



Monterey County

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

Board Order

Upon motion of Supervisor Salinas, seconded by Supervisor Calcagno, and carried by those members present, the Board of Supervisors hereby:

Conducted a Public hearing and adopted Resolution No. 12-339 related to the Yanks Air Museum Project to:

- a. Consider an Addendum (Addendum No. 2) to the previously certified Environmental Impact Report (EIR No. 95-01) for the Yanks Air Museum;
- b. Approve a Lot Line Adjustment of Williamson Act Lands within Agricultural Preserve No. 71-41 and related Amendment to Land Conservation Contract No. 71-41 as applicable to the reconfigured parcels;
- c. Approve Amendment to Agricultural Conservation Easement Agreement and Deed;
- d. Approve Second Amendment to Agricultural Buffer Easement Deed;
- e. Adopt Findings and Evidence as required to support the proposed Lot Line Adjustment of Williamson Act Lands and said Amendments, as applicable to the reconfigured parcels; and
- f. Authorize the Chair of the Board to execute Amendments to said instruments; and
- g. Direct the Clerk of the Board to record the Amendments to said instruments concurrently with the recordation of the Certificates of Compliance for the reconfigured parcels.

(Lot Line Adjustment: PLN120376 / Charles F. Nichols and Judith A. Nichols, Trustees of the Nichols Family Trust, U/D/T May 19, 1966; Highway 101 at Thorne Road, easterly of Highway 101 and northerly of the City of Greenfield, Greenfield area, Central Salinas Valley Area Plan.)

PASSED AND ADOPTED on this 6th day of November 2012, by the following vote, to wit:

AYES: Supervisors Calcagno, Salinas, Potter, and Parker

NOES: None

ABSENT: Supervisor Armenta

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on November 6, 2012

Dated: November 7, 2012
File Number: 12-1042

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No. 12-339

Resolution of the Monterey County Board of Supervisors to:)

a. Consider the City of Greenfield's Addendum (Addendum No. 2) to County's previously Certified Final Environmental Impact Report (CFEIR) and County's prior Addendum to the CFEIR pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15164;)

b. Approve a Lot Line Adjustment between two legal lots of record of approximately 111.29 acres (Parcel A - Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and 329.38 acres (Parcel B - Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000), resulting in two lots of 134.67 acres (Parcel 1 - "Yanks Air Museum" and related mixed-use development) and 306.00 acres (Parcel 2), respectively. Consider and approve a Lot Line Adjustment of Williamson Act Lands consisting of the removal of 34 acres under Williamson Act Agricultural Preserve No. 71-41 (AGP No.71-41) and Land Conservation Contract No. 71-41 (Contract No. 71-41) (Parcel B- Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000 owned by Charles F. Nichols and Judith A. Nichols, Trustees of the Nichols Family Trust, U/D/T Dated May 19, 1966) including: removal of 11 acres of the land under AGP No. 71-41 and Contract currently located in Parcel A (Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and removal of 23 acres of land under Contract currently located in Parcel B (Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000). The lot line adjustment would result in a 134.67 acre Parcel (Proposed Parcel 1) for the "Yanks Air Museum" and related mixed-use development, and a 306 acre Parcel (Proposed Parcel 2) which would all be under the Amended Contract and correspond to a 306 acre Agricultural Conservation Easement required as part of the approval of the Yanks Air Museum Project.)

c. Approve Amendment to Williamson Act AGP No.71-41 and Land Conservation Contract No. 71-41;)

d. Authorize the Chair to execute an Amendment to Land Conservation Contract No. 71-41 in order to rescind a portion of the existing AGP and Contract as applicable to the reconfigured parcels only, and simultaneously execute said Amendment between the County and Property Owners of Record to reflect the reconfigured parcels, to incorporate the new legal description, and any legislative changes to)

- State Williamson Act provisions and current County Williamson Act Program Policies and Procedures;)
 - e. Direct the Clerk of the Board to record the Contract Amendment concurrently with the recordation of the Certificate of Compliance for the reconfigured Williamson Act parcel;)
 - f. Approve an Amendment to Agricultural Conservation Easement Agreement and Deed between the Property Owner and the Ag Land Trust and find that said Amendment is consistent with Condition No. 6 of the Combined Development Permit (Planning File No. SH94002)(Resolution No. 97-445 and Ordinance No. 03943) and authorize the Chair to sign said Amendment No. 2;)
 - g. Approve an Amendment (Second Amendment) to an existing Agricultural Buffer Easement Deed recorded per Condition No. 20 of the Combined Development Permit (Planning File No. SH 94002) (Resolution No. 97-445 and Ordinance No. 03943) for the Yanks Air Museum project and authorize the Chair to execute said Second Amendment and consent to recordation thereof; and;)
 - h. Direct the Clerk of the Board to record Amendment to Agricultural Conservation Easement Agreement and Deed and Second Amendment to Agricultural Buffer Easement Deed concurrently with the recordation of the Certificates of Compliance for the reconfigured parcels; and)
 - i. Adopt the Resolution attached as Attachment "B" with the recommended findings and evidence and subject to the conditions of approval.)
- (Lot Line Adjustment: PLN120376 / Charles F. Nichols and Judith A. Nichols, Trustees of the Nichols Family Trust, U/D/T Dated May 19, 1966; Highway 101 at Thorne Road, easterly of Highway 101 and northerly of the City of Greenfield, Greenfield area, Central Salinas Valley Area Plan).....)

Lot Line Adjustment between two legal lots of record of approximately 111.29 acres (Parcel A consisting of Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and 329.38 acres (Parcel B consisting of Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000) resulting in two lots of 134.67 acres (Parcel 1 "Yanks Air Museum" and related mixed use development) and 306.00 acres (Parcel 2), respectively. Consider a Lot Line Adjustment of Williamson Act Lands consisting of the removal of 34 acres under Williamson Act Agricultural Preserve No. 71-41 (AGP No.71-41) and Land Conservation Contract No. 71-41 (Contract No. 71-41) (Parcel B- Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000 owned by Charles F. Nichols and Judith A. Nichols, Trustees of the Nichols Family Trust, U/D/T Dated May 19, 1966) including: removal of 11 acres of the land under AGP No. 71-41 and Contract currently located in Parcel A (Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and removal of 23 acres of land under Contract currently in Parcel B (Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000). The lot line adjustment would result

in a Parcel (Proposed Parcel 2) of 306 acres which would all be under the Amended Williamson Act Agricultural Preserve and Land Conservation Contract and correspond to a 306-acre Agricultural Conservation Easement required as part of the approval of the Yanks Air Museum Project.

Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

RECITALS

WHEREAS, on or about February 19, 1971, pursuant to Board of Supervisors Resolution No. 71-14-41 +/- 440 acres were placed under a Williamson Act Agricultural Preserve No. 71-41 (AGP No. 71-41) and Land Conservation Contract No. 71-41 (Contract No. 71-41) between the County of Monterey and Paul Masson, Inc., which was executed pursuant to the California Land Conservation Act of 1965 (Williamson Act);

WHEREAS, on or about August 16, 1988 the lands subject to Contract No. 71-41 were purchased by Charles F. Nichols;

WHEREAS, on or about February 28, 1994, said AGP No. 71-41 and Contract No. 71-41 (hereafter, "1994 Amendment") were amended to adjust the boundaries of said AGP No. 71-41 as described in Exhibit C to said 1994 Amendment and to add Smith and Hook Winery, a California Corporation, as a party to the Contract;

WHEREAS, said 1994 Amendment resulted in the exclusion of 100 acres from AG P No. 71-41 and Contract No. 71-41 for the then proposed Yanks Air Museum Project;

WHEREAS, on June 24, 1997, the Department of Conservation, the County of Monterey and Charles F. Nichols entered into an "Agreement Regarding Agricultural Conservation Easement";

WHEREAS, on November 4, 1997, the Combined Development Permit for the Yanks Air Museum Project ((PLN060582) was approved by the County, including a lot line adjustment to create a 111-acre parcel and a 329-acre parcel. The approval required a 306-acre Agricultural Conservation Easement and a 200-foot Agricultural Buffer Easement;

