



Staff Report

Agenda Item No. D-1

To: City of Imperial Planning Commission

From: Yvonne Cordero

Date: March 4, 2026

Subject: Right-of-Way Abandonment of Imperial Avenue between 1st Street and State Highway 86

Summary:

Applicant:	City of Imperial City Manager's Office
Project Description:	Right-of-Way Abandonment of Imperial Avenue between 1 st Street and State Highway 86
Zoning:	Not Applicable
General Plan:	Not Applicable
Environmental:	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
Recommendation:	Approve, subject to conditions.

Background

In 2016, the State of California relinquished all sections of State Highway 86 (SR 86) intersecting the City of Imperial to the City. This relinquishment enabled the city to start developing a lively commercial corridor aimed at promoting economic growth. Since then, the city has actively worked toward this goal and has added commercial businesses along SR 86.

The proposed right-of-way abandonment of the section of Imperial Avenue between 1st Street and SR 86 will support the future planning goals outlined in the City of Imperial Land Element by creating a valuable parcel for economic development. The current improvements along SR 86 will not only enhance the overall look of the SR 86 corridor but also serve as an economic development catalyst, influencing how commercial businesses view, use, and invest in our city.

The Development Review Committee evaluated the project and concluded that the proposed abandonment would not adversely affect local streets' connectivity, traffic circulation, or emergency access. The abandonment will optimize land use by removing an unnecessary and unused public right-of-way segment, which, when redeveloped, will align with the long-term land use and circulation strategies outlined in the General Plan. This alignment fosters an environment conducive to economic development, and staff recommends approval.

Project Location



Discussion/Analysis

California Government Code Section 65402 requires that any acquisition, disposition, or public construction of real property by a governmental entity must be reviewed for consistency with adopted General Plan. The proposed abandonment of the portion of Imperial Avenue between 1st Street and State Highway 86 has been reviewed and found consistent with the City's General Plan policies for the Central Downtown Character Area.

The Central Downtown Character Area is intended to serve as the City's civic, social, and commercial center. It encourages a mix of uses that contribute to the area's vitality, including retail, restaurants, cultural destinations, and higher-density residential development.

The proposed right-of-way abandonment will remove an unused and unimproved public right-of-way and allow the segment to be redeveloped in the future in a manner that aligns with the City's vision for a vibrant downtown. While no specific zoning designation has been assigned to this parcel at this time, the site's location and size make it suitable for uses compatible with the Central Downtown Character Area, including residential and accessory commercial activities that directly support the primary use.

The purpose of the proposed right-of-way abandonment is to allow the City to evaluate the potential redevelopment of the property and determine whether the unused right-of-way segment should be removed and developed. The Planning Commission's review of this

request is intended to determine whether the abandonment is consistent with the City's General Plan and whether it should be recommended to the City Council for final action.

The City is also evaluating potential zoning options that would support higher-density residential development in this downtown area. Staff anticipates proposing a high-density residential zoning designation that may allow limited commercial uses commonly associated with and directly related to the primary residential use. Any proposed zoning designation or zoning map amendment will be brought forward to the Planning Commission at a future public hearing for review and recommendation prior to consideration by the City Council.

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 March 11, 2026 was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation on February 26, 2026. A Notice of Public Hearing was sent to all property owners within 300-feet of the properties and posted at the project site.

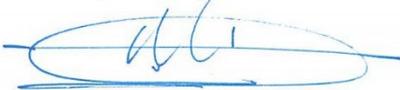
Recommendation

Staff recommends that the Planning Commission 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 that the Planning Commission find that the proposed right-of-way abandonment is in conformity with the General Plan, adopt Resolution PC2026-03, and forward their recommendation for approval to the City Council.

Attachments

- Attachment A - Draft Resolution PC2026-03
- Attachment B – Project Exhibits

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Othon Mora', is written over a horizontal blue line.

Othon Mora, MCM, CBO
Community Development Director

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ATTACHMENT A

***DRAFT* RESOLUTION PC2026-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL
PLAN FOR THE RIGHT-OF-WAY VACATION OF IMPERIAL
AVENUE BETWEEN 1ST STREET AND STATE HIGHWAY 86**

WHEREAS, the City of Imperial proposes to vacate the right-of-way portion on Imperial Avenue between 1st Street and State Highway 86; and

WHEREAS, the Government Code of the State of California §65402, provides in part that a local agency shall not vacate or abandon any streets until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto; and

WHEREAS, the vacation of the right-of-way portion of Imperial Avenue between 1st Street and State Highway 86 is identified to be in conformance with the Land Use Element in the City of Imperial's General Plan; and

WHEREAS, the vacation of the right-of-way portion of Imperial Avenue between 1st Street and State Highway 86 is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5) - Minor Alterations in Land Use Limitations.

