections 113.5 and 113.6 shall constitute a waiver of the right to an administrative hearing on the matter.

113.5 Deadline for filing of appeal. All such appeals shall be initiated by filing with the City Clerk (with a copy to the Fire Code Official and the Building Official) a written application for appeal on a form provided by the City Clerk within 15 calendar days of the date the Fire Code

Official's or Building Official's decision, notice or order (oral or written) that is properly served, together with any applicable fees pursuant to the fee schedule adopted by the city council.

113.6 Contents of application for appeal. The application for appeal shall state the nature and date of the decision being appealed, the name and address of the appellant and his/her interest in the matter, the property address which is the subject of the appeal, the specific action requested by the appellant to be taken by the appeal body, the signature(s) of the appellant(s), and, unless the appeal is by a member of the city council, the reasons (in conformance with Section 113.2, above) which, in the opinion of the appellant, render the decision unjustified or incorrect.

113.7 Staying of decision or order under appeal. The filing of the application for appeal shall have the effect of staying any decision or order of the Fire Code Official or the Building Official pertaining to said appeal or the issuance or granting of any permit, certificate, or other approval which is related to the appeal unless, at the sole discretion of the Fire Code Official or the Building Official, such decision, order or action is necessary to protect the life, health, safety, property or well-being of the public or occupants of the building. When the Fire Code Official or the Building Official makes said, determination, the Fire Code Official or the Building Official shall notify the appellant, in writing, that the decision, order, or action under appeal shall continue to be in effect until otherwise overturned by the board of appeals.

113.8 Hearing. Upon receipt of a timely filed application for appeal in proper form and payment of the required fee, the city clerk shall set a hearing date before the board of appeals no later than 60 days after the filing of the application for an appeal. Only those matters or issues specifically raised by the appellant shall be considered in the hearing of the appeal.

113.9 Hearing request by Fire Code Official or Building Official. The Fire Code Official and the Building Official may, at any time, request a hearing be held by the board of appeals to review and affirm any final decision of the Fire Code Official and the Building Official.

113.10 Notice of hearing. Not less than 10 days prior to the hearing, the Fire Code Official and the Building Official shall serve or cause to be served either personally or by first class mail, postage prepaid, and a copy of the notice of hearing upon the appellant.

113.11 Action of board of appeals. Upon the conclusion of the appeal hearing, the appeal board shall render its decision, which shall be final and may not be appealed to the city council. Notice of the final decision of the board shall be mailed to the appellant by first class mail, postage prepaid.

113.12 Administration of decision. The Fire Code Official and the Building Official shall take action in accordance with the decision of the board.

SECTION 114

VIOLATIONS

114.1 Unlawful acts. It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure, or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code or any other provision of Chapter 7 of the Brawley Municipal Code.

114.2 Notice of violation. The Fire Code Official and the Building Official are authorized to serve a notice of violation and order to abate on the affected property owner and, if known, the person responsible for the erection, construction, alteration, extension, repair, moving, removal, demolition, maintenance, use or occupancy of a building or structure in violation of the provisions of this code, or in violation of an order or corrective work required by the Fire Code Official or the Building Official, a correction notice or an approved plan, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation. The order shall also state that failure to comply with the notice or order and cure the violation within the time period allowed in the notice of violation and order to abate may result in the Fire Code Official or the Building Official recording the notice of violation and order to abate against the subject property. The order shall advise the affected property owner and, if known, the person responsible for the violation, of their appeal rights pursuant to Section 113.3 herein.

114.3 Service of notice or order. The notice of violation and order to abate shall be deemed properly served if a copy thereof is (a) personally delivered to the record owner of the property involved or (b) sent by certified mail to the record owner of the property at the address listed on the last equalized county tax assessment roll with the return receipt requested. If the notice of violation and order to abate sent by certified mail is returned showing that it was not delivered, a copy of the notice of violation and order to abate shall be posted in a conspicuous place in or about the structure affected by such notice and a copy thereof mailed, by first class mail, to the record owner at the address listed on the last equalized county tax assessment roll. In addition to the methods of service set forth herein, the Fire Code Official and the Building Official are authorized to post one or more copies of a placard stating any restrictions pertaining to the use or occupancy of the structure and a copy of the notice of violation and order to abate in a conspicuous place in or about the structure affected by such notice.

114.4 Recording of notice or order. If the notice of violation and order to abate is not complied with in the time prescribed by such notice, the Fire Code Official and the Building Official are authorized to record with the County Recorder's Office, after the expiration of said time period, said notice of violation and order to abate against the property with respect to which the violation exists. Said notice must specify the nature of the violation, the provisions of this code violated, when the Fire Code Official and the Building Official first learned of the existence of the violations, how much time the violator had to cure the violation, and the assessor's parcel number and street address, if any, of the subject property. Following the recordation of the notice of violation, the Fire Code Official and the Building Official are not required to make any inspection or review of the premises to determine the continued existence of the cited violations. It is the responsibility of the record owner, occupant, or another party in interest to comply with the above provisions and to notify the Fire Code Official and the Building Official when the violation has been corrected.

114.5 Rescission of recorded notice or order. Any person who desires to have recorded a notice rescinding the notice of violation must first obtain the necessary approvals and permit(s) to correct the violation. Once the Fire Code Official and the Building Official determine that the work covered by such permit(s) has been satisfactorily completed, the Fire Code Official and the Building Official shall, following a request made by the person requesting said rescission, record a notice rescinding the prior notice of violation. The person requesting said rescission shall be

responsible for the payment of any fee adopted by the resolution of the city council for the rescission or termination of said notice.

114.6 Prosecution of violation. If the notice of violation is not complied with in the time prescribed by such notice, the Fire Code Official and the Building Official are authorized to request the legal counsel of the City to institute the appropriate proceeding at law or in equity to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.7 Violation penalties. Any person, firm, or corporation who violates a provision of this code or any other provision of Chapter 7 of the Brawley Municipal Code, fails to comply with any of the requirements thereof or allows a violation to continue without taking reasonable means to cure or abate the same after having been ordered to do so, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Fire Code Official and the Fire Code Official and the Building Official, or of a permit or certificate issued under the provisions of this code, is punishable as provided by Chapter 19F of the Brawley Municipal Code. Each violation shall constitute a separate offense for each, and every day such person, firm, or corporation violates or allows a violation to continue without taking reasonable means to cure or abate the same after having been ordered to do so. A violation of this code or any other provision of Chapter 7 of the Brawley Municipal Code shall be deemed a public nuisance and is subject to nuisance abatement proceedings as provided by Chapter 16a.3 of the Brawley Municipal Code.

7.3 TECHNICAL CODES ADOPTED

Pursuant to Section 50022.2 of the California Government Code, the following technical codes are adopted by reference as described herein by the following sections of this Chapter:

- A. 2025 California Building Code Volumes 1 and 2, based on the 2025 International Building Code published by the International Code Council;
- B. 2025 California Residential Code, based on the 2025 International Residential Code published by the International Code Council;
- C. 2025 California Electrical Code, based on the 2022 National Electrical Code published by the National Fire Protection Association and BNi Publications;
- D. 2025 California Mechanical Code, based on the 2025 Uniform Mechanical Code published by the International Association of Plumbing and Mechanical Officials;
- E. 2025 California Plumbing Code, based on the 2025 Uniform Plumbing Code published by the International Association of Plumbing and Mechanical Officials;
- F. 2025 California Energy Code published by the California Building Standards Commission;
- G. 2025 California Historical Building Code, published by the California Building Standards Commission;

H. 2025 California Fire Code, based on the 2025 International Fire Code published by the International Code Council;

I. 2025 California Existing Building Code, based on the 2025 International Existing Building Code published by International Code Council;

J. 2025 California Green Building Standards Code published by the California Building Standards Commission;

K. 2025 California Referenced Standards published by the California Building Standards Commission;

7.4 THROUGH 7.11 RESERVED (AMENDMENTS)

7.12 BOARD OF APPEALS

The city council is designated as the board of appeals in order to hear and decide appeals of orders, decisions, or determinations made by the Fire Code Official or the Building Official relative to the application and interpretation of the construction codes adopted by the City within this Chapter.

7.14 ENFORCEMENT AUTHORITY

Unless otherwise provided by ordinance or resolution of the city council, the Fire Code Official and the Building Official of the City are the enforcement officers for all provisions of the technical codes adopted herein, except that the Fire Code Official of the City shall be the enforcement officer for all provisions of the California Fire Code and amendments thereto and all building standards adopted by and subject to the enforcement authority of the California State Fire Marshal and published in the State Building Standards Code relating to fire and panic safety and other regulations of the State Fire Marshal.

City of Brawley

City Council

April 07, 2026

Agenda Item No 4e

STAFF REPORT



To: City Council
From: Jonathan Blackstone, Interim Chief of Police
Prepared by: John Tang, Interim Assistant Chief
Subject: Authorization to Purchase a 2026 Chevrolet Traverse

RECOMMENDATION:

Potential action to approve the procurement of a 2026 Chevrolet Traverse from Imperial Valley Chevrolet GMC, in the amount of \$59,500.00.

BACKGROUND INFORMATION:

The City continues to strengthen and manage its fleet to meet critical operational needs and ensure reliability across departmental functions. As part of this effort, staff identified the need to procure a Chevrolet Traverse, as the vehicle is well-suited to support day-to-day operational demands and the specific transportation and logistical needs of the MLS GO Youth Soccer Program. In addition, the Chevrolet Traverse can serve as a multipurpose vehicle, providing flexibility for various City functions, community events, and program-related activities, thereby maximizing its usefulness and operational value.

After reviewing all submissions, Imperial Valley Chevrolet GMC provided the lowest responsive quote and is also a local dealer, offering benefits such as faster service turnaround, warranty support, and local economic contribution.

The Chevrolet Traverse will be fully funded through the contract jointly established between the Brawley Elementary School District and the City as part of the MLS GO Youth Soccer Program, which is administered by the Brawley Police Department.

FISCAL IMPACT:

The purchase of this vehicle will be funded through the MLS GO Youth Soccer Program (GLOW), a partnership between the City and the Brawley Elementary School District that supports year-round soccer programming.

Sufficient funding is available in Fund 232, with a total of \$59,000 budgeted for this purpose under GL Account 232-211.000-800.500. This purchase will not impact the General Fund.

ALTERNATIVES:

1. The City Council may elect not to approve the proposed training for the Police Department, in which case the training would not be conducted.

ATTACHMENTS:

1. Imperial Valley Chevrolet GMC Quote
2. Courtesy Chevrolet
3. Bob Stall Chevrolet

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 4/3/2026

Approved - 4/3/2026

2518731

RETAIL INSTALLMENT SALE CONTRACT – SIMPLE FINANCE CHARGE (WITH ARBITRATION PROVISION)

Buyer Name and Address (Including County and Zip Code) BRAWLEY POLICE DEPARTMENT 351 MAIN ST BRAWLEY, CA 92227 COUNTY: IMPERIAL Cell: Email:	Co-Buyer Name and Address (Including County and Zip Code) N/A Cell: N/A Email: N/A	Seller-Creditor (Name and Address) IMPERIAL VALLEY CHEVROLET GMC 602 WAKE AVENUE EL CENTRO, CA 92243 760-482-0525
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You, the Buyer (and Co-Buyer, if any), may buy the vehicle below for cash or on credit. By signing this contract, you choose to buy the vehicle on credit under the agreements in this contract. You agree to pay the Seller - Creditor (sometimes "we" or "us" in this contract) the Amount Financed and Finance Charge in U.S. funds according to the payment schedule below. We will figure your finance charge on a daily basis. The Truth-In-Lending Disclosures below are part of this contract.

New/Used	Year	Make and Model	Odometer	Vehicle Identification Number	Primary Use For Which Purchased
NEW	2026	CHEVROLET TRAVERSE	56	1GNERLKS3TJ245103	Personal, family, or household unless otherwise indicated below ☒ business or commercial

FEDERAL TRUTH-IN-LENDING DISCLOSURES				
ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	Amount Financed The amount of credit provided to you or on your behalf.	Total of Payments The amount you will have paid after you have made all payments as scheduled.	Total Sale Price The total cost of your purchase on credit, including your down payment of
<u>0.00</u> %	\$ <u>0.00</u> (e)	\$ <u>59500.00</u> (e)	\$ <u>59500.00</u> (e)	\$ <u>0.00</u> is \$ <u>59500.00</u> (e)
(e) means an estimate				
YOUR PAYMENT SCHEDULE WILL BE:				
Number of Payments:	Amount of Payments:	When Payments Are Due:		
One Payment of	\$ N/A	N/A		
One Payment of	\$ N/A	N/A		
One Payment of	\$ N/A	N/A		
1	\$ 59500.00	<u>Monthly</u> beginning 03/10/2026		
N/A	\$ N/A	N/A		
One final payment	\$ 59500.00	03/10/2026		
Late Charge. If payment is not received in full within 10 days after it is due, you will pay a late charge of 5% of the part of the payment that is late. Prepayment. If you pay early, you may be charged a minimum finance charge. Security Interest. You are giving a security interest in the vehicle being purchased. Additional Information: See this contract for more information including information about nonpayment, default, any required repayment in full before the scheduled date, minimum finance charges, and security interest.				

STATEMENT OF INSURANCE		
NOTICE. No person is required as a condition of financing the purchase of a motor vehicle to purchase or negotiate any insurance through a particular insurance company, agent or broker. You are not required to buy any other insurance to obtain credit. Your decision to buy or not buy other insurance will not be a factor in the credit approval process.		
Vehicle Insurance		
	Term	Premium
\$ N/A Ded. Comp., Fire & Theft	N/A Mos.	\$ N/A
\$ N/A Ded. Collision	N/A Mos.	\$ N/A
Bodily Injury \$ N/A Limits	N/A Mos.	\$ N/A
Property Damage \$ N/A Limits	N/A Mos.	\$ N/A
Medical N/A	N/A Mos.	\$ N/A
N/A	N/A Mos.	\$ N/A
Total Vehicle Insurance Premiums		\$ N/A
UNLESS A CHARGE IS INCLUDED IN THIS AGREEMENT FOR PUBLIC LIABILITY OR PROPERTY DAMAGE INSURANCE, PAYMENT FOR SUCH COVERAGE IS NOT PROVIDED BY THIS AGREEMENT.		
You may buy the physical damage insurance this contract requires from anyone you choose who is acceptable to us. You may also provide the physical damage insurance through an existing policy owned or controlled by you that is acceptable to us. You are not required to buy any other insurance to obtain credit.		
BRAWLEY POLICE DEPARTMENT BY:		
Buyer X		
Co-Buyer X N/A		
IMPERIAL VALLEY CHEVROLET GMC		
Seller X		

Trade-In Payoff Agreement: Seller relied on information from you and/or the lienholder or lessor of your trade-in vehicle(s) to arrive at the payoff amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s). You understand that the amount quoted is an estimate. Seller agrees to pay the payoff amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s) to the lienholder or lessor of the trade-in vehicle(s), or its designee. If the actual payoff amount is more than the amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s), you must pay the Seller the excess on demand. If the actual payoff amount is less than the amount shown as the Prior Credit or Lease Balance in Trade-In Vehicle(s), Seller will refund to you any overage Seller receives from your prior lienholder or lessor. Except as stated in the "NOTICE" on page 4 of this contract, any assignee of this contract will not be obligated to pay the Prior Credit or Lease Balance shown in Trade-In Vehicle(s) or any refund. You agree to sign or provide any documents Seller reasonably requires to effect the transfer of the Trade-In Vehicle to Seller or its designee.		
Buyer Signature X N/A	Co-Buyer Signature X N/A	

AUTO BROKER FEE DISCLOSURE	
If this contract reflects the retail sale of a new motor vehicle, the sale is not subject to a fee received by an autobroker from us unless the following box is checked:	
☐ Name of autobroker receiving fee, if applicable:	N/A

HOW THIS CONTRACT CAN BE CHANGED. This contract contains the entire agreement between you and us relating to this contract. Any change to the contract must be in writing and both you and we must sign it. No oral changes are binding.	
BRAWLEY POLICE DEPARTMENT BY: Buyer Signs X	Co-Buyer Signs X N/A

SELLER'S RIGHT TO CANCEL If Buyer and Co-Buyer sign here, the provisions of the Seller's Right to Cancel section on page 4 of this contract giving the Seller the right to cancel if Seller is unable to assign this contract to a financial institution will apply.	
BRAWLEY POLICE DEPARTMENT BY: Buyer X	Co-Buyer X N/A

Agreement to Arbitrate: By signing below, you agree that, pursuant to the Arbitration Provision on page 5 of this contract, you or we may elect to resolve any dispute by neutral, binding arbitration and not by a court action. See the Arbitration Provision for additional information concerning the agreement to arbitrate.	
BRAWLEY POLICE DEPARTMENT BY: Buyer Signs X	Co-Buyer Signs X N/A

ITEMIZATION OF THE AMOUNT FINANCED (Seller may keep part of the amounts paid to others.)

1. Total Cash Price

A. Cash Price of Motor Vehicle and Accessories

\$54294.08

(A)

1. Cash Price Vehicle

\$54294.08

2. Cash Price Accessories

\$N/A

3. Other (Nontaxable) Describe

N/A

\$N/A

4. Other (Nontaxable) Describe

N/A

\$N/A

B. Document Processing Charge (not a governmental fee)

\$85.00

(B)

C. Emissions Testing Charge (not a governmental fee)

\$N/A

(C)

D. (Optional) Theft Deterrent Device(s)

1. (paid to)

N/A

\$N/A

(D1)

2. (paid to)

N/A

\$N/A

(D2)

3. (paid to)

N/A

\$N/A

(D3)

E. (Optional) Surface Protection Product(s)

1. (paid to)

N/A

\$N/A

(E1)

2. (paid to)

N/A

\$N/A

(E2)

F. EV Charging Station (paid to)

N/A

\$N/A

(F)

G. Sales Tax (on taxable items in A through F)

\$4758.17

(G)

H. Electronic Vehicle Registration or Transfer Charge

(not a governmental fee) (paid to)

MVSC

\$37.00

(H)

I. (Optional) Service Contract(s)

1. (paid to)

N/A

\$N/A

(I1)

2. (paid to)

N/A

\$N/A

(I2)

3. (paid to)

N/A

\$N/A

(I3)

4. (paid to)

N/A

\$N/A

(I4)

5. (paid to)

N/A

\$N/A

(I5)

J. Prior Credit or Lease Balance (e) paid by Seller to

N/A

\$N/A

(J)

(see downpayment and trade-in calculation)

K. Prior Credit or Lease Balance (e) paid by Seller to

N/A

\$N/A

(K)

(see downpayment and trade-in calculation)

L. (Optional) Debt Cancellation Agreement or Guaranteed Asset Protection Waiver

\$N/A

(L)

M. (Optional) Used Vehicle Contract Cancellation Option Agreement

\$N/A

(M)

N. Other paid to

N/A

For

N/A

\$N/A

(N)

O. Other paid to

N/A

For

N/A

\$N/A

(O)

Total Cash Price (A through O)

\$59174.25

(1)

2. Amounts Paid to Public Officials

A. Vehicle License Fees

ESTIMATE

\$N/A

(A)

B. Registration/Transfer/Titling Fees

\$317.00

(B)

C. California Tire Fees

\$8.75

(C)

D. Other

N/A

\$N/A

(D)

Total Official Fees (A through D)

\$325.75

(2)

3. Amount Paid to Insurance Companies (Total premiums from Statement of Insurance)

\$N/A

(3)

4. ☐ State Emissions Certification Fee or ☐ State Emissions Exemption Fee

\$N/A

(4)

5. Subtotal (1 through 4)

\$59500.00

(5)

6. Total Downpayment

A. Total Agreed Value of Property Being Traded-In (see Trade-In Vehicle(s)):

\$N/A

(A)

Vehicle 1 \$

N/A

Vehicle 2 \$

N/A

B. Total Less Prior Credit or Lease Balance (e)

\$N/A

(B)

Vehicle 1 \$

N/A

Vehicle 2 \$

N/A

C. Total Net Trade-In (A–B)

\$N/A

(C)

Vehicle 1 \$

N/A

Vehicle 2 \$

N/A

D. Deferred Downpayment Payable to Seller

\$N/A

(D)

E. Manufacturer's Rebate

\$N/A

(E)

F. Other

N/A

\$N/A

(F)

G. Other

N/A

\$N/A

(G)

H. Other

N/A

\$N/A

(H)

I. Cash, Cash Equivalent, Check, Credit Card, or Debit Card

\$N/A

(I)

Total Downpayment (C through I)

\$0.00

(6)

(If negative, enter zero on line 6 and enter the amount less than zero as a positive number on line 1J and/or 1K above)

7. Amount Financed (5 less 6)

\$59500.00

(7)

OPTIONAL DEBT CANCELLATION AGREEMENT OR GUARANTEED ASSET PROTECTION WAIVER. A debt cancellation agreement or guaranteed asset protection waiver (GAP waiver) is not required to obtain credit and will not be provided unless you sign below and agree to pay the extra charge. If you choose to buy debt cancellation or a GAP waiver, the charge is shown in item 1L of the Itemization of Amount Financed. See your agreement for details on the terms and conditions it provides. It is a part of this contract.

Term

N/A

Mos.

N/A

Name of Agreement

I want to buy a debt cancellation agreement or GAP waiver.

Buyer Signs X

N/A

OPTIONAL SERVICE CONTRACT(S) You want to purchase the service contract(s) written with the following company(ies) for the term(s) shown below for the charge(s) shown in item 1I.

I1 Company

N/A

Term

N/A

Mos. or

N/A

Miles

I2 Company

N/A

Term

N/A

Mos. or

N/A

Miles

I3 Company

N/A

Term

N/A

Mos. or

N/A

Miles

I4 Company

N/A

Term

N/A

Mos. or

N/A

Miles

I5 Company

N/A

Term

N/A

Mos. or

N/A

Miles

Buyer X

N/A

Trade-In Vehicle(s)

1. Vehicle 1

Year

N/A

Make

N/A

Model

N/A

Odometer

N/A

VIN

N/A

a. Agreed Value of Property

\$N/A

b. Buyer/Co-Buyer Retained Trade Equity

\$N/A

c. Agreed Value of Property

Being Traded-In (a–b)

\$N/A

d. Prior Credit or Lease Balance

\$N/A

e. Net Trade-In (c–d) (must be ≥ 0

for buyer/co-buyer to retain equity)

\$N/A

2. Vehicle 2

Year

N/A

Make

N/A

Model

N/A

Odometer

N/A

VIN

N/A

a. Agreed Value of Property

\$N/A

b. Buyer/Co-Buyer Retained Trade Equity

\$N/A

c. Agreed Value of Property

Being Traded-In (a–b)

\$N/A

d. Prior Credit or Lease Balance

\$N/A

e. Net Trade-In (c–d) (must be ≥ 0

for buyer/co-buyer to retain equity)

\$N/A

Total Agreed Value of Property

Being Traded-In (1c+2c)

\$N/A

*

Total Prior Credit or Lease

Balance (1d+2d)

\$N/A

*

Total Net Trade-In (1e+2e)

\$N/A

*

(*See item 6A–6C in the Itemization of Amount Financed)

OPTION: ☐ You pay no finance charge if the Amount Financed, item 7, is paid in full on or before N/A, Year N/A. SELLER'S INITIALS N/A

THE MINIMUM PUBLIC LIABILITY INSURANCE LIMITS PROVIDED IN LAW MUST BE MET BY EVERY PERSON WHO PURCHASES A VEHICLE. IF YOU ARE UNSURE WHETHER OR NOT YOUR CURRENT INSURANCE POLICY WILL COVER YOUR NEWLY ACQUIRED VEHICLE IN THE EVENT OF AN ACCIDENT, YOU SHOULD CONTACT YOUR INSURANCE AGENT.
WARNING:
YOUR PRESENT POLICY MAY NOT COVER COLLISION DAMAGE OR MAY NOT PROVIDE FOR FULL REPLACEMENT COSTS FOR THE VEHICLE BEING PURCHASED. IF YOU DO NOT HAVE FULL COVERAGE, SUPPLEMENTAL COVERAGE FOR COLLISION DAMAGE MAY BE AVAILABLE TO YOU THROUGH YOUR INSURANCE AGENT OR THROUGH THE SELLING DEALER. HOWEVER, UNLESS OTHERWISE SPECIFIED, THE COVERAGE YOU OBTAIN THROUGH THE DEALER PROTECTS ONLY THE DEALER, USUALLY UP TO THE AMOUNT OF THE UNPAID BALANCE REMAINING AFTER THE VEHICLE HAS BEEN REPOSSESSED AND SOLD.
FOR ADVICE ON FULL COVERAGE THAT WILL PROTECT YOU IN THE EVENT OF LOSS OR DAMAGE TO YOUR VEHICLE, YOU SHOULD CONTACT YOUR INSURANCE AGENT.
THE BUYER SHALL SIGN TO ACKNOWLEDGE THAT HE/SHE UNDERSTANDS THESE PUBLIC LIABILITY TERMS AND CONDITIONS.
BRAWLEY POLICE DEPARTMENT BY: S/S X X N/A

OTHER IMPORTANT AGREEMENTS

1. FINANCE CHARGE AND PAYMENTS

- a. **How we will figure Finance Charge.** We will figure the Finance Charge on a daily basis at the Annual Percentage Rate on the unpaid part of the Amount Financed. Seller - Creditor may receive part of the Finance Charge.
- b. **How we will apply payments.** We may apply each payment to the earned and unpaid part of the Finance Charge, to the unpaid part of the Amount Financed and to other amounts you owe under this contract in any order we choose as the law allows.
- c. **How late payments or early payments change what you must pay.** We based the Finance Charge, Total of Payments, and Total Sale Price shown on page 1 of this contract on the assumption that you will make every payment on the day it is due. Your Finance Charge, Total of Payments, and Total Sale Price will be more if you pay late and less if you pay early. Changes may take the form of a larger or smaller final payment or, at our option, more or fewer payments of the same amount as your scheduled payment with a smaller final payment. We will send you a notice telling you about these changes before the final scheduled payment is due.
- d. **You may prepay.** You may prepay all or part of the unpaid part of the Amount Financed at any time. If you do so, you must pay the earned and unpaid part of the Finance Charge and all other amounts due up to the date of your payment. As of the date of your payment, if the minimum finance charge is greater than the earned Finance Charge, you may be charged the difference; the minimum finance charge is as follows: (1) \$25 if the original Amount Financed does not exceed \$1,000, (2) \$50 if the original Amount Financed is more than \$1,000 but not more than \$2,000, or (3) \$75 if the original Amount Financed is more than \$2,000.

2. YOUR OTHER PROMISES TO US

- a. **If the vehicle is damaged, destroyed, or missing.** You agree to pay us all you owe under this contract even if the vehicle is damaged, destroyed, or missing.

GAP LIABILITY NOTICE

In the event of theft or damage to your vehicle that results in a total loss, there may be a gap between the amount you owe under this contract and the proceeds of your insurance settlement and deductible. THIS CONTRACT PROVIDES THAT YOU ARE LIABLE FOR THE GAP AMOUNT. An optional debt cancellation agreement for coverage of the gap amount may be offered for an additional charge.

- b. **Using the vehicle.** You agree not to remove the vehicle from the U.S. or Canada, or to sell, rent, lease, or transfer any interest in the vehicle or this contract without our written permission. You agree not to expose the vehicle to misuse, seizure, confiscation, or involuntary transfer. If we pay any repair bills, storage bills, taxes, fines, or charges on the vehicle, you agree to repay the amount when we ask for it.
- c. **Security Interest.**
You give us a security interest in:
 - The vehicle and all parts or goods put on it;
 - All money or goods received (proceeds) for the vehicle;
 - All insurance, maintenance, service, or other contracts we finance for you; and
 - All proceeds from insurance, maintenance, service, or other contracts we finance for you. This includes any refunds of premiums or charges from the contracts.

This secures payment of all you owe on this contract. It also secures your other agreements in this contract as the law allows. You will make sure the title shows our security interest (lien) in the vehicle. You will not allow any other security interest to be placed on the title without our written permission.
- d. **Insurance you must have on the vehicle.**
You agree to have physical damage insurance covering loss of or damage to the vehicle for the term of this contract. The insurance must cover our interest in the vehicle. You agree to name us on your insurance policy as loss payee. If you do not have this insurance, we may, if we choose, buy physical damage insurance. If we decide to buy physical damage insurance, we may either buy insurance that covers your interest and our interest in the vehicle, or buy insurance that covers only our interest. If we buy either type of insurance, we will tell you which type and the charge you must pay. The charge will be the premium for the insurance and a finance charge computed at the Annual Percentage Rate shown on page 1 of this contract or, at our option, the highest rate the law permits. If the vehicle is lost or damaged, you agree that we may use any insurance settlement to reduce what you owe or repair the vehicle.

- e. **What happens to returned insurance, maintenance, service, or other contract charges.** If we get a refund of insurance, maintenance, service, or other contract charges, you agree that we may subtract the refund from what you owe.

3. IF YOU PAY LATE OR BREAK YOUR OTHER PROMISES

- a. **You may owe late charges.** You will pay a late charge on each late payment as shown on page 1 of this contract. Acceptance of a late payment or late charge does not excuse your late payment or mean that you may keep making late payments. If you pay late, we may also take the steps described below.
- b. **You may have to pay all you owe at once.** If you break your promises (default), we may demand that you pay all you owe on this contract at once, subject to any right the law gives you to reinstate this contract.
Default means:
 - You do not pay any payment on time;
 - You give false, incomplete, or misleading information during credit application;
 - The vehicle is lost, damaged, or destroyed; or
 - You break any agreements in this contract.

The amount you will owe will be the unpaid part of the Amount Financed plus the earned and unpaid part of the Finance Charge, any late charges, and any amounts due because you defaulted.
- c. **You may have to pay collection costs.** You will pay our reasonable costs to collect what you owe, including attorney fees, court costs, collection agency fees, and fees paid for other reasonable collection efforts. You agree to pay a charge not to exceed \$15 if any check you give to us is dishonored.
- d. **We may take the vehicle from you.** If you default, we may take (repossess) the vehicle from you if we do so peacefully and the law allows it. If your vehicle has an electronic tracking device (such as GPS), you agree that we may use the device to find the vehicle. If we take the vehicle, any accessories, equipment, and replacement parts will stay with the vehicle. If any personal items are in the vehicle, we may store them for you. If you do not ask for these items back, we may dispose of them as the law allows.
- e. **How you can get the vehicle back if we take it.** If we repossess the vehicle, you may pay to get it back (redeem). You may redeem the vehicle by paying all you owe, or you may have the right to reinstate this contract and redeem the vehicle by paying past due payments and any late charges, providing proof of insurance, and/or taking other action to cure the default. We will provide you all notices required by law to tell you when and how much to pay and/or what action you must take to redeem the vehicle.
- f. **We will sell the vehicle if you do not get it back.** If you do not redeem, we will sell the vehicle. We will send you a written notice of sale before selling the vehicle.
We will apply the money from the sale, less allowed expenses, to the amount you owe. Allowed expenses are expenses we pay as a direct result of taking the vehicle, holding it, preparing it for sale, and selling it. Attorney fees and court costs the law permits are also allowed expenses. If any money is left (surplus), we will pay it to you unless the law requires us to pay it to someone else. If money from the sale is not enough to pay the amount you owe, you must pay the rest to us. If you do not pay this amount when we ask, we may charge you interest at the Annual Percentage Rate shown on page 1 of this contract, not to exceed the highest rate permitted by law, until you pay.
- g. **What we may do about optional insurance, maintenance, service, or other contracts.** This contract may contain charges for optional insurance, maintenance, service, or other contracts. If we demand that you pay all you owe at once or we repossess the vehicle, you agree that we may claim benefits under these contracts and cancel them to obtain refunds of unearned charges to reduce what you owe or repair the vehicle. If the vehicle is a total loss because it is confiscated, damaged, or stolen, we may claim benefits under these contracts and cancel them to obtain refunds of unearned charges to reduce what you owe.

4. WARRANTIES SELLER DISCLAIMS

If you do not get a written warranty, and the Seller does not enter into a service contract within 90 days from the date of this contract, the Seller makes no warranties, express or implied, on the vehicle, and there will be no implied warranties of merchantability or of fitness for a particular purpose.
This provision does not affect any warranties covering the vehicle that the vehicle manufacturer may provide. If the Seller has sold you a certified used vehicle, the warranty of merchantability is not disclaimed.

5. **Used Car Buyers Guide.** The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale.
Spanish Translation: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

6. **SERVICING AND COLLECTION CONTACTS**
In consideration of our extension of credit to you, you agree to provide us your contact information for our servicing and collection purposes. You agree that we may use this information to contact you in writing, by e-mail, or using prerecorded/artificial voice messages, text messages, and automatic telephone dialing systems, as the law allows. You also agree that we may try to contact you in these and other ways at any address or telephone number you provide us, even if the telephone number is a cell phone number or the contact results in a charge to you. You agree to allow our agents and service providers to contact you as agreed above.
You agree that you will, within a reasonable time, notify us of any change in your contact information.

7. **APPLICABLE LAW**
Federal law and California law apply to this contract. If any part of this contract is not valid, all other parts stay valid. We may delay or refrain from enforcing any of our rights under this contract without losing them. For example, we may extend the time for making some payments without extending the time for making others.

8. **WARRANTIES OF BUYER**
You promise you have given true and correct information during your application for credit, and you have no knowledge that will make that information untrue in the future. We have relied on the truth and accuracy of that information in entering into this contract. Upon request, you will provide us with documents and other information necessary to verify any item contained in your credit application.

9. **NEGATIVE CREDIT REPORT NOTICE**
We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

You waive the provisions of Calif. Vehicle Code Section 1808.21 and authorize the California Department of Motor Vehicles to furnish your residence address to us.

**CREDIT DISABILITY INSURANCE NOTICE
CLAIM PROCEDURE**

If you become disabled, you must tell us right away. (You are advised to send this information to the same address to which you are normally required to send your payments, unless a different address or telephone number is given to you in writing by us as the location

where we would like to be notified.) We will tell you where to get claim forms. You must send in the completed form to the insurance company as soon as possible and tell us as soon as you do.
If your disability insurance covers all of your missed payment(s), WE CANNOT TRY TO COLLECT WHAT YOU OWE OR FORECLOSE UPON OR REPOSSESS ANY COLLATERAL UNTIL THREE CALENDAR MONTHS AFTER your first missed payment is due or until the insurance company pays or rejects your claim, whichever comes first. We can, however, try to collect, foreclose, or repossess if you have any money due and owing us or are otherwise in default when your disability claim is made or if a senior mortgage or lien holder is foreclosing.
If the insurance company pays the claim within the three calendar months, we must accept the money as though you paid on time. If the insurance company rejects the claim within the three calendar months or accepts the claim within the three calendar months on a partial disability and pays less than for a total disability, you will have 35 days from the date that the rejection or the acceptance of the partial disability claim is sent to pay past due payments, or the difference between the past due payments and what the insurance company pays for the partial disability, plus late charges. You can contact us, and we will tell you how much you owe. After that time, we can take action to collect or foreclose or repossess any collateral you may have given.
If the insurance company accepts your claim but requires that you send in additional forms to remain eligible for continued payments, you should send in these completed additional forms no later than required. If you do not send in these forms on time, the insurance company may stop paying, and we will then be able to take action to collect or foreclose or repossess any collateral you may have given.

Seller's Right to Cancel

- a. Seller agrees to deliver the vehicle to you on the date this contract is signed by Seller and you. You understand that it may take some time for Seller to verify your credit and assign the contract. You agree that if Seller is unable to assign the contract to any one of the financial institutions with whom Seller regularly does business under an assignment acceptable to Seller, Seller may cancel the contract.
- b. Seller shall give you written notice (or in any other manner in which actual notice is given to you) within 10 days of the date this contract is signed if Seller elects to cancel. Upon receipt of such notice, you must immediately return the vehicle to Seller in the same condition as when sold, reasonable wear and tear excepted. Seller must give back to you all consideration received by Seller, including any trade-in vehicle.
- c. If you do not immediately return the vehicle, you shall be liable for all expenses incurred by Seller in taking the vehicle from you, including reasonable attorney's fees.
- d. While the vehicle is in your possession, all terms of the contract, including those relating to use of the vehicle and insurance for the vehicle, shall be in full force and you shall assume all risk of loss or damage to the vehicle. You must pay all reasonable costs for repair of any damage to the vehicle until the vehicle is returned to Seller.

NOTICE: ANY HOLDER OF THIS CONSUMER CREDIT CONTRACT IS SUBJECT TO ALL CLAIMS AND DEFENSES WHICH THE DEBTOR COULD ASSERT AGAINST THE SELLER OF GOODS OR SERVICES OBTAINED PURSUANT HERETO OR WITH THE PROCEEDS HEREOF. RECOVERY HEREUNDER BY THE DEBTOR SHALL NOT EXCEED AMOUNTS PAID BY THE DEBTOR HEREUNDER.

The preceding NOTICE applies only to goods or services obtained primarily for personal, family or household use. In all other cases, Buyer will not assert against any subsequent holder or assignee of this contract any claims or defenses the Buyer (debtor) may have against the Seller, or against the manufacturer of the vehicle or equipment obtained under this contract.

ARBITRATION PROVISION
PLEASE REVIEW - IMPORTANT - AFFECTS YOUR LEGAL RIGHTS

1. EITHER YOU OR WE MAY CHOOSE TO HAVE ANY DISPUTE BETWEEN YOU AND US DECIDED BY ARBITRATION AND NOT IN COURT OR BY JURY TRIAL.
2. IF A DISPUTE IS ARBITRATED, YOU WILL GIVE UP YOUR RIGHT TO PARTICIPATE AS A CLASS REPRESENTATIVE OR CLASS MEMBER ON ANY CLASS CLAIM YOU MAY HAVE AGAINST US INCLUDING ANY RIGHT TO CLASS ARBITRATION OR ANY CONSOLIDATION OF INDIVIDUAL ARBITRATIONS.
3. DISCOVERY AND RIGHTS TO APPEAL IN ARBITRATION ARE GENERALLY MORE LIMITED THAN IN A LAWSUIT, AND OTHER RIGHTS THAT YOU AND WE WOULD HAVE IN COURT MAY NOT BE AVAILABLE IN ARBITRATION.

Any claim or dispute, whether in contract, tort, statute or otherwise (including the interpretation and scope of this Arbitration Provision, any allegation of waiver of rights under this Arbitration Provision, and the arbitrability of the claim or dispute), between you and us or our employees, agents, successors or assigns, which arises out of or relates to your credit application, purchase or condition of this Vehicle, this contract or any resulting transaction or relationship (including any such relationship with third parties who do not sign this contract) shall, at your or our election, be resolved by neutral, binding arbitration and not by a court action. If federal law provides that a claim or dispute is not subject to binding arbitration, this Arbitration Provision shall not apply to such claim or dispute. Any claim or dispute is to be arbitrated by a single arbitrator only on an individual basis and not as a plaintiff in a collective or representative action, or a class representative or member of a class on any class claim. The arbitrator may not preside over a consolidated, representative, class, collective, injunctive, or private attorney general action. You expressly waive any right you may have to arbitrate a consolidated, representative, class, collective, injunctive, or private attorney general action. You or we may choose the American Arbitration Association (www.adr.org) or National Arbitration and Mediation (www.namadr.com) as the arbitration organization to conduct the arbitration. If you and we agree, you or we may choose a different arbitration organization. You may get a copy of the rules of an arbitration organization by contacting the organization or visiting its website.

Arbitrators shall be attorneys or retired judges and shall be selected pursuant to the applicable rules. The arbitrator shall apply governing substantive law and the applicable statute of limitations. The arbitration hearing shall be conducted in the federal district in which you reside unless the Seller-Creditor is a party to the claim or dispute, in which case the hearing will be held in the federal district where this transaction was originated. We will pay the filing, administration, service, or case management fee and the arbitrator or hearing fee up to a maximum of \$5,000, unless the law or the rules of the chosen arbitration organization require us to pay more. You and we will pay the filing, administration, service, or case management fee and the arbitrator or hearing fee over \$5,000 in accordance with the rules and procedures of the chosen arbitration organization. The amount we pay may be reimbursed in whole or in part by decision of the arbitrator if the arbitrator finds that any of your claims is frivolous under applicable law. Each party shall be responsible for its own attorney, expert and other fees, unless awarded by the arbitrator under applicable law. If the chosen arbitration organization's rules conflict with this Arbitration Provision, then the provisions of this Arbitration Provision shall control. Any arbitration under this Arbitration Provision shall be governed by the Federal Arbitration Act (9 U.S.C. §§ 1 et seq.) and not by any state law concerning arbitration. Any award by the arbitrator shall be in writing and will be final and binding on all parties, subject to any limited right to appeal under the Federal Arbitration Act.

You and we retain the right to seek remedies in small claims court for disputes or claims within that court's jurisdiction, unless such action is transferred, removed or appealed to a different court. Neither you nor we waive the right to arbitrate any related or unrelated claims by filing any action in small claims court, or by using self-help remedies, such as repossession, or by filing an action to recover the vehicle, to recover a deficiency balance, or for individual or statutory public injunctive relief. Any court having jurisdiction may enter judgment on the arbitrator's award. This Arbitration Provision shall survive any termination, payoff or transfer of this contract. If any part of this Arbitration Provision, other than waivers of class rights, is deemed or found to be unenforceable for any reason, the remainder shall remain enforceable. You agree that you expressly waive any right you may have for a claim or dispute to be resolved on a class basis in court or in arbitration. If a court or arbitrator finds that this class arbitration waiver is unenforceable for any reason with respect to a claim or dispute in which class allegations have been made, the rest of this Arbitration Provision shall also be unenforceable.

N/A

Notice to buyer: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) You can prepay the full amount due under this agreement at any time. (4) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

If you have a complaint concerning this sale, you should try to resolve it with the seller.
Complaints concerning unfair or deceptive practices or methods by the seller may be referred to the city attorney, the district attorney, or an investigator for the Department of Motor Vehicles, or any combination thereof. After this contract is signed, the seller may not change the financing or payment terms unless you agree in writing to the change. You do not have to agree to any change, and it is an unfair or deceptive practice for the seller to make a unilateral change.
BRAWLEY POLICE DEPARTMENT BY: _____
Buyer Signature X _____ Co-Buyer Signature X _____ N/A

The Annual Percentage Rate may be negotiable with the Seller. The Seller may assign this contract and retain its right to receive a part of the Finance Charge.

THERE IS NO COOLING-OFF PERIOD UNLESS YOU OBTAIN A CONTRACT CANCELLATION OPTION
California law does not provide for a "cooling-off" or other cancellation period for vehicle sales. Therefore, you cannot later cancel this contract simply because you change your mind, decide the vehicle costs too much, or wish you had acquired a different vehicle. After you sign below, you may only cancel this contract with the agreement of the seller or for legal cause, such as fraud. However, California law does require a seller to offer a two-day contract cancellation option on used vehicles with a purchase price of less than forty thousand dollars (\$40,000), subject to certain statutory conditions. This contract cancellation option requirement does not apply to the sale of a recreational vehicle, a motorcycle, or an off-highway motor vehicle subject to identification under California law. See the vehicle contract cancellation option agreement for details.

YOU AGREE TO THE TERMS OF THIS CONTRACT. YOU CONFIRM THAT BEFORE YOU SIGNED THIS CONTRACT, WE GAVE IT TO YOU, AND YOU WERE FREE TO TAKE IT AND REVIEW IT. YOU ACKNOWLEDGE THAT YOU HAVE READ ALL PAGES OF THIS CONTRACT, INCLUDING THE ARBITRATION PROVISION ABOVE, BEFORE SIGNING BELOW. YOU CONFIRM THAT YOU RECEIVED A COMPLETELY FILLED-IN COPY WHEN YOU SIGNED IT.

