

Exhibit B

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MINUTES
Big Sur Land Use Advisory Committee
Tuesday, February 12, 2019

1. Meeting called to order by Mary Trotter at 9:05 am ~~p.m.~~

2. Roll Call

Members Present:

Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich, Marcus Foster

Members Absent:

0

3. Approval of Minutes:

A. _____ minutes

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

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.

None

5. Scheduled Item(s)

6. Other Items:

A) LUAC member nominated for Secretary: _____

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

C) Announcements

None

7. Meeting Adjourned: 11:30 am p.m.

Minutes taken by: Dick Ravich

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: Big Sur LUAC

Please submit your recommendations for this application by: **February 15, 2019**

Project Description:

1. **Project Name:** OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM
File Number: REF150048
Project APN#: 000-000-000-000
Project Planner: CRAIG SPENCER, SUPERVISING PLANNER
Area Plan: COUNTY WIDE
Project Description: PROVIDE INPUT TO STAFF ON THE DEVELOPMENT OF THE
OUTDOOR CANNIBUS CULTIVATION PILOT PROGRAM
ORDINANCE
Recommendation To: PLANNING COMMISSION & BOARD OF SUPERVISORS

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

(Please include the names of the those present)

See attached list

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Comments taken and recorded by			
County Staff			

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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)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Dave Smiley (LUAC Member's Name)

Second by: Marcus Foster (LUAC Member's Name)

- ☒ Support Project as proposed
- ☐ Support Project with changes
- ☐ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Mary Trotter, Steve Beck, Dave Smiley, Dick Ravich, Marcus Foster

Noes: 0

Absent: 0

Abstain: 0

NAME

Email

JOHN DUGAN
 Kyle Schrader
 Ryan McGilloway
 DAVID RABON
 Ondine Gorton
 Ondine Gorton
 Katy Newman
 John DeFloria
 KODIAK
 Torre Stromberger
 BIG SUR ZACK
 Conor MC
 BRENDAN WAHL
 Emilio Ennes
 Mike Linder
 MARTHA KARSTENS
 Pearl Bryan
 Monica Eastway
 JALD MORGENRATH
 Cray Spencer
 BRIAN AZEVEDO

duganj@co.monterey.ca.us
 pschrader11@gmail.com
 ryanpmcgilloway@gmail.com
 IRABOND@CO.MONTEREY.CA.US
 Ondine22@att.net
 bigsurfarmers@gmail
 Kat4@Redshift.com
 John@bigsurcannabotanicals.com
 Kodiakgreenwood@gmail.com
 Torre.Stromberger@gmail.com
 BIGSURZACK@GMAIL.COM
 hiconor@hotmail.com
 B.WAHL CONSTRUCTION@GMAIL.COM
 emilioennes@gmail.com
 BigsurLau@gmail.com
 MKARSTENS7800@GMAIL.COM
 pearls2111@gmail.com
 Monica.Eastway@yahoo.com
 JALDBIGSUR@YAHOO.COM
 Spencer@co.monterey.ca.us
 azevedobj@co.monterey.ca.us

MINUTES
Carmel Valley Land Use Advisory Committee
Tuesday, February 19, 2019

1. Meeting called to order by Janet Brennan at 6:30 pm

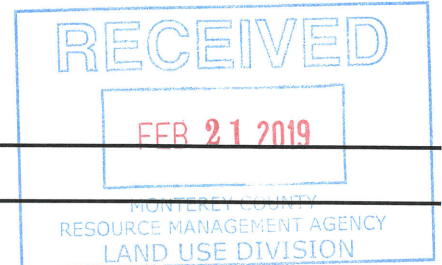
2. Roll Call

Members Present:

Janet Brennan; Judy MacClelland; David Burbidge; Janes Kendall (4)

Members Absent:

Charles Franklin; John Anzini (2)



3. Approval of Minutes:

A. January 22, 2019 minutes

Motion: David Burbidge (LUAC Member's Name)

Second: Judy MacClelland (LUAC Member's Name)

Ayes: Janet Brennan; Judy MacClelland; David Burbidge; Janes Kendall (4)

Noes: 0

Absent: Charles Franklin; John Anzini (2)

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.

None

5. Scheduled Item(s)

6. **Other Items:**

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. **Meeting Adjourned:** 7:20 pm

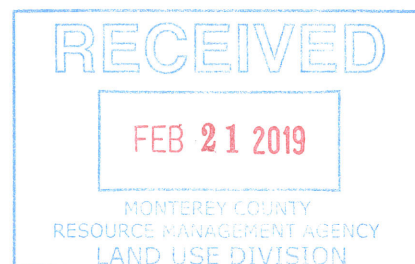
Minutes taken by: David Burbidge



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: Carmel Valley

1. **Project Name:** OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM
File Number: REF150048
Project APN: 000-000-000-000
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 _____ NO _____

Not applicable

(Please include the names of the those present)

N/A

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

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Eric Sands		X	Use Carmel Valley Master Plan for reference
Tory, Big Sur Farming Association		X	Want fair chance to get license
Jenifer, Attorney		X	No state regulations. State AG regarding COOPs for prior cultivators
Sam Registara		X	General concerns
Kyle Eurate		X	Medical shut down by new law & effects on us

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)
Cost to get license		Make clear
July 1 st , CEQA to go away		

ADDITIONAL LUAC COMMENTS

None

RECOMMENDATION:

#1 – Review of pilot plan at specified time frame

Motion by: Judy MacClelland (LUAC Member's Name)

Second by: James Kendall (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes (See above)

