

## Minutes of SCAC Land Use Committee

**Monday, April 8, 2024 – 10:00 am. Meeting held via Zoom**

Call to Order at 10:00am

### **Roll Call –**

Darrell Sisk LUC Chair  
Gary Spelbring  
Tom Ryan  
Tom Girard

**Correspondence and Comments from the Chair:** Project N-SUB2024-0001 was removed from the agenda after distribution. The applicant's presentation would not be ready in time, and there is a question about the property falling with SCAC boundaries.

The minutes from the March 11, 2024 meeting were approved. (Tom R motion / Tom G second / unanimous)

### **New Business:**

**PROJECT NUMBER & NAME:** Oneschuck tentative parcel map (CO23-0027) [N-SUB2023-00036](#)

**PROJECT DESCRIPTION:** A request for an SB9 project by Victor and Teresa Oneschuck for a (vesting) tentative parcel map (CO23-0027) to subdivide an existing 3 acre parcel into two parcels of 1.8 acres and 1.2 acres each for the purpose of sale and/or development. The site is currently developed with an existing primary residence, secondary residence, and residential accessory structures. Both proposed parcels will be served by community water and individual on site septic systems. The proposed project is within the Residential Suburban land use category and is located at 1067 Evergreen Way, in the community of Nipomo, within the Nipomo Urban Reserve Line. The site is in the South County Inland Sub-area of the South County Planning Area. APN: 091-284-043

David Cross, Fletcher-Cross & Associates | 801 S Broadway Suite 1, Santa Maria, CA 93454 | 805-928-6463 | [dcross@impulse.net](mailto:dcross@impulse.net)

Presenter was Dave Cross

Mr. Cross updated the committee on current discussions with the county regarding parcel size requirements, and there was no representative present from County Planning. The committee determined there was no action to be taken at this time.

**PROJECT NUMBER & NAME:** Amburgey Minor Use Permit [N-DRC2023-00038](#)

**PROJECT DESCRIPTION:** A hearing to consider a request by John Amburgey for a Minor Use Permit to allow development outside of the approved building envelope. Proposed development includes a 2-story structure with a 1,108 SF ADU, a 584 SF Guest House / Office room, a 2,593 SF garage / barn with wine processing and barrel storage on the first floor. The second floor includes a 1,815 SF storage loft space. The project will result in the disturbance of approximately 0.62 acres on an 11-acre parcel and also includes a 250 LF retaining wall. The proposed project is within the Residential Rural land use category and is located at 950 Riata Lane in the community of Nipomo. The site is in the South County Sub Area of the South County Inland Planning Area. APN: 090-012-029

Randy Rea, Rea & Luker Architects, Inc | 444 Higuera St Suite 201, San Luis Obispo, CA 93401 | 805-541-629 | rrea@realuker.com

The presenter did not attend meeting.

**PROJECT NUMBER & NAME:** Phillips 66 Santa Maria Refinery Demolition and Remediation [C-DRC2022-00048](#)

**PROJECT DESCRIPTION:** The project includes the demolition of aboveground and belowground facilities, equipment and associated infrastructure except for any essential infrastructure (e.g., outfall line) or utilities required to be kept in place by regulatory authorities or for use by subsequent site occupants. The project also includes soil remediation that meets applicable risk-based industrial standards. The proposed project estimates approximately 243,150 cubic yards of concrete, asphalt, mixed debris, and impacted soil. The site is in the Coastal Zone of the South County Coastal Planning Area. APN: 092-401-011

Brent Eastep | 1380 San Pablo Ave, Rodeo, CA 94572 | 510-245-4672 | Brent.P.Eastep@p66.com

There were no representatives present from Phillips 66 or County Planning to discuss the project and answer questions. The committee would like to see a watering provision included to minimize dust/sand blowing on windy days, and there were concerns about coke and sulphur storage and the carbon plant. No formal action was taken other than to recommend the project be scheduled for review by the full SCAC.

Meeting Adjourned at 10:45am

**Notes:**

**SCAC Regular Meeting – April 22th – 6:30pm – In Person, NCSD Board Room**

**Next LUC Meeting May 13th – 10:00am – Via Zoom**