

DATE SUBMITTED January 27, 2026
 SUBMITTED BY Community Development Director
 DATE ACTION REQUIRED February 4, 2026

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

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT:	DISCUSSION/ACTION: PUBLIC HEARING OF THE CITY COUNCIL TO DISCUSS THE INTENT TO VACATE A PUBLIC RIGHT-OF-WAY PORTION OF O STREET BETWEEN 2ND STREET AND 3 RD STREET WITHIN THE CITY OF IMPERIAL 1. Adoption of Resolution No 2026-03, Approving the City's Intention to Vacate a public right-of-way portion of O Street between 2 nd Street and 3 rd Street within the City of Imperial		
DEPARTMENT INVOLVED:	Community Development Department		
BACKGROUND/SUMMARY:	See attached Staff Report.		
FISCAL IMPACT:	N/A	ADMIN SERV INITIALS	<u>JMS</u>
STAFF RECOMMENDATION:	Staff recommends approval of Resolution No. 2026-03.	DEPT. INITIALS	<u>DM</u>
MANAGER'S RECOMMENDATION:	<u>approve staff recommendation</u>	CITY MANAGER'S INITIALS	<u>JMS</u>
MOTION:	SECONDED: _____ APPROVED () REJECTED () AYES: _____ DISAPPROVED () DEFERRED () NAYES: _____ ABSENT: _____ REFERRED TO: _____		



Staff Report

Agenda Item No.

To: City of Imperial City Council

From: Yvonne Cordero

Date: January 27, 2026

Subject: Vacation of O Street between 2nd Street and 3rd Street

Summary:

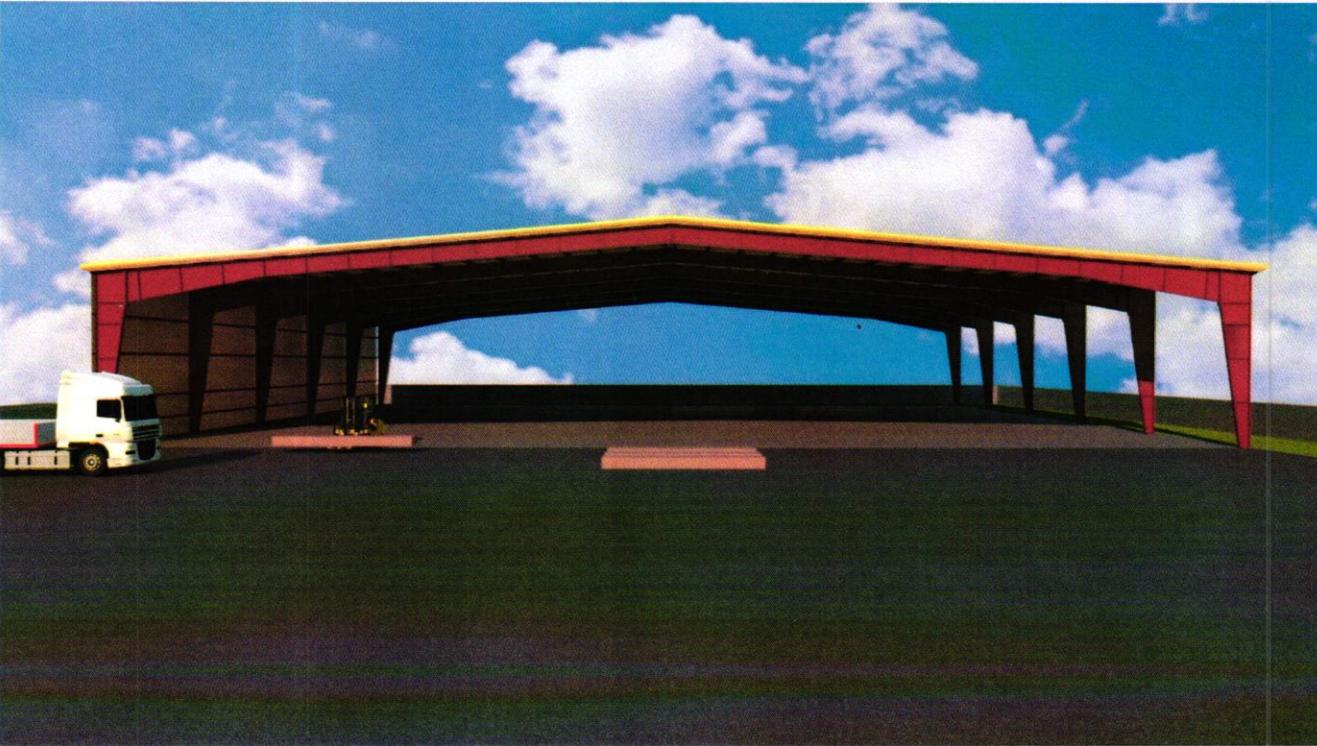
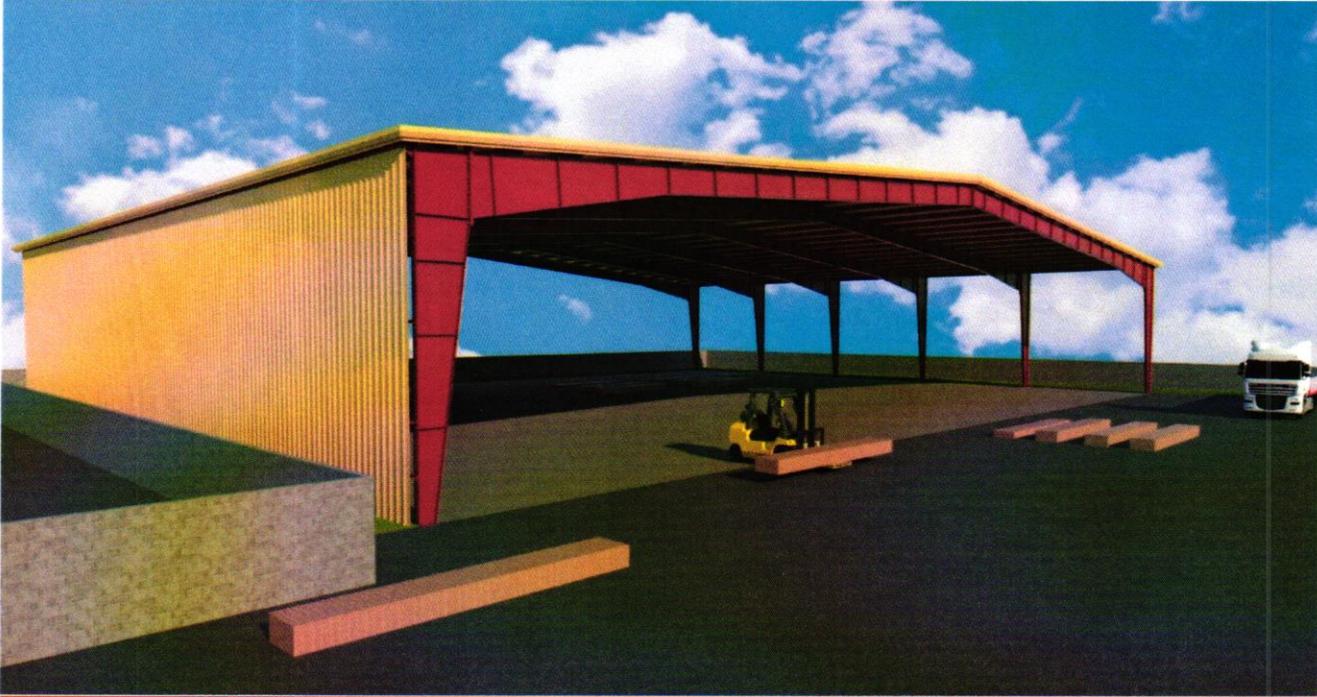
Applicant:	Raul Parra
Project Description:	Vacation of O Street between 2nd Street and 3rd Street
Zoning:	Rail Served Industrial (I-2)
General Plan:	Industrial Zone
Environmental:	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
Recommendation:	Approve, subject to conditions.

Background

Raul Parra, owner of Imperial Truss & Lumber, is requesting the vacation of a portion of O Street between 2nd Street and 3rd Street, covering approximately .55 acres, to support his expansion plans. This street vacation is the second phase of Mr. Parra's development project, which includes office suites and a future lumber storage yard, and is a key component of the overall development plan. Mr. Parra owns the parcels abutting the east and west sides of O Street, with the exception of the southwest corner parcel owned by Tobias Peres Huerta. Staff has confirmed with Mr. Huerta that he has knowledge of the vacation and that half of that portion of O Street abutting his corner property will be merged to his parcel and paid by Mr. Parra. Mr. Huerta is in agreement with the vacation.

This project investment is part of a larger effort to revitalize and modernize the Rail-Served Industrial Zone. The project aligns with the City's goals of promoting economic growth, attracting new professional services, and enhancing the district's overall functionality and appearance.

