

SCAC - AGENDA

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

Monday, September 28, 2026, 6:30 PM

Area 1 – Vacant & Vacant
Area 2 - Harry Walls & Gary Adams
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) – Curt Eichperger
- 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 VACANCIES –

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
 - Lucia Mar Unified School District – Curt Eichperger
 - 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

New Business:

PROJECT NUMBER AND NAME: Norgrove Parcel Map amendment [AMEND2026-00005](#)

DESCRIPTION: A request by Peter Nott (Norgrove Gardens, LLC) for an Amendment AMEND2026-00005 to Parcel Map CO 01-0399 (S010102P) to modify the boundaries of the approved building envelope. The proposed amendment would expand the building envelope by 2.38 acres and create an additional 1.64-acre building envelope. Additionally, a modification to Condition of Approval #5 is requested to allow a new agricultural access driveway from El Campo Road. The project site is located about one mile southeast of the City of Arroyo Grande at 2449 Brady Lane in the South County Inland Sub-Area of the South County Planning Area. APN 075-081-007

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

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/a6e78010-c011-4715-99b8-dc80d7e64dc0?tab=attachments>

Since these parcel map amendments are related to and support the previously endorsed Norgrove winery and distillery facility project with tasting room, special events program, public tram tours, and U-Pick operation, the Land Use Committee unanimously recommends endorsement of this amendment.

PROJECT NUMBER AND NAME: Monarch Dunes Specific Plan amendment [LRP2026-00006](#)

DESCRIPTION: An application by Monarch Dunes LLC to amend the Monarch Dunes Specific Plan (County File Number: LRP2026-00006). The proposed amendment would increase the maximum allowable lot coverage for attached single-family dwellings in specific sites from 54% to 65% or 2,970 square feet, whichever is less. Exempt from CEQA. APN 091-500-012, 091-500-010

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After discussion of lot lines, model options, and increased demand for ADUs, the Land Use Committee unanimously recommends endorsement of this amendment.

PROJECT NUMBER AND NAME: Santana/ICB MUP [DRC2026-00023](#)

DESCRIPTION: Construction of a new single-story commercial retail building of 2,750 sq. ft. containing two tenant spaces (Retail Space 1 - 1,670 sq. ft.; Retail Space 2 - 1,080 sq. ft.), plus a detached 160 sq. ft. CA CRV beverage container recycling collection unit and adjoining trash/ recycling enclosure (2,910 sq. ft. total structure area). Maximum building height 20'-0" to top of parapet, one story. Site improvements include a 12-space on-site parking area, new sidewalk and street trees along W. Tefft St. APN 090-161-020

Alex Santana; Nicklaus Schwaller, Schwaller Studio Architecture | 6 Harbor Way #244, Santa Barbara, CA 93109 | 402-709-4828 | nick@schwallerstudio.com

<https://sanluisobispocountyca-energovweb.tylerhost.net/apps/selfservice#/plan/46d457f2-122e-4526-95b3-d3288e515f79?tab=attachments>

After discussion of access, parking, and design input from Olde Towne Nipomo Association, the Land Use Committee unanimously forwarded this project for a presentation to full SCAC without a recommendation.

Old Business:

Bylaws update

[Nipomo Community Plan Update link](#)

SCAC COMMITTEE REPORTS AND UPCOMING MEETINGS

1. Traffic & Circulation Committee (Tom Girard)
2. Land Use Committee Meeting **October 12, 2026, 10:00 am** Via Zoom
3. Bylaws Committee (Harry Walls)
4. Website Management (Darrell Sisk)
5. Treasurer's report
6. Next Regular SCAC Meeting **October 26, 2026 at 6:30 pm – Dana Adobe Cultural Center**