

SOUTH COUNTY ADVISORY COUNCIL
LAND USE COMMITTEE

Monday, April 19, 2021
10:00 AM

Call to order

Roll call: Kevin, Tom, Gary, Barbara

Additions or deletions? No

Approval of March minutes? Gary motion 1st, Tom 2nds all approve, Yes.

Correspondence from the Chair? No

Public comments? No

1. DRC2019-00073 Crowe-Ruiz Minor use permit 10,000 sq ft cannabis nursery

1116 Dawn Rd Nipomo 091-232-053-054

Mandy Pickens presenting for Halcyon Nursery. One complete structure; 8802sq. ft. canopy and 2 cargo containers for seed storage. 2 Parcels for the whole project equaling 10 acres. Less than one acre of grading work.

Located in the eucalyptus trees, with 136' -300' setbacks. 530' from nearest neighbors. Won't be able to see from Dawn Rd. Will be built on a slab. Driveway will be widened to meet standards for parking and turnaround. Gated area for employees.

Will have Mother plants, immature plants and seeds. 3 full time employees from 6AM-3PM and traffic will be limited to 9 trips a day. Air ventilation on backside of building. Water demand analyses.

Questions from Board: Tom...

Have neighbors been notified about possible pesticide? Yes, they have been notified. This is an indoor fully enclosed building.

Dawn Rd. is a school bus route. Have they been notified? Only neighbor from the South asked questions.

No smell because of the type of plants. Mother plants are used for cuttings.

Clones are used to grow other plants. Must go back to planning if anything changes.

A Security fence will be 6'-8' with gate and lock.

Gary... What are seeds used for? Seeds to grow our plants, and could sell them to other growers. Plants used for seeds don't have the much smell and are hoping to have a smell reducer. Who signs the waiver? This project does not need a waiver.

What is the source of the water? Is it a shared well? Yes. 160 gallons of water per day. Will have a water off set to trade (plumbing)

Barbara...is this Strictly a grow facility?

And..2-40' containers seem like a lot of room for seeds?

I heard that there are a lot of buildings on the properties. Non permitted buildings will be removed.

What kind of car or van will be needed? Vans

Kevin... What are the pole tents being used for? George Ruiz... Church used them before.

Tom... Are the wells metered? No. Will be metered for cannabis growing? Yes

Are there any other businesses associated with this project? No

Cassidy McSurdy. Permit is for both plants and seeds for research and development. And that is why they are being asked to get an odor abatement.

Is metering becoming a condition for nurseries? Yes

Products will be sold to other larger facilities.

Gary motioned to send to full

SCAC agenda, Barbara 2nd. All approved.

2. SUBDIVISION 691 W. Tefft St. 092-577-008 David Mashayekan

Need a letter of intent and a will serve letter to proceed.

Motion to
table

3. DRC-2020-00118 Wireless 60' Eucalyptus tree. Dino Romeo presenting. 60' Eucalyptus tree has equipment under tree. (Battery packets, no noise, backup units) 8' Chain link fence around it.

Comments from the board... Wood would look better than chain link. Motion to send to full SCAC agenda by Tom, 2nd by Gary.

4. Conditional use permit 660 Frontage Rd. 17,000sq ft. Building cannabis manufacturing (mechanical) No close loop extract. 092-158-025
Shawn Bean presenting. The business will have one way in and one way out. No store-front. Warehouse will be divided into 3 separate sections. consisting of manufacturing, distribution and delivery. 31 Parking spaces are in the back. DEA steel cages will divide the 3 sections. They are floor to ceiling and bolted to the floor and then welded. Security will be a badge reading system. So that workers will only be allowed in certain areas. Previously used by a swimming warehouse

and Walmart overflow storage. Hours of operation are 24/7 Consisting of: 5 AM- 1 PM and 1 PM- 9PM.

Still working with county to have 7 employees to set up work for next day after 9 PM. Delivery hours = 8AM-2PM and 2PM-8Pm. (52.9 trips per day) Types of extraction using heat and pressure. No chemicals used. No editables, just packaging flowers into bags and filling vape cartridges. Smell mitigation no walk-up sales. Since there is a residence here there will be no trucks after 9 PM or before 7 AM. Neighborhood compatibility =Concrete wall in the back. Letters sent to places within 1000ft. Oder management= 3 carbon activated units with hepa filters. 2 units in the manufacturing section, and one in the distribution section.

Questions from ... board...Tom Is there still a Church there? Yes. Do you do background checks? Yes, live scan. Jujitsu place next door? No kids. Fleet is Toyota Preis's because they are quiet.

Gary...How many drivers per shift? Up to 25. They leave for the whole 8 hours. Have 42+2 handicap parking spots. 5 drivers on the road at one time. Kevin ... What is the lobby for? It's for sales persons. Employees come in every 15 minutes. Have a 5 yr. lease w/extension for 5 more yrs. Hope to buy. How many employees? 5 now hoping to get 35 (10 employee growth) what is a ty trader? Squeeze container to use like a dropper.

Barbara... Do you still have a loading dock? No. Delivery entrance has role-up doors. Are they noisy? No, they have automatic openers. What if someone loses their card ID? I can turn card off on computer.

Kevin... About the entry, what is the worst-case scenario? 2 layers of security of where the product is stored. Drivers are not armed; they are trained and have pepper spray. Motion to send to the full SCAC board. Approved Next meeting May 10, 2021. Adjourned 12:32 PM