



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 7/22/08

TO: _____

FROM: Jeff Oliveira (Environmental Division) and Bill Robeson (Current Planning/ ALUC)

PROJECT DESCRIPTION: SUB2008-00004, TR 2988 and LRP2008-00001, GPA: Five phase, 16 lot tract map and conditional use permit for 332.3 acre site off Tank Farm Rd. in San Luis Obispo. Site also undergoing a General Plan Amendment, involving land use category rearrangements to better accommodate development with minimal impact to the environment. Site includes industrial, recreational and commercial services land use categories. APNs: 076-351-037, 040, & 041, 076-352-061 & 062, 076-381-004 & 019.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 8/6/08 please.

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

Conc. Tract Map w/ CUP

M

TRACT MAP 16 LOTS, 5 PHASES AND
CONDITIONAL USE PERMIT FOR PROJECT
SLO/ SLOC

GENERAL PLAN AMENDMENT TO CHANGE
ZONING - RECREATION, INDUSTRIAL, AND
SLO/ SLOC

JRO
AG AR CS FH IND REC

JRO
AG AR CS FH IND REC

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building File No. _____

APPLICATION TYPE CHECK ALL THAT APPLY X General Plan Amendment

- Public Lot Voluntary Merger Certificate of Compliance Lot Line Adjustment
- Parcel Map Tract Map Receiving Site Sending Site
- Condominium (new or conversion) Road Abandonment Road Name
- Reversion to Acreage Reconsideration

Related Project File No. DRC2007-00098.

APPLICANT INFORMATION Check box for correct person assigned to this project

Landowner Name Union Oil Co. of CA Daytime Phone _____
 Mailing Address 6001 Bollinger Cyn. Rd., Bldg. V Zip _____
 Email Address: San Ramon, CA 94583-2324

Applicant Name Chevron Land Development Daytime Phone _____
 Mailing Address 276 Tank Farm Rd., SLO, CA Zip 93406
 Email Address: _____

Agent Name RRM Design Group Daytime Phone _____
 Mailing Address 3756 S. Higuera Street, #102, SLO Zip 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 332.3 Assessor Parcel Number(s): 076-351-037, -040, -041;
076-352-061, -062;
076-381-004 & -010

Legal Description: See included title report and APN maps.

Address of the project (if known): 276 Tank Farm Rd., SLO, CA 93406

Directions to the site (include gate codes)- describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Tank Farm Rd. between South Higuera and Broad Street.

Describe current uses, existing structures, and other improvements and vegetation on the property:
The project site currently consists of grasslands, natural wetlands, and wetlands resulting from land depressions.

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): Please see Attachment "A".

LEGAL DECLARATION

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

Property owner signature _____ Date 7/2/08

FOR STAFF USE ONLY

Minimum Parcel Size: _____ sq. feet acres by PAS? by Ordinance?

AMENDMENT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

What are the Element(s) or Ordinance(s) requested for amendment:

- Land Use Element SLQ Inland Area Plan Framework for Planning
- Ag & Open Space Element Local Coastal Plan Land Use Ordinance
- Coastal Zone LUO Real Property Division Ordinance Construction Ordinance
- Growth Management Ordinance Other _____

If you are proposing an amendment to the maps of the general plan, complete the following:

What is the Existing Land Use Category?:

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Existing Combining Designation(s)? N/A

What is the Requested Land Use Category?

- Open Space Recreation Agriculture Rural Lands
- Residential Rural Residential Suburban Residential Single Family
- Residential Multi-Family Commercial Retail Commercial Service
- Industrial Office & Professional Public Facilities

What is the Requested Combining Designation(s)? N/A

If you are proposing an amendment to the text of the general plan, complete the following:

Page No. N/A Paragraph: N/A Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

If you are proposing an amendment to an ordinance, complete the following:

Section No. N/A Attach a copy of the existing text clearly specifying the language proposed for change and the proposed changes

For all amendment requests, complete the following:

Reason for the request: Some areas under the existing General Plan are unsuitable for developmental constraints. Land uses have been rearranged to accomodate development with minimal impact to the environment.

Describe existing and future access to the proposed project site: Existing: Tank Farm Road, Santa Fe Road. Proposed: Tank Farm Road and Santa Fe Road (signalized intersection),

Extension of Santa Fe Road to future Prado Road.

