



SOUTH COUNTY ADVISORY COUNCIL

PO BOX 2355 NIPOMO, CA 93444-2355

SCAC - AGENDA

Meeting held at NCSD Chambers
148 South Wilson, Nipomo, CA 93444
Monday, July 22nd, 6:30 PM

Area 1 – vacant & vacant

Area 2 - Harry Walls & Robert Wachsmuth

Area 3 – Darrell Sisk & Russ Hobbs

Area 4 – Tom Girard & Rose Kaye

Area 5 – Steve Schumann & Jerry Bridge

Area 6 - Gary Spelbring & Stephen Vines

Area 7 – Vacant & Vacant

- Agriculture - Pat Duron
- Public Safety - Richard Wright
- LMUSD (School District) - Vacant
- NCSD (Water District) - Vacant

“The mission of the SCAC is to provide a forum for citizen involvement, and an advisory role to county government entities, on issues affecting unincorporated South SLO County.”

CORRESPONDENCE FROM THE CHAIR – Brief recap from Lunch with Jimmy and James. We need to get consensus on a date for the community meeting.

COMMUNITY PRESENTATIONS - The SCAC Council may ask questions at the conclusion of each presentation. The Chairman may invite questions from the public if time permits.

- Supervisor Jimmy Paulding
- CALFIRE - Battalion Chief Eric Shalhoob
- SLO Sheriff – Commander
- CHP – Sgt Perry Heidebrink & Lt Kevin Kurker
- Nipomo Community Service District – Ray Dienzo
- SLO County Parks and Recreation – Mike Eisner
- SLO County Planning – Shawn Monk

PUBLIC COMMENT - Items not scheduled on today's agenda. Speakers are allotted for 3 minutes.

CONSENT AGENDA - Council may pull items from ‘Consent’ to permit discussion after the Consent vote:

Approval of Minutes

Treasurer's Report

PROJECT NUMBER AND NAME: Bachman Lot Line Adjustment [N-SUB2024-00027](#)

DESCRIPTION: A request by Rudy Bachmann for a Lot Line Adjustment to reconfigure the three (3) parcels to achieve a more equitable distribution of land, ensuring that they are relatively equal in size and have an equal opportunity to establish an onsite wastewater treatment system. The newly configured parcels will be 0.634 acres (Parcel 1), 0.642 acres (Parcel 2), and 0.657 acres (Parcel 3). The adjustment will not result in the creation of any new parcels. The site is located between US 101 south bound Los Berros Road and the East US 101 Frontage Road at the southwest corner of the US 101 and Los Berros Road interchange. APNs: 091-091-063, 091-091-064, 091-091-065

Ian McCarville | 8830 Morro Rd, Atascadero, CA 93422 | 805-461-5765 | ian@kirkconsulting.net
https://energov.sloplanning.org/energov_prod/selfservice#/plan/7e7fad5b-c2fc-4d57-8629-babed98ef2d7?tab=attachments

Land Use Committee recommends approval as submitted

PROJECT NUMBER AND NAME: Monarch Dunes Lot Line Adjustment [N-DRC2024-00042](#)

DESCRIPTION: A request by Rudy Bachmann for a Lot Line Adjustment (N-SUB2024-00042) to reconfigure 4 lots resulting in 3 adjusted lots that can then be subdivided with another (third) project for condominium purposes. The 4th lot that may be subdivided into smaller lots and/or condominiums in the future under a fourth application. The newly configured parcels will be 11,140 SF (Lot 1), 21,710 SF (Lot 2), 67,640 SF (Lot 3), and 77,536 SF (Lot 4). The adjustment will not result in the creation of any new parcels. The site is located at the Village Center in Trilogy at Monarch Dunes - 1111 Via Conch Road. The project is located in the South County Inland Sub Area in the South County Planning Area. Map number COAL 24-0014. APNs: 091-603-017; 091-603-010; 091-603-014; 091-603-019; 091-603-021; 091-603-020; 091-603-013

Rob Miller, Wallace Group | 612 Clarion Ct, San Luis Obispo, CA 93402 | 805-441-5610 |

robm@wallacegroup.us

https://energov.sloplanning.org/energov_prod/selfservice#/plan/f94c6146-4812-4aa2-bc3e-4f8cbb20a87d?tab=attachments

Land Use Committee recommends approval as submitted

New Business:**PROJECT NUMBER AND NAME:** Ramirez Subdivision [N-SUB2024-00023](#)

DESCRIPTION: Dividing the existing parcel into two parcels (CO 24-0016). APN: 091-011-057
Emilio Ramirez | 1688 Quiet Oaks Dr, Arroyo Grande, CA 93420 | 805-714-8691 |

goldcoastcollision@yahoo.com

https://energov.sloplanning.org/energov_prod/selfservice#/plan/916587b0-ce74-4b57-9aeb-b77cb2301b51?tab=attachments

The Land Use Committee does not have a recommendation.

SCAC COMMITTEE REPORTS AND UPCOMING MEETING

1. Traffic & Circulation Committee (Tom Girard)
2. Land Use Committee – Next meeting is Monday, August 12, 2024, 10:00 am Via Zoom
3. Website Management (Darrell Sisk)
4. Treasures Report (Gary Spelbring)
5. Community Meeting with Jimmy _____
6. Next Regular SCAC Meeting August 26th, at 6:30 PM.