

# Exhibit C

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Exhibit C

Agricultural Advisory Committee  
April 25, 2024 – Draft Minutes



# Agricultural Advisory Committee (AAC)

## ACTION MINUTES

<b>Location:</b>	<i>Ag Conference Center, 1428 Abbott Street, Salinas, CA. 93901</i>	
<b>Date:</b>	April 25, 2024	
<b>Time:</b>	2:30 p.m. to 4:30 p.m.	
<b>Present:</b>	<i>Committee Members</i>	<i>Staff and Guests</i>
	Scott Violini - <i>Chair*</i> Alex Eastman - <i>Vice Chair*</i> Sherwood Darington CJ Miller Marc Del Piero Otto Kramm Nick Huntington Kevin Pearcy – (arrived at 2:35pm; after Item V.)	Juan Hidalgo, Agricultural Commissioner, ACO Nadia Ochoa, Ag Programs Manager, ACO Berlina Nunez, Administrative Secretary-Confidential, ACO Brianna Rico, Office Assistant III, ACO Mary Grace Perry, Deputy County Counsel Taylor Price, HCD Planning Zoe Zepp, HCD Planning  Norm Groot, Farm Bureau Jean Marinovich, <i>Item VI. A applicant</i>
<b>Absent:</b>	Erik Heacox, Kurt Gollnick, Mike Ferguson, Scott Storm	

### I. Call to Order

The meeting was called to order by Scott Violini at 2:31 pm.

### II. Additions and Corrections

There were none.

### III. Consent- Committee Business

A. Minutes from Jan. 25, 2024

**MOTION:** Approval of consent items moved and seconded by Committee Members Mark Del Piero and CJ Miller and **passed** by the following vote:

**AYES:** Del Piero, Miller, Violini, Darington, Eastman, Kramm, Huntington

**NOES:** None

**ABSENT:** Heacox, Ferguson, Storm, Pearcy, Gollnick

**ABSTAIN:** None

### IV. Public Comment- On items not on the agenda.

- None

### V. Agricultural Commissioner’s Update

*-Influenza in dairy cattle, 8 states reported.*

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- *Influenza reported in birds, cows, and now humans. However, humans are showing mild symptoms.*
- *USDA new requirements in moving cattle into state.*
- *Border station checks*
- *New restrictions, CDPR*

## VI. Monterey County Housing and Community Development -Planning

### A. MARINOVICH JEAN & BUTIER PETER

**Project Planner:** Zoe Zepp, Assistant Planner

**Project Title:** Marinovich Jean & Butier Peter

**Planning File No.:** PLN210165

**APN(s):** 413-012-011-000

**Project Location:** 264 Giberson Road, Moss Landing

**Zoning/Area Plan:** North County Land Use Plan, Coastal Zone

**Project Description:** Combined Development Permit consisting of a Coastal Administrative Permit for the construction of a single-family residence with attached carport, detached barn; Variance to increase the maximum allowed building site coverage from 3 to 8 percent; Altering an existing agricultural well to a domestic well.

**ACTION REQUESTED:** Recommend support approval of the Combined Development Permit.

**Proposed CEQA Action:** Find the project categorically exempt from CEQA pursuant to section 15303, *New Structures* with no exceptions to section 15000.2.

### **PUBLIC COMMENT:**

- None

**MOTION:** Item VI.A was moved and seconded by Committee Members Marc Del Piero and Sherwood Darington and **passed** by the following vote to recommend support approval of the project:

**AYES:** Del Piero, Violini, Miller, Darington, Eastman, Kramm, Huntington, Piearcy

**NOES:** None

**ABSENT:** Heacox, Ferguson, Storm, Gollnick

**ABSTAIN:** None

### B. VACATION RENTAL ORDINANCES-- WILLIAMSON ACT COMPATIBLE USES AMENDMENT

**Project Planner:** Taylor Price, Associate Planner

**Project Title:** Vacation Rental (aka Short-Term Rental) Ordinances Williamson Act Compatible Uses Amendment

**Planning File No.:** REF100042/REF130043

**APN(s):** N/A

**Project Location:** County-wide Unincorporated Areas

**Zoning/Area Plan:** Coastal zoning and inland zoning

**Project Description:** Monterey County began policy outreach and the process of drafting ordinances pursuant to Vacation Rentals (also known as short-term rentals for overnight

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accommodations) in 2015. This process resulted in significant public input as well as comments and direction from the Board of Supervisors (Board), the Planning Commission (Commission), and the Land Use Advisory Committees (LUACs).

**ACTION REQUESTED:** Recommend to the Planning Commission amending the Compatible Uses for Williamson Act Contracts (Agricultural Preserves and Farmland Security Zones) by adding “Vacation Rentals within a single-family dwelling” as a permitted compatible use.

**Proposed CEQA Action:** The proposed Vacation Rental Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15308, which exempts actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for the protection of the environment.

**PUBLIC COMMENT:**

- Norm Groot, Farm Bureau

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**MOTION:** Item VI. B was moved and seconded by Committee Members Alex Eastman and Marc Del Piero and **passed** by the following vote to recommend support approval of the project

**AYES:** Eastman, Darington, Del Piero, Huntington, Miller, Violini

**NOES:** Kramm, Piercy

**ABSENT:** Heacox, Ferguson, Storm, Gollnick

**ABSTAIN:** None

### VII. Administrative Matters

- Ag Commissioner Update

### VIII. Agricultural Advisory Committee Comments

- None

### IX. Adjournment

There being no further business before the Committee, the meeting was adjourned at 3:32 p.m.

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