



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SCAC - AGENDA

At the Dana Adobe Cultural Center
671 S. Oakglen, Nipomo, CA 93444
Monday, January 26, 2025, 6:30 PM

Area 1 – Vacant & Vacant
Area 2 - Harry Walls & Vacant
Area 3 – Darrell Sisk & Russ Hobbs
Area 4 – Tom Girard & Justin Marsh
Area 5 – Carmen Morales-Board & Maria
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.

SCAC VACANCY – Due to a resignation, the SCAC has a vacancy for Recording Secretary. There are also Representative vacancies in Areas 1 and 7.

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 – Dwayne Brummett
- 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
- **PROJECT NUMBER AND NAME:** Butterfly Ln MUP/Map [N-SUB2025-00085/CO 25-0053](#)
- **DESCRIPTION:** A request by Margarita Valley Ranch LLC for a Minor Use Permit and Vesting Tentative Parcel Map to subdivide an existing 1.13 acre parcel (APN 092-142-016) into four parcels for the purpose of sale and or development. The resulting parcels sizes are configured as follows: Parcel 1 is 18,613 sf gross and 9,897 sf net, Parcel 2 is 7,800 sf gross and 7,180 sf net, Parcel 3 is 7,800 sf gross and 6,502 sf net, and Parcel 4 is 7,800 sf gross and 7,278 sf net. Each resulting parcel will be served by Nipomo Community Services District for water and sewer services, and access via a proposed 25' private access and utility easement off of Butterfly Lane. The property is located at 365 Butterfly Lane in the Residential Multi Family (RMF) land use category, in the Nipomo Urban Reserve Line of the South County Inland Sub-Area of the South County Planning Area. APN 092-142-016 – The Land Use Committee unanimously recommends approval as submitted

New Business:

- Annie Bowsky from SLOCOG will present information about the Local Roads First ballot measure
- **PROJECT NUMBER AND NAME:** Primary Care Animal Hospital CUP [AMEND2025-00008](#)
DESCRIPTION: A request by Primary Care Animal Hospital to amend Conditional Use Permit D980343D to modify condition of approval 4 to allow on-site kenneling and animal daycare services for animals not receiving medical care. The site is within the Residential Rural (RR) land use category and is located at 1129 and 1123 Mesa View Drive, approximately 0.5 miles south of the Palo Mesa village reserve line. The project site is within the South County Sub Area of the South County Planning Area. APN: 075-311-016 & 075-311-018 – The Land Use Committee unanimously recommends approval as submitted.
- **PROJECT NUMBER AND NAME:** Monarch Dunes Village Center CUP [N-SUB2025-00061](#)
DESCRIPTION: A request by Monarch Village Nipomo, LLC for a mixed-use project consisting of Phased Vesting Tentative Parcel Map (CO 25-0044) to subdivide and reconfigure three existing parcels totaling 2.54 acres into six parcels ranging from 10,720 sq. ft. to 27,820 sq. ft., four of which will include airspace condominiums with commercial units and common areas on the first floor and residential condominium units on the second floor, and a Conditional Use Permit for site development that includes two commercial retail buildings and four mixed-use commercial/residential buildings containing 28,259 sq. ft. of commercial space, 40 second-floor two-bedroom condominiums and support areas (e.g. circulation, storage, electrical, etc.) totaling 96,019 sq. ft. of total floor area, along with associated architectural plans and elevations, grading and drainage improvements, on-site utilities and circulation, parking, and common area landscaping. APNs 091-603-007, 008, 039, 040, & 042. – The Land Use Committee unanimously recommends approval as submitted.

- **PROJECT NUMBER AND NAME:** APC Towers CUP [N-DRC2024-00019](#)

DESCRIPTION: A revision of previously reviewed project. Revision is for 132' height instead of previous 77' height. **Original Description:** APC Towers is proposing a new, collocatable 77' high antenna support structure disguised as a eucalyptus tree with ground mounted equipment cabinets, all within a 900 sf. walled lease area enclosure. The faux eucalyptus design, with "antenna socks", high density branching, and bark cladding will conceal the geometric shapes of the antennas/RRUs and tower. In addition, the lease area wall will conceal the equipment cabinets from public view. The proposed project is within the Residential Rural land use category and is located at 1389 Dawn Road. APN 091-232-015 – **The Land Use Committee unanimously recommends against approval as submitted.**

- **PROJECT NUMBER AND NAME:** Flint Tract Map/CUP [N-SUB2025-00026](#)

DESCRIPTION: A request by Flint, a General Partnership, for Tract Map and Conditional Use Permit covering two adjacent project sites. The project site consists of two existing legal parcels. The Conditional Use Permit will authorize smaller lot sizes as a planned development and allow for the construction of twelve detached single-family residences of 1,654 square feet each on the south side of Flint Place (APN 092-575-001). Additionally, the Conditional Use Permit will authorize 24 one-bedroom apartment units of 651 square feet each on the north side of Flint Place (APN 092-576-005). The project will include off-site road improvements to Flint Place and project-related infrastructure. The project will result in the disturbance of the entire approximately two-acre site. Adjustments to the access and improvement design standards pursuant to Title 21 are also included in the request. The project sites are within the Commercial Retail and Residential Multi-Family land use categories and are located at 651 West Tefft Street in the community of Nipomo. APN: 092-575-001 & 092-576-005 – **The Land Use Committee unanimously voted for a presentation to the full SCAC without a recommendation.**

- **PROJECT NUMBER AND NAME:** Stop N' Buy expansion MUP [N-DRC2024-00044](#)

DESCRIPTION: A request by George Ghazaly for a Minor Use Permit to allow four (4) additional fuel kiosks with eight (8) total additional vehicular fuel pumps, overhead canopy, detached restroom facility, 2,000 SF underground fuel storage tank, and other site improvements to the existing Stop N' Buy gas and convenient store. The site shares access, parking, and signage with recently approved drive-thru restaurant (N-DRC2023-00023) on a 26,139 square foot site. The proposed project is within the Commercial Retail land use category and is located at 459 West Tefft Street at the corner of West Tefft Street and the northbound Tefft Street exit ramp of Highway 101 in Nipomo. The site is in the South County Inland Sub-Area of the South County Planning Area within Supervisorial District 4. Also to be considered is the determination that this project is exempt from environmental review under CEQA based on the common sense exemption, CEQA Guidelines § 15061(b)(3). APN 092-251-025, -024, -022 – **The Land Use Committee unanimously recommends against approval as submitted.**

Old Business:

The Election Committee has set the following dates for the 2026 election: applications can be submitted beginning 2/2, Town Hall (Application Deadline) 3/2, Election (if needed) 3/16.

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Traffic & Circulation Committee (Tom Girard)
2. Land Use Committee Meeting **February 9, 2025, 10:00 am** Via Zoom

3. Website Management (Darrell Sisk)
4. Treasurer's report
5. Next Regular SCAC Meeting **February 23, 2025 at 6:30 pm – Dana Adobe Cultural Center**