BRAWLEY POLICE DEPARTMENT BY: _____ Date **03/10/2026** Co-Buyer Signature X _____ N/A Date **N/A**
Buyer Printed Name **BRAWLEY POLICE DEPARTMENT** Co-Buyer Printed Name **N/A**
If the "business" use box is checked in "Primary Use for Which Purchased": Print Name _____ Title _____
Co-Buyers and Other Owners — A co-buyer is a person who is responsible for paying the entire debt. An other owner is a person whose name is on the title to the vehicle but does not have to pay the debt. The other owner agrees to the security interest in the vehicle given to us in this contract.
Other Owner Signature X _____ N/A Address _____ N/A

GUARANTY: To induce us to sell the vehicle to Buyer, each person who signs as a Guarantor individually guarantees the payment of this contract. If Buyer fails to pay any money owing on this contract, each Guarantor must pay it when asked. Each Guarantor will be liable for the total amount owing even if other persons also sign as Guarantor, and even if Buyer has a complete defense to Guarantor's demand for reimbursement. Each Guarantor agrees to be liable even if we do one or more of the following: (1) give the Buyer more time to pay one or more payments; (2) give a full or partial release to any other Guarantor; (3) release any security; (4) accept less from the Buyer than the total amount owing; or (5) otherwise reach a settlement relating to this contract or extend the contract. Each Guarantor acknowledges receipt of a completed copy of this contract and guaranty at the time of signing.
Guarantor waives notice of acceptance of this Guaranty, notice of the Buyer's non-payment, non-performance, and default; and notices of the amount owing at any time, and of any demands upon the Buyer.
Guarantor X _____ N/A Date **N/A** Guarantor X _____ N/A Date **N/A**
Address _____ N/A Address _____ N/A

Seller Signs **IMPERIAL VALLEY CHEVROLET GMC** Date **03/10/2026** By X _____ Title **FINANCE MGR**

Seller assigns its interest in this contract to **ANY** (Assignee) under the terms of Seller's agreement(s) with Assignee.
☐ Assigned with recourse ☒ Assigned without recourse ☐ Assigned with limited recourse
Seller **IMPERIAL VALLEY CHEVROLET GMC**
By X _____ Title **FINANCE MANAGER**



COURTESY CHEVROLET CENTER

COMMERCIAL SALES DEPARTMENT

750 Camino Del Rio North
San Diego, CA 92108
619-297-4621

DEAL# 177424
CUST# 144190

PURCHASER'S NAME CITY OF BRAWLEY		RESIDENCE PHONE	BUSINESS PHONE 760-960-1603
STREET ADDRESS 351 MAIN STREET		CITY BRAWLEY	STATE CA
ZIP 92227			
VEHICLE BEING PURCHASED		CASH PRICE OF VEHICLE	\$ 55166.00
PLEASE ENTER MY ORDER ☒ NEW ☐ USED FOR THE FOLLOWING ☐ DEMO		N/A	N/A
YEAR 2026	MAKE CHEVROLET	ACCESSORIES	\$ N/A
MODEL OR TRaverse	BODY UT	N/A	N/A
SERIES POLAR WHITE TRICOAT	TYPE UT	N/A	N/A
COLOR POLAR WHITE TRICOAT	TRIM	N/A	N/A
IDENTIFICATION NO. 1GNERLKS9TJ243954		N/A	N/A
MILEAGE 15		N/A	N/A
TO BE DELIVERED OR ON DOUBT 03/05/2026		STOCK NO. 260579	N/A
SALESMAN		VITU	37.00
USED VEHICLE TRADE IN AND/OR OTHER CREDITS			
MAKE OF TRADE IN		N/A	N/A
YEAR N/A	MODEL N/A	BODY N/A	Documentation Fee 85.00
SERIES N/A		Cash Price of Vehicles & Accessories	\$ 55288.00
IDENTIFICATION NO. N/A		STATE & LOCAL TAXES	4281.95
BALANCE OWED TO N/A		License & Registration Fee	N/A
ADDRESS N/A		CA Tire Fee	8.75
USED TRADE-IN ALLOWANCE N/A		TOTAL PRICE OF UNIT	\$ 59578.70
BALANCE OWED ON TRADE-IN N/A		TOTAL CREDIT (FROM LEFT COLUMN)	\$ N/A
DEPOSIT OR CURRENT BALANCE N/A		UNPAID CASH BALANCE DUE ON DELIVERY	\$ 59578.70
CASH WITH ORDER N/A		DEFERRED DOWN PAYMENT	N/A
TOTAL CREDIT (TRANSFER TO RIGHT COLUMN) N/A		BALANCE	59578.70

Purchaser agrees that this Order cancels and supersedes any prior agreement and as of the date hereof comprises the complete and exclusive statement of the terms of the agreement relating to the subject matters covered hereby, and that THIS ORDER SHALL NOT BECOME BINDING UNTIL ACCEPTED BY DEALER OR HIS AUTHORIZED REPRESENTATIVE. Purchaser by his execution of this Order acknowledges that he has received a true copy of this Order.

"THANK YOU - WE APPRECIATE YOUR BUSINESS"

PURCHASER'S SIGNATURE: _____

ACCEPTED BY COURTESY CHEVROLET CENTER 750 CAMINO DEL RIO N. SAN DIEGO, CA 92108

(DEALER) 2688

PER _____ FI MANAGER DATE 03/05/2026
NAME & TITLE

TRAVERS RST FWD QUOTE

New Vehicle / Chassis Info

Stock# 264607 2026 Model Year
 Make Chevrolet Model# 1LD56
 Color Polar White Tricoat Odometer 0
 Registered Weight Pick One/Passenger
 VIN: 1GNERLKS0TJ257337
 Curb Weight 4579 lbs GVWR 6173 lbs Est Payload 1594 lbs

Quoted: Friday, March 27, 2026



Incentives Expire: Monday, March 3, 2025

Prepared for:

Brawley Police Department
 351 Main Street
 Brawley, CA 92227
 (760) 524-4014 - Cell Phone
 (760) 344-2111 - Bus. Phone

Prepared by:

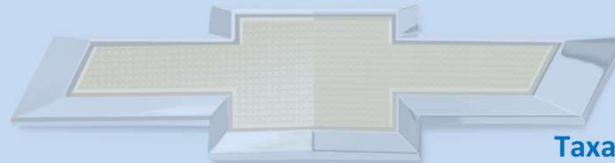
James I. Clifton
jclifton@bobstall.com
 619-719-2311 - Cell Phone
 7601 Alvarado Road, La Mesa, CA 91942

Vehicle Pricing

Vehicle & Upfits

Vehicle / Chassis Purchase Price

Doc Fee



Purchase Price for Chassis & Upfits (after all rebates)

Brawley Sales Tax 8.75%

Registration & License Fees

Weight Fee

Tire Tax

Net Trade Value

Cash Down

Optional

Total "Out-the-Door" w/o optional Extended Warranty

Amount

\$56,910.00

\$85.00

\$56,995.00

\$0.00

\$56,995.00

\$4,987.06

\$37.00

\$0.00

\$8.75

\$0.00

\$0.00

\$0.00

\$62,027.81



2026 TRAVERSE RS FWD

EXTERIOR: POLAR WHITE TRICOAT
INTERIOR: JET BLACK W/ TORCH RED
ACCENTS

ENGINE: 2.5L TURBO DOHC SIDI
TRANSMISSION: 8-SPEED AUTO

Visit us at www.chevy.com

STANDARD EQUIPMENT

ITEMS FEATURED BELOW ARE INCLUDED AT NO EXTRA CHARGE IN THE STANDARD VEHICLE PRICE SHOWN

OWNER BENEFITS

- 3 YEAR/36,000 MILE* BUMPER-TO-BUMPER LIMITED WARRANTY
- 5 YEAR/60,000 MILE* POWERTRAIN LIMITED WARRANTY, ROADSIDE ASSISTANCE & COURTESY TRANSPORTATION
- FIRST MAINTENANCE VISIT *WHICHEVER COMES FIRST SEE CHEVROLET.COM OR DEALER FOR TERMS, DETAILS & LIMITS

PERFORMANCE & MECHANICAL

- SPECIAL RIDE & HANDLING SUSPENSION
- 22" HIGH GLOSS BLACK PAINTED ALUMINUM WHEELS
- SPARE WHEEL & TIRE
- TRAILERING PACKAGE

CONNECTIVITY & TECHNOLOGY

- 8 YEARS ONSTAR BASICS SEE ONSTAR.COM FOR TERMS
- SUPER CRUISE(TM)EQUIPPED, UPGRADED TO 3 YEARS ONSTAR ONE WITH SUPERCUISE (TM)
- 17.7" DIAGONAL LCD DISPLAY WITH GOOGLE BUILT-IN WITH WIRELESS APPLE CARPLAY AND ANDROID AUTO FOR COMPATIBLE PHONES
- SIRIUSXM AUDIO W/TRIAL
- BOSE PREM 12-SPEAKER SYSTEM
- WI-FI (R) HOTSPOT CAPABLE
- 11" DIAGONAL DRIVER INFORMATION CENTER
- WIRELESS PHONE CHARGING
- KEYLESS OPEN AND START
- KEY CARD
- ACTIVE NOISE CANCELLATION
- TIRE PRESSURE MONITOR SYSTEM

INTERIOR

- TRI-ZONE AUTO CLIMATE CONTROL
- 7-PASSENGER SEATING
- 8-WAY POWER DRIVER SEAT ADJUSTER W/ 4-WAY LUMBAR
- 6-WAY POWER PASSENGER SEAT ADJUSTER W/ 4-WAY LUMBAR
- DRIVER & FRONT PASSENGER HEATED & VENTILATED SEATS
- MEMORY PACKAGE
- 1-TOUCH FOLD 2ND ROW SEATS
- HEATED REAR OUTBOARD SEATS
- 3RD ROW POWER FOLDING SEATS
- 120V POWER OUTLET
- UPLEVEL AMBIENT LIGHTING
- REMOTE VEHICLE START
- POWER TILT & TELESCOPIC STEERING COLUMN
- HEATED STEERING WHEEL
- UNIVERSAL HOME REMOTE

EXTERIOR

- AUTOSENSE POWER LIFTGATE
- OUTSIDE HEATED MIRRORS
- RAINSENSE WIPERS
- HEATED WIPER PARK
- GLOSS BLACK ROOF RAILS

SAFETY & SECURITY

- ADAPTIVE CRUISE CONTROL
- FOLLOWING DISTANCE INDICATOR
- FORWARD COLLISION ALERT
- TRAFFIC SIGN RECOGNITION
- INTELLIBEAM
- ENHANCED AUTOMATIC EMERGENCY BRAKING
- INTERSECTION AUTOMATIC EMERGENCY BRAKING
- REAR CROSS TRAFFIC BRAKING
- ENHANCED AUTOMATIC PARKING ASSIST
- BLIND ZONE STEERING ASSIST
- FRONT PEDESTRIAN AND BICYCLIST BRAKING

- SIDE BICYCLIST ALERT
- REAR PEDESTRIAN ALERT
- REVERSE AUTOMATIC BRAKING
- DRIVER ATTENTION ASSIST
- SAFETY ALERT SEAT
- REAR CAMERA MIRROR
- HD SURROUND VISION

MANUFACTURER'S SUGGESTED RETAIL PRICE

STANDARD VEHICLE PRICE \$55,400.00

OPTIONS & PRICING

OPTIONS INSTALLED BY THE MANUFACTURER (MAY REPLACE STANDARD EQUIPMENT SHOWN)

POLAR WHITE TRICOAT	995.00
FLOOR LINER PACKAGE (DEALER INSTALLED)	425.00
• INTEGRATED CARGO LINER	
• ALL WEATHER FLOOR LINERS	
VERTICAL CARGO NET (DEALER INSTALLED)	95.00

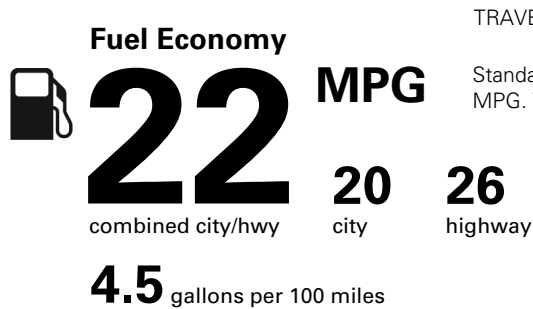
TOTAL OPTIONS	\$1,515.00
TOTAL VEHICLE & OPTIONS	\$56,915.00
DESTINATION CHARGE	1,995.00

TOTAL VEHICLE PRICE* \$58,910.00

EPA DOT Fuel Economy and Environment



Gasoline Vehicle



TRAVERSE FWD

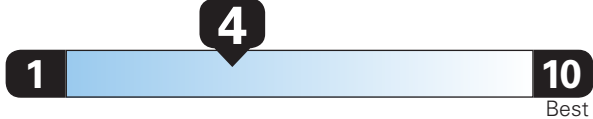
Standard SUVs range from 12 to 115 MPG. The best vehicle rates 146 MPGe.

You spend \$2,750 more in fuel costs over 5 years compared to the average new vehicle.

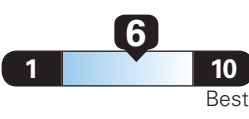
G A 6

Annual fuel cost \$2,250

Fuel Economy & Greenhouse Gas Rating (tailpipe only)



Smog Rating (tailpipe only)



This vehicle emits 404 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions; learn more at fuel economy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs \$8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fuel economy.gov

Calculate personalized estimates and compare vehicles



Smartphone QR Code™



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score

★★★★★

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal Crash

Driver Passenger

★★★★★

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side Crash

Front seat Rear seat

★★★★★

Based on the risk of injury in a side impact.

Rollover

★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA) www.safercar.gov or 1-888-327-4236

PARTS CONTENT INFORMATION

FOR VEHICLES IN THIS CARLINE:
U.S./CANADIAN PARTS CONTENT: 37%
MAJOR SOURCES OF FOREIGN PARTS CONTENT: MEXICO 27%

NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

FOR THIS VEHICLE:
FINAL ASSEMBLY POINT:
LANSING, MI U.S.A.
COUNTRY OF ORIGIN:
ENGINE: MEXICO
TRANSMISSION: UNITED STATES

This label has been applied pursuant to Federal law – Do not remove prior to delivery to the ultimate purchaser. *Includes Manufacturer's Recommended Pre-Delivery Service. Does not include dealer installed options and accessories not listed above, local taxes or license fees.

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GMLBL_PROD_0044 – 11/01/2025

ORDER NO FTBZ5B SALES CODE E
SALES MODEL CODE 1LD56
DEALER NO 20521
FINAL ASSEMBLY:
LANSING, MI U.S.A.

VIN 1GNERLKS0TJ257337 REISSUE

DEALER TO WHOM DELIVERED
BOB STALL CHEVROLET
PO BOX 339
LA MESA, CA 91944-0339



Better drives start with OnStar®
Activate today

Learn more at onstar.com, or scan the QR code

onstar.com/privacy



WARNING

Cancer and Reproductive Harm
www.P65Warnings.ca.gov/
passenger-vehicle
SEE OWNER'S MANUAL





4e.3





4e.3



City of Brawley

City Council

April 07, 2026

Agenda Item No 5a

STAFF REPORT



5a

To: City Council
From: April Hodgson, Parks and Recreation Manager
Prepared by: April Hodgson, Parks and Recreation Manager
Subject: 7th Annual I.V. Taco Fest

RECOMMENDATION:

Approve the sale of alcohol and waiver of fees for the Chamber of Commerce for Greater Brawley's 7th Annual Imperial Valley Taco Festival.

BACKGROUND INFORMATION:

The Chamber will be hosting their 7th annual Taco Festival event on Main Street on May 1, 2026. The Chamber is requesting permission to sell alcohol and a waiver of all fees associated with the event i.e. staff cost for trash monitoring and emptying, street closure fee, park fee, etc. The Street Closure will run from 8:00 am - 11:00 pm.

The following actions are being requested from Council:

1. Waiver of all city fees associated with the event
2. Permission to sell alcohol between 6:00 pm to 10:30 pm. Alcohol sales are to cease at 10:30 pm and consumption at 11:00 pm

FISCAL IMPACT:

The Taco Festival is anticipated to attract approximately 2,000 attendees and will require the closure of Main Street. The estimated fiscal impact to the City to support this event is as follows:

Police Department (6 staff)	\$605
Parks Cleanup Crew (6 staff)	\$1,420
Public Works – Street Closure (8 staff and equipment)	\$4,398

The total estimated fiscal impact to the City is approximately \$6,423.

These costs may be partially or fully offset through applicable fees; however, any approved fee waivers would result in the City absorbing the associated costs.

ALTERNATIVES:

No alternative is recommended. However, Council may choose not to approve the event or waiver of fees.

ATTACHMENTS:

1. Map Taco Fest
2. Facility Request for Use

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager

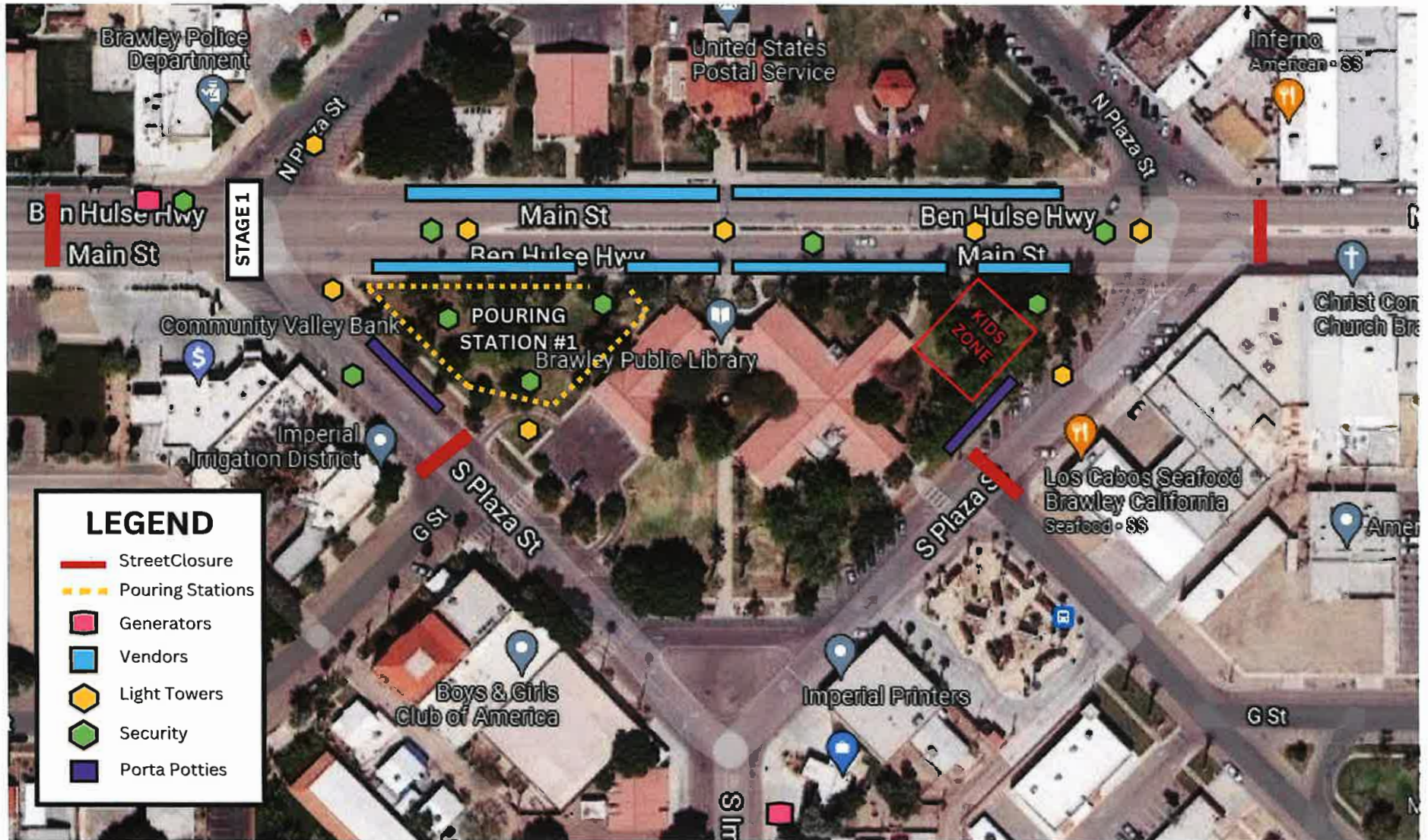
Silvia Luna, Finance Director

Status – Date of Status

Approved - 4/3/2026

Approved - 4/3/2026

2026 IMPERIAL VALLEY TACO FEST





CITY OF BRAWLEY

LIONS MEMORIAL CENTER
225 A STREET
BRAWLEY, CALIFORNIA
92227
PHONE: 344-5675

DEPARTMENT OF PARKS
AND
RECREATION

CITY OF BRAWLEY PARKS, RECREATION AND COMMUNITY SERVICES APPLICATION AND AGREEMENT

FOR THE USE OF CITY-OWNED PARKS AND RECREATIONAL FACILITIES

ACTIVITY DATE (S) 05/01/2026 ACTIVITY 7th Annual I.V. Taco Fest
NAME OF APPLICANT Ramiro Unas ADDRESS 204 S. Imperial Ave.
HOME PHONE 760-344-3160 WORK PHONE 760-554-9303
ORGANIZATION Brawley Chamber of Commerce NON-PROFIT # 950569070

Will this activity be a fund-raiser? Yes ☐ No ☒
Admission fee, entry fee or donation? Yes ☐ No ☒
If yes, where will the proceeds go? _____

FACILITY REQUESTED

- ☐ Lions Center Gymnasium
☐ Lions Center Conf. Room
☐ Lions Center Kitchen
☐ Lions Center Entire Facility
☐ Lions Center Pool
☐ Senior Center Main Hall
☐ Senior Center Meeting Room
☐ Senior Center Kitchen
☐ Senior Center Entire Facility
☐ Cattle Call Large Arena
☐ Horseshow Ring
☐ Cattle Call Entire Facility
☒ Park Plaza Park
☐ Teen Center Recreation Room
☐ Teen Center Kitchen
☐ Del Rio Community Center Room

TIMES AND ATTENDANCE

Approx. attendance 2000 Adults
Minors
Set-up & Starting 8:00 AM/PM
Guests Arrive at 6:00 pm AM/PM
Ending & Clean-up 11:00 pm AM/PM
Total Hours _____

I WOULD LIKE TO USE THE FOLLOWING EQUIPMENT:

12 # Tables Fence Other
16 # Chairs Bike racks
Trash Cans _____

I, the undersigned, shall indemnify, defend, and hold harmless the City of Brawley, its officers, employees, and agents from any and all losses, costs, expenses, claims, liabilities, actions, or damages, including liability for injuries to any person or persons or damage to property arising at any time during and/or arising out of in any way connected with Permittee's use or occupancy of the Facility and adjoining property, unless solely caused by the gross negligence or willful misconduct of the City of Brawley, its officers, employees or agents.

I, the undersigned, have read the City of Brawley Use and Rental Information, the above statement, and the facility regulations on the reverse side of this permit, understand them fully, and agree to abide by them.

APPLICANT'S SIGNATURE

TITLE C.E.O. DATE 3/12/2026

STAFF NOTES:

CHARGES AND DEPOSITS

PRIORITY _____

APPLICATION: ☐ APPROVED ☐ DENIED BY: _____

EMPLOYEE REQUIRED ☐

FACILITY	HRS	CHARGE	TOTAL	DATE:
☐ Lions Center	_____ @	\$ _____	\$ _____	
☐ Senior Center	_____ @	\$ _____	\$ _____	
☐ Cattle Call	_____ @	\$ _____	\$ _____	
☐ Parks	_____ @	\$ _____	\$ _____	
☐ Lions Pool	_____ @	\$ _____	\$ _____	
☐ Teen Center	_____ @	\$ _____	\$ _____	
☐ Del Rio Community Center	_____ @	\$ _____	\$ _____	

NEEDED:	COMPLETED:
☐ Security	☐
☐ Insurance	☐
☐ Council Approval	☐

Paid On _____ # _____

Paid On _____ # _____

Refundable Deposit \$ _____

Total Fees \$ _____

CC ☐ Parks
☐ Recreation
☐ Senior Citizens
☐ Buildings
☐ _____

Refund Approval ☐ Yes ☐ No
Amount of Refund: _____

Entered on Calendar ☐
Copies issued by: _____

Employee: _____

City of Brawley

City Council

April 07, 2026

Agenda Item No 5b



5b

STAFF REPORT

To: City Council
From: April Hodgson, Parks and Recreation Manager
Prepared by: April Hodgson, Parks and Recreation Manager
Subject: Religious Procession Stations of the Cross

RECOMMENDATION:

Ratify the deferral of fees and approve the fee-waiver request for use City Staff for Processions of the Cross, a religious walk, held on April 3, 2026.

BACKGROUND INFORMATION:

On Friday April 3, 2026, The Catholic Community of Brawley and Westmorland (St. Margret Mary, Sacred Heart, and St. Joseph Catholic Church) held Processions of the Cross from Sacred Heart Church to St. Margaret Mary Church. The event commenced at 3:00 p.m., with parishioners gathering at 2:45 p.m. The procession initiated at Sacred Heart Church, located at 402 S. Imperial Avenue, Brawley, CA, proceeded south along Imperial Avenue, followed by a left turn onto K Street, and continued to St. Mary Church, located at 620 S. Cesar Chavez, Brawley, CA. The event concluded at 4:00 pm.

FISCAL IMPACT:

Since the event occurred on April 3, City departments—including Police, Parks, and Streets—provided support for safety and logistical purposes. As these services were rendered prior to Council consideration, the City has already incurred an estimated cost of approximately \$4,400.

Approval of the requested fee waivers would result in the City absorbing the full cost of the event, with no cost recovery.

ALTERNATIVES:

Council may choose to:

1. Do not approve the requested fee waivers, in which case the organization would be responsible for all applicable rental and service fees.
2. Provide an alternative direction to staff regarding the fee waivers or other support for the event

ATTACHMENTS:

1. Request for Facility Use
2. Letter Stations of the Cross
3. Map of Procession

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

, , ,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 4/3/2026

Approved - 4/3/2026

5b



CITY OF BRAWLEY

LIONS MEMORIAL CENTER
225 A STREET
BRAWLEY, CALIFORNIA
92227
PHONE: 344-5675

DEPARTMENT OF PARKS
AND
RECREATION

CITY OF BRAWLEY
PARKS, RECREATION AND COMMUNITY SERVICES
APPLICATION AND AGREEMENT

FOR THE USE OF CITY-OWNED PARKS AND RECREATIONAL FACILITIES

ACTIVITY DATE (S) April 3, 2026 ACTIVITY Religious Procession - Stations of the Cross
NAME OF APPLICANT Rev. Bernardo Lara ADDRESS 620 S. Cesar Chavez St.
Brawley, CA
HOME PHONE - WORK PHONE 760-679-3505
ORGANIZATION St. Margaret Mary Catholic Parish NON-PROFIT # 27-3979378

Will this activity be a fund-raiser? Yes ☐ No ☒

Admission fee, entry fee or donation? Yes ☐ No ☒

If yes, where will the proceeds go? N/A

FACILITY REQUESTED

- ☐ Lions Center Gymnasium
☐ Lions Center Conf. Room
☐ Lions Center Kitchen
☐ Lions Center Entire Facility
☐ Lions Center Pool
☐ Senior Center Main Hall
☐ Senior Center Meeting Room
☐ Senior Center Kitchen
☐ Senior Center Entire Facility
☐ Cattle Call Large Arena
☐ Horseshow Ring
☐ Cattle Call Entire Facility
☐ Park
☐ Teen Center Recreation Room
☐ Teen Center Kitchen
☐ Del Rio Community Center Room

TIMES AND ATTENDANCE

Approx. attendance 125 Adults
30 Minors
Set-up & Starting 2:45pm 3:00pm AM/PM
Guests Arrive at 2:45pm AM/PM
Ending & Clean-up 4:00 AM/PM
Total Hours 1 hr 15 min

I WOULD LIKE TO USE THE FOLLOWING
EQUIPMENT:

Church own
Speaker & Microphone
Tables _____ Other _____
Chairs _____
Trash Cans _____

I, the undersigned, shall indemnify, defend, and hold harmless the City of Brawley, its officers, employees, and agents from any and all losses, costs, expenses, claims, liabilities, actions, or damages, including liability for injuries to any person or persons or damage to property arising at any time during and/or arising out of in any way connected with Permittee's use or occupancy of the Facility and adjoining property, unless solely caused by the gross negligence or willful misconduct of the City of Brawley, its officers, employees or agents.

I, the undersigned, have read the City of Brawley Use and Rental Information, the above statement, and the facility regulations on the reverse side of this permit, understand them fully, and agree to abide by them.

APPLICANT'S SIGNATURE Fr. Buck
TITLE Pastor DATE 03/24/2026

STAFF NOTES:

CHARGES AND DEPOSITS

PRIORITY

APPLICATION: ☐ APPROVED ☐ DENIED BY: _____

EMPLOYEE REQUIRED ☐

FACILITY	HRS	CHARGE	TOTAL	DATE:
☐ Lions Center	@	\$	\$	
☐ Senior Center	@	\$	\$	
☐ Cattle Call	@	\$	\$	
☐ Parks	@	\$	\$	
☐ Lions Pool	@	\$	\$	
☐ Teen Center	@	\$	\$	
☐ Del Rio Community Center	@	\$	\$	

NEEDED:

☐ Security
☐ Insurance
☐ Council Approval

COMPLETED:

☐
☐
☐

Paid On _____ # _____

Refundable Deposit \$ _____ Paid On _____ # _____

Total Fees \$ _____

- CC ☐ Parks
☐ Recreation
☐ Senior Citizens
☐ Buildings

Refund Approval ☐ Yes ☐ No

Amount of Refund: _____

Entered on Calendar ☐

Copies issued by: _____

Employee: _____



Catholic Communities of Brawley & Westmorland

St. Margaret Mary, Sacred Heart, St. Joseph

402 South Imperial Ave, Brawley, CA 92227

Phone (760) 679-3505 * Fax (760) 679-3731

brawleycatholic@gmail.com

March 24, 2026

City of Brawley
383 Main Street
Brawley, CA 92227

Brawley Police Department
351 Main Street
Brawley, CA 92227

To Whom it May Concern:

The Catholic Community of Brawley and Westmorland (St. Margaret Mary, Sacred Heart and St. Joseph Catholic Church) seek to request the necessary permissions required to have a procession from Sacred Heart Church to St. Margaret Mary Church.

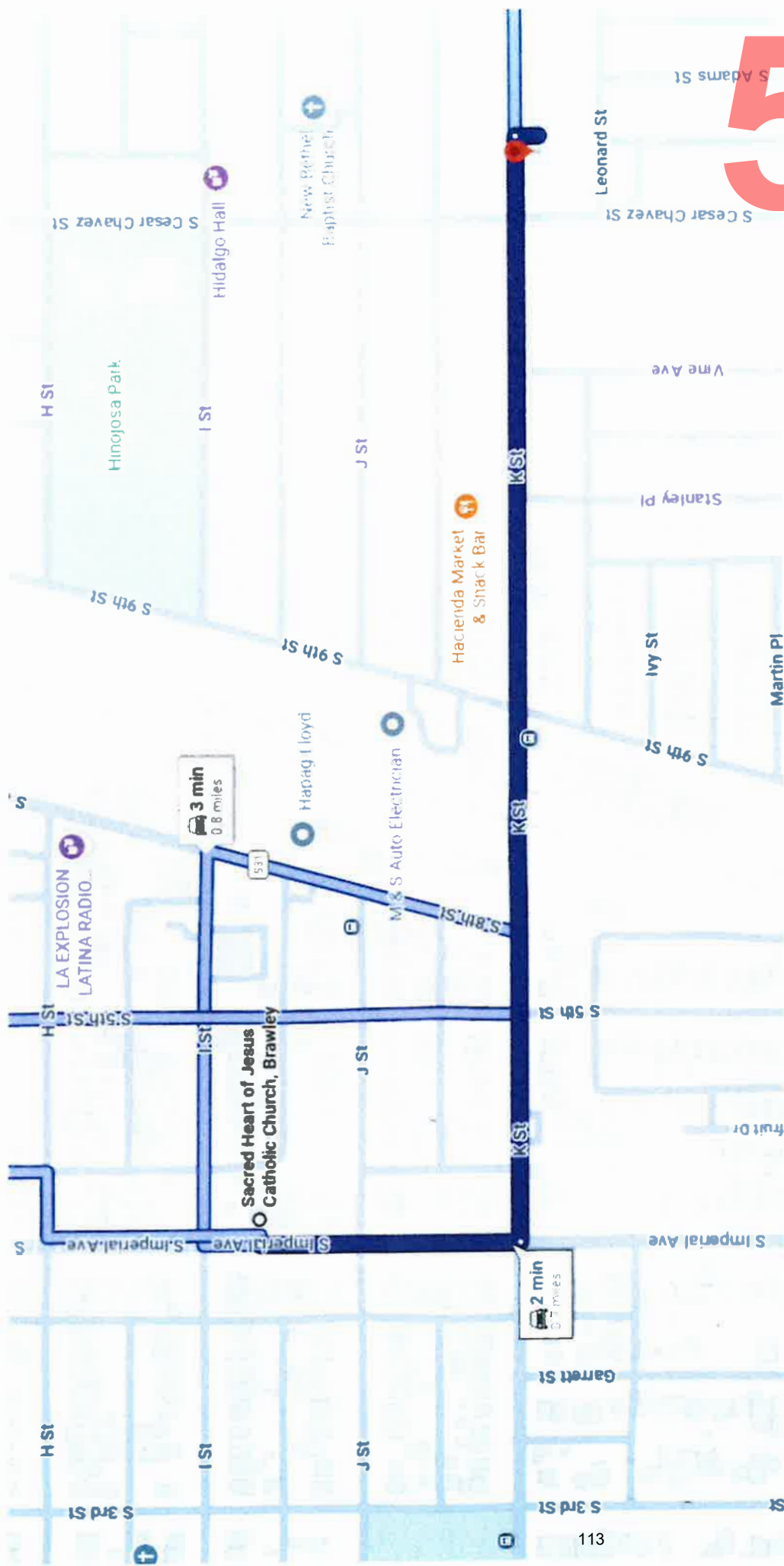
This religious procession will take place on April 03, 2026, commemorating the Way of the Cross. It starts at 3:00pm with parishioners congregating at 2:45pm.

The procession will start at Sacred Heart Church, 402 S. Imperial Avenue, Brawley, CA 92227, going south on Imperial Ave. and turning left at K Street, and proceeding to St. Margaret Mary Church, 620 South Cesar Chavez Street, Brawley, CA 92227.

For further information or questions, you may contact Teresa Moya at 760-679-3505. Beforehand, thank you for your consideration and attention to this matter.


Rev. Bernardo Lara
Pastor

5b.3



City of Brawley

City Council

April 07, 2026

Agenda Item No 5c



STAFF REPORT

To: City Council
From: Cristhian Barajas, Development Services Director
Prepared by: Cristhian Barajas, Development Services Director
Subject: **Potential Action to Adopt Updates to the Brawley Service Area Plan**

RECOMMENDATION:

City staff recommends that City Council adopt the updated City of Brawley Draft Service Area Plan to remain in compliance with the Cortese Knox Hertzberg Act and for LAFCO's subsequent approval.

BACKGROUND INFORMATION:

The Service Area Plan (SAP) is intended to demonstrate the City of Brawley's (City's) intent and ability to provide adequate services within the City limits, including the Sphere of Influence (SOI) boundaries, as defined by the Imperial Valley Local Agency Formation Commission (LAFCO), at the time of annexation. In other words, this Plan describes how the City is prepared to address incoming growth and discusses the challenges and opportunities associated with urban development.

This draft document outlines the City's existing public services and facilities, estimates their current and future anticipated demand, and describes how necessary facilities and services will or may be developed and extended to meet these demands. Urban growth is evaluated over 20 years (2025–2045) using reports from City staff.

The Service Area Plan (SAP), also known as a Municipal Services Review (MSR), is a State-mandated document that must be updated and submitted to LAFCO every five years, regardless of new development activity, to maintain compliance. The City first began efforts to update its 2018 Service Area Plan in April 2022, when the City entered into an agreement with RICK Engineering for such services. Due to unforeseen circumstances, such as staff turnover and modifications to the project key to the Plan's projections, the preparation of the draft Service Area Plan was delayed, and the 2023 timeline was not met.

RICK Engineering has extensive experience preparing long-range plans and MSRs for other Southern California agencies. Their recent participation in formulating the County's Lithium Valley Specific Plan gives them a unique insight into the region's growth scenarios.

While many of the current updates to the SAP are driven by the Rancho Los Lagos Specific Plan, recent and anticipated growth throughout Brawley also influences the document, such as the ongoing Rio Vista Annexation and the Brawley Gateway Mixed Use Development (also known as the YK America) projects.

On April 6, 2022, the City of Brawley approved a contract with RICK Engineering to begin work on the SAP Update. Through incremental amendments, the total contract authorization was increased to \$84,000, which allowed the completion of the Plan.

This draft iteration of the Service Area Plan was coordinated with and underwent multiple reviews by City staff, department heads, and consultants, including the City Engineer contract with NV5 and, previously, the City Planner contract with The Holt Group, Inc.

Key Takeaways

The Plan anticipates a population increase to 27,939 by 2030 & 29,461 by 2040 per SCAG projections. The main differences between the 2018 and the 2026 are the addition of Rancho Los Lagos, Rio Vista, and Brawley Gateway Mixed Use Development; the updated buildout population and current service projections; and the omission of references to specific CIP projects.

The 2018 version of the Plan outlined various CIP projects and provided completion timelines, including street extension projects, but due to various circumstances, those timelines were not always met. Although the new plan does not void those projects and remains applicable if the City considers them a priority, it no longer identifies or commits to specific CIP projects (catalyst projects), allowing the City some flexibility in a constantly evolving urban economy.

Instead, the plan primarily addresses the impact of private development and the momentum of other regional initiatives as they position Brawley to accommodate growth. For example, the annexation of Rancho Los Lagos and associated infrastructure into city management and operation, including wastewater treatment, water storage and distribution, fire protection, circulation, parks, and recreation.

Similarly, the draft discusses General Plan land-use changes for Rio Vista and the Brawley Gateway Mixed Use Development, as well as City staffing to support buildout projections.

The Service Area Plan was prese

FISCAL IMPACT:

There is no net fiscal impact to the City. However, if further updates or amendments are required to the draft document, staff will assess whether that will necessitate further amendments to the RICK Engineering contract.

ALTERNATIVES:

The Service Area Plan document is a State-mandated document per the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, requiring updates at least every 5 years. No alternatives are available.

ATTACHMENTS:

1. Draft Service Area Plan Update 2026
2. Revisions to Draft Service Area Plan Update 2026
3. Draft Service Area Plan Update 2026 - Presentation

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

Brian Mooney, Principal, RICK Engineering,

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 4/3/2026

Approved - 4/3/2026

5c



5c.1

FEBRUARY 2026

SERVICE AREA PLAN (SAP)

CITY OF BRAWLEY



5620 FRIARS ROAD
SAN DIEGO, CA 92110
T: 619.291.0707
RICKENGINEERING.COM

5c.1

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Acronyms

AB	Assembly Bill
AC	asbestos cement
ADT	average daily traffic
BEIF	Border Environment Infrastructure Funding
BESD	Brawley Elementary School District
BUHSD	Brawley Union High School District
Caltrans	California Department of Transportation
CFD	Community Facilities District
CFDs	Community Facility Districts
CI	cast iron
CIP	Capital Improvement Program
DIF Study	Development Impact Fee Justification Study
FTE	full-time employee
FY	fiscal year
I-	Interstate
IID	Imperial Irrigation District
ISO	Insurance Services Office, Commercial Risk Services, Inc.
kV	kilovolt
KWh	kilowatt hours
LAFCO	Local Agency Formation Commission
LAMBS	Literacy and Mobile Book Services
LOS	level of service
LVA/IV	Literacy Volunteers of America/Imperial Valley
MG	million gallons
MGD	million gallons per day
MW	megawatts
PVC	polyvinyl chloride
RLL	Rancho Los Lagos
RWQCB	Regional Water Quality Control Board
SAP	Service Area Plan
SCAG	Southern California Association of Governments
sf	square feet
SOI	Sphere of Influence
SR-	State Route
SWRCB	State Water Resources Control Board
WTP	Water Treatment Plant
WWTP	wastewater treatment plant

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Service Area Plan (SAP) is intended to demonstrate the City of Brawley's (City's) intent and ability to provide adequate services within the City limits, including the Sphere of Influence (SOI) boundaries, as defined by the Imperial Valley Local Agency Formation Commission (LAFCO), at the time of annexation. This document outlines the City's existing public services and facilities, estimates their current and future anticipated demand, and describes how necessary facilities and services will or may be developed and extended to meet these demands. Future growth is evaluated over 20 years (2025–2045) using reports from City staff.

As the third-largest city in Imperial County, Brawley's population was reported to be 27,792 in the 2020 United States Census. The California Department of Finance estimates that the 2023 population is 28,451, while City staff have advised that the current population is now 35,000. Existing development within the City includes a variety of residential, commercial, and industrial land uses, as well as public services such as schools, parks, and other administrative City facilities. Areas within the Brawley SOI are primarily farmland or vacant land; however, General Plan land use designations in the SOI include some industrial, public facility, and residential land uses.

The following is a brief summary of the facilities, existing adequacy and needs, and future demand for the public services and facilities areas examined in this SAP. It should be noted that the following discussion is substantially abbreviated from that contained in the rest of the document and is not meant to replace the comprehensive discussion provided in Sections 2 through 5 of this SAP. The SAP also includes two significant annexations, Rancho Los Lagos (RLL) and the Rio Vista Brawley Apartments Annexation which are described in the following paragraphs.

The Rancho Los Lagos (RLL) Specific Plan is located in Imperial County, California, adjacent to the southern border of the City of Brawley, within the City's Sphere of Influence. The plan outlines a pedestrian-oriented residential community in the Imperial Valley, designed to integrate parks, schools, and amenities within walking distance of homes along tree-lined streets. Comprising four main components—conventional residential areas, an active adult community, a golf course, and a business park—RLL aims to meet diverse housing needs while enhancing community connectivity and quality of life.

The conventional residential areas offer a mix of single-family detached, attached, and multi-family homes, complemented by a commercial/multi-family mixed-use zone for retail and apartment developments. Strong pedestrian links are planned to connect residential and commercial spaces, facilitating convenience and accessibility. Additionally, RLL includes provisions for essential community services like a fire station and potential sites for religious facilities.

An active adult community, designed for residents aged 55 and over, features detached and attached homes alongside private homeowner association (HOA) amenities. Alternatively, a gated conventional residential neighborhood may be developed if market conditions dictate. To support residential growth, RLL provides for an elementary school site if necessary.

Central to RLL's focus is a 42-acre community park and an 18-hole executive golf course, spanning 181 acres of open space within the core area. This parkland incorporates lakes and water features to enhance community identity and recreational opportunities. Additionally, neighborhood parks and a network of trails connect residential areas to these central amenities,

promoting outdoor activities and community interaction.

Commercial and mixed-use developments in the northeast and business park areas offer employment opportunities, retail services, and entertainment options for residents. The business park, proposed east of the Southern Pacific Railroad, includes potential facilities such as an electric substation and wastewater treatment plant, aimed at supporting local employment and infrastructure needs.

The development of RLL will proceed in phases over several years, adapting to market conditions and infrastructure requirements. Each phase will include proportional infrastructure and community facilities aligned with residential development. RLL also allows flexibility for cultural and community uses across various sites within the development area.

RLL outlines a comprehensive vision for a vibrant, integrated community that balances residential, recreational, and commercial needs. By emphasizing pedestrian-friendly design, ample green spaces, and diverse housing options, RLL aims to create a sustainable and desirable living environment for current and future residents of the Imperial Valley.

The Rio Vista Brawley Apartments Annexation involves approximately 4.28 acres proposed for incorporation into the City of Brawley. Located adjacent to the northwest City boundary within the City's sphere of influence, the site is currently an unincorporated County "island" entirely surrounded by City boundaries. Annexation would resolve jurisdictional inconsistencies and support efficient service delivery.

The proposed project includes 144 market-rate apartment units within a five-building complex, along with a clubhouse, pool, and open space amenities. The site is proposed to be pre-zoned R-3 (High Density Residential) to allow for the intended multi-family residential use, consistent with the City's land use and housing objectives. Infrastructure improvements include connection to existing City sewer services. The project supports infill development, eliminates fragmented jurisdictional boundaries, and promotes orderly growth consistent with the City's General Plan and service area planning goals.

This SAP is intended to demonstrate the City's ability to accommodate existing and future residents through effective provision of essential public services and utilities, ensuring sustainable development and enhancing the quality of life for all community members. The plan outlines strategic initiatives and resource allocations aimed at maintaining and improving infrastructure, public safety, health services, transportation, education, and recreational facilities. Through collaborative efforts with stakeholders and continuous assessment of service delivery, the City is committed to providing a high standard of living and meeting the evolving needs of its residents.

1.2 PUBLIC SERVICES AND FACILITIES

1.2.1 Administrative Facilities

The City of Brawley faces significant challenges in meeting its administrative facility needs amidst a growing population. Currently, a majority of administrative functions are housed within various buildings in the Civic Center, which includes critical departments like Development Services, Finance, and the Main Branch Library, as well as public access counters for services such as building permits and water and sewer utility payments. Despite this centralization, the City falls short of recommended performance standards for administrative personnel and facility space, requiring an additional 75.6 square feet per 1,000 residents to meet standards. With 16 full-time administrative staff currently employed and a projected population of 58,758 residents by 2045, the City anticipates a need for 28 additional full-time staff members to manage increasing operational demands. Funding for administrative facilities primarily comes from development impact fees, grants, and the General Fund supported by various taxes and fees. The City passed a 1% transactional sales tax in support of Public Safety, Streets, and Essential Services. In the future, the City aims to increase, expanding the City Hall Complex by 2,500 square feet, and constructing a new 20,000 square foot Public Works/Engineering/Development Services Building. The City aims to consolidate administrative offices for efficiency, continue leveraging grants and development impact fees, and maintain a proactive approach to meeting future facility and staffing needs. An updated DIF study planned for 2026 will guide funding allocations for these administrative facility expansions.

1.2.2 Flood Control/Drainage Facilities

The study area within Imperial County and the Imperial Irrigation District (IID) is not a designated flood plain. The IID manages drainage from agricultural lands through numerous structures, while the City of Brawley's drainage system, partly combined with the sewer system, often causes wastewater treatment plant overloads during rainstorms. This combined system is primarily located in older city areas. Future development within the City's Sphere of Influence (SOI) may necessitate constructing detention basins, curbs, gutters, catch basins, and underground storm drains, and potentially relocating existing canals and drains.

New developments must address drainage issues to meet City and IID standards, protecting downstream properties and managing storm runoff effectively. The City plans to separate stormwater from the combined sewer system, improve drainage infrastructure, and develop a stormwater resource plan by 2028. All projects must comply with the Regional Water Quality Control Board and the City's Storm Water Management Plan.

