SECTION 4

EXISTING CONDITIONS SUMMARY

A. EXISTING TOPOGRAPHY

The project area is approximately 95 acres and includes 4,000 linear feet of ocean frontage. Over 56 percent of the project area has been used for tanks and industrial facilities, which required the site to be heavily graded. The project area is slightly elevated from the adjacent community and includes panoramic views of the Pacific Ocean, Avila Valley and the Pacific Palisades. The property has a steep north facing slope, slopes and coastal bluffs to the south, and relatively level coastal terraces in the center and northeastern portions of the site. The topography ranges from an elevation of 5 feet at the ocean shoreline to 240 feet near the center of the project area (Figure 4-1).

FIGURE 4-1 Existing Topography

B. EXISTING SLOPES

The areas previously used for industrial purposes are relatively flat with slopes of 0-15 percent framed by steeper slopes that are more than 30 percent, to the north and south (Figure 4-2).

FIGURE 4-2 Existing Slopes

C. EXISTING INFRASTRUCTURE

There is a significant amount of existing industrial infrastructure (pipelines, buildings and roads) remaining from the former industrial use that is inactive and has been secured. This infrastructure will be removed, abandoned in place or relocated during the remediation process.

FIGURE 4-3 Existing Infrastructure

D. ARCHAEOLOGICAL REPORT SUMMARY

Beginning in 1992 and following in 1998, 1999, 2000, 2002, and 2012 archaeological field work was conducted at the site. Between 1999 and 2010 the following testing was conducted and reports were prepared for the site:

In 1999, a Phase One archaeological surface survey was conducted. Initial surface surveys resulted in identification of two prehistoric cultural sites, SLO-1482 and SLO-2067. A comprehensive archaeological and geomorphological subsurface testing program was conducted between 2000 and 2002 to define the nature and significance of the cultural resources. In 2002, another prehistoric cultural site was identified, SLO-2634. Most recently, in 2012, a report was prepared for the assessment and treatment of cultural resources at the site in anticipation of possible future remediation and development activities.

It is Chevron's goal for the Project activities on the property to avoid and preserve highly sensitive archaeological areas. Chevron intends to continue working proactively with Native Americans to respectfully manage any cultural resources found on the site.

E. ECOLOGICAL EVALUATION REPORT SUMMARY

Ecological evaluation reports were prepared for the property to assess the existing conditions of biological resources. The first evaluation, prepared in 2003 (2003 study), establishes existing baseline conditions of the on-site habitat types and provides a broad overview evaluation of the potential for special-status plant and/or wildlife species occurring at Avila Point.

In 2004, David Wolff Environmental conducted additional review of background information and extensive field reconnaissance of the site to further refine ecological resources and prepared the Ecological Evaluation Supplement I (2004 study). In 2005, David Wolff Environmental prepared the Ecological Evaluation Supplement II (2005 study). The primary purpose of this evaluation was to use extensive field reconnaissance and focused surveys to address biological and wetland resources data gaps that were identified in the 2004 study.

Field work conducted during the 2004-2005 efforts included:

- Floristic inventory and rare plant survey during the spring/summer 2005.
- Protocol dry and wet season fairy shrimp surveys of the six identified wetland areas.
- Incidental surveys/evaluation of wetland areas for special-status aquatic vertebrate species.
- Regular observations during the winter aquatic surveys throughout the tree and woodland habitats on site to determine winter use by monarch butterflies.
- Wetland assessment for potential federal and state criteria using field observations and available background information.

F. WETLANDS SUMMARY

The Avila Point property has been assessed for potential wetlands under state and federal criteria and seven areas were identified as potentially jurisdictional. The U.S. Army Corps of Engineers recently determined during a site inspection that these wetlands were not jurisdictional. However, a state jurisdiction determination has not been made. In the event that these areas are deemed to be jurisdictional by the state, the Project will incorporate design strategies and mitigations to address any applicable requirements.

G. INDUSTRIAL IMPACTS SUMMARY

The Avila Tank Farm was used to store petroleum, partially refine crude oil and distribute petroleum products (e.g., gasoline, diesel) for more than 90 years. The Tank Farm's primary function was to accumulate crude oil from the Santa Maria and San Joaquin oil fields for shipment to refineries around San Francisco and Los Angeles. A secondary function consisted of the distribution of refined products to local retail outlets and fuel-related compounds.

With the exception of a limited portion of the southwest facing cliff where characterization is still underway, the site impacts are summarized in the Site Conceptual Model (SCM) currently being reviewed with the RWQCB and other ATCAT representatives. As described in the SCM, impacts are typically limited to the former operational areas of the site and are related to crude oil refinement. These areas include the former pump house and loading rack, the former refinery area, along the pipelines and beneath the former tanks. A list of the site studies leading up to the SCM is included in Section 6.

H. SITE PHOTOS

Former tank site

Existing tank rings

Coastal bluff with decommissioned oil facilities behind

Avila point promontory with tank rings in foreground

Existing road through oak woodlands

View of existing structures, tanks, and Avila Bay