

**MINUTES**  
**Cachagua Land Use Advisory Committee**  
**Tuesday, March 12, 2019**  
**SPECIAL MEETING**



1. Meeting called to order by Sarah Hausserman at 6:01 pm

2. Roll Call

**Members Present:**

Jack Galante, Kathy Herbermann, Diane Miller, Matt Shea, Sarah Haussermann (5)

**Members Absent:**

0

3. Approval of Minutes:

A. February 27, 2019 minutes

Motion: Matt Shea (LUAC Member's Name)

Second: Jack Galante (LUAC Member's Name)

Ayes: 5 (Galante, Herbermann, Miller, Shea, Haussermann)

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.

Don Bonsper – Community needs better notification of LUAC meetings

Alfred Hebbberman – Urges County and residents to push for greater camouflage of AT&T tower

Heidi Park – Expressed concern over state of Cachagua Road especially the newly repaired slipout

5. Scheduled Item(s)

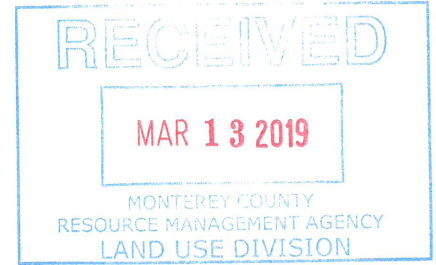
6. Meeting Adjourned: 8:15 pm

Minutes taken by: Matthew Shea

# Action by Land Use Advisory Committee

## Project Referral Sheet

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



**Advisory Committee:** Cachagua

1. **Project Name:** OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM  
**File Number:** REF150048  
**Project Planner:** CRAIG SPENCER  
**Project Description:** Provide input to Staff on the development of the outdoor Cannabis Cultivation Pilot Program Ordinance  
**Recommendation To:** PLANNING COMMISSION & BOARD OF SUPERVISORS

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

**(Please include the names of the those present)**

Craig Spencer, Supervising Planner

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**PUBLIC COMMENT:**

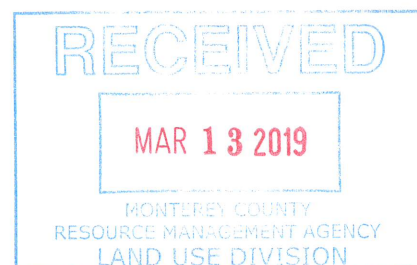
| Name         | Site Neighbor? |    | Issues / Concerns<br>(suggested changes)                                    |
|--------------|----------------|----|---|
|              | YES            | NO |   |
| Susan Reader | X              |    | Questions why there is no EIR   |
| Kathie Lane  | X              |    | Wants density(# of) of permits considered especially if RC zoning approved. |
| JoAnne Payne | X              |    | Questions length of pilot program and total acreage.                        |
| Heidi Park   | X              |    | Strong support for program.   |

| Name                | Site Neighbor? |    | Issues / Concerns<br>(suggested changes)  |
|---------------------|----------------|----|---|
|                     | YES            | NO |   |
| Don Bonsper         | X              |    | Wants to know if Cannabis Industry lobbying for Pilot Program has local members.  |
| Tony Scardina       | X              |    | In favor, wants total allowed acreage controlled, wants only legal property owners approved, wants Fencing and setbacks, wants different permit process for open land, favors a property percentage over set square feet allowed. |
| Walt                | X              |    | Wants to know ccriteria for evaluating Pilot Program  |
| Steve Proulx        | X              |    | Question regarding Legacy Growers, Medicinal, and Collective  |
| Orville Meyers      | X              |    | Thinks process is being rushed  |
| Tori                |                | X  | Thinks process is being rushed  |
| Jack Willis         |                | X  | In Support, Believes community wants to be legal and do it right.   |
| Sean Cramer         | X              |    | Water use   |
| Torre Stromberger   |                | X  | Emphasized State Regulations are tough and will further limit qualified applicants.   |
| Sanya Ramirez       | X              |    | Wants Fairness, think other projects have not gotten same consideration.  |
| Tom Gaino           | X              |    | Wants setback for public right of ways.   |
| Miles               | X              |    | In Favor, Believes program will benefit community   |
| Mike Newton         | X              |    | Wants to be informed of future Cannabis Meetings  |
| Beth Wheeler        | X              |    | Question over Federal laws and crossover  |
| Dennis Lane         | X              |    | Concern over speed of process. Thinks EIR is necessary.   |
| Unidentified person | X              |    | Thinks RC zoning should be approved   |
| Brian               | X              |    | Wants RC zoning approved  |
| Rick Smith          |                |    | Question of whether permit follows land or operator   |

