

Exhibit C

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Agricultural Advisory Committee (AAC)

ACTION MINUTES

Location:	<i>Ag Conference Center, 1428 Abbott Street, Salinas, CA. 93901</i>	
Date:	January 25, 2024	
Time:	2:30 p.m. to 4:30 p.m.	
Present:	<i>Committee Members</i>	<i>Staff and Guests</i>
	Scott Violini - <i>Chair</i> * Sherwood Darington CJ Miller Kevin Pearcey Scott Storm Marc Del Piero Otto Kramm Kurt Gollnick Nick Huntington	Ken Allen, Chief Deputy 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 Kayla Nelson, HCD Planning Zoe Zepp, HCD Planning Anthony Lombardo, Anthony Lombardo and Associates Joel Panzer, Maureen Wruck Planning Consultants Keith Day
Absent:	Alex Eastman- <i>Vice Chair</i> *, Erik Heacox, Mike Ferguson	

I. Call to Order

The meeting was called to order by Acting Chair Marc Del Piero at 2:38 pm.

II. Additions and Corrections

- Move consent items A and B to additions and corrections.

- A. Welcome new AAC Members
- B. Select Chair and Vice Chair

MOTION: Approval of additions and corrections item B, election Scott Violini as of Chair and election of Alex Eastman as Vice Chair was moved and seconded by Committee Members Kurt Gollnick and Nick Huntington and **passed** by the following vote:

AYES: **Violini, Darington, Miller, Pearcey, Storm, Del Piero, Kramm, Gollnick, Huntington**

NOES: **None**

ABSENT: **Eastman, Heacox, Ferguson**

III. Consent- Committee Business

- ~~A. Welcome new AAC Members~~
- ~~B. Select Chair and Vice Chair~~
- C. Minutes from Aug. 24, 2023
- D. Minutes from Sept. 28, 2023

E. 2024 AAC Meeting Schedule

MOTION: Approval of consent items C, D and E were moved and seconded by Committee Members Kurt Gollnick and Nick Huntington and **passed** by the following vote:

AYES: Violini, Darington, Miller, Pearcy, Storm, Del Piero, Kramm, Gollnick, Huntington
NOES: None
ABSENT: Eastman, Heacox, Ferguson
ABSTAIN: None

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

- *None*

V. **Agricultural Commissioner's Update**

Ken Allen, Chief Deputy Agricultural Commissioner

- PUE – new regulations – DPR – will affect growers – fine amount increases.

I. **Monterey County Housing and Community Development -Planning**

A. AGRICULTURAL LAND CONSERVATION MITIGATION PROGRAM – FARMLAND MITIGATION ORDINANCE

Project Planner: Taylor Price, Associate Planner

Project Title: Agricultural Land Conservation Mitigation Program – Farmland Mitigation Ordinance

Planning File No.: REF220044

APN(s): Not Applicable

Project Location: Inland areas of the unincorporated Monterey County

Project Description: Receive a written informational update on the revised draft Agricultural Land Conservation Mitigation Program- Farmland Mitigation Ordinance regulations based on feedback received during the AAC on September 28, 2023 (Draft ordinance adding Chapter 21.92 to the Monterey County Code related to mitigation requirements for development on farmland).

ACTION REQUESTED: Receive a written information update on the draft regulations based on the feedback received from the AAC on September 28, 2023.

Proposed CEQA Action: The proposed program and draft ordinance are 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. In addition, as the proposed program and draft ordinance implement the 2010 Monterey County General Plan, pursuant to Section 15162 of the CEQA Guidelines, no subsequent environmental review is required for this ordinance because the effects of establishing the Farmland Conservation Mitigation Program were analyzed in the General Plan EIR and no substantial changes in project description, substantial changes in circumstances, or new information of substantial importance leading to new significant effects or a substantial increase in the severity of previously identified effects has been identified.

PUBLIC COMMENT:

- None

INFORMATIONAL ITEM, NO MOTION REQUIRED.

B. RIVER VIEW AT LAS PALMAS LLC- SUBDIVISION WITH AG BUFFER EASEMENT

Project Planner: Zoe Zepp, Assistant Planner

Project Title: River View at Las Palmas LLC

Planning File No.: PLN150372

APN(s): 139-211-035-000

Project Location: End of Woodridge Court, Salinas.

Zoning/Area Plan: Medium Density Residential, 2.61 units per acre, Design Control (MDR/2.61-D); Toro Area Plan

Project Description: Combined Development Permit consisting of: a Vesting Tentative Map to allow a 27 lot subdivision, a Variance to allow the reduction of the required 200 foot agriculture buffer to 57 foot agricultural buffer and a Use Permit to allow development on slopes exceeding 25 percent.

