



## SOUTH COUNTY ADVISORY COUNCIL

Meeting Minutes  
October 27, 2025

Meeting held at Dana Adobe Cultural Center, 671 S Oakglen, Nipomo CA 93444

Called to order 6:30 p.m.

**Present:** Harry Walls, Robert Wachsmuth, Darrell Sisk, Russ Hobbs, Tom Girard, Maria Diets-Stover, Gary Spelbring, Stephen Vines, Pat Duron, Richard Wright, and John Joyce

**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 my thanks to all of the members of the council who volunteer their time to serve their community.

**SCAC Vacancy** – Rose Kaye has resigned. Justin Marsh submitted a completed petition for the vacant Area 4 Representative seat and was appointed by unanimous vote.

### Community Presentations:

**SLO Sheriff Sgt Hall** reported calls from September through now are at 1110, which is down from 1700 last year. Year to date there have been 538 drug arrests, mostly in South County. He commended the good work ethic of the deputies assigned to South Station.

**CHP Captain Brown** reported on current statistics, including 3 property damage crashes (2 at Tefft red light) and 1 hit and run, with that subject caught. The Specially Marked Vehicle is still targeting aggressive drivers. They are seeing a good rate of pulling over called-in DUI and reckless drivers. He reported the Coastal division will be fully staffed starting in December, which it has not been for about the last 20 years.

Supervisor Paulding reminded attendees that District 4, which includes Nipomo and other unincorporated areas of South County, is the largest of the five SLO County districts in area and population. He then reported on the sheriff substation currently at the design bid stage, the county's efforts to treat drug- and alcohol-related issues and mental illness, the We Heart Nipomo event, and the county's recent RFP for ambulance service.

**John Joyce, NCSD**, reported the most recent meeting was cancelled but the next one would still be happening. The rate increase public hearing is still scheduled for December 10.

**Public Comment** included concerns over residential density in the Thompson/Chestnut area and nearby increased development, as well as a general concern over reduced parking requirements for new developments and no additional parking requirements for ADUs.

**Consent Agenda:** Minutes from 9/22/25, the Treasurer's report, development projects Nipomo Food Basket MUP [N-DRC2025-00042](#), Herrera MUP/Coast Development Permit [C-DRC2025-00033](#), and T-Mobile MUP [N-DRC2025-00039](#) were approved as presented (Duron Walls / unanimous).

### New Business:

Matson MUP [N-DRC2025-00043](#) – after a presentation from the developer's representative and discussion of operating hours, noise, and bike path integration/continuation, the council voted to endorse the project as presented (Walls / ? / unanimous)

Monarch Dunes Golf Academy CUP [N-DRC2024-00052](#) – after a presentation from the developer's representative and a

discussion of visual alignment with surroundings, parking, noise impacts, and neighbor concerns over appearance and location, the council voted to endorse project with a recommendation for additional tree plantings and the involvement of the new HOA in the design process. (Duron / Marsh / 8 for – 1 against – 2 abstentions)

Los Berros Country, LLC Event Venue CUP [N-DRC2025-00033](#) – with no presentation from the developer, the council was briefed on the details of the project by members of the Land Use Committee. After discussions of concerns of entering and exiting traffic, noise, traffic congestion, lack of accident history information, and a general lack of available answers to questions, the council voted not to endorse the project. (Wright / Duron / unanimous)

**Old Business:** More information about the Nipomo Community Plan Update, with an option to add your email address for future announcements, can be found at: <https://www.slocounty.ca.gov/departments/planning-building/grid-items/active-projects/nipomo-update>

### **Committee Reports and Upcoming Meetings:**

**Traffic and Circulation:** Nothing to report.

**Land Use:** Next meeting **November 10, 2025, 10:00 am** Via Zoom.

**Website Management:** Nothing to report.

**Treasurers Report:** Nothing except previously submitted report.

**Election Committee** will need to be established at the next meeting

The next scheduled meeting is: November 22, 2025

**Meeting adjourned @ 8:15 p.m.**