



Council Agenda Report

From: Brian Cowen, City Engineer

Subject: Acceptance of Parcel Map PR 22-0022 for Recordation 5175 Airport Road, SDG Paso Robles 413, LLC

CEQA Determination: Acceptance of Parcel Map PR 22-0022 for Recordation is consistent with the Mitigated Negative Declaration for the project certified by the City Council by Resolution 23-014.

Date: July 18, 2023

Facts

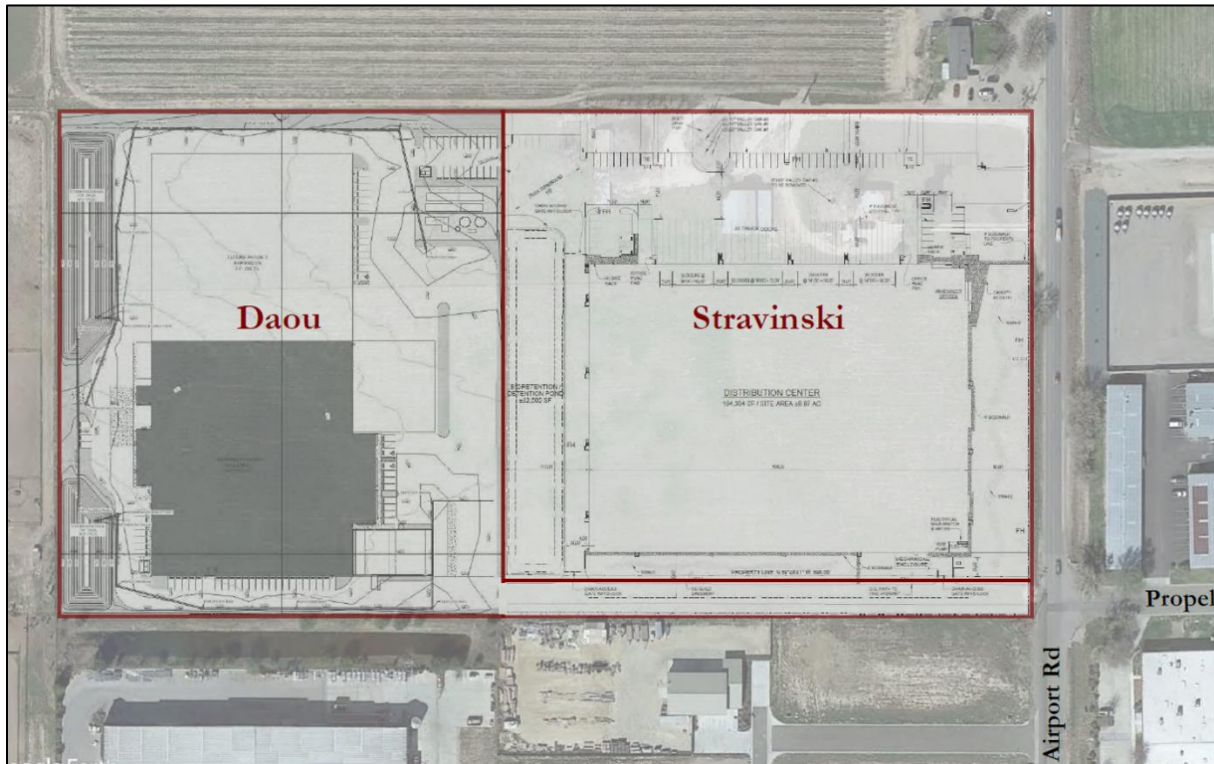
1. Tentative Parcel Map PR 22-0022 was recommended for conditional approval by the Planning Commission on January 24, 2023 by Resolution PC 23-003, and conditionally approved by City Council on February 21, 2023 by Resolution 23-017.
2. The approved subdivision would subdivide the existing 19.76-acre lot into one 9.87-acre parcel and one 9.89-acre parcel, located at 1575 Airport Road (Vicinity Map, Attachment 1).
3. The applicant, SDG Paso Robles 413, LLC, has submitted Parcel Map PR 22-0022 to be accepted for recordation.
4. The applicant has submitted the required documents dedicating an avigation easement to the City.
5. A private stormwater agreement will be recorded by the applicant, concurrent with recordation of the Parcel Map.
6. The Parcel Map includes a 12.00 foot offer of dedication for road purposes.
7. An Irrevocable & Perpetual Offer to Dedicate 12.00 feet of Right of Way by Raymond E. Dodd and Evelyn C. Dodd to the County of San Luis Obispo, dated December 5, 1972, was recorded on August 17, 1973 in volume 1730 page 918 of the Official Record (Dodd Offer).
8. The Dodd Offer appears on Parcel Map CO-72-330 recorded in Book 12 page 57 of parcel maps, recorded September 18, 1973, as Parcel 2.
9. The Dodd Offer stipulates that said offer shall be irrevocable and that any government entity, at any time in the future, may accept said offer of dedication.
10. The property encumbered by the Dodd Offer was annexed into the City on December 27, 1990 by Resolution 90-227.
11. A portion of the original Dodd Offer also appears on Parcel Map PR 18-0044 (American Way) where the subdivider re-offered to dedicate 12.00 feet to the City for public roadway purposes (American Way Offer).
12. The Dodd and the American Way offers can be accepted by the City and it is in the interest of the City to accept both offers of dedication at this time in order to ensure orderly development of Airport Road in accordance with the Circulation Element of the adopted General Plan.
13. Parcel Map PR 22-0022 is consistent with the Mitigated Negative Declaration for the project certified by the City Council with Resolution 23-014.