Regarding Rancho Los Lagos (RLL), its Storm Drain Master Plan includes strategically placed flood control basins and an underground storm drain system designed to manage a hundred-year storm event. Flood control basins, coupled with stormwater ponding in the Community Park and golf course, provide the necessary flood protection volume. The final engineering details will adhere to County guidelines, ensuring the effective mitigation of peak flows and enhancing the overall resilience of RLL's drainage infrastructure.

1.2.3 Fire Facilities

The City of Brawley provides fire suppression, fire protection, and emergency medical services within the current City limits to both residential and commercial structures and to both citizens and employees in Brawley. Currently, Imperial County contracts with the City to provide personnel for fire suppression in the unincorporated area surrounding the City. The existing

facilities include a main fire station and substation, four fire engines, one utility vehicle, one ladder truck, two rescue vehicle, one staff vehicle, and two command vehicles. There are currently 22 full time fire department staff. and several call-paid reserves.

The current fire insurance classification for the City of Brawley continues to be appropriate; however, the ratio of firefighters per 1,000 population is less than the recommended level. The services provided by Imperial County to provide personnel for fire suppression in the unincorporated area surrounding the City are not adequate to service the SOI. Response times and all the fire facilities are below the City's performance standards: main fire station, fire substation, fire engine, ladder truck, rescue vehicle, utility vehicle, staff vehicle, and command vehicle.

Based on the projected population for 2045, a total of 57 full-time firefighters will be needed by the year 2045. It is recommended that the City pursue additional finances to fund additional, personnel, equipment, and vehicles of the Fire Department and to hire additional full-time firefighters to meet the City's population-based standard of 1 firefighter per 1,000 population.

The development of Rancho Los Lagos will necessitate the construction of a new fire station to adequately support the future population growth in the area. This station will play a crucial role in ensuring prompt emergency response times and enhanced fire protection services for residents and businesses within the community. By strategically planning and constructing this fire station alongside the development, the City aims to proactively address public safety needs and ensure that essential services are readily accessible as the population expands. This initiative underscores the City's commitment to maintaining high standards of safety and emergency preparedness for its growing community.

1.2.4 Law Enforcement Facilities

The Brawley Police Department is the primary law enforcement agency serving residents of Brawley within City boundaries. The Brawley Police Department operates out of one police station located within the Civic Center. Sworn officers patrol the City and respond to reports of crime, requests for law enforcement services and emergencies. Non-sworn personnel are responsible for graffiti abatement, general labor, and several administrative tasks and provide dispatch services for the Brawley, Westmorland and Calipatria Police and Fire Departments. Existing facilities include: a police station, eight marked patrol cars, two marked school resource cars, one crime scene investigation truck, one marked community liaison van, and one marked utility truck. The Brawley Police Department has 33 sworn officers, 18 fulltime and one part-time non-sworn personnel.

The Brawley Police Department's average response time to priority calls within the City limits is 10 minutes. Patrol staffing levels consist of one supervisor and four officers most days and nights; however, staffing shortages frequently lower the number of on-duty sworn officers to a supervisor and two officers. Population-based standards show insufficient staffing levels for both sworn officers and non-sworn personnel.

The ratio of full-time officers per 1,000 residents varies depending on several factors besides population. Based on the formula outlined in Table 4.4-4 Adequacy of Future Law Enforcement Facilities, the police department staffing should include 88 sworn officers by 2045. Additional marked patrol vehicles and unmarked vehicles would be required to service the community, which carries the accompanying requirement for additional equipment needs.

As development occurs within the City and through annexation, project applicants will be required to evaluate their project's fiscal impact on existing and future public safety services.

It is recommended that the City obtain additional personnel and facilities to meet the existing and future deficit identified according to the population-based standard for police services and facilities and continue the periodic review of the number of calls and response times to determine the adequacy of existing service and any need for improvement or additional resources.

1.2.5 Library Facilities

The City of Brawley owns and operates a 6,515-square-foot library facility in Plaza Park near City Hall that serves the entire population of the City of Brawley from one facility. The City also owns and operates the Del Rio Branch Public Library located at 1501 I Street which is 2,400 square feet. Services provided by the library include: circulation of library materials to all patrons; reference service, including telephone reference service; audio visual services, including recorded books and DVD's; Spanish language books; book reservations; inter-library loan service; and special children's programming including school class visits, story hours, movies, and craft programs.

Brawley Library Services currently has 3 full-time employees and 4 part-time employees for a total of 7 employees. The Brawley Public Library has 11 computers and 43,529 library books and the Del Rio Branch Public Library has 2 computers, and 5,176 library books. The library lends books, audiobooks, eBooks, DVDs, and toys at both library branches. The Del Rio branch also offers multiple resources for children on the autism spectrum. Library facilities are currently below the population-based performance standards. Through the year 2045, the City's future demand for library facilities includes an additional 8,138 square feet of public library space, as well as an additional 93,400 library books and 16 computers.

The City of Brawley should periodically review the facilities and personnel of the library system through the preparation of annual reports to identify staffing and budgetary concerns as City growth continues to increase the demand on library facilities and staff. Also, the City should continue to utilize General Fund revenue as the primary source for financing library services, review the allocation of General Fund finances in light of the State recommendation that local libraries receive 5% of local general fund resources, collect fees established in the DIF Study to meet the library facilities' demands for future development, apply for all possible library funding opportunities from the State, and accept donations of money and/or supplies as a means of augmenting library services while conserving allocated finances.

1.2.6 Parks and Recreation Facilities

The Department of Parks, Recreation, and Community Services is made up of four divisions: Parks, Recreation, Senior Citizens, and Grounds and Facility Maintenance. The City also provides local recreation programs and services for children, adults, and seniors at City facilities and in conjunction with the local school districts. Existing facilities include 3.78 acres of Mini-Parks, 42.54 acres of Neighborhood Parks, 110.75 acres of Community Parks, and six Community Center facilities totaling approximately 60,600 square feet.

Using the performance standard of 5 acres of parkland per 1,000 people, the city is currently not meeting the performance standard with a total of 4.49 acres per 1,000 people. The City will need to provide an additional 284.21 acres of parkland by 2045 to meet future demand. The City is planning to add an additional mini park and convert existing parkland into a T-ball field to provide additional programmed space to meet demand.

In addition to development impact fees, the City will encourage and, where appropriate, require

the inclusion of recreation facilities and open space within future residential, industrial, and commercial developments. The City will require the dedication of parkland, payment of an in lieu fee, or a combination of both as a condition of new residential development pursuant to the Quimby Act and will continue the use of assessment districts and Adopt-A-Park program to obtain and maintain parkland. Lastly, the City will continue to require all new subdivisions to fund the development and maintenance of parks through assessment districts and will continue to pursue joint-use opportunities with the Brawley School District and the Brawley Union High School District.

RLL features a hierarchy of parks and recreation facilities, comprising a large community park, six neighborhood parks, approximately 14 mini-parks, an executive 18-hole public golf course, and a private Homeowners Association (HOA) facility within the active adult community. The guidelines established by the Quimby Act require 3 acres of public open space per 1,000 residents, totaling approximately 33 acres for this proposed development acreage requirement is exceeded by the community and neighborhood public parks offered for public dedicated as proposed in the RLL SP.

1.2.7 Circulation Facilities

The City of Brawley owns and maintains local public streets within the City, and Imperial County owns and maintains local public roads in the unincorporated area. State Routes are owned and maintained by the State within both the City and unincorporated areas. The circulation system within the City is oriented in a north/south and east/west grid system.

The City's roadway types include Expressway, Prime Arterial, Minor Arterial, Collector, Local Collector, Residential, Industrial Collector, and Industrial Local roadways. The City's circulation facilities are generally found to operate at acceptable levels. Extension of roadways and creation of additional roadways will be needed as development occurs within the City limits and the SOI. As residential, commercial, and industrial development continue within the City boundaries and SOI, the City will need to continue to upgrade and improve existing roadways and create new roadways in order to maintain a service level that is in keeping with the goals established in the City's Circulation Plan.

The City of Brawley will continue to implement circulation system improvement projects included in the DIF Study as needed by projected future development within the City and maintain a level of service (LOS) C as a threshold standard to monitor the performance of community roadways. The City will require the preparation of a traffic analysis for major development proposals to identify potential impacts on the City circulation system and identify necessary physical improvements to maintain LOS C, both for new onsite streets as well as existing offsite streets that will be impacted by project traffic. As traffic volumes approach or exceed LOS C, the City will design improvements to increase the capacity restriping, restricting on-street parking, improving signal timing, widening intersections, and taking other appropriate measures. The City will also take actions to decrease the demand for vehicular transportation, such as promoting transit service, bicycle, pedestrian, and equestrian facilities.

The Rancho Los Lagos Circulation Plan was designed to align with the Land Use Plan, creating a cohesive network that prioritizes both vehicular and pedestrian safety and accessibility. This plan integrates narrow front setbacks, building orientations that engage with the street, and front porches to foster social interaction and passive surveillance. The Circulation Plan emphasizes walkable streets adorned with sidewalks, paseos, bicycle facilities, medians, and extensive landscaping, including street tree canopies, enhancing visual and physical

connections to parks and schools. It includes new collector roads like Scharz Road, Jameson Road and Western Avenue to alleviate traffic from SR 86 and extend southward, enhancing regional connectivity. This comprehensive design ensures efficient traffic management while promoting a pedestrian-oriented community conducive to recreation and social interaction. Potential amendments to the Imperial County General Plan may be necessary to ensure alignment with California State Law (Government Code §65454) and maintain consistency with the goals of the City's General Plan.

1.2.8 Wastewater Facilities

The City of Brawley plays a pivotal role in managing wastewater services, encompassing collection, treatment, and disposal for residential, commercial, and industrial users. Operated by the City Public Works Department, the wastewater collection system features approximately 77 miles of gravity sewer pipelines, with sections serving as combined sanitary and storm sewers. The system includes three sewage pump stations, 2.1 miles of forcemain, and a 5.9-Million Gallon Per Day (MGD) WWTP located in the northeastern part of the city. The City also manages a separate storm drain system comprising approximately 17 miles of pipelines and several detention basins to handle stormwater runoff.

In compliance with the California Regional Water Quality Control Board (RWQCB) Colorado River Basin Region 7 discharge requirements, the City's WWTP operates within capacity limits to ensure effective treatment. Future planning includes updating the 2026 Wastewater Master Plan to accommodate anticipated population growth, projecting average daily flows to increase from 2.70 MGD in 2024 to 3.62 MGD by 2045. This necessitates ongoing facility improvements and infrastructure expansions, such as lift station upgrades and sewer line replacements, as outlined in the Master Plan.

Adjacent to Brawley, Rancho Los Lagos (RLL) presents significant wastewater infrastructure challenges and opportunities. RLL, under development by Rancho Los Lagos, LLC, is slated to require extensive sewer infrastructure, including nearly 21 miles of gravity sewer lines, approximately two miles of forcemain, and multiple lift stations due to its flat terrain. Planned to accommodate phased development over several decades, RLL anticipates a build-out average daily flow of nearly 0.83 MGD, necessitating phased construction of a wastewater treatment plant (WWTP) capable of treating up to 1.0 MGD. This facility will be designed to meet stringent regulatory standards, including provisions for tertiary treatment to facilitate water reuse.

Funding for wastewater facilities at both the City and RLL hinges on revenue sources such as sewer service charges, capacity fees, and connection fees, augmented by grants, developer contributions, and potential state and federal funding opportunities like USDA loans and grants. The Imperial County Development Agreement outlines financial responsibilities, stipulating that developers contribute their fair share of costs related to infrastructure creation and implementation before project milestones.

The Rio Vista Brawley Apartments project will connect to the City of Brawley's existing wastewater system and includes the construction of an on-site sewer lift station to facilitate service to the site as determined by the City of Brawley. The lift station is necessary due to site topography and will ensure adequate conveyance of wastewater to the City's existing sewer infrastructure. The development includes 144 multi-family residential units and is designed with internal infrastructure improvements to manage wastewater flows consistent with City standards. No major off-site sewer main extensions are required. The proposed lift station and related improvements support the City's ongoing efforts to expand service

capacity in a phased and coordinated manner within its sphere of influence.

To ensure wastewater service adequacy and regulatory compliance, ongoing system enhancements, financial planning, and adherence to development impact fee assessments are critical. Both entities are committed to periodic review and adjustment of funding strategies and infrastructure plans to sustain effective wastewater management amid population growth and infrastructure demands.

1.2.9 Water Facilities

The City of Brawley oversees a comprehensive water system critical for treating and distributing potable water to approximately 5,900 service connections. This infrastructure includes two raw water storage reservoirs, a 15 MGD capacity Water Treatment Plant (WTP), two clearwell storage tanks, a distribution water pump station at the WTP, and a treated water storage tank with a booster pump station near the Airport. Operating within a single pressure zone, the city ensures reliable water service to its residents and businesses.

Water supply originates from the Colorado River via the Imperial Irrigation District (IID) and is conveyed through the Mansfield Canal, which has a capacity of 19 MGD. To safeguard against power disruptions, the WTP is equipped with a 1,000 kW diesel generator, capable of sustaining operations for up to 60 days. Currently, the city maintains substantial storage reserves, including 40 MG for raw water and 6 MG for treated water located at the WTP.

Distribution of treated water is facilitated through a network of pumps, including five 4,000 gpm pumps at the WTP and three 1,600 gpm booster pump stations connected to the Airport tank.

The city has equipped all residential customers with water meters and plans to extend metering to all business and commercial customers. Future initiatives include mandating water meters for new constructions and potentially for existing services, alongside implementing projects outlined in the updated Water Master Plan and Development Impact Fee (DIF) Study as funding becomes available.

Rancho Los Lagos (RLL), a key development area, is projected to have a buildout average day demand of approximately 1.55 MGD. This area will be served by a closed water system, relying solely on pumping due to its flat topography. The Water Supply Assessment (WSA) for RLL indicates that current land use for agriculture, which has a higher water demand, will decrease by 35% once development is complete. The development includes phased construction, starting with a 2.0 MG storage tank and a 4,700 gpm booster pump station, connected to the City's distribution system through proposed points of connection (POCs) on Western Avenue and Dogwood Road.

The city is planning opportunities for shared facilities, such as the proposed 12-inch diameter waterline along Scharz Road, potentially benefitting RLL. To support RLL, developers will fund infrastructure improvements and contribute to raw storage basins, ensuring efficient use of the City's surface water treatment plant facilities. All system improvements, whether by the city or developers, must comply with federal, state, and local regulations.

To enhance water conservation, the City promotes low-flow fixtures in new developments and considers retrofitting existing facilities. Additionally, the City will continue reviewing its water rate and financing structure to ensure sufficient funding for future projects and maintenance, while enforcing stringent policies to protect water quality. The City's

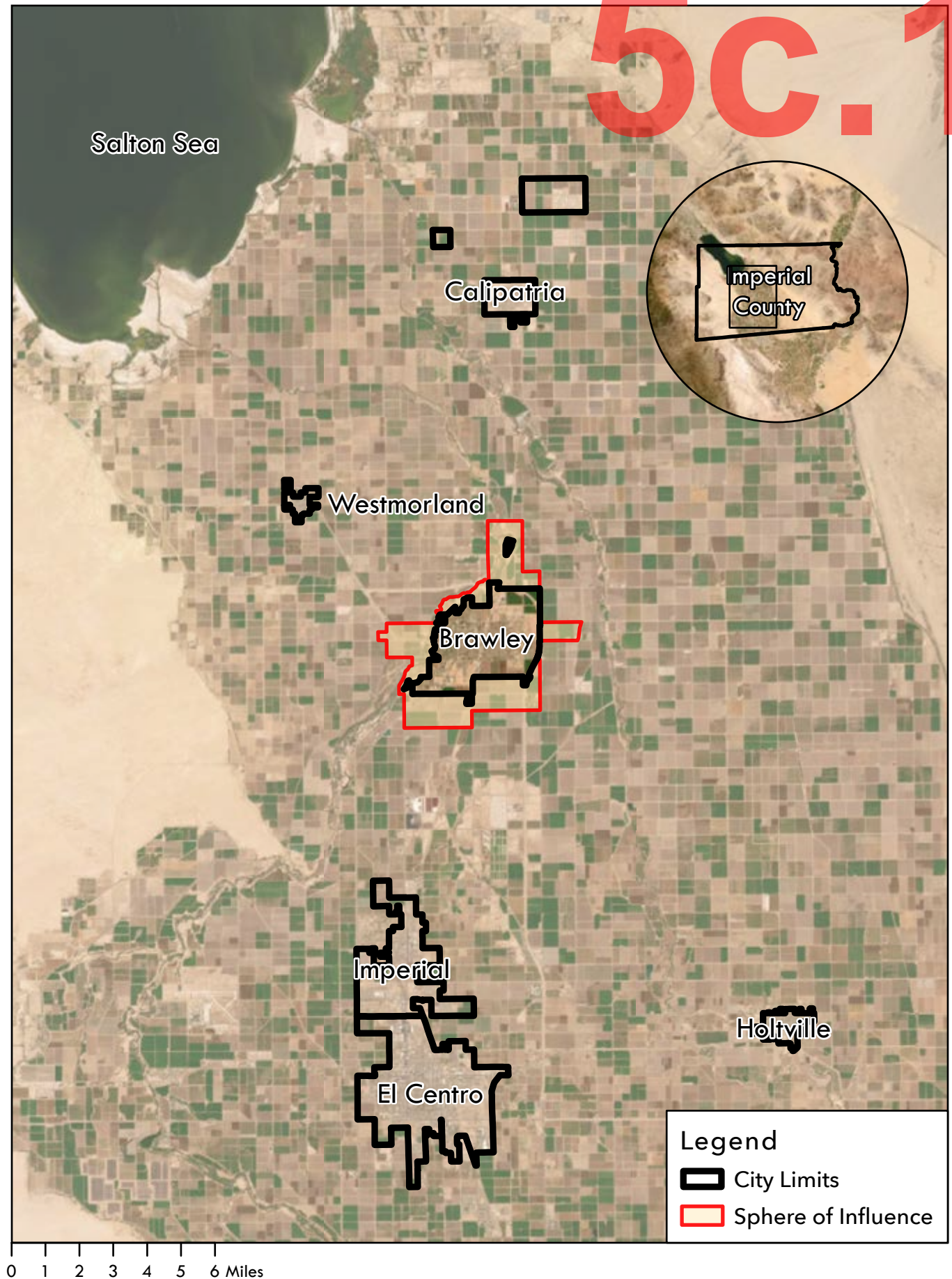
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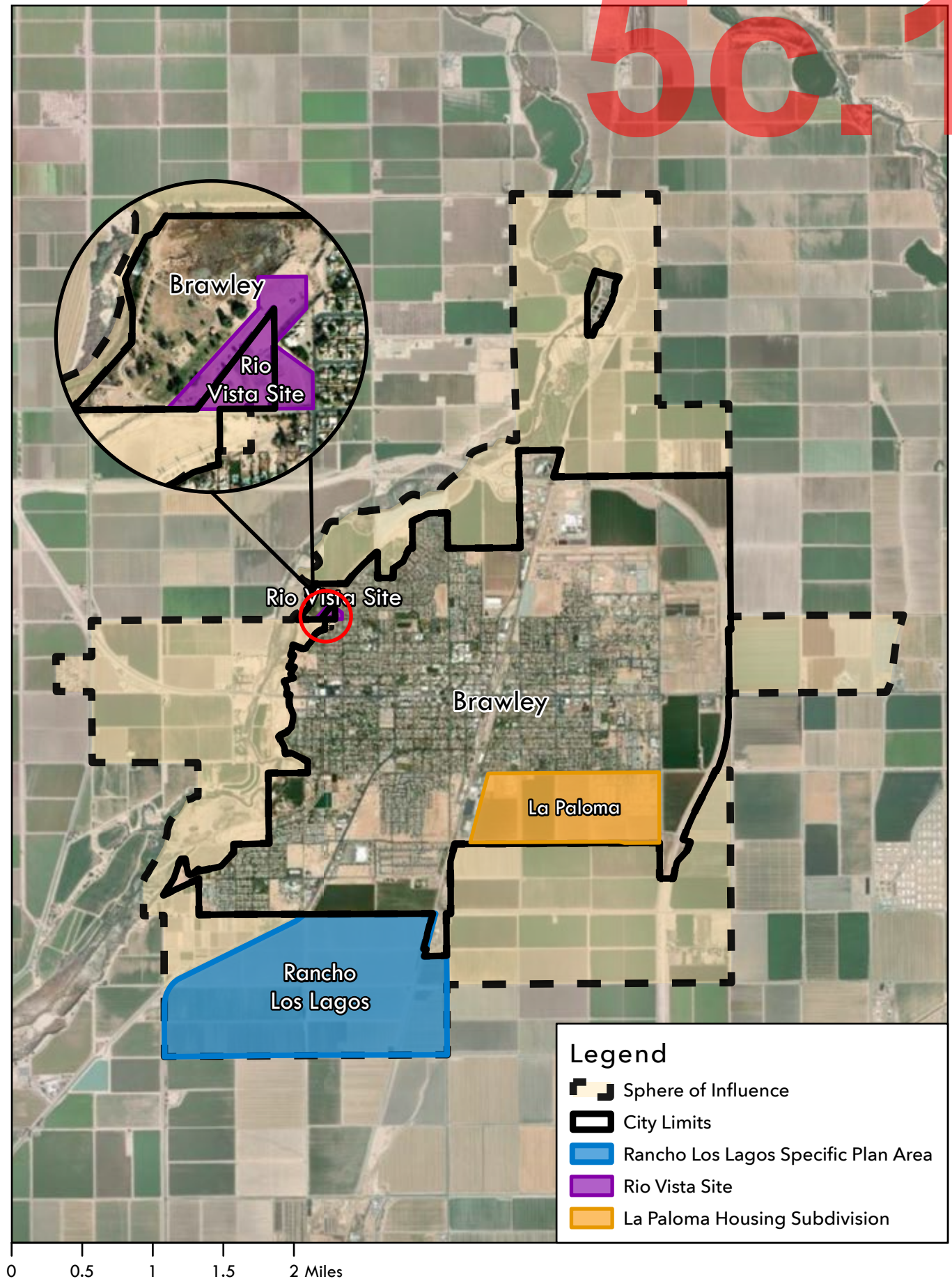
commitment to water conservation and sustainable development is reflected in these ongoing efforts and future planning initiatives.

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2.0 INTRODUCTION

2.1 **BACKGROUND ON THE CITY OF BRAWLEY**

The City of Brawley is located in the County of Imperial, California, approximately 13 miles north of Interstate (I-) 8 and the City of El Centro. Regional access to Brawley is provided by State Route (SR-) 86 and SR-111, which extend north from I-8 and pass through the City to connect with I-10 near the City of Coachella in Riverside County. SR-78 is Main Street within the City and extends from San Diego County to connect with I-10 near the City of Blythe in eastern Riverside County. The City and its Sphere of Influence (SOI) are not adjacent to any other cities or areas of urban development, and the nearest such communities are the cities of Westmorland approximately 6 miles to the northwest, Imperial approximately 6 miles to the south, and Calipatria approximately 8 miles to the north. There are residential, commercial, and industrial land uses in the City, as well as public services such as schools, parks, and City facilities. The current City and SOI boundaries, depicted on Figure 4-2: City Limits and Sphere of Influence, consist of approximately 5,189 and 6,149 acres, respectively, for a combined total of approximately 11,338 acres.

The City provides an array of services including flood control, fire protection, emergency medical care, law enforcement, library services, recreation and parks, maintenance of local roadways, wastewater collection, treatment and disposal, water treatment and distribution, and all City Hall services within the incorporated limits. These services will be provided to areas within the SOI after they are annexed. The City already provides water and wastewater treatment to some areas in the SOI.

The City's General Plan provides a structure for development and planning within the City and the City's SOI. To guide planning within the area, the Land Use Element includes ten major land use designations: Agriculture, Rural Residential, Low-Density Residential, Medium-Density Residential, Commercial, Light Industrial/Business Park, Industrial, Public Facilities, Open Space, and Special Study Areas. Master planning for City services is an ongoing process and is intended to define facilities required to serve ultimate future development in accordance with the City's current General Plan. This Service Area Plan (SAP) is based on the recommended facilities and cost estimates from the water master plan and wastewater master plans.

2.2 **PURPOSE OF THE SERVICE AREA PLAN**

This SAP has been prepared for the City in accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, which requires that such a plan identifying the existing and projected demand for public facilities and services be prepared by all incorporated cities and special districts within the State. The 2000 legislation is specifically implemented by the Imperial County Local Agency Formation Commission (LAFCO), whose policy states that a SAP must be implemented by a city within its jurisdiction prior to any formal annexation of land into that city's boundaries.

The City witnessed a substantial increase in land development activity between 2000 and 2010. Following the 2008 recession, that growth slowed and the City shifted its focus towards economic recovery and stabilization. In recent years, new opportunities have emerged, particularly with the Lithium Valley Specific Plan, which could introduce a major influx of residents and jobs in Imperial County.

This plan is aimed at leveraging the region's rich lithium resources to create a hub for lithium extraction and processing, critical for battery production and renewable energy technologies. The Programmatic Environmental Impact Report (PEIR) for the Lithium Valley Specific Plan evaluates the potential environmental impacts of the proposed development and outlines mitigation measures to address these impacts, ensuring sustainable growth. The Rancho Los Lagos development could help accommodate the emerging workforce, providing necessary housing and amenities to support this expansion. In response to these new developments, the City has initiated studies and programs to plan for infrastructure and service improvements necessary to accommodate new growth. These studies and programs are described below.

Development Impact Fee Justification Study

A Development Impact Fee Justification Study (DIF Study; David Taussig & Associates 2010) was prepared to enable the City to update its development impact fees and ensure that all new development pays its “fair share” of the cost of new facilities required to meet the increased demand for such facilities. The study ensures that the increased development impact fees comply with the requirements of Assembly Bill (AB) 1600 (Government Code Section 66000 et seq.) that there be a nexus between the amount of the fee and the public facility impact of the developments on which the fees are imposed. The DIF Study is dated September 20, 2010. The City plans to update the DIF study in FY 2025/2026.

Fiscal Impact Studies

The recent land development proposals received by the City have generally involved larger developments, including specific plans for annexation of previously unincorporated property that represent substantial population growth and demands for increased City, as well as County, services. In response, the City requires Fiscal Impact Studies to determine whether revenue from an increase in property tax and other sources would offset the cost to the City and County of providing an increased level of public services.

Community Facilities Districts

In partial compensation for the increased cost of providing services and in accordance with the Mello-Roos Community Facilities Act of 1982, the City has required the formation of a Community Facilities District (CFD) for larger new developments in order to cover the annual cost of increased City services. This has included the costs for maintenance of parks, pathways, and open space; for increased police and fire protection services; and for other services unique to the property within the CFD. These costs are a special tax on developed property that is assessed on a per-dwelling-unit or per-acre basis for both residential and non-residential developed properties, and they are collected annually. Typically, the CFDs enable a 2% per year increase in the maximum special tax.

Public Facility Master Plans

The Public Facility Master Plan(s) will be updated as needed and are dependent upon the amount of new development approved and not upon the adoption of a new Development Impact Fee Study and/or impact fees.

2.3 ORGANIZATION AND USE OF THE SERVICE AREA PLAN

The City of Brawley Service Area Plan will play a crucial role in evaluating the feasibility of annexing Rancho Los Lagos (RLL) into the city's jurisdiction through the Imperial Local Agency Formation Commission (LAFCO) process. This plan comprehensively outlines the city's current public services and facilities, forecasts anticipated future demands, and details strategies for developing and extending essential services to meet these demands. It utilizes a 20-year planning horizon, projecting growth and service needs until 2040 based on population estimates from sources such as the DIF Study and the City's General Plan. By aligning with state-mandated population projections provided by the California Department of Finance, the Service Area Plan ensures that annexation considerations for RLL are grounded in accurate data and comprehensive planning, reflecting the city's commitment to effectively providing services to all potential annexed areas.

Additionally, the Service Area Plan (SAP) outlines the City's existing public services and facilities, estimating current and future demand for these resources, and articulating strategies for their development and extension to meet projected needs. This planning document is crucial for demonstrating the City's readiness to provide adequate services up to the Sphere of Influence (SOI) boundaries at the time of annexation. Population projections from 2020 to 2040, derived from housing and population studies like the DIF Study by David Taussig and Associates and the City's General Plan, inform these forecasts. Despite the 2020 Census serving as a baseline, city staff reports suggest a more accurate current population estimate of 35,000 residents.

Population projections are based on average growth rates provided by the California Department of Finance, specifically the E-1 Population Estimates for Cities, Counties, and the State, published annually with updates in May 2023. These projections underpin the planning horizon for service expansion and development, ensuring alignment with state guidelines and accurate anticipation of future community needs.

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This document is organized into the following five chapters that satisfy the requirements set forth in the LAFCO guidelines.

Chapter 1.0 EXECUTIVE SUMMARY: Provides a brief summary of the SAP, highlighting key information regarding demand and financing.

Chapter 2.0 INTRODUCTION: Outlines the purpose and intent of the SAP and presents the layout of the SAP to help the reader use the document. This chapter describes the background of the City and the planning documents that enabled the preparation of the SAP.

Chapter 3.0 GROWTH PROJECTIONS: Provides general information about projected population, current and future land use trends in the City and the City's projected SOI, and the implications of these trends for the development of City services and facilities.

Chapter 4.0 FACILITIES AND SERVICES: Details the current and planned facilities and services, their current and projected adequacy, measures to ensure adequacy, and how such measures will be achieved and financed. An analysis of the following facilities and services follow:

- Administration
- Flood Control/Drainage
- Fire
- Law Enforcement
- Library
- Parks and Recreation
- Circulation
- Wastewater
- Water

Analysis for each public service and facilities area in the SAP is based on the standards developed by LAFCO. Each subchapter of Chapter 4 contains the following sections:

- **Performance Standard:** A description of any standards or goals that have been adopted by the City to review the adequacy of services within existing and future timeframes.
- **Facility Planning and Adequacy Analysis:** An inventory of the existing facilities, the adequacy of the facilities when compared to existing demands, the anticipated demand for facilities pursuant to growth of the City, and the phasing of the demand for facilities.
- **Financing:** An explanation and identification of how services and facilities are currently being funded and how future services and facilities may be funded.
- **Recommendation:** A series of recommendations to ensure that adequate facilities will be provided and that proper levels of service will be maintained.

Chapter 5.0 FINANCING: Identifies all of the potential funding mechanisms for public services and facilities provision that are available to the City.

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3.0 GROWTH AND PHASING PROJECTIONS

3.1 EXISTING LAND USE

The City includes a variety of residential, commercial, and industrial land uses, as well as public services such as schools, parks, and City facilities. Vacant land designated for residential use primarily exists in the southwestern part of the City, with smaller areas designated for residential use in the north.

The City's SOI boundary consists of approximately 6,149 acres outside the existing boundaries of the City. The SOI boundary is depicted on Figure 4-2 and is generally defined as follows:

- On the north by West Baughman Road
- On the west by Kalin Road
- On the south by Schwartz Road
- On the east

Uses outside the City limits are primarily farmland or vacant land. Occasional commercial uses such as farm equipment and services, and farm residences also occur within the SOI. Agricultural operations include field crops such as alfalfa, bermudagrass, and sudangrass; vegetable and melon crops such as lettuce, carrots, onions, and broccoli; and grazing land. Other land uses in the existing SOI include a golf course (Del Rio Country Club) and the City's wastewater treatment plant; both are located north of the City near SR-111. A small residential area, known as the Poe Colonia near SR-78/86 at Cady Road, is located west of the City.¹

3.2 PLANNED LAND USE

Planned land uses in the City are governed by the provisions of the City of Brawley Zoning Ordinance and are guided by the land use plan, and the goals and policies presented in the City's General Plan. By implementing the land use plan and the goals and policies of the General Plan Land Use Element, the City dictates what type of land uses are allowed throughout specific areas within its boundaries. The General Plan Land Use Element lists the following land use designations: Agriculture, Rural Residential, Low-Density Residential, Medium-Density Residential, Commercial, Light Industrial/Business Park, Industrial, Public Facilities, Open Space, and Special Study Areas. Land use designations within the City and proposed SOI boundaries per the City's General Plan are shown in Figure 4-3: General Plan Land Use.

Through the implementation of the General Plan and the application of the land use designations, the City is able to foresee where and to what extent growth would occur within its boundaries and the proposed SOI boundaries. Generally speaking, the City's land use policy encourages infill development within the boundaries of existing developed areas and/or vacant lands instead of new development of agricultural lands in order to best utilize existing facilities and services.

¹ A *colonia* is defined by State and Federal housing guidelines as a residential area within 150 miles of the U.S./Mexico border that has a concentration of low-income households and lacks a permanent potable water supply and sewage system. The State provides block grant funds to assist local communities in providing public services to colonias. Accordingly, the City has extended sewer and water lines to serve the Poe Colonia.

This SAP anticipates that future growth and the increased demand for public services will occur almost entirely within the area designated for urban land uses depicted on Figure 4-3. Much of the City's proposed SOI is designated Agricultural in the Brawley General Plan, but a variety of other land use designations are also found in the proposed SOI including the following: Low Density Residential, Medium Density Residential, Public Facilities, Commercial, Open Space, Industrial, and Light Industrial. It is assumed that all of the land within the City's proposed SOI will one day be annexed into the City proper. The General Plan does not provide a specific schedule for the annexation of land to the City.

Eight special study areas, as shown in Figure 4-3, are also identified in the General Plan: (1) Luckey Ranch (adopted 2000), (2) Rancho-Porter (adopted 2010), (3) Villages of Sonata, (4) La Paloma (adopted 2004), (5) East Village District III (adopted 2012), (6) Civic Center District I (adopted 2012), (7) West Village District II (adopted 2012), and (8) Gateway (adopted 2004). The City will consider or has completed the preparation of Specific Plans for these areas to ensure appropriate development in these areas. Special study areas within the City may include City-approved master planned developments, known as Approved Specific Plans; areas that include proposed large-scale master planned developments that have not been approved, known as Proposed Specific Plans; and areas that are intended to promote a mixture of commercial and residential uses in central Brawley, known as the Downtown Overlay Districts. Please refer to the City of Brawley General Plan Land Use Element LUE-1 Land Use Map (2008) for further information.

The Rancho Los Lagos development initially planned in 1992 centered around a 200-acre championship golf course, surrounded by a mix of single-family homes, multi-family residences, commercial spaces, schools, parks, and open areas. However, due to market conditions in the early to mid-1990s, this plan was never entitled or implemented.

In 2005, the ownership group decided to revisit the development plans in response to significant changes. These changes included shifts in the residential housing market towards varying lot sizes and types, an evolving commercial market, and an emerging demand for retirement communities with diverse recreational amenities. Additionally, the pace of development in Imperial County had increased, encompassing both traditional subdivisions and master-planned communities.

Since 1992, new community planning philosophies emphasizing pedestrian and bicycle access and circulation have emerged. These concepts aim to enhance community identity by integrating public spaces such as trails, parks, schools, and local-serving commercial areas into a connected network, accommodating both vehicular needs and safer mobility options.

In 2024, the Rancho Los Lagos Specific Plan was redrafted and prepared, reflecting updated goals and planning approaches to align with current market demands and community planning principles. Concurrently, the Lithium Valley Specific Plan has emerged, capitalizing on the region's lithium resources to attract new industries and a growing workforce to Imperial County. This plan aims to foster sustainable growth, leveraging opportunities in battery production and renewable energy technologies. The influx of residents and jobs expected from these developments underscores the need for comprehensive planning that includes infrastructure improvements and community amenities to support the expanding population and economic base.

The future population projections for Brawley include the anticipated population growth from developments like Rancho Los Lagos, highlighting the need for infrastructure and community amenities to support the expanding population and economic activities.

The Rio Vista Brawley Apartments Annexation encompasses approximately 4.28 acres located within the City of Brawley's sphere of influence. The project site, identified as Assessor Parcel Number (APN) 046-050-016, is currently under Imperial County jurisdiction but is entirely surrounded by land within the City limits. The annexation would eliminate an unincorporated "island" and correct jurisdictional boundary discrepancies where property lines are bisected by the existing City-County boundary.

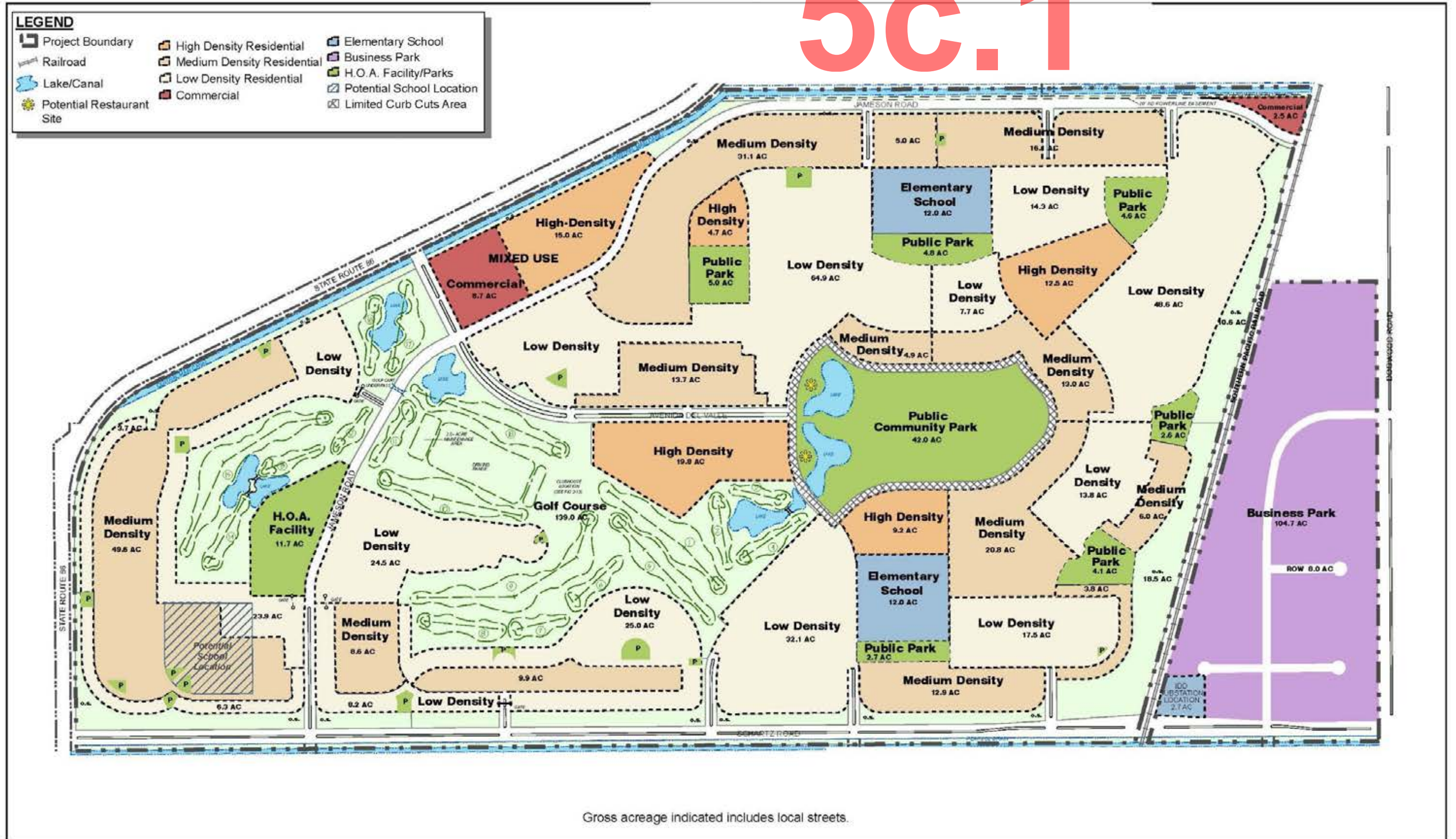
The proposed development includes a market-rate apartment complex consisting of five apartment buildings, offering a total of 144 dwelling units. Unit types include both one-bedroom and two-bedroom configurations. The site is designed with shared amenities for residents, including a 4,400-square-foot clubhouse, a pool, and three landscaped grass areas. The proposed density is approximately 18 dwelling units per acre, consistent with the City's R-3 (High Density Residential) zoning designation.

The site is currently zoned R-E (Residential Estate) under County jurisdiction. Upon annexation, the property would be pre-zoned R-3 to accommodate the proposed multi-family residential use. The R-3 zone permits a maximum lot coverage of 65%, a maximum height of 35 feet, and a maximum density of one unit per 2,500 square feet. All proposed development standards are consistent with the City's zoning regulations.

To support the proposed development, the site plan includes provisions for connection to City sewer infrastructure, which will accommodate the anticipated wastewater service demand. No additional infrastructure extension beyond adjacent city services is anticipated.

This annexation supports the City's broader goals for infill development and efficient provision of municipal services. It also facilitates the logical extension of urban infrastructure and eliminates service delivery inefficiencies caused by the existing unincorporated enclave. The project represents a continuation of the City's efforts to accommodate housing demand and enhance land use consistency within its planning area.

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Source: PSD Consultants in conjunction with EDAW, 2007, 2008, 2009



Figure 2-1
Specific Plan Map

Rancho Los Lagos

County of Imperial

3.3 BUILDOUT PROJECTIONS

Based on reports from City staff, the population of the City of Brawley and its Sphere of Influence (SOI) is projected to grow significantly over the 20-year planning period, potentially reaching 47,022 residents by 2045. As of 2024, the city reports a population of approximately 35,000 residents. This anticipated growth of 12,022 new residents within the city limits and SOI reflects ongoing development and economic trends in the region.

In the absence of other recent publications providing updated population projections, this Strategic Action Plan (SAP) has analyzed future demands for city services based on the projected population figures discussed above, as included in the Development Impact Fee (DIF) Study. This analysis serves as a foundational basis for planning infrastructure and service provision to accommodate the expected population increase by 2045. The SAP is designed to be periodically updated, allowing flexibility to adjust population projections as new data becomes available.

Several factors contribute to the projected growth, including the national economy, local employment opportunities, natural population increase, public policies, and environmental factors. Economic conditions and employment opportunities are particularly influential, shaping the rate and scale of population growth in the city and its surrounding areas. Additionally, future regional growth may be influenced by opportunities stemming from enhancements to the North American Free Trade Agreement (NAFTA) among the U.S., Mexico, and Canada, as well as the construction of new Mexico/U.S. border crossings, which could further stimulate economic activity and population expansion.

Population projections for Rancho Los Lagos were developed through a systematic process that involved analyzing the latest tentative tract maps and associated land uses. Each land use category was assigned appropriate densities based on reports from staff. This data-driven approach ensured that the population projections for Rancho Los Lagos were grounded in empirical analysis, providing a robust basis for future planning and development decisions aligned with community needs and growth expectations.

Population projections for Rancho Los Lagos account for two residential development alternatives. The first option entails developing a gated, active adult residential community designed for residents aged 55 years and older, featuring both detached and attached single-family homes tailored to meet their specific preferences. Projections for this scenario consider factors like household sizes, occupancy rates, and demographic trends within this age group.

Alternatively, if market conditions or other factors preclude the active adult community, the second alternative would be a gated, conventional residential neighborhood without age restrictions. This option would attract a diverse demographic including families, young professionals, and retirees seeking a mixed-age community. Projections for this neighborhood encompass a wider range of demographic factors, influencing infrastructure and community service planning accordingly. These population projections play a crucial role in guiding the community's future development aligned with anticipated growth patterns and resident preferences.

The approximately 66-acre project site is located in the southern portion of the City of Brawley, in south-central Imperial County, California. The site is situated approximately 9 miles southwest of the City of Imperial and 13 miles southwest of the City of El Centro, with the United States/Mexico border located approximately 22 miles to the south. Regional access to the area is provided via Interstate 8, located about 14 miles to the south.

The proposed project involves subdividing the western portion of the site into 12 commercial lots for future development, with primary access planned from Brawley Avenue/SR-86 to the west and (future) Legion Road to the north. The eastern portion of the site, approximately 29 acres, will be subdivided to allow for the development of 408 multifamily residential units with varying floor

plans. The residential development will include an estimated 836 parking spaces, consisting of two-car garages and surface parking stalls. The residential area will be designed with a range of community amenities, including a dog park, clubhouse, pool, fire pit, as well as several community parks and green spaces for resident use.

In terms of infrastructure, the project will include upgrades to the existing utilities and services to meet the needs of the projected population, including water, sewer, and electricity systems. A comprehensive traffic study will also be conducted to evaluate the impacts of the project on local traffic patterns and transportation infrastructure. The development is designed to integrate well with surrounding areas and is expected to have a positive economic impact on Brawley, including job creation and increased tax revenue.

Combining the planned RLL buildout scenario of a gated, active adult residential community with 9,820 residents, the planned YK America buildout scenario of 1,416, and the future population projection of 47,022 residents, the projected population for Brawley would be 58,758 residents.

Table 3.3-1 Brawley Buildout Projections

Buildout Scenarios	Population
Existing Population	35,000
2045 Population	47,022
RLL Population ²	9,820
YK America Population ³	1,116
Rio Vista Brawley Apartments	500
Future 2045 Population + RLL	58,758

2 Assuming development of a gated, active adult residential community.

Table 3.3-2 Rancho Los Lagos Buildout Projections

Land Use	Total Acres	Dwelling Units	Population	Alternative Population
Low Density Residential	183	836	2,859	2,859
Active Adult or Gated Community Residential	124	746	1,118	2,550 ³
Medium Density Residential	102	723	2,471	2,471
Multi-Family	43	692	2,202	2,202
Cluster	26	243	832	832
Assisted Living	9	226	338	338
Grand Total	486	3,465	9,820	11,252

³ Assuming development of a gated, conventional (non-age restricted) residential neighborhood.

