



Council Agenda Report

From: David Athey, City Engineer

Subject: Approval of Final Pioneer Park Map – PR17-0133

CEQA Determination: This action is categorically exempt from the California Environmental Quality Act (CEQA) as a class 15 exemption for minor subdivisions (Section 15315 of the State's Guidelines to Implement CEQA).

Date: December 5, 2023

Facts

1. The proposed subdivision is located at Pioneer Park on Riverside Avenue (see Attachment No. 1, Vicinity Map). The 7.1-acre parcel has a General Plan land use designation of Public Facilities, and the designated zoning is Civic. The park currently hosts open space, skate park, basketball courts, and a ballfield.
2. The request would split the lot to two parcels of 5.7 and 1.6 acres (as shown on Attachment 2, Final Parcel Map PR17-0133).
3. On April 26, 2022, the Planning Commission tentatively [approved](#) the Tentative Parcel.
4. On [November 15, 2022](#), the City Council [approved](#) the sale of Parcel 2 to the 16th District Agricultural Association for use as an Event Center.
5. On March 31, 2023, the City Council [conditionally approved](#) the abandonment of portions of Gregory Avenue and other paper streets within the Event Center area. Road abandonment recordation is conditioned upon approval of the Purchase Acquisition Agreement by the State, and Final Map recordation.
6. On November 17, 2023, the State Public Works Board authorized the acquisition and acceptance of title of the property and authorized the execution of documents required to complete the acquisition.
7. Council approval and recordation of Final Parcel Map PR17-0133 will facilitate the sale of Parcel 2 to the Event Center and abandonment of Gregory Avenue and other paper streets within the Event Center.
8. City staff has reviewed the final parcel map and finds it to be in substantial conformance with the approved tentative map and is technically correct.

Options

1. Approve Resolution 23-XXX approving Final Parcel Map PR17-0133 for recordation; or
2. Refer this item back to staff for additional analysis; or
3. Provide alternative direction to staff.

Analysis and Conclusions

This subdivision creates two new parcels from an approximately 7.3-acre property, which is the location of Pioneer Park. The existing parcel is currently occupied by a ballfield, skate park, basketball court and open space. The Parcel Map will facilitate the sale of a 5.7-acre parcel to the Paso Robles Event Center. The Event Center and City will complete the sale of the Parcel 2, in conformance with the Acquisition and

Sales Agreement, after the Final Map is recorded. Under the terms of the sale agreement, the City retains control of Parcel 2 for three years following the close of escrow so the ballfield will remain available to the community. The City will retain ownership of Parcel 1.

The Acting City Surveyor has determined that Parcel Map PR 19-064 is in substantial compliance with the Subdivision Map Act. The City Engineer has determined that all conditions imposed by the Planning Commission have been satisfied.

Fiscal Impact

There are no costs associated with the approval and recordation of this Final Parcel Map.

CEQA

The City finds that this action is categorically exempt from the California Environmental Quality Act (CEQA) as a class 15 exemption for minor subdivisions (Section 15315 of the State's Guidelines to Implement CEQA).

Recommendation (Option 1)

Approve Resolution 23-XXX, approving Final Parcel Map PR17-0133 for recordation.

Attachments

1. Pioneer Park Site Location map
2. Pioneer Park Parcel Map PR17-0133
3. Resolution 23-XXX – Accept Final Map PR17-0133