

**SCAC - AGENDA**

Meeting held at NCSD Chambers  
148 South Wilson, Nipomo, CA 93444  
Monday, January 22, 2024 – 6:30 PM

Area 1 – vacant & vacant	Area 7 – Vacant & Vacant
Area 2 - Harry Walls & Robert Wachsmuth	Agriculture - Pat Duron
Area 3 – Darrell Sisk & Russ Hobbs	Public Safety - Richard Wright
Area 4 – Darrell Victor & Vacant	LMUSD (School District) - Vacant
Area 5 – Steve Schumann & Jerry Bridge	NCSD (Water District) - Vacant
Area 6 - Gary Spelbring & Vacant	

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**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.

**Article VIII section 2 - in the absence of chair, VP shall perform the duties.** Jerry is willing to fulfill the role of chair until the next election, Council members wanting to discuss / hold a vote for Chair, shall make it known.

**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.

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| • Supervisor Jimmy Paulding                    | • Nipomo Community Service District – Ray Dienzo |
| • CALFIRE - Battalion Chief Eric Shalhoob      | • SLO County Parks and Recreation – Mike Eisner  |
| • SLO Sheriff – Commander Jay Wells            | • SLO County Planning – Elizabeth Moreno         |
| • CHP – Sgt Perry Heidebrink & Lt Kevin Kurker |  |

**PUBLIC COMMENT** - Items not scheduled on today's agenda. Speakers are allotted 3 minutes.

**CONSENT AGENDA** - Council may pull items from 'Consent' to permit discussion after the Consent vote:

Nov 27th 2023 SCAC Minutes (Harry Walls) – Recommend approval

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## Nov & Dec 2023 Treasurer's Report (Gary Spelbring) – Recommend approval

**PROJECT NUMBER & NAME:** N-SUB2023-00036 (SB9 Project) CO-23-0027

**PROJECT DESCRIPTION:** A request for an SB9 project by Victor and Teresa Oneschuck for a (vesting) tentative parcel map (CO23-0027) to subdivide an existing 3 acre parcel into two parcels of 1.8 acres and 1.2 acres each for the purpose of sale and/or development. The site is currently developed with an existing primary residence, secondary residence, and residential accessory structures. Both proposed parcels will be served by community water and individual on-site septic systems. The proposed project is within the Residential Suburban land use category and is located at 1067 Evergreen Way, in the community of Nipomo, within the Nipomo Urban Reserve Line. The site is in the South County Inland Sub-area of the South County Planning Area. APN: 091-284-043 – Recommend approval

**PROJECT NUMBER & NAME:** N-DRC2023-00043 MARR CUP

**PROJECT DESCRIPTION:** A request by Lesley Marr for a Conditional Use Permit to allow a non-motorized trailer and fifth wheel storage yard to provide approximately 150 designated parking stalls. The project site is to be surrounded by fencing, have controlled access gates, and there are no proposed buildings, water, or sewage connections. All existing Eucalyptus trees and several Oak trees on site are to be removed. The project will result in the disturbance of approximately 4.42 acres on a 4.42-acre parcel. The proposed project is within the Commercial Services (CS) land use category and is located at 255 N Oak Glen Avenue, Nipomo, approximately 800 feet north of the Nipomo Central Business District in the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning Area. APN: 090-151-015 – Recommend approval

## New Business

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**PROJECT NUMBER & NAME:** N-DRC2023-00038 Amburgey Minor Use Permit

**PROJECT DESCRIPTION:** A hearing to consider a request by John Amburgey for a Minor Use Permit to allow development outside of the approved building envelope. Proposed development includes a 2-story structure with a 1,108 SF ADU, a 584 SF Guest House / Office room, a 2,593 SF garage / barn with wine processing and barrel storage on the first floor. The second floor includes a 1,815 SF storage loft space. The project will result in the disturbance of approximately 0.62 acres on an 11-acre parcel and also includes a 250 LF retaining wall. The proposed project is within the Residential Rural land use category and is located at 950 Riata Lane in the community of Nipomo. The site is in the South County Sub Area of the South County Inland Planning Area. APN: 090-012-029

## Election Committee: Article VII of our by laws require we appoint an election Committee 90 days prior.

### 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 cce results
5. Invitation for motion from council
6. Clarification of motion
7. Council discussion of motion

**(3) people are not running. Eligible to be on EC: Darrell Sisk, Darrell Victor, Pat Duron, Bob Wachsmuth, Steve Schuman.**

**Land Use Committee- Jerry is coming off Land use committee, Darrell Sisk offered to chair.**

**Special Meeting to Review map Alternative for Dana Reserve Project on February 12<sup>th</sup>. 6:30 NCSD**

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

1. Land Use Committee (Chair TBD) – **Next meeting is Monday, February 12<sup>th</sup> 2024, 10:00 am Via Zoom**
2. Treasurer's Report (Gary Spelbring)
3. Website Management (Darrell Sisk)
4. Correspondence (Richard Wright)
5. Next Regular SCAC Meeting **February , 26<sup>th</sup> at 6:30 PM.**

**These applications were recently filed with the Planning Department for review and approval. Because the proposals may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the projects.**

**Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the links above.**

#### **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 cce results                              |                                       |