Table 3.3-3 YK America Buildout Projections

Land Use	Total Acres	Residential Density	Dwelling Units	Population
Low Density Residential	28.77	14.2 DU/AC	408	1,416

³ Unit sizes are estimated and subject to change based on more accurate building design.

4 Based on average household size of 3.47, according to the 2023 5-year ACS Community Survey.

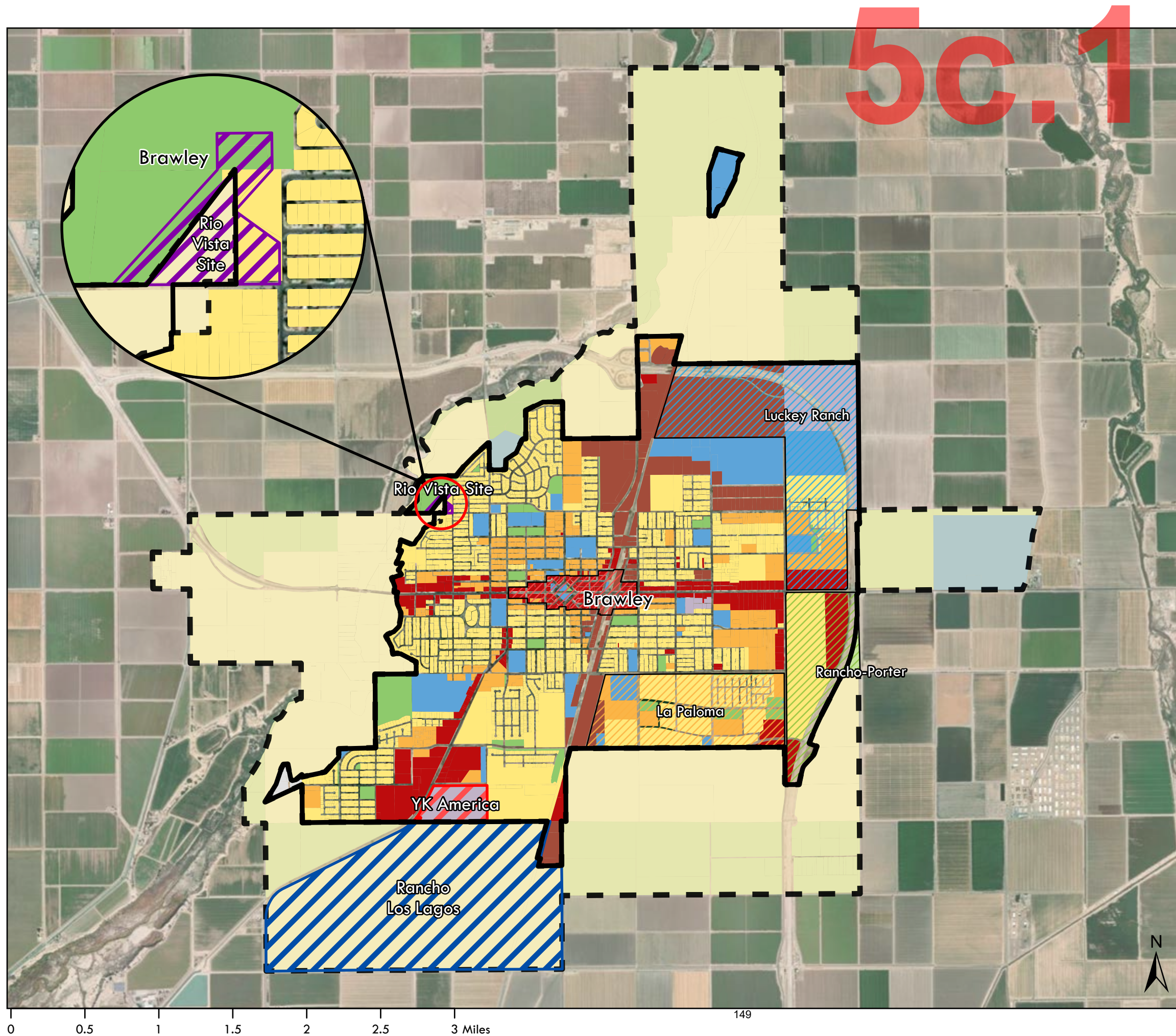


Figure 4-3
General Plan Land Use

Legend

City Limits

Sphere of Influence

General Plan Land Use Categories

- Agriculture
- Commercial
- Industrial
- Light Industrial/Business Park
- Low Density Residential
- Medium Density Residential
- Open Space
- Public Facilities
- Rural Residential
- Unincorporated

Approved Specific Plans

- Downtown
- La Paloma
- Lucky Ranch
- Rancho-Porter

Proposed Plans

- Rancho Los Lagos Specific Plan Area
- YK America Mixed Use Master Plan Area
- Rio Vista Site

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4.0 PUBLIC FACILITIES AND SERVICES

The following sections provide a detailed account of the various public services and facilities that are developed, maintained, and operated by the City. The sections cover facilities and services for the City's administration, flood control/drainage, fire, law enforcement, library, parks and recreation, circulation, wastewater and water. For each of these facilities areas, an inventory of existing facilities is given and performance standards are identified (where applicable) to gauge the effectiveness and adequacy of the existing facilities.

Demands for future facilities are discussed relative to the projected growth outlined in Chapter 3, "Growth and Phasing Projections," above. Where applicable, plans for future facilities are discussed. Discussion is presented regarding the current funding methods for each facility's area and the prospective sources of funding that could be used in the future. Finally, recommendations are presented that would aid the City in ensuring future adequacy and efficiency.

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4.1 ADMINISTRATIVE FACILITIES

A majority of the City's administrative facilities are centrally located in the City Hall Complex.

4.1.1 Performance Standards

The City of Brawley has adopted the performance standard for providing administrative personnel is a range of 0.75 to 1.0 full-time equivalent staff member per 1,000 residents.

In addition, the performance standard for administrative facilities is a range of 400 to 500 square feet per 1,000 residents.

4.1.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities

The City Administration Building includes office space for the City Manager, City Clerk, and Personnel & Risk Management. The City Administration Building also houses the City's Council Chambers. The City Hall complex includes the Development Services Department, Finance Department, and Main Branch Library building. The City Hall Complex also provides space for public access counters (such as for building permits, payment of fees and taxes, etc.).

Council Chambers employs five full-time staff members; one City Manager, one Assistant to the City Manager, two Human Resource/Risk Management staff and one Office Technician. The City Hall Complex houses nine finance staff and the Police Station houses one full-time Information Technology staff and one part-time staff. The city currently does not employ a City Records Clerk and Records Administrator. Administrative personnel are supplemented periodically as needed by contract personnel. Administrative personnel are responsible for public meeting agenda preparation, grant coordination, planning, building, public works, finance, and public safety functions.

Table 4.1-1 shows a summary of the existing administrative facilities.

Table 4.1-1 Existing Administrative Facilities

Administrative Facility	Location	Size (square feet)
Council Chamber	383 Main Street	4,000
Finance Department	400 Main Street	7,364

Adequacy of Existing Facilities

With a population of 35,000, the calculations below show how many square feet of each type of administrative building there is per 1,000 residents.

Council Chamber

$$4,000 \text{ sq ft} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 114 \text{ square feet per 1,000 residents}$$

Finance Department

$$7,364 \text{ sq ft} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 210.4 \text{ square feet per 1,000 residents}$$

With the desired performance standard of 400 to 500 square feet per 1,000 residents for administrative facilities, the city is currently not meeting the performance standard with a total of 324.4 square feet per 1,000 residents. The city needs an additional 75.6 square feet per 1,000 residents to meet this standard.

The Council Chambers is part of the City's main administration facility and fills most of the approximate 4,000 sq ft building. This leaves little office space for daily operation administrative staff. The Council Chambers can become crowded for public meetings, leaving some attendees standing outside in the hallway during meetings. The Council Chambers were remodeled from a County Court 25 years ago, becoming too small for a courthouse. The outdated design lacks efficiency for current operational needs. The Council Chambers and City Hall Complex are located across the street and the City's Information Systems staff are housed within the City Police Department. This creates challenges with having the city's administrative staff in three different buildings.

With 16 total full-time administrative staff and a population of 35,000 residents, the City's Administration is currently staffed at a rate of 0.46 full-time administrative staff per 1,000 residents. This was calculated using the following formula:

$$16 \text{ full-time staff} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 0.46 \text{ full-time staff per 1,000 residents}$$

With the desired performance standard of between 0.75 to 1.0 full-time equivalent staff member per 1,000 residents, the City will need to employ an additional 10 full-time staff members to achieve this performance standard.

Future Demand for Facilities

The city will require additional staff and facilities to meet the performance standards and provide adequate services to the city as the population increases through internal growth and annexation of the City's SOI. With a projected population of 58,758 residents by 2045, future demand for facilities is calculated below:

$$22,737 \text{ sq ft} / 58,758 \text{ residents} \times 1000 \text{ residents} = 387 \text{ square feet per 1000 residents}$$

The DIF Study identified the need for a City Hall Expansion (2,500 square feet) and a Public Works/Engineering Building (20,000 square feet) to serve existing and future development through 2030. The updated DIF study would be utilized in order to fund future expansions of administrative facilities. While the City is currently meeting the performance standards for future administrative facilities, consideration for how each building is used to house staff office space.

Using the performance standard of 0.75 full-time administrative staff, future needs for administrative staff are calculated below:

$$0.75 \text{ full-time staff} / 1,000 \text{ residents} \times 58,758 \text{ residents} = 44 \text{ full-time staff}$$

The City of Brawley will need to hire an additional 28 full-time administrative staff to meet the City's needs by 2045.

Opportunities for Shared Facilities

Creating a centrally located area to house various administrative facilities will allow for a more efficient operation of administrative services.

Phasing

There is no plan for phasing currently. Future plans to complete a 2,500 square foot expansion of the City Hall Complex and the Public Works/Engineering Building have been put on hold due to lack of available funding.

4.1.3 Funding

Current Funding

Sources for administrative facilities and services include development impact fees, grants (Federal and State funding such as CDBG (State), and Other Public Safety Grants), and general fund monies (tax revenue, fees, permits, reimbursements, grants). The City also receives funding from seven Community Facility Districts (CFDs).

The first priority is to utilize grants, when available, and development impact fees. General fund monies, such as property taxes, sales taxes, business license fees, utility taxes, and transient occupancy taxes, may be used as a second priority to development impact fees and grants. The City's General Fund is funded through property taxes, sales taxes, business license fees, utility taxes, and transient occupancy taxes, and these sources are used to fund administrative facilities and services, including Administration, Public Safety, and Recreation programs. The City updated the Utility User's Tax ordinance in 2022, removing the sunset clause with voter approval and expanding the tax to include modern telecommunication services like Zoom, Boomerang, and streaming platforms.

The City also received funding through the American Rescue Plan Act funds to improve City's facilities. Additionally, the City of Brawley receives maintenance and operation funding from the General Fund, development impact fees, grants, and Community Facility Districts (CFDs). The General Fund includes revenue from taxes, fees, permits, reimbursements, and grants, while development impact fees cover various areas such as Administration, Fire, Police, Transportation, Parks, Library, Water, and Wastewater. The City also benefits from Federal and State grants and has been utilizing American Rescue Plan Act funds to enhance its facilities. Currently, the City relies on these sources and is planning to pursue an additional half-cent transactional sales tax to increase general fund revenue and support city services. Although the City has budgeted for an updated Development Impact Fee Study, the process has not yet started.

Cost Avoidance Opportunities

Creating a single, centrally located area to house various administrative facilities may help avoid any duplicative costs currently incurred because of the administrative facilities being located in more than one location.

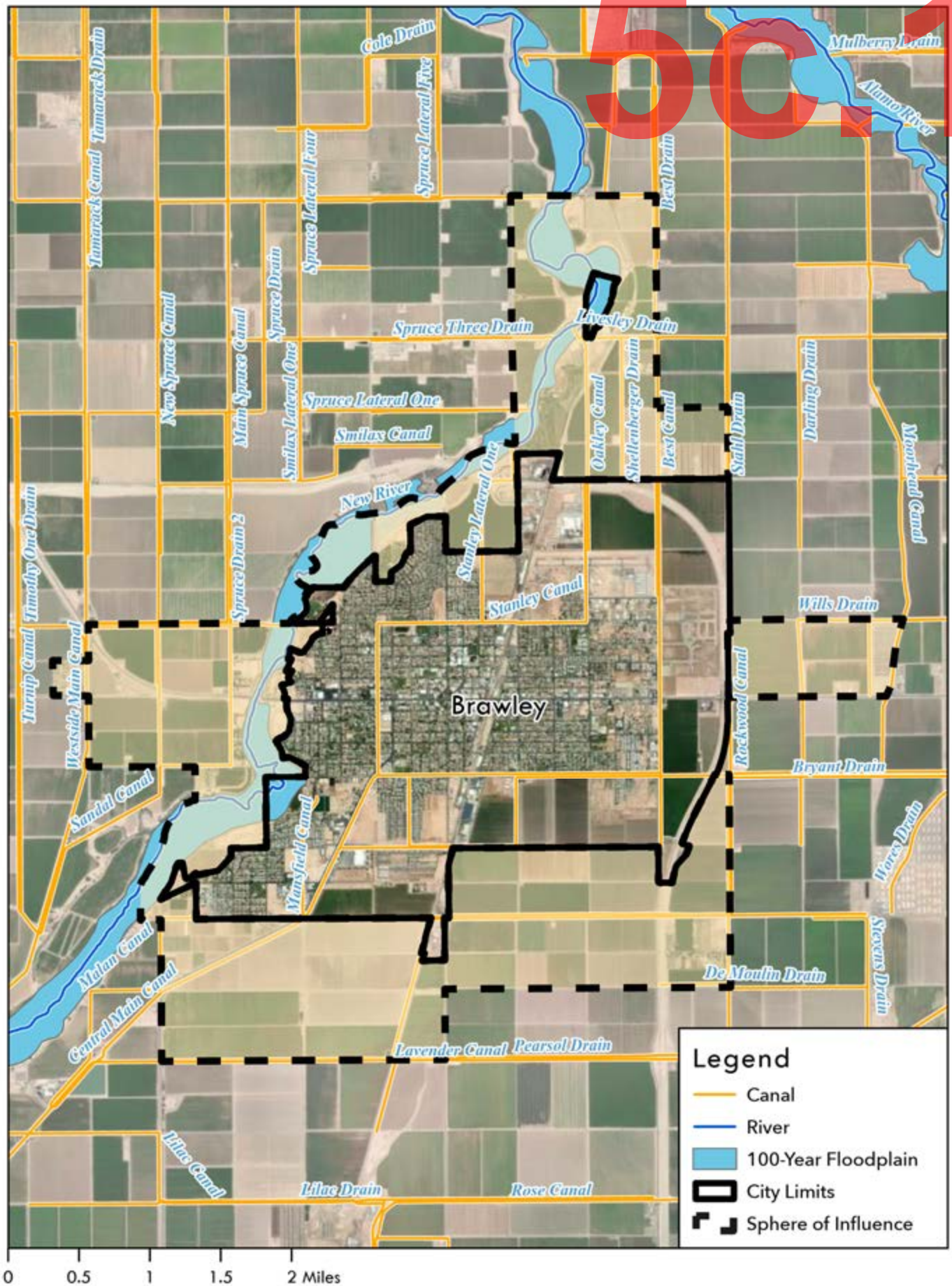
Future Funding Sources/Recommended Funding

The City will continue to collect fees stipulated in the DIF Study and other sources of revenue for administrative facilities and services, including general taxes. The City is planning to pursue an additional half-cent transactional sales tax to increase general fund revenue to support city services. While the City has not identified additional funding sources or cost-saving opportunities, it continues to rely on grant funding and the American Rescue Plan Act funds to improve its facilities.

4.1.4 Recommendations

In order for the City to provide its residents with adequate administrative services and to assure that future demands for facilities are properly identified and addressed, the City will implement the following measures.

- Continue to periodically review the administrative facilities of the City through the preparation of annual reports. Such reviews will identify staffing and budgetary concerns as City growth continues to increase the demand for facilities and staff.
- Ensure that future funding includes grants, development impact fees, and general fund monies to support the expansion and improvement of administrative facilities.
- Consider consolidating administrative offices into a single, centrally located area to enhance operational efficiency and avoid duplicative costs.
- Pursue an additional half-cent transactional sales tax to bolster the general fund revenue and support city services.
- Plan for the hiring of an additional 28 full-time administrative staff by 2045 to meet the desired performance standard of 0.75 full-time equivalent staff per 1,000 residents, addressing the anticipated increase in population to 58,758 residents.
- Plan for the expansion of the City Hall Complex by 2,500 square feet and the construction of a new 20,000 square foot Public Works/Engineering Building to accommodate future growth and meet performance standards.
- Leverage funding from Community Facility Districts (CFDs)
- Prioritize the use of grants and development impact fees for funding administrative facilities and services, using general fund monies as a secondary source when necessary.



4.2 FLOOD CONTROL/DRAINAGE FACILITIES

Flood control refers to planning, design, construction, and maintenance of flood control facilities to safely convey drainage, whether natural or human-made, through a development area to an existing watercourse downstream. The study area lies within the established jurisdictional boundaries of Imperial County and the Imperial Irrigation District (IID). The majority of the City of Brawley is not within a flood plain, as designated by the Federal Emergency Management Agency's (FEMA). Within Brawley's jurisdiction, 72 acres of land lie within the 100-year floodplain of the New River. Of this, 32 acres encompass the site of Brawley's wastewater treatment plant. This facility is located at an exclave, a portion of Brawley's territory that is geographically separated from the main part of the city but remains under city jurisdiction. The remaining 40 acres are situated along the western border of the city, mostly occupying the Cattle Call Arena and River Park.

4.2.1 Performance Standards

The City's standards are similar to those utilized by the County. During the review of proposed development projects, the City will require the Owner/Developer to provide detailed drainage analysis of the project site which include analysis of existing and proposed conditions, including any proposed drainage facilities (e.g. retention basins) to provide flow mitigation.. The City will require developers to construct all drainage facilities within each project as a condition of approval that is stated during the entitlement process. The City will also require the owner/developer to assess the potential of a project to adversely affect offsite drainage and require mitigation measures where needed. The City will maintain any drainage facilities within it's right-of-way. All drainage facilities that are built on private property will be required to be maintained in perpetuity by the Owner or Owner's Designated representative. A recorded maintenance agreement with the City is required for any flood control facilities that also provide water quality treatment.. Consideration will be given to development phasing to assure that drainage facilities are installed in an orderly manner to prevent flooding upstream or downstream of the project.

In order to provide flood control protection for downstream properties, drainage improvements will require that post-construction flows do not exceed the pre-construction condition. All proposed drainage systems should be designed in accordance with current IID Engineering Design Guidelines and Standards. The IID allows a single 12-inch discharge pipe for every 160 acres drained. Prior to the approval of each final subdivision map, grading plan, or implementing permit, a drainage study will be conducted by a Registered Civil Engineer and submitted for review and approval by the City of Brawley and IID. The performance standard recommended for drainage facilities is to prevent flood conditions that would adversely affect residences, businesses, and facilities during a 100-year frequency storm event. The City of Brawley is a "Traditional Permittee" that complies with the State's Phase II Small MS4 permit. Note that additional best management practices (BMPs) may be required for development projects based on the Phase II Small MS4 requirements.

4.2.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities

Local drainage patterns within the valley have been altered through agricultural activities. The water used to irrigate virtually the entire Imperial Valley originates from the Colorado River. The IID maintains hundreds of irrigation drainage structures, which collect surface water runoff and subsurface drainage from some thousands of miles of agriculture drains and channels that flow

into the New River and Alamo River, which ultimately drain into the Salton Sea. The canals and laterals are often open and unprotected.

The City's drainage system is located within its urban area, and the City is responsible for planning, construction, and maintenance of its system. Approximately half of the City's drainage system is currently combined with the City's sewer system. The areas of the drainage system that are combined with the City's sewer system are generally located in older sections of the City. The separate storm drain system consists of approximately 17 miles of gravity pipeline, hundreds of inlets, 6 to 8 detention basins, three (3) stormwater pump stations, and approximately 300 feet of forcemain. The City has prioritized the requirement for new developments to separate new storm drain facilities from sewers whenever feasible. The City manages three operational lift stations: Lift Station 1 at 9th and Malan, Lift Station 2 at Citrus View, and Lift Station 3 at Latigo Ranch. Since the preparation of the 2018 Brawley SAP, new storm drainage pipes and collection catch basins have been installed at East Legion Street, South Western Avenue and Wildcat Avenue to improve stormwater management and reduce flooding risks.

Adequacy of Existing Facilities

Most of the flat irrigated valley, with its low-lying canal/drain systems, is subject to minor, shallow flooding and ponding due to the lack of local topographic relief, occasional intense storm events, and low soil infiltration rates that produce rapid runoff flows. According to the City of Brawley Urban Water Management Plan (UWMP), this flooding does not impact or disrupt the canal water supply, nor does it damage the infrastructure. The combination of the City's drainage system with the City's sewer system has caused the wastewater treatment plant to overload during rainstorm events. The City of Brawley desires to separate the drain system from the sanitary sewer to avoid occurrences of insufficiently treated outfalls at the wastewater treatment plant and to direct the conveyance of the storm drainage to a safe outlet. The City has not changed the existing infrastructure to separate Stormwater from the sanitary system.

Most of the older portion of the system discharge to the New River at various locations, while the newer systems (mostly in the areas south of Malan Street) discharge to individual detention basins sized for the 100-year storm. Much of the runoff collected in these basins evaporates and infiltrates into the ground, while a small pump station pumps runoff to the nearest gravity system. The City does not treat and reuse stormwater. IID manages open channel gravity flow irrigation and drainage systems, delivering wholesale canal water to the City of Brawley. The IID also limits the outfall capacity of its drainage system in order to reduce downstream flooding potential from combined agricultural and storm runoff until IID can complete the process of preparing a Preliminary Master Drainage Plan.

Storm drain pollution is a significant challenge for the City of Brawley, impacting local drains, the New River, and the Salton Sea. Many of the city's storm drains connect directly to local waterways without treatment, allowing pollutants such as trash, grease, construction products, and vehicle solvents to enter these systems. Additionally, non-stormwater discharge activities like overwatering lawns, car washing, and hosing down driveways contribute contaminants such as pet droppings, fertilizers, and cleaning solvents, which are washed into the storm drains during rainfall, negatively affecting the local ecosystem. To mitigate these issues and to comply with the City's Stormwater Management Plan, the City of Brawley is developing municipal codes to prevent and enforce against illegal dumping into the storm drain system.

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The City plans to develop a storm water resource plan by 2028, following the completion of the updated Wastewater/Stormwater Master Plan in 2026. This initiative will leverage funding sources and programs from the California State Water Resources Control Board, such as the Integrated Regional Water Management (IRWM) program, the Storm Water Grant Program (SWGP), and the Strategy to Optimize Resource Management of Storm Water (STORMS). These programs provide financial assistance and support for projects aimed at improving water quality, enhancing regional water management, and treating stormwater as a valuable resource. By utilizing these resources, Brawley aims to enhance its stormwater infrastructure, improve water management practices, and ensure compliance with state regulations.

The Latigo Ranch, Victoria Homes, and La Paloma developments have been equipped with stormwater retention basins. The lift station at Lucky Ranch remains non-operational due to incomplete development, and La Paloma has yet to install a lift station. These basins are crucial for managing runoff, mitigating flood risks, and enhancing overall water management within newer residential areas.

Future Demand for Facilities

To accommodate future population growth, Brawley plans to expand its drainage facilities and possibly increase personnel to manage the additional demands on the system. The City continually assesses drainage conditions for new project sites and mandates the construction of necessary drainage infrastructure on a project-by-project basis, ensuring that new developments do not overload existing systems. All projects must comply with the Regional Water Quality Control Board requirements and the City's adopted Storm Water Management Plan. Development proposals are also required to design detention basins to retain stormwater generated by a 100-year/24-hour storm event.

Future development proposals within the City's Sphere of Influence (SOI) may be required to construct grass or rock-lined detention basins to manage stormwater until offsite peak flows have passed. These basins will discharge runoff through appropriately sized outfall structures into existing drains, subject to approval by the Imperial Irrigation District (IID). These basins can be located within development projects or other maintained open spaces, such as airport buffer zones. Additional improvements will include installing curbs and gutters to convey surface flows, catch basins, and underground storm drains to manage excess street capacities. Future developments may also be required to relocate and underground existing canals and drains within their project areas to IID's satisfaction, enhancing the overall drainage infrastructure and ensuring efficient stormwater management. Special emphasis for future facilities will be placed on flood control improvements that also incorporate water quality benefits. This ensures a multi-beneficial option for both flood control and water quality on a regional basis.

Rancho Los Lagos

The Storm Drain Master Plan for the Rancho Los Lagos (RLL) development serves as the foundation for establishing criteria regarding master drainage facility sizes and layouts. This plan incorporated thorough analysis, including peak flow assessments for storm drain sizing and the determination of 100-year storm volumes for flood control basins. The backbone infrastructure for flood control comprises strategically located flood control basins throughout the site, alongside an underground storm drain system network featuring catch basins, drainage area inlets, and inlet structures distributed across all phases. These systems culminate in a final connection to the Pearsol drain, which will operate solely during emergency overflow conditions.

Modeling results from the Master Plan demonstrated that the preliminary facility layouts will

adequately facilitate the safe conveyance of a hundred-year storm through RLL. Flood control basins are specifically designed to provide the necessary volume for flood protection. During a 100-year storm event, additional local storage will be achieved through stormwater ponding in designated areas such as the Community Park and golf course, where the ponding depth remains under 6 inches.

To ensure compliance and effectiveness, the final engineering details of each phase will adhere to County guidelines, standards, and procedures. This includes appropriately sizing facilities and inlet/outlet structures to mitigate peak flows and volumes, ultimately safeguarding existing conditions and enhancing the overall resilience of the drainage infrastructure within RLL.

Opportunities for Shared Facilities

The La Paloma Specific Plan includes retention basins, which may be used as a park. The Rancho Los Lagos Community Park and golf course can provide additional local storage during a 100-year storm event.

Phasing

The City will require developers to construct all drainage facilities once they are approved and accepted. Consideration will be given to development phasing to assure that drainage facilities are installed in an orderly manner to prevent flooding upstream or downstream of the project. As new development occurs, the City will require the developers within the area to plan, fund, and install all public drainage improvements associated with the project. New developments must include a stormwater improvement plan and a stormwater management plan. The City may choose to construct storm drain improvements linking the study area to other developed areas in the City. These improvements may include storm drains, open channels, detention basins, and outlets to IID facilities. The City assumes responsibility for installation and maintenance of those facilities within their right-of way or public property.

The City will require drainage facilities to be installed as development proceeds in newly annexed areas. The changes in service level within the newly annexed areas will include the following:

- Street improvements will include curb and gutter to convey surface flows in an orderly and easily maintained manner.
- Catch basins and underground storm drains will be installed to convey flows as the street capacities are exceeded.
- Detention basins will be constructed to control the developed run-off, help mitigate downstream drainage problems and replenish ground water supplies where possible.

To maintain low flood hazards, the City will continue to discourage development in the New River flood channel (see Figure 4-4: Canals, Drains, and Flood Zones). As indicated on the Land Use Policy Map in the General Plan Land Use Element and in the Open Space/Recreation Element, the New River channel is nearly designated as Open Space (see Figure 4-5: Open Space and Parks). Development of the land under the Open Space designation will be limited to passive and active recreational uses. To keep flood hazards minimal, the development intensity allowed under the Open Space category is very low and no residential uses are allowed.

The objective of the 2026 Wastewater/Stormwater Master Plan is to employ a phasing approach, identifying, evaluating and prioritizing system improvements that will alleviate

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existing system deficiencies. The plan will establish a minimum acceptable level of service by identifying deficiencies in existing wastewater and stormwater facilities, thereby determining the necessary scale of improvements. It involves identifying and evaluating system improvements that will ensure infrastructure meets the needs of the community effectively. It will develop a comprehensive capital improvement program, including detailed cost estimates, to guide infrastructure enhancement and expansion efforts. Central to the plan is the prioritization of projects through phased planning, ensuring efficient resource allocation and timely addressing of critical infrastructure needs. Additionally, the plan will seek to diversify funding sources by exploring alternative financing options, optimizing financial resources and ensuring the feasibility of proposed improvements.

4.2.3 Funding

Current Funding

Funding may be obtained from impact fees, assessment districts, development bonds, Mello-Roos Districts, or other techniques for capital improvement financing. The City may also exercise some flexibility in determining alternative financing mechanisms for projects that benefit the community. The City continues to receive funding from the General Fund, Development Impact Fees (DIF), Mello-Roos community facilities tax, special tax, and grants, with no new funding sources identified at this time. The City may reduce or waive particular DIFs or use bonding to fund infrastructure improvements within new developments. Staffing and maintenance costs for expanded flood control services will be financed by the City similarly to how these services are presently funded.

The City has identified several specific funding sources for various needs:

- **Fire Facilities Expansion:** Currently using DIF funding for the expansion of Fire Station 1. The department is actively seeking grant funding and has utilized ARPA funding for a new fire truck.
- **Development Impact Fees (DIFs):** Currently, 6% of the DIF structure fee is allocated to Fire Services. A new DIF study is needed to evaluate the current allocation.
- **Community Facility Districts (CFDs):** Several CFDs provide funding for fire facilities and operations, including Victoria Park, Latigo Ranch, La Paloma, Malan Park, Luckey Ranch, and Springhouse.
-

The 2026 Wastewater/Stormwater Master Plan will identify all available sources for drainage facility maintenance, improvements, and potential expansions. These sources include homeowner association agreements, development impact fees, mitigation through community facilities district funds, and grants. By leveraging these diverse funding streams, the master plan ensures sufficient financial resources are allocated to support the ongoing maintenance and enhancement of drainage facilities, as well as potential expansion projects.

Cost Avoidance Opportunities

There are no cost avoidance opportunities.

Future Funding Sources/Recommended Funding

Funding responsibilities for project-related facilities will remain with developers and will be secured

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prior to construction. The City is planning to pursue an additional half-cent transactional sales tax to increase general fund revenue to support city services. Furthermore, the City will continue to explore grant opportunities and other funding mechanisms to finance future expansions and improvements.

4.2.4 Recommendations

In order for the City to assure adequate flood control/drainage facilities within its boundaries as development continues within the City boundaries and within the SOI, the City will implement the following measures.

- Continue to require that new development projects incorporate flood control and water quality mitigation measures where applicable, and provide adequate facilities to convey storm flow. If a development proposal would result in drainage into the City's system, the City would require that the developer consult with the Department of Public Works to assure that improvements are engineered and constructed to City standards.
- Complete the storm water resource plan by 2028, following the update of the Wastewater/Stormwater Master Plan in 2026. This plan will address stormwater management and pollution prevention.
- Utilize the Integrated Regional Water Management (IRWM) program to fund projects that enhance regional water management, improve water supply reliability, and increase climate resilience.
- Implement the drainage infrastructure recommendations outlined in the Rancho Los Lagos Storm Drain Master Plan to bolster resilience against flood risks and ensure optimal stormwater management within the development.

The City may choose to construct storm drain improvements linking the study area to other developed areas in the City. These improvements may include storm drains, open channels, detention basins, and outlets to IID facilities.

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4.3 FIRE FACILITIES

The City of Brawley provides fire suppression, fire protection, and emergency medical services within its city limits. Fire suppression involves the use of personnel and equipment to respond to fires and emergencies. Fire prevention is accomplished through a pro-active program of inspections, code enforcement, and public education. Emergency medical services entail pre-hospital medical care provided to victims of accidents or sudden illness. Currently, Imperial County contracts with the City to provide manpower for fire suppression in the SOI, and the County provides fire engines for this contractual service. The sum of residents and employees within the Brawley city limits is considered the service population for the Brawley Fire Department facilities.

4.3.1 Performance Standards

Performance standards for fire services are defined in terms of response times of department personnel to fire and medical emergency calls. The City of Brawley Fire Department (CBFD) has adopted standards for fire and emergency response performance based on the National Fire Protection Association Standard 1710 (2020). All times are from the receipt of a dispatch notification for emergency service:

Turnout Times:

EMS	60 seconds
Fire	80 seconds

Alarm Answering Time:

15 sec 95% of the time
40 sec 99% of the time

Alarm Processing Time:

64 sec 95% of the time
106 sec 99% of the time

Response Times:

First-due Engine	240 sec (4 min) 90% of the time
Second-due Engine	360 sec (6 min) 90% of the time
Initial full alarm - Low/med hazard	480 sec (8 min) 90% of the time
Initial full alarm - High hazard	610 sec (10 min 10 sec) 90% of the time

The performance standard for staffing is 1 firefighter per 1,000 population. This translates to the daily staffing of 1 firefighter per 3,000 residents on the current 3-shift model.

4.3.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities and Staff

The City of Brawley Fire Department maintains two fire stations within the City. The Main Fire Station (Station #1) is located just west of the railroad at 815 Main Street. The 10,119-square-foot station on Main Street occupies a 29,520-square-foot site. In addition to engine storage and staff quarters. Fire Station #2 is located east of the railroad at 1505 Jones Street and consists of approximately 8,500 square feet. Administration as well as the Chief and Deputy Chief's offices are located at Fire Station #2. Firefighting trucks and vehicles are shared between both stations, although specific facilities are housed at one primary station. No additional facilities have been approved.

Mutual aid agreements have been established with all cities in the County to address incidents requiring equipment/personnel beyond the City Fire Department's capacity to respond. These agreements result in the dispatch of the closest unit available to respond upon request for services. The BFD maintains one County provided fire engine at the BFD facility. This County engine responds to calls in the unincorporated areas with BFD personnel. The primary agency providing assistance is the City of Calipatria, which is located approximately 10 miles north. Estimated response time from Calipatria station is approximately 15 minutes. However, since the 2018 Service Area Plan, the staffing provided by other agencies during mutual aid has decreased, resulting in higher level of alarm requests (3rd alarm request vs. 2nd alarm) becoming more frequent.

Table 4.3-2 provides a summary of the existing Fire Department's facilities.

Table 4.3-2 Existing Fire Facilities

Fire Facility	Main Fire Station (Station #1)	Fire Substation (Station #2)
Fire Station	10,119 square feet	8,500 square feet
Firefighter (Full-Time, Daily)	4	3
Fire Engine	2	2
Ladder Truck	0	1
Rescue Vehicle	1	1
Utility Vehicle	1	0
Staff Vehicle	0	1
Command Vehicle	0	2

The City maintains one Fire Chief and several call-paid reserves, both of which contribute to the provision of fire suppression services; however, there are established service requirement standards that apply to full-time firefighters and their adequacy is not evaluated. Fire Station #1 is staffed with four full-time and Fire Station #2 is staffed with three full-time firefighters daily. The CBFD maintains a 24-hour coverage and has a staffing level of seven full-time firefighters per day, out of 22 total firefighters.

The average response for fire services is 322 seconds, and the average response time for EMS is 281 seconds. The CBFD's current response times for each zone are:

Fire:

NW Zone: 294 seconds
NE Zone: 308 seconds
SE Zone: 315 seconds
SW Zone: 368 minutes

EMS:

NW Zone: 238 seconds
NE Zone: 277 seconds
SE Zone: 331 seconds
SW Zone: 276

Adequacy of Existing Facilities and Staff

Within an existing population of approximately 35,000, the CBFD is currently staffed at a rate of 0.2 firefighters per 1,000 residents. This was calculated using the following formula:

$$22 \text{ Firefighters} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 0.62 \text{ firefighters per } 1,000 \text{ residents}$$

With the desired performance standard of 1 firefighter per 1,000 residents, the CBFD would need to employ 35 firefighters. This would require employing an additional 13 firefighters to meet the performance standard.

The average response time for fire is 322 seconds, and the average response time for EMS is 281. The desired performance standard is 80 seconds for fire turnout and 60 seconds for EMS turnout. Response times will need to be improved by 82 seconds for fire turnout and 41 seconds for EMS turnout.

The Insurance Services Office, Commercial Risk Services, Inc. (ISO) evaluates each fire district nationwide and rates the district according to its firefighting services, water availability, and other factors relevant to fire protection and requires minimum water pressure standards. In addition, a National Fire Protection Association provides recommendations for the siting of stations. As a result, a 1.5-mile maximum response distance for emergency calls has been established. Within the City's boundary, the ISO rating is 4 (Luckey Ranch Draft EIR 1999). The rating system utilizes a 0–10 scale; areas of lower fire risk received the lowest rating. Per a letter dated October 20, 2004, from the ISO Community Outreach Program, the current fire insurance classification for the City of Brawley continues to be appropriate. The current staffing levels and response do not meet the operations needs or the performance standards of the CBFD. This may impact the department's ability to provide emergency and fire services into the future.

Future Demand for Facilities and Staff

Increased development within the City and SOI boundaries will continue to increase the need for fire protection services, including personnel and equipment. Current plans suggest that the majority of both residential and employment growth will occur in peripheral growth areas east of the railroad tracks and outside the 1.5-mile service radius of the existing fire stations. The City will require additional staff and facilities to provide adequate fire and emergency services to the City.

The City is currently not on track to meet the performance standards for future staffing and response times based on the City's 2045 population of 58,758. Future demand for staff is calculated using the following formula:

$$57 \text{ firefighters} / 58,758 \text{ residents} \times 1,000 \text{ residents} = 1 \text{ firefighter per } 1,000 \text{ residents}$$

Using the performance standard of 1 firefighter per 1,000 residents, the CBFD will need to employ 57 firefighters by 2045. The CBFD will need to employ an additional 35 firefighters to achieve the performance standard for future demand.

There are no additional facilities planned at this time. Any future facilities would need to consider the location of the train tracks to ensure adequate response times to all areas of the City. According to the Fire Chief, additional facilities to serve future development through the year 2030 should include two additional fire substations ranging in size between 7,000 and 8,000 square feet each, and includes fire apparatus floor, living quarters, and offices. Each station should be staffed with three or four firefighters.

Rancho Los Lagos

The Rancho Los Lagos Specific Plan incorporates estimates regarding emergency response times from the nearest existing City fire station to the farthest point within the designated area. It is projected that these response times will range from nine to twelve minutes. This estimation takes into account factors such as distance, road conditions, and traffic patterns, aiming to ensure adequate emergency service coverage for all residents and developments within the plan area.

Given the established performance standard of responding to emergencies within 5 minutes or less, the Specific Plan includes provisions to address potential delays. Specifically, a site has been reserved within the commercial/multi-family mixed-use area of the plan. This reserved site is designated for the future construction of a fire station, strategically located to optimize response times and ensure that emergency services can meet the required standards throughout the development.

This proactive planning approach underscores the importance of public safety and emergency preparedness within the Rancho Los Lagos community, aiming to provide residents and businesses with reliable and timely emergency response services as the area continues to grow and develop. With that in mind, the development of Rancho Los Lagos is contingent on market demand.

Opportunities for Shared Facilities

Mutual aid agreements have been established with cities in the County to address incidents requiring equipment/personnel beyond the City Fire Department's capacity to respond. There are no opportunities to share facilities with any of the jurisdictions that maintain mutual aid agreements with the city.

The city leases space at both fire stations to the local ground ambulance provider, AMR. There are no identified opportunities for additional shared facilities.

Phasing

There is no plan for phasing at this time. Plans for a third fire station or a new main fire station located in an area to decrease response times to the SW zone of the city are anticipated in the future. Future phasing will be tied to available funding, population growth, location of new

development and response times.

4.3.3 Funding

Current Funding

The City's Fire Department receives funding from General Fund and Development Impact Fees. Additional sources of revenue for fire protection services include Mello-Roos community facilities tax, special tax for fire services, and grants. Additionally, the city leases space at both fire stations to the local ground ambulance provider which provides a source of revenue for the CBFD.

The CBFD received \$685,191 for a new fire truck from the American Rescue Plan Act in 2023.

Currently the DIF structure fee reflects that 6% of the fee gets allocated to Fire Services. A new DIF study is needed to evaluate the current allocation.

The Community Facility Districts (CFDs) provides funding for fire facilities and operations. Currently, the following CFDs provide funding for fire facilities and operations:

- CFD Victoria Park
- CFD Latigo Ranch
- CFD La Paloma
- CFD Malan Park
- CFD Luckey Ranch
- CFD Springhouse

Per Capita Costs

For FY2023/2024, the Brawley City Council approved an operating budget of \$4,221,497.00 for fire facilities, which includes funding for supplies and materials, services, and employee compensation. Considering an existing City population of 35,000 (2024), the current per capita operating cost is approximately \$120.61.

Future Funding Costs

Projecting the \$120.61 per capita fire facilities operating cost over the planning period for the SAP, the fire facilities operating cost would require approximately \$6,855,952 by 2045 to support the projected population of 58,758 residents. This projection is in FY 2023/2024 dollars and does not account for inflation.

Cost Avoidance Opportunities

There are no opportunities to reduce costs.

Recommended Funding/Future Funding Sources

Additional sources of revenue for fire protection facilities may include general taxes (i.e., property, sales, use, business license, utility users, transient occupancy, etc.), motor vehicle license fee, benefit assessment, and exactions. Staffing and maintenance costs for expanded fire protection and emergency response services will be financed by the City general fund, similar to the manner in which these services are presently funded by the City. Additional sources of revenue for fire protection services include Mello-Roos community facilities tax, special tax for fire services, and grants.

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Additionally, in 2019 the City of Brawley began assessing a cost-recovery fee for responding to certain incidents (EMS, Rescues, False-alarms and Hazardous Materials releases). Future funding may result from the implementation of a cost-recovery fee.

A city-wide fee schedule study is currently underway, with anticipation of increased revenues when completed. Grant funding for equipment and personnel have been actively applied for, with no awards to date.

The City believes future development will increase sales and property taxes, and therefore help to pay for previous and existing inadequacies in its firefighting capacity. Increases in sales and property taxes will also help provide for future facilities and operations. In addition to increased sales and property taxes from future development,

4.3.4 Recommendations

To meet performance standards and ensure the City is providing adequate law enforcement services, the City will implement the following measures:

- Pursue additional finances to fund additional, personnel, equipment, and vehicles of the Fire Department.
- Hire additional full time firefighters to meet the City's ideal standard of 1 firefighter per 1,000 population.
- Create a plan to construct new fire station that is strategically located to lower response times to meet the performance standards.
- Create a detailed phasing plan to scale the City of Brawley's Fire Department capability in alignment with the city's growth and available funding streams.

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4.4 LAW ENFORCEMENT

The Brawley Police Department provides law enforcement and investigation services within the city limits, and the Imperial County Sheriff provides law enforcement in the City's SOI, in addition to custodial services (County jail facilities) for city and non-city areas. The California Highway Patrol provides traffic law enforcement on State Routes and unincorporated County roads. Mutual aid agreements exist with other Imperial Valley municipalities, which can provide assistance during an emergency.

4.4.1 Performance Standards

Performance standards for police services are defined in terms of response times of department personnel to law enforcement and emergency calls. The Brawley Police Department (BPD) has a staffing standard of 1.5 sworn officers per 1,000 residents. The BPD also maintains a standard of 1 non-sworn employee for every 2 sworn officers and 1 patrol car for every 2 sworn officers.

Currently, the City aims to have 4 sworn officers at all times, with plans to increase this performance standard to 5 sworn officers when additional resources become available. The BPD maintains a performance standard of 7 minutes or less for all emergency calls.

4.4.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities and Staff

The existing police station on Main Street near the intersection of Main and 3rd Streets encompasses 13,800 square feet. In 2013, the construction of a new 2,000 square foot Emergency Operations Center (EOC) was completed and integrated with the existing building. The Brawley Police Department has 26 general fund sworn officer positions and 15 non-sworn officer positions. On average, the response time for all calls is within 10 minutes.

Currently, BPD's response times for various categories of calls for service is:

- Crimes in progress: 7.5 minutes
- Crimes just occurred: 10.5 minutes
- Crimes past occurred: 15 minutes

Table 4.4-2 Existing Law Enforcement Facilities

Law Enforcement Facility/Equipment	Amount/Size
Police Station	13,800 square feet
Marked Patrol Car	14
Marked Transport Van	1
Marked Utility Truck	1
Sworn Officers	Amount
Chief of Police	1
Assistant Chief	1
Commander	1
Sergeant	5
Detective Sergeant	1
Detective	2
Narcotics Officer	1
Police Officer	14
Total Sworn Officers	27

Adequacy of Existing Facilities and Staff

With 26 sworn officers and an existing population of approximately 35,000, the BPD is currently staffed at a rate of 0.77 officers per 1,000 residents. This was calculated using the following formula:

$$26 \text{ sworn officers} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 0.77 \text{ officers per 1,000 residents}$$

With the desired performance standard of 1.5 sworn officers per 1,000 residents, the BPD would need to employ 52.5 officers. The BPD would need to employ 25.5 additional sworn officers to achieve the performance standard. With consideration for the goal of 1 non-sworn employee for every 2 sworn officers, with 52.5 sworn officers, there would need to be 26.25 non-sworn employees to meet the performance standard. As such, the BPD is currently in a deficit of 11.25 non-sworn employees.