| Name               | Site Neighbor? |    | Issues / Concerns<br>(suggested changes)                     |
|--------------------|----------------|----|--|
|                    | YES            | NO |  |
| Kathie Lane        | X              |    | Concern over law enforcement, wants dedicated sheriff deputy |
| Tom Gaino          | X              |    | Wants timeline for next meetings                             |
| Greg Martin        | X              |    | Question about hoop houses                                   |
| Sanya Ramirez      | X              |    | Wants tax revenue for community projects                     |
| JoAnne Fitzpatrick | X              |    | Strong support for dedicated tax dollars for local projects. |

#### LUAC AREAS OF CONCERN

| Concerns / Issues<br>(e.g. site layout, neighborhood compatibility; visual impact, etc) | Policy/Ordinance Reference<br>(If Known) | Suggested Changes -<br>to address concerns<br>(e.g. relocate; reduce height; move road access, etc)           |
|---|--|---|
| Tax Revenue for Community   |  | Dedicated tax dollars for Cachagua Community Improvement. Cachagua Community Park Soccer Field in particular. |
| Zoning  |  | Add RC Zoning, Add F40 zoning, Consider removal of RDR zoning   |
| Water   |  | No shared Water systems, possible monitoring of overall regional water amount and impact from program         |
| Law enforcement and security  |  | Dedicated Sheriff Deputy. Strong vetting during permitting process. No operators with criminal records.       |
| Pilot Program Review  |  | Include LUAC and Community in evaluation of program   |





## ADDITIONAL LUAC COMMENTS

- 1) Matt Shea – In favor. Rigorous permitting, a process that keeps outside interests out and keeps it local, security measures, and easier enforcement make this a good program. The program as proposed alleviates most of the concerns of the audience. Tax revenue should include local projects.
- 2) Diane Miller – Agrees with Matt and adds WATER is serious issue and the county should look into ways of measuring the impact.
- 3) Jack Galante – Legalization and permitting will minimize impact on community, F40 and RC zoning are better suited and should be added. Dedicated Tax dollars to community should be required.
- 4) Kathy Herbermann – Against “RDR” zoning being allowed. Wants more clarity on sunset of project or evaluation process.
- 5) Sarah Haussermann – Re-stated all points made in previous meeting and today’s meeting: No permits to operators with criminal records, more dedicated law enforcement, concern for shared roads and parking, No lighting, No shared water usage, water is huge concern especially on shared systems, grows should have onsite operator, review of program should include LUAC and Community, no outside interests being able to move into area, concern over permit being attached to operator and not land. Believes strong enforcement of size should be enforced and not allowed over size of previous medicinal permitting size. Reiterated dedicated tax dollars to community.

## RECOMMENDATION:

**Approve Pilot program with comments and concerns of public and LUAC noted.**

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

Second by: Diane Miller (LUAC Member's Name)

       Support Project as proposed  
X Support Project with changes  
       Continue the Item  
Reason for Continuance: \_\_\_\_\_

Continue to what date: \_\_\_\_\_



Ayes: 5 (Galante, Herbermann, Miller, Shea, Haussermann)

Noes: 0

Absent: 0

Abstain: 0