

MEETING AGENDA Tuesday, May 29, 2018, starts at 6:30PM NCSD Building - 148 South Wilson Street, Nipomo, California

Quorum Established
7/11

Area 6 - Art Herbon,
Chairman **A**

Area 1 -
Open

Area 5 - Gary Spelbring,
Treasurer **P**

Area 3 -
Open

Public Safety - Richard Wright,
Correspondence Secretary **P**

Area 2 & NCSD - Dan
Woodson **P**

Area 2 - Harry Walls
P

Area 3 - Elaine
Thomas **P**

Area 4 – Cody King (Recording
Secretary) **P**

Area 6 - Kevin
Beauchamp **P**

Area 7 - Ron Smith
A

Agriculture - Pat Duron
A

LMUSD - Vern Dahl (Ex-Officio)
A

(vacancies in Area 1,3,4, 5
and 7)

CORRESPONDENCE AND COMMENTS FROM THE CHAIR - SCAC provides a forum for citizen involvement and information on issues affecting unincorporated areas in South SLO County. The objective of SCAC is to advise County Government entities on those issues.

Farm Workforce Housing Ordinance – We have received several complaints regarding occupant density at a home at 1348 Camino Caballo. We will be looking for feedback from the County regarding the proposed Farm Workforce Housing Ordinance and possible Code Enforcement options.

Kevin Beuchamp reads letter from Nancy Shiplake regarding workforce housing site at 1348 Camino Caballo.

Public Comment on Workforce
Housing-

Mike Berry- House was built in 1977. Not up to current codes, an unpermitted residence exists over the shop, workforce housing is out of the neighborhood's character.

Debbie Podsednik- Can't get a permit for a second residence on her property while 25

people can live in one SFR.

Nancy Shiplake- Are there laws restricting housing occupancy?

Setphanie Fuhs- No open code case on the property. New ordinance will go to the BOS for direction in August. Concerns should be directed to code enforcement.

Gary Spelbring- Staff report on workforce housing is two years old and still no ordinance is in effect. Gary conducts a strawpoll of the audience with approximately all 20 members opposing the housing density.

Dan Woodson- Case in SB went to court to limit occupancy of SFR and lost.

Mike Sullivan- Camino Caballo resident has noticed increased traffic and speed and is concerned about neighborhood safety.

Dan Woodson- Pomeroy to Waypoint is county road. CHP doesn't patrol beyond waypoint because the county hasn't accepted it.

Kevin Beauchamp closes comments on items from the chair.

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 **A**

- CALFIRE **A**

- SLO Sheriff **A**

- CHP- Perry Heidebrink - Nipomo is the busiest area of the county for traffic and accidents. Memorial day weekend had 3 DUIs, 3 DUI collisions, 18 collisions, 1 fatal collision with two victims (neither were wearing seatbelts). On going concern over the Tefft and Mary intersection.

- Public Safety (optional) – Richard Wright Attached report

- Agriculture (optional) – Pat Duron

A

- NCSD - Dan Woodson- \$9500 from solid waste fund for Nipomo cleanup to fund roll off dumpsters, food, and mailers.

Potential connections to Golden State Water in multiple areas depending on new supply from Santa Maria.

- Nipomo Chamber – Ron Smith **A**

- LM School District - Vern Dahl

A

- SLO County Planning - Stephanie Fuhs- No comment, present to answer questions.

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).

Documents not distributed to council. Items tabled until June meeting.

CONSENT AGENDA: These are items scheduled for consideration as a group, and for approval of the recommended motion (Motions are underlined below). Any Council Person may withdraw an item from the Consent Agenda, in order to permit discussion after the Consent vote:

1. April Minutes (Cody King). Motion – Approve Minutes.

2. May Treasurer's Report (Gary Spelbring). Motion: Approve Treasurer's Report.

OLD BUSINESS

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. Site is fenced 2. no cash is handled on site except payroll 3. Cameras, lights, and security on site 4. Traffic neutral impact 5. Cannabis would use 3500gal/day or 3.65 AFY 6. County estimates 2.5 AFY per Acre of Cannabis 7. Site would come in under county estimates and would reduce water use. 8. No new

structures proposed and fees are paid on all existing structures. 9. Currently operating on an Abeyance Resolution which allows them to operate while coming into compliance. 10. Nursery would use 1/4 of water, cultivation would use 3/4 11. 220,000sqft = about 9,000 plants.

Richard Wright- prior violations of permit by growing too many plants and crop was destroyed. Project has changed management and is currently under canopy size restrictions.

Elaine Thomas- concern over waste and smell. Waste will be composted on site. THC is in the bud and harvested, any amount in stalks or leaves breaks down quickly in the process. The smell is in the flower which is harvested so the compost won't smell. Water estimates include water used for smell mitigation.

**Motion to Approve- Richard Wright Second- Hayy Walls.
Passes 6-1**

**NEW
BUSINESS**

The wrong link was attached to the agenda. Applicant will do a quick presentation and return to the June meeting for approval.

**PROJECT NAME & NUMBER: DRC2018-00045
SLORROOTS**

PROJECT DESCRIPTION: Proposed Minor Use Permit for 1 acre outdoor cannabis cultivation to be located a 7731 Suey Creek Rd.

[https://www.slocounty.ca.gov/getattachment/571a1aad--935a--4597--9b35--c62f34bc11b9/DRC 2018-- 00019--CFAM--MANAGEMENT--Referral--Package.aspx](https://www.slocounty.ca.gov/getattachment/571a1aad--935a--4597--9b35--c62f34bc11b9/DRC%202018--00019--CFAM--MANAGEMENT--Referral--Package.aspx)

- **Grower has been growing for 5 years**
- **Has 20 letters of support from neighbors.**
- **Application is for 900 gallons a day or 1 AFY. Uses drip and mulch to reduce water use.**
- **Uses a shared well and doesn't meter usage. Usage is estimated based on power consumption.**
- **Grow is 70 ft from property line and 600ft from neighboring residence.**

Motion to table by Elaine Thomas Second by Harry Walls. Passes unanimously.

Nipomo Clean-up Day -- funds that could be directed towards the proposed June 16th Event (Dan Woodson)

Nipomo cleanup day 6/16. The county and NCSD are both contributing money. SCAC has 895.76 from the 'Save the Mesa' to be used for Nipomo cleanup

Motion to approve the funds for use at the Nipomo Cleanup pending more details and online voting made by Harry Walls. Motion Seconded by Richard Wright.

Motion Passes Unanimously.

SCAC COMMITTEE REPORTS

• Land Use Committee - **upcoming items include a cannabis grow, new trailer hitch location, and 4 SFRs proposed on Sandydale. Will update land use minutes on website.**

• Traffic and Circulation Committee - Dan Woodson- **See report**

• SCAC Bylaws Ad Hoc Committee - Dick Wright **Committee dissolved.**

Next SCAC Meeting June 25,
2018

**Adjourned at
8:30PM**