Future Lumber Storage



Project Location



Discussion/Analysis

California Government Code 65402 stipulates that the City of Imperial cannot vacate or abandon streets unless such actions align with the General Plan. The vacation of O Street between 2nd Street and 3rd Street has been confirmed to comply with the Land Use and Circulation Elements of the General Plan. According to the City of Imperial General Plan Circulation Element, streets are classified based on the traffic levels they are designed to serve. O Street 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 vacation 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 vacation of the proposed portion of O Street ensures adequate parking spaces for the planned office suites. Once the development 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 December 10, 2025, and adopted Resolution PC2025-16, confirming its conformance with the City's General Plan. The first public hearing for the intent to vacate is scheduled before the City Council on February 4, 2026, and the second public hearing to approve the final vacation is scheduled for February 18, 2026.

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 February 4, 2026 was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation, on January 22, 2026. 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.

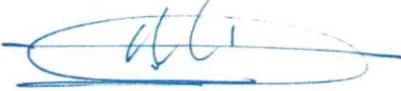
Recommendation

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 2026-03, approving the City of Imperial's intent to vacate the public right-of-way portion of O Street between 2nd Street to 3rd Street.

Attachments

- Attachment A - Draft Resolution 2026-03
- Attachment B – Legal Description and Map

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A

***DRAFT* RESOLUTION NO 2026-03**

RESOLUTION OF INTENTION TO VACATE A PUBLIC RIGHT-OF-WAY

WHEREAS, an owner of property adjoining a city street has requested the City to vacate a portion thereof and has further agreed to pay costs associated therewith; and

WHEREAS, the City Council of the City of Imperial hereby declares its intention to vacate a portion of a right-of-way along O Street, approximately 24,000 square feet; and

WHEREAS, the instant vacation proceeding is being conducted in accordance with Chapter 3, Part 3, Division 9 of the California Streets and Highways Code (Sec. 8320 et seq); and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of the City of Imperial proposes to vacate that portion of the right-of-way described herein.
2. A Public Hearing will be held at the City Council Chambers, 200 West 9th Street, Imperial Avenue, Imperial, CA, on February 4, 2026, at 7:00 p.m. or as soon thereafter as the matter can be heard.
3. This Resolution shall be published in accordance with Streets and Highways Code Section 8322, and notice shall be given in accordance with Streets and Highways Code Section 8323.

PASSED, APPROVED, AND ADOPTED this 4th day of February 2026.

Ida Obeso-Martinez, Mayor

ATTEST:

Kristina Shields
City Clerk

ATTACHMENT B

EXHIBIT "A"
RIGHT OF WAY ABANDONMENT
LEGAL DESCRIPTION

A PORTION OF "O" STREET DEDICATION TO THE TOWN OF IMPERIAL MAP, IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 7, ON FILE IN BOOK 1, PAGE 6 OF OFFICIAL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7 OF BLOCK 134 OF SAID MAP NO. 7, WHICH IS **THE TRUE POINT OF BEGINNING (TPOB)**;

THENCE EAST 80.00 FEET ALONG THE SOUTH LINE OF THIRD STREET TO THE NORTHWEST CORNER OF LOT 1 OF BLOCK 133 OF SAID MAP NO. 7;

THENCE SOUTH 300.00 FEET ALONG THE EAST LINE OF "O" STREET TO THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 133;

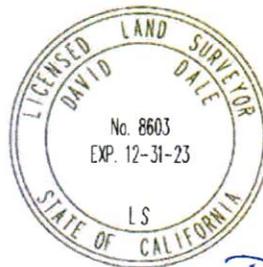
THENCE WEST 80.00 FEET ALONG THE NORTH LINE OF FIRST STREET TO THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 134;

THENCE NORTH 300.00 FEET ALONG THE WEST LINE OF "O" STREET TO THE NORTHEAST CORNER OF LOT 7 OF BLOCK 134 AND ALSO BEING **THE TRUE POINT OF BEGINNING**.

THE ABOVE LAND DESCRIBED AREA CONTAINS 24,000 SQ. FT. (0.55 ACRES MORE OR LESS).

SUBJECT TO ALL COVENANTS, EASEMENTS, AND AGREEMENTS OF RECORDS.

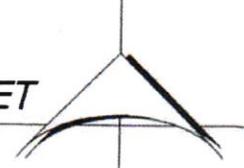
SHOWN ON EXHIBIT "B" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.