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

North: Industrial, Grazing South: Agricultural (vegetables)
East: Industrial Residential (trailer park) West: Agricultural (vegetables), Industrial

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 If yes, please submit copy No

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 If yes, please submit copy No

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

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:

Answer ALL of the questions as accurately and completely as possible.

Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.

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.

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

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 243:3 acres
Moderate slopes of 10-30%: 45± acres
Steep slopes over 30%: 44± acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: 86 seasonal wetland features with 55.8 acres of Federal Wetlands
- Are there any flooding problems on the site or in the surrounding area Yes No
If yes, please describe: Portions of the site are within the 100-year flood zone
- Has a drainage plan been prepared? Yes No
If yes, please include with application. See VTTM 2988 Page C-5 & C-6
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application. See VTTM 2988 Pg C-5 & C-6
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: Tank Farm Road, Buckley Road, Santa Fe Road

Water Supply Information

1. What type of water supply is proposed?
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural: explain _____
 Commercial/Office: explain _____
 Industrial: explain 370,000 square feet service and manufacturing and 430,000 square
3. What is the expected daily water demand associated with the project? TBD feet
4. How many service connections will be required? TBD business park
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Water well
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 _____ GPM
 Surrounding Well Logs Hydrologic Study Other See well construction and testing, Groundwater Exploration, San Luis Obispo Tank Farm Property, San Luis Obispo, California.
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? N/A 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:

1. Is this project to be connected to an existing sewer line?
 Yes No Distance to nearest sewer line: Tank Farm Road
Location of connection: _____
2. What is the amount of proposed flow? TBD g.p.d.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project? Domestic Industrial
 Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: San Luis Obispo County Integrated Waste Management Authority
- 3. Where is the waste disposal storage in relation to buildings? N/A
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: San Luis Coastal Unified
- 2. Location of nearest police station: 1042 Walnut Street, San Luis Obispo
- 3. Location of nearest fire station: San Luis Obispo Regional Airport
- 4. Location of nearest public transit stop: South Higuera Street and Broad Street
- 5. Are services (grocery / other shopping) within walking distance of the project? Yes No
If yes, what is the distance? Approximately 1/4 Mile / miles

Historic and Archeological Information

- 1. Please describe the historic use of the property: Tank farm and oil pipeline operations.
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
If yes, please describe: Cultural resources inventory in progress
- 3. Has an archaeological surface survey been done for the project site? Yes No
If yes, please include two copies of the report with the application.
Refer to Project Execution Plan Appendix E

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: N/A Hours of Operation: N/A
- 2. How many people will this project employ? N/A
- 3. Will employees work in shifts? Yes N/A No
If yes, please identify the shift times and number of employees for each shift N/A
- 4. Will this project produce any emissions (i.e. gasses, smoke, dust, odors, fumes, vapors,)?
 Yes N/A No
If yes, please explain: N/A
- 5. Will this project increase the noise level in the immediate vicinity? Yes N/A No
If yes, please explain: N/A
(If loud equipment is proposed, please submit manufacturers estimate on noise output)
- 6. What type of industrial waste materials will result from the project? Explain in detail:
N/A
- 7. Will hazardous products be used or stored on-site? Yes N/A No

If yes, please describe in detail: N/A

8. Has a traffic study been prepared? Yes No If yes, please attach a copy See Project Execution Plan Appendix H.
9. Please estimate the number of employees, customer and other project-related traffic trips to or from the project.
Between 7:00 - 9:00 a.m. N/A Between 4:00 to 6:00 p.m. N/A
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: 1) within the Agricultural land use category or 2) your site is 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: _____
The site is currently used for grazing; contaminated soils preclude crop production.

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): _____
2. Will the development occur in phases? Yes No
If yes describe: Development may occur over 25 years in five phases
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*: N/A

* 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: See Remedial Action Plan and Project Execution Plan

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 Project Execution Plan

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):
~~County staff has determined the need for an Environmental Impact Report to evaluate potential environmental impacts for the project.~~

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): See Project Execution Plan Pg 2-28 & 2-29.

