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Agricultural Advisory Committee (AAC)

ACTION MINUTES

Location:	Agricultural Commissioner's Office Ag Center Conference Room 1428 Abbott Street Salinas, CA 93901		
Date:	June 27, 2019		
Time:	2:30 p.m. to 4:30 p.m.		
Attendees:	<i>Committee Members</i>		<i>Staff & Guests</i>
	Sherwood Darington Alex Eastman Kurt Gollnick Nick Huntington Bill Lipe, Chair	Matt Shea Dennis Sites Scott Storm Kirk Williams	Nadia Garcia, Associate Planner, RMA Mary Perry, Deputy County Counsel Henry Gonzales, Agricultural Commissioner Jose Chang, Assistant Agricultural Commissioner
Absent:	Jocelyn Bridson, Allen Davis, Erik Heacox, Scott Violini		

I. Call to Order

The meeting was called to order by Chair Lipe at 2:35 p.m.

II. Consent

A. April 25, 2019, meeting minutes

Motion: It was moved by Committee Member Shea and passed by the following vote to approve the April 25, 2019, Agricultural Advisory Committee minutes.

AYES: Darington, Eastman, Gollnick, Huntington, Shea, Sites, Storm and Williams

NOES: None

ABSENT: Bridson, Davis, Heacox and Violini

RECUSE: Lipe

B. Resource Management Agency (RMA) Supplemental Sheet

Motion: It was moved by Committee Member Gollnick and passed by the following vote to approve staff recommendations on the RMA supplemental sheet of projects.

AYES: Darington, Eastman, Gollnick, Huntington, Shea, Sites, Storm and Williams

NOES: None

ABSENT: Bridson, Davis, Heacox and Violini

RECUSE: Lipe

III. PUBLIC COMMENT

None

IV. AGRICULTURAL COMMISSIONER'S UPDATE

Henry Gonzales, Agricultural Commissioner

- Introduced new employees Jose Chang, Assistant Agricultural Commissioner and Sealer of Weights and Measures and Shandy Carroll, Ag Resource and Policy Manager
- 2018 Crop Report was released on June 25, 2019;
- Board of Supervisors authorized the department to work with CDFA and perform regulatory work of the new hemp cultivation program.
- Board of Supervisors approved the hemp pilot program and directed staff to prepare a draft ordinance;
- Hemp cultivation pilot project community meeting organized by Supervisors Phillips and Lopez held on June 26, 2019;
- Asian Citrus Psyllid: No new detections since February 2019. Parasitic wasp released in May.

V. South of Salinas US 101 Traffic Safety Alliance (informational)

Laura Giudici-Mills, Founding Member

W.B. "Butch" Lindley, Founding Member

Provided information to the Committee about the purpose, goals, and achievements of the Traffic Safety Alliance.

- Committee provided with an additional handout;
- Regular meetings with Transportation Agency for Monterey County; CalTrans; California Highway Patrol; Monterey County Public Works, and District 3 Supervisor Chris Lopez;
- Proposed corridor study from Airport Blvd. to King City;
- No U-turn signs between Hartnell Road and Chualar;
- No left turn signs from Gould, Hartnell, Eckhart, Spence, Potter, Soma Villa and Esperanza Roads.

Public Comment: None

VI. Resource Management Agency - Planning

Jacquelyn Nickerson, Project Planner

Nadia Garcia, Associate Planner

Project Title: Chapin (Cabrera)

Planning File No.: PLN170296

Project Location: 115-117 Monterey Salinas Highway, Salinas (Greater Salinas Area Plan) - currently McShane's Nursery
APNs: 207-131-004-000 and 207-131-005-000

Project Description: Amendment to McShane's Nursery discretionary permit to convert the use of an ornamental landscape nursery to a commercial cannabis retailer with commercial cannabis processing (edibles) and cannabis cultivation within existing greenhouse for display purposes only.

Action Requested: Recommend denial to the Planning Commission.

