

DATE SUBMITTED December 22, 2025  
 SUBMITTED BY Community Development Director  
 DATE ACTION REQUIRED January 7, 2026

COUNCIL ACTION (X)  
 PUBLIC HEARING (X)  
 REQUIRED  
 RESOLUTION (X)  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: THE VACATION OF THE PUBLIC RIGHT-OF-WAY PORTION OF O STREET BETWEEN 1<sup>ST</sup> STREET AND 2<sup>ND</sup> STREET

1. Adoption of Resolution No 2026-01, Approving the vacation of a public right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street within the City of Imperial

DEPARTMENT INVOLVED: Community Development Department

BACKGROUND/SUMMARY:

See attached Staff Report.

FISCAL IMPACT: N/A

ADMIN SERV INITIALS VMS

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. 2026-01.

DEPT. INITIALS OM

MANAGER'S RECOMMENDATION: approve

CITY MANAGER'S INITIALS ATM

MOTION:

SECONDED: APPROVED ( ) REJECTED ( )  
 AYES: DISAPPROVED ( ) DEFERRED ( )  
 NAYES:  
 ABSENT: REFERRED TO:



# Staff Report

Agenda Item No.

**To:** City of Imperial Planning Commission

**From:** Yvonne Cordero

**Date:** December 23, 2025

**Subject:** O Street Abandonment between 1<sup>st</sup> Street and 2<sup>nd</sup> Street

## Summary:

<b>Applicant:</b>	Raul Parra
<b>Project Description:</b>	Vacation of O Street between 1 <sup>st</sup> Street and 2 <sup>nd</sup> Street
<b>Zoning:</b>	Rail Served Industrial (I-2)
<b>General Plan:</b>	Industrial Zone
<b>Environmental:</b>	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
<b>Recommendation:</b>	Approve, subject to conditions.

## **Background**

Raul Parra, owner of Imperial Truss & Lumber, is requesting the abandonment of the portion of O Street between 1st Street and 2nd Street to support the expansion of his operations. Mr. Parra recently completed a lot merger, combining four parcels into one to accommodate the construction of twelve new office suites. The street abandonment is a key component of the project, as the additional area will provide the necessary space for on-site parking to serve the planned development. Mr. Parra owns eight parcels in the surrounding area, and this investment is part of a broader effort to revitalize and modernize the Rail-Served Industrial Zone. The project reflects the City's goals of encouraging economic growth, attracting new professional services, and improving the district's overall functionality and appearance.



as a whole is not designated as a Major or Secondary Arterial and has not been built to its full capacity. All parts of O Street are classified as local streets, meaning they are not crucial for traffic flow. P Street, to the East of O Street, is classified as a secondary arterial and has enough capacity to handle any increased traffic resulting from the abandonment of any portion of O Street, and will not disrupt local circulation.

The project aligns with the General Plan's Land Use Element by promoting economic growth and development within the Rail-Served Industrial Zone. The abandonment of the proposed portion of O Street ensures adequate parking spaces for the planned office suites. Once the project is finalized, it will help attract a more diverse business community, encourage redevelopment and revitalization, and foster economic prosperity while also enhancing the area's aesthetics.

The City of Imperial's Planning Commission held a public hearing on September 24, 2025, for this project and adopted Resolution PC2025-12, confirming its conformance with the City's General Plan. Resolution 2025-53 was adopted at the December 3, 2025, City Council meeting, declaring the City's intent to vacate the public right-of-way portion of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street. This public hearing marks the third and final phase of the right-of-way vacation for O Street, between 1st and 2nd Streets.

### **Environmental Compliance**

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15305 (Class 5) – Minor Alterations in Land Use Limitations.

### **Public Notification**

The public hearing scheduled for January 7, 2026, was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation, on December 25, 2025. An Intent to Vacate Public Hearing Notice was sent to all property owners within 300 feet of the proposed vacation site, and an Intent to Vacate Notice of Public Hearing was posted at the proposed vacation site on October 24, 2025.

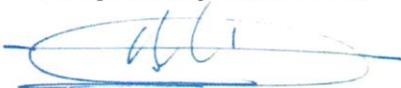
### **Recommendation**

Staff recommends that the City Council conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends the adoption of Resolution 2025-53, approving the City of Imperial's intent to vacate the public right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street.