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

..... 16 lots ranging in size
Project Information: What is the proposed density or parcel size?: from 2.49 to 178.4 acres
Number of existing lots, parcels or certificates: 13 Existing parcel sizes: Various
What will the property be used for after division: Industrial, Business Park, Open Space

Is the property part of a previous subdivision that you filed?: Yes No
If Yes, what was the map number: Tract No: N/S CO N/A COAL _____
PM 03-287

Have you reviewed county records to determine if the subject property has ever been the subject of a recorded certificate of compliance or a recorded map? Yes No
Building permits or other approval?: Yes No
If Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? Yes No

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?: _____

Describe existing and future access to the proposed project site: Existing access is from Tank Farm Road. Primary access from proposed Santa Fe Road and Tank Farm Road. Secondary access (2) from Tank Farm Road and internal streets.

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: Industrial, Grazing South: Agricultural (vegetables)
East: Industrial, Residential (trailer park) West: Agricultural (vegetables), Industrial

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 If yes, please submit copy No

Proposed sewage disposal: Individual on-site system Other chemical - toilets
 Community System -List the agency or company responsible for sewage disposal: _____
Do you have a valid will-serve letter? Yes If yes, please submit copy No

Fire Agency: - List the agency responsible for fire protection: CAL-FIRE

List available or proposed utilities: Gas Telephone Electricity Cable TV

Adjustments: Are you requesting any adjustments? Yes No If Yes, please complete:
 Parcel & site design (21.03.010(c)) Access & circulation design (21.03.010(d))
 Flood hazard & drainage (21.03.010(e)) Water supply (21.03.010(f))
 Sewage Disposal (21.03.010(g)) Public Utilities (21.03.010(h))
 Road Exception (21.03.010(d))

Briefly describe the reasons for the request: Reduce minimum parcel size from 20 acres to 2.49 acres to allow development of an approximate 800,000 square foot Business Park that is consistent with the adopted Airport Area Specific Plan and surrounding industrial development.

Quimby Ordinance (Section 21.09.010 et seq of Title 21):

How are you proposing to meet the requirements of the Quimby Ordinance:

- Dedicate property for park & recreation purposes Pay the in-lieu fee
- Request credit for common open space (if you are choosing this option please complete below)

Acreage of open space: 265 Average slop of open space: 0 to 10%

Describe the on-site recreational amenities being proposed and their location on the open space: Possible ball fields, trails, habitat viewing areas, and open space.

Specify the proposed ownership and method of maintenance of the open space: _____

Dedication of open space/recreational acreage to San Luis Obispo County.

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- New housing project containing 11 or more dwelling units or parcels; OR
- Demolition or conversion of one or more dwellings (includes mobilehomes), where the proposed demolition or conversion involves three or more dwelling nits in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- Demolition of conversion of one or more dwellings (includes mobilehomes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

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If yes, please describe: 86 seasonal wetland features with 55/8 acres of Federal Wetlands
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: Portions of the site are within the 100-year flood zone
- Has a drainage plan been prepared? Yes No
If yes, please include with application. See VTTM 2988 Pg C-5 & C-6
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: _____
- Has a grading plan been prepared? Yes No
If yes, please include with application. See VTTM 2988 Pg C-5 & C-6
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
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 Industrial: explain 370,000 square feet service and manufacturing and 430,000 square
3. What is the expected daily water demand associated with the project? TBD feet business
4. How many service connections will be required? TBD park.
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: Water well
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 _____ GPM
 - Surrounding Well Logs Hydrologic Study Other See well construction and testing, Groundwater Exploration, San Luis Obispo Tank Farm Property, San Luis Obispo, California.
- Please attach any letters or documents to verify that water is available for the proposed project.*

Sewage Disposal Information

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 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? N/A 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?
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5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
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(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:

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 Agricultural Other, please explain? _____
2. Name of Solid Waste Disposal Company: San Luis Obispo County Integrated Waste Management Authority
3. Where is the waste disposal storage in relation to buildings? N/A
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Community Service Information

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2. Location of nearest police station: 1042 Walnut Street, San Luis Obispo
3. Location of nearest fire station: San Luis Obispo Regional Airport
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If yes, please describe: Cultural resources inventory in progress.
3. Has an archaeological surface survey been done for the project site? Yes No
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2. If yes, is the site currently under land conservation contract? Yes No
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The site is currently used for grazing; contaminated soils preclude crop production.

