

# Attachment C

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# Agricultural Advisory Committee (AAC)

## ACTION MINUTES

<b>Location:</b>	<i>Ag Conference Center, 1428 Abbott Street, Salinas, CA. 93901</i>	
<b>Date:</b>	August 24, 2023	
<b>Time:</b>	2:30 p.m. to 4:30 p.m.	
<b>Present:</b>	<b><i>Committee Members</i></b>	<b><i>Staff and Guests</i></b>
	Matt Shea- Chair Alex Eastman-Vice Chair  Mike Ferguson Erik Heacox Kurt Gollnick** Scott Violini* Scott Storm Nick Huntington	Juan Hidalgo, Ag Commissioner Nadia Garcia, Ag Programs Manager Mary Grace Perry, Deputy County Counsel Berlina Nuñez, Admin Secretary-Confidential Kayla Nelson, HCD Planning Fiona Jenson, HCD Planning Anna Quenga, HCD Planning Gregg MacFarlane, Assessor's Joel Panzer, Maureen Wruck and Associates Michael Cling, Attorney Jason Retterer, JRG Attorneys at Law Jennifer Rosenthal, Jennifer S. Rosenthal, Esq. Tarin Christensen Norm Groot, Monterey County Farm Bureau Cathy Mendlesen Ben Schonner Bob Burnham, Sue Burnham Mary Girardo David Haymore Stan Hitchcock, Karen Hitchcock
<b>Absent:</b>	Sherwood Darington, CJ Miller, Kevin Piearcy	

\*Scott Violini recused himself for item VI.E-Abalone Creek Estates LLC and left the meeting place at that time for the remainder of the meeting.

\*\* Kurt Gollnick left the meeting place at 3:29 pm during item VI. E- Abalone Creek Estates.

### I. Call to Order

The meeting was called to order by Chair Matt Shea at 2:31 pm.

### II. Additions and Corrections

- Two letters of opposition were turned in within the 72hr. timeframe, therefore were not included in the agenda but were printed out and included in the agenda packet in the AAC meeting and copies were provided for attendees.

### III. Consent- Committee Business

- A. Approval of Minutes from June 22, 2023
- B. Approval of AAC/AAC Subcommittee Annual Report FY 2022-23

**MOTION:** Item A and B were moved and seconded by Committee Members Scott Violini and Nick Huntington and **passed** by the following vote:

**AYES:** Shea, Eastman, Ferguson, Heacox, Gollnick, Violini, Storm, Huntington  
**NOES:** None  
**ABSENT:** Darington, Miller, Piearcy  
**ABSTAIN:** None

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

- *None*

### V. Agricultural Commissioner's Update

*Juan Hidalgo, Agricultural Commissioner*

- *Monterey County Fair*
- *2022 Crop Report*

**PUBLIC COMMENT:**

- *None*

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

#### A. FERNANDEZ BROS

**Project Planner:** Christina Vu, Assistant Planner

**Project Title:** Fernandez Bros. (Assurance Development/Vertical Bridge)

**Planning File No.:** PLN220226

**APN(s):** 211-221-007-000

**Project Location:** Vicinity of 975 San Juan Grade Rd, Salinas

**Zoning/Area Plan:** Farmlands, 40 acres (F/40); Greater Salinas Area Plan

**Project Description:** Use Permit to allow the installation of an 80-foot-high wireless communications facility (mono-Elm faux tree) consisting of 12 antennas, associated equipment & cabinets enclosed within a 40x40 enclosure. Perimeter fencing consists of an 8-foot-tall chain-link fence.

**ACTION REQUESTED/CEQA ACTION:** Recommend support approval of the Use Permit by the Planning Commission to allow the installation of an 80-foot-high wireless communications facility consisting of 12 antennas, associated equipment & cabinets enclosed within a 40x40 enclosure/ **CEQA Action:** Support finding that the project is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Code of Civil Regulations (CCR) Section 15303- *New Construction or Conversion of Small Structures* and there are no exceptions pursuant to Section 15300.2.

