

Attachment I

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Financial Impact Report for Farmland Security Zone Applications for 2022

9/30/2021

Contract #	Acres	Name	Location	WA	FSZ	Existing	Estimated	Net Difference	Note
				Reduction	Reduction	Subvention Payment	Subvention Payment		
22-001	305.67	Yellow Juliet II LLC	23300 Old Stage Road, Chualar	\$	\$ (69,167)	\$	\$ 1,528	\$ (67,639)	FSZ
22-002	318.1	KVL Holdings, INC.	38503 Arroyo Seco Road	\$	\$ (17,941)	\$	\$ 2,461	\$ (15,481)	FSZ
22-003	298.08	Nixon Farms LLC	98 Zabala Road, Salinas	\$	\$ - (5,701)	\$	\$ 2,352	\$ (3,349)	FSZ
22-004	755.55	Fancoe Nicholas J TR ET AL	2355 Alisal Road, Salinas	\$	\$ (38,475)	\$	\$ 6,806	\$ (32,469)	FSZ -AGP Transfer
22-005	59.61	Silliman Beverly TR ET AL	Hunter Lane, Salinas	\$	\$ - (2,003)	\$	\$ 477	\$ (1,526)	FSZ Adjacent APN's in FSZ 08-007 & FSZ 99-009
22-006	170.00	Linda De Santiago	Foothill Rd, Soledad	\$	\$ (11,942)	\$	\$ 1,966	\$ (9,975)	Carry-Over from 2015-003/Deny subdivision not complete
TOTALS: \$					\$ (145,230)	\$	\$ 14,791	\$ (130,439)	
								Net change with subvention payments: \$	(130,439)
								Net change without subvention payments: \$	(145,230)

