



# SOUTH COUNTY ADVISORY COUNCIL

PO Box 2355 Nipomo, CA 93444-2355

April 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, April 22, 2024, at 6:30 p.m. at 148 S. Wilson Street in Nipomo. During the meeting the Council took the following actions:

**Drive-Through Coffee – N-DRC2023-00023** – This project was initially reviewed at the September 26, 2022 SCAC meeting as **Ghazaly MUP & Lot Line Adjustment, N-DRC2021-00023** – 1.) A request to adjust the lot lines between two parcels of 0.6 acres and 0.21 acres that will result in two parcels of 0.23 acres and 0.58 acres. 2.) Construction of a new 2,000 sq. ft. building with a drive thru window (coffee brew), and a new AC parking lot that would be shared with a future drive thru tenant and existing convenience store. 3.) A new 48-foot tall freeway pole sign. This property location is adjacent to the N/B off ramp at Tefft St. in Nipomo. APN: 092-251-022.

After the initial presentation in 2022, in which concern was expressed regarding potential traffic issues involving ingress and egress on Tefft St, the Council voted unanimously to table the project pending additional information including a full traffic report and feedback from Public Works.

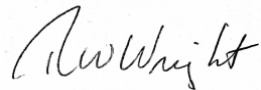
At the current meeting, the Council learned that the recommendation from Public Works was to limited vehicle ingress and egress to the property to “right-hand turns only”. Due to the busy intersection, the closeness of the N/B off ramp and the current traffic which accesses the involved convenience store, this solution to the traffic concerns did not engender acceptance from the Council. As a result of these concerns, the Council subsequently voted 9 to 1 to recommend denial of the project.

2.

**Phillips 66 Santa Maria Refinery Demolition and Remediation – C-DRC2022-00048** – This Development Plan and Coastal Development Permit (DP/CDP) would allow the Phillips 66 Company to demolish the Santa Maria Refinery (SMR) facility and remediate the site located at 2555 Willow Road in Arroyo Grande, California.

Mr. Jim Anderson, a consultant for Phillips 66, presented an overview of the project and answered questions from the Council and the audience. This comprehensive plan and Environmental Impact Report involved both the demolition and remediation process. The entire process would potentially extend for ten years with Phillips 66 eventually offering the property for sale. The Council entertained a motion on the project and voted unanimously to recommend approval.

On behalf of the South County Advisory Council,

A handwritten signature in black ink, appearing to read "Richard Wright". The signature is written in a cursive, flowing style.

Richard Wright,  
Correspondence Secretary