NOW THEREFORE LET IT BE RESOLVED, that the City of Imperial Planning Commission does hereby find the proposed vacation of the portion of the right-of-way of Imperial Avenue between 1st Street and State Highway 86 to be in conformance with the City of Imperial General Plan; and

BE IT FURTHER RESOLVED that the City of Imperial Planning Commission hereby determines that the Imperial City Council take the necessary procedures to effect the vacation of the right-of-way portion of Imperial Avenue between 1st Street and State Highway 86 and as described in Exhibit A and shown on Exhibit B.

ADOPTED AND RECOMMENDED FOR APPROVAL to the City Council by the City of Imperial's Planning Commission, this 11th day of March 2026.

Ruben Rivera, Planning Commission

ATTEST:

Kristina Shields, City Clerk

ATTACHMENT B

EXHIBIT "A"
ABANDONMENT
LEGAL DESCRIPTION

PAGE 1 OF 1

THOSE PORTIONS OF LOTS 1 THROUGH 11 IN BLOCK 16 OF THE SUBDIVISION OF BLOCK 1 SAN DIEGO ADDITION OF THE CITY OF IMPERIAL, ACCORDING TO MAP NO. 89 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP ALSO BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, STATE OF CALIFORNIA, ALSO THAT PORTION RELINQUISHED TO THE CITY OF IMPERIAL BY C.H.C. RESOLUTION DATED JANUARY 27, 1949, RECORDED FEBRUARY 19, 1949 (OR 738:273), IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A THE SOUTHWEST CORNER OF BLOCK 148 OF THE TOWNSITE OF IMPERIAL, COUNTY OF IMPERIAL, ACCORDING TO MAP No. 883 (O.M. 1-6) ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, A COPY OF SAID MAP ALSO BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY;

THENCE SOUTH 00°00'29" EAST 80.00 FEET ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 148 TO A POINT ON THE SOUTH LINE OF FIRST STREET, ALSO BEING THE **TRUE POINT OF BEGINNING** (T.P.O.B.);

THENCE CONTINUING SOUTH 00°00'29" EAST 257.79 FEET ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID BLOCK 148 TO THE STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER DOCUMENT No. 2017000521, RECORDED JANUARY 10, 2017, O.R.) RIGHT OF WAY LINE PER RIGHT OF WAY MAP XI-IMP-86-PM10.1 SHEET 3 OF 8, SAID POINT BEING ALSO ON THE SOUTH LINE OF THE RELINQUISHED AREA TO CITY OF IMPERIAL BY C.H.C. RESOLUTION DATED 1-27-1949 RECORDED FEBRUARY 19, 1949, O.R. 738:273;

THENCE NORTH 89°59'30" EAST 9.99 FEET ALONG SAID STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE PER SAID RIGHT OF WAY MAP, ALSO BEING THE SOUTH LINE OF THE RELINQUISHED AREA TO THE CITY OF IMPERIAL PER SAID RESOLUTION TO THE ANGLE POINT OF SAID HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE PER SAID RIGHT OF WAY MAP, SAID POINT BEING 60.00 FEET FROM THE CENTERLINE OF STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) OF SAID RIGHT OF WAY MAP;

THENCE NORTH 08°59'59" EAST 260.99 FEET ALONG SAID STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE PER SAID RIGHT OF WAY MAP TO A POINT ON THE SOUTH LINE OF FIRST STREET;

THENCE LEAVING SAID STATE HIGHWAY 86 (BEING RELINQUISHED TO THE CITY OF IMPERIAL PER SAID DOCUMENT) RIGHT OF WAY LINE NORTH 89°59'30" WEST 50.85 FEET ALONG THE SOUTH LINE OF FIRST STREET TO THE **TRUE POINT OF BEGINNING** (T.P.O.B.);

THE ABOVE-DESCRIBED PARCEL CONTAINS 7,841.30 SQUARE FEET, MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS AND AGREEMENTS OF RECORD.

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

THIS DESCRIPTION OF LAND WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT.