WHEREAS, on August 28, 2001, per Board of Supervisors Resolution No. 01-344, the Board (1) Approved Amendment (No. 1) to Agreement Regarding Agricultural Conservation Easement (2) Approved "Agricultural Conservation Easement Agreement and Deed" (3) Authorized the Chair to execute Amendment No. 1 (to the Agreement Regarding Agricultural Conservation Easement) and approve Agricultural Conservation Easement to authorize the Monterey County Agricultural and Historic Land Conservancy, Inc. to hold the Agricultural Conservation Easement related to the Yanks Air Museum Project (SH94002); and (4) authorized the Clerk of the Board and Assessor-Recorder's Office to record the Agricultural Conservation Easement Agreement and Deed;

WHEREAS, Condition No. 6 of the Combined Development Permit required an Agricultural Conservation Easement which was recorded on September 4, 2001 as Document No. 2001075023 with the Monterey County Recorder;

WHEREAS, Condition No. 20 of the Combined Development Permit required an Agricultural Buffer Easement Deed which was recorded on May 6, 2002 as Document No. 2002043186 with the Monterey County Recorder;

WHEREAS, on or about October 12, 2004, the County approved an extension of the Combined Development (PLN020482) pursuant to Board of Supervisors Resolution No. 04-351;

WHEREAS, on October 28, 2008, the County approved an extension of the Combined Development Permit (PLN060582) for the Yanks Air Museum Project after considering the previously certified Final EIR and a Technical Addendum (Addendum No. 1);

WHEREAS, on October 28, 2008, County approved said permit extension pursuant to Board of Supervisors Resolution No. 08-362 subject to the original Conditions of Approval associated with the Yanks Air Museum Project and a number of additional Conditions of Approval, including a condition that parking not be allowed in the southern portion of the Agricultural Buffer Easement Deed area;

WHEREAS, a (First) Amendment to the Agricultural Buffer Easement Deed was recorded on September 20, 2010 as Document No. 20100512812 with the Monterey County Recorder to eliminate parking, whether visitor or employee, as an allowed use within that portion of the 200-foot Agricultural Buffer Easement Deed property which runs along the southern boundary of the Yanks Air Museum property, as shown in Exhibit D to Amendment No. 1 to said Agricultural Buffer Easement Deed, as long as the adjacent property directly south of the Yanks Air Museum property remains in agricultural use;

WHEREAS on April 25, 2000, the County and the City of Greenfield entered into a Memorandum of Understanding (MOU) which was amended by said parties pursuant to Amendment No. 1 to Memorandum of Understanding A-08204 between The City of Greenfield and The County of Monterey concerning The Yanks Air Museum and Project, dated August 28, 2012, related to the future annexation of the Yanks Air Museum development into the City of Greenfield;

WHEREAS, during implementation of the Yanks Air Museum Project discrepancies between the parcel boundaries in the Record of Survey recorded for the approved project and the legal descriptions for the Williamson Act Agricultural Preserve No. 71-41 and Contract No. 71-41 as amended by the 1994 Amendment, the Agricultural Conservation Easement Agreement and Deed, and the Agricultural Buffer Easement Deed were discovered;

WHEREAS, on April 30, 2012, the Applicant/Owners' legal representative, appeared before the Board of Directors of the Ag Land Trust, Successor Agency to the Monterey County Agricultural and Historic Land Conservancy, Inc. to request approval of a

modification to the southwesterly boundary line of the Agricultural Conservation Easement that the Ag Land Trust holds as the Grantee;

WHEREAS, the April 30, 2012 minutes of the Ag Land Trust indicate the Agricultural Conservation Easement Agreement and Deed was recorded with an incorrect legal description that did not close and therefore was inaccurate;

WHEREAS, the April 30, 2012 minutes of the Ag Land Trust indicate the replacement legal description realigns the southwesterly boundary line and will contain 306 acres;

WHEREAS, on April 30, 2012, the Board of Directors of the Ag Land Trust moved to support and agree to the proposed boundary line adjustment and re-recording the documents providing that the replacement legal description of the Agricultural Conservation Easement Agreement and Deed contains 306 acres or more, subject to verification by a local land surveyor that the size of the conservation easement after the boundary realignment is 306 acres or more, and that the cost of the land surveyors billing be reimbursed or paid directly by the Grantor of the conservation easement prior, to signing any documents;

WHEREAS, said legal description for the proposed Amendment to the Agricultural Conservation Easement was verified, confirmed to close mathematically, and contain 306 acres, more or less, by Monterey County Surveyors, Inc. on or about May 18, 2012. On May, 21, 2012, said confirmation was invoiced to the Ag Land Trust (Grantee) and subsequently paid for by the Nichols Family Trust (Grantor). Therefore, the conditions of the Ag Land Trust Board of Directors' April 30, 2012 motion to support and agree to the proposed boundary line have been met;

WHEREAS, on June 1, 2012 an application for a lot line adjustment to correct the said discrepancies in the boundaries was submitted to the RMA – Planning Department which includes removal of 11 acres of the land under AGP No. 71-41 and Contract No. 71-41 (as amended in 1994) currently located in Parcel A (Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and removal of 23 acres of land under Contract No. 71-41 (as Amended in 1994) currently located in Parcel B (Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000), for a total of 34 acres to be added to [Proposed] Parcel 1 for development of the Yanks Air Museum project;

WHEREAS, on August 23, 2012, the proposed lot line adjustment was considered by the Monterey County Agricultural Advisory Committee, at which time the Committee recommended approval of the proposed lot line adjustment by a vote of 8-0.

WHEREAS, on September 25, 2012 the City of Greenfield considered an Addendum (Addendum No. 2) to the County's Final EIR, previously certified by the County Board of Supervisors, and approved City of Greenfield Resolution No. 2012-104 which authorized the preparation and submittal of the Annexation application and related actions to the Local Agency Formation Commission (LAFCO) for the Yanks Air Museum Project;

WHEREAS, the Lot Line Adjustment will result in two (2) reconfigured separate parcels [Proposed] Parcel 1, consisting of 134.67 acres which shall be developed for the Yanks

Air Museum and related mixed use development and [Proposed] Parcel 2, consisting of 306.00 acres which shall continue to be utilized for commercial agricultural production and remain subject to the Agricultural Conservation Easement Agreement and Deed and Agricultural Preserve No. 71-41 and Contract No. 71-41 as amended pursuant to this approval;

WHEREAS, the Board of Supervisors finds that the proposed Lot Line Adjustment of Williamson Act lands is consistent with policies of the Monterey County General Plan, the Central Salinas Valley Area Plan, regulations in the Zoning Ordinance (Title 21 of the Monterey County Code) and the Subdivision Ordinance (Title 19 of the Monterey County Code), and California Government Code Section 51257; and

WHEREAS, the Board of Supervisors, having considered the application, the City of Greenfield’s Addendum (Addendum No. 2) to the County’s previously Certified Final EIR, the County’s Addendum (Addendum No. 1) to its Certified Final EIR, and the County’s Certified Final EIR and the evidence related thereto, finds and declares that:

FINDINGS AND EVIDENCE FOR APPROVAL

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - Monterey County Zoning Ordinance (Title 21);
 - Monterey County Subdivision Ordinance (Title 19);
 - California Government Code Section 51257

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The project site is located immediately north of the Greenfield city boundary, east of Highway 101 at the Thorne Road off-ramp (Parcel A, 111 acres, consisting of Assessor’s Parcel Numbers (APNs) 111-012-017-000 and 111-012-019-000 and Parcel B, 329 acres, consisting of APNs 111-012-018-000 and 111-012-020-000), Central Salinas Valley Area Plan. Parcel A is within an “HC” (Heavy Commercial) zoning designation. Parcel B is within an “F/40” (Farming/40-acre minimum) zoning designation. Lot line adjustments are allowed under these zoning designations. The proposed parcels sizes are consistent with the respective zoning and land use designations of the properties. Therefore, the project is consistent with the Zoning Ordinance.
- c) The existing configuration of the subject parcels was created as part of the approval of the Yanks Air Museum project (File No. SH94002). The parcel configuration was approved for the development of the Museum project on the 111-acre parcel; this parcel was also rezoned to Heavy Commercial and its land use designation amended to Commercial to allow development of the Museum and was intended for

annexation to the City of Greenfield. The approval also included maintaining the larger parcel under agricultural use and it required an Agricultural Conservation Easement in perpetuity for 306 acres of that parcel. The subject lot line adjustment does not change the intent or the development components of the approved project and it merely adjusts the boundaries of the parcels to align them with the boundaries of the Agricultural Conservation Easement and the Williamson Act Agricultural Preserve and Land Conservation Contract and to facilitate the anticipated annexation of the Museum project site to the City of Greenfield. (See also Finding No. 6)

- d) The project planner conducted a site inspection on August 17, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- e) The project was not referred to a Land Use Advisory Committee (LUAC) for review as no such Committee currently exists for the Central Salinas Valley Area Plan area. The project was considered by the Agricultural Advisory Committee at their August 23, 2012 meeting, at which time the Committee recommended approval of the proposed project by a vote of 8-0.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120376.

