

## SCAC - AGENDA

Meeting held at NCSD Chambers 148 South Wilson, Nipomo, CA 93444

Monday, November 26, 2018 – 6:30 PM

### Meeting called to order at 6:32

Area 1 - Vince McCarthy **P**

Area 2 - Dan Woodson **P**

Area 2 - Harry Walls **P**

Area 3 - Elaine Thomas **P**

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

Area 5 - Gary Spelbring (Treasurer) **P**

Area 6 - Art Herbon (Chairman) **P**

Area 6 - Kevin Beauchamp (Vice-Chairman) **P**

Area 7 - Ron Smith **P**

Area 7 - Open Agriculture - Pat Duron **A**

Public Safety - Richard Wright (Correspondence Secretary) **P**

Lucia Mar Unified School District - Vern Dahl (Ex-Officio) **A**

Nipomo Community Services District - Dan Woodson (Ex-Officio) **P**

### Corum established (10)

### 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 **Caleb Mott- Hearings on 12/4 to discuss contracting medical services for the jail and county fee schedules.**
- CALFIRE - Battalion Chief Eric Shalhoob **Pancake breakfast 12/2 7:30-11. Buy tickets at the fire station.**

- SLO Sheriff - Commander Stuart MacDonald **Not Present**
- CHP - Lieutenant Greg Klingenberg **Several fatal crashes locally in the last month. Some suspected DUIs, patrols are increased for the holiday season.**
  - NCSD - Dan Woodson **See attached report**
  - South County Chamber – Jocelyn Brennan **Ron Smith Holiday Parade and tree lighting on 12/2 @5 in Old Town.**
  - LMU School District - Vern Dahl **Not Present**
  - SLO County Planning - Stephanie Fuhs **Will save comments for during presentations.**

**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). **No public comment.**

**CONSENT AGENDA** - Council may pull items from 'Consent' to permit discussion after the Consent vote: **Item 2 pulled from consent agenda**

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/9b15cd05-5389-4031-8761-59fcddf4d886/SUB2018-00025-CO-18-0042-GLOTOV-R E V I S E D - R e f e r r a l - P a c k a g e . a s p x>

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.

**Harry Walls moves to approve the amended consent agenda, second by Elaine Thomas**

**Motion passed unanimously.**

**Item 2- Applicant wants to move the site building envelope. Passion fruit is being grown on site, no cannabis is grown and there are no plans to grow in the future.**

**Istar Holiday- Suspects cannabis is being grown after visiting site.**

**Applicant shows the change in building envelope on plans.**

**Richard Wright moves to approve relocating the 6000ft2 building envelope. Second by Kevin Beauchamp.**

**Motion passed 9-1**

## **OLD BUSINESS -**

**None**

## **NEW BUSINESS –**

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.

**Caleb Mott reiterates Lyn Compton's support of project**

**Status of Land Conservancy land confirmed as a park and is zoned residential suburban.**

**The reduced setback proposed is allowed with a CUP**

**Applicant stated that there are no known issues with water quality**

**Ron Smith and Istar Holiday are concerned over neighbors not being notified. Neighbors within 300 ft will be notified 10 days prior to a public hearing. Applicant has operated for over 3 years without a complaint.**

**Harry Walls motions to recommend approval. Second by Richard Wright.  
Motion passes 8-2**

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-86b4-385d92f68a6c/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.

**Applicant is moving growing indoor inside to control odor and reduce water use. Masking agent is unnecessary and is being pulled from the plan. Security plan is still being developed. Clarification provided on the 4000Watt Pump and well depth (200ft).**

**Kevin Beauchamp moves to approve the project as presented. Dan Woodson seconds.**

**Motion passes 8 yes - 1 no- 1 abstain**

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](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.

**Power will only be in greenhouse for the Byers odor system.**

**3 ac outdoor proposed along with 22,000ft<sup>2</sup> indoor greenhouse. This brings the total 'operations' to 4 which is the maximum allowed on a 25 ac parcel.**

**Up to 3 cycles per year can be grown in the greenhouses. They have 28' walls and Byer system is not currently active.**

**Lee Wayne Scott 550 Calle Cielo gets odor with wind. He lives adjacent to Dorthea Lange Elementary**

**Thomas Ryan smells cannabis in Trillogy area and doesn't have faith in the outdoor odor system.**

**Kevin Beauchamp wants to set up a site visit and learn more about the growth cycle and understand more about the operation.**

**If odors are detected offsite call code enforcement. Owner can come into voluntary compliance or will be shut down if they do not comply.**

**Kevin Beauchamp moves to table until January SCAC meeting. 2nd by Elaine Thomas**

**Motion passed 7 yes- 2 no- 1 abstain**

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.

**Brief discussion then item 4 closed without action by Art Herbon**

## **SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS**

1. Land Use Committee (Kevin Beauchamp) – Next meeting is Monday, **January 14<sup>th</sup>**, 9 AM at NCSD
2. Traffic & Circulation Committee (Dan Woodson) - Next meeting Thursday, December 6th, 10AM at NCSD

### **See attached report**

3. Next SCAC Meeting – not yet scheduled (Holiday conflicts ... for discussion)

### **Next SCAC meeting will be 1/28**

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

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