

ATTACHMENT B
Changes adopted by City of Greenfield

Section 1

1. As a mechanism for protecting the long-term viability of the prime agricultural land that surrounds the City while allowing the City to plan for future growth and economic development, City, LAFCO and County agree that the future growth directions of the City beyond the Sphere of Influence adopted by LAFCO on March 26, 2007 (see Exhibit A) until 2050 shall not include the following areas (Exhibit B):

- The area west of Highway 101 and south of Espinosa Road (Exhibit A).
- The area east of Highway 101 and south of Elm Avenue (excluding the area west of the approximate extension of Third Street). In furtherance of this requirement, the City agrees to remove the “Future Planning Area” on the City’s General Plan Land Use Map (Exhibit C) from the area that is south of Elm Avenue and east of the approximate extension of 3rd Street.
- The area west of Highway 101 and north of Cypress Avenue.
- The area east of Highway 101 and north of approximate easterly extension of Thorne Road.
- The area west of 12th Street and between Cypress Avenue and Walnut Avenue.

The City and County agree that all local taxes collected from City annexations that are not consistent with this MOA shall not accrue to the benefit of the City of Greenfield.

Exhibit E, First Paragraph (excerpt from entire exhibit)

The City’s General Plan program 2.6.D shall be used as a model for the residential/agricultural interface resulting from development projects within the City. For the area east of Highway 101, permanent buffers of 200 foot width shall be provided within the city limits and may include road rights-of-way located in the unincorporated area for the above-stated land uses along Elm Avenue, Espinosa Road, and the city’s northern edge (excluding the Yanks property frontage). The parties acknowledge that the City’s General Plan utilizes the AAVS land use designation to serve as a transitional use between urban areas and intensive agricultural land use, thereby creating an effective agricultural buffer. For the area west of Highway 101, the City will establish permanent 200 foot wide agricultural buffers within the city limits and may include road rights-of-way located in the unincorporated area along Cypress Avenue to the north and Espinosa Road to the south. Permanent buffers shall include a permanent conservation easement. In other areas proposed for urban growth, the urban/agricultural interface will be governed by the City’s General Plan Policy 2.1.12, which states that “Where differing land uses abut one another, [the City shall] promote land use compatibility with buffering techniques such as landscaping, setbacks, screening and, where necessary, construction of sound walls.” Notwithstanding the use of the term “permanent buffer,” in this Exhibit, the parties acknowledge that such buffers can be terminated, subject to written notice to the County and LAFCO, in the event that the land uses on both sides of the buffer are urban uses.