

MINUTES
Cachagua Land Use Advisory Committee
Wednesday, February 27, 2019

1. Meeting called to order by Matthew Shea at 6:00 pm

2. Roll Call

Members Present:

Matthew Shea, Sarah Hausserman, Diane Miller, Kathy Heberman, Jack Galante (5)

Members Absent:

0

3. Approval of Minutes:

A. March 28, 2018 minutes

Motion: Sarah Hausserman (LUAC Member's Name)

Second: Jack Galante (LUAC Member's Name)

Ayes: Shea, Hausserman, Miller, Heberman, Galante (5)

Noes: 0

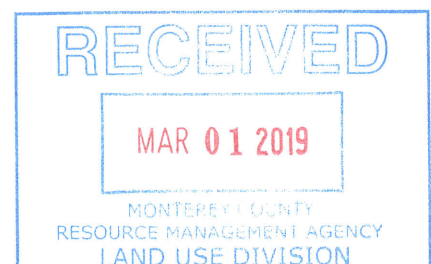
Absent: 0

Abstain: 0

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

Kathie Lane expressed desire for better notification about LUAC meetings and pertinent zoning issues, i.e. posting at the Jamesburg News Sign, mail boxes, etc. and possibly mailings.

5. Scheduled Item(s)



6. Other Items:

A) LUAC member nominated for Chairperson: Sarah Hausserman

Motion: Jack Galante (LUAC Member's Name)

Second: Diane Miller (LUAC Member's Name)

Ayes: Shea, Hausserman, Miller, Heberman, Galante (5)

Noes: 0

Absent: 0

Abstain: 0

B) LUAC member nominated for Secretary: Matthew Shea

Motion: Kathy Heberman (LUAC Member's Name)

Second: Sarah Hauserman (LUAC Member's Name)

Ayes: Shea, Hausserman, Miller, Heberman, Galante (5)

Noes: 0

Absent: 0

Abstain: 0

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

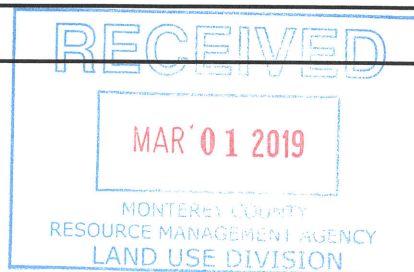
None

D) Announcements

None

7. Meeting Adjourned: 7:34 pm

Minutes taken by: Diane Miller & Matthew Shea



LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Odors, views, lighting		Develop standards for air monitoring, lighting
Traffic, Public Safety		Vetting of Employees, Dedicated Law enforcement, Proper notification upon permit request to neighbors.
Lack of notification to Community		Wider distribution of posting for LUAC meetings and other Land Use issues, email list.
AG 40, Existing Farmland, and Resource Conservation Zoning		Cachagua is unique to big Sur and the rest of the county and permits should be allowed for these areas.

ADDITIONAL LUAC COMMENTS

Resource Conservation Zoning areas and Existing Farmland should be allowed to participate.

Consider larger canopy size for lots greater than 10 acres.

Lower acreage lots should be considered for participation

Public Water systems should not be used. Water is a big issue.

Public safety is a big concern. Vetting of employees is recommended. Perhaps a dedicated law enforcement officer.

Concern that this process is being rushed and the community has not had enough time to study and be involved.

RECOMMENDATION:

Motion by: Matthew Shea (LUAC Member's Name)

Second by: Jack Galante (LUAC Member's Name)

☐ Support Project as proposed

☒ Support Project with changes

☐ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: Jack Galante, Matthew Shea (2)

Noes: Kathy Hebbberman, Sarah Hausserman, Diane Miller (3)

Absent: 0

Abstain: 0



Motion Failed

It was decided to have a special meeting on March 12, 2019 at 6:00 pm to allow more time for community out reach and study of the issue before making a recommendation.

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County RMA Planning
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025



Advisory Committee: Cachagua

1. **Project Name:** CHURCH JOHN P (AT&T MOBILITY)
File Number: PLN180544
Project APN: 197-161-037-000
Project Planner: STEVE "TED" LOPEZ
Project Description: Use Permit to allow the installation of new antennas and supporting radio equipment on an existing cell tower. The applicant is proposing to increase the Crown Castle monopole height from approximately 41 feet to approximately 51 feet. The property is located at 17114 Cachagua Road, Carmel Valley (Assessor's Parcel Number 197-161-037-000), Cachagua Area Plan.
Recommendation To: DIRECTOR OF RMA PLANNING

Was the Owner/Applicant/Representative present at meeting? YES X NO

(Please include the names of the those present)

Tom Johnson, TSJ Consulting

Was a County Staff/Representative present at meeting? Craig Spencer (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Kathy Lane		X	Better coverage
Alfred Heberman	X		Tower is unsightly and reflective. Wants changes to include camouflage, or green paint.
Multiple residents	X		Concern was expressed for greater coverage and back up power to eliminate coverage outages.

