

## **SCAC - AGENDA**

At the Dana Adobe Cultural Center  
671 S. Oakglen, Nipomo, CA 93444

**Monday, August 25, 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 – Carmen Morales-Board & Vacant  | • 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. And a special thank you to Jim Corridan, the Dana Adobe President, for making this arrangement possible and for being here for all our meetings. 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:** Ponce MUP [N-DRC2025-00030](#)  
**DESCRIPTION:** A request by Salvador and Rosa Ponce for a Minor Use Permit to allow for construction of a new single-family residence with approximately 7,480 square feet of living area, a 2,435 square-foot garage, 1,066 square feet of shop/storage space, and 2,003 square feet of covered porch and patio areas. The project also includes major grading for site preparation, driveway construction, and road access improvements, as well as permitting of as-built grading work. Total site disturbance is approximately 1.34 acres, with earthwork consisting of 4,100 cubic yards of cut and 4,100 cubic yards of fill. The project is located at 1270 Grace Lane, in the community of Nipomo, within the Rural Lands (RL) land use category, in the South County Inland Sub Area of the South County Planning Area. The site is identified as Assessor Parcel Number 090-321-018.  
Esmarie Carlon | 909 N Palisade Dr, Santa Maria, CA 93454 | 805-878-6709 | [esmariecarlon@gmail.com](mailto:esmariecarlon@gmail.com)  
<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/6605af79-16d5-4697-9e33-705d7ba4372d?tab=attachments>  
After a presentation from the developer and discussions, the Land Use Committee unanimously voted to recommend approval of the project as presented.

**New Business:**

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**PROJECT NUMBER AND NAME:** Willow IOS Group CUP [C-DRC2025-00023](#)  
**DESCRIPTION:** A request by Willow IOS Group for a Conditional Use Permit / Coastal Development Permit (C-DRC2025- 00023) to allow for the construction of approximately 83,969 square-feet of Storage Yards & Sales Lots with associated site improvements, including a proposed modular office building. The project will result in the disturbance of the entirety of both parcels totaling approximately 1.4 and 1.07 acres each. The proposed project is within the Industrial land use category and is located at 2111 and 2113 Willow Road (APNs: 091-195-001 and 091-195-002) within the Callendar-Garrett Village Reserve Line. The project is within the South County Coastal Planning Area of the Coastal Zone. APN: 091-195-001 & 091-195-002

Mandy Pickens, Angle Land Use Entitlement | 3940 Broad St Ste 7 PMB 323, San Luis Obispo, CA 93401 | 805-459-5334 | [mandi@anglelanduse.com](mailto:mandi@anglelanduse.com)

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/7ea08905-c016-443b-8548-e58772148acc?tab=attachments>

After a presentation from the developer and discussions of turn lane width, fencing, and view from Hwy 1, the Land Use Committee unanimously voted to forward the project to full SCAC, without a recommendation, for a presentation by the developer.

**Old Business:**

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None

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**SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS**

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1. Traffic & Circulation Committee (Tom Girard)
2. Land Use Committee Meeting **September 8, 2025, 10:00 am** Via Zoom
3. Website Management (Darrell Sisk)
4. Treasurer's report
5. Nipomo Community Plan Update Committee
6. Next Regular SCAC Meeting **September 22, 2025 at 6:30 pm – Dana Adobe Cultural Center**