



www.AgLandTrust.org  
Location: 1263 Padre Drive | Salinas, CA  
Mail Address: P.O. Box 1731 | Salinas, CA 93902  
Tel.: 831.422.5868

Mr. Carl Holm, AICP  
Director  
County of Monterey  
Resource Management Agency  
1441 Schilling Place, 2<sup>nd</sup> Floor  
Salinas, CA 93901-4527

September 14, 2018

Subject: Montana Skies' Greenfield Annexation Project

Dear Mr. Holm:

This letter is being written to you at the request of Deborah Rich in regards to the loss of farmland and the mitigation thereof for the Montana Skies' proposal to annex APN 109-232-001 and 008 to the City of Greenfield.

The Ag Land Trust was formed in 1984 by a group of concerned Monterey County residents to preserve and protect irreplaceable farmland in Monterey County. Since 1984, the Ag Land Trust has protected over 30,000 acres with agricultural conservation easements and fee ownerships throughout Monterey County.

I have driven by the property, reviewed the appraisal by Tom Pettitt dated August 29, 2018 and reviewed the Final Greater Greenfield Area Memorandum of Agreement that has been adopted and signed by Greenfield City Council, Monterey County Board of Supervisors and Local Agency Formation Commission of Monterey County, in regards to Section 9, Agricultural Land Mitigation.

The Montana Skies' Greenfield Annexation project is located in the neighborhood area and direction of growth that the Ag Land Trust recommends for Greenfield's growth due to the soil types and the large amount of rocks deposited from the Arroyo Seco River in prior times. Several of the Assessor's Parcel Numbers in this neighborhood indicate that due to smaller parcel sizes there is a limited demand from established commercial farmers. Based on these factors and the current uses on adjacent properties, the annexation of this property to Greenfield is considered reasonable.

The Ag Land Trust is a 501 (c)(3) non profit organization.  
Donations are welcome and tax deductible.

The value conclusion of \$5,000 per acre by the appraiser Tom Pettitt is considered reasonable for the agricultural value of a hypothetical conservation easement for this property when considering the amount of rocks in the soil, the condition of the property and the uses on adjacent properties.

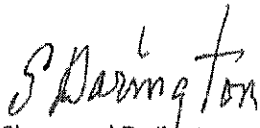
The Final Greater Greenfield Area Memorandum of Agreement Agricultural Land Management Section 9 contains the requirement that any funds or conservation easements derived from farmland conversion should be used for mitigation in the "Greater Greenfield Area" rather than other areas of the County. To date, the Ag Land Trust has recorded six transactions in the Greater Greenfield Area, referred to as Exhibit D in the Agreement, protecting 1,161 acres of farmland. The value of these agricultural conservation easements and fee acquisitions exceed \$7,800,000 and none of these investments were from funds created by the Final Greater Greenfield Area Memorandum of Agreement requirements.

The Ag Land Trust uses a pooled method in its transaction account to gather funds for purchasing, monitoring, enforcing and recording agricultural conservation easements and cannot guarantee that the funds created by this project will be solely used in the Greater Greenfield Area.

If the Ag Land Trust is selected to receive the funds generated by this project, the Ag Land Trust will deposit the funds in its transaction account and they will be utilized to preserve and protect farmland within Monterey County.

If the Ag Land Trust can be of any further assistance, please contact me at (831) 809-4165.

Sincerely,

A handwritten signature in black ink that reads "S. Darlington". The signature is written in a cursive, slightly slanted style.

Sherwood Darlington  
Managing Director  
Ag Land Trust