Additionally, to meet the performance standard of having 1 patrol car for every 2 sworn officers, with 52.5 sworn officers there would need to be 26.25 patrol cars. The BPD is in a deficit of 14.25 patrol cars.

With average response times for all calls at 10 minutes or less, and the desired performance standard of 7 minutes or less, the BPD will need to improve the response time by 3 minutes.

The current facilities and staffing levels do not meet the operations needs of the BPD. This may impact the department's ability to address public safety needs and support the BPD's strategic goals for future growth.

The adequacy of the existing facilities is currently compromised by staffing shortages, which have made it challenging to maintain ideal staffing levels. Ensuring a consistent presence of 4 sworn officers throughout all hours has become increasingly difficult. Recognizing the demands of the growing workload and the complexities of modern policing, it is believed that an optimal coverage model would consist of 5 sworn officers, including 1 Sergeant and 4 Officers. This staffing configuration is essential for effectively managing responsibilities and maintaining public safety standards to meet the expectations of the community.

The adequacy of existing facilities and staff, based on the city of Brawley's estimated of 35,000 for 2024. The deficits in facilities and staff underscores a critical gap between the identified infrastructure needs and the available financial resources. This is presented below in Table 4.4-3.

Table 4.4-3 Adequacy of Existing Law Enforcement Facilities

Law Enforcement Facility	Requirement per City Standard ¹	Existing	Above/Below Standard
Marked Patrol Car	26.25	12	Below
Sworn Officer	52.5	27	Below
Non-Sworn Officer	26.25	15	Below

¹ Requirement based on the 2024 City of Brawley population estimates of 35,000.

While efforts have been made to maintain or improve response times, they have not consistently met acceptable limits due to increasing service demands and operational complexities. Factors such as staffing levels, dispatch efficiency, and the strategic location of facilities relative to service areas directly influence the adequacy of response times.

Furthermore, the current law enforcement facilities no longer fully meet operational needs or support strategic goals for future growth. Since 2018, the limitations of these facilities have become more apparent, affecting daily operations and hindering the expansion of workforce and resources. Repurposing the Brawley Lyons Center for the Community Liaison Unit has addressed part of the challenge, but comprehensive planning and infrastructure development are needed to effectively serve the community and prepare for future demands.

To meet these challenges, improving response times and modernizing law enforcement facilities are crucial priorities. Securing resources to expand and enhance facilities will be essential in fulfilling the commitment to public safety and operational excellence moving forward.

Future Demand for Facilities and Staff

The City will require additional staff and facilities to provide adequate services to the City as the population increases through internal growth and annexation of the City's SOI. The BPD is currently not on track to meet performance standards for future staffing and response times based on the City's 2045 population of 58,758. Future demand is calculated using the following formula.

$$1.5 \text{ officers/ } 1,000 \text{ residents} \times 58,758 \text{ residents} = 88 \text{ sworn officers per } 1,000 \text{ residents}$$

Using the performance standard of 1.5 officers per 1,000 residents, the BPD would need to employ 88 sworn officers by 2045. The BPD would need to employ 61 additional sworn officers by 2045 to achieve the performance standard for future demand. With consideration for the goal of 1 non-sworn employee for every 2 sworn officers, with 88 sworn officers, there would need to be 44 non-sworn employees to meet the performance standard. As such, the BPD would need to employ 29 additional non-sworn employees.

Table 4.4-4 shows the adequacy of future law enforcement facilities and staff that will be needed for the City to provide adequate law enforcement and police protection services per their performance standards.

Table 4.4-4 Adequacy of Future Law Enforcement Facilities

Law Enforcement Facility	Requirement per City Standard (2045)¹	Existing Resources	Additional Resources Required	Above/Below Standard
Marked Patrol Car	43	12	31	Below
Sworn Officer	88	27	61	Below
Non-Sworn Officer	44	15	29	Below

There are early plans for a new police station identified in the Capital Improvement Plan (CIP);

however, due to resource constraints, the project has not advanced. The existing police station continues to be inadequate to meet the demand.

Although no new standalone facilities or stations have been commissioned, the BPD has renovated the Brawley Lions Center (Community Center) to create space for the newly established Community Liaison Unit. The remodeled space houses one community liaison officer, one crime prevention coordinator, one animal control officer, one graffiti abatement technician, and one code enforcement officer.

In addition to the facilities and staff identified in the table above, the requirements for facilities, personnel, equipment, etc., depend on the actual development timeline for each annexation area in the SOI. As the City grows and expands through annexation, development project applicants will be required to evaluate their project's fiscal impact on existing and future public safety services.

Opportunities for Shared Facilities

The Brawley Police Department (BPD) has established mutual aid agreements with other law enforcement agencies in Imperial County. These agreements aim to improve the collective capacity of the agencies to respond to emergencies, large-scale incidents, and other situations where a single agency's resources may not be sufficient. According to City staff, the City maintains an agreement with the United States Border Patrol's BORTAC unit, the City of El Centro Police SWAT and the Imperial County's Sheriff's Department SERT (Special Enforcement Team) to provide SWAT services. Table 4.4-2 provides a detailed list of the police department's existing facilities and personnel.

Further, the City's narcotics operations are conducted via a County-wide task force and operate from a shared facility in the City of Imperial.

Phasing

The Capital Improvement Plan identifies future improvements between FY 2023/2024 and 2024/2025 related to police facilities and services, which specifies anticipated projects for each fiscal year.

4.4.3 Mitigation

To meet performance standards and ensure the City is providing adequate law enforcement services, the City will implement the following measures:

- Identify new funding streams to support the expansion and enhancement of law enforcement capabilities
- Conduct an annual review of number of calls and response times to determine the adequacy of existing service and any need for improvement or additional resources.
- Complete a new development impact fee (DIF) study to evaluate the fiscal impact of requiring developers to evaluate their project's fiscal impact on existing and future public safety services. Establish clear guidelines for conducting fiscal impact analyses, detailing the data types and metrics developers must provide.
- Hire additional sworn and non-sworn officers to meet staffing standards.
- Construct new police station as identified in the Capital Improvement Plan

- Create a detailed phasing plan to scale law enforcement capabilities in alignment with city's growth and available funding streams.
- Engage with local, state, and federal grant programs tailored for public safety initiatives and infrastructure.
- Review and potentially adjust existing tax structures or development fees to better align with current community needs and future growth projections.
- Explore public-private partnerships to attract private investment in support of public safety goals.
- Consider establishing dedicated funds or endowments for public safety, possibly through philanthropic contributions or community fundraising endeavors.
- Develop a comprehensive funding plan involving collaboration among city departments, engagement with community stakeholders, and consultation with financial experts to ensure adequate police facilities and personnel are maintained to uphold public safety standards.

4.4.4 Funding

Current Funding

Currently, funding for law enforcement comes from general tax (property, sales, use, business license, utility users, transient occupancy, etc.), Mello-Roos community facilities assessments, special tax for police services, and development impact fees and exactions. The BPD also received \$380,000 for 6 public safety vehicles and \$256,294 for police radio encryption technology from the American Rescue Plan Act in 2021.

Currently the DIF structure fee reflects that 6% of the fee gets allocated to law enforcement services. A new DIF study is needed to evaluate the current allocation.

The City believes future development will increase sales and property taxes, and therefore help to pay for previous and existing inadequacies in its law enforcement capacity. Also, increases in sales and property taxes will help provide for future facilities and operations. In addition to increased sales and property taxes from future development, CFDs may be used for new developments. CFDs can provide funding for law enforcement facilities and operations.

Per Capita Costs

For FY 2024/2025, the Brawley City Council approved an operating budget of \$7,756,824 for police protection services. Considering a City population of 35,000 from the City's 2024 estimate, the current per capita operating cost is approximately \$221.62.

Future Funding

While the City has not yet implemented additional measures from the 2018 SAP for funding future police facilities or personnel, it has secured grant funding for five positions, with the grant term ending in 2026. The City is building a General Fund reserve to cover these positions thereafter. Additional grant funding has been obtained for equipment, overtime, and school resource officers. Furthermore, the City has recently approved an additional one-cent transactional sales tax to boost general fund revenues to support law enforcement and other city services.

4.5 LIBRARY FACILITIES

The City of Brawley owns and operates a City library facility in Plaza Park near City Hall that serves the entire population of the City of Brawley from one facility. Services provided by the library include: circulation of library materials to all patrons; reference service, including telephone reference service; audio visual services, including recorded books and DVD's; Spanish language books; book reservations; inter-library loan service; and special children's programming including school class visits, story hours, movies, and craft programs. A branch facility located at 1501 I Street offers the same service with the addition of adult literacy programs.

4.5.1 Performance Standard

The performance standard for the City is a range of 300 to 600 sf of library facility space per 1,000 residents (0.30 to 0.60 sf of library facility space per capita). The performance standard for the number of library books (volumes) is a range of 2,500 to 2,750 per 1,000 residents (2.5 to 2.75 books per capita). The performance standard for the number of public-access computers is 0.50 computers per 1,000 residents.

4.5.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities

The City of Brawley owns and operates a 6,515-square-foot City library facility located at 400 Main Street called the Brawley Public Library. The County of Imperial also owns and operates the Del Rio Branch Public Library located at 1501 I Street which is 2,400 square feet. The Brawley Library Services currently has 3 full-time employees and 4 part-time employees for a total of 7 employees. The Brawley Public Library has 11 computers and 43,529 library books and the Del Rio Branch Public Library has 2 computers, and 5,176 library books. The library lends books, audiobooks, eBooks, DVDs, and toys at both library branches. The Del Rio branch also offers multiple resources for children on the autism spectrum. Both branches offer Adult Literacy services. The City dissolved the Literacy and Mobile Book Services (LAMBS) vehicle which was a mobile serve that targeted children aged 0–5 and their parents and caregivers. No new library facilities or services have been approved since 2018. Table 4.5-1 provides a detailed list of the existing Library facilities detailed in the 2010 DIF Study.

Table 4.5-1 Existing Library Facilities

Library Facility/Equipment	Amount/Size
Brawley Public Library	6,515 sf
Del Rio Branch Public Library	2,400 sf
Library Books	48,705 (total in both branches)
Computers	13
Library Employees	Amount
Full-Time	3
Part-Time	4
Total Employees	7

Adequacy of Existing Facilities

With an existing population of 35,000, there is currently 255 square feet of library space per 1,000 residents. This was calculated using the formula below:

$$8,915 \text{ sq ft library space} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 255 \text{ sq ft of library spaces per 1,000 residents}$$

With the desired performance standard of 300 to 600 square feet per 1,000 residents, the City of Brawley needs to add an additional 1,585 square feet of library space for a total of 10,500 square feet.

There are currently 1,392 books per 1,000 residents. This was calculated using the formula below:

$$48,705 \text{ library books} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 1,392 \text{ library books per 1,000 residents}$$

With the desired performance standard of 2,500 to 2,750 library books per 1,000 residents, the City of Brawley will need to add an additional 38,795 library books for a total of 87,500 library books.

There are currently 0.37 computers per 1,000 residents. This was calculated using the formula below:

$$13 \text{ computers} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 0.37 \text{ computers per 1,000 residents}$$

With the desired performance standard of 0.5 computers per 1,000 residents, the City of Brawley will need to add an additional 5 computers for a total of 18 computers.

As shown below in Table 4.5-2, current library facilities are below the City's adopted population-based standards, which indicates that existing resources are underserved within the City. The adequacy of existing facilities and staff is presented below in Table 4.5-2 and is based on the City's 2024 population estimate of 35,000 residents.

Table 4.5-2 Adequacy of Existing Library Facilities and Staff

Library Facility	Requirement per City Standard¹	Existing	Above/Below Standard
Public Library Space	10,500 sf	8,915 sf	Below
Library Books	87,500 books	48,705 books	Below
Computers	18 computers	13 computers	Below

¹ Requirement based on population of 35,000 from the 2024 estimate from the City of Brawley

Future Demand for Facilities and Staff

Increased development within the City boundaries and the SOI will present an increased demand on the personnel, services, and facilities of the public library. As growth continues, the City will be presented with the need for expansion of the library system to meet future need. The City is not on track to meet performance standards for library space, library books and computers. Based on the City's 2045 population of 58,758. Future demand is calculated below.

Library Space

300 sq ft of library space / 1,000 residents X 58,758 residents = 17,627 sq ft of library space

Using the performance standard of 300 to 600 square feet of library space per 1,000 residents, the City would need an additional 8,712 square feet of library space to meet future demand.

Library Books

2,500 library books / 1,000 residents X 58,758 residents = 146,895 library books

Using the performance standard of 2,500 to 2,750 library books per 1,000 residents, the City would need an additional 98,190 library books to meet future demand.

Computers

0.5 computers / 1,000 residents X 58,758 residents = 30 computers

Using the performance standard of 0.5 computers per 1,000 residents, the City would need an additional 17 computers to meet future demand.

Table 4.5-3 indicates the amount of library facilities and equipment the City will need to meet future demand.

Table 4.5-3 Adequacy of Future Library Facilities

Library Facility	Requirement per City Standard (2045)¹	Additional Resources Required	Above/Below Standard
Public Library Space	17,053 sf	8,138 sf	Below
Library Books	142,105 books	93,400 books	Below
Computers	29 computers	16 computers	Below

1. Requirement based on projected 2045 population of 47,022

Opportunities for Shared Facilities

A joint-use facility agreement with the Imperial County Office of Education is in place housing a community center/library facility at their Del Rio alternative school. It includes 2,400 square feet of library space. This agreement has not been reviewed since 2017.

Phasing

There is a plan to expand the current library space by about 4,000 to 5,000 square feet. This includes a multimedia room as well as private study rooms within the City of Brawley Public Library. There are also plans for an additional branch on the west side of the city. This would help the City to meet future demand for library services.

The expansion of the City's library services and facilities will occur in phases determined by available funding and population growth.

4.5.3 Mitigation

To meet performance standards and ensure the City is providing adequate library services, the City will need to implement the following measures:

- Periodically review the facilities and personnel of the library system through the preparation of annual reports. Such review will identify staffing and budgetary concerns as City growth continues to increase the demand on library facilities and staff.
- Continue to utilize General Fund revenue as the primary source of financing library services. Review the allocation of General Fund finances in light of the State recommendation that local libraries receive 5% of local general fund resources.
- Collect fees established in the DIF Study to meet the library facilities demands for future development.
- Apply for certification in the State Public Library Fund (PLF) program when fund are allocated by the State
- Accept donations of money and/or supplies as a means of augmenting library services while conserving allocated finances.

4.5.4 Funding

Per Capita Costs

Library services are currently funded through the General Fund, Library Development Impact Fees. The City has been awarded a Grand to improve/repair the current library facilities.

For FY 2023/2024, the Brawley City Council approved an operating budget of \$454,414 for library services. Considering a City population of 35,000 from the 2024 City of Brawley estimates, the current per capita operating cost is approximately \$12.99.

Future Funding Costs

In addition to current funding, the city has identified additional funding streams including:

- Library staff pursues state grants and partnerships with local agencies to fund projects as needed.
- The City is looking into an additional half cent Transactional Sale tax to increase revenues for the general fund.
- The department is actively seeking for grants to assist with infrastructure and community programs.

4.5.5 **Recommendations**

In order for the City to provide its residents with adequate library services and to assure that the library system is sufficiently expanded to accommodate growth within the City and the boundaries of the SOI, the City will implement the following measures:

- Increase the Brawley Public Library's space by approximately 4,000 to 5,000 square feet, including a multimedia room and private study rooms.
- Require the development of libraries within community centers for parks.
- Plan for an additional library branch on the west side of the city to meet future demand.
- Evaluate and potentially update the joint-use facility agreement with the Imperial County Office of Education to optimize resources at the Del Rio alternative school.
- Implement a phased approach to expanding library services and facilities based on available funding and population growth.
- Conduct annual reviews of library facilities and personnel to identify and address staffing and budgetary needs as the city's population and demand for services increase.
- Explore opportunities to secure state grants, partnerships with local agencies, and potentially implement a half-cent transactional sales tax to enhance library funding.
- Actively seek grants and encourage community donations to support infrastructure improvements and expand library programs and services.

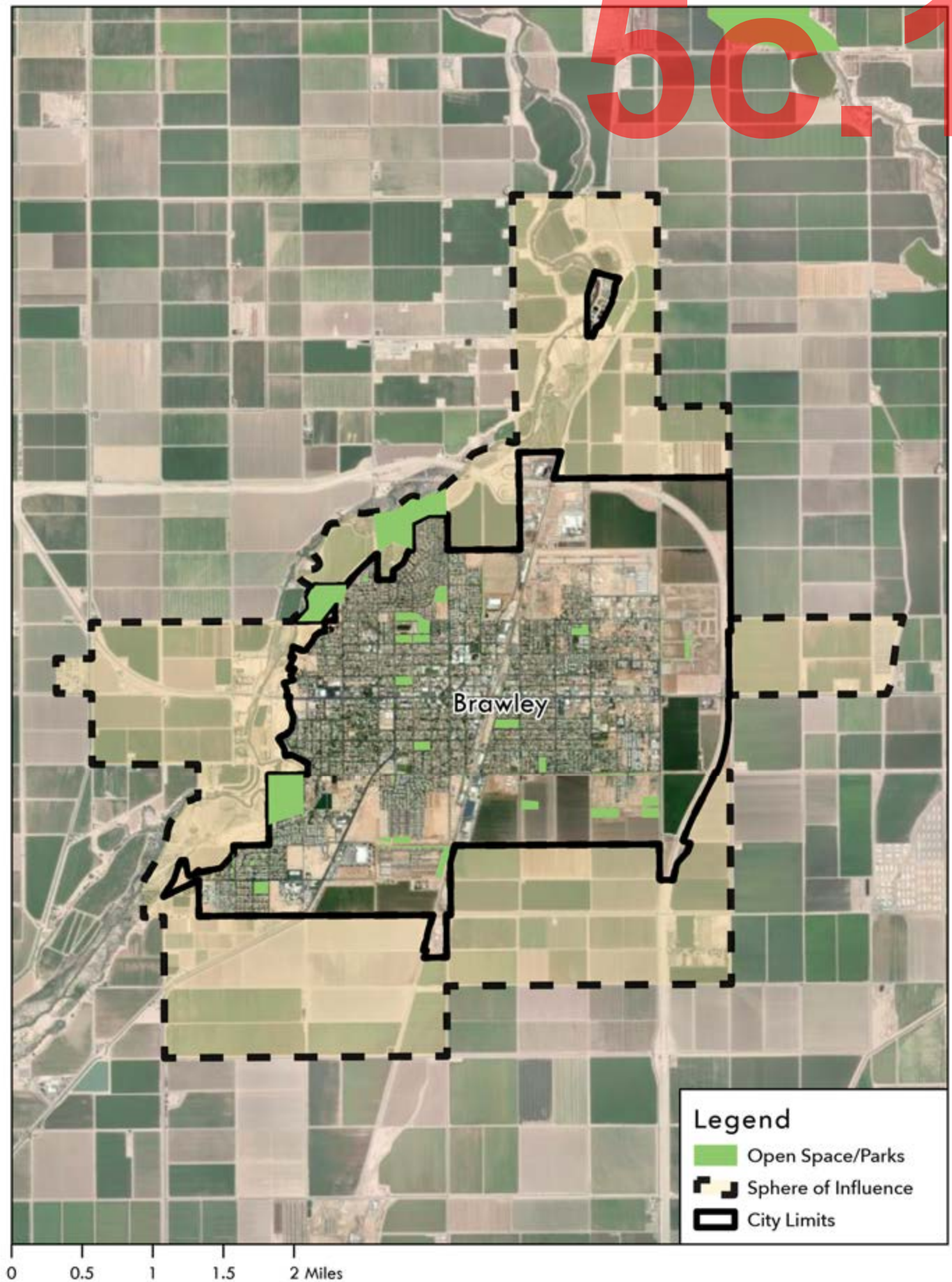


Figure 4-5
Open Space and Parks

4.6 PARKS AND RECREATION FACILITIES

The Department of Parks, Recreation, and Community Services is made up of four divisions: Parks, Recreation, Senior Citizens, and Grounds and Facility Maintenance. The City also provides local recreation programs and services for children, adults, and seniors at City facilities and in conjunction with the local school districts.

4.6.1 Performance Standards

Performance standards for parks and recreational are identified based on the type of park or recreational amenity. The overall standard for developed parkland is 5 acres per 1,000 population.

The City of Brawley does not maintain specific performance standards for recreation facilities as that is based on activity level. The City also does not maintain a performance standard parks and recreation personnel as that is based on general fund availability.

To ensure that adequate parks and recreational areas exist in Brawley to meet the needs of residents and visitors, the City will continue to use a park classification system and related park standards based on population. The park classifications per the City's Open Space/Recreation Element of the 2008 General Plan are discussed below. The established park standards for the individual park classifications (mini-park, neighborhood park, and community park) below are guidelines for development and are subject to change.

Mini-Park: A mini-park is a specialized facility that serves a concentrated or limited population or a specific group such as tots or senior citizens. Mini-parks are typically located within neighborhoods and in close proximity to apartments or multifamily dwellings. Mini-parks should have a service radius of less than a quarter mile and be less than 2 acres in size.

Neighborhood Park: A neighborhood park is an area for intense recreational activities, providing playing fields, courts, playgrounds, and passive use areas for walking, jogging, and picnicking. Such parks are easily accessible to neighborhood populations and are geographically centered with safe bicycle and pedestrian access. They may be developed as shared-use school/park facilities. A neighborhood park should serve a population of 5,000 and should be 2 to 15 acres in size.

Community Park: Community Parks are areas of diverse environmental quality. A community park may include areas suited for recreational facilities such as athletic complexes and large swimming pools. Such parks may be natural areas used for outdoor recreation such as walking, viewing, and picnicking. They may be a combination of the above types depending on the site and the needs of the community. Community parks serve several neighborhoods within a 1- to 2-mile radius and should cover 15 acres or larger.

4.6.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities and Staff

The department has 8 full-time employees and numerous part-time employees. Since the 2018 Service Area Plan, the City has implemented a requirement for dedication of parkland, payment of an in lieu fee or a combination of both as a condition of new residential development. This contributed to the recently completed soccer field as a part of a subdivision development on Dogwood Road, providing an additional neighborhood park.

There is currently a total of 157.07 acres of developed parkland in the City, as listed below in Table 4.6-2a and shown on Figure 4-5. School facilities are not included in parkland acreage.

Table 4.6-2a Existing Parks and Recreation Facilities

Park	Acres (Developed)
<i>Mini Parks</i>	
Ridge Park	1.63
Kissee Park	0.34
Kelley Park	0.63
Citrus View Park	0.65
Malan Park Landscape	0.53
<i>Mini Parks Subtotal</i>	<i>3.78</i>
<i>Neighborhood Parks</i>	
Abe Gonzales Park	4.42
Alyce Gereaux Park	3.88
Guadalupe Park	3.88
Hinojosa Park	6.52
Meserve Park	4.42
Parkside Park	6.5
Plaza Park	5.38
Thorton Park	5.54
Dogwood Road Soccer Field	2.00
<i>Neighborhood Parks Subtotal</i>	<i>42.54</i>
<i>Community Parks</i>	
Cattle Call and Rotary	60.00
Del Rio	3.00
Elks Youth	0.21
Lions Center Complex	15.11
Lions Center Expansion	6.20
Pat Williams Park	25.71
Senior Center	0.52
<i>Community Parks Subtotal</i>	<i>110.75</i>
Total	157.07

As shown below in Table 4.6-2b, according to City staff, the square footage of the City's community center facilities includes the following:

Table 4.6-2b Existing Community Center Facilities

Community Center Facility	Size (square feet)
Lions Recreation Center ¹	20,000
Lions Pool ¹	12,000
Brawley Teen Center ¹	5,000
Blake David Skate Park ¹	18,600
Brawley Senior Center ¹	5,000
Del Rio Community Room ²	2,400
Total	60,600
Source: ¹ Sustainability Workshop, City of Brawley Parks and Recreation Department (2012)	
² Marjo Mello, Interim Parks and Recreation Director	

4.6.3 Adequacy of Existing Facilities and Staff

With a population of 35,000 (City of Brawley, 2024) the calculation below shows how many acres of parkland per 1,000 residents.

$$157.07 \text{ acres} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 4.49 \text{ acres per } 1,000 \text{ residents}$$

Using the performance standard of 5 acres of parkland per 1,000 people, the city is currently not meeting the performance standard with a total of 4.49 acres per 1,000 people. The city needs an additional 0.11 acres of parkland per 1,000 people which is a total of 17.93 acres.

4.6.4 Future Demand for Facilities and Staff

Projected population growth within the City will result in an increased demand for facilities and services. The City will extend recreation programming and services to annexed areas in the same manner as they are provided within the existing City. If the need for additional parks arises for future annexations, each development would be required to dedicate and/or construct parks to serve each particular area per the City performance standards.

The City is currently not on track to meet the performance standard for parks and recreation facilities in 2045. Based on the projected population for 2045 of 47,022 (City of Brawley, 2024) and the performance standard of 5 acres per 1,000 residents, future demand for parks and recreation facilities is calculated below:

$$5 \text{ acres} / 1,000 \text{ residents} \times 47,022 \text{ residents} = 235.11 \text{ acres of parkland}$$

The City will need to provide an additional 137 acres of parkland by 2045 to meet future demand.

The City is planning to add an additional mini park and convert existing parkland into a T-ball field to provide additional programmed space to meet demand.

5c.1

RANCHO LOS LAGOS

PARK, OPEN SPACE & AMENITY DIAGRAM



Rancho Los Lagos

The Rancho Los Lagos Specific Plan outlines future plans for parks and open space within the Specific Plan Area. The Plan outlines the planned parks and recreation facilities including a centralized community park, six neighborhood parks, and approximately 14 mini-parks as well as an 18-hole public golf course and a private Home Owners Association (HOA) recreation facility.

The centralized community park will have a 5-acre water feature (lake). Neighborhood and mini-parks are strategically located to ensure that most residential dwelling units are located within a three to five minute walk of an open space area or recreational facility.

The total open space/recreation land use acreage is provided in Table 4.6-4 below:

Table 4.6-4 Total Open Space Area

<i>Land Use</i>	<i>Approximate Gross Acres</i>	<i>% of Total Area</i>
<i>Parks (including lakes)</i>	71	6.6
<i>Open Space/Buffers</i>	96	8.9
<i>Executive Gold Course (including lakes)</i>	139	12.9
<i>Active Adult (or Conventional) Gated Community HOA Recreation Complex</i>	12	1.1
<i>Total</i>	318	29.6

The Rancho Los Lagos Specific Plan is a phased development, with phase 1 planned for 8 years and phase 2 for 22 years. If Rancho Los Lagos is developed, the addition of 318 acres would exceed the projected future demand for parkland acreage.

4.6.5 Opportunities for Shared Facilities

The City currently has an Memorandum of Understanding with all school and county alternative education districts. Joint use opportunities may exist for the use of public school grounds, which typically contain play equipment, turf areas, sports facilities, and gymnasiums, often act as de facto parks.

4.6.6 Phasing

Several methods will be used to provide new parks and recreation facilities as the City's population grows. The City requires the inclusion of recreation facilities and open space within future residential, industrial, and commercial developments. As new development projects are proposed in Brawley, the City will assess the impact of new development on the existing parks and recreation system. The City will then require the dedication of parkland, payment of an in lieu fee, or a combination of both as a condition of new residential development pursuant to the Quimby Act.

The final location, size, type, and ultimate number of park sites will be determined based upon the approved number of dwelling units at the time of subdivision approval, following annexation of lands within the SOI. The City plans to develop its first Parks and Recreation Plan. This will

help to plan for new parks and recreational facilities as the City of Brawley continues to grow.

Future expansion and construction of additional parks facilities will be tied to population growth and the availability of funding.

4.6.7 Mitigation

To meet performance standards and ensure the City is providing adequate parks and recreation facilities, the City will need to implement the following measures:

- o Pursue joint-use opportunities with the Brawley School District and the Brawley Union High School District.
- o Implement CFD's and increase Development Impact Fees as population increases
- o Monitor and expand the requirement of parkland dedication, payment in lieu fee or a combination of both as a condition of new residential development.
- o Develop a Parks and Recreation Plan to plan for future parks and recreation facilities.

4.6.8 Funding

Current Funding

Several methods are used to provide new parks and recreation facilities as the City population grows. The City will encourage and, where appropriate, require the inclusion of recreation facilities and open space within future residential, industrial, and commercial developments. As new development projects are proposed in Brawley, the City will assess the impact of new development on the existing park and recreation system. The City will then require the dedication of parkland, payment of an in lieu fee, or a combination of both as a condition of new residential development pursuant to the Quimby Act.

In addition, the City uses Development Impact Fee funding to improve existing parks and add new infrastructure. The City is using the Community Development Block Grant (CDBG) program income funds to partially fund the rehabilitation of the Lion Center pool and roof.

The City will also continue the use of assessment districts and Adopt- A-Park program to obtain and maintain parkland. The City will continue to require all new subdivisions to fund the development and maintenance of parks through assessment districts.

Per Capita Costs

For FY 2023/2024, the Brawley City Council approved an operating budget of \$1,058,187 for parks, \$930,325 for recreation & Lions Center, and \$179,666 for senior citizen services. Considering a City population of 35,000 from the City of Brawley 2024 estimate, the current per capita operating cost is approximately \$61.95.

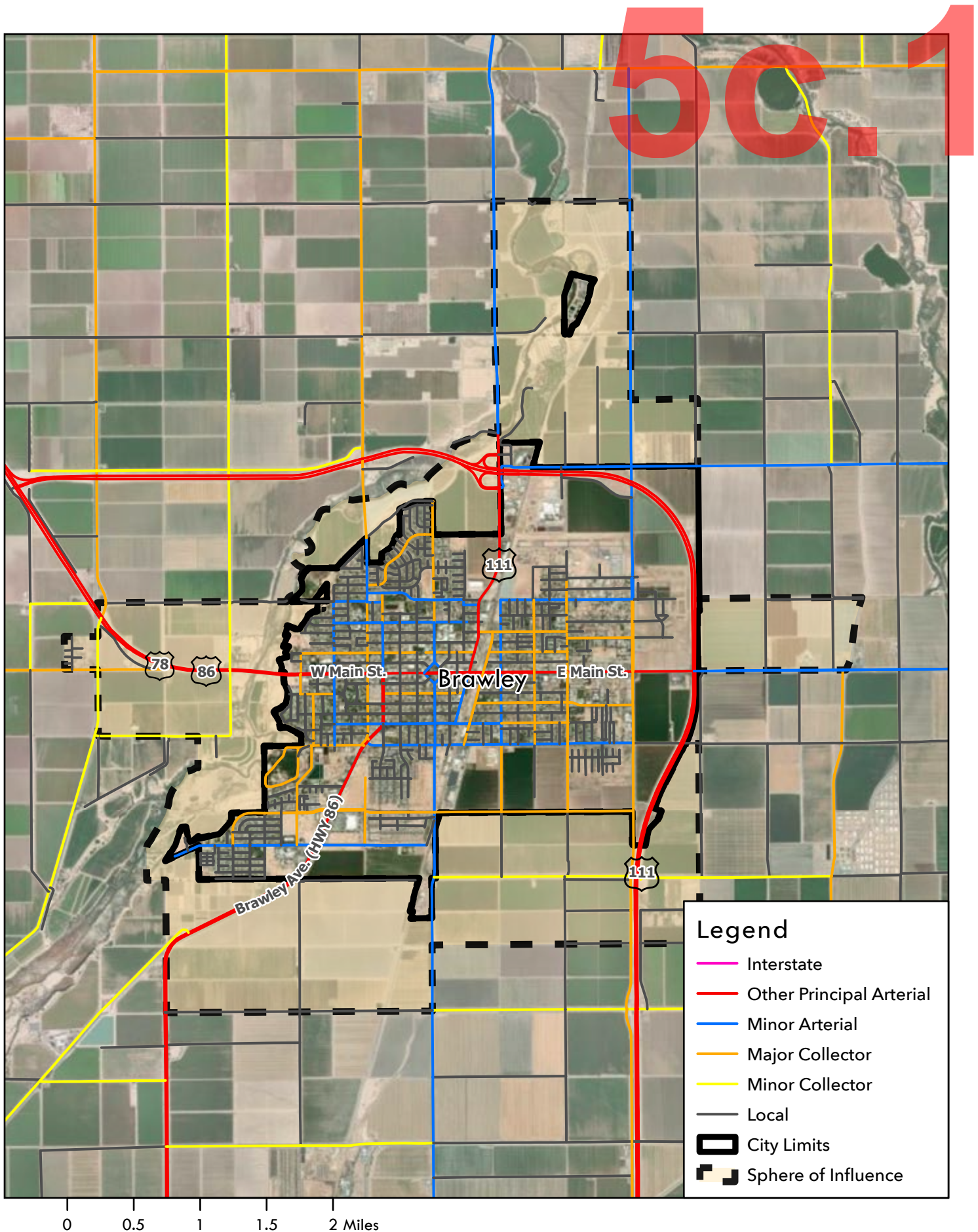
Recommended Funding/Future Funding Sources

Development Impact Fees are expected to finance 100% of park and recreation facility demands for future development within the City through 2030. Upon preparation of the 2025/2026 DIF study, these fees will be revaluated to meet parkland demand. Large-scale new developments may be required to create assessment districts to improve and maintain parkland. Other future funding sources will also include current funding mechanisms. In addition, Quimby Act fees as amended by AB 1359 can be used for parks and recreation facilities in lieu of parkland acquisition.

5c1

In addition to current funding, the City has identified several future funding opportunities including:

- The City is looking into an additional half cent Transactional Sale tax to increase revenues for the general fund. The City will seek a voter approved sales tax to pay for personnel and new parkland development.
- The department is actively seeking for grants to assist with infrastructure and community programs. This may include (but is not limited to) State programs such as:
 - o California State Parks Grants
 - o Proposition 68 Restoration Grant Programs
 - o California Natural Resources Agency Grants
 - o California Wildlife Conservation Board Grants



5c.1

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4.7 CIRCULATION FACILITIES

The City of Brawley owns and maintains local public streets within the City while Imperial County owns and maintains local public roads in unincorporated Imperial County. State Routes throughout the County and City are owned and maintained by the state of California (the California Department of Transportation, Caltrans).

4.7.1 Performance Standards

The City of Brawley General Plan Infrastructure Element includes a classification of street types and performance standards to maintain stable traffic flow without significant delays. This is accomplished through a roadway classification system and level of service performance criteria described below. The criteria are based on the graded scale “level of service” (LOS) classification system and a technical component which specifies how traffic forecast data can be used to measure the achievement of the criteria. The Circulation Plan, as shown in the City's General Plan, is depicted on Figure 4-6: Circulation System. The City also adopted a Non-Motorized Transportation Plan to address both bicycle and pedestrian facilities in 2013. This plan includes an adopted Bicycle Master Plan 2012, a Pedestrian Gap and Needs Analysis and recommendations for future improvements.

Roadway Classification System:

The roadway system in Brawley is defined using a classification system, which identifies a hierarchy of roadway types as shown on Figure 4-6. The categories of the classification system differentiate the size, function, and capacity of roadways. There are eight basic categories in the hierarchy: Expressway, Prime Arterial, Minor Arterial, Collector, Local Collector, Residential, Industrial Collector, and Industrial Local. These sections represent desirable standards, but variations of right-of-way width and special road improvements will occur. These categories are described below:

- **Expressway:** A six-lane divided roadway intended to serve regional and intra-county traffic with a minimum right-of-way width of 210 feet consisting of three travel lanes in each direction, a 56-foot median, and shoulders along both sides of the travel way. No on-street parking is allowed on Expressways and the minimum intersection spacing is 1 mile.
- **Prime Arterial:** A four- to six-lane divided roadway with a minimum right-of-way width of 136 feet. Prime Arterials feature raised and landscaped medians, highly restricted access, provisions for public transit lanes, including but not limited to bus lanes, train lanes, or other mass transit type means and no parking. Prime Arterials form an important component of the city and regional transportation system.
- **Minor Arterial:** These roadways provide intra-county and sub-regional service. Access and parking may be allowed, but closely restricted in such a manner as to ensure proper function of this roadway. Typical standards include the provision for four and six travel lanes with raised and landscaped medians for added safety and efficiency by providing protected left-turn lanes at selected locations. Some may also contain provisions for public transit lanes or other mass transit type means. Minimum right-of-way is 102 feet.
- **Collector:** These roadways are designed for intra-county travel as a link between the long haul facilities and the collector/local facilities. Although a Collector frequently provides direct access to abutting properties, that is not its primary purpose. Typical design features include provision for four travel lanes without a raised median, and some

may also contain provisions for public transit lanes or other mass transit type means. Minimum right-of-way is 84 feet. Parking is generally not permitted.

- **Local Collector:** These roadways are designed to connect local streets with the adjacent Collectors or arterial street system. Design standards include provision for two travel lanes and parking, except in specific locations where parking is removed to provide a turn lane at intersections. Local Collector streets frequently provide direct access to abutting properties, although that should be avoided where feasible. Minimum right-of-way is 70 feet.
- **Residential:** This street type also includes residential cul de sac and loop streets and is designed to provide direct access to abutting properties and to give access from neighborhoods to the Local Street and Collector Street system. This classification should be discontinuous in alignment to discourage through trips. Typical design standards include provision for two travel lanes, parking on both sides, and direct driveway access. Minimum right-of-way is 60 feet.
- **Industrial Collector:** The main function of this classification is to provide for efficient movement of goods for regional, subregional, and intra-county travel services. Access and parking may be allowed, but closely restricted in such a manner as to ensure safe and proper function of industrial traffic on this roadway. Typical design standards include provisions for up to four travel lanes and parking on both sides. Minimum right-of-way is 96 feet.
- **Industrial Local:** This classification is designed to connect industrial properties and areas with the adjacent Industrial Collector, Residential, Collector, or arterial system. Design standards include provisions for two travel lanes, of a minimum of 13-foot width each, and parking. Industrial streets frequently provide direct access to abutting industrial sites and parking of industrial-sized vehicles. Minimum right-of-way is 64 feet.

Performance Criteria:

“Performance Criteria” are used to evaluate the ability of the circulation system to serve existing and planned land uses. Performance criteria facilitate the comparison of future traffic volumes and future circulation system capacity and the assessment of the adequacy of the circulation system. Performance criteria establishes a desired level of service (LOS) and a technical component that specifies how traffic forecast data can be used to measure the achievement of the criteria. Levels of service range from A to E and are defined in Table 4.7.1 (General Plan/Infrastructure Element Table I-2). Table 4.7.2 (General Plan/Infrastructure Element Table I-3) shows the maximum Average Daily Traffic (ADT) accommodated by LOS A through E for the four roadway categories described above.

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Table 4.7-1 Level of Service for Brawley Circulation Performance Criteria

Level of Service	Description
A	Represents free flow. Individual drivers have a high degree of freedom to select their travel speeds and are generally unaffected by other vehicles in the traffic system.
B	Represents stable flow, but individual drivers are somewhat affected by other vehicles in determining travel speeds.
C	Represents stable flow, but the selection of the speeds of individual drivers is significantly affected by other vehicles.
D	Represents a condition of high-density, stable traffic flow in which speed and freedom of movement are severely restricted by the presence of other vehicles. At signalized intersections, some vehicles may occasionally have to wait for more than one green light in order to pass through the intersection.
E	Represents operating conditions at or near capacity. Individual vehicles have little freedom to maneuver within the traffic stream, and any minor disruptions can cause a breakdown in the flow of traffic. At signalized intersections, vehicles regularly wait for more than one green light to clear the intersection.
F	Represents breakdown conditions. At this level of service, speeds are low, delay is high, and there are more vehicles entering the roadway than can be accommodated.

Source: City of Brawley, General Plan 2008.

Table 4.7-2 ADT Level of Service Volumes by Roadway Types

Roadway Type	Maximum Average Daily Traffic by Level of Service				
	LOS A	LOS B	LOS C	LOS D	LOS E
Expressway	30,000	42,000	60,000	70,000	80,000
Prime Arterial	22,200	37,000	44,600	50,000	57,000
Minor Arterial	14,800	24,700	29,600	33,400	37,000
Collector	13,700	22,800	27,400	30,800	34,200
Local Collector	1,900	4,100	7,100	10,900	16,200
Residential	1	1	<1,500	1	1
Residential Cul-de-Sac or Loop Street	1	1	<200	1	1
Industrial Collector	5,000	10,000	14,000	17,000	20,000
Industrial Local	2,500	5,000	7,000	8,500	10,000

Source: City of Brawley, General Plan 2008

¹ Levels of service are not applied to residential streets because their primary purpose is to serve abutting lots, not carry through traffic. Levels of service normally apply to roads carrying through traffic between major trip generators and attractors.

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The City of Brawley has established LOS C as a threshold standard to monitor the performance of community roadways. If the ADT on a particular roadway is greater than the traffic levels established for LOS C, the City will determine that the performance of the roadway is unacceptable. When roadway performance is unacceptable, improvements to the roadway will be required to increase the capacity to accommodate greater ADT levels.

4.7.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities

The circulation system within the City is oriented in a north/south and east/west grid system. The City's roadway types include Expressways, Prime Arterials, Minor Arterials, Collectors, Local Collectors, Residential, Industrial Collectors, and Industrial Locals. The City operates and maintains signalized and unsignalized intersections that control the flow of traffic in their circulation system.

The major regional roadway facilities located within City limits include three State Routes: SR- 78, SR-86, and SR-111 operated by the State through Caltrans. SR-111 passes through the southeastern, and northern areas of the City and provides access to areas north and south. SR-86 transects the City to the southwest of the City limits. SR-78 runs in an east/west direction transecting the center of the City. The State Routes represent important regional circulation roadways that affect land use within the City. The City is partially responsible for the relinquished portion for maintaining these highways, upkeep and adequate circulation on such facilities affects traffic throughout the City-operated system.

Main Street is presently the most heavily traveled roadway in Brawley, as analyzed in the Brawley Main Street Plan adopted in 2007. Brawley also experiences substantial truck traffic within the urbanized area due to the City's location at the intersection of SR-78, SR-86, and SR-111. The agricultural sector of Imperial Valley generates a large number of local and regional truck trips.

Ownership and maintenance of local public streets within the City is the responsibility of the City of Brawley Department of Public Works, which has one road maintenance yard located west of SR-111 within the City limits. The City also follows a regular maintenance schedule, which would be applied to streets in the City and annexed areas.

Within the unincorporated area of the SOI, ownership and maintenance of local public roads is the responsibility of Imperial County. Road improvements are installed and inspected according to standards developed by the County Public Works Department. The County does not maintain dedicated local roads on a regular schedule. If the condition of a particular road becomes a non-emergency safety concern, the Public Works Department must first allocate the funds for the repair in the budget for the following fiscal year. In emergency situations, the Brawley road maintenance yard within the City's limits would be assigned to conduct repairs and/or cleanup.

Adequacy of Existing Facilities

The City's current circulation facilities are adequate to meet the need. The following projects have identified that all roadways and intersections will operate at a LOS C or better with mitigation: Final Environmental Impact Report for the Luckey Ranch Annexation to the City of Brawley (November 1999), Final Environmental Impact Report and Initial Study for SDSU Imperial Valley Master Plan Project (July 2003), and Final Environmental Impact Statement/Report for the State Routes 78/111 Brawley Bypass; these projects have been approved and are at various stages of development. There have been no studies completed since the 2018 Service Area Plan to identify

that transportation facilities operate at an acceptable level.

Many of the roads depicted on the Circulation Plan, Figure 4-6, do not currently meet the standards of the roadway designations, and some of the identified components of the circulation system are not yet constructed. Extension of roadways and creation of additional roadways will be needed as development occurs within the City limits and the SOI in partnership with the Imperial County Transportation Commission.

Future Demand for Facilities

As residential, commercial, and industrial development continue within the City boundaries and SOI, the City will need to continue to upgrade and improve existing roadways and create new roadways in order to maintain a service level that is in keeping with the goals established in the City's Circulation Plan. Existing roads will not be able to accommodate the additional traffic generated by development within the SOI. It is assumed that some level of Circulation Plan improvements will be provided in association with private and public projects, including the SR-78/111 to be constructed by Caltrans and those associated with private development throughout the City, which will be determined on a case by case basis. No additional transportation facilities have been approved or proposed since the preparation of the Infrastructure Element of the General Plan.

The City plans to continue to require developers to construct, at a minimum, street and parkway improvements to City public street standards adjacent to any new development, regardless of the size of the development. New subdivisions are required to construct interior residential and collector streets to City standards at the developer's expense. Typically, developers of subdivisions must construct all roadways within their project, including perimeter streets to be improved with sidewalks, curbs and gutters, one parking lane, and one travel lane.

The buildout of La Paloma, Luckey Ranch, YK America and other developments are being considered on a project by project basis with a cumulative analysis of environmental impacts to transportation facilities.

Rancho Los Lagos

The Rancho Los Lagos Circulation Plan is designed to complement the Land Use Plan by creating a safe, interconnected system for vehicles and pedestrians. The Land Use Plan features narrow front setbacks, street-oriented buildings, and front porches to promote pedestrian activity and social interaction. The Circulation Plan emphasizes walkable streets with sidewalks, paseos, bicycle facilities, medians, and landscaping, ensuring connectivity to parks and schools. This design encourages a pedestrian-oriented community with easy access to community amenities and recreational opportunities.

The Circulation Plan integrates seamlessly with regional roads, extending Western Avenue south through the Specific Plan area and connecting to regional arterials. This network of new collector roads, such as Jameson Road and Western Avenue, is designed to alleviate traffic from SR 86 while providing regional access. Key roadways like Avenida Del Valle-Benson Road enhance connectivity within and beyond the Plan area.