Special Project Information

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2. Will the development occur in phases? Yes No
If yes describe: Development may occur over 25 years in five phases.
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*: N/A

* 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

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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 Project Execution Plan
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): _____
County staff has determined the need for an Environmental Impact Report to evaluate potential environmental impacts for the project.

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): See Project Execution Plan Pg 2-28 & 2-29.

(If you are unsure if additional permits are required from other agencies, please ask a member of department staff currently assigned in either current planning or the environmental division)

Vesting Tentative Tract Map No. 2988

CHEVRON SLO TANK FARM San Luis Obispo County, California



APPLICANT

Bill Adams
Chevron Land and Development
P.O. Box 1069
San Luis Obispo, CA 93406

PROJECT STATISTICS

CS - COMMERCIAL SERVICE	37 AC
I - INDUSTRIAL	20 AC
STREETS AND RW	14 AC
SG - AGRICULTURE	N/A
ROS - RECREATION/ OPEN SPACE	245 AC
TOTAL AREA	332 AC

HORIZONTAL & VERTICAL CONTROL

A 3-1/2" BRASS DISK STAMPED "UNION OIL COMPANY" AT THE ENTRANCE OF THE OIL COMPANY, APPROXIMATELY 9 FEET SOUTHERLY OF THE TANK FARM ROAD EDGE OF PAVEMENT.
DATUM ELEVATION: 122.53
BASIS OF BEARING: \angle TANK FARM RD, S 83°33'31" E

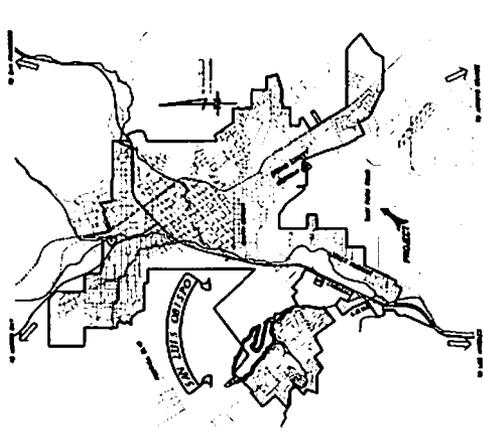
TOPOGRAPHY & EARTHWORK

THE UNDERLYING TOPOGRAPHY REFLECTED WITHIN THE PROJECT BOUNDARY ASSUMES POST-REMEDIATION EARTHMOVING OPERATIONS PERFORMED BY OTHERS

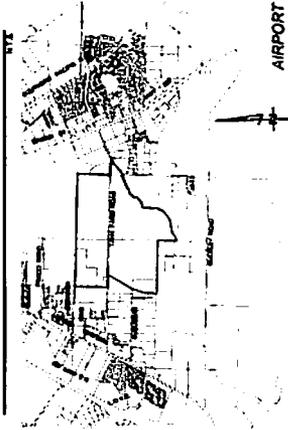
UTILITIES

ELECTRIC.....PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE.....A T & T
CABLE.....CHARTER COMMUNICATIONS
GAS.....SOUTHERN CALIFORNIA GAS COMPANY
WATER.....PRIVATE COLLECTION & TREATMENT
SEWER.....PRIVATE SUPPLY AND DISTRIBUTION

