



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SCAC - AGENDA

Meeting held at NCS D Chambers
148 South Wilson, Nipomo, CA 93444
Monday, January 27, 2025, 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 – Jerry Bridge & vacant | • NCS D (Water District) - Vacant |
| Area 6 - Gary Spelbring & Stephen Vines | |

“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 | • Nipomo Community Service District – Ray Dienzo |
| • CALFIRE - | • SLO County Parks and Recreation – |
| • SLO Sheriff – | • 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**

- **Update Coast Hills Credit Union account officers and signers to be Chair Darrell Sisk, Vice Chair Stephen Vines, and Treasurer Gary Spelbring due to officer changes at the November 2024 meeting.**

New Business:

PROJECT NUMBER AND NAME: 655 Juniper, LLC / Tract Map with CUP [N-SUB2024-00014](#)

DESCRIPTION: Vesting Tentative Tract Map (TR 3223) to subdivide an existing 5-acre parcel into fifty-five (55) residential lots ranging from 0.05 to 0.10 acres and five (5) open space lots ranging from 0.01 acres to 0.33 acres and a Conditional Use Permit to construct 55 single-family residential units and nine (9) Junior Accessory Dwelling Units (JADUs). The project would include the development of twelve (12) detached market-rate residential units, nine (9) of which would contain a JADU, configured in two-story buildings, 38 common-wall market-rate residential units configured in two-story buildings, and five (5) very-low-income deed restricted common-wall single-family units configured in two-story buildings, frontage improvements on Juniper Street and Primrose Lane, a new paved connector road, designed to Public Improvement Standard A-2c and connecting Juniper Street to Primrose Lane, lateral private access alleys to the common wall units, a guest parking area, site landscaping and amenities, drainage conveyance systems, walkways, pad grading of lots, streetlights, open space improvements, and utility connections. The site is located at 655 Juniper Street in the community of Nipomo. The project is within the South County Inland Sub Area of the South County Planning Area. APN: 092-572-014

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/ff6d0c76-7f4a-4b63-98b5-d76cb33f4907?tab=attachments>

After this presentation by the developer and traffic consultant to provide additional information after previous traffic concerns were raised by the Land Use Committee and full SCAC, the committee voted to have the developer present this updated information to the full council without an endorsement recommendation.

PROJECT NUMBER AND NAME: Nipomo Food Basket new warehouse

DESCRIPTION: A review of revised plans for a new warehouse and solicitation of input prior to submission of formal plans to SLO County Planning.

After presentation of the modified design by the NFB team and architect, the Land Use Committee voted to have the full council review the project with a recommendation for its approval.

Budget – We need to vote on our FY 2025 budget at our April meeting. Please forward budget items to Gary so he can compile a preliminary budget for us to review in March and a final budget for us to approve in April.

Website makeover – Thanks for everyone’s input so far on the first draft. Please forward any other comments to me ASAP for inclusion in our feedback to the web designer.

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Traffic & Circulation Committee (Tom Girard)
2. Outreach (Stephen Vines)
3. Land Use Committee Meeting **Monday, February 10, 2025, 10:00 am** Via Zoom
4. Website Management (Darrell Sisk)
5. Treasurer's report
6. 2025 Election Committee
7. Next Regular SCAC Meeting **February 24, 2024 at 6:30 PM**