2. **FINDING:**

SITE SUITABILITY – The site is physically suitable for the use proposed

EVIDENCE:

- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Greenfield Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed lot line adjustment. Recommended conditions have been incorporated.
- b) The existing configuration of the subject parcels was created as part of the approval of the Yanks Air Museum project (File No. SH94002). The parcel configuration was approved for the development of the Museum project on the 111-acre parcel. The suitability of the site for development of the Museum project was established through the environmental impact review of the project and would be maintained through the implementation of conditions of approval and mitigation measures. The subject lot line adjustment does not change the development components or location of development in the original approval of the project and it merely aligns boundaries and facilitates the annexation of the Air Museum parcel to the City of Greenfield as originally intended (See also Finding No. 1).
- c) Staff conducted a site inspection on August 17, 2012 to verify that the site is suitable for this lot line adjustment.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File

PLN120376.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the approved project and the subject lot line adjustment will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. The subject lot line adjustment does not change the components of the original approval of the project (File No. SH-94002) and it merely facilitates the annexation of the Museum parcel to the City of Greenfield as originally intended.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Greenfield Fire Protection District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available or will be provided. Sewer and water services are already available at the site from the City of Greenfield public utility system. Public facilities were analyzed as part of the original project approval. That analysis is not affected by this lot line adjustment.
 - c) Staff conducted a site inspection on August 17, 2012 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120376.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 17, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120376.

5. **FINDING:** **California Environmental Quality Act (CEQA)** - On November 4, 1997, the Monterey County Board of Supervisors reviewed and considered the Final EIR (FEIR), made findings required under CEQA Guidelines Section 15091, and certified the FEIR for the Yanks Air

Museum project prior to taking action on the application for the Combined Development Permit (Planning Department File No. SH94002). The analysis in the FEIR concluded that the loss of agricultural land resulting from the approval of the project could not be mitigated to less than significant levels. The Board of Supervisors adopted a Statement of Overriding Considerations for the loss of agricultural land. The Board of Supervisors found that the County eliminated or substantially lessened all other significant effects as shown in the findings supporting the certification of the FEIR. The Board of Supervisors approved the Combined Development Permit subject to conditions and mitigation measures identified in the FEIR.

- EVIDENCE:**
- a) Administrative record contained in the Project file.
 - b) Board of Supervisors Resolution No. 97-445 certifying the FEIR and approving the Combined Development Permit for the Yanks Air Museum Combined Development Permit (Planning Department File No. SH94002), adopted November 4, 1997.
 - c) Certified Final EIR (EIR No. 95-01), dated March 10, 1997, on file with the Resource Management Agency-Planning Department in File No. SH94002, and incorporated herein by reference.

6. **FINDING: CEQA – ADDENDUM No. 1 TO THE FINAL ENVIRONMENTAL IMPACT REPORT**

An Addendum (Addendum No. 1) to the Final Environmental Impact Report (FEIR) was prepared pursuant to the California Code of Regulations, Title 14, (CEQA Guidelines) Section 15164 as part of consideration of a Second Permit Extension Request (Planning File No. 060582) for the approved Combined Development Permit for the Yanks Air Museum Project (File SH94002). Addendum No. 1 to the FEIR was the appropriate mechanism under CEQA for consideration of the Permit Extension Request by the Board of Supervisors. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR occurred as part of the Permit Extension Request. Addendum No. 1 reflected the County's independent judgment and analysis. Monterey County, as the CEQA Lead Agency, determined that no Subsequent or Supplemental EIR was required for the Permit Extension Request pursuant to California Public Resources Code Section 21166 or CEQA Guidelines Sections 15162, 15163, or 15164, as none of the conditions described in those Sections occurred. The findings for the adoption of Addendum No. 1 are contained in Board of Supervisors Resolution No. 08-362 dated October 28, 2008.

EVIDENCE: Administrative Record contained in Planning Department File Nos. SH94002, PLN020482 and PLN060582.

7. **FINDING: CEQA - ADDENDUM No. 2 TO THE FINAL ENVIRONMENTAL IMPACT REPORT.**

A second Addendum (Addendum No. 2) to the Final Environmental Impact Report (FEIR) was prepared by staff from the City of Greenfield pursuant to the California Code of Regulations, Title 14, (CEQA Guidelines) Section 15164, as part of consideration and adoption of

several actions by the City on September 25, 2012 related to the future annexation of the Yanks Air Museum parcel to the City (City of Greenfield City Council Resolution No. 2012-104). The Addendum to the FEIR was determined by the City of Greenfield to be the appropriate mechanism under CEQA to address and disclose the environmental issues related to the Lot Line Adjustment included under the subject application (Planning Department File No. PLN120376). Those issues included the removal of 34 acres from an existing 340-acre Williamson Act Agricultural Preserve (AGP No. 71-41) and Land Conservation Contract (Contract No. 71-41) as amended in 1994. Staff from Monterey County has independently reviewed Addendum No. 2 and agrees that none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR will occur as part of the approval of the subject Lot Line Adjustment or the annexation of the site to the City. The City of Greenfield, as the CEQA Lead Agency for the annexation, determined that no Subsequent or Supplemental EIR was required for annexation of the site pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162, 15163, or 15164. The County agrees that none of the conditions described in those Sections will occur.

EVIDENCE: a) “Addendum to the Yanks FEIR 95-01; and Addendum to the City of Greenfield General Plan FEIR SCH#2004061138 Pursuant to the California Environmental Quality Act” prepared by the City of Greenfield and adopted by the City of Greenfield City Council (Resolution No. 2012-104).

EVIDENCE: b) Addendum No. 2 does not describe, indicate, or propose any changes to the approved Yanks Air Museum Project that would require major revisions of the FEIR due to new significant environmental effects or any substantial increase in the severity of previously identified impacts. The boundaries of the parcels approved as part of the Yanks Air Museum Project (File No. SH94002) did not correspond to the legal descriptions (boundaries) of the underlying Williamson Act Agricultural Preserve and Land Conservation Contract (Contract) and of the Agricultural Conservation Easement (Easement) required as a condition of approval of that project due to surveying and mapping errors. The subject Lot Line Adjustment and corrections to the legal description of the Contract and Easement are needed so that the parcel boundaries correspond with the legal descriptions of the Contract and the Easement.

c) Addendum No. 2 does not describe, indicate or propose any substantial changes with respect to the circumstances under which the project was previously considered by the Board of Supervisors that would require major revisions of the FEIR due to new significant environmental effects or any substantial increase in the severity of any previously identified significant effects.

d) Addendum No.2 does not describe, indicate, or propose any new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was considered, that shows any of the following:

1. That the project will have one or more significant effects not

- discussed in the Negative Declaration; or
- 2. That any significant effects previously examined will be substantially more severe than shown in the Negative Declaration;
- e) No adverse environmental effects were identified during staff review of the subject lot line adjustment during a site visit on August 17, 2012.
- f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120376.

