



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, November 26, 2018 – 6:30 PM

Area 1 - Vince McCarthy	Area 6 - Kevin Beauchamp (Vice-Chairman)
Area 2 - Dan Woodson	Area 7 - Ron Smith
Area 2 - Harry Walls	Area 7 - Open
Area 3 - Elaine Thomas	Agriculture - Pat Duron
Area 4 - Cody King (Recording Secretary)	Public Safety - Richard Wright (Correspondence Secretary)
Area 5 - Gary Spelbring (Treasurer)	Lucia Mar Unified School District - Vern Dahl (Ex-Officio)
Area 6 - Art Herbon (Chairman)	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. Planning Commission, 11/29/18 at 9:00 AM. – DRC2018-00019 – CFAM Management Group proposes a 22,000 sf cannabis growing operation and other cannabis operations at 887 Mesa Rd, Nipomo. <http://agenda.slocounty.ca.gov/agenda/sanluisobispo/Meeting.html?single=1&mid=921>
2. Planning Commission, 12/21/18 at 9:00am – DRC2018-00069 – Michael Dolny and Alabaster Inc proposes a 22,000 sf cannabis growing operation at 502 Albert Way. The applicant also requests a reduction in the number of parking spaces required from 126 to 35. <https://www.slocounty.ca.gov/Home/Meetings-Calendar.aspx>

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
- SLO Sheriff - Commander Stuart MacDonald
- CHP - Lieutenant Greg Klingenberg
- NCSD - Dan Woodson
- South County Chamber – Jocelyn Brennan
- 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. October, 2018 SCAC Minutes (Walls), and November, 2018 Treasurer's Report (Spelbring) - approval.
2. SUB2018-00067 BROBERG - Proposed Amendment to relocate the 6000 sf building envelope at 2771 Woodland Hills Road in Arroyo Grande. <https://www.slocounty.ca.gov/getattachment/6ee44ded-36a7-46e8-93da-3020fb3805a4/SUB2018-00067-BROBERG-Referral-Package.aspx>
 - 2.1. Scott Clark and John Broberg presented a plan to relocate a building envelope on a 16-acre lot at 2771 Woodland Hills Rd, Arroyo Grande. The envelope is to be relocated to the existing location of a barn.
3. SUB2018-00025 CO 18-0042 GLOTOV - Subdivide 750 Sandydale Drive, Nipomo, into three lots. <http://www.slocounty.ca.gov/getattachment/9b15cd05-5389-4031-8761-59fcd4d886/SUB2018-00025-CO-18-0042-GLOTOV-REVISED-Referral-Package.aspx>
 - 3.1. Alexander Glotov, presented the project to subdivide 4.77 acres into three lots, 2.51, 1.13 and 1.13 acres. Three water meters already exist on the property. Two driveways already exist. Future plans will be to replace an existing structure and build two additional residences, under future project requests.

OLD BUSINESS - none

NEW BUSINESS – (next page)

1. DRC2018-00142, DCD Membership Group - Proposed Conditional Use Permit for 2,500 sq/ft indoor cannabis cultivation, 2,000 sq/ft indoor cannabis nursery and a non-storefront retail cannabis delivery service to be located at 1291 Mesa View Dr. Arroyo Grande. <https://www.slocounty.ca.gov/getattachment/7f264719-8269-46de-8b01-f58a75501edf/DRC2018-00142-DCD-Membership-Group-Referral-Package.aspx>
 - 1.1. Louis Koory and Mr. Brash presented the project at LUC. They request a variance from the 1,000' minimum from a park. Conditional Use Permits may allow 600' minimum, but this project requests a 550' minimum (Land Conservancy property to the north). The industrial site is 1.2 acres.
 - 1.2. Applicant is currently growing 2,500 sf of cannabis, and claims that the growth is, and will continue to be, entirely indoor with zero cannabis odor emissions (with carbon scrubbers to eliminated emissions).
 - 1.3. The facility is within the Coastal Commission area. Supervisor Compton has written a recommendation letter to the Coastal Commission. The current operation is using Calendar Water Company.
2. DRC2018-00135 MOSELEY - Minor Use Permit for 22,000 sq/ft indoor greenhouse cannabis cultivation and transport-only distribution to be completed in 2 phases located at 301 Aloma Way Arroyo Grande, CA <https://www.slocounty.ca.gov/getattachment/2b01b682-b9a3-420c-86b4-385d92f68a6e/DRC2018-00135-Moseley-Referral-Package.aspx>
 - 2.1. Warren Hamrick presented the project at LUC. The site is 11.08 acres, zoned RR. (Land Use Ordinance requires a 20 acre minimum site on RR). The applicant claims the site is part of a 40 acre site.
 - 2.2. Water is provided by well with 400W pump, and currently irrigates 38,000 of outdoor cannabis.
 - 2.3. The applicant proposes eight air-tight greenhouses, with carbon scrubber emission systems to completely eliminate odor. Carbon is changed every three months. The applicant also proposes using a masking agent, although the LUC was unsure of why a masking agent would be proposed if there are emissions.
3. DRC2018-00163 Perennial Holistic Wellness, Koch Calif. LTD - Minor Use Permit for 2.9 acres outdoor cannabis cultivation and 22,000 sq/ft indoor nursery at 662 Eucalyptus Rd. Nipomo https://www.slocounty.ca.gov/getattachment/41eb21fc-c3df-4ec9-879f-01bf41cff144/DRC2018-00163-PERENNIAL-HOLISTIC-WELLNESS_KOCH-CALIF-LTD.aspx
 - 3.1. Lisa Bugrova (Kirk Consulting) presented the project at LUC. The site is 28.8 acres, zoned agriculture.
 - 3.2. 2.9 acres of existing greenhouses would be used according to outdoor growth guidelines, allowing the applicant 6X as much as an indoor growth.
 - 3.3. The classification of “outdoor” is evidently achieved by eliminating lighting in the greenhouses.
 - 3.4. Over 50 residences are within 1,000' of the site, and 200+ are within 1,500' of the site, all south and east (the prevailing wind direction). However, no “sensitive receptors” (parks, etc.) are within 1,000'.
 - 3.5. Indoor odor would be mitigated with Byer's Odor Management, but it's unclear what is defined as indoor since the applicant is defining greenhouses as an outdoor site for this permit application.
 - 3.6. Cannabis water use was 5.6 acre-feet/year (1.8 million gallons) from April to December, 2017. Prior water use, before cannabis, was in growing of roses, prior to 2016, but unknown amount of water used.
4. Letter from Templeton Area Advisory Council to SLO Planning Commission: “... TAAG's discomfort with existing buffer distances between residences and cannabis operations (and associated structures)”
 - 4.1. It is proposed that SCAC endorse TAAG's letter to SLO Planning Commission.

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, December 10th, 9 AM at NCSD
2. Traffic & Circulation Committee (Dan Woodson) - Next meeting Thursday, December 6th, 10AM at NCSD
3. Next SCAC Meeting – not yet scheduled (Holiday conflicts ... for discussion)

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 |