

RESOLUTION NO. 14-018

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF EL PASO DE ROBLES
APPROVING LOT LINE ADJUSTMENT PR 13-0102
4380 STATE ROUTE 46 EAST, APNs 025-431-044, -045, -049
APPLICANT – KEN HUNTER
ENTRADA DE PASO ROBLES**

WHEREAS, and application for a Lot Line Adjustment (LLA) PR 13-0102 has been filed by Ken Hunter to adjust existing property lines of two parcels for property at 4380 State Route 46 East, APNs 025-431-044, -045, -049; and

WHEREAS, applications for a Lot Line Adjustment (PR 13-0102) and an Oak Tree Removal Permit (OTR 14-003) have been submitted concurrently with amendments to the Planned Development (PD 01-025 and Conditional Use Permit (CUP 01-017); and

WHEREAS, the LLA is consistent with the General Plan land use designation and Zoning of Parks and Open Space (POS) and Agriculture (AG), the Paso Robles Airport Land Use Plan, Economic Strategy, and the Gateway Design Standards; and

WHEREAS, the proposed LLA is Categorically Exempt from environmental review per Section 15315 of the State's Guidelines to Implement the California Environmental Quality Act (CEQA), Class 15, Minor Land Divisions; and

WHEREAS, based upon the facts and analysis presented in the staff report, public testimony received and subject to the conditions listed below, the Planning Commission makes the following findings as required by Government Code Sections 66474 and 65457:

Findings:

1. The Lot Line Adjustment would result in Parcel 1 (146.4 acres) and Parcel 2 (201.0 acres).
2. There is no minimum lot size for property in the Parks and Opens Space Zoning District, and the minimum lot size for parcels in the Agricultural Zoning District is 20 acres. Parcel 2 would include property partially in th e Agricultural Zoning District, therefore Parcel 2 would exceed the minimum lot size allowed for in the Agricultural Zone and the LLA complies with the zoning code standards for the City of El Paso de Robles.

Conditions of Approval:

1. LLA PR 13-0102 shall conform to the attached map in Exhibit A.
2. This lot line adjustment will expire in 2 years on May 13, 2016 if a parcel map or certificates of compliance have not been recorded to finalize this approval, or if a time extension has not been requested, with appropriate fees paid, prior to the expiration date.
3. The Final Map or Certificates of Compliance shall be in substantial compliance with the attached Exhibit A. All conditions shall be complied with in a manner subject to approval of the City of El Paso de Robles.

4. A registered civil engineer or land surveyor shall prepare the lot line adjustment.
5. All new property corners shall be installed.
6. Prior to recordation of a final parcel map or certificates of compliance, the applicant shall provide on a 3.5 inch disk or IBM-compatible CD a copy of all signed and stamped approved plans, exhibits, resolutions, and all submittal materials and other documentation pertaining to approval of this application in PDF format for electronic archiving. The applicant may elect to have the City send out the documents for scanning at the applicant's expense.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of El Paso de Robles, does hereby approve LLA PR 13-0102, subject to the Conditions of Approval listed in this resolution.

PASSED AND ADOPTED THIS 13th day of May, 2014 by the following Roll Call Vote:

AYES:

NOES:

ABSENT:

ABSTAIN:



CHAIRMAN DOUG BARTH

ATTEST:



ED GALLAGHER, PLANNING COMMISSION SECRETARY

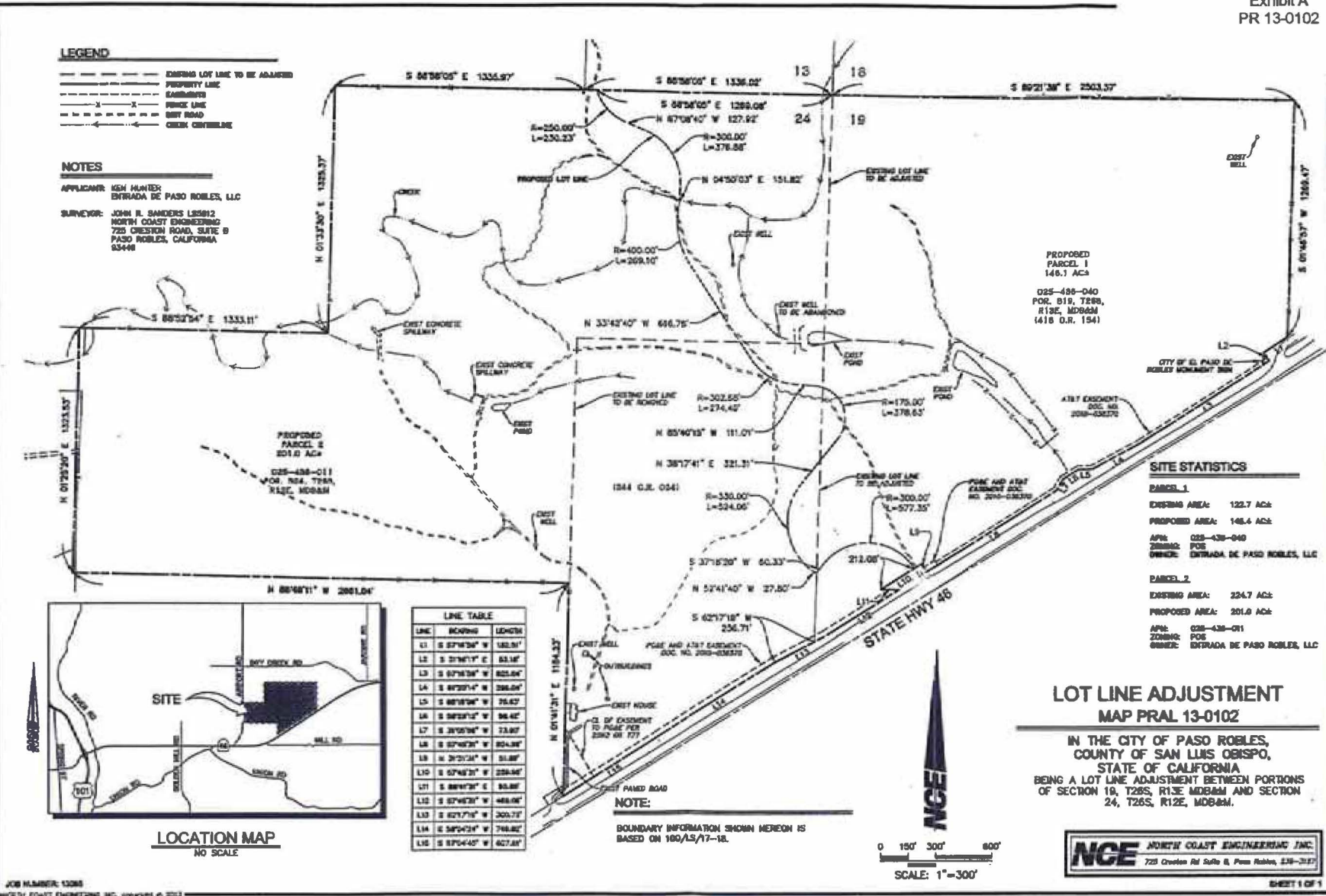
LEGEND

- EXISTING LOT LINE TO BE ADJUSTED
- PROPERTY LINE
- EASEMENTS
- x-x- FENCE LINE
- - - - - GUT ROAD
- CHECK CENTERLINE

NOTES

APPLICANT: KEN HUNTER
ENTRADA DE PASO ROBLES, LLC

SURVEYOR: JOHN R. SANDERS L25812
NORTH COAST ENGINEERING
725 CRESWEN ROAD, SUITE B
PASO ROBLES, CALIFORNIA
93448



PROPOSED
PARCEL 1
148.1 AC±

025-438-040
POS. D19, T26S,
R13E, MDB&M
(41B D.R. 154)

PROPOSED
PARCEL 2
201.0 AC±

025-438-011
POS. N04, T26S,
R13E, MDB&M

SITE STATISTICS

PARCEL 1	
EXISTING AREA:	122.7 AC±
PROPOSED AREA:	148.1 AC±
APN:	025-438-040
ZONING:	POS
OWNER:	ENTRADA DE PASO ROBLES, LLC
PARCEL 2	
EXISTING AREA:	234.7 AC±
PROPOSED AREA:	201.0 AC±
APN:	025-438-011
ZONING:	POS
OWNER:	ENTRADA DE PASO ROBLES, LLC

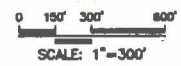
LINE TABLE

LINE	BEARING	LENGTH
L1	S 27°45'34" W	182.91'
L2	S 27°01'11" E	82.18'
L3	S 87°38'34" W	822.84'
L4	S 87°20'14" W	288.04'
L5	S 88°18'36" W	75.42'
L6	S 88°28'12" W	98.42'
L7	S 28°28'36" W	73.87'
L8	S 27°48'31" W	204.28'
L9	N 27°12'34" W	51.88'
L10	S 07°48'21" E	228.34'
L11	S 88°48'28" E	84.88'
L12	S 27°48'28" E	488.02'
L13	S 27°17'18" W	256.71'
L14	S 28°24'24" W	768.82'
L15	S 82°54'42" W	427.88'



**LOT LINE ADJUSTMENT
MAP PRAL 13-0102**

IN THE CITY OF PASO ROBLES,
COUNTY OF SAN LUIS OBISPO,
STATE OF CALIFORNIA
BEING A LOT LINE ADJUSTMENT BETWEEN PORTIONS
OF SECTION 19, T26S, R13E, MDB&M AND SECTION
24, T26S, R12E, MDB&M.



NOTE:
BOUNDARY INFORMATION SHOWN HEREON IS
BASED ON 180/LS/17-18.

Job Number: 1308
 Date: 05/13/13
 Surveyor: John Sanders
 Title: Licensed Professional Surveyor
 License No.: L25812

ENTRADA de PASO ROBLES
 HIGHWAY 46 • PASO ROBLES, CALIFORNIA

Lot Line
Adjustment

B-1