**PUBLIC COMMENT:**

- None

**MOTION: Item A was moved and seconded by Committee Members Scott Violini and Alex Eastman and passed by the following vote to recommend support approval of the project (wireless communication facility) consistent with HCD staff's recommendation for the lattice tower design:**

**AYES:** Shea, Eastman, Ferguson, Heacox, Gollnick, Violini, Storm, Huntington  
**NOES:** None  
**ABSENT:** Darington, Miller, Piearcy  
**ABSTAIN:** None

**B. MONSON JUSTIN B & DORINE P AND HUMPHREY SCOTT LEWIS & KATHLEEN GREGORY TRS**

**Project Planner:** Christina Vu, Assistant Planner

**Project Title:** Monson and Humphrey Lot Line Adjustment

**Planning File No.:** PLN230002

**APN(s):** 424-421-007-000, 424-421-011-000 and 424-421-031-000

**Project Location:** 72705 & 72765 Indian Valley Road, Parkfield

**Zoning/Area Plan:** Permanent Grazing, 160 acres (PG/160) and Farmlands, 160 acres (F/160); South County Area Plan

**Project Description:** Lot Line Adjustment between two (2) legal lots of record consisting of: Parcel 1 with 46.08 acres and Parcel 2 with 91.63 acres, resulting in two legal lots of record consisting of *reconfigured Parcel 1* with 72.71 acres and *reconfigured Parcel 2* with 65 acres.

**ACTION REQUESTED/CEQA ACTION:** Recommend support approval of the Lot Line Adjustment between two legal lots of record by the HCD Chief of Planning/**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 15305- *Minor Alterations to Land Use Limitations* and there are no exceptions pursuant to Section 15300.2.

**PUBLIC COMMENT:**

- None

**MOTION: Item B was moved and seconded by Committee Members Scott Violini and Kurt Gollnick and passed by the following vote to recommend support approval of the project:**

**AYES:** Shea, Eastman, Ferguson, Heacox, Gollnick, Violini, Storm, Huntington  
**NOES:** None  
**ABSENT:** Darington, Miller, Piearcy  
**ABSTAIN:** None

**C. CV VISTA FARMS LLC AND D'ARRIGO BROS CO.**

**Project Planner:** Kayla Nelson, Associate Planner

**Project Title:** CV Vista Farms LLC and D'Arrigo Bros Co. – Lot line adjustment

**Planning File No.:** PLN220367

**APN(s):** 177-011-010-000 and 139-011-003-000

**Project Location:** At and in the vicinity of 2100 Harris Ct., Salinas

**Zoning/Area Plan:** Farmlands, 40 acre/Design Control (F/40-D); Toro & Greater Salinas Area Plans

**Project Description:** Lot Line Adjustment between two (2) legal lots of record: Parcel 1 (288.65 acres; under Williamson Act Contract) and Parcel 2 (12.13 acres), resulting in two (2) lots containing 278.87 acres (Parcel A) and 21.91 acres (Parcel B).

**ACTION REQUESTED/CEQA ACTION:** Recommend support approval of the Lot Line Adjustment (portion of land under Williamson Act) between two legal lots of record by the Board of Supervisors/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 15305- *Minor Alterations to Land Use Limitations* and there are no exceptions pursuant to Section 15300.2.