Contract #	Parcels:	Use:	2021 Assessed		Rate	Tax	2022 Estimated		Existing subvention payment	2022 Estimated		Estimated AGP Value	2022 Estimated AGP Tax	Estimated subvention payment For New AGP/FSZ only		Difference
			TRA	Land Value			Land Value	Assessed Land Value		AGP Value	AGP Tax			AGP Value	AGP Tax	
2022-001	145-011-064	Row Crop	065-025	#####	1.057519%	\$ 190,675.56	\$ 18,217.258	\$ 192,651	\$ -	\$ 11,719,800	\$ 123,939	\$ 822	\$ 13	\$ 68,712		
		Open	065-025	\$ 119,538	1.057519%	\$ 1,264.14	\$ 120,776	\$ 1,277	\$ -	\$ 77,700	\$ 822	\$ 3	\$ 64	\$ 456		
2022-002	183-021-008	Waste	126-009	\$ 1,403	1.202272%	\$ 16.87	\$ 1,418	\$ 17	\$ -	\$ 272	\$ 3	\$ -	\$ -	\$ 14		
		Vineyard	126-009	\$ 616,110	1.202272%	\$ 7,407.32	\$ 622,493	\$ 7,484	\$ -	\$ 400,472	\$ 4,815	\$ 1,270	\$ -	\$ 2,669		
		Growing Vines	126-009	\$ 2,060,383	1.202272%	\$ 24,771.41	\$ 2,081,729	\$ 25,028	\$ -	\$ 1,339,249	\$ 16,101	\$ -	\$ -	\$ 8,927		
		Vineyard	126-009	\$ 482,229	1.202272%	\$ 5,797.70	\$ 487,225	\$ 5,858	\$ -	\$ 313,449	\$ 3,769	\$ 1,025	\$ -	\$ 2,099		
		Growing Vines	126-009	\$ 974,132	1.202272%	\$ 11,711.72	\$ 984,224	\$ 11,893	\$ -	\$ 633,186	\$ 7,613	\$ -	\$ -	\$ 4,220		
		Building Site	126-009	\$ 39,458	1.202272%	\$ 474.39	\$ 39,867	\$ 479	\$ -	\$ 39,458	\$ 474	\$ -	\$ -	\$ -		
		Waste	126-009	\$ 2,250	1.202272%	\$ 27.05	\$ 2,273	\$ 27	\$ -	\$ 436	\$ 5	\$ 102	\$ -	\$ 22		
2022-003	107-031-007	Row Crop	051-002	\$ 715,928	1.243204%	\$ 8,900.45	\$ 723,345	\$ 8,993	\$ -	\$ 465,353	\$ 5,785	\$ 1,160	\$ -	\$ 3,207		
		Building Site	051-002	\$ 175,000	1.243204%	\$ 2,175.61	\$ 176,813	\$ 2,198	\$ -	\$ 175,000	\$ 2,176	\$ -	\$ -	\$ -		
		Row Crop	051-002	\$ 530,389	1.243204%	\$ 6,593.82	\$ 535,884	\$ 6,662	\$ -	\$ 344,753	\$ 4,286	\$ 1,136	\$ -	\$ 2,376		
		Waste	051-002	\$ 26,295	1.243204%	\$ 326.90	\$ 26,567	\$ 330	\$ -	\$ 17,092	\$ 212	\$ 56	\$ -	\$ 118		
2022-004	107-031-017	Row Crop	051-002	\$ 7,841,801	1.243204%	\$ 97,489.58	\$ 7,923,042	\$ 98,500	\$ -	\$ 5,097,171	\$ 63,368	\$ 4,696	\$ -	\$ 35,131		
		Waste	051-002	\$ 2,885	1.243204%	\$ 35.87	\$ 2,915	\$ 36	\$ -	\$ 1,875	\$ 23	\$ 44	\$ -	\$ 13		
		Building Site	051-002	\$ 354,980	1.243204%	\$ 4,413.13	\$ 358,658	\$ 4,459	\$ -	\$ 354,980	\$ 4,413	\$ -	\$ -	\$ -		
		Row Crop	051-002	\$ 743,461	1.243204%	\$ 9,242.74	\$ 751,163	\$ 9,338	\$ -	\$ 483,250	\$ 6,008	\$ 1,266	\$ -	\$ 3,331		
2022-005	177-081-017	Row Crop	057-010	\$ 298,866	1.103803%	\$ 3,298.89	\$ 301,962	\$ 3,333	\$ -	\$ 194,263	\$ 2,144	\$ 283	\$ -	\$ 1,189		
		Row Crop	057-004	\$ 204,654	1.103803%	\$ 2,258.98	\$ 206,774	\$ 2,282	\$ -	\$ 133,025	\$ 1,468	\$ 193	\$ -	\$ 814		
2022-006	165-101-006	Vineyard	094-024	\$ 1,228,602	1.032577%	\$ 12,886.26	\$ 1,241,330	\$ 9,506	\$ -	\$ 595,269	\$ 6,147	\$ 488	\$ -	\$ 3,360		
		Growing Vines	094-024	\$ 647,300	1.032577%	\$ 6,683.87	\$ 654,006	\$ 11,022	\$ -	\$ 690,148	\$ 7,126	\$ 488	\$ -	\$ 3,895		
		Grazing	094-024	\$ 9,556	1.032577%	\$ 98.67	\$ 9,655	\$ 3,250	\$ -	\$ 203,512	\$ 2,101	\$ 280	\$ -	\$ 1,148		
		Vineyard	094-028	\$ 298,087	1.032577%	\$ 3,077.98	\$ 301,175	\$ 3,250	\$ -	\$ 194,847	\$ 2,012	\$ 118	\$ -	\$ 1,288		
		Growing Vines	094-028	\$ 203,828	1.032577%	\$ 2,104.68	\$ 205,940	\$ 3,250	\$ -	\$ 396,229	\$ 4,091	\$ 118	\$ -	\$ (841)		
		Grazing	094-028	\$ 16,164	1.032577%	\$ 166.91	\$ 16,331	\$ 3,250	\$ -	\$ 10,566	\$ 109	\$ 474	\$ -	\$ 3,141		

