



Planning Commission Agenda Report

From: Warren Frace, Community Development Director

Subject: General Plan Consistency Determination 18-01 - Ladera Ln. Surplus Property Sale and Detachment from City incorporated boundary
Determination of General Plan Consistency for the detachment and sale of a City owned 5.0± acre vacant water tank site property located at the NW Corner of Cumbre Rd / Ladera Ln.
APN: 009-800-001

Date: April 24, 2018

Facts

1. In the early 1980's the City of Paso Robles acquired a 5.0± acre parcel in the County at the NW Corner of Cumbre Rd / Ladera Ln. for the purpose of constructing water storage tanks for the City water system.



2. The City of Paso Robles Water Department has determined the site is poorly suited for the location of a future water tank, and that superior sites exist in the area of Chandler Ranch.

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3. The site has been determined to be surplus property and has been offered for sale.
4. The property is a non-contiguous part of the City of Paso Robles and is in the process of being detached from the City.

Options

1. Making a finding that detachment from the City of Paso Robles and sale of the surplus water tank site is consistent with the General Plan.
2. Making a finding that detachment from the City of Paso Robles and sale of the surplus water tank site would not be consistent with the General Plan.
3. Refer back to staff for additional analysis.

Analysis and Conclusions

The Ladera Tank Site was purchased for the purpose of building additional water storage tanks for the City water system. Since it has been determined that superior sites for water tanks exist in other locations, this site is no longer required for its original purpose. Because the property is not contiguous to the City limits it does not appear to be well suited for parks and recreational use. The site is sloped, with numerous oak trees, no sewer and surrounded by rural residential estates, therefore, the site would not be appropriate for higher density or affordable housing type uses.

It appears the best use of the site would be development of a custom single-family residential home consistent with the surrounding area. This would be best accomplished by detaching the parcel from the City of Paso Robles and selling the property for development.

Fiscal Impact

Positive Fiscal Impact.

Sale of the property will generate revenue to the City Water Fund and General Fund.

Recommendation

Option 1 - Approve Draft Resolution A, making a report to City Council that the Planning Commission has made a determination that the detachment from the City and proposed property sale would be consistent with the City of Paso Robles General Plan.

Attachments

1. Draft Resolution A, Approval of a Determination of Consistency with the City of Paso Robles General Plan

Attachment 1

Draft Resolution A

RESOLUTION PC 18-XXX

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
MAKING A GENERAL PLAN CONSISTENCY DETERMINATION
FOR THE DETACHMENT FROM THE CITY'S INCORPORATED BOUNDARIES AND
SALE OF A CITY OWNED SURPLUS WATER TANK SITE AT THE NW CORNER OF
CUMBRE RD / LADERA LN.**

**GPC 18-01
APN: 009-800-001**

WHEREAS, in the early 1980's the City of Paso Robles acquired and annexed a 5.0± acre parcel in the County at the NW Corner of Cumbre Rd / Ladera Ln. for the purpose of constructing water storage tanks for the City water system (009-800-001); and

WHEREAS, the City of Paso Robles Water Department has determined the site is poorly suited for the location of a future water tank, and that superior sites exist in the area of Chandler Ranch; and

WHEREAS, the site has been determined to be surplus property and has been offered for sale; and

WHEREAS, the property is a non-contiguous part of the City of Paso Robles and should be detached from the City to allow for orderly development of the parcel within the County; and

WHEREAS, the best use of the site would be development of a custom single-family residential home consistent with the surrounding area. This would be best accomplished by detaching the parcel from the City of Paso Robles and selling the property for development.

WHEREAS, Section 65402 of the California Government Code (Planning, Zoning and Development Laws) requires the Planning Commission to make a report to the City Council on all proposals for the City to acquire or dispose of property; and

WHEREAS, the sale and detachment of the parcel is determined to be statutorily exempt from the California Environmental Quality Act ("CEQA"); and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Paso Robles, as follows:

Section 1. All of the above recitals are true and correct and incorporated herein by reference.

Section 2 Findings Based upon the facts and analysis presented in the staff report, and public testimony received, the Planning Commission finds that detachment from the City and proposed property sale would be consistent with the City of Paso Robles General Plan.

Section 3. Determination The Planning Commission of the City of Paso Robles does hereby report to the City Council that the proposed detachment and disposition of City-owned property located at the NW Corner of Cumbre Rd / Ladera Ln. (APN: 009-800-001) are consistent with the City of Paso Robles General Plan.

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PASSED AND ADOPTED THIS 24th day of April 2018 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Doug Barth, Planning Commission Chair

ATTEST:

Warren Frace, Secretary of the Planning Commission

Exhibit A – Property Exchange Location Map

Exhibit A

