



Council Agenda Report

From: David Athey, City Engineer

Subject: Conditional Street Abandonments 23-001 (City of Paso Robles) - Portions of Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and Unnamed Alleys – Continued from 3/21/2023

CEQA Determination: This application is exempt from environmental review per Section 15061 (General Rule) of the State's Guidelines to Implement the California Environmental Quality Act (CEQA).

Date: April 4, 2023

Facts

1. The applicant, City of Paso Robles, possesses rights-of-way within the Paso Robles Event Center grounds, as shown on Attachment 1.
2. Abandonment of portions of Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and unnamed Alleys (Roads) will enable the expansion of the Paso Robles Event Center.
3. The proposed right-of-way abandonments and public utility easement reservations are indicated on Attachment 1.
4. The right-of-ways are not shown in the General Plan for future circulation purposes.
5. The right-of-ways are posted indicating the City's intent to vacate the right-of-ways.
6. Section 65402(a) of the Government Code provides that "...no street shall be vacated or abandoned, ... if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such... street vacation or abandonment... have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof."
7. The Planning Commission, at its [February 28, 2023](#) meeting, approved findings that the conditional street vacation conforms to the adopted City General Plan (see Attachment No. 5, Planning Commission Resolution 23-011).
8. The Planning Commission added a condition that the Street Abandonments are dependent upon the State of California Approving the Pioneer Park Purchase Acquisition Agreement.
9. This item was noticed and appeared on the March 21, 2023 City Council agenda, however at the request of the State of California, this item was continued to this meeting date to allow the State additional time to review the item.

Options

1. Approve Street Abandonment 23-001, for portions of Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and unnamed Alleys, and reserving several portions of the right-of-ways for water, sewer, stormwater, and public utility easement purposes.
2. Deny Street Abandonment 23-001, for portions of Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and unnamed Alleys, based on findings.
3. Refer the item back to staff for additional analysis.

Analysis and Conclusions

Project Summary.

The request is to summarily abandon portions of Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and unnamed Alleys (attachment 1) to allow the expansion of the Paso Robles Event Center. The abandonments will not impact area circulation as Victoria Place and San Luis Avenue are “paper” roads (appearing on a map but not actually used as roads) and Frontage Road, Hortense Avenue, and Gregory Avenue only serve the Event Center (for whose benefit the abandonment will occur.)

In addition, Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and the unnamed Alleys are not listed in the Circulation element as being needed for future circulation purposes. The City will retain the right-of-ways as City water, sewer, stormwater, and public utility easements because of existing City and Public utilities.

Section 8334 of the State Streets and Highways Code provides that the City Council may vacate a right-of-way of a street not required for street purposes and/or a portion of a street that lies within property under one ownership and that does not continue through such ownership or end touching property of another.

The proposed abandonment complies with all the above terms.

General Plan / Zoning Consistency

The rights-of-way proposed for abandonment serves no current or future purpose as public streets, and are not listed in the General Plan’s Circulation Element for future circulation purposes.

Neighborhood Compatibility/Site Design Issues

This road abandonment request will allow for the expansion of the Paso Robles Event Center, which is currently operating over the properties affected by this abandonment. The Paso Robles Event Center is also purchasing a portion of Pioneer Park; therefore, the abandonment will allow them to further expand.

Public Safety

Abandonment of these right-of-ways does not increase emergency response times or create emergency access issues.

Utilities

The area proposed for abandonment is planned for future use as a utility easement. Therefore, a portion of the area proposed for abandonment must be retained as a sewer, water, stormwater, and public utility easement. These retained areas are shown on Attachment 1. These easements may be extinguished in the future by a separate action in conformance with the Map Act.

CEQA Determination

This application is exempt from environmental review per Section 15061 (General/Common Sense Rule) of the State’s Guidelines to Implement the California Environmental Quality Act (CEQA), as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Fiscal Impact

There is minimal fiscal impact because of this abandonment. The cost of this abandonment is limited to staff time and public noticing.

Recommendation

Approve Resolution 23-XXX, approving the Street Abandonment 23-001, portions of Victoria Place, San Luis Avenue, Frontage Road, Hortense Avenue, Gregory Avenue, and unnamed Alleys right-of-ways, and reserving portions of the right-of-way for water, sewer, stormwater, and public utility easement purposes.

Attachments

1. Vicinity Map
2. Resolution 23-XXX – City Council Conditional Street Vacation Approval

3. Mail Affidavit
4. Newspaper Affidavit
5. Planning Commission Resolution 23-011