

**“Antelope Valley Regional Planning Advisory Committee Minutes”  
01-23-2020**

**Special Meeting of the Antelope Valley  
Regional Planning Advisory Committee**

Members Present: Mike Curti, Chair; Patti Hamic-Christensen, Vice Chair; Bruce Woodworth, Secretary; Eric Edgerton; Debie Bush; Debbi Harrison; Arden Gerbig; Ned Welsh.

Others Attending: John Peters, Mono County Supervisor; Gerry Le Francois and Michael Draper, Community Development; and approximately 40 members of the public.

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VOTES: [Curti/Welsh, 12-1-2] indicates a motion by Curti, second by Welsh, 12 in favor, 1 opposed, 2 abstentions.  
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[DATES & TIMES OF ANTELOPE VALLEY COMMUNITY MEETINGS/EVENTS ARE AVAILABLE ON AVIS – 1610 AM RADIO. CALL CERT AT 530-495-2900 TO ADD OTHERS.]

Previous Minutes not considered in the Special Meeting.

**PROPOSAL:**

CJ Haramis asked for RPAC support regarding making revisions in Mono County Code, Chapter 13 – Commercial Cannabis Activities.

Specifically, the Haramis PROPOSAL would in “13.080, A Setbacks 2.” replace “Outdoor cultivation areas shall be setback three-hundred (300) feet...” with “Outdoor cultivation areas shall be setback Fifteen-hundred (1,500) feet ...”

Kerry Roeser was supportive of Haramis as was a letter from her parents which was read, and as were a number of speakers from the public.

Information was provided by Michael Draper on the intensive odyssey of the county’s cannabis regulation development. Several other views were described by local cannabis growers and the general public.

The broader idea underlying the PROPOSAL would be: that near concentrated residential areas, the proposed 1,500 foot setback change would relieve perceived pressures inherent with cannabis cultivation.

RPAC members complimented the attendees on their civil participation and contribution in the discussion and agreed, without a vote, but with broad support, to request the Community Development and IT Departments to support RPAC deliberations at a future meeting(s) regarding this subject, with maps for “A” and “B” below:

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**A. RADIUS-DEFINED EXCLUSION AREAS.**

The County Code and the PROPOSAL use (300’ or 1,500’ respectively) setback radiuses to define areas where cannabis cultivation is excluded. Cultivation is excluded from being closer than some distance from parks, schools etc. In the PROPOSAL, the distance would be from a “habitable space.”

The maps from Community Development/IT, would illustrate the effective impact -- of the existing 300 foot setback and alternatives up to, and including a 1,500 foot setback -- on the owners of adjoining lands where cannabis cultivation might be considered. It should also be noted that, as the PROPOSAL is described, the development of new “habitable space” on nearby properties would further limit land available for cannabis cultivation into the future.

**B. ALTERNATIVE BY CURTI: DEFINED EXCLUSION OF CANNABIS CULTIVATION AREAS**

Curti substituted another proposal to outright exclude “residential areas” such as Walker, Coleville, Topaz, and also poll less concentrated residential, non-agricultural lands such as Eastside Ln. as to their preferences to be excluded.

**C. INCOMPATIBLE ZONING**

Mentioned in the meeting, this concept appeared to question agricultural zoning alongside residential zoning. It was suggested that those who favored this idea, should develop it further and bring it back to the RPAC for consideration, with the caution that rezoning can be a hot-wire issue.

Respectfully submitted, Bruce Woodworth