



Meeting Minutes  
January 26, 2026

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

Called to order 6:30 p.m.

**Present:** Harry Walls, Darrell Sisk, Russ Hobbs, Tom Girard, Carmen Morales-Board, 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** – Gary Adams presented a completed petition to fill the vacant Area 2 Representative position and was unanimously approved. Seats are still vacant and available to fill by petition in Areas 1 and 7. The Recording Secretary role is also still open.

#### **Community Presentations:**

**SLO Sheriff Sgt Bird** reported 721 total incidents in December, down slightly from 738 in December 2024. There has been some minor ICE activity near the SLO County jail, but nothing significant. If major issues arise which pose a significant risk, the Sheriff's Office issue press releases, but general issues are not normally publicized.

**James Sofranko**, Supervisor Paulding's Chief of Staff, briefed the council on the status and upcoming steps in the Community Plan Update.

**John Joyce, NCSO**, reported that the proposed rate increase passed and will become effective February 1. Golden State Water Company is now paying for all of their required additional water draw from Santa Maria.

**Public Comment** included a question about a sales tax increase being discussed at tomorrow's Board of Supervisors meeting.

**Consent Agenda:** The Butterfly Lane MUP project was pulled from the Consent Agenda for separate discussion. Minutes from 11/24/25 and the Treasurer's report were approved as presented (Walls / Morales-Board / unanimous).

#### **New Business:**

**James Worthy** from SLOCOG provided an update on efforts to generate local funds to help obtain matching funds for major transportation projects. The goal is to have a ½ cent sales tax increase on the November election ballot. If Nipomo were to incorporate, it would receive a percentage of funds based on population. The SCAC voted to favor a split of the estimated \$8.5M funds among the unincorporated areas (Morales-Board / Vines / unanimous).

Primary Care Animal Hospital CUP [AMEND2025-00008](#) – After discussion of feedback from the Land Use Committee, the council voted to endorse the project as submitted (Girard / Diets-Stover / unanimous).

Monarch Dunes Village Center CUP [N-SUB2025-00061](#) – After a presentation by the project manager and discussion, the council voted to endorse the project as submitted (Girard / Adams / 9 for, 1 against).

APC Towers CUP [N-DRC2024-00019](#) – After a presentation by the project manager and discussion of future tree removal, neighbor impact around the perimeter, the council voted to endorse the project as submitted (Walls / Duron / unanimous).

Flint Tract Map/CUP [N-SUB2025-00026](#) – After a presentation by the project manager and discussion of concerns about fire access, emergency egress, parking, and increased traffic on Mary, the council voted to not endorse the project as submitted (Girard / Wright / unanimous).

Stop N' Buy expansion MUP [N-DRC2024-00044](#) – After discussion of feedback from the Land Use Committee, the council voted to endorse the project if sidewalks are improved and entry and exit are limited to right turns at new entrance/exit only due to traffic concerns (Walls / Vines / 9 for, 1 against).

**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. Jerry Bridge has volunteered to serve as Chair of the committee.

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

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

**Land Use:** Next meeting **February 9, 2026 10:00 am** Via Zoom.

**Website Management:** Nothing to report.

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

The next scheduled meeting is: February 23, 2026

**Meeting adjourned @ 8:30 p.m.**