

Exhibit B

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DISCUSSION

History:

This lot line adjustment has taken four years to reach a hearing because at the time of submittal there were ownership discrepancies of the parcel. Historical conveyances determined that the three parcel numbers (117-011-011-000, 117-011-009-000 and 412-023-002-000) were in fact one legal lot of record; however owned by three entities. The three entities were Minnie Azevedo, Cowell Foundation and The Nature Conservancy. Once ownership was consolidated, the Nature Conservancy deeded the legal lot of record to the Elkhorn Slough Foundation.

Setting:

The parcels are located on the east side of Highway 1 in Moss Landing. The Sunset Farms parcel is located directly across the highway from Jensen Road and is surrounded by farmland to the north, south and west. The 77+ acre farmland parcel abuts the 62+ acre Elkhorn Slough parcel to the east with an approximately 850 foot wide buffer between the farmland parcel and the actual slough itself. The buffer is part of the 62+ Elkhorn Slough parcel. Within this area, there are several trees and heavy brush that serves as a buffer between the farming operation and the slough. The Lot Line Adjustment will not affect the buffer between the slough and the farming operations.

Project:

The application consists of a Lot Line Adjustment between two (2) contiguous legal lots of record of approximately 77.31 (Parcel A), and 62.49 acres (Parcel B) resulting in two legal lots of 77.43 acres (Parcel 1) and 62.37 acres (Parcel 2). The purpose of the adjustment is to realign the property line to follow an existing fence line.

Analysis:

Policy 5.2.1.E of the North County Land Use Plan (NCLUP) states that *preservation of agricultural lands is a major priority of the Coastal Act and is ensured in this plan by designating all lands in agricultural production, or suitable for such use, as "agricultural conservation" and by setting aside considerable other lands for aquacultural use.*

Policy 2.3.3.B.4 of the North County Land Use Plan (NCLUP) states that *a setback of 100 feet from the landward edge of vegetation of all coastal wetlands shall be provided and maintained in open space use.*

The Sunset Farms property has been farmed for several decades. The operation is fully contained and has no environmental impacts to the slough. There is an approximately 850 foot wide buffer between the farmland parcel and the slough. This buffer consists of trees and heavy brush. Therefore, the proposal meets the intended policies of the North County Land Use Plan. The Lot Line Adjustment will not change the dimension of the existing buffer.

Conclusion:

Adjusting the lot lines is a less invasive approach to aligning the property lines with a long standing fence. No development is proposed and the lot line adjustment does not affect the slough in any way.

DISCUSSION

Zoning for Resource Conservation requires a minimum lot area of one acre and zoning for Coastal Agricultural Preserve requires a minimum lot area of 40 acres. The resulting parcels are 77.43 acres and 62.37 acres. Although there are two different zoning districts, the Lot Line Adjustment is within the RC zoning district only. Therefore, the Lot Line adjustment is in compliance with zoning regulations and consistent with the North County Land Use policies. Staff recommends approval of the project.