



Staff Report

Agenda Item No. C-1

To: City of Imperial Planning Commission

From: Yvonne Cordero

Date: December 4, 2025

Subject: O Street Abandonment between 2nd Street and 3rd Street

Summary:

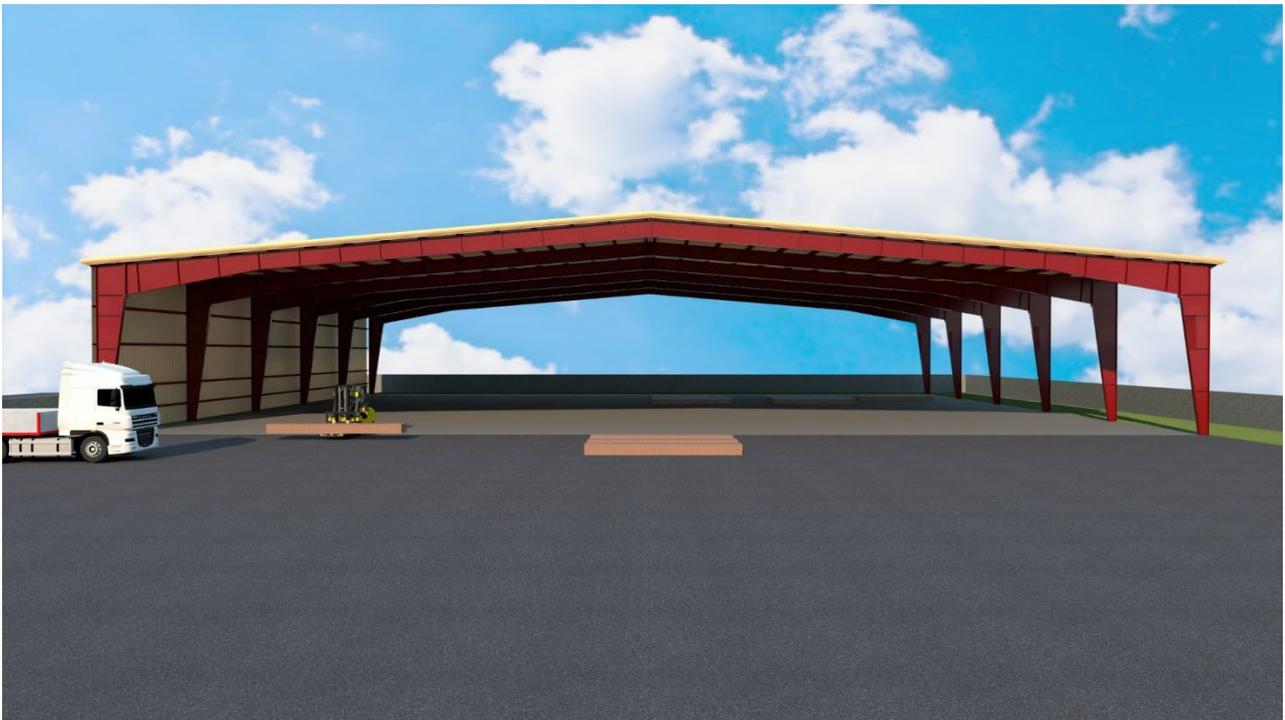
Applicant:	Raul Parra
Project Description:	Abandonment of O Street between 2 nd Street and 3 rd Street
Zoning:	Rail Served Industrial (I-2)
General Plan:	Industrial Zone
Environmental:	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
Recommendation:	Approve, subject to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

Background

Raul Parra, business owner of Imperial Truss & Lumber, is requesting the abandonment of the portion of O Street between 2nd Street and 3rd Street to support the expansion of his operations. Mr. Parra is scheduled to complete the process of abandoning the portion of O Street between 1st Street and 2nd Street at the January 7, 2026, City Council meeting. This street abandonment is an essential component of completing the expansion project, as the additional area will provide the necessary space for a future lumber storage facility.

Mr. Parra owns the six adjacent parcels on the east side of the proposed street abandonment and the parcel on the northwest corner of O Street and 3rd Street. The parcel on the southwest corner fronts 2nd Street and has direct access from 2nd Street. Mr. Parra is negotiating the purchase of the portion of O Street to be abandoned, pertaining to the property owner. This investment is part of a broader effort to revitalize and modernize the rail-served industrial zone. The project aligns with the city's objectives of promoting economic growth, attracting new professional services, and enhancing the district's overall functionality and appearance.

Future Lumber Storage Facility



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 abandonment 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 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.

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 December 10, 2025 was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation on November 27, 2025. A Notice of Public Hearing was sent to all property owners within 350-feet of O Street's centerline.

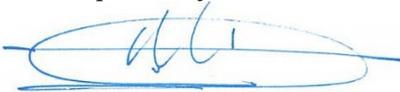
Recommendation

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 street abandonment is in conformity with the General Plan, adopt Resolution PC2025-16, and forward their recommendation for approval to the City Council.

Attachments

- Attachment A - Draft Resolution PC2025-16 with Conditions of Approval

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A
***DRAFT* RESOLUTION PC2025-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
IMPERIAL FINDING CONFORMANCE WITH THE GENERAL PLAN FOR
THE RIGHT-OF-WAY VACATION OF
O STREET BETWEEN 2nd STREET AND 3rd STREET**

WHEREAS, the City of Imperial proposes to vacate a portion of the right-of-way of O Street between 2nd Street and 3rd Street; and

WHEREAS, the Government Code of the State of California, Section 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 right-of-way portion of O Street between 2nd Street and 3rd Street is not identified in the Circulation Element of the General Plan as a major or secondary arterial roadway circulation system, nor will it restrict access to private property; and

WHEREAS, the right-of-way portion of O Street between 2nd Street and 3rd Street 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 O Street between 2nd Street and 3rd Street 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 O Street between 2nd Street and 3rd Street, with the attached Conditions of Approval 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 10th day of December 2025.

Planning Commission

ATTEST:

Kristina Shields, City Clerk

**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.