Options

1. Accept Parcel Map PR 22-0022 for recordation, accept the Avigation Easement, and accept all three Offers of Dedication of Right of Way; or
2. Refer the item back to staff for additional analysis.

Analysis and Conclusions

Parcel Map PR 22-0022 subdivides the 19.76-acre lot into one 9.87-acre parcel and one 9.89-acre parcel.



General Plan Consistency

The project was found to be consistent with the General Plan in previous resolutions.

Zoning Ordinance

The project was previously found to be consistent with applicable zoning ordinance.

Development Standards

The project was found to meet all zoning ordinance development standards.

Subdivision Ordinance

The project was found to be consistent with the subdivision ordinance by previous actions.

Airport Land Use Plan

The project was previously found to be consistent with the Airport Land Use Plan.

California Environmental Quality Act

Mitigated Negative Declaration (MND) (SCH No. 2022120593) was previously reviewed and accepted.

Parcel Map Review

The Acting City Surveyor has determined that Parcel Map PR 22-0022 is in substantial compliance with the Subdivision Map Act. The City Engineer has determined that all conditions imposed by the City Council have been satisfied.

Offers to Dedicate

Raymond and Evelyn Dodd offered to dedicate a 12-foot strip of land on the easterly side of their property, adjacent to Airport Road to the County of San Luis Obispo for public road purposes on December 5, 1973. This offer included an agreement that the offer was irrevocable and that such a government entity may, at any time in the future, accept said offer of dedication of the public right of way. The property was subdivided into four parcels by Parcel Map CO-72-330 recorded on September 18, 1973. The Offer to Dedicate was not accepted by the County at that time. The property was later annexed into the City of Paso Robles. When Lot 2 of Parcel Map CO-72-330 was re-subdivided by Parcel Map 18-044 (American Way), that portion of the Offer to Dedicate across that parcel was re-offered to the City for public roadway purposes. At this time, it is advantageous for the City to accept the Offer to Dedicate for the orderly development of Airport Road as part of its circulation plan.

Fiscal Impact

There are no direct fiscal impacts associated with accepting PR 22-0022.

CEQA

Council adopted Resolution 23-014 on February 21, 2023 to certify Mitigated Negative Declaration SCH 2022120593 for the project. With mitigation measures incorporated, the project will have a less than significant environmental impact.

Recommendation (Option 1)

1. Approve Resolution 23-XXX, accepting Parcel Map PR 22-0022 and the avigation easement for recordation, and accepting a 12.00 foot offer of dedication for road purposes.
2. Approve Resolution 23-XXX, accepting the Dodd Offer to Dedicate and authorizing the City Manager to record a certificate of acceptance, and
3. Approve Resolution 23-XXX, certifying the American Way Offer to Dedicate and authorizing the City Manager to record a certificate of acceptance.

Attachments

1. Vicinity Map
2. Resolution 23-XXX (A)
 - a. Parcel Map PR 22-0022
 - b. Avigation Easement
3. Resolution 23-XXX (B)
 - a. Dodd Offer to Dedicate
 - b. Parcel Map CO 72-330 (Dodd)
4. Resolution 23-XXX (C)
 - a. Parcel Map PR 18-0044 (American Way)