

DATE SUBMITTED February 25, 2026
Community
Development
 SUBMITTED BY Director
 DATE ACTION
 REQUIRED March 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: Continued public hearing of the City Council to discuss the vacation of the public right-of-way portion of O Street between 2nd Street and 3rd Street

1. Adoption of Resolution No 2026-04, APPROVING THE VACATION OF THE PUBLIC RIGHT-OF-WAY PORTION OF O STREET BETWEEN 2ND STREET AND 3RD STREET WITHIN THE CITY OF IMPERIAL

DEPARTMENT INVOLVED: Community Development Department

BACKGROUND/SUMMARY:

See attached staff report

FISCAL IMPACT: N/A

ADMIN SERV INITIALS _____

STAFF RECOMMENDATION: Staff recommends approval of Resolution No. 2026-04.

DEPT. INITIALS A.S.

MANAGER'S RECOMMENDATION:
approve

CITY MANAGER'S INITIALS OHM

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: February 24, 2026

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

Summary:

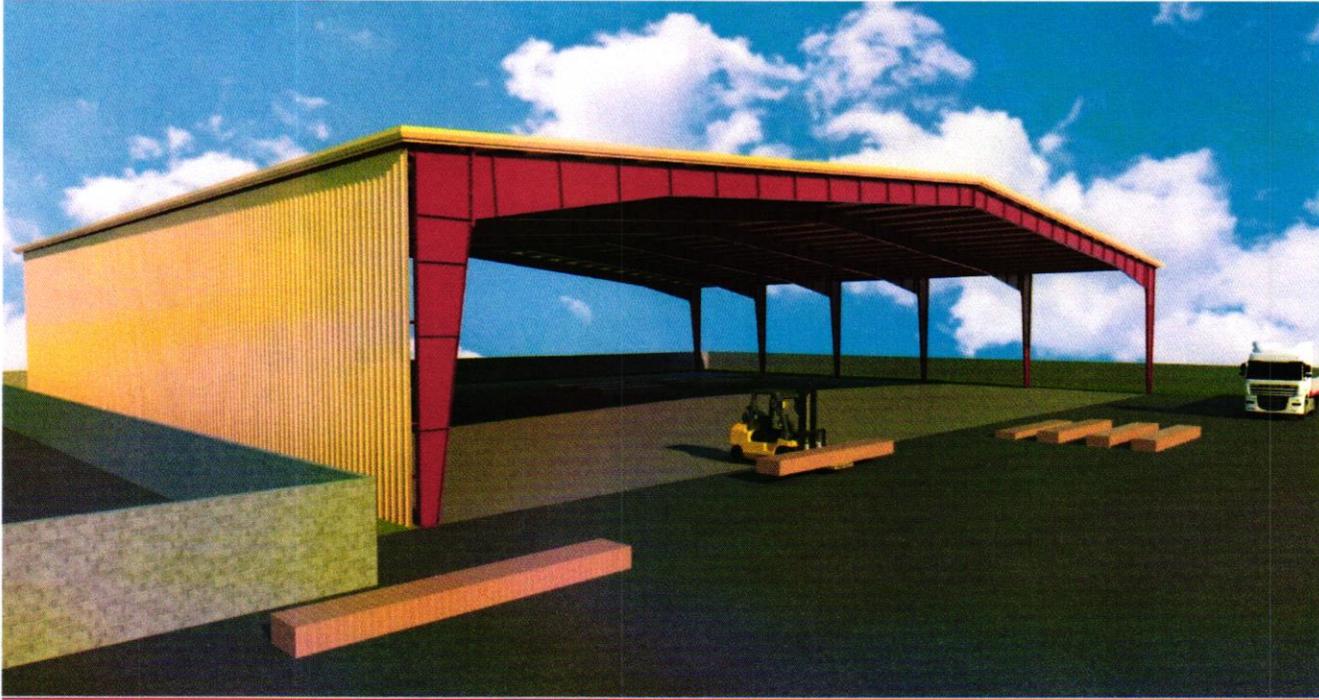
Applicant:	Raul Parra
Project Description:	Vacation of O Street between 2nd Street and 3rd Street
Zoning:	Rail Served Industrial (I-2)
General Plan:	Industrial Zone
Environmental:	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
Recommendation:	Approve, subject to conditions.

