

BOARD OF SUPERVISORS

OCTOBER 19, 2021

PLN180428

CHRISTINE KEMP
ON BEHALF OF

O. P. MURPHY

LOT LINE ADJUSTMENT

- 16.205 acre Lot Line Adjustment
- O. P. Murphy Property
 - 27.048 acres becomes 10.843 acres
- Adjacent Freyer Ranch Property
 - 292.229 acres becomes 308.434 acres

Lot Line Adjustment Exhibit Sheet 2

SUMMARY TABLE:

TOTAL NUMBER OF PARCELS: 2
 LOT 1 BEFORE ADJUSTMENT: 27.048 ACRES
 LOT 1 AFTER ADJUSTMENT: 10.843 ACRES
 LOT 2 BEFORE ADJUSTMENT: 292.229 ACRES
 LOT 2 AFTER ADJUSTMENT: 308.434 ACRES
 LAND USE DESIGNATION: EXISTING AND PROPOSED

PROPOSED USES:

BUILDING AREAS EXISTING
 OPEN SPACE EXISTING
 STREETS: NONE

PROPOSED WASTEWATER/SEWAGE:

EXISTING

PROPOSED WATER SUPPLY LOCATION:

EXISTING

DRAINAGE, EXISTING AND PROPOSED:

EXISTING

SURVEY SITE COORDINATES:

NE: 2102500
 E: 5,856,700
 ZONE: 17
 DATUM: NAD 1983

NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORDED DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. A RECORD OF SURVEY IS CURRENTLY IN THE SUBMITTAL PROCESS WITH THE COUNTY SURVEYOR.
- ENCUMBRANCES OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 81°29' EAST AS SHOWN ON THE MAP FILED IN VOLUME 7 OF SURVEYS AT PAGE 30, AS FOUND MONUMENTED AND SHOWN HEREON IS THE BASIS OF BEARINGS FOR THIS SURVEY.

ZONING DESIGNATION:

Farmlands (F) 40 Ac. Min.

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 163.00 HAS BEEN ASSIGNED TO A 3/4" IRON PIPE FOUND BURIED APPROXIMATELY ONE FOOT DEEP AT THE MOST EASTERN CORNER OF LOT 1, AS SHOWN HEREON.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF Joe. P. Murphy BY MAP, 2018, AND 2017 OP 2018.

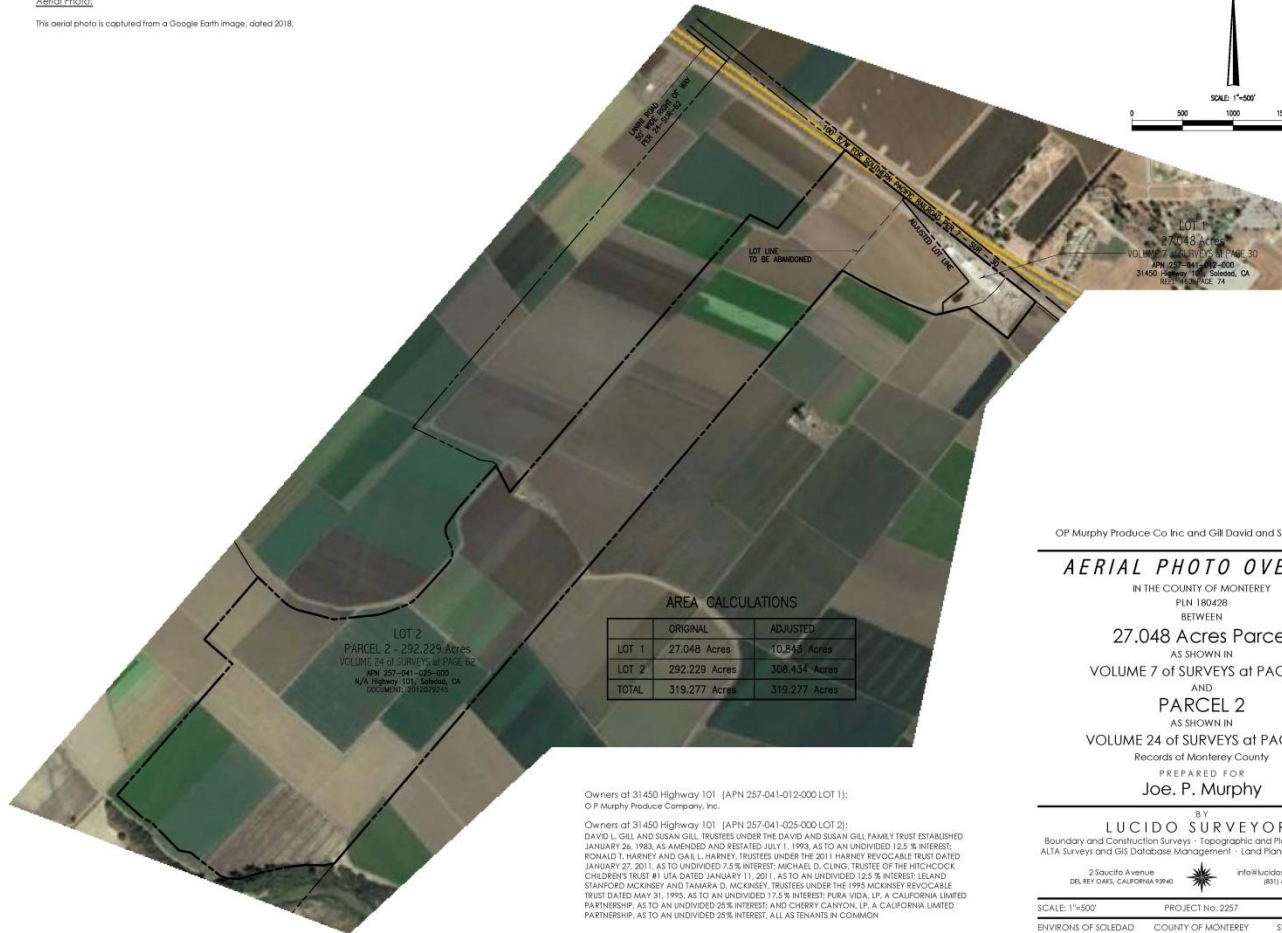
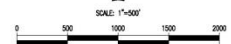