8. **FINDING:**

LOT LINE ADJUSTMENT/ CONFORMANCE WITH SUBDIVISION ORDINANCE – Section 66412 of the California Government Code (Subdivision Map Act) Title 19 (Subdivision Ordinance) of the Monterey County Code states that lot line adjustments may be granted based upon the following findings:

1. The lot line adjustment is between four (or fewer) existing adjoining parcels;
2. A greater number of parcels than originally existed will not be created as a result of the lot line adjustment;
3. The parcels resulting from the lot line adjustment conforms to the County’s general plan, any applicable specific plan, any applicable coastal plan, and zoning and building ordinances.

- EVIDENCE:**
- a) The subject lot line adjustment includes two parcels adjusted as part of the Yanks Air Museum Combined Development Permit (File No. SH94002). Parcel A (APNs 111-012-017-000 and 111-012-019-000) is 111 acres in size and is zoned “HC” (Heavy Commercial). Parcel B (APNs 111-012-018-000 and 111-012-020-000) is 329 acres in size and is zoned F/40 (Farmlands, 40-acre minimum). Parcel A was approved for development of the Yanks Air Museum and is to be annexed to the City of Greenfield under the provisions of the approval. Parcel B is intended to continue to be utilized for commercial agricultural production and will remain subject to an Agricultural Conservation Easement and Williamson Act Agricultural Preserve and Contract.
 - b) The lot line adjustment will not create a greater number of parcels than originally existed. Two contiguous separate legal parcels of record of 111 and 329 acres will be adjusted and two contiguous separate legal parcels of record of 134 and 306 acres will result from the adjustment. No new parcels will be created.
 - c) The project would result in two parcels of approximately 134 acres (Proposed Parcel 1) and approximately 306 acres (Proposed Parcel 2) which would be consistent with their Zoning and Land Use Designations as follows:
 1. Parcel 1 would initially have two zoning designations HC and F/40. However, this parcel is to be annexed to the City of Greenfield and therefore will not be subject to the zoning designations under the County’s Zoning Ordinance after the annexation.
 2. Parcel 2 would exceed the minimum 40-acre size required under

the Farmlands, 40 Acre Minimum zoning designation, respectively.

The project is also consistent with the land use designations under the Monterey County General Plan and the Central Salinas Valley Area Plan.

- d) Staff verified that the subject property is in compliance with all rules and regulations pertaining to the use of the property and that no violations exist on the property.
- e) As an exclusion to the Subdivision Map Act, no map is recorded for a Lot Line Adjustment. In order to appropriately document the boundary changes, a Certificate of Compliance for each new lot is required per a standard condition of approval.
- f) The project planner conducted a site inspection on August 17, 2012 to verify that the project would not conflict with zoning or building ordinances.
- g) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120372.

9. **FINDING:** a) **PUBLIC NOTICE** - Public notice of the pending Lot Line Adjustment was provided pursuant to Section 19.01.055, Title 19, Monterey County Code (Subdivisions).

EVIDENCE: Materials in Planning File No. PLN120312

WHEREAS, Section 51257 of the California Government Code requires that certain findings be made by the Board of Supervisors to facilitate Lot Line Adjustments of land under Williamson Act Contract;

WHEREAS, the Board of Supervisors further finds that the request for a Lot Line Adjustment is consistent with California Government Code Section 51257 (Williamson Act). Specifically, the Board finds and declares that:

10. **FINDING:** **WILLIAMSON ACT – CONTRACTS** – Pursuant to California Government Code Section 51257(a)(1), the new or amended contract or contracts would enforceably restrict the adjusted boundaries of the parcel for an initial term for at least as long as the unexpired term of the rescinded contract or contracts, but for not less than 10 years.

EVIDENCE: Re-configured “Parcel 2” would remain within AGP No. 71-41 and subject to the terms of Contract No. 71-041 as amended pursuant to this approval for a term of no less than 20 years pursuant to the terms of said Contract.

11. **FINDING:** **WILLIAMSON ACT – NO NET ACREAGE DECREASE** - Pursuant to California Government Code Section 51257(a) (2), there is no net decrease in the amount of the acreage restricted. In cases where two parcels involved in a Lot Line Adjustment are both subject to contracts rescinded pursuant to this Section, this finding will be satisfied if the aggregate acreage of the land restricted by the new contracts is at

least as great as the aggregate acreage restricted by the rescinded contracts.

EVIDENCE: See finding 12. Below.

12. **FINDING:** **WILLIAMSON ACT – NEW CONTRACTS** - Pursuant to California Government Code Section 51257(a)(3), at least 90 percent of the land under the former contract or contracts remains under the new or amended contract or contracts.

EVIDENCE: 34 acres of the 340 acres under Contract are being removed, leaving 306 acres under the Williamson Act, which corresponds to 90% of the 340 acres currently under Contract.

13. **FINDING** **WILLIAMSON ACT – SUSTAIN AGRICULTURAL USE** - Pursuant to California Government Code Section 51257(a)(4), after the lot line adjustment, the parcels of land subject to contract will be large enough to sustain agricultural use, as defined in Section 51222.

EVIDENCE: a) At the time of the approval of the Yanks Air Museum Combined Development Permit (Planning File No. SH94002) the area under Williamson Act Agricultural Preserve Contract No. 71-041, included 340 acres. The approval of the project included a lot line adjustment creating a 111-acre parcel for development of the Museum (Existing Parcel A) and a 329-acre parcel for agricultural use (Existing Parcel B). The approval allowed the landing strip component of the project on the 329-acre agricultural parcel, and required that a 306-acre portion of the 329-acre parcel be placed in an Agricultural Conservation Easement in perpetuity. Due to surveying and mapping errors, the legal (meets and bounds) descriptions of the Agricultural Conservation Easement Agreement and Deed, and the Agricultural Preserve (AGP No. 71-41) and Land Conservation Contract (Contract No. 71-41) as amended in 1994 and Agricultural Buffer Easement Deed did not match the boundaries of the adjusted property boundaries: 11 of the 340 acres under AGP No. 71-41 and Contract No. 71-41 are located in Parcel A approved for the Museum, and 23 of the 340 acres under AGP No. 71-41 and Contract No. 71-41 are located in existing Parcel B. The proposed lot line adjustment would result in a reduction of 34 acres from the existing AG P No. 71-41 and Contract No. 71-41 and would require the concurrent amendment of the boundaries for AGP No. 71-41 and Contract No. 71-41 (as amended in 1994 per Document No. 08687, recorded with the County Recorder in February 1994 at Reel 3061, page 762 through page 793), the Agricultural Conservation Easement Agreement and Deed (Document 2001075023 recorded on September 4, 2001 with the Monterey County Recorder) and the Agricultural Buffer Easement Deed (Document 2002043186 recorded on May 6, 2002) as amended pursuant to the (First) Amendment to Agricultural Buffer Easement Deed (Document 2010052812 recorded on September 20, 2010). Proposed "Parcel 2" under the amendment would be 306 acres in size which would match the size of the Agricultural Conservation Easement required in perpetuity as part of the original approval of the project. The size of this parcel and the requirement to keep it in

- agriculture in perpetuity would assure its sustained agricultural use.
- b) Pursuant to Section 51222 of the California Government Code (Williamson Act), "agricultural land shall be presumed to be in parcels large enough to sustain their agricultural use if the land is (1) at least 10 acres in size in the case of prime agricultural land, or (2) at least 40 acres in size in the case of land which is not prime agricultural land." The size of the land (Proposed Parcel 2) to remain under Williamson Act Contract -306 acres- complies with this requirement.
 - c) County of Monterey Board of Supervisors Resolution No. 01-485 requires that agricultural preserves will not be considered unless the group of contiguous parcels included in the preserve contains 100 or more acres, or 40 or more acres if the Board finds that smaller preserves are necessary due to the unique characteristics of the agricultural enterprises in the area. The subject Lot Line Adjustment will retain 306 acres within AGP No. 71-41 and Contract No. 71-41 as amended by this approval.
 - d) The application plans, and related support materials found in Planning File No. PLN120376

