

SCAC - AGENDA

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

Monday, October 27, 2025, 6:30 PM

Area 1 – Vacant & Vacant
Area 2 - Harry Walls & Robert Wachsmuth
Area 3 – Darrell Sisk & Russ Hobbs
Area 4 – Tom Girard & Vacant
Area 5 – Carmen Morales-Board & Marie
Diets-Stover
Area 6 - Gary Spelbring & Stephen Vines

- Area 7 – Vacant & Vacant
- Agriculture - Pat Duron
- Public Safety - Richard Wright
- LMUSD (School District) - Vacant
- NCSD (Water District) – John Joyce

“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. And lastly, I’d like to thank the council members for their volunteer service in this group.

NEW SCAC VACANCY – Due to the resignation of Rose Kaye, the SCAC has a vacancy in Area 4 and the Recording Secretary role.

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

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

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
- Nipomo Food Basker MUP [N-DRC2025-00042](#) - New 3,480 square feet metal warehouse/office building that will be used for food distribution. The Land Use Committee unanimously recommends approval as submitted.
- Herrera MUP/Coast Development Permit [C-DRC2025-00033](#) - A request by Daniel and Cristina Herrera for a Minor Use Permit/ Coastal Development Permit to allow for an addition and remodel to an existing approximately 984 square-foot single family residence. The project is located at 819 Rizal Avenue. The Land Use Committee unanimously recommends approval as submitted.
- T-Mobile MUP [N-DRC2025-00039](#) - A request by T-Mobile for a Minor Use Permit to allow for the co-location to an existing wireless communications facility consisting of the following: 6 new panel antennas, 6 Remote Radio Units (RRUs), 1 microwave dish antenna, new utility panels, 3 new HCS cables, 24 new fiber jumpers, 24 new coax jumpers, and a new 6 foot high retaining wall. The project also includes outdoor equipment cabinets and associated equipment located on a new concrete pad within an approximate 200-square-foot lease area. The proposed project is within the Rural Lands land use category and is located at 8420 Temettate Drive, approximately 1-mile northwest of Suey Creek Road, and approximately 5.7 miles north of Highway 166 near the community of Nipomo. The Land Use Committee unanimously recommends approval as submitted.

New Business:

PROJECT NUMBER AND NAME: Matson MUP [N-DRC2025-00043](#)

DESCRIPTION: A request by Michael Matson for a Minor Use Permit to allow the development of two buildings totaling 11,889 square feet on a 0.97 acre site undeveloped parcel. BLDG A on the north side of the site is a 6188 SF shell building for office & warehouse use and BLDG B on the south side is a 5701 SF shell building for office & warehouse use with a shared parking lot at the center. The project site is within the Commercial Service land use category and is located at 1255 Professional Pkwy Nipomo CA, 93444. The site is in the Woodlands Village within the South County Inland Sub Area of the South County Planning Area. APN 091-508-012

Laura Gough, studio 2G Architects | 811 Palm St, San Luis Obispo, CA 93401 | 805-594-0771 | laura@studio-2g.com

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/46172fc2-5a57-46d6-9028-1c7d7f51e4c4?tab=attachments>

After a presentation from the developer and discussions of street parking, roofing, HOA input, and other exterior design items, the Land Use Committee unanimously voted to forward the project to full SCAC, for a presentation by the developer, with a recommendation for approval.

PROJECT NUMBER AND NAME: Monarch Dunes CUP [N-DRC2024-00052](#)

DESCRIPTION: a request (N-DRC2024-00052) by Monarch Dunes Golf Resort, LLC for a Conditional Use Permit to allow a 2,675 square foot indoor driving range building to be located near the existing outdoor Driving Range and practice green at the Monarch Dunes Golf Course. The project site is within the Recreation land use category and within the Monarch Dunes Specific Plan area. The site is located on the Nipomo Mesa, approximately two miles west of the community of Nipomo, east of State Route 1, and approximately half a mile south of Willow Road. The site is also located within the South County Inland Sub Area and South County Planning Area. APN 091-603-003

Tricia Knight, Protective Weather Structures | 123 Seacliff Dr, Pismo Beach, CA 93449 | 805-448-4221 | triciaknight.tekconsulting@gmail.com

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/408695c3-c612-4c95-8848-35eb9ad8955a?tab=attachments>

PROJECT NUMBER AND NAME: Los Berros Country, LLC CUP [N-DRC2025-00033](#)

DESCRIPTION: A request by Los Berros Country, LLC for a Conditional Use Permit to allow for the conversion of a 2,800 square-foot (sf) barn to a 6,300-sf indoor temporary event venue. The expansion includes the construction of a new entry hall, accessible restrooms, storage areas, and additional interior space to accommodate up to 250 guests and staff. The maximum height of the structure is 17-feet. On-site parking will be provided on an unimproved lot with 100 total parking spaces, including 5 ADA compliant spaces. A modification to site access, adjustments to time limitations for temporary events, placement of cargo containers for storage purposes, and parking within the front setback are all included in this request. The proposed project is within the Residential Rural land use category and is located at 1383 Los Berros Road, in the unincorporated area of Arroyo Grande. The project is within South County Inland Sub-Area of the South County Planning Area. APN 091-081-014.

Freddy A Carrillo, TW Land Planning & Development | 1068 E Main St Suite 225, Ventura, CA 93001 | 818-620-8462 | fcarrillo@twlandplan.com

<https://sanluisobispo-county-ca-energygovweb.tylerhost.net/apps/selfservice#/plan/db4a86c0-3c95-4378-b9f9-a979cb3d54b7?tab=attachments>

After a presentation from the developer and discussions of neighbor notification/feedback, secondary egress, and event schedule, the Land Use Committee unanimously voted to forward the project to full SCAC, for a presentation by the developer, without a recommendation for approval, and encouraged the developer to contact neighbors in time for them to provide input at the meeting.

Old Business:

Nipomo Community Plan update – Claire Momberger, SLO County Planning

- Watch this [video](#)! It explains what the Nipomo Community Plan update is all about, including the Nipomo community improvement projects the County is considering.
- Take the [3-minute poll](#)! It is pivotal to the process because the opinions you share with the County will shape which Nipomo community improvement projects should receive funding and how.
- Please visit the website for more information on the Nipomo Community Plan update or to get in touch with County Planning staff: <https://www.slocounty.ca.gov/nipomoupdate>

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Traffic & Circulation Committee (Tom Girard)
2. Land Use Committee Meeting **November 10, 2025, 10:00 am** Via Zoom
3. Website Management (Darrell Sisk)
4. Treasurer's report
5. Next Regular SCAC Meeting **November 24, 2025 at 6:30 pm – Dana Adobe Cultural Center**