Aerial Photo:

This aerial photo is captured from a Google Earth image, dated 2018.

LEGEND:

- RECORD BOUNDARY
- - - RECORD RIGHT OF WAY
- - - RECORD LOT LINE
- - - EXISTING LINE TO BE ADJUSTED



AREA CALCULATIONS

	ORIGINAL	ADJUSTED
LOT 1	27.048 Acres	10.843 Acres
LOT 2	292.229 Acres	308.434 Acres
TOTAL	319.277 Acres	319.277 Acres

LOT 2
 PARCEL 2 - 292.229 Acres
 VOLUME 14 of SURVEYS at PAGE 76
 APN 257-041-025-020
 N/A Highway 101, Soledad, CA
 VOLCANO, 2018072018

Owners at 31450 Highway 101 [APN 257-041-012-000 LOT 1]:
 O P Murphy Produce Company, Inc.

Owners at 31450 Highway 101 [APN 257-041-025-000 LOT 2]:
 DAVID L. GILL AND SUSAN GILL TRUSTS UNDER THE DAVID AND SUSAN GILL FAMILY TRUST ESTABLISHED JANUARY 26, 1983, AS AMENDED AND REESTATED JULY 1, 1993, AS TO AN UNDIVIDED 12.5 % INTEREST; RONALD T. HARNEY AND GAIL L. HARNEY TRUSTS UNDER THE 2011 HARNEY REVOCABLE TRUST DATED JANUARY 27, 2011, AS TO AN UNDIVIDED 7.5% INTEREST; MICHAEL D. CLING, TRUSTEE OF THE WITCHDOCK CHILDREN'S TRUST #1 LTA DATED JANUARY 11, 2011, AS TO AN UNDIVIDED 12.5 % INTEREST; LELAND STANFORD MCKINSEY AND TAMARA D. MCKINSEY TRUSTS UNDER THE 1993 MCKINSEY REVOCABLE TRUST DATED MAY 31, 1995, AS TO AN UNDIVIDED 17.5 % INTEREST; PURA VIDA, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 25 % INTEREST; AND CHERY CANYON, LP, A CALIFORNIA LIMITED PARTNERSHIP, AS TO AN UNDIVIDED 25 % INTEREST, ALL AS TENANTS IN COMMON

OP Murphy Produce Co Inc and Gill David and Susan TRS Et Al

AERIAL PHOTO OVERLAY

IN THE COUNTY OF MONTEREY

PLN 180428

BETWEEN

27.048 Acres Parcel

AS SHOWN IN

VOLUME 7 of SURVEYS at PAGE 30

AND

PARCEL 2

AS SHOWN IN

VOLUME 24 of SURVEYS at PAGE 62

Records of Monterey County

PREPARED FOR

Joe. P. Murphy

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys - Topographic and Planimetric Mapping
 ALTA Surveys and GIS Database Management - Land Planning and Consulting

2 Soledad Avenue
 DEL REE CREEK, CALIFORNIA 95060



info@lucidosurveyors.com
 (831) 426-0337

SCALE: 1"=500'

PROJECT No. 2257

SEPTEMBER 2019

ENVIRONS OF SOLEDAD

COUNTY OF MONTEREY

STATE OF CALIFORNIA

SHEET TWO OF TWO

Google Earth Aerial View of Property



LAND USES REMAIN THE SAME

- Freyer Ranch currently leases the adjusted 16 acres of row crop Freyer Ranch is obtaining from O. P. Murphy
- O. P. Murphy property remains a tomato packing plant

LOT LINE ADJUSTMENT FINDINGS

- There is no change in use of either property
 - Both uses are allowed in the Farmland Zoning district
- Leads to a superior lot configuration as LLA protects the agricultural use of 16 acres of row crops
 - Separates row crops from packing plant
- Facilitates routine and ongoing agricultural activities
 - Consolidates row crops on one parcel
- 16 adjusted row crop area will be placed under the Williamson Act as an amendment to the existing Freyer Ranch Williamson Act Contract

LOT COVERAGE VARIANCE FINDINGS

- **Special circumstances on these properties.**
 - O. P. Murphy has operated its existing facility on 10.843 acres of the site, since 1974, prior to Title 21
 - 16,205 acres in row crops is leased to the Freyer Ranch
- **Not a special privilege**
 - Both land uses will continue as they are now, but under the appropriate ownerships as to the land uses
- **Both uses are allowed in the Farmland zoning district**

THANK YOU

- **The Applicant agrees with the proposed Conditions of Approval**
- **The Monterey County Planning Commission recommended approval of the project.**
- **We ask that your board approve the project and the Williamson Act amendment.**