2022 New Contracts Parcels	Acres	Use	Estimated rent per acre	Gross Income	Net Income	Risk	yield rate	cap rate	AGP Value	2021 FBY Value	FSZ Discount	Restricted Value	Subvention Payment per acre	Subvention Payment
145-011-064	303.00	Row Crop	\$ 2,200	\$ 666,600	\$ 642,966	0.25%	2.25%	3.5575%	\$ 18,073,438	\$ 18,030,452	\$ 6,310,662	\$ 11,719,800	\$ 5	\$ 1,515
	2.87	Open	\$ 2,200	\$ 5,874	\$ 5,663	0.25%	2.25%	3.5575%	\$ 159,186	\$ 119,538	\$ 41,838	\$ 77,700	\$ 5	\$ 13
	8.00	Waste	\$ 2	\$ 16	\$ 16	0.25%	2.25%	3.7023%	\$ 419	\$ 1,403	\$ 147	\$ 272	\$ 8	\$ 64
183-021-008	158.74	Vineyard	\$ 750	\$ 119,055	\$ 113,578	0.25%	2.25%	3.7023%	\$ 3,067,805	\$ 616,110	\$ 215,639	\$ 400,472	\$ 8	\$ 1,270
183-021-016	158.74	Growing Vines	\$ 1,900	\$ 301,606	\$ 292,558	0.25%	2.25%	3.7023%	\$ 7,902,116	\$ 2,060,383	\$ 721,134	\$ 1,339,249	\$ -	\$ -
183-021-033	128.08	Vineyard	\$ 750	\$ 96,060	\$ 91,641	0.25%	2.25%	3.7023%	\$ 2,475,270	\$ 482,229	\$ 168,780	\$ 313,449	\$ 8	\$ 1,025
	128.08	Growing Vines	\$ 1,900	\$ 243,352	\$ 236,051	0.25%	2.25%	3.7023%	\$ 6,375,854	\$ 974,182	\$ 340,946	\$ 683,186	\$ -	\$ -
	10.48	Building Site	\$ -	\$ -	\$ -	0.25%	2.25%	3.7023%	\$ -	\$ 39,458	\$ -	\$ 39,458	\$ -	\$ -
183-021-034	12.80	Waste	\$ 2	\$ 26	\$ 25	0.25%	2.25%	3.7023%	\$ 671	\$ 2,250	\$ 235	\$ 436	\$ 8	\$ 102
107-031-007	145.00	Row Crop	\$ 1,800	\$ 261,000	\$ 251,430	0.25%	2.25%	3.7432%	\$ 6,716,973	\$ 715,928	\$ 250,575	\$ 485,353	\$ 8	\$ 1,180
	4.04	Building Site	\$ -	\$ -	\$ -	0.25%	2.25%	3.7432%	\$ -	\$ 175,000	\$ -	\$ 175,000	\$ -	\$ -
107-031-008	142.00	Row Crop	\$ 1,800	\$ 255,600	\$ 246,228	0.25%	2.25%	3.7432%	\$ 6,578,001	\$ 530,389	\$ 185,636	\$ 344,753	\$ 8	\$ 1,136
	7.04	Waste	\$ 2	\$ 14	\$ 14	0.25%	2.25%	3.7432%	\$ 365	\$ 26,295	\$ 9,203	\$ 17,092	\$ 8	\$ 56
107-031-017	587.05	Row Crop	\$ 1,800	\$ 1,056,690	\$ 1,017,945	0.25%	2.25%	3.7432%	\$ 27,194,476	\$ 7,941,801	\$ 2,744,630	\$ 5,097,171	\$ 8	\$ 4,696
	5.50	Waste	\$ 2	\$ 11	\$ 11	0.25%	2.25%	3.7432%	\$ 285	\$ 2,885	\$ 1,010	\$ 1,875	\$ 8	\$ 44
	4.75	Building Site	\$ -	\$ -	\$ -	0.25%	2.25%	3.7432%	\$ -	\$ 354,980	\$ -	\$ 354,980	\$ -	\$ -
107-031-024	158.25	Row Crop	\$ 1,800	\$ 284,850	\$ 274,406	0.25%	2.25%	3.7432%	\$ 7,330,765	\$ 743,461	\$ 260,211	\$ 483,250	\$ 8	\$ 1,266
177-081-017	35.43	Row Crop	\$ 3,000	\$ 106,290	\$ 102,676	0.25%	2.25%	3.6038%	\$ 2,849,105	\$ 298,866	\$ 104,603	\$ 194,263	\$ 8	\$ 263
207-121-009	24.18	Row Crop	\$ 3,000	\$ 72,540	\$ 70,074	0.25%	2.25%	3.6038%	\$ 1,944,436	\$ 204,654	\$ 71,629	\$ 133,025	\$ 8	\$ 193
165-101-006	61.00	Vineyard	\$ 750	\$ 45,750	\$ 43,646	0.25%	2.25%	3.5326%	\$ 1,235,514	\$ 915,798	\$ 320,529	\$ 595,269	\$ 8	\$ 488
	61.00	Growing Vines	\$ 1,500	\$ 91,500	\$ 88,755	0.25%	2.25%	3.5326%	\$ 2,512,472	\$ 1,061,766	\$ 371,618	\$ 690,148	\$ 8	\$ 488
	35.00	Grazing	\$ 10	\$ 350	\$ 340	0.25%	2.25%	3.5326%	\$ 9,611	\$ 313,096	\$ 109,584	\$ 203,512	\$ 8	\$ 280
165-101-008	14.80	Vineyard	\$ 750	\$ 11,100	\$ 10,589	0.25%	2.25%	3.5326%	\$ 299,764	\$ 236,976	\$ 104,917	\$ 194,847	\$ 8	\$ 118
	14.80	Growing Vines	\$ 1,500	\$ 22,200	\$ 21,534	0.25%	2.25%	3.5326%	\$ 609,583	\$ 213,686	\$ 213,354	\$ 396,229	\$ 8	\$ 118
	59.20	Grazing	\$ 10	\$ 592	\$ 574	0.25%	2.25%	3.5326%	\$ 16,266	\$ 550,976	\$ 5,689	\$ 10,566	\$ 8	\$ 474