14. **FINDING:** **WILLIAMSON ACT – LONG-TERM AGRICULTURAL PRODUCTIVITY** - Pursuant to California Government Code Section 51257(a)(5), the lot line adjustment would not compromise the long-term agricultural productivity of the parcel or other agricultural lands subject to a contract or contracts.
- EVIDENCE:**
- a) See Evidence A under Finding No. 11 above.
 - b) The application plans, and related support materials found in Planning File No. PLN120376.
15. **FINDING:** **WILLIAMSON ACT – ADJACENT AGRICULTURAL LAND USE** - Pursuant to California Government Code Section 51257(a)(6), the lot line adjustment is not likely to result in the removal of adjacent land from agricultural use.
- EVIDENCE:**
- a) The Lot Line Adjustment will not affect current agricultural operations on adjacent properties. All the land surrounding the subject parcels is zoned as Farmlands, 40 Acre Minimum.
 - b) The application and plans for a Lot Line Adjustment found in Planning File No. PLN120376.
16. **FINDING:** **WILLIAMSON ACT – NO NEW DEVELOPABLE PARCELS** - Pursuant to California Government Code Section 51257(a)(7), the lot line adjustment does not result in a greater number of developable parcels than existed prior to the adjustment, or an adjusted lot that is inconsistent with the general plan.
- EVIDENCE:**
- a) The existing parcel configuration was approved as part of the Yanks Air Museum Project. Two reconfigured lots would not result in a greater number of developable parcels than existed prior to the adjustment.
 - b) The application, plans, and related support materials found in Planning File No. PLN120376.

DECISION

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors does hereby:

- a. Consider the City of Greenfield's Addendum (Addendum No. 2) to County's previously Certified Final Environmental Impact Report (CFEIR) and County's prior Addendum to the CFEIR pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15164;
- b. Approve a Lot Line Adjustment between two legal lots of record of approximately 111.29 acres (Parcel A - Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and 329.38 acres (Parcel B - Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000), resulting in two lots of 134.67 acres (Parcel 1 - "Yanks Air Museum" and related mixed-use development) and 306.00 acres (Parcel 2), respectively. Consider and approve a Lot Line Adjustment of Williamson Act Lands consisting of the removal of 34 acres under Williamson Act Agricultural Preserve No. 71-41 (AGP No.71-41) and Land Conservation Contract No. 71-41 (Contract No. 71-41) (Parcel B- Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000 owned by Charles F. Nichols and Judith A. Nichols, Trustees of the Nichols Family Trust, U/D/T Dated May 19, 1966) including: removal of 11 acres of the land under AGP No. 71-41 and Contract currently located in Parcel A (Assessor's Parcel Numbers 111-012-017-000 and 111-012-019-000) and removal of 23 acres of land under Contract currently in Parcel B (Assessor's Parcel Numbers 111-012-018-000 and 111-012-020-000). The lot line adjustment would result in a Parcel (Proposed Parcel 2) of 306 acres which would all be under the Amended Contract and correspond to a 306-acre Agricultural Conservation Easement required as part of the approval of the Yanks Air Museum Project;
- c. Approve Amendment to Williamson Act AGP No.71-41 and Land Conservation Contract No. 71-41;
- d. Authorize the Chair to execute an Amendment to Land Conservation Contract No. 71-41 in order to rescind a portion of the existing AGP and Contract as applicable to the reconfigured parcels only, and simultaneously execute said Amendment between the County and Property Owners of Record to reflect the reconfigured parcels, to incorporate the new legal description, and any legislative changes to State Williamson Act provisions and current County Williamson Act Program Policies and Procedures;
- e. Direct the Clerk of the Board to record the Contract Amendment concurrently with the recordation of the Certificate of Compliance for the reconfigured Williamson Act parcel;
- f. Approve an Amendment to Agricultural Conservation Easement Agreement and Deed between the Property Owner and the Ag Land Trust and find that said Amendment is consistent with Condition No. 6 of the Combined Development Permit (Planning File No. SH94002)(Resolution No. 97-445 and Ordinance No. 03943) and authorize the Chair to sign said Amendment;

- g. Approve an Amendment (Second Amendment) to an existing Agricultural Buffer Easement Deed recorded per Condition No. 20 of the Combined Development Permit (Planning File No. SH 94002) (Resolution No. 97-445 and Ordinance No. 03943) for the Yanks Air Museum project and authorize the Chair to execute said Second Amendment and consent to recordation thereof;
- h. Direct the Clerk of the Board to record Amendment to the Agricultural Conservation Easement Agreement and Deed and Second Amendment to the Agricultural Buffer Easement Deed concurrently with the recordation of the Certificates of Compliance for the reconfigured parcels; and
- i. Adopt the foregoing Resolution with the findings and evidence set forth above and subject to the attached conditions of approval.

PASSED AND ADOPTED upon motion of Supervisor Salinas, seconded by Supervisor Calcagno, and carried this 6th day of November 2012, by the following vote, to wit:

AYES: Supervisors Calcagno, Salinas, Potter and Parker

NOES: None

ABSENT: Supervisor Armenta

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 76 for the meeting on November 6, 2012

Dated: November 8, 2012
File Number: 12-1042

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

Attachment C
Recommended Conditions of Approval
(Matrix)

Charles F. & Judith A. Nichols TRS
(Yanks Air Museum)
PLN120376

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120376

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. The permit consists of a Lot Line Adjustment between two legal lots of record of approximately 111.29 acres (Parcel A Assessor's Parcel Numbers 111 012 017 000 and 111-012-019-000) and 329.38 acres (Parcel B Assessor's Parcel Numbers 111 012 018 000 and 111-012-020-000), resulting in two lots of 134.67 acres (Parcel 1 "Yanks Air Museum" and related mixed use development) and 306.00 acres (Parcel 2), respectively. The Lot Line Adjustment includes the adjustment of Williamson Act Lands consisting of the removal of 34 acres under Williamson Act Agricultural Preserve No. 71-41 (AGP No.71-41) and Land Conservation Contract No. 71-41 (Contract No. 71-41) (Parcel B- Assessor's Parcel Numbers 111 012 018 000 and 111-012-020-000 owned by Charles F. Nichols and Judith A. Nichols, Trustees of the Nichols Family Trust, U/D/T Dated May 19, 1966) including: removal of 11 acres of the land under AGP No. 71-41 and Contract currently located in Parcel A (Assessor's Parcel Numbers 111 012 017 000 and 111-012-019-000) and removal of 23 acres of land under Contract currently located in Parcel B (Assessor's Parcel Numbers 111 012 018 000 and 111-012-020-000). The lot line adjustment would result in a Parcel (Proposed Parcel 2) of 306 acres which would all be under the Amended Contract and correspond to a 306-acre Agricultural Conservation Easement required as part of the approval of the Yanks Air Museum Project. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Lot Line Adjustment of lands under Williamson Act (Resolution Number ***) was approved by the Monterey County Board of Supervisors for Assessor's Parcel Numbers 111-012-017-000, 111-012-018-000, 111-012-019-000 and 111-012-020-000, on November 6, 2012. The permit was granted subject to 5 conditions of approval which run with the land. All previously required conditions of approval for the Yanks Air Museum are still applicable to the project. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to or concurrent with the recordation of the required Certificates of Compliance, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD045 - COC (LOT LINE ADJUSTMENTS)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall request unconditional certificates of compliance for the newly configured parcels.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration of the entitlement, the Owner/Applicant/Surveyor shall submit a map and legal descriptions for each newly configured parcel as prepared by the Surveyor. The legal descriptions shall be entitled "Exhibit A." The legal description shall comply with the Monterey County Recorder's guidelines as to form and content. The Applicant shall submit the map and legal descriptions with a check, payable to the Monterey County Recorder, for the appropriate fees to record the certificates.

