

**ALAMEDA COUNTY
BOARD OF SUPERVISORS'
SPECIAL MEETING
TRANSPORTATION/PLANNING COMMITTEE**

**Thursday, April 20, 2017
9:00 a.m.**

**Supervisor Scott Haggerty, Chair
Supervisor Nate Miley**

Locations: County of Monterey Agricultural Commissioner's Office
1428 Abbot Street, Salinas, CA 93901

Monterey Cannabis Company
23940 Potter Road, Salinas, CA 93908

Harborside
26889 Encinal Road, Salinas, CA 93908

SUMMARY ACTION MINUTES

I. Work Session to Discuss Cannabis Policy Considerations and Implementation to be Considered During Site Inspections

Supervisor Scott Haggerty opened the meeting and thanked the County of Monterey for hosting Alameda County.

Supervisor Miley introduced himself and explained the purposed of this meeting and subsequent site visits was to serve as a fact finding meeting to explore best practices related to marijuana cultivation. He also asked that all in attendance introduce themselves.

Supervisor John Phillips, District 2, County Monterey provided and overview of the process the County of Monterey took to draft its ordinance and ballot measure and on how the County implemented operational procedures. He indicated that this is an evolving process and they continue to learn over time.

Carl Holm, Director, Resource Management Agency, County Monterey provided and overview of the zoning and land use issues the County has addressed: environmental impacts/damage, safety issues, cultivation location, etc. He indicated that the County initially focused on medical marijuana. They worked with neighboring County to identify related issues and review best practices. The County reviewed their use permit, business permit, operator background check processes and the effects the industry had on property values and lease rates. He also stated that due to State and federal laws identifying marijuana as a Schedule 1 drug, cultivation of marijuana is treated differently that other agriculture grown in Monterey County.

Kelly Donlon, Office of the County Counsel provided an overview of the County's marijuana ordinance, the process the County took to protect itself against liabilities related to State and federal laws. She also spoke about their ballot measure and taxation processes and noted that when this issue went to the voters, 64% approved the measure.

Supervisor Miley stated that Alameda County plans to initiate fees related to cultivation in Alameda County and review the option of taxation at a later date.

Matt Luther, Monterey County Sheriff's Office discussed safety issues his officers encounter related to marijuana cultivation: protecting cultivation business; investigating property damage; responding to burglaries, shootings and other gang related issues.

At the request of Supervisor Haggerty, Supervisor Phillips provided an overview of the youth ranch he created and supports. This public/private partnership provides various services for children at risk, culinary arts education, fabrication and machine repair are just some of the learning opportunities provided to youth in Monterey County.

Ms. Donlon discussed Monterey's fees that cover actual costs and the tax that generates revenue for the County and to provide additional law enforcement needs.

A representative from the County of Monterey's District Attorney's Office indicated that the District Attorney is looking into environmental degradation, viability of assessing additional fines for hazardous waste violations and other enforcement issues. She also stated that Monterey already has a strong partnership with the Alameda County District Attorney's Office and will be happy to work with them on this issue. She also stated that it is very important for Alameda County to make our ordinance very clear related to enforcement efforts.

Supervisor Miley stated that all Alameda County staff connect with their counterparts in the County of Monterey to discuss best practices to insure all viable information is shared.

Mr. Holm spoke about the County's enforcement efforts and indicated that various stakeholders, including the Health Department, Resource Management Agency, District Attorney's Office, Sheriff's Office partner to address building code issues, hazardous waste, etc.

Supervisor Haggerty inquired about the possibility of dramatic increases in land values and lease rates and asked Monterey County staff if there was anything that can be done to mitigate this problem. Mr. Holm identified areas that the County didn't want to have land values drastically increased and built in protections via their land use process and procedures.

Supervisor Phillips stated that local and outside farmers are participating in the cultivation of marijuana and that it is important to make sure the County's ordinance allows for an even distribution of cultivation sites throughout the County.

Supervisor Haggerty inquired about building requirements for grow and hoop houses, sprinkler system requirements, etc. Mr. Holm stated that facilities classified as multi-use must meet current code requirements. Green houses don't have the same requirements. They must have a sprinkler system if 22,000 sq. ft. or over. Regarding hoop houses, existing buildings only need a negative declaration. There are issues such as erosion, run-off, grading, drainage that will require more CEQA analysis.

Commander Luther discussed issues related to edibles, i.e., packaging particularly attractive to children is a major concern. Mr. Holm stated that packaging requirements are included in the County's ordinance.

Ms. Donlon stated that their ordinance is not written in stone, it can be amended as needed. Carl Holm stated that they plan to return to their Board of Supervisors in 18 months to report back on the process.

Mr. Holm stated that agriculture and hospitality is an eight billion dollar industry, the largest in the County, both industries need to be protected.

Supervisors Miley and Haggerty thanked everyone for participating and recessed the meeting until 12:15 to begin the site visits to inspect the cultivation sites.

II. Inspect Cultivation Operations - Monterey Cannabis Company

Mike Hackett, Director of Cultivation, Monterey Cannabis Company provided a tour of the facility.

III. Inspect Cultivation Operations - Harborside

Michael Williamson, Director of Operations, Harborside provided a tour of the facility.

PUBLIC COMMENT

None

ADJOURNED