- Properties zoned as farmland;
- Retail cannabis not allowed in farmland zoning district;
- Amend use permit to allow legal non-conforming use of cannabis retailer;
- Public Works requiring updated traffic analysis;
- Environmental Health questioning ability of septic system and water supply to handle change of use;
- Zoning change requires a General Plan amendment;

Public Comment: Don Chapin (Applicant)
Christian Snyder
Barry Kinman
Sergio Sanchez
David Bunn
Chris Bunn

MOTION: It was moved by Committee Member Gollnick to recommend approval to the Planning Commission. The motion failed by the following vote:

AYES: Gollnick, Shea and Storm
NOES: Darington, Huntington, Lipe and Sites
ABSTAIN: Williams
RECUSE: Eastman
ABSENT: Bridson, Davis, Heacox and Violini

MOTION: It was moved by Committee Member Darington to support staff's recommendation and passed by the following vote:

AYES: Darington, Huntington, Lipe and Sites
NOES: Gollnick and Shea
ABSTAIN: Storm and Williams
RECUSE: Eastman
ABSENT: Bridson, Davis, Heacox and Violini

VII. ADMINISTRATIVE MATTERS

None

VIII. AGRICULTURAL ADVISORY COMMITTEE COMMENTS

None

IX. ADJOURNMENT

The meeting was adjourned at 4:10 p.m. by Chair Lipe.

Respectfully submitted,

Kathleen Nielsen

Agricultural Commissioner's Office

B. Resource Management Agency Supplemental Sheet

Number	Title	Property Information	Action Requested
1.	King Ranch	<p>Lot Line Adjustment between four (4) lots of record under (substandard in size and not under Williamson Act) in order to align properties with existing roads.</p> <p>Planning File No.: PLN190111 Project Location: Douglas Rd and Claribel Rd, off of Vineyard Road in the Ranchita Cyn Area, San Miguel, South County Area Plan APN(s): 424-404-025; 424-404-042; 424-404-041; 424-404-040</p>	Recommend approval to the Chief of Planning.
2.	Morkner	<p>Lot Line Adjustment between two (2) lots of record under Williamson Act in order to align property lines with the physical features of the land.</p> <p>Planning File No.: PLN190025 Project Location: Monroe Canyon Rd, King City, Central Salinas Valley Area Plan APN(s): <u>Existing Parcel A:</u> 221-091-005 and 221-102-007; <u>Existing Parcel B:</u> 419-121-019; 036; 037; 038; 039; 040; 041</p>	Recommend approval to the Board of Supervisors.
3.	Rava	<p>Lot Line Adjustment between two (2) lots of record under Williamson Act Contracts in order to separate the row crop and grazing parcels and therefore allow for better estate planning in order to continue the agricultural operations.</p> <p>Planning File No.: PLN180205 Project Location: Wildhorse Cyn Road and Freeman Flat Road, King City, Central Salinas Valley Area Plan APN(s): <u>Existing Parcel 1:</u> 420-091-031; <u>Existing Parcel 2:</u> 420-091-020; 030</p>	Recommend approval to the Board of Supervisors.
4.	Copely Land Co.	<p>Lot Line Adjustment between two (2) lots of record under Williamson Act Contracts in order to align the grazing parcels along the existing road.</p> <p>Planning File No.: PLN180103 Project Location: Wildhorse Cyn Road, King City, Central Salinas Valley Area Plan APN(s): <u>Existing Parcel II:</u> 420-091-015; 022; and 023; and <u>Existing Parcel IV:</u> 420-191-016; 017; and 021</p>	Recommend approval to the Board of Supervisors.

B. Resource Management Agency Supplemental Sheet

Number	Title	Property Information	Action Requested
5.	Dole	(Wind turbines by Foundation Windpower) Planning File No.: PLN170527 Project Location: 32655 Camphora-Gloria Rd, Soledad, Central Salinas Valley Area Plan APN: 257-081-038-000	Recommend approval to the Planning Commission.
6.	Ziemann Artisan Winery	Administrative Permit to convert an existing 900 sf metal building into an Artisan Winery producing 1,000 cases per year. The property is located in the Agricultural & Winery Corridor- Jolon Road Segment. Planning File No.: PLN180410 Project Location: 70211 Jolon Rd, Bradley, South County Area Plan APN: 423-251-005-000	Recommend approval to the RMA Chief of Planning.