### **Attachments**

- Attachment A - Draft Resolution 2026-01

Respectfully submitted,



Othon Mora, MCM, CBO  
Community Development Director

## **ATTACHMENT A**

### **DRAFT RESOLUTION NO 2026-01**

#### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA, APPROVING THE VACATION OF THE PUBLIC RIGHT-OF-WAY PORTION OF O STREET BETWEEN 1<sup>ST</sup> STREET AND 2<sup>ND</sup> STREET WITHIN THE CITY OF IMPERIAL**

**WHEREAS**, the City of Imperial declares its intention to vacate the right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street for economic growth pursuant to the provisions of the Streets and Highways Code Section 8308 thereof; and

**WHEREAS**, the City of Imperial Planning Commission adopted Resolution PC2025-12 and concluded that the right-of-way vacation of the portion of O Street between 1st Street and 2nd Street is in conformity with the City's adopted Circulation Element of the General Plan; and

**WHEREAS**, the finding of conformance with the General Plan is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15305 (Class 5) for Minor Alterations in land Use Limitations; and

**WHEREAS**, pursuant to the provisions of the California Streets and Highway Code, Section 8320 et seq., the City Clerk of the City of Imperial has administratively scheduled a hearing for the City Council to consider ordering the vacation of the portion of O Street between 1st Street and 2nd Street; and

**WHEREAS**, upon hearing and considering all testimony and arguments, examining and analyzing the information submitted by staff and considering any written and oral comments received, the City Council considered all facts relating to the project; and

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

- A) The City Council proposes to vacate the portion of the right-of-way described herein subject to the Conditions of Approval provided in Exhibit A; and
- B) A public hearing was duly noticed in accordance with the Streets and Highway Code Section 8322 and 8323 and held at the City Council Chambers located at 200 West 9<sup>th</sup> Street, Imperial, California on January 7, 2026, at 7:00 P.M., or as soon thereafter; and
- C) The City Council finds, from all the evidence submitted, that the vacation of the right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street is consistent with the City's adopted General Plan and is unnecessary for present and prospective public use.
- D) That based on the evidence presented, the City Council hereby **APPROVES the vacation of the right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street.**

**PASSED, ADOPTED, AND APPROVED** by the City Council of the City of Imperial, this  
7<sup>th</sup> day of January 2026.

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Ida Obeso-Martinez  
Mayor

ATTEST:

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Kristina Shields  
City Cler

**EXHIBIT A**

**CONDITIONS OF APPROVAL  
FOR O STREET ABANDONMENT  
1<sup>ST</sup> STREET TO 2<sup>ND</sup> STREET**

1. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
2. The Developer/Applicant shall pay all applicable impact and capacity fees.
3. The Right of Way Abandonment does not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
4. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Right of Way Abandonment. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the Right of Way Abandonment, including any claim for private attorney general fees claimed by, or awarded to any party from the City.
5. All conditions of approval for this Right of Way Abandonment shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Community Development Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.
6. All storage of materials waiting or to be worked on shall be stored within the building during the time that the business is not open for business. There shall be no outdoor storage of materials.
7. If the Community Development Department finds and determines that the Applicant or successor-in-interest has not complied or cannot comply with the terms and conditions of approval, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide the Applicant with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) the Applicant fails to comply, and/or (2) the Applicant cannot comply with the conditions of approval, then the matter shall be referred to the Planning Commission for modification, suspension, or termination, or to the appropriate enforcement authority.

8. Department Comments

**Public Services**

- a) Right of Way Abandonment of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup> Street is recommended at the requester's expense.

**Community Development**

- b) Prior to recordation of the street abandonment, any parcel(s) that would become landlocked or otherwise lose legal access as a result of the abandonment shall be legally merged with an adjoining parcel under the same ownership, or otherwise provided legal access, to the satisfaction of the City. Proof of the recorded merger or access instrument shall be submitted to the City prior to the recordation of the abandonment.
- c) The abandoned right-of-way reverting to an adjacent property owner shall be legally merged with that owner's adjoining parcel prior to the recording of the street abandonment. Proof of all required mergers or legal access instruments shall be submitted to the City prior to recordation.

**Imperial County Fire Department**

- d) Abandonment of any public street presents concerns to the ICFD. Any time a right-of-way is abandoned, it leads to operational challenges in emergency situations and could cause unforeseen issues in the future. The abandonment of portions of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup> Streets does not currently present an issue since it will be used for private enterprise.

9. As between the City and the Applicant, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.

10. The Applicant shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the business.