



Monterey County

Planning Commission

Agenda Item #7

Legistar File Number: PC 16-067

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

October 26, 2016

Introduced: 10/18/2016

Version: 1

Current Status: Agenda Ready

Matter Type: Planning Item

PLN120760 - SUNSET FARMS INC (ELKHORN SLOUGH FOUNDATION)

Public hearing to consider action on a Lot Line Adjustment between two (2) contiguous legal lots of record of approximately 77.31 acres and 62.49 acres resulting in two legal lots of 77.43 acres (Parcel 1) and 62.37 acres (Parcel 2).

Proposed CEQA Action: Categorically Exempt per CEQA Section 15305 (a)
1601 Highway 1, Royal Oaks, North County Land Use Plan

RECOMMENDATION:

Staff recommends that the Planning Commission:

- a. Categorically Exempt PLN120760 per CEQA Section 15305 (a); and
- b. Approve a Coastal Development Permit to allow 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)

A draft resolution is attached with recommended findings and evidence (**Exhibit C**). Staff recommends applying 4 conditions of approval.

PROJECT INFORMATION:

Owners: Sunset Farms, Inc. and Elkhorn Slough Foundation

Agent: Catherine Philipovitch

APNs: 117-011-018-000 and 117-011-011-000, 117-011-009-000, and 412-023-002-000

Zoning: "CAP (CZ)" Coastal Agricultural Preserve (Coastal zone) and "RC (CZ)" Resource Conservation (Coastal Zone)

Lot Size: 77.31 acres and 62.49 acres

Flagged and Staked: No

SUMMARY:

This application consists of a minor lot line adjustment to adjust a property line to correspond to an existing fence between the Sunset Farms farmland property (Parcel A) and the Elkhorn Slough Foundation property (Parcel B). Modification of the existing fence, approximately 1,670 linear feet would be invasive to sensitive habitat. No development is proposed.

The properties contain two different zoning designations. The Sunset Farm farmland property is zoned both CAP(CZ) or Coastal Agricultural Preserve (Coastal Zone) and RC (CZ) or Resource Conservation (Coastal Zone) and the Elkhorn Slough Foundation property is zoned RC (CZ). 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. Under both zoning districts "CAP" and "RC", Lot Line adjustments are allowed subject to a Coastal Development Permit. The resulting parcels are 77.43 acres (Sunset Farms) and 62.37 acres (Elkhorn Slough Foundation). Although there are two different zoning districts, the Lot Line Adjustment is

within the RC zoning district only. Therefore, the proposed Lot Line Adjustment reconfigures parcels in a manner consistent with land use and zoning requirements.

Staff finds that adjusting lot lines between the two parcels would be the least disruptive action for the habitat, and better meets the resource and agricultural protection policies of the North County Land Use Plan. There are no unresolved issues and staff recommends approval as proposed.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Resource Management Agency (RMA)-Public Works Department
RMA-Environmental Services
Environmental Health Bureau
CDF Coastal
Water Resources Agency
California Coastal Commission

The project was not referred to the North County Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because there were no conflicts involving significant issues (e.g. sensitive habitat).

FINANCING:

Funding for staff time associated with this project is included in the FY2016-2017 Adopted Budget for RMA-Planning.

Prepared by: Elizabeth Gonzales, Associate Planner, Ext. 5102
Reviewed by: John Guertin, RMA Deputy Director
Approved by: Carl P. Holm AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet

Exhibit B - Discussion

Exhibit C - Draft Resolution, including:

- Conditions of Approval
- Site Plan, Floor Plan, and Elevations,

Exhibit D - Vicinity Map

cc: Front Counter Copy; Planning Commission; Jacqueline Onciano, RMA Services Manager; CDF Coastal; RMA-Public Works; Environmental Health Bureau; Water Resources Agency; Elio Rodoni, owner; Elkhorn Slough Foundation, owner; Catherine Philipovitch, Applicant; California Coastal Commission; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); Project File PLN120760