PROJECT LOCATION MAP

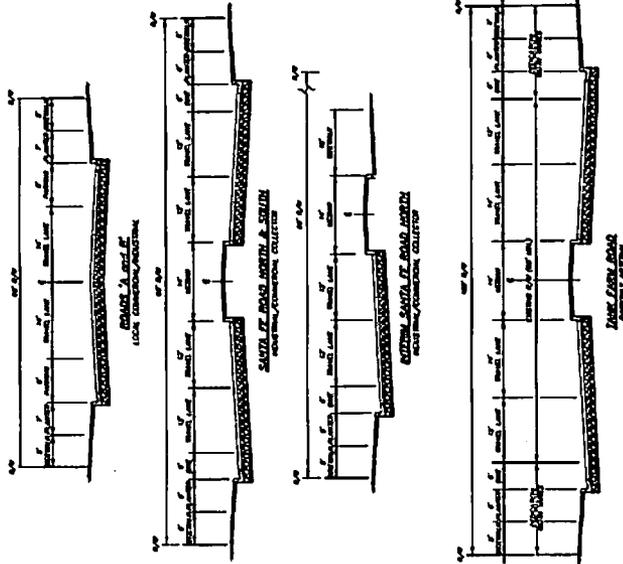


VICINITY MAP



TYPICAL PUBLIC STREET SECTIONS

ALL SECTIONS ARE DESIGNED FOR THE FULL SUPPORT AREA SPECIFIC PLAN AND THE PUBLIC RIGHT-OF-WAY.



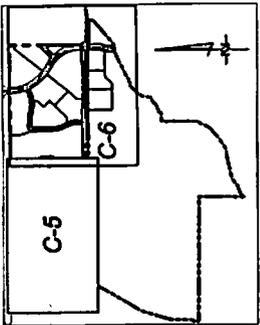
SHEET INDEX

- C-1.....TITLE SHEET
- C-2.....PHASED VESTING TENTATIVE TRACT MAP
- C-3.....PHASED VESTING TENTATIVE TRACT MAP
- C-4.....PRELIM. GRADING & DRAINAGE PLAN
- C-5.....PRELIM. GRADING & DRAINAGE PLAN
- C-6.....ROAD SECTION TRANSITIONING DETAILS
- C-7.....CONSTRAINTS MAP

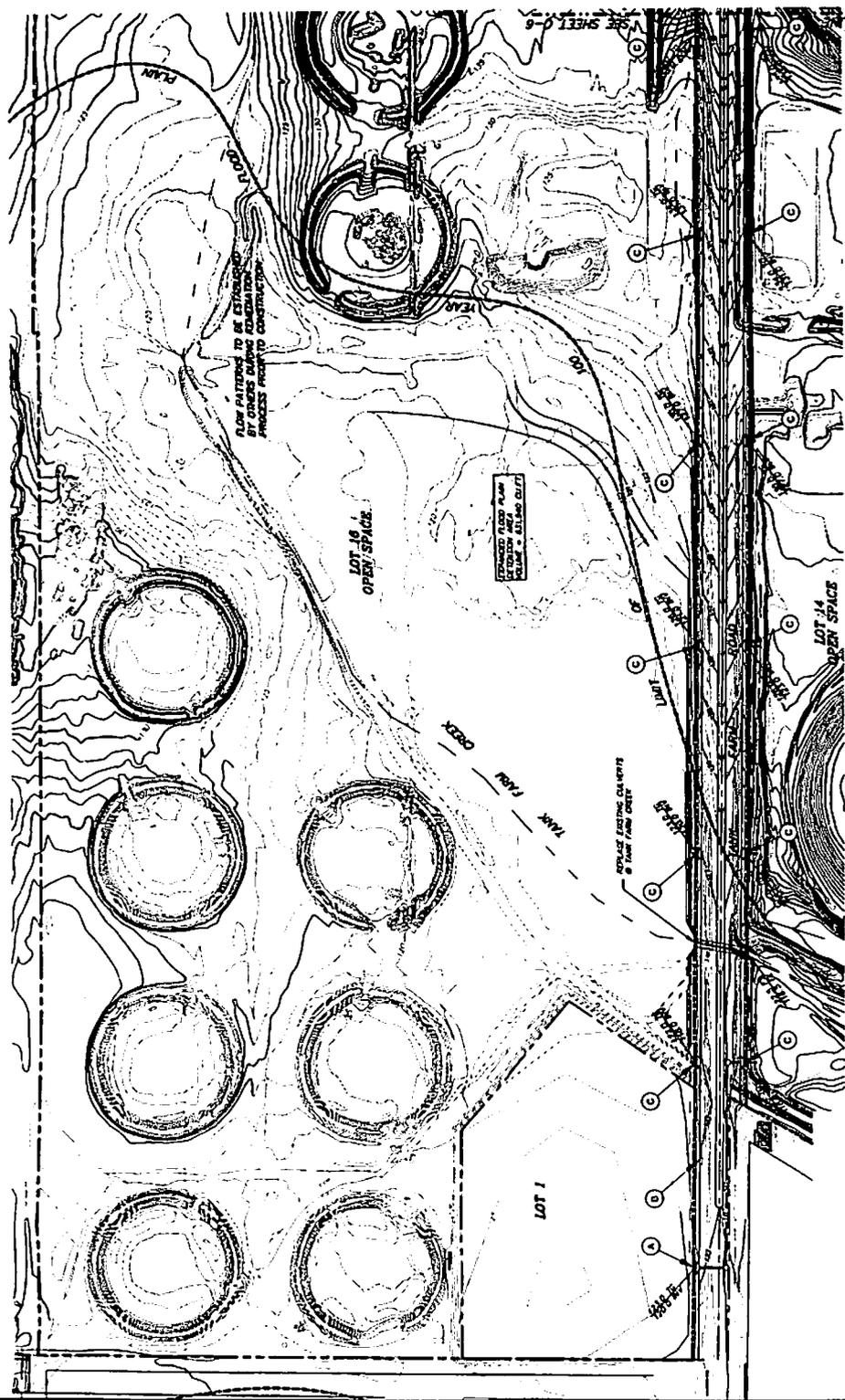
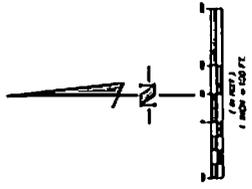
Title Sheet

