



PLANNING AND BUILDING DEPARTMENT  
CURRENT PLANNING DIVISION

3015 H Street Eureka CA 95501  
Phone: (707) 445-7541 Fax: (707) 268-3792

**WILLIAMSON ACT COMMITTEE**  
*Agricultural Center*  
**5630 South Broadway, Eureka**

**December 16, 2015 Meeting Minutes**  
**Approved at the Meeting of May 18, 2016**

**I. Call to Order**

The meeting was called to order at 3:00 p.m. by Chair John LaBoyteaux.

**II. Roll Call**

WAC Members Present: John Vevoda, John LaBoyteaux, Dean Hunt, John Rice, Peggy Satterlee  
Staff Members Present: Cliff Johnson, Steve Lazar, Jeff Dolf, Weylan Shaw, Brian Atkinson

**III. Approval of Minutes**

Motion to approve the December 1, 2015 minutes made by Dean Hunt and seconded by Peggy Satterlee. Motion carries 5/0.

**IV. Old Business**

The Chair moved to the old business item #2 to be discussed first.

**Proposed revisions to the Williamson Act Guidelines**

Cliff Johnson discussed the work the committee has done on proposed revisions to this point and presented the staff's recommended language, developed based on the previous committee discussions. John LaBoyteaux said he was concerned about the income requirements and if the proposed language in Section 1F(4) could be discriminatory against certain crops. John LaBoyteaux suggested revised language that would state that the income necessary to meet the income requirements should come from dairy, grazing, or a balanced mix of agricultural operations. Staff discussed the intent of the proposed language in Section 1F(4) and that it would not discriminate against any crops if the preserve was a cropland preserve and the majority of the land was used for crops it would not matter what the different crops are. John Rice said he was concerned about how staff would enforcement the income requirement. The chairman opened the discussion up to the public. Charles Ciancio asked who would be the judge of the income requirement and what crops would be acceptable. Agricultural Commissioner Jeff Dolf discussed how his office monitors agricultural preserves for compliance. Public comment was closed, and John Vevoda made a motion, Hunt Seconded, to recommend to the Board of Supervisors that they adopt the staff recommendation #1 in the staff report. The committee had a brief discussion about how medical marijuana could be used towards meeting the income requirements and staff clarified that on grazing and dairy preserves it would not be used for the income requirement for entry into the program, but could potentially be used on cropland preserves. The motion passed 4-1, Rice opposed,

**Review of Draft Medical Marijuana Commercial Cannabis Cultivation Ordinance**

Steve Lazar discussed the reason for the County's effort on this ordinance, the actions taken by the planning Commission, and the assistance that the Williamson Act Committee could provide to the Board of Supervisors. The chairman opened the discussion up to public comment. Sherriff Downey

mentioned that the County Sherriff's office has no involvement in the ordinance and would have no involvement in enforcement of the ordinance. The Sherriff will continue to enforce marijuana regulation outside of the scope of the ordinance. One member of the public asked why the County should be treating marijuana any different from other agricultural crops and that this may impact private property rights. Public comment was closed and the committee discussed their concerns about the ordinance and the fact that marijuana is still illegal under Federal law. A motion was made to recommend to the Board that medical marijuana is compatible with the use of Williamson Act lands provided that it is compliant with all state laws and County requirements Hunt/Satterlee. Motion passed 3-2, Satterlee and Rice opposed.

The committee then discussed concerns about the locational requirements. John Vevoda said the current draft's allowance of cultivation on up to 15% slopes should be revised. Cultivation on steep slopes should not be allowed. Peggy Satterlee wanted to know if the size limitation in the cultivation ordinance counted just the area used for cultivation or all related activities such as drying and trimming. Steve Lazar stated that the size limitation would only apply to the area utilized for actual cultivation of marijuana. A motion was made to provide comments to the Board of Supervisors that 1) the most suitable sites for medical marijuana cultivation would be lands with an average slope of less than 9%, consistent with the definition of tillable soils in Section 1F(6) of the Williamson Act Guidelines, and that this should apply to cultivation regardless of whether it is located in a Williamson Act preserve or not.; and 2) the Board of Supervisors should be made aware of SB 1492 which limits the combined size of all structures on Williamson Act lands to 3,500 square feet. Motion Hunt/Satterlee. Passed 4-1, Rice opposed.

- V. Correspondence**                      None
- VI. Public Comments**                      None
- VII. Adjournment**                      Meeting was adjourned by Chair LaBoyteaux at 5:09 p.m.