



staff report

Agenda Item No.

D-1

To: City of Imperial Planning Commission
From: David Dale, PE, Public Services Director
Date: May 28, 2025
Subject: Street Vacation of Portions of 13th Street, 14th Street, 15th Street and O Street between N Street and P Street in the City of Imperial

APPLICANT: City of Imperial Public Services Department

PROJECT LOCATION:

City of Imperial Shop

720 E. 14th Street, Imperial, CA 92251

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution recommending City Council approval of the proposed street vacation of 13th Street, 14th Street, 15th Street, and O Street between N Street and P Street as shown on the attached map.

PROJECT DESCRIPTION:

The City of Imperial is proposing the vacation of the following street segments:

- 13th Street between N Street and P Street
- 14th Street between N Street and P Street
- 15th Street between N Street and P Street
- O Street between 13th Street and 15th Street

The purpose of the proposed vacations is to consolidate these areas to form clear, contiguous parcels in support of existing and future public utility operations, specifically for the City Shop and the Wastewater Treatment Plant.

The proposed vacation of these public right-of-ways will support efficient municipal operations and future planning objectives. The action will clean up existing parcel lines, eliminate unnecessary public easements, and better align land use with operational needs of the City Shop and Wastewater Treatment Plant.

PROJECT PURPOSE & NEED:

The city has identified the need to optimize land use in the area currently serving municipal operations. The vacation of the referenced street segments will:

- Eliminate unnecessary public right-of-way that bisects City-owned property
- Facilitate the reconfiguration and expansion of facilities associated with the City Shop and Wastewater Treatment Plant
- Improve operational efficiency and access for City maintenance and utility staff
- Allow for proper security, fencing, and management of the site without navigating public roadway easements

EXISTING CONDITIONS:

- All streets proposed for vacation are unimproved and not currently utilized for vehicular traffic or public access.
- The surrounding parcels north of 13th Street are owned by the City of Imperial and are designated for public facility and utility use under the current zoning and General Plan land use designations.
- The parcels south of 13th Street are privately owned.
- Existing water pipeline utilities are within the proposed O Street vacation area. An easement for utilities has been prepared and will be recorded.

ANALYSIS:

General Plan Consistency:

The proposed vacation is consistent with the City of Imperial General Plan, which designates this area for public facilities. The vacation facilitates municipal service enhancement and does not conflict with long-term circulation plans.

Circulation Impact:

There is no adverse effect on the local street circulation network. These streets are not currently in service and do not function as through routes. The vacation will not disrupt traffic patterns, emergency access, or connectivity for adjacent parcels.

Utility Considerations:

All relevant utility providers have been notified and have either provided clearance or confirmed no impact. The proposed vacations will not affect underground or overhead facilities.

ENVIRONMENTAL REVIEW:

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15305 (Class 5) – Minor Alterations in Land Use Limitations. The vacations will not result in any physical alterations to the environment or expansion of use.

PUBLIC NOTICE:

Notices of the proposed vacations were provided in accordance with Government Code Section 8320 et seq. All required notifications and postings have been completed.

The public hearing scheduled for May 28, 2025, was duly noticed in the Calexico Chronicle and Holtville Tribune, newspapers of general circulation, on May 15, 2025, and a Notice of Public Hearing was sent to all property owners within 300 feet of the properties and posted at the project sites.

ATTACHMENTS:

- Draft Resolution PC2025-09
- Exhibit “A” Legal Description of the Proposed Vacation
- Exhibit “B” Map of the Proposed Vacation

Respectfully submitted,

David Dale, PE, PLS
Public Services Director