Application Number	FSZ Application?	Parcel	(Current Column)		Current Improvement Value	(Current Column)		Current Growing Value	(Current Column)		Current Total Real Property Roll Value	TRA	Tax Rate	Taxes -		Note
			Acres	Current Land Value		Current Value	Current Land Value		Not Including Direct Charges or Personal Property							
22-001	Y	145-011-064	305.67	\$ 18,150,000	\$ 350,000	\$ -	\$ -	\$ 18,500,000	065-025	0.01057519	\$ 195,641.02	16.87	New FSZ Application			
22-002	Y	183-021-008	8.00	\$ 1,403	\$ -	\$ -	\$ 1,403	126-009	0.01202272	\$ 16.87	New FSZ Application					
	Y	183-021-016	158.74	\$ 616,110	\$ 875,409	\$ 2,060,383	\$ 3,551,902	126-009	0.01202272	\$ 42,703.52	New FSZ Application					
22-003	Y	183-021-033	138.56	\$ 482,229	\$ 896,514	\$ 974,132	\$ 2,352,875	126-009	0.01202272	\$ 28,287.96	New FSZ Application					
	Y	183-021-034	12.80	\$ 2,250	\$ -	\$ -	\$ 2,250	126-009	0.01202272	\$ 27.05	New FSZ Application					
22-004	Y	107-031-007	149.04	\$ 890,928	\$ 74,483	\$ -	\$ 965,411	051-002	0.01243204	\$ 12,002.03	New FSZ Application					
	Y	107-031-008	149.04	\$ 556,684	\$ -	\$ -	\$ 556,684	051-002	0.01243204	\$ 6,920.72	New FSZ Application					
22-005	Y	107-031-017	597.30	\$ 8,199,666	\$ 622,029	\$ -	\$ 8,821,695	051-002	0.01243204	\$ 109,671.67	New FSZ Application					
	Y	107-031-024	158.25	\$ 743,461	\$ -	\$ -	\$ 743,461	051-002	0.01243204	\$ 9,242.74	New FSZ Application					
22-006	Y	177-081-017	35.43	\$ 298,866	\$ -	\$ -	\$ 298,866	057-010	0.01103803	\$ 3,298.89	New FSZ Application					
	Y	207-121-009	24.18	\$ 204,654	\$ -	\$ -	\$ 204,654	057-004	0.01103803	\$ 2,258.98	New FSZ Application					
22-006	Y	165-101-006	96.00	\$ 1,238,158	\$ 370,111	\$ 647,300	\$ 2,255,569	094-024	0.01032577	\$ 23,290.49	Carry Over FSZ Application					
	Y	165-101-008	74.00	\$ 314,251	\$ 88,999	\$ 9,556	\$ 412,806	094-028	0.01032577	\$ 4,262.54	Carry Over FSZ Application					