

SCAC - AGENDA

Meeting held at NCSD Chambers
148 South Wilson, Nipomo, CA 93444
Monday, October 28, 2024, 6:30 PM

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| 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 – Tom Girard & Rose Kaye | • LMUSD (School District) - Vacant |
| Area 5 – Steve Schumann & Jerry Bridge | • NCSD (Water District) - Vacant |
| Area 6 - Gary Spelbring & Stephen Vines | |
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“The mission of the South County Advisory Council ("SCAC") is to provide a forum for citizen involvement and information on issues which affect the greater part of the Nipomo Community. The SCAC seeks to achieve sound community planning and development of the Nipomo and Nipomo Mesa area through consideration of social, technological, environmental and political impacts and to advocate measures to promote a safe environment for our citizens and visitors. The SCAC:

- Holds public meetings and surveys community opinion
- Speaks for the community to the BOS and is authorized by statute to advise BOS on matters of public health, safety, welfare, public works, and planning
- Acts as clearinghouse for local, state, and federal funding for community projects
- Coordinates with community organizations and other local governmental bodies

CORRESPONDENCE FROM THE CHAIR – Welcome everyone and thank you for being here!

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 Paulding (or James, Leg Asst) | • Nipomo Community Service District – Ray Dienzo |
| • CALFIRE - Battalion Chief Eric Shalhoob | • SLO County Parks and Recreation – Mike Eisner |
| • SLO Sheriff – Commander | • SLO County Planning – |
| • CHP – | |

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:

- **Approval of Minutes**
 - **Treasurer's Report**
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New Business:

PROJECT NUMBER AND NAME: Norgrove Gardens LLC (Golden Spike Winery) CUP [N-DRC2024-00038](#)

DESCRIPTION: Request by Norgrove Gardens LLC (Golden Spike Winery) for a Conditional Use Permit (N-DRC2024-00038) to allow a new 7,345 sq. ft. winery and distillery facility with a shared tasting room and 4,980 sq. ft. of exterior use areas. At full buildout, the winery and distillery facility would total 12,325 sq. ft. with a 2,250 sq. ft. fermentation room, 2,015 sq. ft. barrel storage room, 1,515 tasting room, 165 sq. ft. kitchen, and 1,400 sq. ft. of supporting uses. The outdoor use area features a 1,420 sq. ft. covered crush pad, 1,430 sq. ft. loading area, 1,250 sq. ft. tram passenger loading area, and an 880 sq. ft. tasting deck. The winery facility would have a maximum production of 10,000 cases per year. The applicant is requesting three (3) modifications of the County's Title 22 Land Use Ordinance: (1) a modification to reduce the 200-foot setback requirement from the property line to facilities with public tastings to 155 feet, (2) a modification to the standard as applicable to winery special events to allow outdoor amplified music after 5:00 pm, and (3) a modification to the signage standards to allow two freestanding signs at a maximum height of 22'-2". The project also includes a request for reconsideration of the original Parcel Map (S010102P / CO01-0399) Condition of Approval #5 to allow for a new commercial / agricultural access road along El Campo Road. County Code, Section 22.30.020.D allows standards to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. The project would result in 3.67 acres of site disturbance on the 128-acre parcel, including 4,000 cubic yards of cut and 4,000 cubic yards of fill. The proposed project is located within the Agriculture land use category, at 2449 Brady Lane, in the South County Inland sub-area of the North County Planning Area. APN: : 075-081-007

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/516dfff3-03ea-401c-9124-f0087cf40684?tab=attachments>

After a presentation by the developer and an on-site tour of the property, the Land Use Committee feels the requested exceptions are not unreasonable and would cause no negative impact on the area, that the project could provide positive benefits to the area, and recommends the project's approval.

PROJECT NUMBER AND NAME: Nipomo Sheriff Substation Project, [320315 / ED24-150]

DESCRIPTION: The proposed project is for the construction of a new Sheriff's Substation essential services facility in the unincorporated town of Nipomo, San Luis Obispo County (Figure 1). The project will include a fenced, secured parking lot for Sheriff staff and additional parking for public use. The project also includes a 40 foot radio tower, landscaping elements, stormwater improvements, and security features to be located adjacent to and surrounding the facility. Located in Nipomo, San Luis Obispo County [APN: 090-141-006 & APN 090-141-007]

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Traffic & Circulation Committee (Tom Girard)
2. Outreach – (Steven Vines)

3. Land Use Committee Meeting **Monday, November 18, 2024, 10:00 am** Via Zoom
4. Website Management (Darrell Sisk)
5. Treasurer's report
6. Next Regular SCAC Meeting **November 25, 2024 at 6:30 PM**. December meeting cancelled.
7. 2025 Election Committee will need to be established at November meeting.