**PUBLIC COMMENT:**

- None

**MOTION:** Item C was moved and seconded by Committee Members Erik Heacox and Alex Eastman and passed by the following vote to recommend support approval of the project:

**AYES:** Shea, Eastman, Ferguson, Heacox, Gollnick, Violini, Storm, Huntington

**NOES:** None

**ABSENT:** Darington, Miller, Piearcy

**ABSTAIN:** None

**D. PEDRAZZI JAMES N TR ET AL AND PEDRAZZI PETER N TR ET AL**

**Project Planner:** Kayla Nelson, Associate Planner

**Project Title:** Pedrazzi Standard Subdivision Map

**Planning File No.:** PLN210158

**APN(s):** 167-031-003-000, 416-461-037-000 & 416-441-015-000

**Project Location:** 800 & 808 River Road, Salinas

**Zoning/Area Plan:** Permanent Grazing, 40 acres, Design Control, Visually Sensitive (PG/40-D) and (PG/40-VS), Toro Area Plan

**Project Description:** Standard Subdivision Tentative Map to allow division of a 380.95 acre parcel, 38.54 acre parcel and 5.78 acre parcel into six (6) parcels ranging in size from Parcel A of 11.08 acres, Parcel B of 42.52 acres, Parcel C of 69.30 acres, Parcel D of 88.27 acres, Parcel E of 40.04 acres and Remainder Parcel F of 174.49 acres, respectively.

**ACTION REQUESTED:** Provide recommendations to HCD-Planning staff regarding conditions and/or mitigation measures as a preliminary review for the proposed project consisting of an application for a Standard Subdivision Tentative Map.

**PUBLIC COMMENT:**

- None

**MOTION:** Item D was moved and seconded by Committee Members Erik Heacox and Nick Huntington and passed by the following vote to support approval of standard subdivision with no additional recommendations for conditions or mitigation measures:

**AYES:** Shea, Eastman, Ferguson, Heacox, Gollnick, Violini, Storm, Huntington  
**NOES:** None  
**ABSENT:** Darington, Miller, Piearcy  
**ABSTAIN:** None

**E. ABALONE CREEK ESTATES LLC**

**Project Planner:** Fionna Jensen, Senior Planner

**Project Title:** ABALONE CREEK ESTATES LLC

**Planning File No.:** PLN210202

**APNs:** 416-441-047-000

**Project Location:** 18000 Corral de Cielo, Salinas

**Zoning/Area Plan:** Farmlands, 40 Acre Minimum (F/40); Toro Area Plan

**Project Description:** Combined Development Permit consisting of: 1) After-the-fact Use Permit to allow development on slopes exceeding 25%; 2) Use Permit to allow development on slopes exceeding 25%; 3) Use Permit to allow installation of a 360 square foot agriculture processing facility; 4) Design Approval to allow the construction of a 7,452 square foot livestock barn, a 2,400 storage shed, a 7,200 equipment shed, a 1,000 square foot livestock shed, a 216 square foot potting shed, 417 square foot 300 KW photovoltaic panel array with energy storage system, and associated site improvements including 20,000 cubic yards of grading and an agriculture well. The site is under a Williamson Act Contract.

**ACTION REQUESTED:** Provide recommendations to HCD-Planning staff regarding conditions and/or mitigation measures as a preliminary review for the proposed project consisting of an application for Combined Development Permit.

**PUBLIC COMMENT:** Jennifer Rosenthal (representing concerned neighbors), Cathy Mendlesen (opposed), Ben Schonner (opposed), Bob Burnham (opposed), Mary Girardo (opposed), Sue Burnham (opposed), David Haymore (in favor), Norm Groot, Monterey County Farm Bureau (in favor), Stan Hitchcock (opposed), Karen Hitchcock (opposed).

**CONSENSUS:** The *AAC COMMITTEE* found item E to be consistent with commercial agriculture, its uses compatible with the property's existing Williamson Act contract and had no additional recommendations for conditions or mitigation measures. This consensus was as follows:

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**AYES:**       Shea, Eastman, Ferguson, Heacox, Storm, Huntington  
**NOES:**       None  
**ABSENT:**   Darington, Gollnick, Miller, Pearcy  
**ABSTAIN:**   Violini (Recusal per AB1234 (Ethics) for having conflict of interest)

**VII. Administrative Matters**

None

**VIII. Agricultural Advisory Committee Comments**

None

**IX. Adjournment**

There being no further business before the Committee, the meeting was adjourned at 3:42 p.m.