



SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

October 30, 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, October 28, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following actions:

Norgrove Gardens LLC (Golden Spike Winery) CUP – N-DRC2024-00038 - A request by Norgrove Gardens LLC for a Conditional Use Permit to allow a new 7,345 sq. ft. winery and distillery facility with a shared tasting room and 4,980 sq. ft. of exterior use areas. At full buildout, the winery and distillery facility would total 12,325 sq. ft. with a 2,250 sq. ft. fermentation room, 2,015sq. ft. barrel storage room, 1,515 sq. ft. tasting room, 165 sq. ft. kitchen, and 1,400 sq. ft. of supporting uses. The outdoor use area features a 1,420 sq. ft. covered crush pad, 1,430 sq. ft. loading area, 1,250 sq. ft. tram passenger loading area, and an 880 sq. ft. tasting deck. The winery facility would have a maximum production of 10,000 cases per year. The applicant is requesting three (3) modifications of the County's Title 22 Land Use Ordinance: (1) a modification to reduce the 200 foot setback requirement from the property line to facilities with public tastings to 155 feet, (2) a modification to the standard as applicable to winery special events to allow outdoor amplified music after 5:00 p.m., and (3) a modification to the signage standards to allow two freestanding signs at a maximum height of 22'-2". The project also includes a request for reconsideration of the original Parcel Map (S010102P / CO01-0399) Condition of approval #5 to allow for a new commercial /agricultural access road along El Campo Road. County Code, Section 22.30.020.D allows standards to be modified through a Conditional Use Permit if it can be proven to be unnecessary and the project meets all other development standards. The project would result in 3.67 acres of site disturbance on the 128-acre parcel, including 4,000 cubic yards of cut and 4,000 cubic yards of fill. The proposed project is located within the Agriculture land use category, at 2449 Brady Lane, in South County Inland Sub-area of the North County Planning Area. APN: 075-081-007.

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After a presentation by the developer and an on-site tour of the property, the Land Use Committee determined that the requested exceptions were not unreasonable and would not cause a negative impact on the area. The Committee indicated the project could provide positive benefits to the area and recommended approval.

The full Council subsequently viewed a video presentation of the project and agreed with the Land Use Committee's opinion. The Council voted unanimously to recommend approval of the project.

Nipomo Sheriff's Substation Project – (320315 / ED24-150) – This proposed project is for the construction of a new Sheriff's Substation essential services facility in the unincorporated town of Nipomo, San Luis Obispo County. The project will include a fenced, secure parking lot for Sheriff staff and additional parking for public use. The project also includes a 40-foot radio tower, landscaping elements, stormwater improvements, and security features to be located adjacent to and surrounding the facility. Located in Nipomo, San Luis Obispo County. APN: 090-141-006 & 090-141-007.

The Public Works Department requested that the South County Advisory Council review the preliminary plans for this Substation and comment on any potential environmental issues. The Council did not have any environmental concerns. However, the Council did recommend that the new substation's exterior design conform to Old Town's retro western appearance.

On behalf of the South County Advisory Council,



Richard Wright,
Correspondence Secretary