Proposed roadways include various types to accommodate different traffic volumes and functions, ranging from major thoroughfares like Dogwood and Lavender (Schartz) Roads to residential streets with paseos. The design of these roads considers anticipated traffic volumes and planning

objectives, prioritizing pedestrian safety, efficient vehicle movement, and aesthetic appeal. Narrow lanes and reduced pavement widths on residential streets help lower vehicle speeds, enhancing pedestrian safety. The Circulation Plan includes several roadway types, all of which are strategically designed to accommodate the anticipated vehicular and pedestrian traffic volumes. The following section details the design and engineering standards for these roadways.

Improvements to the arterial roadways and highways surrounding the Rancho Los Lagos Specific Plan are also discussed. See Figure 3-2: Street Design Plan below for the layout of these roadways throughout Rancho Los Lagos. Caltrans is responsible for design, maintenance, and improvements to State Route 86. As such, this roadway is not included in the Rancho Los Lagos Circulation Plan.

Enhanced landscaping, street tree canopies, and pedestrian facilities along roadways contribute to a comfortable, human-scale environment. These features, along with reduced pavement widths, also provide cost savings, reduce stormwater runoff, and mitigate urban heat island effects. Amendments to the Circulation Element of the City of Brawley's General Plan may be required to align the Rancho Los Lagos Specific Plan with the city's goals and regulatory requirements.



Figure 3-2
Street Design Plan
Rancho Los Lagos

Opportunities for Shared Facilities

In order to maintain the best possible circulation within City limits, throughout the SOI, and within the County and the greater region as a whole, the City will continue to cooperate with the Caltrans, the Southern California Association of Governments (SCAG), and the County to monitor the operation of the regional system and the implementation of necessary improvements. The City will also continue to cooperate with the County and the Imperial Valley Transit Authority to ensure that adequate bus service is available for elderly and disabled persons.

The City will review and comment on environmental documents from the County and nearby cities for new development projects. The City will focus particularly on potential regional transportation impacts and request measures to mitigate traffic impacts on the City and SOI where applicable.

Phasing

Future expansion or construction of additional transportation facilities will be provided in phases. The phasing will be tied to population growth and available fund.

It is assumed that some level of Circulation Plan improvements will be provided in association with private and public projects, including the SR-78/111 to be constructed by Caltrans and those associated with private development throughout the City. As the City develops and traffic levels increase, the City will construct roadway improvements to implement the Circulation Plan. The City has had discussions with Caltrans regarding taking jurisdiction over sections of SR-86 and SR-78. All projects with impacts on Caltrans roadways, including SR-86, SR-78, and SR- 111 will require review and coordination with Caltrans.

To ensure adequate transportation management in future years, the City will implement several programs in addition to the Circulation Plan. The City will require the preparation of a traffic analysis for major development proposals to identify potential impacts on the City's circulation system and identify necessary physical improvements to maintain LOS C, both for new onsite streets as well as existing offsite streets that will be impacted by project traffic. As traffic volumes approach or exceed LOS C, the City will design improvements to increase the capacity: restriping, restricting on-street parking, improving signal timing, widening intersections, and taking other appropriate measures. The City will also take actions to decrease the demand for vehicular transportation, such as promoting transit service, bicycle, pedestrian, and equestrian facilities.

4.7.3 Funding

Per Capita Costs

Circulation facilities are currently funding through development impact fees, ICTC TDA, the Local Transportation Authority, the state gas tax, Measure D, the State Transportation Improvement Program (STIP), Landscape and Lighting Maintenance Districts (LLMDs), Community Facilities Districts and the California Transportation Commission (CTC). For FY 2023/2024, the Brawley City Council approved an operating budget of \$1,108,955 for transportation facilities. Considering a population of 35,000, the current per capita operating cost is \$31.68.

Future Funding Costs

Projecting the \$31.68 per capita transportation operating cost over the planning period for the SAP, the transportation operating cost would require approximately \$1,801,006 by 2045 to support the projected population of 58,758 residents. This projection is in FY 2024/2045 dollars and does not account for inflation.

Cost Avoidance Opportunities

There are no opportunities to reduce costs.

Recommended Funding/Future Funding Sources

Development impact fees are expected to finance 93.16% of the circulation facilities demands discussed in the DIF Study for future development within the City through 2030. The remaining 6.84% of the circulation facilities discussed in the DIF Study will be funded through other sources. Fair share traffic impact fees as established by the City for equitable funding of transportation improvements off site or under Caltrans authority shall be paid by the project proponent as specified by the Conditions of Approval for the future developments within the SOI. Traffic impact fees commensurate with traffic generated from future project development shall be paid by the project proponent to the satisfaction of the City Engineer as specified in the Conditions of Approval.

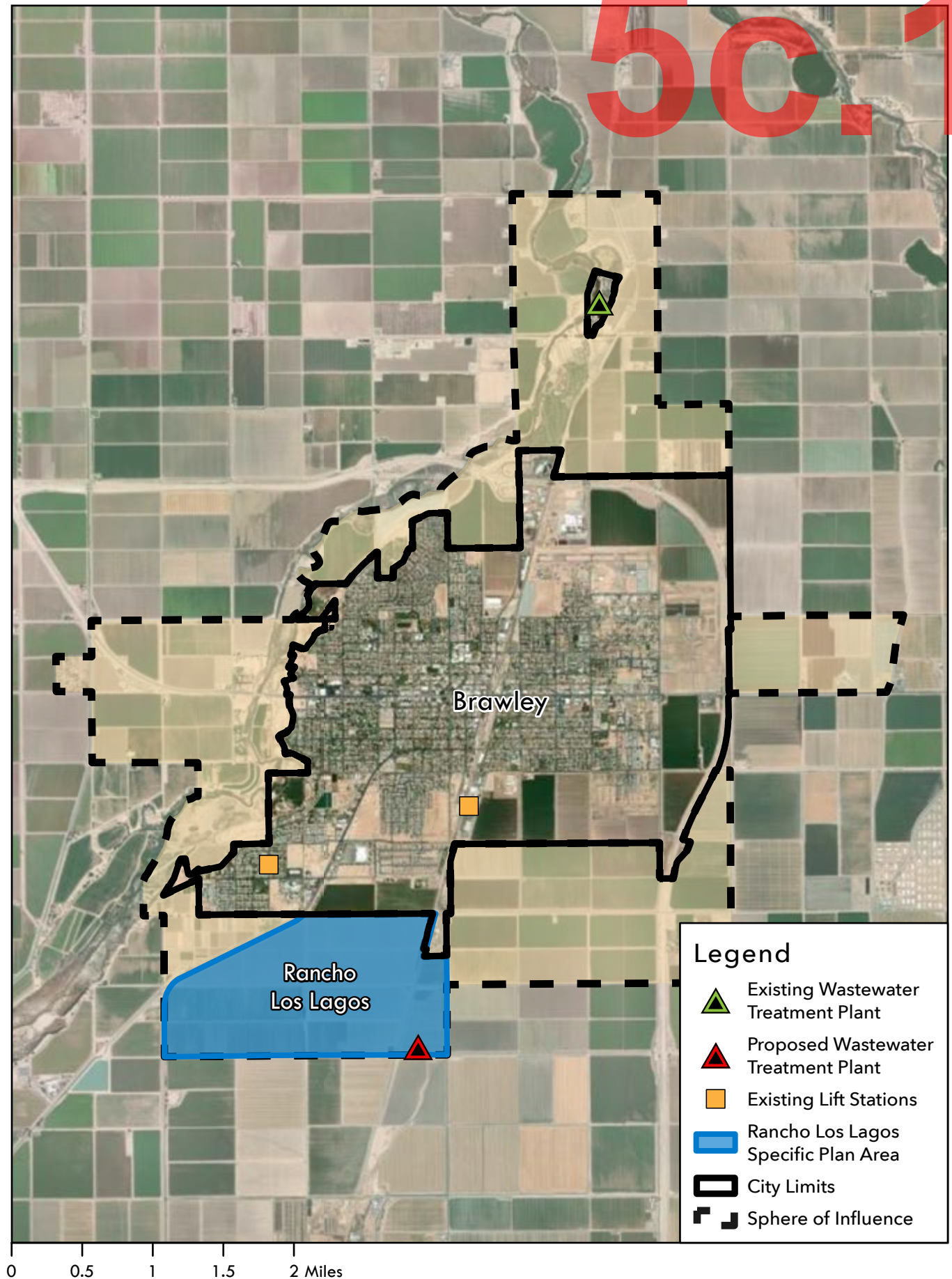
Possible funding sources include assessment districts, redevelopment funds, Development Impact Fees, Community Development Block Grants, exactions, and similar financing methods. The City may choose to construct street improvements to rights-of-way linking the study area to other City areas, including widening, resurfacing, realignment, and landscaping. The City will ultimately assume responsibility for maintaining these improvements through Gas Tax funds and the General Fund. Other possibilities are assessment districts and related funding sources. In addition, the City uses Measure D funds for operation and maintenance of local roadways.

4.7.4 Recommendations

In order for the City to maintain adequate circulation and provide roadways that are sound and efficient throughout the City and the SOI, the City will implement the following measures:

- Implement circulation system improvement projects included in the DIF Study as needed by projected future development within the City.
- Maintain LOS C as a threshold standard to monitor the performance of community roadways.
- Require the preparation of a traffic analysis for major development proposals to identify potential impacts on the City's circulation system and identify necessary physical improvements to maintain LOS C, both for new onsite streets as well as existing offsite streets that will be impacted by project traffic.
- As traffic volumes approach or exceed LOS C, Design improvements to increase the capacity – restriping, restricting on-street parking, improving signal timing, widening intersections, and taking other appropriate measures.
- Take actions to decrease the demand for vehicular transportation, such as promoting transit service, bicycle, pedestrian, and equestrian facilities.

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4.8 WASTEWATER FACILITIES

The City of Brawley provides wastewater collection, treatment, and disposal services for residential, commercial, and industrial uses. The City Public Works Department plans, constructs, and maintains the sewage system. The system includes a collection network of pipes and a wastewater treatment plant (WWTP).

The City adopted its Wastewater Master Plan in 2013. Existing and projected wastewater needs in this analysis are based on coordination with City staff and the CIP for FY 2023/2024. A copy of the current Wastewater Master Plan (2013) is available at the City for review.

4.8.1 Performance Standards

Performance standards for operation of the City's WWTP are based on compliance with discharge requirements of the California Regional Water Quality Control Board (RWQCB) Colorado River Basin Region 7. The State Water Resources Control Board (SWRCB) sets a performance standard for wastewater facilities not to exceed 85% capacity. The City is planning to develop an update to the existing Wastewater Master Plan in 2026, which will include a plan for the facility to meet anticipated flows through the years of 2040.

Performance standards for new development are founded on providing adequate collection systems based on evaluation of the capacity needs for proposed residential and other land uses, which is specified in the Wastewater Master Plan. Wastewater average daily flows and projected daily capacity of the WWTP are shown below in Table 4.8.1 based on projected population through 2045. Projected Average Daily Flows were calculated using the assumption of 77 GPD/Person, which was determined in the 2013 Wastewater Master Plan. Future flows and capacity will be updated by the 2026 Master Plan, once adopted.

Table 4.8-1 Existing and Projected Wastewater Flow and Capacity

Year	Projected Population	Projected Average Daily Flow	Projected Average Daily WWTP Capacity
2024	35,000	2.7 MGD ¹	5.9 MGD
2045	58,758	4.5 MGD	5.9 MGD + 1.0 MGD (RLL WWTP)

¹ MGD = million gallons per day

4.8.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities

The City's wastewater collection system is a gravity flow system. The majority (approximately half) of the system is a combined sanitary and storm sewer system. Figure 4-7: Wastewater Treatment Facilities shows the location of the City's existing lift stations and wastewater treatment plants. These facilities connect to the City's main wastewater collection lines, which are generally 10 inches and larger in size and convey wastewater flows from south to north. Smaller lines, 6 and 8 inches in size, flow primarily east and west and are located in virtually every east-west street in the City. As indicated in the 2013 Wastewater Master Plan, the existing system includes approximately 77 miles (406,560 linear feet) of wastewater collection lines ranging from 6 to 30 inches, and 2.1 miles of force mains.

The existing WWTP is located in the southwestern portion of the City and is operated by six (6) employees. The total design capacity of the wastewater treatment plant is 5.9MGD. The WWTP provides secondary treatment through a Biolac® activated sludge treatment system that was brought online in December 2011. The treatment system is comprised of three Biolac® activated sludge treatment units equipped with air diffusers, three secondary clarifiers, an activated sludge pumping stations, ultraviolet disinfection, and sludge processing facilities. The Discharger has converted one of the inactive primary clarifiers into a sludge thickening unit and the other inactive primary clarifier into a sludge holding tank. Waste activated sludge is thickened in a sludge thickening unit, dewatered in a centrifuge sludge dewatering unit, and then dried using solar greenhouse sludge drying structure. The Biolac® process operates without primary treatment; therefore, no primary sludge is produced during the treatment process. All of the wastewater collectors and mains flow to the City's WWTP, which process the effluent and discharge the treated water into the New River.

The City also operates several lift stations, which primarily include the South Brawley Sewage Lift Station No. 1, the Citrus View Sewage Lift Station No. 2, and the Latigo Sewage Lift Station No. 3, which pump wastewater into nearby gravity sewers. Smaller lift stations have also been constructed privately to serve larger developments, such as the Wal-Mart and Los Olivos lift stations; however these stations are not operated by the City of Brawley. Lift Station No. 1 was designed in 1988 as part of the Southwest Brawley Sewer Improvements Project and is located south of Malan Street and east of Dogwood Road and the Union Pacific Railroad. One 10-inch force main conveys flow from Lift Station No. 1 east and north to the WWTP. Lift Station No. 2 was designed in 1989 to serve the subdivision of Citrus View and is located in the southwestern part of the City, on the east side of Richard Avenue between Ronald and Steven Streets. The Citrus View area in the City of Brawley has independent sanitary and storm sewer systems; therefore, stormwater flows are not discharged to the wastewater collection system or the lift station. Since the lift stations were constructed, development in the areas that contribute flow to the lift stations has increased the discharge into the collection system.

Adequacy of Existing Facilities

Approximately half of the municipal wastewater and drainage collection systems are combined in the City of Brawley. Consequently, drainage water is treated at the WWTP and accounts for a substantial part of the treatment plant operation load. To prevent sewage spills during unusual rain events, an overflow basin has been constructed to reduce the amount of overflow. The capacity of the sewers is adequate under normal dry weather conditions.

The capacity of the existing WWTP is 5.9 MGD, which is more than the estimated average daily flow of 3.84 MGD. According to City staff, the current WWTP treats about 65% of the maximum design capacity depending upon influent flow rates, and per the RWCQB was not in need of additional capacity to accommodate existing development. Several wastewater sewer lines were over capacity in 2017, which are combined with the drainage collection systems. Wastewater lines in most need of improvement are in the Wastewater Master Plan. According to City staff, additional operators would be beneficial for operational performance of the facilities.

In 2023, the maximum monthly flow for the wastewater system was recorded at 3.5 million gallons per day (MGD), with an average annual flow of 3.2 MGD. Additionally, the current average generation from City wastewater customers stands at 3.2 MGD, with a peak flow of 4 MGD, meeting Secondary Treatment standards. Projections for Average Daily Flow (ADF) are calculated based on historical data and percentages of development construction costs, utilizing two methods:

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Future value ADF, determined by assumed future growth rates, and Present Value, estimating ADF using present-day data and populations for the 2026 wastewater master plan.

Future Demand for Facilities

In 2045, the projected population of 58,758 residents will create a sewer demand of 4.5 MGD; with the construction of the 1.0 MGD Rancho Los Lagos Wastewater Treatment Plant (RLL WWTP), the total capacity will increase to 6.9 MGD, meeting the State Water Quality Board (SWQB) performance standard of not exceeding 85% capacity.

Projected average daily flows and future wastewater facility demands until the year 2030 are provided in the City's 2013 Wastewater Master Plan identified the following wastewater improvements:

- Lift Station No. 1 & 2 Upgrades
- 8th Street Line Replacement
- Annual Manhole Rehabilitation
- Small Dump Truck Acquisition
- Sanitary Sewer Management Plan
- Backhoe Acquisition
- Vehicle Acquisition
- WWTP Expansion
- City Wide Sewer Line Replacements and Upgrades
- WWTP Tertiary Treatment Project
- Annual Sewer Video Inspections
- Adler Sewer Main Replacement
- Cattle Call Park Sewer Lift Station
- Annual sewer cleaning program
- North Imperial Storm Drain Extension
- Pat Williams Storm Drainage Extension
- Best Road Storm Drain North of Jones
- Best Road Storm Drain from Malan to Main
- Annual Storm Drain Inlet Rehabilitation
- Reconstruction of Storm Drain Inlets at Various Locations
- Rio Vista Storm Drain Improvements

According to City staff, none of these improvements have been completed. The 2026 Wastewater Master Plan will re-evaluate the wastewater system recommend proposed improvements through 2040 which will optimize the efficacy and conveyance of wastewater throughout the City.

Rancho Los Lagos

The build out average daily flow for RLL is estimated to be nearly 0.83 MGD. To meet the anticipated future demand for wastewater facilities and conveyance services, an extensive planning and adequacy analysis was conducted for Rancho Los Lagos (RLL), taking into

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consideration planned land use types and projected flow estimates. Proposed facilities were sized based on hydraulic analysis and design standards, with adjustments made according to current phasing plans. Approved plans entail the construction of nearly 21 miles of gravity sewer line, about two miles of force main, and four lift stations due to the flat topography. A wastewater treatment plant (WWTP) capable of treating up to 1.0 MGD (million gallons per day) is proposed, designed to meet stringent regulations and equipped with tertiary treatment for recycled water use. The build-out average daily flow is estimated to be nearly 0.83 MGD. Drainage infrastructure development will adequately accommodate increasing demand while ensuring compliance with state and local regulations.

Given the impact of development and growth on the wastewater treatment plant (WWTP) and collection system, the City plans to expand or provide additional wastewater treatment and sewer facilities or personnel in the future to accommodate anticipated population growth. For more detailed information on the water facilities, see the appendix for the Rancho Los Lagos Water Service Area Plan (SAP).

Opportunities for Shared Facilities

The City does not share wastewater treatment, storage, or distribution facilities with other jurisdictions. RLL has the City of Brawley to the north and undeveloped property on the neighboring sides. Just south of RLL is a proposed development known as 101 Ranch which will have a wastewater flow of at least 130 percent of RLL. With the WWTP and large gravity trunk lines on the southern boundary of RLL, there may be opportunities for 101 Ranch to utilize the DOLL's wastewater facilities. A study was conducted in October of 2015 by Albert A. Webb Associates entitled Rancho Los Lagos Cost Analysis for Water and Sewer Options. The study looked at the option of utilizing the City of Brawley wastewater facilities and found that there was little excess capacity without extensive upgrades to the conveyance system. There may, however, be opportunities for the City of Brawley to pump some wastewater flows to RLL should the need arise. Wastewater flows from sources outside of the RLL development were not accounted for in the sizing of proposed facilities.

Phasing

The City is currently working on expanding its infrastructure and has continuously been working on infrastructure projects since the year 2000. The future expansion or construction of additional wastewater facilities will indeed be provided in phases, with the phasing closely tied to factors such as population growth and available funds. Near-term capital improvements will undergo updates every 5 years, while long-term capital improvements will be reviewed and updated every 10 years. As noted above, the CIP identifies future improvements for a five-year period from FY 2023/2024 and FY 2027/2028 related to wastewater services, and specifies anticipated projects for each fiscal year. The estimated totals allocated for the City Wastewater Fund is \$2,268,971.

Rancho Los Lagos

Just under 21 miles of gravity sewer line will be required and nearly two miles of force main. The topography of RLL is essentially flat, four lift stations are required for wastewater conveyance. The proposed wastewater treatment plant (WWTP) will need to be capable of treating nearly 1.0 MGD. However, it will take several years for RLL to reach the build out condition so the treatment plant is proposed to be built in stages. A detailed design of the WWTP has yet to be prepared but the WWTP is expected to meet the Title 22 Reuse Treatment Regulations (California Code of Regulations), the California Department of Health Services, and Local Agency requirements.

The RLL property currently comprises agricultural fields slated for farming until each phase of development progresses. The plan entails three phases for RLL with build-out expected to span several decades. An interim condition is proposed for Phase 2, potentially serving as a Recreation Vehicle Park before residential construction, with flows expected to be lower than those of the eventual residential lots, thus necessitating no changes to facility sizes. Sewer lines will be strategically placed in ultimate street alignments to minimize future facility relocation. Phased development of the wastewater treatment plant (WWTP), ensuring treatment capacity exceeds 135 percent of existing average day flows until the final phase. Ongoing flow monitoring at the WWTP will inform future projections, enabling accurate sizing of treatment and lift station facilities to meet evolving development needs.

4.8.3 Funding

Current Funding

The City continues to receive wastewater treatment and sewer facilities funding primarily from user monthly fees, which remain the largest source of revenue. Additionally, the City currently uses user fees and Impact Fees for both operation and infrastructure projects related to wastewater facilities. However, the City has not yet completed a review of the wastewater rate and finance structure, as a Water/Wastewater rate study is still pending.

The City of Brawley Public Works Department charges users monthly fees for wastewater services. A substantial amount of the user fees also pay for debt financing that was required to construct existing facilities.

The City employs a variety of funding sources, including grants, developer impact fees, community facilities districts, and alternative measures, as outlined in Section 8 of the 2013 Wastewater Master Plan, to support the funding of Wastewater Facilities.

Per Capita Costs

For FY 2023/2024, the Brawley City Council approved an operating budget of \$7,066,560 for wastewater collection and treatment services. Considering a City population of 35,000, the current per capita operating cost is approximately \$201.90.

Future Funding Costs

Projecting the \$201.90 per capita operating cost over the planning period for the SAP, the wastewater collection and treatment services operating costs would require approximately \$9,493,742 by 2045 to support the projected population of 47,002 residents. This projection is in FY 2023/2024 dollars and does not account for inflation.

Cost Avoidance Opportunities

There are no cost avoidance opportunities.

Recommended Funding/Future Funding Sources

New developments are responsible for adding or upgrading infrastructure, if needed, as discussed in the 2013 Wastewater Master Plan. Future project proponents will be responsible for the costs of the sewer infrastructure within and directly benefiting their project within the SOI. This

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infrastructure may include sewer laterals connected to new structures, collection mains with manholes, pump stations, and forced mains, if required, all of which collect sewage directly from the respective study areas. Recommended funding sources include the Border Environment Infrastructure Funding (BEIF) from the Border Environment Commission.

Currently, only 2% of the Development Impact Fees (DIFs) are allocated for wastewater facility improvements. A new DIF study is needed to reassess this allocation for future demands through 2045. The City is planning to update the Development Impact Fee (DIF) Study in FY 2024/2025, which will incorporate these projected demand totals and supply figures. This updated study will provide data to accurately assess the impact of new developments on water demand and ensure that future funding sources, such as revised DIFs, align with the anticipated infrastructure needs.

Rancho Los Lagos (RLL)

The primary sources of revenue for wastewater treatment and conveyance facilities encompass sewer service charges, sewer capacity fees, and sewer connection fees, with the latter based on the equivalent dwelling unit (EDU) impact to fund future expansions of RLL's WWTP. Rancho Los Lagos, LLC will undertake much of the proposed sewer infrastructure's construction and funding for each development phase. RLL intends to utilize these funding sources alongside exploring additional avenues to develop the proposed sewer system effectively. Sewer service charges collected by RLL will serve as the predominant funding source, calculated based on EDUs. These fees require annual review and evaluation prior to future tie-in connections to ensure sufficient funding for wastewater service provisions to new developments.

Various financing mechanisms are available to support capital facilities for wastewater conveyance and treatment. These include special assessment districts, community facilities districts, local bond issuance, developer contributions, and development impact fees. Additionally, State and Federal grant and loan programs such as USDA Water and Waste Disposal Loans and Grants for Public Works and Infrastructure Development offer potential sources of funding. Detailed descriptions of these financing methods are provided in the Financing Section of this report.

As outlined in the Imperial County Development Agreement:

"In the preferred alternative, developers/project applicants are responsible for their fair share of all costs associated with the creation and implementation of the proposed Community Service Area (CSA), including planning, design, site acquisition, and permitting of Water Treatment Plants (WTP) and Wastewater Treatment Plants (WWTP). This Fair Share must be reimbursed to the appropriate agency prior to issuing the Certificate of Occupancy for the First House within the First Final Map." "If the WWTP or WTP is constructed, developers/project applicants will contribute their fair share of construction costs based on the phase noted for recordation before recording the Phased Final Map for that phase."

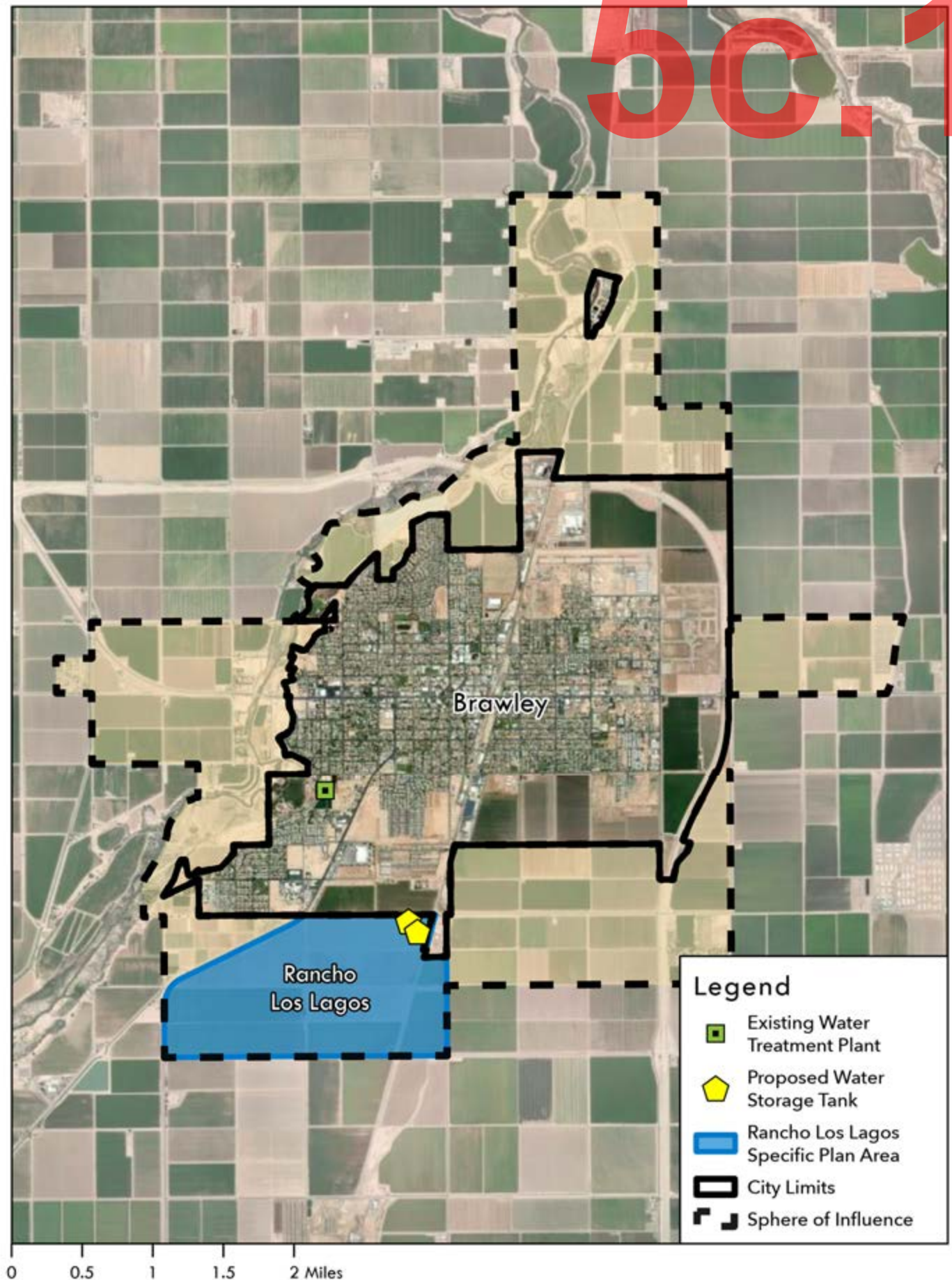
A portion of capital expenditures will be financed through Development Fees collected by the County on behalf of the Service District, as stipulated in Exhibit D of the Imperial County Development Agreement Concerning Rancho Los Lagos Project approved on December 13, 2016. Additionally, future Community Facilities Districts and phased Melo-Roos bonds will be utilized to help finance capital expenditures.

4.8.4 **Recommendations**

In order for the City to assure adequate service to its wastewater customers as development continues within the City boundaries and within the SOI, the City will implement the following measures.

- Implement improvement projects in the Wastewater Master Plan and the DIF Study as funds become available and as deemed necessary by the Director of the Department of Public Works.
- Ensure that the City's WWTP operation is in compliance with discharge requirements of the RWQCB.
- Require new developments to provide mitigation on a per-project basis.
- Facilities identified in the 2017 Wastewater Master Plan shall be constructed as needed as phases are developed.
- Prior to any development outside of RLL boundary tying into RLL's proposed wastewater facilities, a detailed engineering study shall be prepared and a will serve letter shall be in place to ensure that adequate wastewater facilities will be provided for the wastewater collection systems being utilized by outside development(s).
- All system improvements shall be designed and constructed in accordance to federal, state, and local regulations.
- RLL shall reevaluate their development impact fees (at least every five years).

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4.9 WATER FACILITIES

The City of Brawley provides potable water treatment and distribution within the City limits and SOI boundaries; and the Public Works Department plans, constructs, and maintains the water system. The City purchases raw imported Colorado River water from the IID, which delivers the raw water to the City via IID-owned and operated canals—the Mansfield and Central Main Canals. Untreated water to be used for agricultural purposes is delivered to customers directly from the IID canal systems, while water to be used for domestic and industrial/commercial purposes is delivered to the City of Brawley’s Water Treatment Plant (WTP), where the water is filtered and disinfected before it is pumped into the water distribution system. The City operates a single pressure zone and, as of 2020, provides potable water to around 6,100 service connections. The current Water Treatment Plant (WTP) is authorized to treat up to 15 million gallons per day (MGD) to meet peak daily demand, though it has a hydraulic capacity of 22.5 MGD. The plant is designed to be expandable to 30 MGD for future growth. The City last updated its Water Master Plan in 2012. In compliance with the Urban Water Management Planning Act, the City of Brawley developed the 2020 Urban Water Management Plan (2020 UWMP). This plan, mandated by sections 10610 through 10657 of the California Water Code (CWC), Division 6, Part 2.6, incorporates the conservation measures, programs, and policies required by urban water suppliers for reporting to the CA Department of Water Resources. Each urban water supplier is required to assess current demands and supplies over a 20-year planning horizon and consider various drought scenarios to ensure that conservation and efficient use of water resources be actively pursued. Findings from this effort will be used to inform the future demands on supply and capacity for water treatment for potable water.

4.9.1 Performance Standards

In general, the City’s performance goal in the operation and maintenance of its water facilities is to provide adequate potable water service to every customer. Potable water must meet or exceed water quality standards promulgated by the State Water Board. Additionally, storage is required in a system to help stabilize flows and pressures and ensure consistent service, as well as to provide for emergency conditions such as fighting fires, facility repairs, etc. The minimum volume of storage available to a water distribution system typically includes both operational and contingency storage. The 2012 Water Master Plan did not establish storage criteria and instead used the City of San Diego’s storage criteria, which requires ground-level storage to equal 50% of the system’s maximum day demand (MDD).

Table 4.9.1 compares the water system’s capacity and demand comparison to provide supply projections over the next 20 years. Existing WTP permitted capacity is 15 MGD or 5,475 Million Gallons per year. Supply data is based on 90% volume of WTP’s capacity, 4,928 MGD.

Table 4.9-1 Water System Supply and Demand

	2025	2030	2035	2040	2045
Supply totals	4,928	4,928	4,928	4,928	4,928
Demand totals	2,251	2,335	2,421	2,511	2,606
Difference	2,676	2,593	2,507	2,417	2,322

MGD = million gallons per day

Source: City of Brawley Urban Water Management Plan

4.9.2 Facility Planning and Adequacy Analysis

Inventory of Existing Facilities

The existing water distribution system consists of one water treatment plant, three separate storage facilities, two pump stations, and approximately 112 miles of 4- to 24-inch water mains. The existing water system is depicted on Figure 4-8: Water Treatment Facilities. In 1999, the City completed construction of a new water treatment plant to alleviate capacity problems that were occurring at the old water treatment plant, which is no longer in use.

The water treatment plant includes the following:

- A 15-MGD capacity and hydraulic capacity of 22.5 MGD, which provides adequate space for expansion to 30 MGD and is located on Cotton Rosser Drive to the west of SR-86, approximately 0.5 miles to the south of the old water treatment plant.

The existing storage facilities include the following:

- 2-MG grade level reservoirs located at the water treatment plant on 760 Cotton Rosser Drive
- 3-MG grade-level steel reservoir located just north of the airport.

The existing pump stations include the following:

- The first station is located just south of the airport.
- The 1999 Pump Station includes 6 MG of finished water storage and five equal sized pumps and is located on Cotton Rosser Drive to the west of SR-86, located south of the existing water treatment plant.

The City's water mains range in diameter from 4 to 24 inches and are constructed of either cast iron (CI), asbestos cement (AC), or polyvinyl chloride (PVC). The CI pipes are the oldest and account for roughly 39% of the water mains and were installed until the 1960s. The AC pipes account for approximately 41% of the water mains and were installed through the 1960s and 1970s. The PVC pipes account for 20% of the water mains and represent the material of choice since the 1980s.

The existing facilities as indicated by City staff include the following:

Table 4.9-2 Existing Water Facilities

Existing Resource	Existing Amount
Water Main Improvements	112 miles
Water Treatment Plant	1
3-MG Finish Water Storage Reservoirs	3
Raw Water Reservoir	2
Pond Lining	4
Communication Radio System	2
Trucks	5
Forklift	1
Finish Water Pump Station	1
Booster Water Pump Station	1

Adequacy of Existing Facilities

The City last updated their Water Master Plan in 2012. The City has experienced several failures in the existing CI pipes due to corrosion. City personnel have indicated that in some instances where the CI pipe was removed, the pipe's interior diameter was less than half of what was originally installed. The alkaline soils in the Imperial Valley attack the pipe from the exterior and the alkaline water attacks from within. Some of the CI pipes have been in service for over 65 years, with newer CI pipes being in service for over 30 years. The pipes that have been replaced show extensive encrustation on the pipe interior due to salt build up. Due to corrosion, the capacity of the CI pipes is roughly 50% of AC or PVC pipes. This difference also equates to greater pressure loss and lower reliability for hour and fire flows. As a result, the CI pipe C-factor used for model calibration is 100, compared to C-factors for the newer AC and PVC pipe of 140 and 150, respectively.

According to City staff, the City's average daily flow is 4.84 million gallons per day. The water treatment plant has a current capacity of 15 million gallons per day. The peak flow during the summer has been as high as 11.8 million gallons per day. In addition, it's expected that the average daily flow will diminish as the City implements the reading of the water meters.

The 2012 Water Master Plan explains that the existing distribution system is not capable of meeting user demands. To provide adequate pressures to meet existing user demands, the following needed improvements are listed below. The City intends to make the modifications listed below as new development occurs.

- Replacing all existing 4-, 6-, and 8-inch CI pipe with 8-inch PVC minimum. All larger diameter CI pipes should be replaced with same size PVC pipe.
- Replacing all CI pipes in a commercial or industrial zone with 12-inch PVC.
- Increasing the existing 8-inch AC pipe with 12-inch PVC in Malan Street from Eastern Avenue to Best Road and in Best Road from Malan Street to Jones Street.
- Replacing the 6-inch AC in River Drive near SR-111 and in SR-111 north of River Drive with 12-inch PVC.
- Replacing the 6-inch AC in the vicinity of the airport with 12-inch PVC.
- Replacing the 6-inch AC in the residential area of Duarte, Rubio, Jones, and Trail Streets near the airport with 12-inch PVC.

The Existing Water Treatment Plant, with a permitted capacity of 15 MGD, meets the storage criteria by providing sufficient capacity to meet the maximum daily demand of 8.81 MGD (recorded on 07/29/2023), and ensuring that ground-level storage can accommodate at least 50% of this demand, which is 4.405 MGD. The maximum peak flow for the year 2023 was 13.26 MGD according to SCADA records, with spike flows often occurring during the startup and shutdown procedures of pumping equipment.

A total of 8 full-time personnel work to operate and maintain the water treatment plant and conveyance system, 5 operators, 1 maintenance technician, 1 chief and 1 assistant chief. According to City staff, this workforce is adequate to operate and maintain the water facilities. The City has not updated the Water Master Plan since 2012. In order to adequately address necessary water improvements, it is crucial to conduct a comprehensive review and revision of the plan to incorporate current data, technology advancements, and projected future demands.

Future Demand for Facilities

The storage criteria requires ground-level storage to equal 50% of the system's maximum day demand and will be comfortably met when compared to future demand projections. In 2025, with a supply total of 4,928 MGD and a demand total of 2,251 MGD, the system has an excess capacity of 2,676 MGD. Even by 2045, with an anticipated demand of 2,606 MGD, the surplus capacity remains substantial at 2,322 MGD. This indicates that the existing storage infrastructure will be more than adequate to handle the projected increases in demand through 2045.

The City has not experienced the level of growth projected in the 2012 Master Plan, resulting in current water capacity, including storage facilities and pump stations, being sufficient to meet existing demand conditions. Adhering to the 2012 Master Plan's recommendation to enhance water quality, the airport has been operating continuously on a 24/7 basis, maintaining an average water pressure of 60-62 psi. This consistent operation ensures reliable service and meets the quality standards set forth in the plan.

Input from City staff and the five-year Capital Improvement Program (CIP) for FY 2023/2024 through FY 2027/2028 identified the following future water improvements:

- Rehabilitation of 2 VFD Blowers for backwash filters
- Utility Vehicle for Water Treatment Plant
- Asphalt Concrete Paving at Water Treatment Plant Exterior
- Rehabilitation of Finish Water Reservoir

Rancho Los Lagos (RLL)

The buildout average day demand for RLL is estimated to be about 1.55 MGD. The proposed water facilities will operate in one pressure zone which is sustained by pumping only. Because the topography is essentially flat throughout the development, there are no reservoirs in the system that can provide a hydraulic gradient to sustain even the minimum pressures required by users. Hence, the system will be considered a closed system. According to the Water Supply Assessment dated July 15, 2008, the RLL land is currently used for agriculture, which has a higher water demand than the proposed developed property. Developing RLL will decrease the annual water usage for the project area by 35%. For more detailed information on the water facilities, see the appendix for the Rancho Los Lagos Water Service Area Plan (SAP).

Opportunities for Shared Facilities

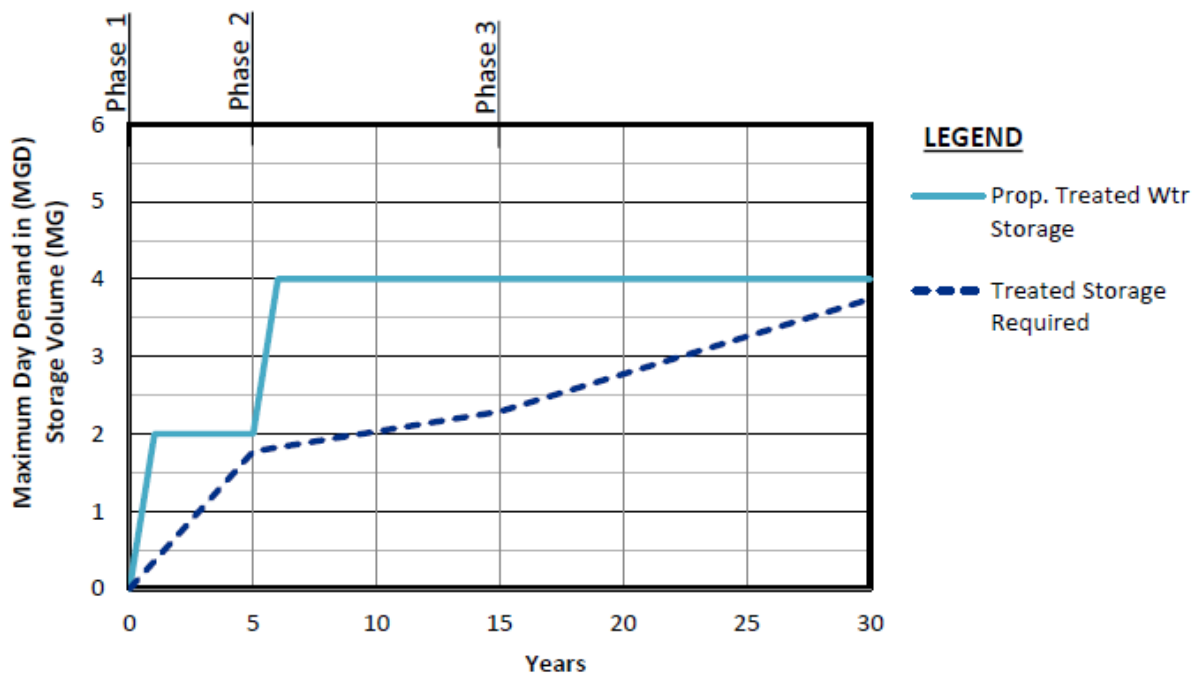
Rancho Los Lagos (RLL) is situated with the City of Brawley to the north and undeveloped land surrounding its other sides. Just south of RLL, a proposed development named 101 Ranch is anticipated to have a water demand at least 130% of RLL's current needs. A 12-inch diameter waterline is being planned for installation on the south end of RLL along Schartz Road, presenting an opportunity for shared infrastructure. RLL aims to collaborate with the City of Brawley by becoming a wholesale customer, installing meters near the development's northern boundary. The City has stipulated that RLL must contribute funding towards future raw storage basins to utilize the City's surface water treatment plant facilities effectively.

Phasing

The City has not experienced the anticipated growth projected in the 2012 Master Plan. As a result, the current water capacity, encompassing both storage facilities and pump stations, remains adequate to meet existing demand conditions. Consequently, any new developments will be closely linked to actual population growth, the availability of funds, and other critical resources. Phasing of these developments will be meticulously planned to ensure that infrastructure expansion aligns with real-time needs and financial feasibility. This approach guarantees that the City can maintain high standards of service without overextending its resources or compromising water quality and availability for its residents.

A 2.0 MG storage tank along with a 4,700 gpm booster pump station is proposed as part of Phase 1 at the northeastern corner of RLL. Two points of connection (POC's) to the City's existing water distribution are proposed. The first POC is proposed through a 16-inch diameter line in Western Avenue which will connect to the existing 12-inch diameter line in Wildcat Drive. As demands increase with construction of additional phases, an additional 2.0 MG storage tank and 16-inch diameter waterline through Dogwood Road to the existing 24-inch diameter waterline in Malan Street (POC2) will be installed.

Currently, RLL consists of agricultural fields designated for farming until each phase of the development gradually replaces the farmland. RLL is planned to be developed in three phases, detailed in the following figure. The build-out of RLL is expected to span several decades. These projections for growth are informed by historical patterns observed in the surrounding area and are closely linked to the local economy. However, significant deviations from these projections may occur in response to major economic fluctuation and are ultimately based on market demand.



4.9.3 Funding

Current Funding

The City of Brawley has transitioned from charging a flat rate for water use to implementing metered billing for both residential and approximately 100 commercial accounts. Despite the installation of approximately 4,300 meters across the city, the rate structure has not yet been adjusted to correspond with actual water consumption. This method has not optimized revenue collection based on usage. Costs associated with water distribution systems in new developments are borne by developers as part of project phasing plans. Developers are responsible for financing infrastructure such as storage facilities, pumps, water mains, and distribution pipelines needed to supply water directly to their projects. Additionally, developers may need to construct distribution mains connecting their projects to the 2012 Water Treatment Plant, with routing determined by the Department of Public Works. Reimbursement agreements may be established if infrastructure built by developers benefits other property owners.

Funding for water system capital improvements primarily comes from user charges, property taxes, capital facility charges, capital reserve funds, interest earnings, and external financing. User charges are structured under established rate schedules designed to cover service costs and encourage water conservation. Capital facility charges, such as connection and extension fees, are applied to new customers requesting service to offset the projected impact on existing system capacity, in accordance with state regulations.

Per Capita Costs

For FY 2024/2025, the Brawley City Council approved an operating budget of \$7,425,245 for water treatment and distribution services. Considering a City population of 35,000, according to City staff estimate, the current per capita operating cost is approximately \$212.15.

Future Funding Costs

Projecting the \$212.15 per capita water treatment and distribution services operating cost over the planning period for the SAP, the water treatment and distribution services operating cost would require approximately \$9,975,711 by 2045 to support the projected population of 47,022 residents. This projection is in FY 2024/2025 dollars and does not account for inflation.

Cost Avoidance Opportunities

There are no cost avoidance opportunities.