5. PD037 - WILLIAMSON ACT

Responsible Department: Planning Department

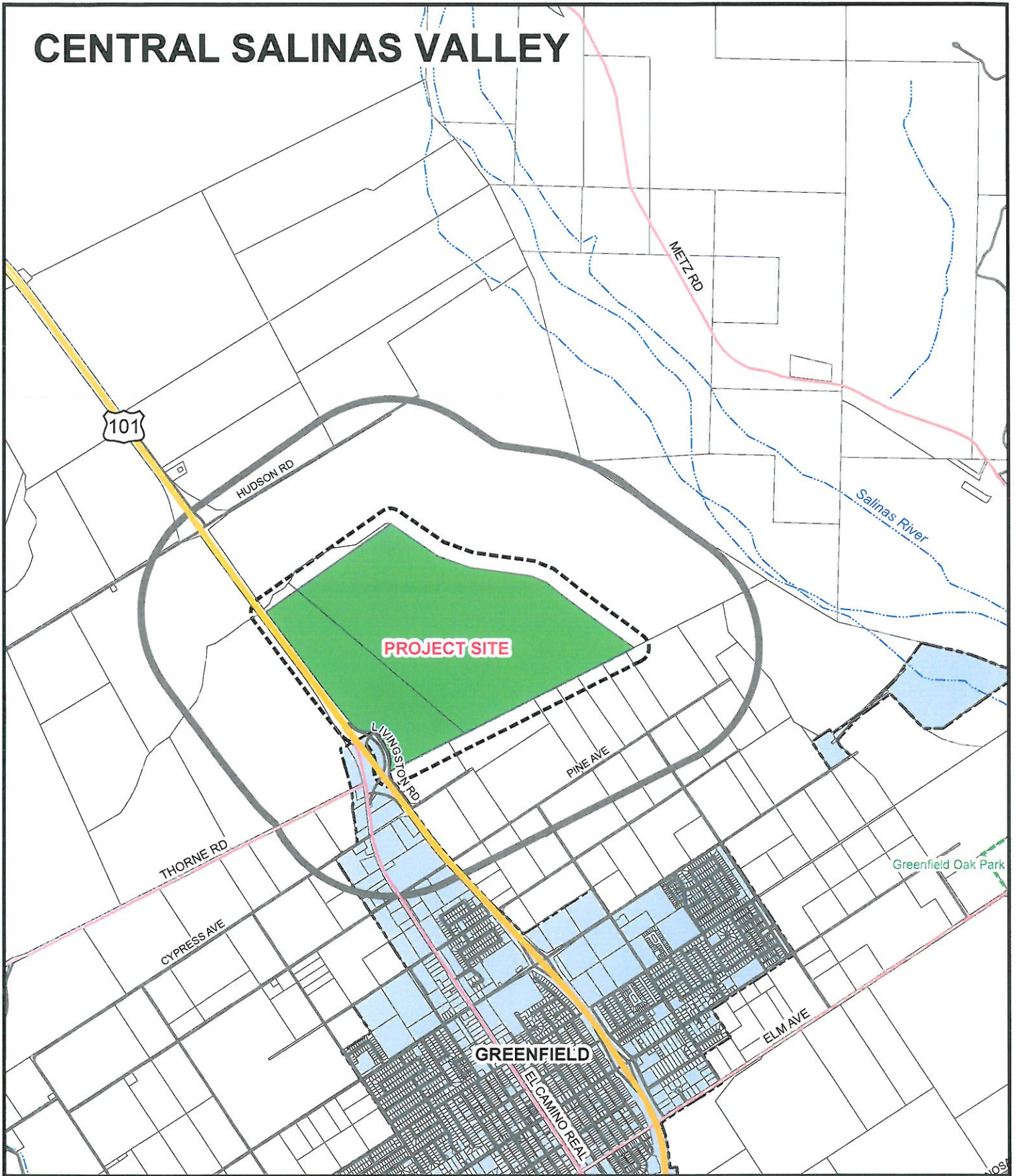
Condition/Mitigation Monitoring Measure: The property owner shall enter into any new contract or contracts with the Board of Supervisors for the of property under Williamson Act contract deemed necessary by County Counsel.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel and on an on-going basis, the Owner/Applicant shall submit new contracts to the RMA-Planning Department for review and approval by County Counsel and signature by the Board of Supervisors.

Attachment D
Vicinity Map

Charles F. & Judith A. Nichols TRS
(Yanks Air Museum)
PLN120376

CENTRAL SALINAS VALLEY

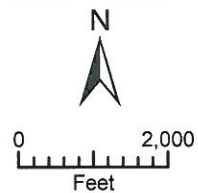


APPLICANT: NICHOLS

APN: 111-012-019-000 & 111-012-020-000

FILE # PLN120376

Water 2500' Limit 300' Limit City Limits



PLANNER: KINISON BROWN

Attachment E
Project Plans

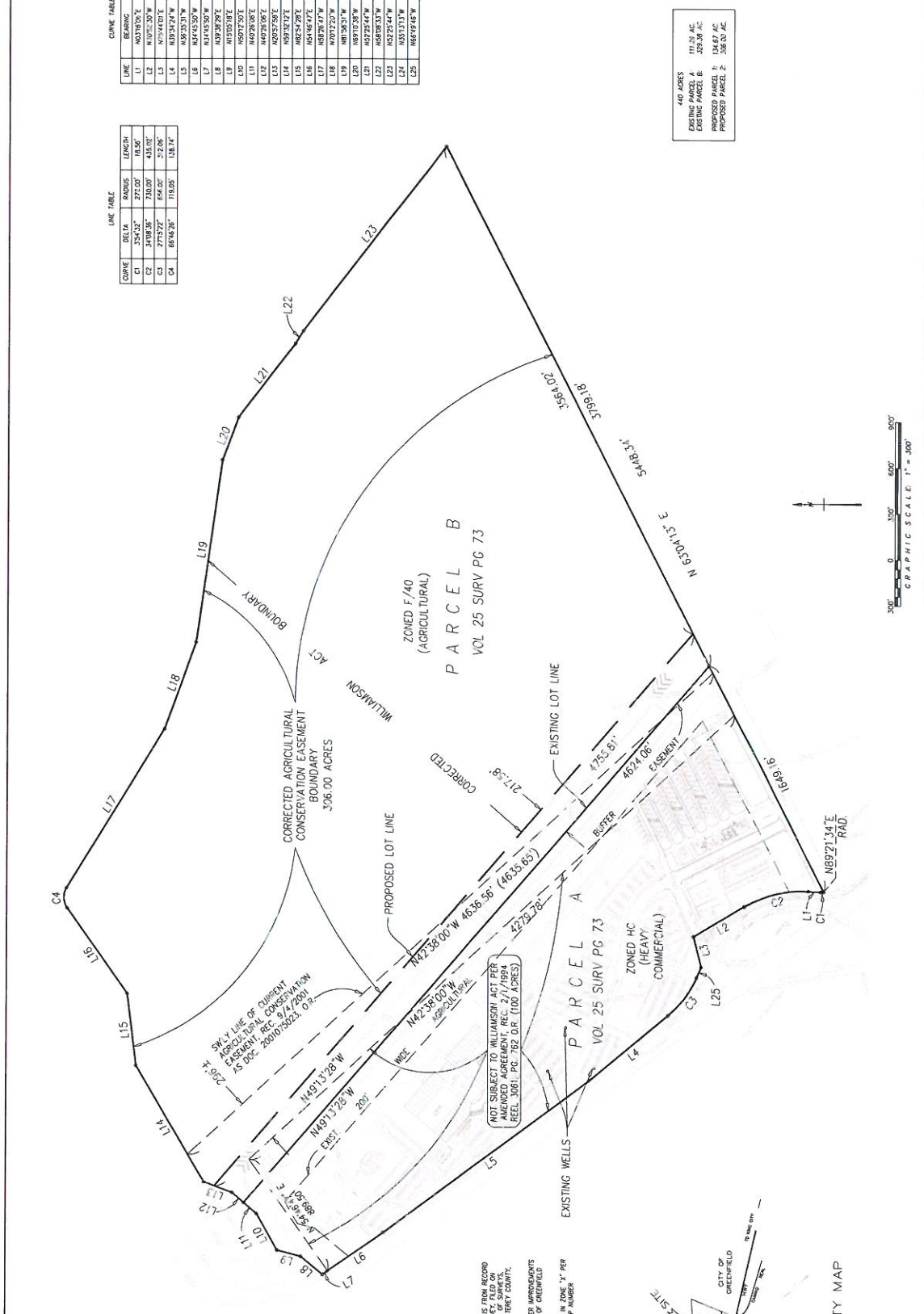
Charles F. & Judith A. Nichols TRS
(Yanks Air Museum)
PLN120376