Background

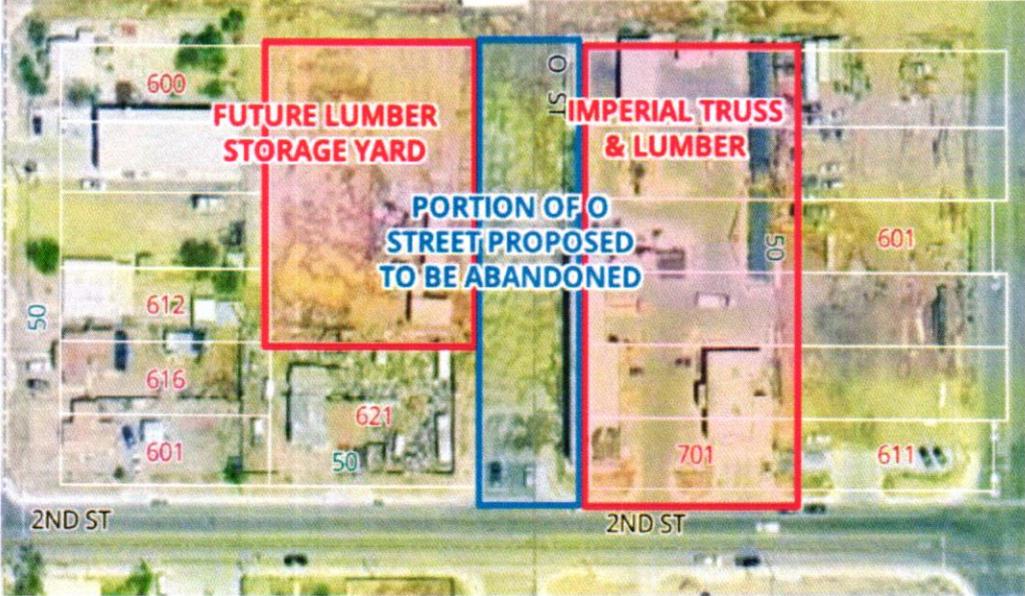
Raul Parra, owner of Imperial Truss & Lumber, is requesting the vacation of a portion of O Street between 2nd Street and 3rd Street, covering approximately .55 acres, to support his expansion plans. This street vacation is the second phase of Mr. Parra's development project, which includes office suites 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



Aerial View



Discussion/Analysis

Pursuant to California Government Code §65402, the City may vacate a public right-of-way only if the action is consistent with the adopted General Plan. A review of the City of Imperial General Plan, including the Land Use and Circulation Elements, confirms that the proposed vacation of O Street between 2nd Street and 3rd Street is consistent with planned circulation patterns and roadway functional classifications. The Circulation Element classifies roadways based on the traffic volumes, connectivity, and network function they are intended to serve. O Street is classified as a local street and is neither designated nor improved as a Major or Secondary Arterial. Furthermore, field observations indicate that portions of O Street remain unpaved and experience negligible vehicular activity, demonstrating that the segment does not function as a critical link in the City's transportation network. In contrast, P Street, located one block to the east, is classified as a Secondary Arterial. N Street, located one block to the west, is classified as an Industrial Collector that primarily serves industrial development along the rail line, and also provides an alternative mode of travel. Both N Street and P Street provide sufficient capacity and connectivity to accommodate any minor redistribution of local traffic resulting from the proposed vacation without adversely affecting circulation or roadway operations on P Street. The proposed right-of-way vacation will not result in significant traffic impacts, will not degrade roadway operations, impede emergency response, or adversely affect access to surrounding properties. No public utilities or emergency access routes will be adversely affected by the proposed vacation.

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 will improve site functionality and accommodate on-site circulation needs. Once finalized, the project is expected to attract a more diverse business community, encourage redevelopment and revitalization, and foster economic prosperity while enhancing the area's overall appearance and operational efficiency, and contribute to the

long-term economic vitality and visual improvement of the area without compromising transportation network performance.

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. Resolution 2026-03, declaring its intention to vacate the public right-of-way, was approved by City Council at the February 4, 2026, City Council meeting. The final public hearing scheduled before the City Council on February 18, 2026, was continued to March 4, 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 18, 2026 was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation, on February 5, 2026. A Public Hearing Notice was sent to all property owners within 300 feet of the proposed vacation site, and a Notice of Public Hearing was posted at the proposed vacation site.

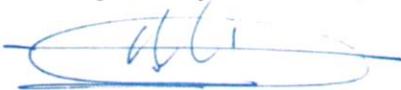
Recommendation

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 2026-04, approving the City of Imperial's vacation of the public right-of-way portion of O Street between 2nd Street and 3rd Street.

Attachments

- Attachment A - Draft Resolution 2026-04
- Attachment B - Legal Description and Map

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A

***DRAFT* RESOLUTION NO. 2026-04**

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 2ND STREET AND 3RD STREET WITHIN THE CITY OF IMPERIAL

WHEREAS, the City of Imperial declared its intention to vacate the right-of-way portion of O Street between 2nd Street and 3rd Street witnessed 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 PC2025-16 and concluded that the right-of-way vacation of the portion of O Street between 2nd Street and 3rd Street is in conformity with the City's adopted Circulation Element of the General Plan; and

WHEREAS, the City of Imperial City Council approved Resolution 2026-03 affirming the city's intention to vacate the public right-of-way portion of O Street between 2nd Street and 3rd Street; 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 2nd Street and 3rd 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 Sections 8322 and 8323 and held at the City Council Chambers located at 200 West 9th Street, Imperial, California, on March 4, 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 2nd Street and 3rd 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 2nd Street and 3rd Street.**

PASSED, ADOPTED, AND APPROVED by the City Council of the City of Imperial, this
4th day of March 2026.

Ida Obeso-Martinez
Mayor

ATTEST:

Kristina Shields
City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL
FOR O STREET ABANDONMENT
2nd Street to 3rd 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 1st and 2nd Street and between 2nd and 3rd 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 1st and 2nd Street and between 2nd and 3rd 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.