

Attachment D
Correspondence

Greenfield Memorandum of Agreement
PD080640



City of Greenfield

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June 1, 2013

Kate McKenna, AICP, Executive Officer
Local Agency Formation Commission of Monterey County
132 W. Gabilan Street, Suite 102
Salinas, CA 93901

Dear Ms. McKenna:

Thank you for attending the City of Greenfield City Council Meeting on May 21 2013 to discuss the Memorandum of Agreement between the Local Agency Formation Commission of Monterey County, the County of Monterey and the City of Greenfield. As you know, this MOA expresses our collective intent to jointly pursue action to assure orderly and appropriate land use development in the Greater Greenfield Area and to develop mutually agreeable solutions on issues relevant to changes in the City's boundaries.

During this Special Meeting the City Council reviewed the proposed MOA, received feedback from affected property owners who want to annex into the City of Greenfield and approved the proposed MOA with the following change:

1. Amend the future long term direction of growth in the proposed Sphere of Influence to exclude the area south of Cypress Ave and west of 12th Street to Walnut Ave until 2050.

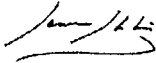
There was also discussion regarding the creation of a 200 foot permanent buffer of the area east of Highway 101. The current language in Exhibit E indicates that this buffer shall be provided within the City limits and may include road rights-of-way located in the unincorporated area for the above-stated land uses along Elm Avenue, Espinosa Road and the City's northern edge. Many property owners suggested that this 200 foot buffer area should also include properties located out of the City in the unincorporated county. While both County Planning Director Mike Novo and you indicated that this proposed change would not be acceptable to LAFCO or the County, you did suggest that the actual permanent buffer might be less than 200 feet depending on site specific conditions for a specific project. Assuming the County and LAFCO are willing to potentially accept a slightly smaller future permanent buffer than exactly 200 feet based on specific project conditions, the current buffer requirements outlined in Exhibit B is acceptable to the City of Greenfield.

Lastly, the City Council expressed concern with the county-wide traffic fee program for the improvement of major County roads in accordance with the County's adopted General Plan. The proposed agreement states that this County fee program will be developed in consultation with

TAMC and Monterey County cities. The City of Greenfield agrees, in principle, that the cities should mitigate the impact of their development on County roads; subject to additional information and future discussions with other South County cities.

Kate, on behalf of the Mayor and the entire City Council I would like to once again express our appreciation for your assistance in finalizing this MOA so the City of Greenfield can grow and prosper. I hope the process of finalizing this MOA has demonstrated the City's commitment to sustainable smart growth that respects and protects our very unique agricultural asset and culture.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan A. Stanton". The signature is fluid and cursive, with a prominent flourish at the end.

Susan A. Stanton, ICMA-CM
City Manager