LINE TABLE

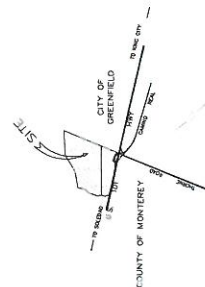
LINE	DELTA	RADIUS	LENGTH
L1	354°32'	272.00'	18.50'
L2	310°38'	720.00'	45.00'
L3	15°00'	150.00'	15.00'
L4	60°46'	110.00'	13.81'

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N42°38'00"W	81.65'
L2	N10°32'00"W	506.11'
L3	S89°59'00"E	150.00'
L4	N62°45'31"W	166.00'
L5	N27°45'50"W	440.13'
L6	N52°28'29"E	185.67'
L7	N10°30'18"E	157.00'
L8	N50°07'50"E	212.78'
L9	N42°38'00"E	105.54'
L10	N02°52'50"E	108.87'
L11	N62°45'28"E	472.51'
L12	N54°46'47"E	666.41'
L13	N58°28'47"W	128.16'
L14	N02°52'50"E	662.02'
L15	N89°30'31"W	1198.97'
L16	N89°30'31"W	291.18'
L17	N42°38'00"W	105.45'
L18	N52°25'44"W	1521.29'
L19	N62°45'11"W	30.00'
L20	N62°45'11"W	74.73'



440 ACRES
EXISTING PARCEL 1: 116.36 AC.
EXISTING PARCEL 2: 323.36 AC.
PROPOSED PARCEL 1: 134.67 AC.
PROPOSED PARCEL 2: 308.00 AC.



- NOTE:
- BOUNDARY SURVEY HEREON IS FROM RECORD DATA PER RECORD OF SURVEY FILED ON JUNE 27, 2002 UNDER CASE NO. 2002-0001, COUNTY OF MONTEREY, STATE OF CALIFORNIA.
 - PROPOSED WATER AND SEWER IMPROVEMENTS TO BE CONNECTED TO CITY OF GREENFIELD.
 - PROGRESSIVE DEVELOPMENT FEE PER FLOOD INSURANCE RATE MAP NUMBER 0105-0002C.

NOT SUBJECT TO WILLIAMSON ACT PER AMENDED AGREEMENT, REC. 2/7/1994 (REEL 3051, PG. 762 O.R. (100 ACRES))

PREPARED BY:

 J. F. JENSEN
 100 NORTH BARRICA, SUITE 860
 WEST COVINA, CA 91791
 TEL: 626-961-8200
 FAX: 626-961-8205
 info@jfp-engineering.com

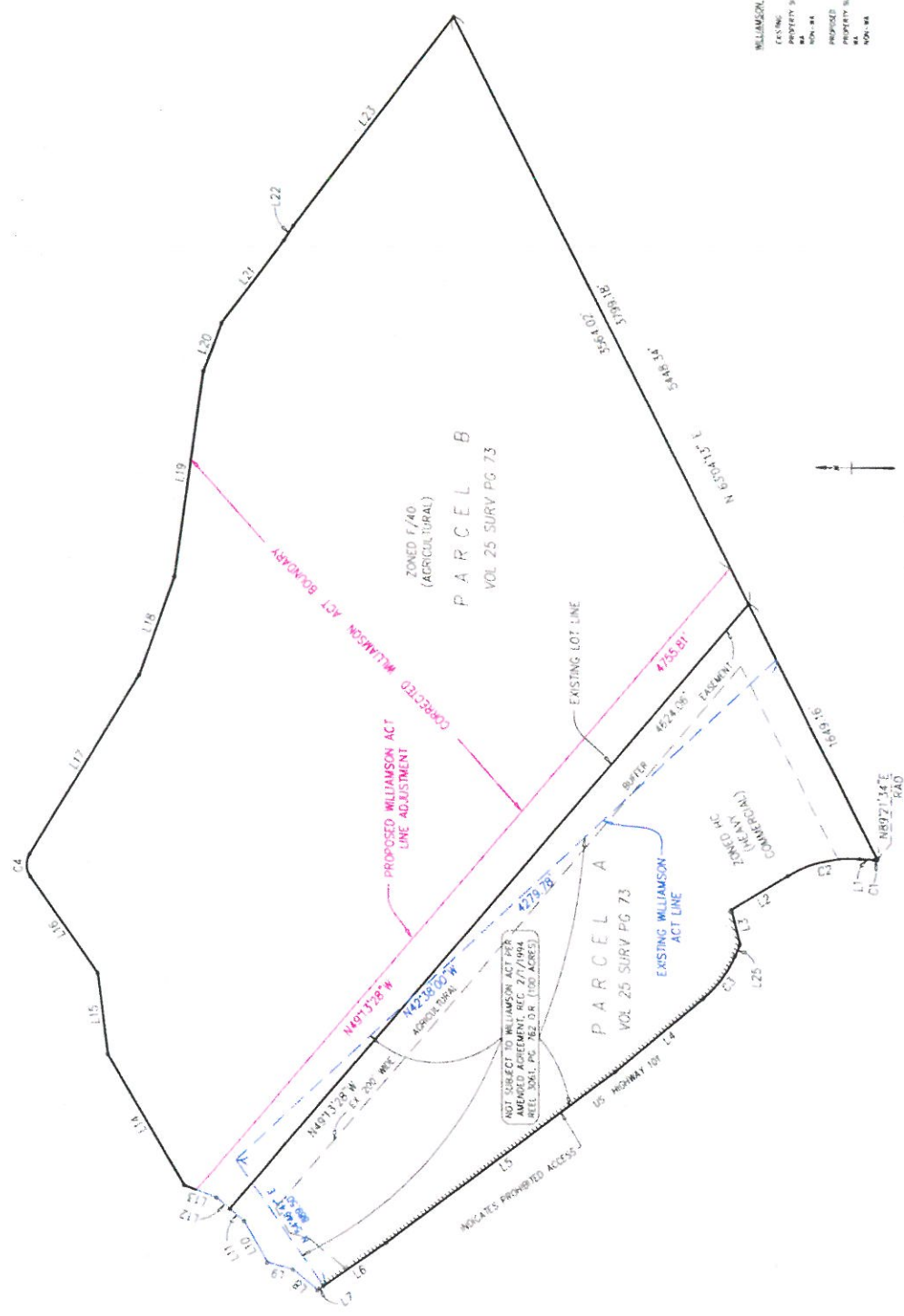
CLIENT:
 CHARLES F. MORICE AND JUDITH A. MORICE, TRUSTEES
 13470 BALEWOOD STREET
 BLOOMING PARK, CA 91706

DATE: 11/01/11

PROJECT: 11-001

SHEET 1 OF 1

PROJECT: 11-001



LINE TABLE

CURVE	BEG. STA.	RADIUS	LENGTH
L1	104.52	272.30'	14.56'
L2	105.00	150.00'	49.02'
L3	274.13	856.00'	212.38'
L4	68.44	119.25'	138.74'

CURVE TABLE

LINE	BEARING	DISTANCE
L1	N03°18'30"E	81.61'
L2	N05°32'30"W	384.11'
L3	S79°44'00"W	228.86'
L4	S89°52'24"W	684.41'
L5	N08°53'17"W	668.03'
L6	N44°26'28"W	445.11'
L7	N44°26'28"W	445.11'
L8	N42°28'28"W	168.87'
L9	N110°01'02"E	151.82'
L10	S07°25'07"E	273.76'
L11	S08°28'08"E	108.54'
L12	S08°28'08"E	101.16'
L13	S05°57'58"E	158.97'
L14	S05°57'58"E	878.67'
L15	N05°28'42"E	427.51'
L16	N05°28'42"E	427.51'
L17	N04°04'27"W	126.14'
L18	S21°22'27"W	662.22'
L19	N01°30'31"W	1189.47'
L20	S08°53'38"W	292.14'
L21	S02°25'14"W	604.41'
L22	S02°25'14"W	106.45'
L23	S02°25'14"W	152.72'
L24	S02°25'14"W	152.72'
L25	N04°42'47"W	74.72'

WILLIAMSON ACT LINE ADJUSTMENT

LESSING:
 PROPERTY SIZE: 448.67 ACRES
 AREA: 192.00 ACRES
 PROPOSED: 192.00 ACRES
 PROPERTY SIZE: 448.67 ACRES
 AREA: 192.00 ACRES



IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA

WILLIAMSON ACT LINE ADJUSTMENT
 FOR THE DEVELOPMENT OF
YANKS AIR MUSEUM

DATE: 11-20-2018 BY: [REDACTED] FOR: CHARLES WICKES

PREPARED BY

J.P.P.