San Luis Obispo Tank Farm (C-1)

Tract 2988, San Luis Obispo County
June 18, 2008 SHEET: 1 of 8

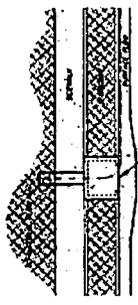


KEY MAP



DRAINAGE STRUCTURE KEY

- ① 18" DIA. 12" DEEP CONCRETE CATCH BASIN WITH 1/2" SLOPE TO 18" DIA. 12" DEEP CONCRETE MANHOLE
- ② 18" DIA. 12" DEEP CONCRETE CATCH BASIN WITH 1/2" SLOPE TO 18" DIA. 12" DEEP CONCRETE MANHOLE WITH 1/2" SLOPE TO 18" DIA. 12" DEEP CONCRETE MANHOLE
- ③ 18" DIA. 12" DEEP CONCRETE CATCH BASIN WITH 1/2" SLOPE TO 18" DIA. 12" DEEP CONCRETE MANHOLE WITH 1/2" SLOPE TO 18" DIA. 12" DEEP CONCRETE MANHOLE



① DRAINAGE PLAN FOR OPEN SPACE AREAS

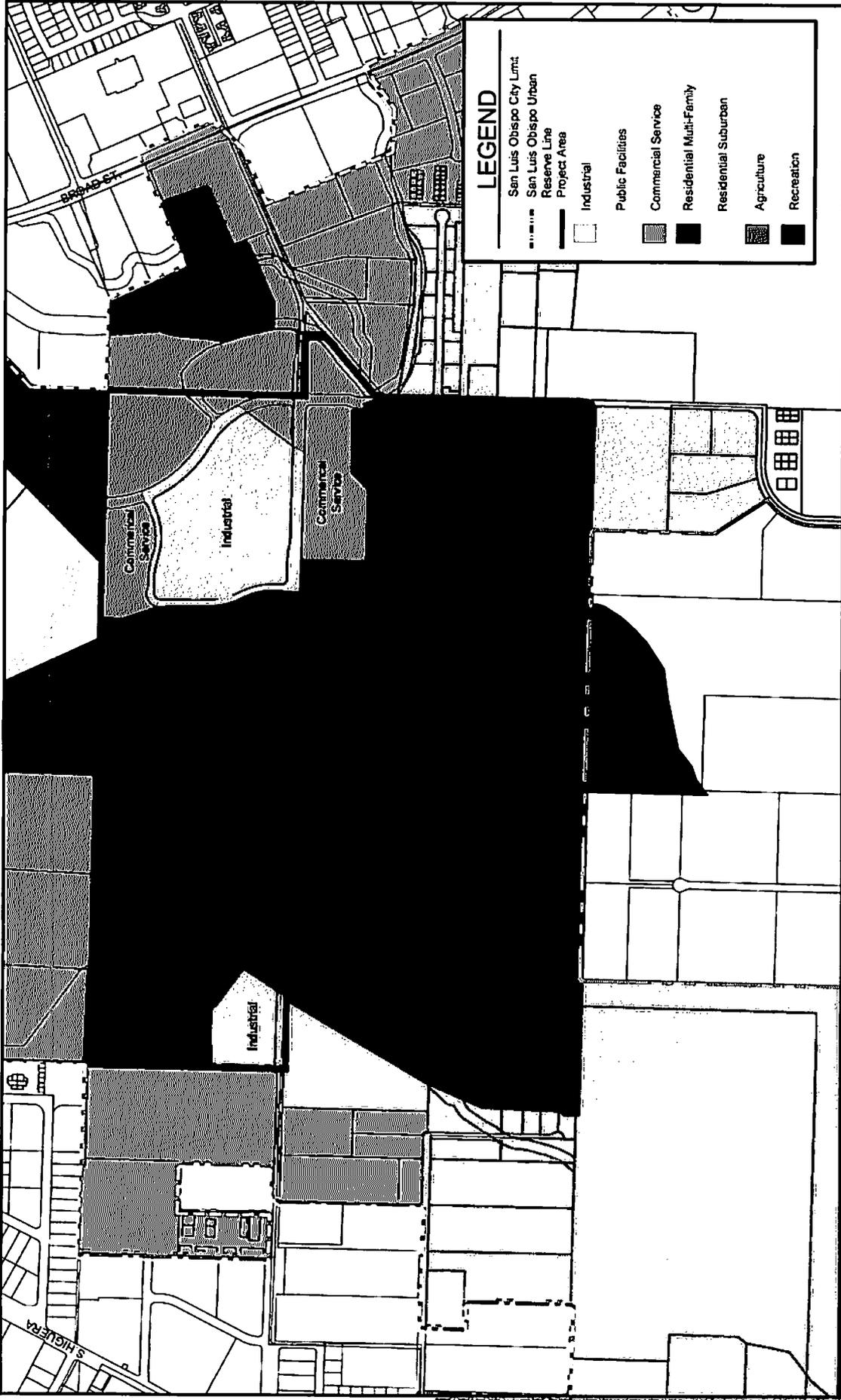


② DRAINAGE PLAN FOR AREAS PLANNED FOR DEVELOPMENT

Grading & Drainage Plan

San Luis Obispo Tank Farm (C-5)

Tract 2988, San Luis Obispo County
 June 18, 2008 SHEET: 5 of 8



LEGEND

- San Luis Obispo City Limit
- San Luis Obispo Urban Reserve Line
- Project Area
- Industrial
- Public Facilities
- Commercial Service
- Residential Multi-Family
- Residential Suburban
- Agriculture
- Recreation