 Continue the Item

Reason for Continuance: _____

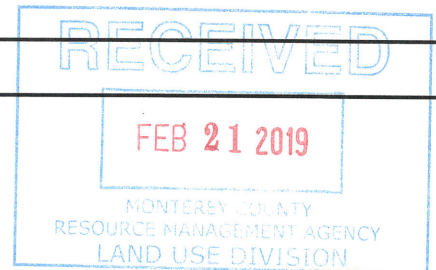
Continue to what date: _____

Ayes: Janet Brennan; Judy MacClelland; David Burbidge; James Kendall (4)

Noes: 0

Absent: Charles Franklin; John Anzini (2)

Abstain: 0



RECOMMENDATION:

#2 - Support pilot project for local growers

Motion by: James Kendall (LUAC Member's Name)

Second by: David Burbidge (LUAC Member's Name)

 Support Project as proposed

X Support Project with changes (See above)

 Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: Janet Brennan; Judy MacClelland; David Burbidge; James Kendall (4)

Noes: 0

Absent: Charles Franklin; John Anzini (2)

Abstain: 0



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

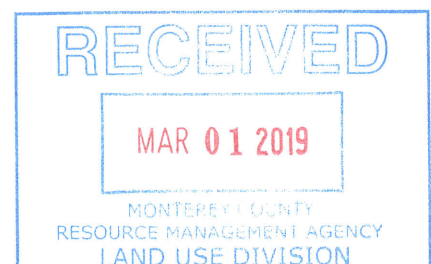
Absent: 0

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

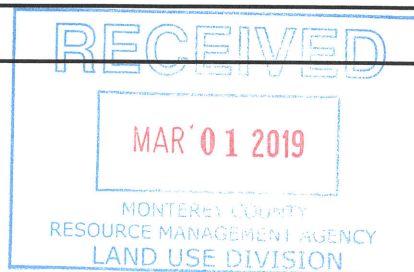
None

D) Announcements

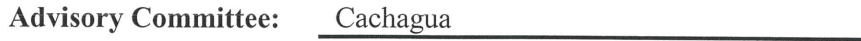
None

7. Meeting Adjourned: 7:34 pm

Minutes taken by: Diane Miller & Matthew Shea



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



- Craig Spencer, Supervising Planner

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
	X		Taxation
Kathie Lane	X		Submitted a written list of concerns (Refer to attachment)
	X		Thank you to County for pilot program
	X		Concern about bad actors
Tory Straumberg		X	Big sur resident, said lights must be covered.

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

X 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.

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

RECEIVED

MAR 01 2019

MONTRELL COUNTY
RESOURCE MANAGEMENT AGENCY
LAND USE DIVISION

- Tom Johnson, TSJ Consulting

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)

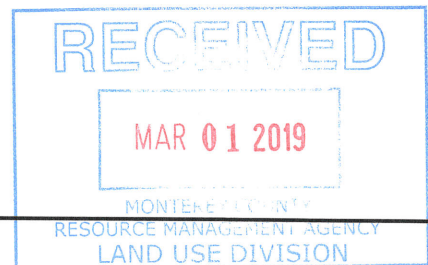
 Support Project as proposed

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)

Wednesday, February 27, 2019

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



Wednesday, February 27, 2019

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.



Wednesday, February 27, 2019

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



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

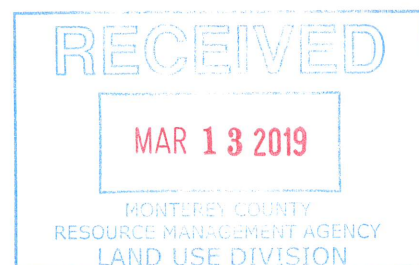
Minutes taken by: Matthew Shea

Name	Site Neighbor?		Issues / Concerns (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 (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 (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)
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
- ☒ 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



May 1, 2019

DRAFT

The following information is provided in **draft** form.
Agricultural Advisory Committee
April 25, 2019, Meeting Minutes Excerpt

C. Outdoor Cannabis Cultivation Pilot Program

Brandon Swanson, RMA Interim Chief of Planning

Project Title: Outdoor Cannabis Cultivation Pilot Program

Planning File No.: REF150048

Project Location: Big Sur, Cachagua and Carmel Valley Areas

Project Description: Draft ordinances which would amend Title 20 and Title 21 of the Monterey County Code to establish a five-year pilot program for permitting and regulation of limited outdoor cannabis cultivation only in certain zoning districts of the Big Sur Land Use Plan area, Carmel Valley Master Plan Area, and Cachagua Area Plan of unincorporated Monterey County. The purpose of the pilot program is to gather data and gain experience for future consideration of long-term regulations for outdoor cultivation at the end of the five-year period.

Motion: After discussion and amendment, a motion by Committee Member Violini was adopted to recommend approval to the Planning Commission of the pilot program's draft ordinances with the following mitigations: 1) maintain ten-acre minimum; 2) comply with county slope ordinance; 3) require on-site residency; 4) include discussion to limit permitting to existing medical permit holders and existing holders of Operator Identification Numbers obtained through the Agricultural Commissioner's Office; 5) recommend discussion by the Planning Commission, Board of Supervisors and or County Counsel to include the addition of RC and F40 zoning in the Cachagua land use area, and 6) a portion of revenues collected to be invested in the program community.

AYES: Bridson, Eastman, Heacox, Huntington, Shea, Storm, Violini and Williams

NOES: Lipe and Sites

ABSENT: Darington, Davis, Gollnick

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