



BOARD OF DIRECTORS
VIRTUAL
OPEN SESSION
MINUTES
March 20, 2021
10:00am, Saturday
Via Zoom
Join Zoom Meeting

1. The meeting was called to order at 10:11 am.
2. Rick Ceriale, Steve Hoctor, Chato Valdes, Debra Garcia, Michele Lauffer and General Manager Stephanie Dayton were in attendance. Brian Kwasny and Jim DiMauro were not in attendance.
3. **SUMMARY OF EXECUTIVE SESSION**
Steve Hoctor gave a summary of what was discussed in Executive Session. Steve moved New Business item 6c Greenmilk Project discussion to item 6e so that the topic can be fully discussed at the end of the meeting.
4. **MEETING MINUTES APPROVAL**
Michele Lauffer motioned for approval of the February 20, 2021 Virtual Open Session Minutes; Rick Ceriale seconded. The minutes were approved by a vote of 5/0.
5. **NEW BUSINESS**
 - a. **STORM DAMAGE & EROSION CONTROL EXPENSE APPROVAL**
Michele Lauffer motioned to approve the expense for \$35,600 for 500 tons of rock at 71.20 per ton, with an additional \$300 in environmental fees, approximately \$15 per truck, Chato Valdes seconded. The expense was approved by a vote of 5/0.
 - b. **1st QUARTER RESERVE CONTRIBUTION DELAY APPROVAL**
Rick Ceriale motioned to approve delaying the 1st ¼ Reserve contribution until the determination can be made about the final costs for the storm damage repairs. Debra Garcia seconded. The motion passed by a vote of 5/0.
 - c. **POOL RE-OPENING & COVID 19 POOL RULES APPROVAL**
Michele Lauffer motioned to approve the pool to re-open by appointment only, for Members only, and one group of 10 people at one time at this time and reinstate the COVID-19 pandemic rules, until all restrictions are lifted for pools. Chato Valdes seconded. The motion passed by a vote of 5/0.
 - d. **COMMUNITY GUIDELINES REVISIONS APPROVAL TO SEND TO MEMBERS FOR 30 DAY REVIEW**

Rick Ceriale motioned to approve the Community Guidelines revisions to go out to Members for 30-day review. Debra Garcia seconded. The motion passed by a vote of 5/0.

e. GREENMILK PROJECT DISCUSSION

No action was taken, but Community members were given an opportunity to speak on behalf of the Greenmilk cannabis operation proposal. In Summary: On March 25th there will be a public hearing to consider a request by Greenmilk LLC for a Conditional Use Permit (DRC2018-00223) to establish cannabis operations with up to 3.75 acres of outdoor cultivation area in hoop houses, 22,000 square feet of indoor cultivation, 17,388 square feet of indoor commercial nursery, and 19,250 square feet of manufacturing, processing, non-storefront dispensary and offices. The manufacturing/processing and dispensary activities will be housed within a new 19,250 square foot building; indoor cultivation and nursery activities will take place within a 40,572 square foot greenhouse attached to the processing building. In addition, the project includes a 10,000 square foot building to be occupied in the future by offices and a warehouse. The project includes a request for an ordinance modification to reduce the required number of parking spaces from 111 to 68. The project will result in approximately 8.2 acres of site disturbance including 8,200 cubic yards (CY) of cut and 13,050 cy of fill on an approximately 156.7 acre parcel located at 2685 Lynch Canyon Road, north of the community of Oak Shores and west of the community of San Miguel. The project is within the Agricultural land use category and the Lake Nacimiento Sub Area of the North County Planning Area. Also to be considered at the hearing will be adoption of the Mitigated Negative Declaration prepared for the item. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on February 8, 2021 for this project. Mitigation measures are proposed to address Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy Use/Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Land Use are included as conditions of approval.

6. The meeting adjourned at 11:46 am.