ACTION REQUESTED: Recommend support approval of the Combined Development Permit, inclusive of the proposed 57 foot agricultural easement buffer.

Proposed CEQA Action: The Board of Supervisors will consider adoption of an augmentation to a final subsequent environmental impact report.

PUBLIC COMMENT:

- None

MOTION: Item B was moved and seconded by Committee Members Marc Del Piero and Kurt Gollnick and **passed** by the following vote to recommend support approval of the project, inclusive of the proposed 57 foot agricultural easement buffer:

AYES: **Violini, Darington, Miller, Pearcey, Storm, Del Piero, Kramm, Gollnick, Huntington**

NOES: **None**

ABSENT: **Eastman, Heacox, Ferguson**

ABSTAIN: **None**

C. KEITH AND MICHELLE DAY TRUST- COMPOST STORAGE SITE

Project Planner: Christina Vu, Assistant Planner

Project Title: Keith and Michelle Day Trust

Planning File No.: PLN200247

APN(s): 216-032-015-000 and 216-032-016-000

Project Location: 30053 Short Rd, Gonzales.

Zoning/Area Plan: Farmland, 40 acres, (F/40); Central Salinas Valley Area Plan

Project Description: Use Permit to allow an agricultural support facility consisting of an open-air compost storage site.

ACTION REQUESTED: Staff is seeking a recommendation of support approval of this project and welcomes any additional comments and recommendations regarding the project.

Proposed CEQA Action: Support finding that the project is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Code of Civil Regulations (CCR) Section 15304 – minor alterations to land and no exceptions pursuant to Section 15300.2.

PUBLIC COMMENT:

- None

MOTION: Item C was moved and seconded by Committee Members Kevin Pearcy and Scott Storm and **passed** by the following vote to recommend support approval of the project:

AYES: **Violini, Darington, Miller, Pearcy, Storm, Del Piero, Kramm, Gollnick, Huntington**

NOES: **None**

ABSENT: **Eastman, Heacox, Ferguson**

ABSTAIN: **None**

D. CASTROVILLE SELF STORAGE LLC

Staff: Kayla Nelson, Associate Planner

Project Title: Castroville Self Storage LLC

Planning File No.: PLN220122

APN(s): 030-156-002-000

Project Location: 10520 Tembladera St, Castroville.

Zoning/Area Plan: Mixed Use, Castroville Community Plan (MU-C); Castroville Community Plan, North County Area Plan.

Project Description: Use Permit and Design Approval to allow the construction of a 54,409 square foot mini-storage facility with an attached two-story mixed-use building consisting of a 1,294 square foot office on the first floor and a 1,294 square foot residential unit on the second floor. Grading of approximately 16,000 cubic yards of imported fill.

ACTION REQUESTED:

Support staff's recommendation for a 32 foot agricultural buffer easement (from the subject property's line to "Building G1"), inclusive of the perimeter erosion control landscaping plan and recommendation of the perimeter erosion control landscaping plan consisting of Monterey Carpet manzanita.

Proposed CEQA Action: A Draft Initial Study to analyze potentially significant environmental impacts resulting from project implementation is being prepared and any comments/suggestions as to the projects proximity to row crops will be included in the draft initial study.

MOTION: AAC was in support of the proposed 32 foot agricultural easement buffer, however, Item D was moved and seconded by Committee Members Marc Del Piero and Chair Scott Violini and **passed** by the following vote recommending the item be postponed until the environmental analysis is completed and for the item to return to the AAC until HCD staff has research the following item of concern to the AAC: Castroville Community Plan flood access easement question (Tembladera Slough):

AYES: **Violini, Darington, Miller, Pearcy, Storm, Del Piero, Kramm, Gollnick, Huntington**

NOES: **None**

ABSENT: **Eastman, Heacox, Ferguson**

ABSTAIN: **None**

VI. Administrative Matters

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A. Discussion on Subcommittees.

- Nadia Ochoa informed the AAC that subcommittee meetings will no longer be scheduled until the AAC decides to convene a subcommittee meeting, in accordance with the AAC Bylaws.

B. Discussion on AAC quorum and bylaws.

- Nadia Ochoa emphasized to the AAC the significance of maintaining a quorum and informing the Ag Comm staff of their attendance prior to the AAC meetings.

VII. Agricultural Advisory Committee Comments

- None

VIII. Adjournment

There being no further business before the Committee, the meeting was adjourned at 3:49 p.m.

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