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Visual Impact		Paint the tower green, use non reflective materials

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Matthew Shea (LUAC Member's Name)

Second by: Jack Galante (LUAC Member's Name)

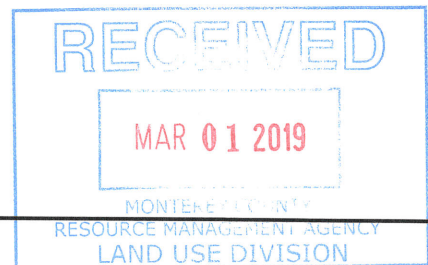
 Support Project as proposed

X Support Project with changes

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____



Ayes: Hausserman, Miller, Galante, Shea (4)

Noes: 0

Absent: 0

Abstain: Heberman (1)

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Outdoor Cannabis Cultivation Pilot Program

Pilot Program Ordinance

Questions: Is this ordinance the one put in place in 2015? Is it still in place? Is this to see if it needs to be extended for the required time of 45 days/15 day extend and sometime a year extension? Why has it taken 4 years to get to our unincorporated area? Why wasn't the initial ordinance at least sent to all Land Advisory Committees so we could have ways to keep up with the progress of RMA gathering of information.

Concerns to consider before final regulation and laws are put in place

The concerns we have are as follows and reiterate some of the RMC's noted issues made in their own documents in reference to this ordinance put in place to prohibit anyone going forward in the cultivation of Cannabis until the county can implement regulations in the industry. We want to start out with a statement first before we list our concerns. The statement is...Why in the world would you even consider adding this industry in the middle of a neighbor/community???

Concerns:

1. **Crime** The industry of growing cannabis legal or illegal has always had an element of crime associated with it. This is a high value crop which entices that criminal element. Hence the need for higher security, fences, etc to protect the crop. In our community since we are far out 'unincorporated' getting law enforcement out here even now is an issue. Can take them an hour to arrive when we need help. So, the county will need to ready to appropriate funds to increase law enforcement in our area along with an in-resident sheriff. We have had our share of drug related issues in the past and we don't need to add to that issue. Our community has worked hard to make this area safer. We want our county to step up here and protect us!!!
2. **Water** This is a BIG issue in this area. We have a lot of wineries and grazing already in the area that requires a large amount of water. We don't need additional industry that would require even more water putting an impact on our watershed. We all get really nervous during the drought times and fire seasons. The possibly of having even less water to go to fighting off the fires is enough on its own not to introduce another industry in our community. Please help by not allowing this depletion of our natural resource. Will the county be ready in the future to put in pipes that will pump water from somewhere else to each of the homes and



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industries in our community? You could be faced with a situation like this by adding industry that could speed up the depletion of our resources.

3. **Odor** This is a BIG issue too! No amount of odor mitigation will work. The setbacks want help because of the wonderful winds that flow through our valley. these winds will bring the odor throughout our community. We moved out here to enjoy the breezes, views, the night sky, the quietness, and be able to sit out on our decks to enjoy what our location provides.
4. **Light Pollution and Fire Hazards** The cultivation of Cannabis requires some extra light requirements. To get this needed requirement extended lighting is needed. This pollutes our night sky beauty. We already have some small growers in the area and the lighting ruins the views I paid for moving out here. These extra grow intensity lights are also fire hazards. Believe me we don't need anything else to add to the possibilities of more fire hazards.
5. **Location Issues**
 1. This should also bother each and every one of us and that is the lost of home values. We have lived here for 9 years now and have worked very hard every year to improve our property. we have been doing this too because we want to make sure our property is clean and easy for our firefighters to do their jobs. We have done everything they have ask us to do to improve the property for fires. We have spent thousands of dollars and to have that all wiped away by loosing property values is unfair to us as well as to all of the residents. JUST NOT COOL!!! Would you want this to happen to your community?
 2. It will also change the character of the neighborhood. A lot of us have worked hard to make the community safe and visually appealing to enhance the value of our properties and have something very special out here.
 3. Private Road Use is an issue. Some of our private roads are now being used to park heavy trucks in areas that are dangerous to our neighbors coming and going to their homes.



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Summary:

To address a few more issues mentioned in the RMA memorandum. We do not support, a NO, on allowing someone to come back after 2015 would just open other concerns. Validation for example...would you just take their word, possibility of an opportunity to increase production, how would residents know about some growers falling into some of the acreage components mentioned in your memorandum, how can we be sure even today that some of the growers have already increased their production before regulations are in place which more of the night lighting has already be observed, the small growers in our area already should stay in the Speciality Cottage category.

I want to go on record that i am not against the Cannabis Industry but this industry does need to be tightly regulated and not allowed in an already existing neighborhood mainly for the criminal element which is unfortunate but a fact because of the large dollar value of the crop and being a cash only business right now opens our neighborhood, our homes endangering our children for those who might be looking for this high value crop and hidden cash.

Kathie Lane

21900 Parrott Ranch Road

Carmel Valley, CA 93924

