



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, April 23, 2018 – 6:30 PM

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| Area 1 - Vince McCarthy | Area 5 - Open |
| Area 1 - Open | Area 6 - Art Herbon (Chairman) |
| Area 2 - Dan Woodson | Area 6 - Kevin Beauchamp (Vice-Chairman) |
| 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 (Recording Secretary) | 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
2. APCD Hearing Board - review Petition 17-01 to consider an Order of abatement. 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. After Hours Code Enforcement - Starting May 4th, Code Enforcement is available after hours at (805) 788-2350 (Fridays from 5pm to 10pm, and Saturdays/Sundays/Holidays from 8am to 10pm).
 - Will allow timely reporting of violations such as unpermitted grading, environmental damage, unpermitted events and violations of event conditions.
 - During normal business hours residents can report suspected code violations at (805)781-5600, or online. <https://www.slocounty.ca.gov/Departments/Planning-Building/Code-Enforcement/Report-Suspected-Code-Violation.aspx>
4. Home-2-Suites by Hilton - Nipomo hotel project (DRC2014-00131). Planning Commission hearing on April 26th cancelled at applicant's request. http://archive.slocounty.ca.gov/Assets/PL/referrals/south+county/DRC2014-00131_MARINAI_CUP.pdf
5. SLO County annual training for Advisory Councils – SCAC members strongly encouraged to attend. Friday May 25th, 2018, 8:30 AM to 2 PM at City-County Library Community Room, 990 Palm St, San Luis Obispo

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.

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| • SLO County - Supervisor Lynn Compton | • NCSD - Dan Woodson |
| • CALFIRE - Battalion Chief Eric Shalhoob | • Nipomo Chamber – Rudy Stowell |
| • SLO Sheriff - Commander Stuart MacDonald | • LMU School District - Vern Dahl |
| • CHP - Lieutenant Greg Klingenberg | • 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. March, 2018 SCAC Minutes (King). Motion – Approve Minutes.
2. April Treasurer’s Report (Spelbring). Motion – Approve.

OLD BUSINESS - none

NEW BUSINESS

1. DRC2018-00019 - Proposed Conditional Use Permit for indoor cannabis cultivation and cannabis nursery in an existing 250, 344 sq/ft greenhouse located at 887 Mesa Rd., Nipomo.
<https://www.slocounty.ca.gov/getattachment/571a1aad-935a-4597-9b35-c62f34bc11b9/DRC2018-00019-CFAM-MANAGEMENT-Referral-Package.aspx>
 - 1.1. Presentation by Lisa Bugrova of Kirk Consulting, and Sean Donahoe (advisor).
 - 1.2. 39 acre site is zoned Residential Rural (formerly known as Clearwater Nursery).
 - 1.3. Proposed cannabis greenhouse is 22,000 sf. (previous cannabis greenhouse 8X larger).
 - 1.4. The county requires a conditional use permit due to multiple uses
 - 1.5. Land Use discussed a requirement that greenhouse with cannabis have a setback of at least 100’ from lot line. Applicant proposes 57’ setback.
 - 1.5.1. Information from applicant after the Land Use meeting indicates that Indoor cannabis cultivation shall be setback 100 feet from any existing offsite residence, swimming pool, patio, or other living area of separate ownership. The closest offsite residence is over 300’ from the cannabis cultivation.
 - 1.6. Swamp coolers will be used for odor control. Land Use requested more information regarding this method, whether it is odor neutralization, or odor cover-up (like febreze).
 - 1.6.1. Information provided after the Land Use meeting indicates that the swamp cooler utilizes an odor neutralizing additive to minimize offsite odors.
 - 1.7. No manufacturing or extraction processes proposed.
 - 1.8. Previous flower operation employed 200 people. New cannabis operation will employ 35 people.
 - 1.9. No dispensary
 - 1.10. Water use will be less than the flower operation. Land Use requested more information.
 - 1.11. CUP hours of operation is 8AM to 5PM. Land Use requested more information regarding shipping and receiving trucks that arrive outside of the stipulated hours.
 - 1.12. CUP is valid for 5 years
 - 1.13. Land Use requested more information regarding money transactions on-site (security issues).
 - 1.14. A resident living about 1,000’ from this operation (Mike Berry) commented that, from his home, that the current operation still smells like laundry scent.
2. Formation of Financial Audit Committee
3. Approval of 2018/2019 SCAC Budget
4. Application for \$1,000 annual grant from SLO Board of Supervisors
5. Expense Report – Carpentaria trip to evaluate Cannabis odor control system

SCAC COMMITTEE REPORTS

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, May 14, 9 AM at NCSD
2. Traffic and Circulation Committee (Dan Woodson) - Next meeting Thursday, May 10th, 10 AM at NCSD
3. Next SCAC Meeting – Monday, April 23rd, 2018, 6:30 PM at NCSD Chambers

Procedural Guidelines for items on Old and New Business

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| 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 |