Parcel Summary Report For Parcel # 076-381-021

7/22/2008
3:16:11PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status **Address**
00438 TANK FARM RD RSLO

Lot Information:

Community: SLOC
Planning Area: SLO

<u>Lot Type</u>	<u>Tract / Twtnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Lot</u>	<u>Land Use Elements</u>	<u>Lot Flags</u>	<u>Misc</u>
T	SLOSU	0000	0054	Y	REC / CS / IND		
T	SLOSU	0000	0055	Y			
T	SLOSU	0000	0056	N			
T	APV.C0	517	0008	Y			
T	APV.C0	517	0009	Y			
T	APV.C0	517	0010	N			
P	076381	021	0001	N		AR	
T	APV.C0	517	0011	N			

People Information

Role **Name and Address**
 OWN UNION OIL CO OF CA
 PO BOX 1392 ATTN PROPERTY TAX BAKERSFIELD CA
 93302-

Phone Numbers and Contact info
 Email: % CHEVRON CORP

Notes



Parcel Summary Report For Parcel # 076-381-021

7/22/2008
3:16:11PM

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Parcel Information

<u>Status</u>	<u>Description</u>	<u>Notes</u>
Active	SLO SUB TR LTS 54,55 & 56	C01-517: LOT 54 - PAR 11; LOT 55 - PAR 10; LOT 56 IS PARCELS 8 AND 9. JSM