J.P.P. ENGINEERING
 100 NORTH BARRANCA, SUITE 860
 WEST CONAMA, CA 94791
 TEL: 925-934-8225
 FAX: 925-934-8225
 info@jppengineering.com

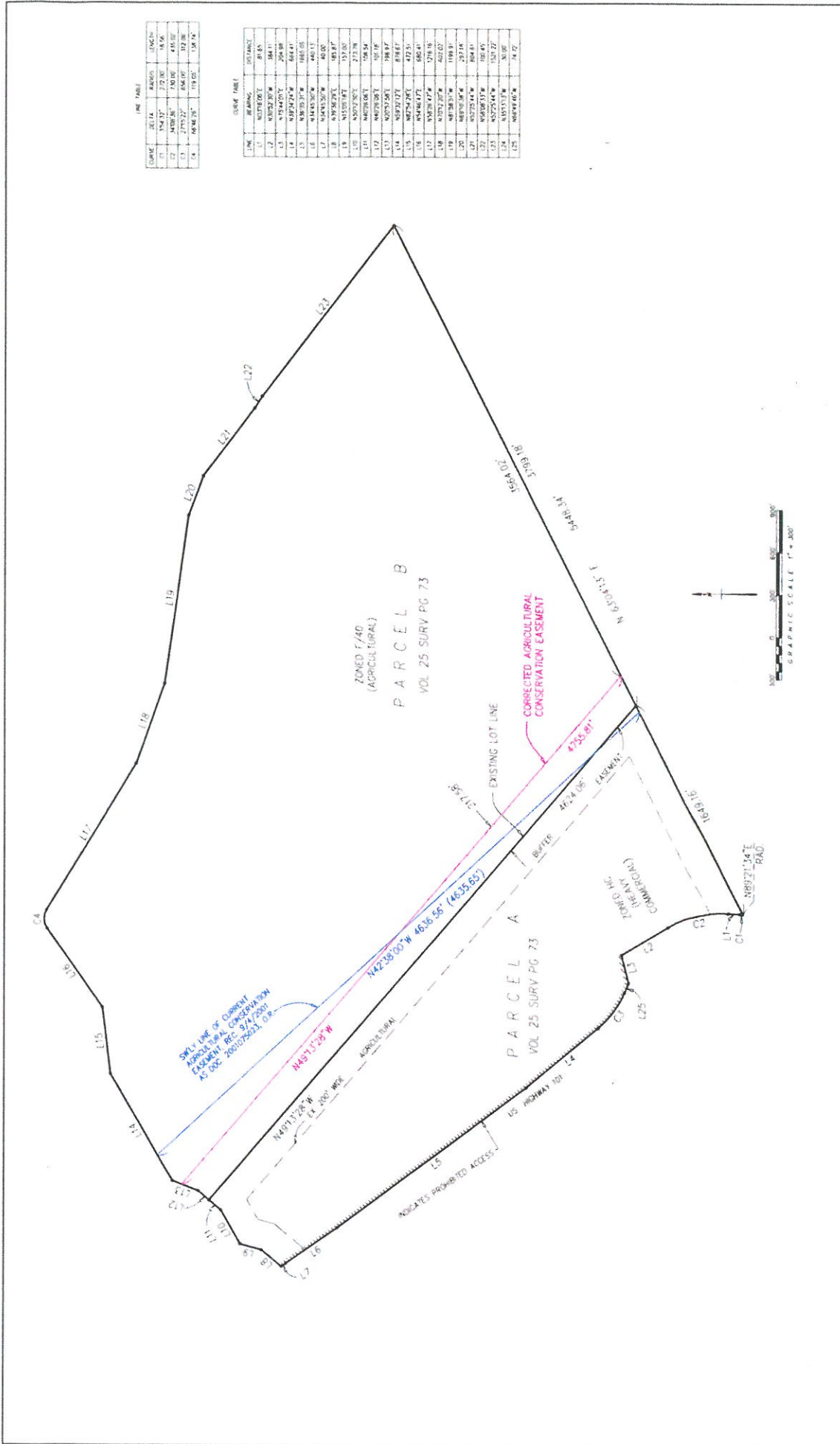
CHARLES WICKES AND JOHN A. WICKES, TRUSTEES
 1420 DALLAS CIRCLE, SUITE 100
 SULLY PARK, CA 94965

PROJECT: 18-001-18-018

DATE: 11-20-2018

SCALE: 1" = 300'

DATE	DESCRIPTION	SHEET
11/20/18	ISSUED FOR PERMITS	1
11/20/18	ISSUED FOR PERMITS	1
11/20/18	ISSUED FOR PERMITS	1



LINE TABLE

CURVE	DELTA	RADIUS	LENGTH
L1	154.52°	272.00'	16.56'
L2	143°00'	150.00'	4.65'
L3	275°22'	856.00'	332.88'
L4	69°46'38"	179.00'	134.74'

CURVE TABLE

LINE	BEARING	DISTANCE	BEARING
L1	N03°00'00"W	884.11'	
L2	N20°22'30"W	298.99'	
L3	S75°44'01"W	298.99'	
L4	S38°24'24"W	664.41'	
L5	N39°33'37"W	168.05'	
L6	N14°40'30"W	460.11'	
L7	S43°25'30"W	40.00'	
L8	S89°00'00"W	40.00'	
L9	N10°00'00"E	323.82'	
L10	S20°00'00"E	273.78'	
L11	N40°00'00"E	128.54'	
L12	N40°00'00"E	102.16'	
L13	N20°22'30"W	198.97'	
L14	N89°37'17"E	818.67'	
L15	N82°24'24"E	472.31'	
L16	N39°33'37"E	664.41'	
L17	S43°25'30"E	273.78'	
L18	S89°00'00"E	273.78'	
L19	N10°00'00"W	1198.97'	
L20	N40°00'00"W	297.94'	
L21	N20°22'34"W	864.41'	
L22	N39°33'37"W	106.47'	
L23	N52°24'24"W	152.27'	
L24	N10°00'00"W	30.00'	
L25	N89°46'07"W	74.72'	

PREPARED BY: J.P. ENGINEERING, INC. 17700 S. BAYVIEW AVE. SUITE 100, RAINBOW BLDG. WEST CONNA, CA 91791 TEL: 626-964-8200 info@jparengineering.com

DATE: 06/17/2011

PROJECT: AGRICULTURAL CONSERVATION EASEMENT LINE ADJUSTMENT FOR THE DEVELOPMENT OF YANKS AIR MUSEUM

NO. OF SHEETS: 1 OF 1

DATE: 06/17/2011

BY: J.P. ENGINEERING, INC.

SCALE: GRAPHIC SCALE 1" = 200'

OWNER: CHARLES F. MOYLES AND JUDITH A. MOYLES, TRUSTS 15020 JALAMAR DRIVE, SUITE 100, RAINBOW BLDG., CA 91708

