



January 23, 2024

Supervisor Jimmy Paulding, 4th District Supervisor
County Government Center
San Luis Obispo, CA 93408

Dear Supervisor Paulding:

The South County Advisory Council held an in-person meeting on Monday, January 22, 2024, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following actions:

SB9 Project – N-SUB2023-00036 – A request from Victor and Teresa Oneschuck for a (vesting) tentative parcel map (CO23-0027) to subdivide an existing 3-acre parcel into two parcels of 1.8-acres and 1.2-acres each for the purpose of sale or development. The site is currently developed with an existing primary residence, secondary residence, and residential accessory structures. Both proposed parcels will be served by community water and individual on-site septic systems. The proposed project is within the Residential Suburban land use category and is located at 1067 Evergreen Way, in the community of Nipomo, within the Nipomo Urban Reserve Line. The site is in the South County Inland Sub Area of the South County Planning Area. APN: 091-284-043.

The Land Use Committee reviewed this project and placed it on the Council's Consent Agenda with a recommendation for approval. The full Council subsequently voted to approve the items on the Consent Agenda.

Marr – N-DRC2023-00043 – A request by Lesley Marr for a Conditional Use Permit to allow a non-motorized trailer and fifth wheel storage yard to provide approximately 150 designated parking stalls. The project site is to be surrounded by fencing, have controlled access gates, and no proposed buildings, water, or sewage connections. All existing Eucalyptus trees and several Oak trees on site are to be removed. The project will result in the disturbance of approximately 4.42 acres on a 4.42-acre parcel. The proposed project is within the Commercial Services (CS) land use category and is located at 225 N. Oak Glen Avenue, Nipomo, approximately 800 feet north of the Nipomo Central Business District in the community of Nipomo. The site is in the South County Inland Sub Area of the South County Planning Area. APN: 090-151-015.

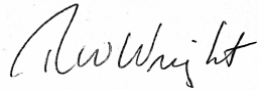
2.

This project was originally recommended for approval by the Land Use Committee and placed on the Council's Consent Agenda. It was subsequently removed from the Consent Agenda at the request of a Council member for further discussion regarding the Oak tree removal. The project's presenter was not present to answer questions and the Council subsequently approved a motion to table the project until further information is available.

Amburgey – N-DRC2023-00038 – A request by John Amburgey for a Minor Use Permit to allow development outside of the approved building envelope. Proposed development includes a 2-story structure with a 1,108 SF ADU, a 584 SF guest house/office room, and a 2,593 SF garage/barn for wine processing and barrel storage on the first floor. The second floor includes a 1,815 SF storage space. The project will result in the disturbance of approximately 0.62 acres on an 11-acre parcel and includes a 250 LF retaining wall. The proposed project is within the Residential Rural land use category and is located at 950 Riata Lane in the community of Nipomo. The site is in the South County Sub Area of the South County Inland Planning Area. APN: 090-012-029.

Following the presentation and discussion, the Council voted to recommend approval for this project.

On behalf of the South County Advisory Council,

A handwritten signature in cursive script, appearing to read "Richard Wright".

Richard Wright,
Correspondence Secretary