Recommended Funding/Future Funding Sources

The City will pursue and grants available. The primary sources of revenue for water distribution facilities include water service charges, water capacity fees, and water connection fees. Much of the proposed water infrastructure will be developed and funded by each phase's developer. Rancho Los Lagos (RLL) intends to utilize these funding sources along with exploring additional avenues to construct the proposed water system. Water service charges collected by RLL will primarily fund maintenance and operational expenses, calculated based on actual water usage. It is essential to review these fees annually and before future tie-in connections to ensure adequate funding for water service provision.

Various financing mechanisms are available to support capital facilities for potable water delivery. These include special assessment districts, community facilities districts, local bond issuance, developer contributions, and development impact fees. Additionally, State and Federal grant and loan programs such as USDA Water and Waste Disposal Loans and Grants for Public Works and Infrastructure Development can provide further financial assistance. Detailed descriptions of these financing methods are provided in the Financing Section.

According to the Imperial County Development Agreement: "In the preferred alternative, developers/project applicants are responsible for their fair share of all costs associated with the creation and implementation of the proposed Community Service Area (CSA), including planning, design, site acquisition, and permitting of Water Treatment Plants (WTP) and Wastewater Treatment Plants (WWTP). This Fair Share must be reimbursed to the appropriate agency prior to issuing the Certificate of Occupancy for the First House within the First Final Map." "If the WWTP or WTP is constructed, developers/project applicants will contribute their fair share of construction costs based on the phase noted for recordation before recording the Phased Final Map for that phase."

A portion of capital expenditures will be financed through Development Fees collected by the County on behalf of the Service District, as stipulated in the Imperial County Development Agreement concerning the Rancho Los Lagos Project approved on December 13, 2016. Additionally, future Community Facilities Districts and phased Melo-Roos bonds will be utilized to help finance capital expenditures. In terms of grant funding, the City has not identified any additional sources beyond American Rescue Plan Act (ARPA) funding, reserves, and Development Impact Fee (DIF) revenues, as recommended in the 2018 SAP, to support water infrastructure projects.

4.9.4 Recommendations

In order for the City to assure adequate service to its water customers as development continues within the City boundaries and within the SOI, the City will implement the following measures.

- Implement improvement projects recommended in the Water Master Plan and the DIF Study, prioritizing those critical to addressing existing infrastructure deficiencies and meeting future demand projections as funding becomes available and as deemed necessary by the Director of the Department of Public Works.
- Require water meters on all new construction and development, and consider implementing a program to install meters on all existing water services to accurately measure consumption and promote water conservation efforts.
- Continue to periodically review the water rate and financing structure to ensure adequate funding for the implementation of new projects and the maintenance of existing facilities, aligning with sustainable financial planning and operational needs.
- Promote water conservation by requiring all new developments to install low-flow showers and toilets, and explore the implementation of a low-flow replacement program for existing facilities to enhance efficiency and reduce water consumption.
- Enforce the no oil and grease policy to protect water quality and prevent

contamination of the water distribution system, ensuring compliance with environmental regulations.

- Require that system improvements, whether conducted by the City or private developers, adhere strictly to relevant Federal, State, and local regulations to ensure compliance and uphold water quality standards.
- Construct facilities identified in the 2017 Water Master Plan as phases are developed, with adjustments made as needed to align with current phasing plans and infrastructure requirements.
- Prior to any development outside of RLL boundary tying into RLL's proposed water facilities, ensure a detailed engineering study is prepared and a will-serve letter is in place. This ensures adequate water facilities are provided during Maximum Operating Demand (MOD), fire, and Peak Hour Operation (PHO) conditions for water distribution systems utilized by outside developments.
- Provide adequate fire flow for all structures proposed, subject to approval by the fire department, to ensure safety and regulatory compliance.
- Ensure all system improvements are designed and constructed in accordance with federal, state, and local regulations to maintain water system integrity and quality.
- Reevaluate development impact fees (DIFs) for RLL at least every five years to adjust fees as necessary based on updated data, ensuring fair and adequate funding for future infrastructure needs.

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4.10 AVAILABILITY OF SERVICES NOT PROVIDED BY THE CITY

As indicated in the previous sections, the provision of services to the population of Brawley is shared with other agencies. This section addresses the availability of services not provided by the City.

4.10.1 Schools

The Brawley planning area, which includes the City limits and the SOI, is served by the Brawley Elementary School District (BESD) and the Brawley Union High School District (BUHSD). The BESD is comprised of five schools: Barbara Worth Junior High School, JW Oakley School, Miguel Hidalgo School, Myron D. Witter School, Phil D. Swing School and Padilla-Pace Middle School. 2021-2022 enrollment within the BESD is approximately 3,830 students, which is near capacity of 4,000 students. Development impact fees are \$2.92 per square foot for residential projects and \$0.39 per square foot for commercial projects.

The BUHSD provides education for grade 9–12 students within the planning area and includes a total of two schools: Brawley High School and Desert Valley High School. The 2021 enrollment of approximately 2,048 students at the three schools is near capacity. School impact fees are \$1.07 per square foot for residential development and \$0.17 per square foot for commercial projects. In addition to the above, private elementary school facilities are available to serve students from preschool through 12th grade.

School services, including new school construction, are financed through property taxes, State and local bonds, and development impact fees. Mello-Roos districts are also established in many communities where large-scale new development is occurring. The districts' voters may also impose special taxes with a two-thirds approval.

4.10.2 Electric

The City coordinates the provision of electricity and other services for new development to ensure that adequate rights-of-way, easements, and improvements are provided. As of 2024, the Imperial Irrigation District (IID) serves an estimated 165,000 customers, in accordance with ANSI Standards Q- 84, 1-1995, which establishes normal voltage ratings and operating tolerances for 60-hertz electric power systems. The current price the district pays to customer-generators participating in the NEM and net billing programs for their net surplus electricity generated is approximately \$685,740 annually. The current overall gross impact of IID's distributed generation programs is estimated at \$13.2 million annually. Considering the value of solar, the estimated net impact is \$5.8 million.

The primary source of electrical energy is provided by fossil fuels; however, energy is created from a mix of hydrological, solar, nuclear, gas, and coal. Approximately 70% is purchased from outside the region and 30% is produced locally. The IID estimates that the average residential consumer uses more than the national average of energy per year due to the need for summer air conditioning. The IID has implemented energy conservation measures to reduce consumption, but anticipated growth in the region is likely to require new facilities in the future. IID currently obtains approximately 30% of its energy from renewable sources.

IID operates nine hydroelectric generation plants, a 180-MW steam plant, eight gas turbines, and an eight-unit diesel plant. IID electrical service facilities include a 161 kilovolt (kV) transmission line that bisects the project site from north to south and a 92 kV transmission line that runs along

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Shank Road adjacent to or through the northern Luckey Ranch area. All transmission lines are required to be located above ground. Future undergrounding of distribution lines is allowed. Future development within the SOI will require analysis by IID planners, and new substations and transmission lines may be required.

4.10.3 Telecommunications

AT&T (formerly SBC) provides telecommunications service to the City. The California Public Utilities Commission sets the performance standard through a series of established tariffs. The telephone company is a publicly regulated utility and is obligated to serve the community and improve facilities as needed. The exact need for telephone lines to serve the SOI cannot be determined at this time. Conservative estimates could result in the installation of two lines per residential dwelling unit and an unknown number of lines to serve commercial and industrial areas. No impacts on existing telephone services have been identified.

4.10.4 Natural Gas

The City coordinates with the natural gas supplier, Southern California Gas Company when new development occurs to ensure adequate rights-of-way and easements are provided. The City has developed policies to promote energy conservation, and new development is required to conform to State Title 24 Energy Regulations. Natural gas supply and infrastructure are well established and can be extended as development proceeds.

4.10.5 Airport Facilities

The Brawley Municipal Airport is located in the northern portion of the Imperial Valley. The history of the airport dates back to the 1930s when the City of Brawley acquired land for a municipal airport. The existing airport covers 160 acres and is bounded by Best Road to the east, Jones Street to the south, Eastern Avenue and the Union Pacific Railroad to the west, and agricultural uses to the north. At present, the airport is classified as a B-II-Visual airport and serves general aviation and agricultural (crop dusting) operations. The airport also provides support for emergency military operations.

Services available at the airport include aircraft maintenance, aircraft storage in T-hangars and conventional hangars, permanent and transient aircraft tie-down storage, and aircraft fueling. The airport includes a single runway with dimensions of 4,500 feet by 60 feet and an existing airport hangar totaling 94,600 square feet. Police, fire protection, and other municipal services are supplied by the City. There are 62 aircraft based from the airport—56 single-engine planes, 4 multi-engine planes, and 2 helicopters—according to the Federal Aviation Administration as of February 2012. Aircraft operations were estimated to include approximately 105 operations per week during 2010.

Future growth of the City of Brawley will possibly entail additional passenger flights in and out of the area, and the addition of new industry in the City may create the need for additional cargo trips. Expansion of the airport will create additional opportunities for increased operations and possible commuter service. The DIF Study identified the need for an 85,000 square-foot expansion of airport hangar space and a runway extension of 1,100 linear feet as a result of anticipated future development through 2030. Also, as noted in the City's CIP, is an update of the Airport Master Plan.

The fees established in the DIF Study are expected to finance 100% of the airport facility demands for future development within the City through 2030. Airport capital development is also funded in

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a variety of ways depending upon the nature of the development and sponsor of the particular project. The Airport Improvement Program is on a share basis, where the Federal grant pays only part of the total cost of an eligible project. The balance of funding must come from other sources, such as State grants or from the project sponsor. Airport operations are funded by the City primarily through income generated by airport concessions, rentals, and leases, and also from intergovernmental grants

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5.0 FINANCING

5.1 INTRODUCTION

The City of Brawley, like most cities in Imperial County, functions as a self-contained service provider for traditional city services such as fire and police protection, water and sewage treatment, street maintenance, parks and recreation, and libraries. The isolated nature of most Imperial County cities provides very limited opportunities for shared facilities and/or for the consolidation or reorganization of service providers.

Economic conditions in Imperial County, including the City of Brawley, limit opportunities for voter approval of special taxes or assessments, such as utility taxes. In 2022, Brawley's median household income was approximately \$43,000, significantly lower than the statewide median household income of \$84,097. Furthermore, 21.4% of families in Brawley lived below the poverty level, compared to 11.5% statewide. The City's small size results in slow growth in infrastructure funding from property taxes, user fees, and development impact fees.

The City currently has a weak commercial base. As a result, many residents from the City of Brawley as well as nearby jurisdictions, commute to El Centro for their shopping needs. Therefore, the City has the potential to capture more sales tax revenue by providing additional commercial opportunities to those who might otherwise not shop in the City. As new commercial developments occur within its jurisdiction, sales tax revenue will increase and will help to pay for any previous and existing inadequacies in City facilities and services. In addition, more residential development within the City will increase property tax revenue and will also help to pay for any previous and existing inadequacies in City facilities and services.

CFDs and Impact Fees are mechanisms for future developments that will provide additional funding for City facilities and/or services. Currently, there are seven CFDs that have been formed within the City. The DIF Study was adopted in 2010. Therefore, sales and property taxes, CFDs, and impact fees are expected to implement many of the recommendations shown in this plan and provide for previous, existing, and future City facility and services needs. Audited financial statements and City budgets are available at the City of Brawley. Complete budgetary information is available for viewing at the City Finance Department.

This section of the SAP lists and describes the revenue sources and financing mechanisms that are currently utilized by the City to fund the development and operation of the various facilities and services discussed within Chapter four of this SAP. Revenue sources and financing mechanisms that are not currently used but that are being reviewed and considered by the City for future funding are also described.

5.2 EXISTING REVENUE SOURCES

The following discussion presents the sources of revenue that are currently utilized by the City to accumulate finances necessary to develop and operate the various facilities and services discussed in the SAP. The City projects revenue for future expansion of City services to come from following the primary sources.

For FY 23-24, the City Finance Department estimates the following deposits into the General Fund: \$3,409,000 from Sales Tax, \$0 from Measure D funds, and \$5,956,996 from Property Taxes. Community Facilities Districts (CFDs) will contribute \$226,640, while Landscape and Lighting Maintenance Districts (LLMDs) will provide \$0. The Transient Lodging Tax is expected to generate \$460,000. Other sources of General Fund revenue include \$640,000 from Franchise

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Taxes, \$57,000 from Business License Tax, \$60,000 from Real Property Transfer Tax, and \$2,400,000 from Utility Users Tax, which was updated in 2022 to remove the sunset and expand the tax. There are no additional public services or facilities user fees beyond those listed in the 2016 SAP, and there are plans to update the Development Impact Fee (DIF) Study adopted in September 2010, funded by the General Fund under the Planning Department.

Special Revenue estimates for FY 23-24 include \$12,000 from Development Impact Fees (DIFs), \$3,006,766 from Motor Vehicle License Fees, and \$0 from the Gasoline Tax. Other transportation funding sources include \$0 from the State Transportation Improvement Program (STIP) and the Federal Highway Administration, and \$112,204 from the Transportation Development Act – Article 3. Additionally, \$681,078 is expected from Community Development Block Grants (CDBG). Existing financing mechanisms encompass the General Fund, Developer/Builder Contributions, Special Assessment Districts, Community Facility Districts, and Grant Funding.

5.2.1 Taxes

The City receives tax revenue from property taxes (landscape and lighting district), sales and use taxes (including Measure D sales tax), transient lodging tax, franchise taxes, business license tax, real property transfer tax, and utility users taxes.

5.2.2 Intergovernmental Sources

Revenue from intergovernmental sources primarily come from State and Federal transfers such as motor vehicle license fees, sales and use taxes (including gas tax), and intergovernmental grants (including community development block grants).

5.2.3 Service Charges and Impact Fees

Service charges include various fees for City services such as water, wastewater, and solid waste services, recreation, library, parking, and dial-a-ride fares. In addition, jurisdictions often charge private developers various development impact fees to assure that the demand for and physical and financial impacts on public services and facilities caused by development projects are adequately addressed. The DIF Study (David Taussig & Associates 2010) was prepared to enable the City to update its development impact fees that include fees for the following categories:

- General Government Facilities
- Library Facilities
- Park Facilities
- Airport Facilities
- Police Facilities
- Fire Facilities
- Animal Control Facilities
- Transportation Facilities
- Stormwater Facilities
- Administrative Facilities

The updated DIF Study was adopted on September 20, 2010. It will be updated in FY 2025/2026.

5.2.4 Miscellaneous Revenue

This source of revenue results from property sales, workers compensation reimbursements, contributions, rents and royalties, loan repayments, and airport rentals and leases. Other minor sources of City revenue are licenses and permits, fines and forfeits, and interest on deposited funds.

5.3 FUTURE REVENUE SOURCES

Future revenue sources to be considered include Community Facilities Districts (CFDs) contributing \$0, updated user fees with a citywide fee study in progress, and updated Development Impact Fees (DIFs), though the study has not yet started. State and federal funding includes a \$651,000 state grant for the Library for FY 23-24 and FY 24-25. Future financing mechanisms under consideration include the General Fund with a potential additional half-cent sales tax. The following discussion presents sources of revenue that the City Finance Department is considering for future use to increase available financial resources and increase the efficiency of operations.

In addition to utilizing existing financing mechanisms, Brawley can benefit from recent legislation designed to recapture elements of the former redevelopment fund process. SB 628 (Beall), enacted in November 2014, allows for the creation of Enhanced Infrastructure Financing Districts (EIFDs). These districts provide financing for various infrastructure projects that directly connect to their users. EIFDs can fund traditional public works like roads, highways, bridges, parking facilities, transit stations, sewage and water facilities, flood control and drainage projects, solid waste disposal, parks, libraries, and child care facilities. They also support projects such as brownfield restoration, environmental mitigation, military base reuse, affordable housing, private industrial buildings, transit-oriented development, and sustainable communities strategies.

Unlike Infrastructure Financing Districts, which require a two-thirds vote to form, EIFDs can be established without a vote. A city or county's legislative body can designate one or more proposed EIFDs, including non-contiguous areas or parts of former redevelopment project areas. Once established, SB 628 mandates the creation of a public financing authority responsible for developing an infrastructure financing plan. This plan could involve tax increment financing, public or private loans, grants, bonds, assessments, fees, or a combination thereof. The issuance of tax increment bonds under an EIFD requires only a 55 percent voting threshold for approval, rather than the usual two-thirds majority.

Additionally, SB 614 (Wolk) provides another financing tool by authorizing cities to include an annexation development plan in their resolutions. This plan allows the formation or reorganization of a special district to improve infrastructure serving disadvantaged, unincorporated communities (DUCs). A DUC is defined as a community with a median household income below 80% of the statewide median. The financing plan for such an annexation, part of the existing LAFCO process, can utilize tax increment financing until January 1, 2025, to fund infrastructure improvements.

5.3.1 Local Funding

There are eight CFDs that have been formed in the City:

1. Victoria Park (CFD No. 2005-1)
2. Gateway (CFD No. 2005-2)
3. La Paloma (CFD No. 2005-3)
4. Latigo Ranch (CFD No. 2005-4)

5. Malan Park (CFD No. 2006-1)
6. Luckey Ranch (CFD No. 2007-1)
7. Springhouse (CFD No. 2007-2)
8. Porter Ranch (CFD No. 2017-1)
9. Rancho Los Lagos (TBD)

5.3.2 **State and Federal Funding**

Various government programs at both the State and Federal levels provide crucial financial assistance to local jurisdictions like the City of Brawley for financing public facilities and services. The City actively pursues these funding opportunities to support its infrastructure and community development initiatives. State-level funding typically requires formal applications outlining project details and intended use of funds. Assistance from the State may include grants, low-interest loans, and matching funds, which are essential for implementing capital projects and enhancing community services.

At the Federal level, financial assistance is available in the form of grants and Federal matching funds administered through State-run programs. These resources play a significant role in supplementing local budgets and supporting large-scale projects.

The City of Brawley considers various State and Federal grants and funding sources, including:

- **Community Development Block Grants (CDBG):** Issued by the U.S. Department of Housing and Urban Development (HUD), CDBG funds are versatile and can be used for a wide range of community development activities, such as infrastructure improvements, housing rehabilitation, and economic development initiatives.
- **Congestion Mitigation and Air Quality Improvement Program (CMAQ):** Managed by the U.S. Department of Transportation (DOT), CMAQ funding supports projects that reduce traffic congestion and improve air quality. These funds are particularly valuable for transportation-related infrastructure and environmental enhancement projects.
- **Intermodal Surface Transportation Efficiency Act (ISTEA) Funds:** Provided by the Federal government, ISTEA funds are allocated through State transportation departments to enhance transportation infrastructure and promote efficient, multimodal transportation systems.

By leveraging these State and Federal funding opportunities, the City of Brawley aims to enhance its infrastructure resilience, improve public services, and support sustainable community development initiatives. Ongoing efforts include monitoring new funding programs and adjusting strategies to maximize financial resources for local projects that benefit residents and businesses alike.

5c.1

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EXHIBIT B - APRIL REVISIONS TO DRAFT SAP 2026 PAGES

The average response for fire services is 322 seconds, and the average response time for EMS is 281 seconds. The CBFD's current response times for each zone are:

Fire:

NW Zone: 294 seconds
NE Zone: 308 seconds
SE Zone: 315 seconds
SW Zone: 368 minutes

seconds

EMS:

NW Zone: 238 seconds
NE Zone: 277 seconds
SE Zone: 331 seconds
SW Zone: 276

seconds

Adequacy of Existing Facilities and Staff

Within an existing population of approximately 35,000, the CBFD is currently staffed at a rate of 0.2 firefighters per 1,000 residents. This was calculated using the following formula:

$$22 \text{ Firefighters} / 35,000 \text{ residents} \times 1,000 \text{ residents} = 0.62 \text{ firefighters per } 1,000 \text{ residents}$$

With the desired performance standard of 1 firefighter per 1,000 residents, the CBFD would need to employ 35 firefighters. This would require employing an additional 13 firefighters to meet the performance standard.

The average response time for fire is 322 seconds, and the average response time for EMS is 281. The desired performance standard is 80 seconds for fire turnout and 60 seconds for EMS turnout. Response times will need to be improved by 82 seconds for fire turnout and 41 seconds for EMS turnout.

The Insurance Services Office, Commercial Risk Services, Inc. (ISO) evaluates each fire district nationwide and rates the district according to its firefighting services, water availability, and other factors relevant to fire protection and requires minimum water pressure standards. In addition, a National Fire Protection Association provides recommendations for the siting of stations. As a result, a 1.5-mile maximum response distance for emergency calls has been established. Within the City's boundary, the ISO rating is 4 (Luckey Ranch Draft EIR 1999). The rating system utilizes a 0–10 scale; areas of lower fire risk received the lowest rating. Per a letter dated October 20, 2004, from the ISO Community Outreach Program, the current fire insurance classification for the City of Brawley continues to be appropriate. The current staffing levels and response do not meet the operations needs or the performance standards of the CBFD. This may impact the department's ability to provide emergency and fire services into the future.

Future Demand for Facilities and Staff

Increased development within the City and SOI boundaries will continue to increase the need for fire protection services, including personnel and equipment. Current plans suggest that the majority of both residential and employment growth will occur in peripheral growth areas east of the railroad tracks and outside the 1.5-mile service radius of the existing fire stations. The City will require additional staff and facilities to provide adequate fire and emergency services to the City.

5c.2

consideration planned land use types and projected flow estimates. Proposed facilities were sized based on hydraulic analysis and design standards, with adjustments made according to current phasing plans. Approved plans entail the construction of nearly 21 miles of gravity sewer line, about two miles of force main, and four lift stations due to the flat topography. A wastewater treatment plant (WWTP) capable of treating up to 1.0 MGD (million gallons per day) is proposed, designed to meet stringent regulations and equipped with tertiary treatment for recycled water use. The build-out average daily flow is estimated to be nearly 0.83 MGD. Drainage infrastructure development will adequately accommodate increasing demand while ensuring compliance with state and local regulations.

Given the impact of development and growth on the wastewater treatment plant (WWTP) and collection system, the City plans to expand or provide additional wastewater treatment and sewer facilities or personnel in the future to accommodate anticipated population growth. For more detailed information on the water facilities, see the appendix for the Rancho Los Lagos Water Service Area Plan (SAP).

Opportunities for Shared Facilities

The City does not share wastewater treatment, storage, or distribution facilities with other jurisdictions. RLL has the City of Brawley to the north and undeveloped property on the neighboring sides. ~~Just south of RLL is a proposed development known as 101 Ranch which will have a wastewater flow of at least 130 percent of RLL. With the WWTP and large gravity trunk lines on the southern boundary of RLL, there may be opportunities for 101 Ranch to utilize the DOLL's wastewater facilities.~~ A study was conducted in October of 2015 by Albert A. Webb Associates entitled Rancho Los Lagos Cost Analysis for Water and Sewer Options. The study looked at the option of utilizing the City of Brawley wastewater facilities and found that there was little excess capacity without extensive upgrades to the conveyance system. There may, however, be opportunities for the City of Brawley to pump some wastewater flows to RLL should the need arise. Wastewater flows from sources outside of the RLL development were not accounted for in the sizing of proposed facilities.

Phasing

The City is currently working on expanding its infrastructure and has continuously been working on infrastructure projects since the year 2000. The future expansion or construction of additional wastewater facilities will indeed be provided in phases, with the phasing closely tied to factors such as population growth and available funds. Near-term capital improvements will undergo updates every 5 years, while long-term capital improvements will be reviewed and updated every 10 years. As noted above, the CIP identifies future improvements for a five-year period from FY 2023/2024 and FY 2027/2028 related to wastewater services, and specifies anticipated projects for each fiscal year. The estimated totals allocated for the City Wastewater Fund is \$2,268,971.

Rancho Los Lagos

Just under 21 miles of gravity sewer line will be required and nearly two miles of force main. The topography of RLL is essentially flat, four lift stations are required for wastewater conveyance. The proposed wastewater treatment plant (WWTP) will need to be capable of treating nearly 1.0 MGD. However, it will take several years for RLL to reach the build out condition so the treatment plant is proposed to be built in stages. A detailed design of the WWTP has yet to be prepared but the WWTP is expected to meet the Title 22 Reuse Treatment Regulations (California Code of Regulations), the California Department of Health Services, and Local Agency requirements.

5c2

infrastructure may include sewer laterals connected to new structures, collection mains with manholes, pump stations, and forced mains, if required, all of which collect sewage directly from the respective study areas. Recommended funding sources include the Border Environment Infrastructure Funding (BEIF) from the Border Environment Commission.

Currently, only 2% of the Development Impact Fees (DIFs) are allocated for wastewater facility improvements. A new DIF study is needed to reassess this allocation for future demands through 2045. The City is planning to update the Development Impact Fee (DIF) Study in FY 2024/2025, which will incorporate these projected demand totals and supply figures. This updated study will provide data to accurately assess the impact of new developments on water demand and ensure that future funding sources, such as revised DIFs, align with the anticipated infrastructure needs.

Rancho Los Lagos (RLL)

The primary sources of revenue for wastewater treatment and conveyance facilities encompass sewer service charges, sewer capacity fees, and sewer connection fees, with the latter based on the equivalent dwelling unit (EDU) impact to fund future expansions of RLL's WWTP. Rancho Los Lagos, LLC will undertake much of the proposed sewer infrastructure's construction and funding for each development phase. RLL intends to utilize these funding sources alongside exploring additional avenues to develop the proposed sewer system effectively. Sewer service charges collected by RLL will serve as the predominant funding source, calculated based on EDUs. These fees require annual review and evaluation prior to future tie-in connections to ensure sufficient funding for wastewater service provisions to new developments.

Various financing mechanisms are available to support capital facilities for wastewater conveyance and treatment. These include special assessment districts, community facilities districts, local bond issuance, developer contributions, and development impact fees. Additionally, State and Federal grant and loan programs such as USDA Water and Waste Disposal Loans and Grants for Public Works and Infrastructure Development offer potential sources of funding. Detailed descriptions of these financing methods are provided in the Financing Section of this report.

~~As outlined in the Imperial County Development Agreement:~~

~~"In the preferred alternative, developers/project applicants are responsible for their fair share of all costs associated with the creation and implementation of the proposed Community Service Area (CSA), including planning, design, site acquisition, and permitting of Water Treatment Plants (WTP) and Wastewater Treatment Plants (WWTP). This Fair Share must be reimbursed to the appropriate agency prior to issuing the Certificate of Occupancy for the First House within the First Final Map." "If the WWTP or WTP is constructed, developers/project applicants will contribute their fair share of construction costs based on the phase noted for recordation before recording the Phased Final Map for that phase."~~

~~A portion of capital expenditures will be financed through Development Fees collected by the County on behalf of the Service District, as stipulated in Exhibit D of the Imperial County Development Agreement Concerning Rancho Los Lagos Project approved on December 13, 2016. Additionally, future Community Facilities Districts and phased Melo Roos bonds will be utilized to help finance capital expenditures.~~

Future Demand for Facilities

The storage criteria requires ground-level storage to equal 50% of the system's maximum day demand and will be comfortably met when compared to future demand projections. In 2025, with a supply total of 4,928 MGD and a demand total of 2,251 MGD, the system has an excess capacity of 2,676 MGD. Even by 2045, with an anticipated demand of 2,606 MGD, the surplus capacity remains substantial at 2,322 MGD. This indicates that the existing storage infrastructure will be more than adequate to handle the projected increases in demand through 2045.

The City has not experienced the level of growth projected in the 2012 Master Plan, resulting in current water capacity, including storage facilities and pump stations, being sufficient to meet existing demand conditions. Adhering to the 2012 Master Plan's recommendation to enhance water quality, the airport has been operating continuously on a 24/7 basis, maintaining an average water pressure of 60-62 psi. This consistent operation ensures reliable service and meets the quality standards set forth in the plan.

Input from City staff and the five-year Capital Improvement Program (CIP) for FY 2023/2024 through FY 2027/2028 identified the following future water improvements:

- Rehabilitation of 2 VFD Blowers for backwash filters
- Utility Vehicle for Water Treatment Plant
- Asphalt Concrete Paving at Water Treatment Plant Exterior
- Rehabilitation of Finish Water Reservoir

Rancho Los Lagos (RLL)

The buildout average day demand for RLL is estimated to be about 1.55 MGD. The proposed water facilities will operate in one pressure zone which is sustained by pumping only. Because the topography is essentially flat throughout the development, there are no reservoirs in the system that can provide a hydraulic gradient to sustain even the minimum pressures required by users. Hence, the system will be considered a closed system. According to the Water Supply Assessment dated July 15, 2008, the RLL land is currently used for agriculture, which has a higher water demand than the proposed developed property. Developing RLL will decrease the annual water usage for the project area by 35%. For more detailed information on the water facilities, see the appendix for the Rancho Los Lagos Water Service Area Plan (SAP).

Opportunities for Shared Facilities

Rancho Los Lagos (RLL) is situated with the City of Brawley to the north and undeveloped land surrounding its other sides. ~~Just south of RLL, a proposed development named 101 Ranch is anticipated to have a water demand at least 130% of RLL's current needs.~~ A 12-inch diameter waterline is being planned for installation on the south end of RLL along Schartz Road, presenting an opportunity for shared infrastructure. RLL aims to collaborate with the City of Brawley by becoming a wholesale customer, installing meters near the development's northern boundary. The City has stipulated that RLL must contribute funding towards future raw storage basins to utilize the City's surface water treatment plant facilities effectively.

in the future.

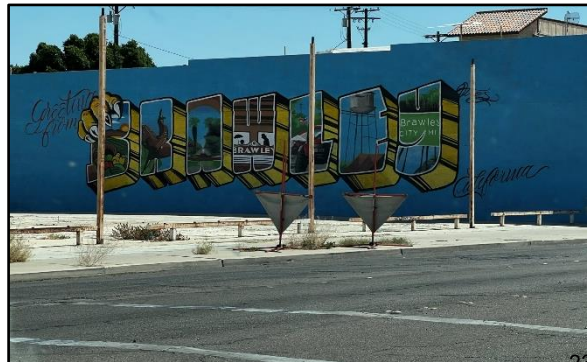


Service Area Plan (SAP)

503
RICK

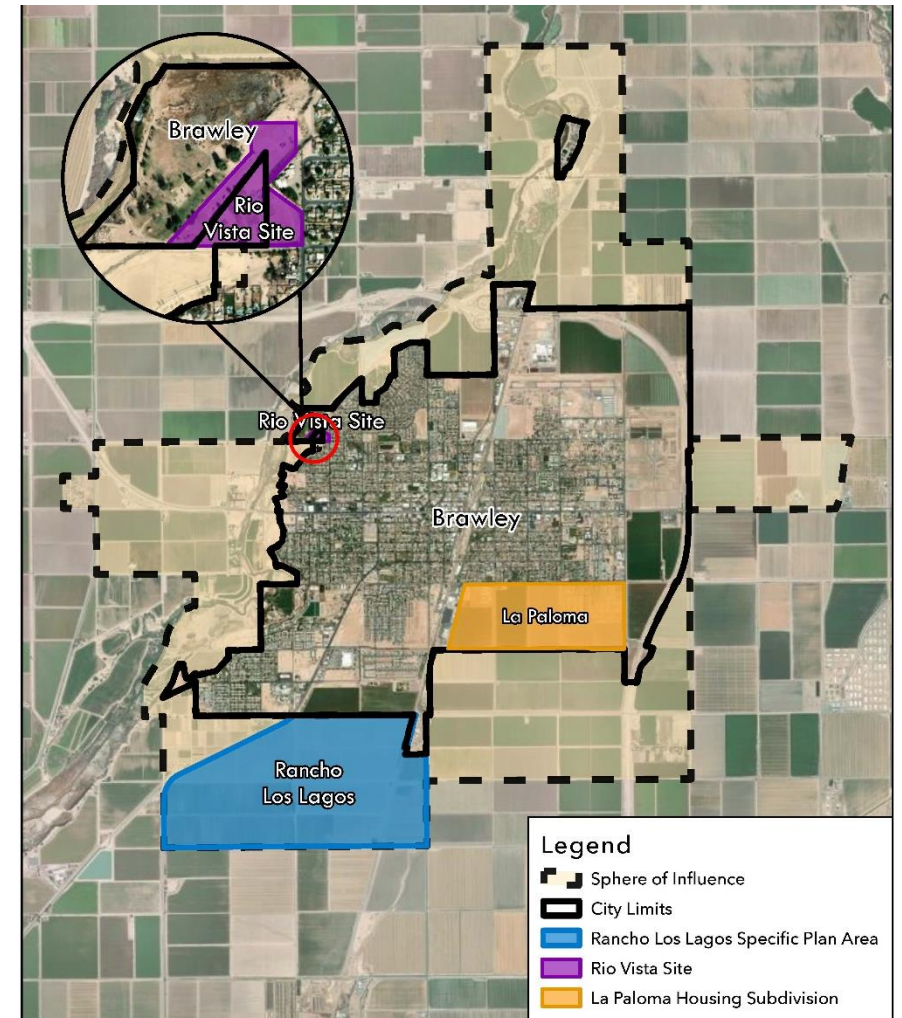
City Council Presentation April 7, 2026

Presented by Development Services Department



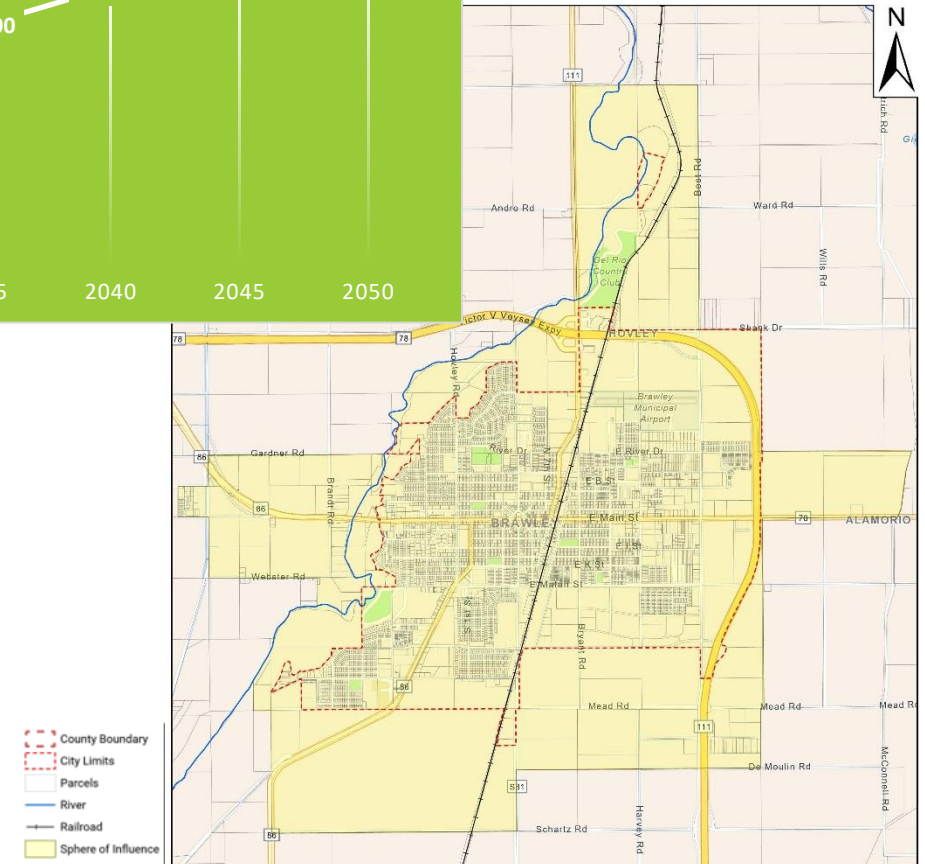
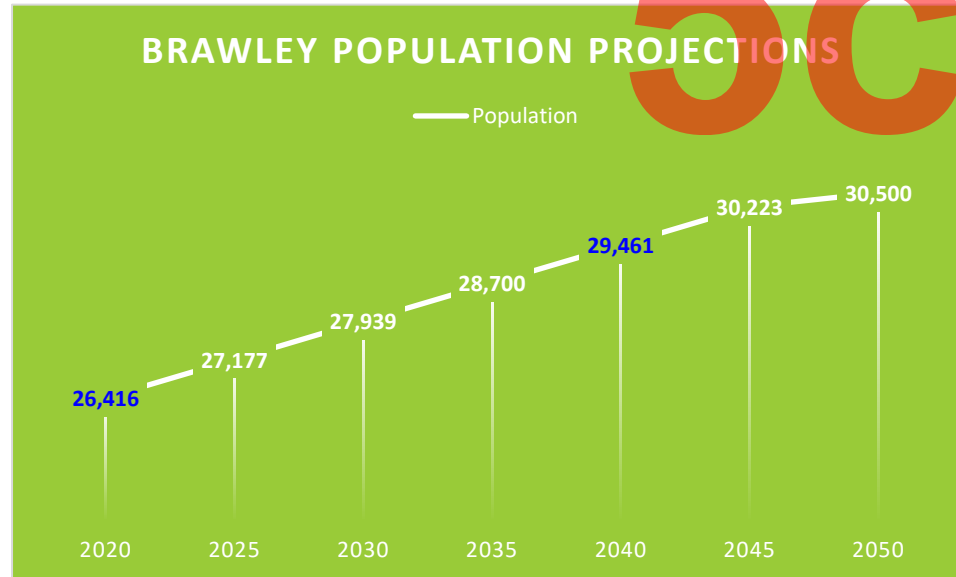
Introduction to the Service Area Plan (SAP) 5c.3

- SAP looks at how the City is planning for growth and providing public services
- Imperial County Local Agency Formation Commission (LAFCo) approves annexations to all cities in Imperial County
- LAFCo requires SAPs to be updated every 5 years
- Previous Brawley SAP was last updated in 2018



Content of SAP

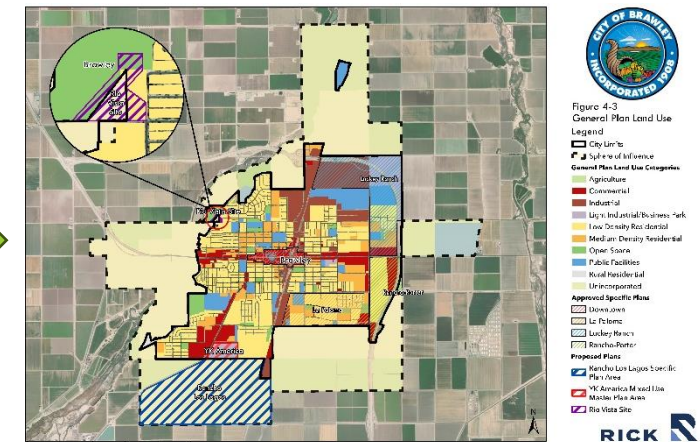
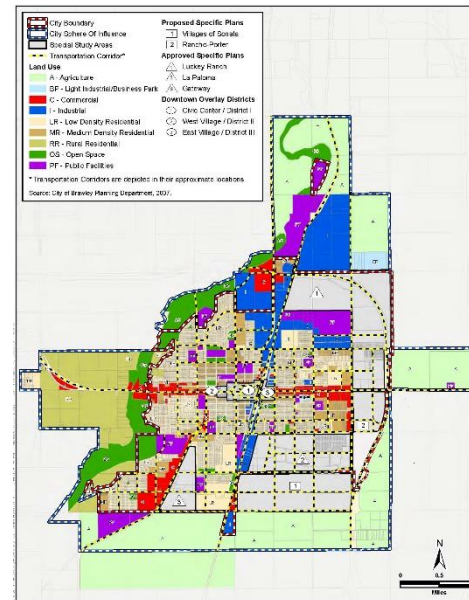
- Growth Projections
 - Increase to 27,939 by 2030 & 29,461 by 2040 (SCAG)
- Public Services
 - Detail for each public service
- Phasing Projections
 - Timing to provide services
- Financing
 - How City pays for each public service



5c.3

Differences from 2018 to 2026

- Addition of RLL, Rio Vista, and the Brawley Gateway Mixed Use Development
- Buildout population
- Projections of services
- Specific CIP Projects



5c.3

Key Issues

- Annexation of Rancho Los Lagos and associated infrastructure into city management and operation, including:
 - Wastewater treatment
 - Water storage and distribution
 - Fire protection
 - Circulation
 - Parks and Recreation
- General Plan land use changes for Rio Vista and Brawley Gateway Mixed Use Development to increase population
- City staffing to service buildout projections

5c.3

4.1 Administrative Facilities

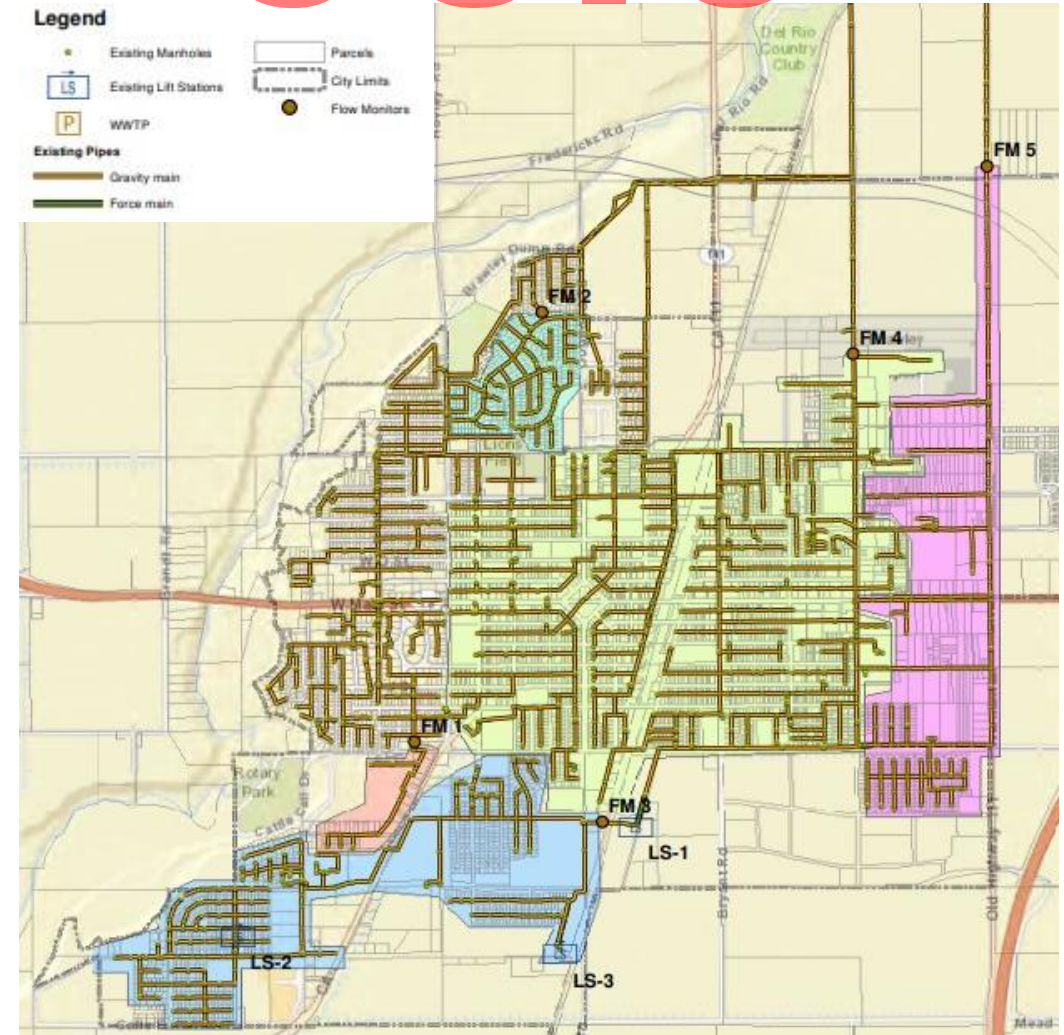
- Recommended Performance Standards
 - 500 - 600 ft² of space per 1,000 residents
 - 0.75 - 1.0 personnel per 1,000 residents
- Existing Facilities and Staff
 - 21,707 ft² of general government facilities (2018 SAP)
 - Are they adequate?
- Future Facilities
 - Need for future facilities and personnel with expected population growth
- Funding
 - General Fund? Development Impact Fees?
 - Other sources?



4.2 Flood Control/Drainage Facilities

5c.3

- Recommended Performance Standards
 - Prevent flood conditions that would adversely affect residences, businesses during a 10-year frequency storm event
 - National Pollutant Discharge Elimination System (NPDES) permit requirements
 - Federal Emergency Management Agency (FEMA) requirements
 - Imperial Irrigation District (IID) requirements
- Existing Facilities
 - 2013 Wastewater Master Plan identified 13 priority Capital Improvement Projects (CIPs) for the sewer/stormwater system.
- Future Demand
 - Funding responsibilities for project-related facilities will remain with developers and will be secured prior to construction.
- Funding
 - Development Impact Fees, General Fund, grants, etc.
 - New sources?



4.3 Fire Facilities

- Performance Standards (NFPA 2020)
 - Response Times
 - First Arriving Engine: 240 seconds (6 min)
 - Full Alarm Assignment: 480 seconds (8 min)
 - City to meet response times 90% of the time
 - Personnel
 - The recommended performance standard for staffing is 1 firefighter per 1,000 population.
- Existing Facilities and Staff
 - 2 fire stations, 18 fire personnel (2018 SAP)
- Future Demand
 - Additional facilities to serve future development through the year 2030 should include two additional fire substations (2018 SAP)
- Funding
 - General Fund
 - Development Impact Fees
 - Has a Development Impact Fee (DIF) study been prepared?
 - New/updated user fees?
 - Community Facilities Districts (CFDs)

5c.3



4.4 Law Enforcement

- Recommended Performance Standards
 - Emergency Response Times
 - 1.5 sworn officers per 1,000 residents
 - 1 non-sworn employee for every 2 sworn officers
 - 1 patrol car for every 2 sworn officers
- Existing Facilities
 - 33 sworn personnel, 14 non-sworn personnel, and 15 patrol vehicles (2018 SAP)
- Future Demand
 - “Size of the police stations in Brawley would not meet the population-based standard based on the projected population in 2030.” (2018 SAP)
- Funding
 - General Fund, Development Impact Fees, grants
 - Community Facilities Districts (CFDs)
 - Development Impact Fee (DIF) Study?

