



## SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

## SCAC - AGENDA

Meeting held at NCSD Chambers  
148 South Wilson, Nipomo, CA 93444  
Monday, March 26th, 2018 – 6:30 PM

Area 1 - Vince McCarthy	Area 5 - Open
Area 1 - Open	Area 6 - Art Herbon (Chairman)
Area 2 - Dan Woodson	Area 6 - Kevin Beauchamp
Area 2 - Harry Walls	Area 7 - Ron Smith
Area 3 - Elaine Thomas	Area 7 - Open
Area 3 - Open	Agriculture - Pat Duron
Area 4 - Cody King	Public Safety - Richard Wright, Correspondence Secretary
Area 4 - Open	Lucia Mar Unified School District - Vern Dahl (Ex-Officio)
Area 5 - Gary Spelbring (Treasurer)	Nipomo Community Services District - Dan Woodson (Ex-Officio)

**CORRESPONDENCE FROM THE CHAIR** - SCAC provides a forum for citizen involvement, and an advisory role to county government entities, on issues affecting unincorporated South SLO County.

1. SLO Co. 4% to 10% Cannabis Sales Tax on June ballot. [www.slocounty.ca.gov/Departments/Auditor-Controller-Treasurer-Tax-Collector/News/Board-Moves-Forward-with-Cannabis-Business-Tax.aspx](http://www.slocounty.ca.gov/Departments/Auditor-Controller-Treasurer-Tax-Collector/News/Board-Moves-Forward-with-Cannabis-Business-Tax.aspx)
2. APCD Hearing Board - review Petition 17-01 to consider an Order of abatement. APCD Hearing Board - review Petition 17-01 to consider an Order of abatement
  - Wednesday, 3/21/18 at 9:00 am. SLO City Council Chambers, 990 Palm Street, SLO; and.
  - Monday, 4/30/18 at 9:00 am. SLO County Board of Supervisors Chambers, 1055 Monterey Street, SLO. <http://www.slocleanair.org/who/board/hearing-board.php>
3. Home-2-Suites by Hilton - Nipomo hotel project (DRC2014-00131) returns to Planning Commission on April 26<sup>th</sup>. PC expressed concerns regarding design features at last meeting. [http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131\\_MARINAI\\_CUP.pdf](http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf)

**COMMUNITY PRESENTATIONS** - The SCAC Council may ask questions at the conclusion of each presentation. The Chairman may invite questions from the public if time permits.

- SLO County - Supervisor Lynn Compton
- CALFIRE - Battalion Chief Eric Shalhoob
  - Chipping Program
- SLO Sheriff - Commander Stuart MacDonald
- CHP - Lieutenant Greg Klingenberg
- NCSD - Dan Woodson
- Nipomo Chamber – Rudy Stowell
- LMU School District - Vern Dahl
- SLO County Planning - Stephanie Fuhs

**PUBLIC COMMENT** - Public testimony on items not scheduled on today's old and new business. Speakers are allotted 3 minutes for comments (total time for public comment is 15 minutes).

**CONSENT AGENDA** - Council may pull items from 'Consent' to permit discussion after the Consent vote:

1. February 26, 2018 SCAC Minutes (King). Motion – Approve Minutes.
2. March Treasurer's Report (Spelbring). Motion – Approve.

**OLD BUSINESS** - none

**NEW BUSINESS**

1. DRC2017-00104 – Verizon Wireless Cell Tower at 1457 Willow Rd (luffa farm). 80’ tall cell tower, faux eucalyptus camouflage with 12 antennas, 30’x30’ chain link and 20kw standby diesel generator.
  - 1.1. Land Use Committee requests that the SCAC review this Conditional Use Permit request, and advise County Planning entities. [https://www.slocounty.ca.gov/getattachment/03a1a135-e20f-4368-9261-a826945bf89d/DRC2017-00104-VERIZON-WIRELESS-\(PEARSEY\)-Referral-Package.aspx](https://www.slocounty.ca.gov/getattachment/03a1a135-e20f-4368-9261-a826945bf89d/DRC2017-00104-VERIZON-WIRELESS-(PEARSEY)-Referral-Package.aspx)
2. DRC2017-00118 – A conditional use permit request for cannabis nursery, greenhouse, outdoor cultivation, manufacturing and dispensary, located at 1808 and 1810 Willow Road, and 520 Albert Rd. Indoor nursery, greenhouse, manufacturing and dispensary activities located on property zoned as “rural residential” at the NW corner of Albert Way and Willow Rd. Outdoor growing located on property zoned as “agricultural”. Requires removal of substandard alvacado orchard. <https://www.slocounty.ca.gov/getattachment/6f1245ed-9f34-4b7c-bb83-bf500e6437b2/DRC2017-00118-SLO-CULTIVATION-Referral-Package.aspx>
  - 2.1. The applicant believes this is the county’s first permit application to be heard by Planning Commission.
  - 2.2. Existing greenhouses currently growing cucumbers
  - 2.3. Manufacturing will use CO2 gas to extract resin out of plants. Manufacturing includes stripping plants, removing resins, packaging, labeling, storing, and cooking of cannabis edibles.
  - 2.4. Byers Scientific oil vapor generating systems will be used to mitigate odors from cannabis blossoms.
  - 2.5. The outdoor growth is 600’ from residential lots to the east (existing and under construction).
  - 2.6. Chain link fencing with live feed used for security.
  - 2.7. The company will make 11 to 50 deliveries per day, using small passenger vehicles. Maximum product value on vehicles is restricted to \$3,000. All deliveries will exit at 11:00AM, 2:30PM and 7:00 PM.
  - 2.8. Water use will be offset by removal of some cucumber growing, and removal of some poor-performing avocado trees.
3. Nomination and election of SCAC officers for 2018/2019

**SCAC COMMITTEE REPORTS**

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, April 9th, 9 AM at NCSD
2. Traffic and Circulation Committee (Dan Woodson) - Next meeting Thursday, April 12th, 10 AM at NCSD
3. Election Committee – Pat Duron, Barbara Verlengiere – final report.

Next SCAC Meeting – Monday, April 23rd, 2018, 6:30 PM at NCSD Chambers

**Procedural Guidelines for items on Old and New Business**

- |  |                                       |
|--|---------------------------------------|
| 1. Introduction and report on item by staff, committee and applicant | 5. Invitation for motion from council |
| 2. Initial questions from SCAC members                               | 6. Clarification of motion            |
| 3. Public comments (3 minutes each)                                  | 7. Council discussion of motion       |
| 4. Follow-up questions from council                                  | 8. Vote on Motion & announce results  |