

## **SCAC - AGENDA**

At the Dana Adobe Cultural Center  
671 S. Oakglen, Nipomo, CA 93444  
**Monday, June 23, 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 & Carmen Morales-Board | • NCSD (Water District) – John Joyce |
| 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** – Thanks again to the Dana Adobe board and staff for allowing us to meet at the Adobe Cultural Center. Welcome everyone and thank you for being here! Anyone wishing to make general comments or comments on a specific project, please wait to be recognized by the chair, direct your comments to the council, and stay within your allotted time. Everyone in attendance please be respectful to everyone else in the room and allow each person to have their turn without interruption.

**COMMUNITY PRESENTATIONS** - The SCAC Council may ask questions at the conclusion of each presentation. The Chair may invite questions from the public if time permits.

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|-----------------------|--|
| • Supervisor Paulding | • Nipomo Community Service District – John Joyce |
| • CALFIRE -           | • SLO County Parks and Recreation –              |
| • SLO Sheriff –       | • SLO County Planning – Lane Sutherland          |
| • CHP –               |  |

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

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

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- Approval of Minutes
- Treasurer's Report
- **PROJECT NUMBER AND NAME:** Munoz MUP [C-DRC2025-00014](#)  
**DESCRIPTION:** Applicant is submitting to install a new manufactured home on a permanent foundation on property as a primary residence. Property is located in Coastal zone. Per planning department, property requires a minor use permit. Adjacent properties are heavily developed with industrial type uses, auto junk yards, RV Storage, Self Storage, illegal chicken farms, residential homes, and active farming. It is assumed that this development plan will have little impact beyond the existing surrounding uses. As such, applicant would also like to process building plans concurrently with Land use application. This has been discussed with planning department staff and tentatively appeared to be a suitable project for doing so.

Marty Mohamed, Central Coast Project Planning | 1204 Kapareil Ln, Paso Robles, CA 93446 | 760-996-0888 | marty.mohamed@gmail.com

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/29fb7bdd-e338-4ddc-a6f4-8f9f1828e9bc?tab=attachments>

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**New Business:**

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**PROJECT NUMBER AND NAME:** Monarch Dunes Tentative Tract Map [N-SUB2025-00029](#)  
**DESCRIPTION:** A request for a Vesting Tentative Tract Map (Tract 3218) to subdivide an existing 11.52-acre parcel into 46 residential lots ranging from 4,262 sq. ft. to 6,043 sq. ft. and 3 open space parcels ranging from 2,200 sq. ft. to 120,348 sq. ft. and a Conditional Use Permit for site development related to the construction of 46 single-family attached dwelling units in 23 twin homes (common wall development structures), including architectural floor plans and elevations, grading and drainage improvements, on-site utilities and circulation, common area landscaping, front yard landscaping, and site fencing and walls. The project also includes two Adjustments: an Adjustment from the Public Improvement Standards outlined in Section 3.1.2.H to reduce the curb return radius from 30 feet to 29 feet and an Adjustment from Public Improvement Standard A-2b to utilize a 4" rolled curb.

Ian McCarville / Jamie Jones, Kirk Consulting | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765 | ian@kirk-consulting.net

<https://sanluisobispo-county-ca-energogovweb.tylerhost.net/apps/selfservice#/plan/cfbbdd0d-476f-450b-9d04-e0cc7b6a58da?tab=attachments>

**PROJECT NUMBER AND NAME:** Barca Farm to Table Market [N-DRC2025-00018](#) **DESCRIPTION:** THIS LOT HAS AN EXISTING RESIDENCE WITH ~13,250 VACANT SPACE AT THE CORNER OF TEFFT ST AND SOUTH OAKGLEN AVENUE. PROPOSING A 1,372 SF FOOD AND BEVERAGE RETAIL ATTACHED TO THE 3,020 FOOD AND BEVERAGE STORAGE SPACE. PROJECT WILL INCLUDE NEW SITE WORK AND UTILITIES TO THE NEW BUILDING.

Alec Schwend, HAB Design Group | 134 W Branch St Ste B, Arroyo Grande, CA 93420 | 805-544-4334 x101 | [a.schwend@habgroup.net](mailto:a.schwend@habgroup.net)

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/3165b788-ab2b-4884-a6c3-658d58dcbde8?tab=attachments>

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**Old Business:**

Nipomo Community Plan Update – Next meeting is Sunday July 13, 2025, 2:30pm – 5:30pm at Dana Adobe Cultural Center. The community is encouraged to attend and help guide Nipomo's future. More information about the update, with an option to add your email address for future announcements, can be found at: <https://rb.gy/nw10ir>

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**SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS**

1. Traffic & Circulation Committee (Tom Girard)
2. Land Use Committee Meeting **July 14, 2025, 10:00 am** Via Zoom
3. Website Management (Darrell Sisk)
4. Treasurer's report
5. Audit Committee
6. Nipomo Community Plan Update Committee
7. Next Regular SCAC Meeting **July 28, 2025 at 6:30 pm – Dana Adobe Cultural Center**