



DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/3/2013

TO: _____

FROM: Murry Wilson, Environmental Resource Specialist

PROJECT DESCRIPTION: DRC2012-00095 PHILLIPS 66 COMPANY- Request for a development plan / coastal development permit to modify the existing railroad spur at the Santa Maria Refinery (located on the Nipomo Mesa) to include an eastward extension, an unloading facility, a new (on-site) transfer conveyance pipeline, and a restroom. The tracks and unloading facility would be designed to accommodate trains of up to 80 tank cars and associated locomotives in unit train or manifest train configurations. These trains would deliver crude oil to the refinery for processing (within the current and allowable throughput limits). The unloaded crude oil would be transferred to the existing storage tanks via a new pipeline that would be constructed along an existing internal refinery road. The new rail spur lines would extend approximately 2,600 yards from the terminus of the current spur. The project will result in the disturbance of approximately 40 acres. APN: 092-401-011, 013, 005, and 092-411-005.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
- NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

| | | |
|------|------|-------|
| Date | Name | Phone |
|------|------|-------|

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Emergency Permit | <input type="checkbox"/> Tree Permit | <input type="checkbox"/> Plot Plan | <input type="checkbox"/> Zoning Clearance |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Variance | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Conditional Use Permit/Development Plan | | <input type="checkbox"/> Surface Mining/Reclamation Plan | |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver | | <input type="checkbox"/> Modification to approved land use permit | |

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name Phillips 66 Company Daytime Phone 805-343-3224
Mailing Address 2555 Willow Road, Arroyo Grande CA Zip Code 93420
Email Address: _____

Applicant Name Phillips 66 Company Daytime Phone 805-343-3224
Mailing Address 2555 Willow Road, Arroyo Grande, CA Zip Code 93420
Email Address: James.O.Anderson@p66.com

Agent Name Mr. Greg McGowan Daytime Phone 805-878-4288
Mailing Address 301 South Miller Street, Santa Maria CA Zip Code 93454
Email Address: Greg.McGowan@arcadis-us.com

PROPERTY INFORMATION

Total Size of Site: 39.7 acre project area (1650 acre property) Assessor Parcel Number(s) 092-401-011, 092-401-013, 092-411-005, 092-401-005

Legal Description: See attached

Address of the project (if known): 2555 Willow Road, Arroyo Grande CA 93420

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Site is at 2555 Willow Road.

Access is from Highway 1

Describe current uses, existing structures, and other improvements and vegetation on the property:

Existing Phillips 66 refinery, coke storage, grazing, open space. Vegetation is described in the attached botanical report

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See attached project description.

Extension of existing rail spur, construction of off-loading facility and conveyance pipeline.

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature J.O. Anderson

Date 4/29/13

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File No _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address):
2555 Willow Road, Arroyo Grande, CA, identified as Assessor Parcel Number
092-401-011, 092-401-013, 092-411-005, 092-401-005, for which a construction permit, land use permit, land
division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
requesting an approval for: Santa Maria Refinery rail project (specify type of project, for example:
addition to a single family residence; or general plan amendment), do hereby certify that:

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized the agent named below to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
Print Name: Mr. James Anderson
Daytime Telephone Number: 805-343-3224
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property Site access requires safety escort.

PERSON OR ENTITY GRANTING CONSENT:

Print Name: Phillips 66, James Anderson, Supervisor

Print Address: 2555 Willow Road, Arroyo Grande, CA 93420

Daytime Telephone Number: 805-343-3224

Signature of landowner: J.O. Anderson Date: 4/29/13

AUTHORIZED AGENT:

Print Name: Greg McGowan

Print Address: 301 South Miller Street Santa Maria, CA

Daytime Telephone Number: 805-878-4288

Signature of authorized agent: [Signature] Date: 4/22/13

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): NONE

Describe existing and future access to the proposed project site: Existing access gate at 2555 Willow Road, Arroyo Grande

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? 1650 acres

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: IND and RS South: AG
East: AG and REC West: OS and REC

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: 1,100 sq. feet _____% Landscaping: - sq. feet -%
Paving: 124,000 sq. feet _____% Other (specify) _____

Total area of all paving and structures: _____ sq. feet acres

Total area of grading or removal of ground cover: 39.66 sq. feet acres

Number of parking spaces proposed: 2 Height of tallest structure: 28 ft. for canopy, 35 ft. for light pole

Number of trees to be removed: 0 Type: _____

Setbacks: Front _____ Right _____ Left _____ Back _____

Proposed water source: On-site well Shared well Other _____

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other _____

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: Cal Fire

For commercial/industrial projects answer the following:

Total outdoor use area: 39.66 sq. feet acres

Total floor area of all structures including upper stories: 1,100 sq. feet (restrooms and break room only)

For residential projects, answer the following: NA

Number of residential units: _____ Number of bedrooms per unit: _____

Total floor area of all structures including upper stories, but not garages and carports: _____

Total of area of the lot(s) minus building footprint and parking spaces: _____

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- a. Answer **ALL** of the questions as accurately and completely as possible.
- b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 39.66 acres
Moderate slopes of 10-30%: 0 acres
Steep slopes over 30%: 0 acres
2. Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: Oso Flaco Creek off site to the south
3. Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
4. Has a drainage plan been prepared? Yes No
If yes, please include with application.
5. Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Site includes developed and undeveloped portions of SMR property.
6. Has a grading plan been prepared? Yes No
If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
8. Is a railroad or highway within 300 feet of your project site? Yes No
9. Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Oso Flaco Road, Highway 1

Water Supply Information

1. What type of water supply is proposed? (existing on-site wells)
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain _____
 Commercial/Office - Explain _____
 Industrial – Explain Fire suppression, steam generators, restrooms
3. What is the expected daily water demand associated with the project? 7450 gallons per day
4. How many service connections will be required? none
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: On refinery property
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other County-prepared Water Supply Assessment

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? 800 feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used: NA

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: NA Location of connection: NA
2. What is the amount of proposed flow? NA G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. 1-6 Between 4:00 to 6:00 p.m. 1-6
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road? Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: NA

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): None
2. Will the development occur in phases? Yes No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: Low-flow toilets to conserve water

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
Please see attached technical reports and the applicant-prepared draft IS supporting information.
- _____
- _____

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See attached Botanical Survey Report
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): ED10-248; Throughput Increase Project

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Notification to SLO County Air Pollution Control District, State Water Resources Control Board NPDES Permit

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)