PRELIMINARY

DAVID BELTRAN, PLS 8482

DATE

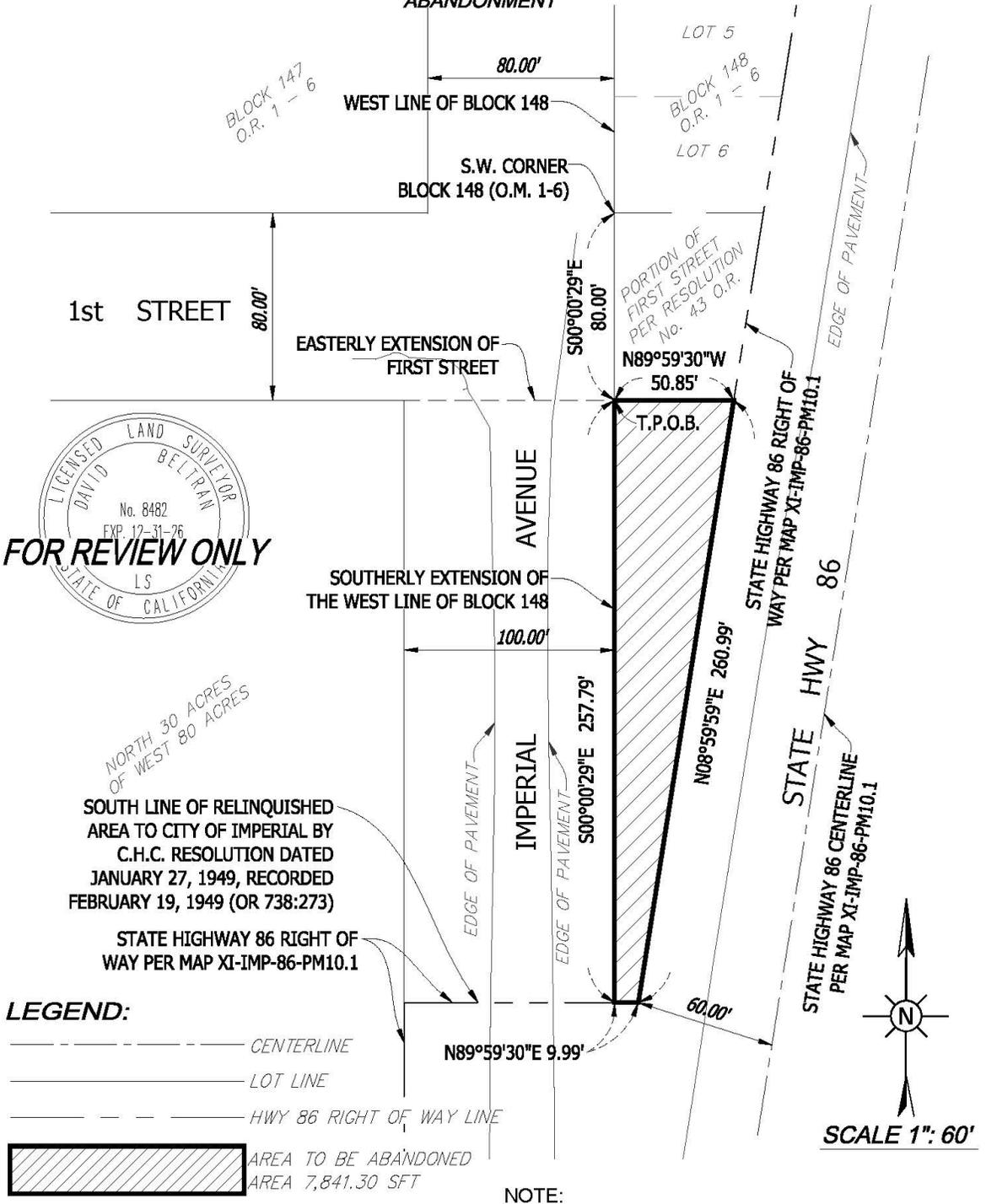


DECEMBER 4, 2025
DCE PROJECT No. 393125

ATTACHMENT B

EXHIBIT "B" ABANDONMENT

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FOR REVIEW ONLY

NORTH 30 ACRES
 OF WEST 80 ACRES
 SOUTH LINE OF RELINQUISHED
 AREA TO CITY OF IMPERIAL BY
 C.H.C. RESOLUTION DATED
 JANUARY 27, 1949, RECORDED
 FEBRUARY 19, 1949 (OR 738:273)
 STATE HIGHWAY 86 RIGHT OF
 WAY PER MAP XI-IMP-86-PM10.1

NOTE:
 HIGHWAY 86 BEING RELINQUISHED TO THE CITY
 OF IMPERIAL PER DOCUMENT NO. 2017000521,
 RECORDED JANUARY 10, 2017, O.R

DECEMBER 4, 2025
 DCE PROJECT No. 393125