5c.3



4.5 Library Facilities

- Recommended Performance Standards
 - 300 - 600 ft² of library facility space per 1,000 residents
 - 2,500 - 2,750 volumes per 1,000 residents
 - 0.50 public access computers per 1,000 residents
- Existing Facilities
 - City meets the performance standard for library facility space (2018 SAP)
 - Are the facilities and inventory adequate?
- Future Demand
 - Expansion of library to accommodate growth?
 - Available amenities?
 - Shared facilities?
- Funding
 - General Fund, Development Impact Fees, etc.
 - State Public Library Fund (PLF) program



4.6 Parks and Recreation Facilities

5c.3

- Recommended Performance Standard
 - 5 acres of developed public parkland per 1,000 residents
- Existing Facilities
 - Parks totaling 125.77 acres (2018 SAP)
 - 60,600 square feet (sf) of community center facilities (2018 SAP)
 - Are they adequate?
- Future Demand
 - City operates at a deficit of parkland for population (SAP 2018)
 - Shared facilities with schools?
- Funding
 - General Fund, DIFs, Quimby Act, CFDs
 - Development Impact Fee (DIF) Study?
 - Capital Improvement Programs (CIPs)



4.7 Circulation Facilities

- Performance Standards
 - Vehicular Level of Service (LOS) Standards
 - City of Brawley General Plan Circulation Element
- Existing Facilities
 - Is roadway system adequate to accommodate current needs of the City? (2018 SAP)
- Future Demand
 - Are there other improvement projects necessary for accommodating anticipated development? Capital Improvement Program?
- Funding
 - State, ICTC, Development Impact Fees
 - New fees, grants?



4.8 Wastewater Facilities

5c.3

- Performance Standards
 - The State Water Resources Control Board sets a performance standard for wastewater facilities not to exceed 85% capacity.
- Existing facilities
 - 77 miles of sewer lines and pipelines (2018 SAP)
 - Wastewater Treatment Plant (WWTP)
 - Capacity: 5.9 mgd operating at 65% (2018 SAP)
 - Are they adequate?
- Future Demand
 - What is the current average generation from City wastewater customers in mgd? What is the existing peak flow? New facilities?
- Funding
 - User fees
 - Development Impact Fees (DIFs)
 - Community Facilities Districts (CFDs)
 - New sources or bond measures?



4.9 Water Facilities

- Performance Standards
 - Water system pressure, pipeline velocities, storage capacity, supply requirements, and booster station requirements
 - Regional Water Quality Control Board standards
- Existing Facilities
 - Water System and Water Treatment Plant (WTP)
 - Average Day Demand (ADD): 4.84 mgd
 - WTP Capacity: 15 mgd (2018 SAP)
 - Are they adequate?
- Future Demand
 - New facilities? Conservation efforts?
 - Population increase
 - Development of an updated Water Master Plan
- Funding
 - User charges
 - Capital facility charges/fees
 - Development Impact Fees (DIFs)



5c.3

Findings

In Accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, the 2026 City of Brawley Service Area Plan (SAP) meets all the requirements of Section 5601 regarding orderly growth and development, which are essential to the social, fiscal, and economic well-being of a local agency and addresses the key issues for future annexations.

City of Brawley

City Council

April 07, 2026

Agenda Item No 5d



STAFF REPORT

To: City Council
From: Cristhian Barajas, Development Services Director
Prepared by: Cristhian Barajas, Development Services Director
Subject: **Potential Action to Provide City Staff with Feedback and Direction on the Draft Comment Letter Regarding the Imperial County Lithium Valley Specific Plan, Programmatic Environmental Impact Report, and Lithium Valley Construction Workforce Ordinance**

RECOMMENDATION:

Provide City staff with direction prior to formally submitting comments on the County's Lithium Valley Specific Plan (LVSP) and associated Programmatic Environmental Impact Report (PEIR) and Construction Workforce Ordinance (WORRKS)

BACKGROUND INFORMATION:

The Lithium Valley Specific Plan (the Plan), developed by the County of Imperial, outlines a comprehensive framework to transform the Imperial Valley into a hub for renewable energy, mineral recovery, manufacturing, and logistics across 51,662 acres adjacent to the Salton Sea. It creates new land use and zoning regulations to support the mineral recovery and geothermal energy industries, replacing the Imperial County's existing land use and zoning within the Plan Area. The Plan necessitates extensive infrastructure development, including roadways and utilities, to support the workforce and economic growth. The Plan provides land use regulations, development standards, design standards, policies and programs, all informed by feedback from community engagement efforts.

Collaboration with stakeholders, educational institutions, and community organizations was key in the development of the Plan, aligning the initiative with California's clean energy goals and the rising demand for lithium. The Programmatic Environmental Impact Report (PEIR), prepared under California Environmental Quality Act (CEQA) guidelines should assist in expediting development within the Plan area, consistent with CEQA Guidelines Section 15168(c)." (County of Imperial Lithium Valley Specific Plan, p. 2)

Updates to the City of Brawley's forthcoming Service Area Plan 2026 outline the following: "The City witnessed a substantial increase in land development activity between 2000 and 2010. Following the 2008 recession, that growth slowed and the City shifted its focus towards economic recovery and stabilization. In recent years, new opportunities have emerged, particularly with the Lithium Valley Specific Plan, which could introduce a major influx of residents and jobs in Imperial County" (Draft Brawley Service Area Plan p. 13). As such, Brawley is geographically poised to experience the environmental impacts of the LVSP initiative, but is also uniquely positioned to reap its economic and urban development benefits.

Pursuant to CEQA, public agencies, including local jurisdictions, are provided with an opportunity to submit their comments on the environmental review documents of such projects. The County has extended the comment period to April 17, 2026.

City staff have prepared and drafted a comment letter, inclusive of potential considerations for the City of Brawley, covering topics ranging from economic development, housing coordination, fiscal impacts related to the use of local infrastructure, community benefits and local participation, land use, phasing, and ongoing coordination and governance.

The City Manager's Office and other City departments were provided with the opportunity to provide input on the comments to the Plan. The comments also considered comments previously shared by other agencies, community organizations, and Brawley residents.

Due to the scope and significance of the project to the community, City leadership has deemed it important to discuss the comments, ideas, and concerns outlined in the letter prior to formally submitting it to the County, and thus requests that the Brawley City Council provide direction to staff prior to the April 17 deadline to submit comments.

Sources

The Lithium Valley Specific Plan may be found online here: https://imperialcounty.org/wp-content/uploads/2025/02/English_PRDraftLVSP_Executive-Summary-1.pdf

The Programmatic Environmental Impact Report may be found online here: https://imperialcounty.org/wp-content/uploads/2026/01/DRAFT-Lithium-Valley-Specific-Plan-Program-Environmental-Impact-Report_Combined.pdf

The Lithium Valley Construction Workforce Ordinance may be found online here: https://imperialcounty.org/wp-content/uploads/2026/01/Draft-LV-Construction-Workforce-Ordinance_20251230.pdf

FISCAL IMPACT:

There are no fiscal impacts associated with this activity.

ALTERNATIVES:

City Council may opt not to comment on the Specific Plan or any of its associated documents. City Council may also opt to provide modified comments.

ATTACHMENTS:

1. City of Brawley – LVSP PEIR WORRKS Comment Letter

REPORT COORDINATED WITH (other than person preparing the staff report):

Staff, Title or Consultant, Agency

Rebecca Terrazas-Baxter, City Manager, , City of Brawley

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved - 4/3/2026

Approved - 4/3/2026



CITY OF BRAWLEY

5d1
Development Services Department
205 S. Imperial Avenue
Brawley, CA 92227

Building Division
Phone: (760) 344-8622
Fax: (760) 351-2656

Housing Division
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Fax: (760) 351-2656

Planning Division
Phone: (760) 344-8822
Fax: (760) 351-2656

April 8, 2026

Ms. Diana Robinson
Planning Division Manager
Imperial County Planning & Development Services
801 Main Street
El Centro, CA 92243

RE: CITY OF BRAWLEY COMMENTS ON THE COUNTY OF IMPERIAL DRAFT LITHIUM VALLEY SPECIFIC PLAN (LVSP), AND ASSOCIATED PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (PEIR) AND LITHIUM VALLEY CONSTRUCTION WORKFORCE ORDINANCE (WORRKS)

Dear Ms. Robinson and Planning & Development Services Team,

The City of Brawley would like to sincerely thank Imperial County staff for the significant time, effort, and coordination invested in the preparation of the Lithium Valley Specific Plan (LVSP), the associated Programmatic Environmental Impact Report (PEIR), and the Lithium Valley Construction Workforce Ordinance for Recruiting, Retention, Knowledge and Safety (WORRKS).

In particular, the City commends the County for its extensive and meaningful community engagement efforts. The level of outreach and participation achieved is notable and sets a strong precedent for future regional planning initiatives. The City also recognizes and supports the County's broader vision to diversify Imperial Valley's economic base, strengthen local industries, and expand workforce opportunities for residents throughout the region.

The City of Brawley supports any regional endeavor that promotes sustainable economic growth, job creation, and long-term community prosperity. As a primary residential, employment, and service center in North Imperial Valley, Brawley is committed to being a constructive partner in ensuring that these regional efforts are successful, well-coordinated, and beneficial to all communities.

5d.1

The following comments are provided in that spirit of collaboration. Some comments are offered from a technical and implementation standpoint, identifying opportunities where refinements, clarifications, or additional detail may improve the effectiveness of the Plan and associated documents. Other comments are more substantive, highlighting areas the City believes warrant further consideration as part of the County's planning and environmental review processes, particularly where regional impacts may extend to or affect incorporated communities such as Brawley.

The City respectfully requests careful consideration of these comments and welcomes continued coordination with County staff. We remain available to assist in refining assumptions, sharing local planning data, and collaborating on implementation strategies that support both the County and the local communities' goals.

Thank you again for your leadership, dedication, and commitment to advancing this important regional initiative.

Should you have any questions or concerns regarding this communication, please feel free to contact our office at planning@brawley-ca.gov or via phone at (760) 344-8622.

Sincerely,



Cristhian Barajas
cristhian.barajas@brawley-ca.gov
Development Services Director
City of Brawley

POLICY-LEVEL CONSIDERATIONS

In addition to the technical and implementation comments provided below, the City of Brawley would like to offer the following broader policy-level considerations for the County's consideration. These comments are intended to support a shared goal of ensuring that the long-term regional benefits of the Lithium Valley Specific Plan are realized in a manner that is equitable, coordinated, and sustainable for surrounding communities.

Workforce Alignment and Job Accessibility

While the City supports the significant job creation anticipated through the Plan, we recommend further clarification regarding the composition of these jobs, including the balance between construction and permanent positions, as well as required skill levels. This will help support alignment between projected employment opportunities and the existing and future local workforce.

Regional Housing Coordination

Given the scale of projected employment and the limited housing planned within the Plan Area, the City encourages continued collaboration with the County and directly affected communities to explore a coordinated regional housing strategy. This may include identification of potential housing sites, funding mechanisms, and a framework to address anticipated demand.

Fiscal Impacts to Local Jurisdictions

The City recommends further evaluation of potential fiscal impacts on surrounding incorporated cities, including increased demand for public safety, infrastructure, and municipal services. Consideration could be given to exploring funding or cost-sharing approaches, including the potential use of Lithium Excise Tax revenues, to support impacted communities.

Community Benefits and Local Participation

The City encourages continued refinement of the framework for community benefits to help ensure measurable and equitable outcomes for directly affected communities. This may include further clarification of expectations related to local hiring, workforce development, and community reinvestment.

Land Use Balance and Economic Distribution

The City recommends further evaluation of how economic benefits, services, and infrastructure investments may be distributed regionally to help avoid unintended imbalances where surrounding communities primarily serve as residential support areas without proportional investment.

Infrastructure and Service Impacts

The Plan would benefit from additional discussion of how increased regional activity may impact infrastructure and service demands in nearby communities, including traffic circulation, utilities, and public safety services, along with potential strategies to address those impacts.

Phasing and Implementation Coordination

The City recommends consideration of a clearer phasing approach that aligns job creation, infrastructure delivery, housing availability, and workforce development to help minimize strain on surrounding communities.

Ongoing Coordination and Governance

The City supports the establishment of an advisory or oversight body and encourages consideration of formal representation from incorporated cities, including Brawley, to support continued collaboration during implementation.

DRAFT LITHIUM VALLEY SPECIFIC PLAN (LVSP)**1.5 Relationship to the General Plan and Other Planning Documents***Comment 1*

The City of Brawley was unable to locate the County of Imperial’s Environmental Justice (EJ) Element, as referenced in this section. Cross-referencing policy alignment is critical to ensuring consistency across planning documents. The City would appreciate clarification on the status of the Element and, if feasible, encourages its availability prior to certification of the Final PEIR.

Comment 2

Similarly, this section can, where feasible, include references to adjacent communities’ Environmental Justice and Economic Development Elements to further demonstrate alignment with the nearby jurisdictions’ long-term planning efforts, particularly as they relate to regional job centers and environmental quality. The City of Brawley welcomes the opportunity to assist the County with this coordination.

1.9 Community Engagement

The City of Brawley commends the County for its extraordinary efforts in engaging community members. The level of public participation is unprecedented for a project of this magnitude in the region, and this section has the potential to serve as a model for future local and regional initiatives.

Comment 3

The City recommends that the County consider summarizing key themes derived from community input and, where feasible, identifying how the Plan responds to those themes. Given the regional implications of the LVSP, the Plan may discuss whether out-of-region agencies, communities, and organizations—including those in San Diego, Riverside, Yuma, and La Paz counties—were provided opportunities to participate in the engagement process, if not already included.

3.0 Land Use*Comment 4*

The Plan may expand its discussion of Green Industrial, Playas Renewables, Community Opportunity Area, Solar, Playas Restoration, River Corridor, and Conservation land uses to include potential funding sources and incentive programs that may support these specific development types. This information may be incorporated within each respective section or consolidated within Sections 8.2 (Available Development Incentives) and 8.3 (Financing and Funding Mechanisms).

3.4.1 Use Definitions – On-Site Solar*Comment 5*

Given the considerable square footage of building footprints associated with industrial development, the County and Imperial Irrigation District (IID) may consider exploring programs

that allow excess solar production from qualified projects to serve off-site uses (e.g., rights-of-way within the planned area and nearby communities). This would enable such facilities to function as a complementary energy resource, consistent with the intent of the primary Solar land use designation, for example, by installing minimum-glare solar panels on roofs and parking lots.

3.5.4 Data Centers

Comment 6

Clarify whether Data Centers that do not meet Standard Use Conditions would be processed through a Special Use Permit (SUP), particularly in cases where the use would otherwise be permitted by right, or if they would be prohibited.

4.0 Development and Design Standards

4.2.3 Building Materials, Colors, and Finishes & 4.2.4 Landscape

Comment 7

The Plan could benefit from emphasizing the use of locally sourced materials for engineering, architectural, and landscape design where feasible. The County may consider establishing percentage-based targets for projects exceeding a specified square footage threshold.

Comment 8

Additionally, the City recommends evaluating the application of LEED and/or SITES standards for high floor-area-ratio developments, including business centers, office buildings, community recreation facilities, parks, and other significant community landmarks.

5.0 Circulation & Transportation

Comment 9

The Plan may consider illustrating—through maps and supporting tables—how workers without personal vehicles residing in Directly Affected Communities (Bombay Beach, Brawley, Calipatria, Niland, and Westmorland), as identified in the Imperial County Lithium Excise Tax Funding Plan (2024), will access job centers within the Plan Area.

5.6 Circulation and Transportation Goals, Policies, and Programs

Comment 10

Policy CT-22 (Employee Shuttle) indicates that shuttle services will be available at the Niland and Calipatria transit hubs, but does not address service availability for other communities, including Brawley. The Plan may consider establishing objective thresholds for extending shuttle service to additional communities based on workforce distribution.

Comment 11

Furthermore, the City recommends that the County consider establishing a fair-share framework to explore mechanisms for Lithium Valley employers' participation in the funding, subsidization, and/or management of shuttle services (Program CT-6), thereby reducing the financial burden on local jurisdictions.

6.8 Infrastructure Goals, Policies, and Programs

Comment 12

The City of Brawley strongly supports undergrounding existing and future utilities, as outlined in Policy I-34 and referenced in Program HP-3. In addition, modern development standards include consideration of undergrounding irrigation canals in areas designated for non-agricultural and non-restoration uses (e.g., residential, commercial, and industrial development). These practices support nearby communities by maximizing aesthetic resources and enforcing safety standards and orderly development.

Comment 13

Where feasible, consider encouraging private development to contribute to the planning, design, or construction of such improvements. Projects that do not incorporate underground utility strategies may provide a clear justification for infeasibility. Depending on the project's scope, consider notifying nearby jurisdictions of such determinations.

Comment 14

The Plan may also provide additional discussion on the integration of public safety and security systems. At full buildout, the Plan anticipates approximately 40,000-50,000 jobs but only about 278 permanent dwelling units within the Plan Area. This imbalance may result in limited nighttime activity, increased vulnerability of infrastructure and investments, and peak-hour congestion on regional roadways. A substantial daily influx of workers may exceed the capacity of existing regional systems.

The City recommends that the Plan consider strategies such as staggered operating hours, allowing caretaker units by right, and enhancing traffic management and law enforcement presence within the Plan Area, consistent with Policy I-28. The City also recommends outlining programs and partnerships to upgrade local infrastructure in Directly Affected Communities to accommodate the expected population growth.

7.0 Community Health and Prosperity

7.2 Imperial County Programs

Comment 15

The discussion of the Lithium Valley Construction Workforce Ordinance (WORRKS) appears inconsistent with the Good Neighbor Community Benefit Agreement (CBA), particularly regarding Local and Priority Hiring. The CBA suggests this is voluntary, while the WORRKS draft

ordinance presents it as a requirement. The Plan would benefit from clearly clarifying the intended role and enforceability of WORRKS during a project's construction stage.

Comment 16

Additionally, the Plan may clarify whether any incentives or benefits will be available to companies that participate in the County's Good Neighbor CBA.

Comment 17

The City encourages the County to further emphasize mechanisms to promote local hiring, particularly within Directly Affected Communities. The City recommends that the County consider establishing clear expectations, thresholds, and reporting requirements for local hiring, particularly for medium- to large-scale development, similar to the framework outlined in the WORRKS ordinance.

7.4 Community Health and Prosperity Goals, Policies, and Programs

Comment 18

The PEIR identifies County PDS to lead the planning of career centers. However, the Plan may clarify whether County staff will operate the career centers identified in Programs HP-10 and HP-11. If local jurisdictions or non-profit organizations are expected to lead these efforts, the County can pursue partnerships to fund and support staffing and operations.

Comment 19

Additionally, the Plan would benefit from a more comprehensive discussion of how Lithium Valley industries, as innovation hubs, will directly benefit surrounding communities beyond job creation and tax revenues. Potential strategies may include partnerships that reduce costs for lithium-based technologies, broadband services, recycling programs, and other locally produced goods and services.

8.0 Implementation

8.1.3 Discretionary Review Process

Comment 20

The Plan could benefit from further clarification on how County Special Use Permits (SUPs) differ from Conditional Use Permits (CUPs), including whether SUP applications will be reviewed administratively or referred to the Planning Commission.

Comment 21

The City also recommends that the County consider establishing an independent advisory body to provide ongoing input on the implementation of the LVSP. This body could include representatives from local communities and industry stakeholders—particularly from Directly Affected Communities—and may be activated after a defined period (e.g., five years post-adoption) or upon reaching key development milestones.

Such a structure would help ensure continued local involvement in the evolution of the Specific Plan and maintain alignment with community priorities over time.

Appendix A - Community Engagement Tracking

Comment 22

Update the document to reflect recent Brawley City Council presentation(s).

Appendix B - Recommended Landscape Plant Palette

Lithium Valley is uniquely positioned to serve as a gateway to the Imperial Valley, reflecting the region's desert and Mediterranean landscapes. As such, landscape elements may be envisioned in a manner consistent with other ongoing planned efforts in nearby communities to maximize aesthetics, water efficiency, and functionality.

Comment 23

Further specify *Chilopsis linearis* ‘Art’s Seedless®’ and ‘Sweet Bubba’ cultivars, as these hybrids create less seed pod-related litter.

Comment 24

Do not recommend *Muhlenbergia rigens* for “parking area” or “streetscape” planting designs due to its stiff foliage. It may pose a safety hazard when poorly maintained, leading to severe eye injuries, especially for children. A good replacement is *Muhlenbergia capillaris*. Although still stiff, it’s generally softer, with more vibrant colors and better drought tolerance.

Comment 25

Do not recommend any *Opuntia sp.* or similar pricklypear plants for “parking area” or “streetscape” planting designs due to small thorns that may lead to skin irritation.

Comment 26

Include WUCOLS information for Region 6 for all selected plant species.

Comment 27

Consider expanding the descriptions to account for additional uses and applications. For example, dust screening, noise buffer, shade, etc.

Appendix C - Local Mobility Analysis

Comment 28

Please clarify whether the Local Mobility Analysis includes future-year projections for Rancho Los Lagos in the years 2035 and 2050 (having been identified as a Cumulative Project). Consult with the City of Brawley team to request the most up-to-date Traffic Analysis for this development, as its future buildout scenario will significantly influence Brawley mobility projections.

PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (PEIR)**1.5 Impacts Determined to Be Significant***Biological Resources*

Comment 29

Table 1-1 (page 1-16) identifies Significant and Unavoidable impacts related to adverse effects on candidate, sensitive, and special-status species. Mitigation measures MM-BIO-1 through MM-BIO-15 indicate that projects permitted by right under various land uses may still be required to conduct additional biological studies beyond standard project-level analyses, such as traffic, geotechnical, and drainage studies.

The City notes that Program EIRs are intended to provide a comprehensive environmental framework, including baseline biological and hydrological assessments, to inform future project-level decisions and establish clear mitigation expectations. However, the current approach could benefit from further clarification regarding the technical studies conducted during the permitting stage. The City recommends that the PEIR consider conducting and incorporating these baseline surveys so that future projects can rely on a consistent analytical framework.

Comment 30

Alternatively, if substantial additional technical studies remain necessary, the City recommends that the County consider for discretionary review those projects that may require multiple additional resource-related studies, and that information about the Resource Zones is available in the Specific Plan.

Comment 1

Table 1-1 (page 1-50) also addresses potential conflicts with local policies or ordinances protecting biological resources. The City notes that it was unable to access the County's Environmental Justice Element, which may contain relevant data (e.g., tree canopy mapping) or policies related to biological and forestry resource protection.

Greenhouse Gas Emissions

Comment 31

Table 1-1 (page 1-62) identifies Significant and Unavoidable impacts associated with greenhouse gas emissions. The City recommends that the County consider expanding mitigation measures MM-GHG-1 and MM-GHG-4 to incentivize projects within eligible land use categories to meet recognized sustainability frameworks, such as LEED or SITES certification. Additionally, the PEIR could include a reference appendix outlining typical materials and design approaches that satisfy mitigation intent (e.g., surface reflectivity indices, material finishes, and performance over time), providing clearer guidance for applicants and reviewers.

Noise

Comment 32

Table 1-1 (page 1-72) identifies Significant and Unavoidable impacts related to temporary and permanent increases in ambient noise levels. The City recommends expanding the discussion of mitigation measures for operational noise associated with industrial and commercial uses, particularly as they relate to increased truck traffic along existing and proposed routes.

Comment 33

The PEIR may address how these impacts will be managed in relation to existing local noise ordinances, including quiet hours. Potential strategies may include landscape buffers (e.g., vegetation and berms), promoting low-noise technologies such as electric trucks, restricting freight traffic in residential areas, and circulation management measures tied to operational hours.

Population and Housing

Comment 34

Table 1-1 (page 1-74) identifies Significant and Unavoidable impacts related to substantial unplanned population growth. The City considers Mitigation Measure MM-POP-1 adequate but recommends clarifying the language to avoid the perception that responsibility for addressing induced growth is deferred to SCAG and local jurisdictions.

The City welcomes continued partnership with the County to evaluate how surrounding communities may accommodate projected growth, including analysis of growth patterns relative to the Plan's phasing. The City welcomes the County's engagement to identify feasible housing strategies for the anticipated workforce, particularly within Directly Affected Communities.

This issue is especially important given that the Plan anticipates only 278 permanent dwelling units at buildout, which may place considerable pressure on housing demand in surrounding communities. The PEIR would benefit from further clarifying the expected population increase associated with the project. For example, consider providing an estimate on how many of those 40,000–50,000 jobs will result in additional population increase, and discuss how this growth may be accommodated within the County's existing population of approximately 180,000 residents.

Comment 35

Table 1-1 (page 1-74) also identifies "No Impact" related to the displacement of existing housing or residents. However, Policy LU-16 and MM-AG-1 (Mitigation for Prime Farmland, Option 3) acknowledge the potential for agricultural job loss and economic displacement. The City recommends further clarification to reconcile these conclusions and provide a more comprehensive discussion of potential displacement impacts to the agricultural workforce, including local farmers and related economic activity.

Comment 36

Additionally, the PEIR would benefit from clarifying how "substantial displacement" is defined within the context of the region's relatively low-density rural environment, as this threshold is not clearly addressed in Section 4.14.3.

Recreation

Comment 37

Table 1-1 (page 1-76) identifies Less Than Significant impacts related to increased use of recreational facilities. The City recommends that the PEIR expand its recreation needs assessment to evaluate whether the Plan could place additional demand on nearby regional and local recreational resources.

For example, in addition to well-established recreational areas such as Anza-Borrego Desert State Park, Salton Sea State Recreation Area, Sonny Bono National Wildlife Refuge, SVRA and OHV staging areas, as well as local parks, campgrounds, RV sites, and community centers, the Plan and PEIR may consider expanding the definition of rural recreation to include cultural and tourism destinations such as Bombay Beach, Salvation Mountain, Slab City Hot Springs, and the New Mud Pots, consistent with broader rural recreation planning approaches (e.g., Los Angeles County Parks Needs Assessment Plus, 2016).

Comment 38

The PEIR does not clearly identify the anticipated number of permanent residents within the Plan Area or the number of parks and recreational facilities to be developed. Given SCAG growth projections and the addition of 40,000–50,000 jobs, cumulative impacts to recreational facilities may become significant.

Comment 39

The City further recommends that the document specify how large industrial and commercial developments (those with over 200 employees) incorporate dedicated community spaces. For example, as part of their conditions of approval, along with spatial and amenities requirements. If sized correctly, these spaces could provide recreational opportunities proximate to employment centers while minimizing impacts to conservation areas and reducing travel demand to Community Opportunity Areas.

7.0 Cumulative Project List

Comment 40

The City recommends that the following City of Brawley projects be included in the “Lithium Valley Specific Plan and PEIR – Cumulative Projects” list (starting on page 7-4):

- La Paloma
- Gateway District
- Rancho Porter

These projects are available through the City of Brawley Planning Division’s Long Range Planning webpage:

<https://www.brawley-ca.gov/departments/development-services/planning/long-range-planning>

LITHIUM VALLEY CONSTRUCTION ORDINANCE (WORKS)**3.0 Definitions***Covered Projects*

Comment 41

Covered Projects may consider addressing public and public-private partnership projects, particularly where there are opportunities to employ local workers in activities such as cultural resource preservation, dust suppression, habitat restoration, native riparian restoration, and environmental mitigation projects. As the Specific Plan identifies a considerable amount of land dedicated to these uses, these activities may result in a cluster of construction projects of meaningful scale.

If not already considered, the ordinance could benefit from coordination with participating agencies, including the State, to ensure alignment with existing workforce development and local hiring policies.

Comment 42

Additionally, the County may consider outlining exceptions for smaller-scale private construction projects, where compliance with all ordinance requirements may be less feasible. Examples may include retail, restaurants, small shops, minimarkets, and office uses, unless such projects are part of a larger common plan of development.

Local Workers

Comment 42

The City recommends evaluating an additional category, such as “Immediate Workers,” defined as workers residing in Directly Affected Communities, as identified in the County’s 2024 Lithium Excise Tax Funding Plan.

The City encourages exploring an additional threshold (e.g., 3–5%) for hiring “Immediate Workers,” in addition to the existing Local Workers requirement. This will help ensure that Directly Affected Communities receive targeted employment benefits. Alternatively, a defined portion of the existing 40% Local Workers threshold could be reserved for this group.

5.0 Local Hire

Comment 43

As identified in the County’s Lithium Excise Tax Funding Plan, Directly Affected Communities are geographically closer to lithium resources and are expected to experience greater impacts from associated infrastructure and development. While SB 125 applies specifically to lithium extraction, other developments can also create social and economic benefits for these communities, including enhanced access to construction employment opportunities.

Comment 44

The ordinance could benefit from further clarification of what constitutes a “good faith” effort. The City recommends that the County consider identifying specific steps, conditions, or

performance measures, including minimum job advertisement and outreach requirements. For example, employers may be required to post job openings in local newspapers, on employment platforms, and through coordination with local economic development agencies or workforce organizations.

8.0 Workforce Implementation Plan

Comment 45

The Workforce Implementation Plan offers a unique opportunity to address housing, transportation, and logistical needs for out-of-County and non-local construction workers.

This may include, but is not limited to:

- Temporary relocation incentives
- Homebuyer or rental assistance programs
- Identification of available housing districts or partnerships with local agencies

Comment 46

Additionally, Workforce Implementation Plans can help anticipate and address transportation and mobility considerations by including:

- Commuter incentives
- Primary travel corridors
- Anticipated construction-related traffic volumes and routes

Providing these estimates will support coordination with regional and local agencies and help inform infrastructure and service planning.

9.0 Mandatory Data Collection Requirements

Comment 47

The City recommends that the County consider publishing annual reports summarizing workforce data collected under this ordinance. These reports would provide valuable insight into employment trends and support municipalities and regional agencies in future planning efforts.

GENERAL COMMENTS

Education & Training

Comment 48

Besides transit route options, the documents do not address in detail the education programs as currently outlined on the LVSP webpage, which positions Imperial Valley College and the San Diego State University regional campus as industry education hubs. Please consider describing in the webpage or documents how the County is partnering “[...] with local educational entities including San Diego State University and Imperial Valley College to ensure training is available to enter the industry at all levels.”

Regional Industry Priority

Comment 49

The draft documents may consider prioritization, placement, and incentive programs for industries within the State, particularly those residing and operating within the Imperial Valley.

Transparency & Engagement

Comment 50

The City of Brawley recommends that the Lithium Valley initiative consider implementing a project map and tracker post-adoption for easy reference and to stay informed about what's happening in the region.

Comment 51

The City of Brawley recommends that the Specific Plan consider ongoing post-implementation community engagement strategies to continue informing the Plan beyond public participation requirements for project-specific discretionary approvals.

Comment 52

Lastly, the City respectfully requests that the County consider involving local jurisdictions in the periodic amendments and annual reports efforts on the Specific Plan implementation.



City Council

April 07, 2026

Agenda Item No. 5e

STAFF REPORT

To: City Council
From: Rebecca Terrazas-Baxter, City Manager
Prepared by: Rebecca Terrazas-Baxter, City Manager
Subject: **Informational: Overview of Process and Impacts Related to Potential Street Renaming (Cesar Chavez Street)**

RECOMMENDATION:

This is an information item only.

Receive and file the presentation providing an overview of:

- Background and context regarding consideration of a potential street renaming;
- The City's adopted process for renaming a street, with emphasis on inhabited streets; and
- The potential impacts and considerations associated with renaming an inhabited street.

No formal action is being requested at this time.

BACKGROUND INFORMATION:

Recent national media coverage and broader public discourse have prompted renewed discussion in some communities regarding public assets named after historical figures. As part of this broader context, the City has received inquiries related to Cesar Chavez Street.

At this time, no formal application to rename the street has been submitted. The City Council has directed staff to provide an informational presentation in open session to outline the process, requirements, and potential impacts associated with a street renaming, should the Council wish to consider such an action in the future.

Across jurisdictions, agencies have taken varied approaches to similar issues, often emphasizing the importance of transparent, process-driven decision-making, meaningful community engagement, and careful consideration of impacts to directly affected stakeholders.

POLICY FRAMEWORK

The City's Street and Facility Naming Policies and Procedures, amended February 15, 2022 (Attachment 1), establish a formal framework for naming and renaming streets.

The policy explicitly states that street renaming should generally be avoided—particularly for inhabited streets—due to the potential for disruption and inconvenience to residents, businesses, and service providers.

Inhabited Street Determination

Cesar Chavez Street qualifies as an inhabited street, as it serves existing residential, commercial, and institutional uses. As such, the most stringent requirements of the policy apply.

5e

PROCESS TO RENAME AN INHABITED STREET

Pursuant to City policy, renaming an inhabited street is at the sole discretion of the City Council and requires the following:

1. Formal Application
 - Submission of a completed application to the Planning Division.
2. Petition Requirement
 - Demonstrated support from greater than 75% of affected property owners and business owners.
3. Public Hearing
 - Consideration at a duly noticed public hearing before the City Council.
4. Name Eligibility Standards

Proposed names must:

- Not conflict with existing street names;
- Not be promotional or advertising in nature;
- Not be derogatory or discriminatory;
- Comply with City naming conventions.

5. Additional Requirements (if applicable)

If the proposed name honors a person or organization:

- Notarized consent (or next of kin if deceased);
- Documentation of contributions and significance.

Applicability to City-Initiated Requests

If the City Council initiates consideration:

- The City functions as the applicant;
- All requirements, including the >75% petition threshold, remain applicable;
- A public hearing is still required;
- Council would need to identify a funding source if the City elects to absorb associated costs.

AFFECTED PROPERTIES

Based on preliminary review, Cesar Chavez Street includes approximately:

- 54 total addresses, including:
 - 42 residential properties
 - 9 apartment units across multiple buildings
 - 2 commercial/business properties
 - 1 educational use

To meet the policy threshold, approximately 41+ property/business owners would need to support the renaming.

IMPACTS OF RENAMING AN INHABITED STREET



Renaming an inhabited street presents a range of impacts across three primary groups: the City, the applicant, and affected stakeholders.

1. Impacts to the City

If a renaming is pursued, the City would incur administrative, operational, and implementation responsibilities, including:

Administrative Activities

- Application intake and review
- Petition verification and ownership validation
- Staff report preparation and agenda coordination
- Public noticing and hearing administration

Operational Activities

- Coordination with emergency services and regional agencies
- Updates to GIS, addressing systems, and internal databases
- Coordination with the United States Postal Service and utility providers
- Updates to mapping and navigation systems

Physical Implementation

- Removal and replacement of street signage
- Installation of new signage and hardware
- Field verification and implementation

2. Impacts to the Applicant

Third-Party Initiated Requests

- Applicant is responsible for all costs, including:
 - Administrative processing
 - Petition development and circulation
 - Notarization and documentation
 - Outreach efforts

City-Initiated Consideration

- The City assumes the role of applicant
- Council must identify a funding source
- Staff resources would be required to facilitate petition gathering and coordination

Time and Effort

- Direct engagement with affected stakeholders is required
- Achieving the >75% threshold may be time-intensive

3. Impacts to Residents, Businesses, and Property Owners

Administrative & Legal Updates

- Driver's licenses and identification
- Property records and legal documents
- Voter registration and official records

Business Impacts

- Updates to licenses and permits
- Changes to signage, branding, and marketing materials
- Notification to customers and vendors

Operational Considerations

- Emergency response system updates
- Temporary confusion during transition

Mailing & Service Impacts

- Address updates for financial accounts, subscriptions, and service providers
- Coordination with delivery providers and carriers
- Transition period during which both old and new addresses may be in use

Mailing and Address Transition Considerations

Based on coordination with the United States Postal Service, a street name change would be implemented through a centralized update process initiated by the City following any formal City Council action.

If a renaming were approved:

- The City would submit required documentation to USPS, including the adopted resolution, updated mapping, and affected address list;
- USPS would update its national address database following receipt of the City's submittal;
- Residents and businesses would not be required to submit individual change-of-address requests, as they are not relocating.

Transition Period:

- Mail delivery would continue for both the old and new street names during a transition period (generally up to one year);
- This allows property owners sufficient time to update addresses with financial institutions, service providers, government agencies, and personal records.

While mail delivery continuity is maintained during this transition period, property owners and businesses remain responsible for updating their address information across personal, legal, and commercial records.

ILLUSTRATIVE COMMUNITY AND STAKEHOLDER ENGAGEMENT APPROACH (IF DIRECTED)

If the City Council were to consider initiating a street renaming process in the future, staff could implement a structured, two-tiered engagement approach consistent with City policy:

1. Policy-Required Engagement (Mandatory)

- Direct outreach to all affected property and business owners;
- Circulation of a formal petition to demonstrate required support (>75%);
- Verifiable documentation of stakeholder responses.

2. Supplemental Community Engagement (Advisory)

To promote transparency and broader community input, the City Council may elect to supplement required outreach with one or a combination of the following:

- Community meetings;
- Online surveys or feedback tools;
- Outreach to local organizations and stakeholders.

These supplemental efforts would be informational and advisory in nature and would not replace formal policy requirements.

This section is provided for illustrative purposes only to inform Council discussion. No direction to initiate outreach is being requested at this time.

CONCLUSION

This item is intended to provide the City Council and the public with a clear understanding of the City's adopted policies, procedural requirements, and potential impacts associated with renaming an inhabited street.

No action is being requested at this time. Any future consideration of a street renaming would require a separate action and adherence to all applicable policy requirements.

FISCAL IMPACT:

There is no direct fiscal impact associated with this informational report.

If a street renaming process is pursued in the future:

Costs are typically borne by the applicant

If City-initiated, Council would need to identify a funding source

Planning-level estimates indicate potential City costs may range from: \$25,000 to \$45,000, depending on scope and implementation requirements.

ALTERNATIVES:

As this item is informational in nature, no formal action is required. However, for context, the City Council could consider the following potential options at a future meeting:

1. Take No Action

The City Council may elect not to pursue a street renaming. No further staff action would be required, and the existing street name would remain unchanged.

2. Request Additional Information

The City Council may direct staff to return with additional analysis, including refined fiscal impacts, legal considerations, or further coordination with external agencies.

3. Initiate the Formal Street Renaming Process

The City Council may direct staff to proceed with the formal process outlined in the City's adopted policy, including application processing, stakeholder outreach, and petition verification requirements.

Any of the above actions would require a separate agenda item and formal direction from the City Council.

ATTACHMENTS:

1. Street and Facility Naming Policies and Procedures (Amended February 15, 2022)

REPORT COORDINATED WITH (other than person preparing the staff report):

Emmet Fried, Assistant to the City Manager
Rom Medina, Director of Public Works and Operations
Cristhian Barajas, Development Services Director

REPORT APPROVAL(S):

Staff, Title or Consultant, Agency

Silvia Luna, Finance Director

Rebecca Terrazas-Baxter, City Manager

Status – Date of Status

Approved – 4/3/26

Approved – 4/3/26



City of Brawley

Development Services Department
Planning Division
205 S. Imperial Avenue, Brawley CA 92227
(760) 344-8822

5e.1

Street and Facility Naming Policies and Procedures

Purpose: These policies and procedures were drafted with the intent to create a living document outlining for developers and the public our decision-making process when approving street names and the process to change existing street names or facility names.

STREET NAMING PROCEDURES FOR NEW STREETS

1. *Process* Street Names shall be subject to approval by the Planning Director and/or Public Works Director as part of the subdivision process. The Director may review and accept, in accordance with these standards, any street name that is proposed. The Director, when requested by the subdivider, may originate street name(s) as needed. Approved street names shall be shown on the final plat of the subdivision.
2. *Standards.*
 - a. Street names shall not conflict with or duplicate any existing street name within the City of Brawley or the Sphere of Influence. Conflict may be based on the following; close pronunciation to another street name, street name is too difficult to pronounce, street names with undesirable meanings or connotations, and street names with language translation problems.
 - b. New streets which are extensions of, or obviously in alignment with, existing streets shall bear the name of the existing street name.
 - c. Cul-de-sac streets having six (6) or more lots fronting on them, or that have more than one hundred fifty (150) feet or more in length measured from the center line of the intersecting street to the center of the turnaround, shall have street names assigned to them. All other cul-de-sacs, inlets or eyebrows shall carry the street name, suffix, and house numbering sequence of the main street.
 - d. Street names shall contain suffixes according to the standards listed below within the City Limits. A street name suffix of "Road" shall not be used as this indicates County jurisdiction and can interfere which emergency public safety calls:

General Direction of Street	Street Length 1,000' or more	Street Length Less than 1000'
North & South	Avenue	Court
East & West	Street	Place
Diagonal	Drive	Way
Curving	Drive	Lane or Circle

- e. Arterials with a right-of-way width of greater than one hundred (100) feet with a landscaped median dividing the roadway that is contiguous and not limited to a single subdivision, and frontage roads within a Freeway right-of-way shall be assigned the suffix of Boulevard if North/South and Parkway if East/West.

STREET RENAMING REQUIREMENTS

Street renaming in general should be avoided, but the City does recognize that there may be a need to do so. The following section provides the guidelines to renaming a street, and differentiates between uninhabited and inhabited streets. A street is defined as uninhabited if there is no dwelling or building being serviced by an established address that has already been assigned formally by the Planning Division. Any other scenario will consider a street to be inhabited. Be advised that the applicants shall be responsible for any street name change that results in an expense to the City. The City will not consider changing the suffix of a street.

Uninhabited Streets

Changing the name of uninhabited streets shall be streamlined at the discretion of both the Planning Division and the Public Works Department as long as the following criteria is met:

1. Completed Application is received by the Planning Division.
2. The application is signed and notarized by all property owners affected by the name change. Proof of ownership must also be submitted.
3. The proposed new name is not the first, middle, and/or last name of a person, an organization, advertising, could be construed as discriminatory or violates the standards noted above in the street naming requirements.

If the aforementioned criteria is not met approval of the name change shall be at the discretion of the City Council at a formal public hearing. The following shall also be required in addition to the fully executed application:

1. The application is signed by at least half of all property owners affected by the name change. Proof of ownership must also be submitted.
2. If the proposed name change is the name of a person or an organization the following is required:
 - a. A notarized statement from the proposed person or the organization agreeing to the name change. If the person is deceased, the statement should include relationship to the proposed person's name and should be a spouse, legal partner or a child.
 - b. A written statement from the applicant(s) describing the contributions to the City of Brawley the person or organization provided and its significance.

Inhabited Streets

Changing the name of inhabited streets should be avoided as it may lead to confusion and/ or become an inconvenience to residents, business and utilities. Approval of the name change of an Inhabited Street shall be at the sole discretion of the City Council at a public hearing. The following shall be required:

1. Completed Application is received by the Planning Division.
2. A petition must be circulated to a majority of property owners. The petition must have support from more than **75%** of property owner's and business owners.
3. Proposed name must not be considered advertisement, be construed as derogatory, or violate the standards noted above in the street naming requirements.
4. If the proposed name change is the name of a person or an organization the following is required:
 - a. A notarized statement from the proposed person or the organization agreeing to the name change. If the person is deceased, the statement should include relationship to the proposed person's name and should be a spouse, legal partner or a child.
 - b. A written statement from the applicant(s) describing the contributions to the City of Brawley the person or organization provided and its significance.

FACILITY RENAMING PROCEDURE

Facility Naming Procedure Requests for renaming existing City facilities or naming new City facilities may be initiated by any person or group and submitted to the appropriate Board/Commission or City Council as follows:

- Parks and Recreation - Parks and recreation facilities.
- Library Board – Libraries.
- City Council – Other Buildings or Facilities.

Prior to submitting application to the appropriate City department, the applicant or group requesting the name change shall contact said department to discuss any additional submittals they may see fit. Name changes previously approved or dedicated to an individual will not be considered.

The request for renaming existing facilities or naming new facilities must be reviewed by the designated Board/Commission prior to consideration by the City Council. The recommendation by the designated Board/Commission shall be submitted to the City Council for final action. A public hearing before the Board/Commission and/or City Council shall be held with proper notice of the hearing. Recommendation by the Board/Commission does not mean final approval by the Council. All costs associated with a request for renaming a city facility shall be borne by the applicant and will be computed by city staff.



City of Brawley

Facility and Street Name Change Application

Select one of the following:

☐ Uninhabited Street

☐ Inhabited Street

☐ Facility

1. Lead Applicant/Group Requesting change: _____

2. Address: _____

3. Phone Number: (____) ____ - _____

4. E-Mail: _____

5. Current Street Name: _____

6. Proposed Street Name: _____

7. Reason Requesting Name Change:

The lead applicant or group recognizes they are responsible for the payment of implementation fees and/or charges for services the City will incur during the name changing review, approval and/or implementation process; even if the request is not approved by the appropriate body.

INITIAL: ____

The lead applicant or organization recognizes that all the information provided on this application and in any supporting document is true.

INITIAL: ____

The lead applicant or organization certifies that the proposed name change does not violate any of the guidelines set forth in the appropriate naming procedure.

INITIAL: ____

SIGNATURE

DATE