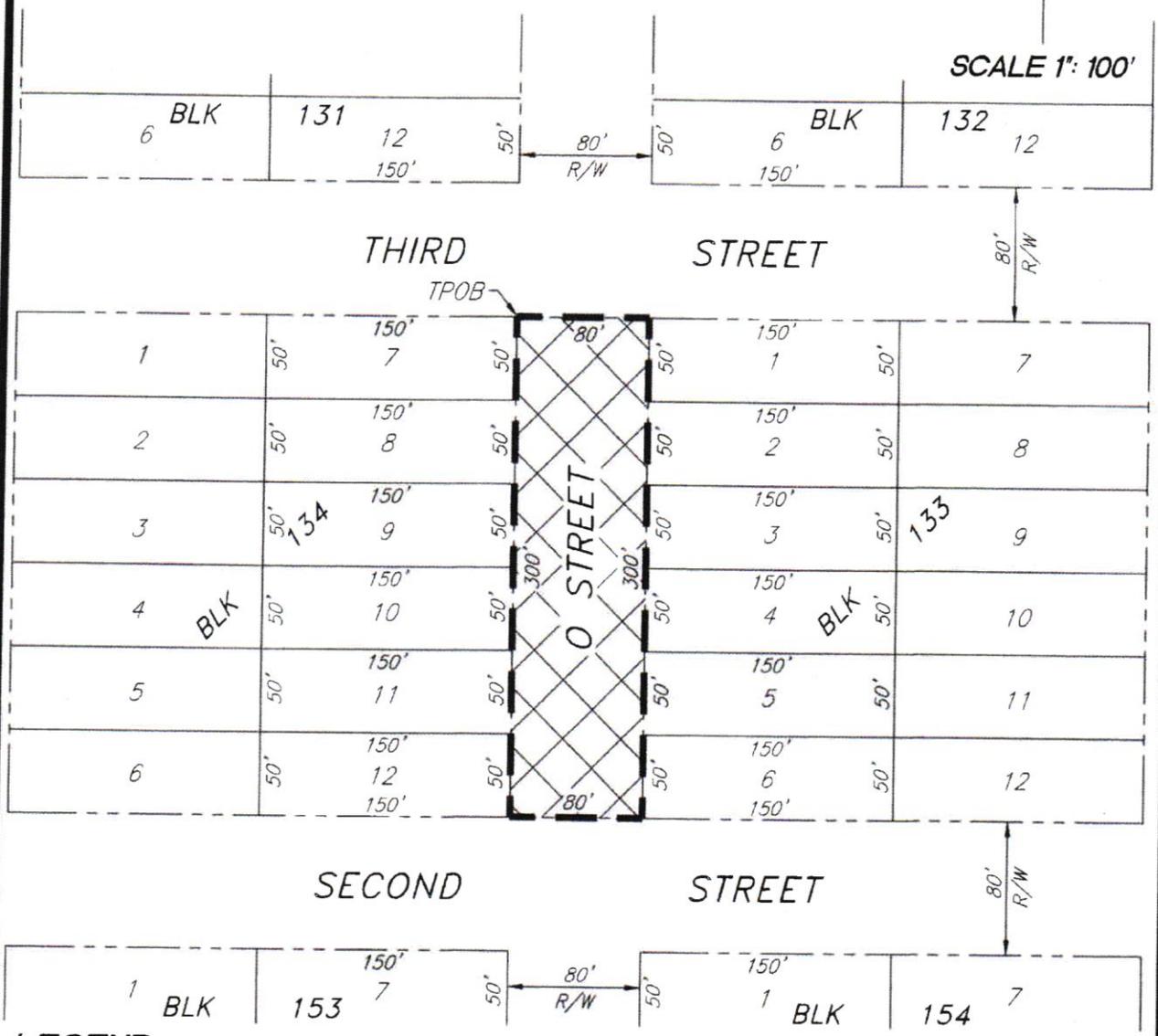
David Dale

EXHIBIT "B"

ABANDONMENT OF A PORTION OF "O" STREET FROM SECOND ST. TO THIRD ST.



SCALE 1" = 100'



LEGEND:

- RIGHT OF WAY LINE
- LOT LINE

AREA TO BE ABANDONMENT

RIGHT OF WAY WIDTH PER MAP NO. 7, ON FILE IN THE OFFICE OF COUNTY RECORDER OF IMPERIAL COUNTY (OM 1-6), (MAP 883).

NOTE:

AREA TO BE ABANDONMENT= 24,000 S.F. (0.55 MORE OR LESS)