

Appendix A

Project Description Information

Table of Contents

Page

Grading Plans -Proposed Project B-1

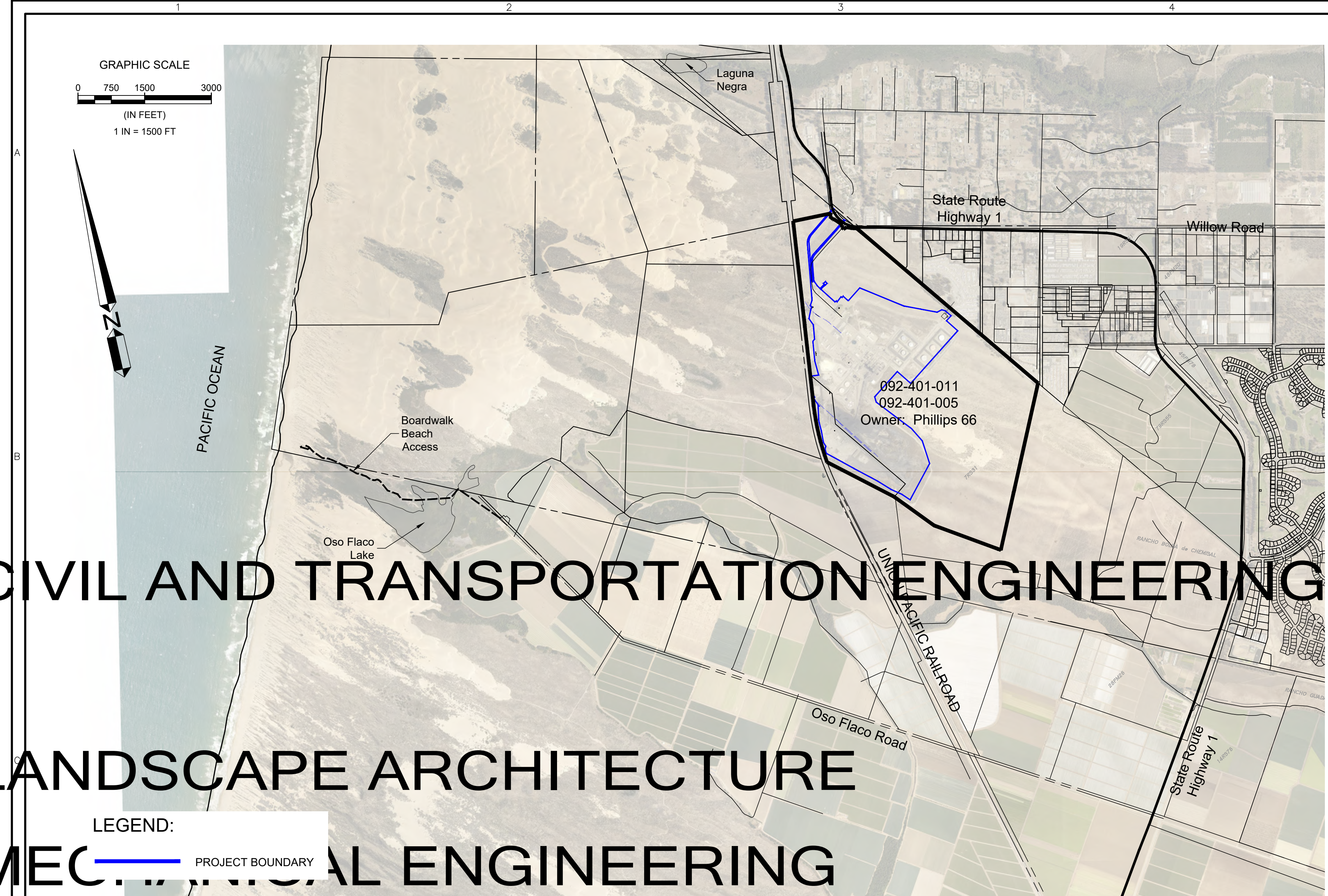
Grading Plans - Conservative Alternative B-24

Phase 1 Site Assessment Summary..... B-43

San Luis Obispo Department of Planning and Building Applications Forms..... B-49

Groundwater monitoring Wells Map..... B-70

California State Lands Commission Outfall Lease B-71



Preliminary Post Remediation Grading, Drainage and Erosion Control Plan -- Proposed Project

OWNER

PHILLIPS 66
SANTA MARIA FACILITY
2555 WILLOW ROAD
ARROYO GRANDE, CALIFORNIA 93420

CONTACT INFORMATION

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING
SUSAN STRACHAN/CINDY CHAMBERS
(805) 781-5600

OWNER'S REPRESENTATIVE
TOMAS ZAMBRANO
(510) 245-5879

REGISTERED CIVIL ENGINEER
TOM ZEHNDER, PE C72702, WALLACE GROUP
(805) 544-4011

SITE INFORMATION

APN: 092-401-011, 092-401-005 (LOCATION OF PROJECT WORK)
PROJECT LOT SIZE: 603 ACRES
CONTIGUOUS LOTS SIZE: 1.656 ACRES - SEE SHEET EIR-GP-EXT-002
ZONING: INDUSTRIAL
PROTOCOL FOR SITE ACCESS:
ACCESS TO THE SITE IS VIA HIGHWAY 1 AND THROUGH GATE NO. 1 ON THE PROPERTY. ALL SITE ACCESS SHALL BE COORDINATED VIA TOMAS ZAMBRANO OR HIS DESIGNEE. THE FOLLOWING INFORMATION MUST BE PROVIDED PRIOR TO ENTRY:

1. PHOTO ID
2. NAME, COMPANY REPRESENTING
3. CONTACT PERSON AT REFINERY
4. IF REQUIRED, APPOINTMENT FOR SITE SAFETY TRAINING

PROJECT DESCRIPTION

1. DEMOLISH THE SANTA MARIA REFINERY, INCLUDING ABOVEGROUND DEMOLITION AND SOIL REMEDIATION. RETAIN INFRASTRUCTURE TO BE KEPT IN PLACE FOR POTENTIAL USE BY SUBSEQUENT SITE OCCUPANTS. RETAIN NON-IMPACTED BELOWGROUND FACILITIES AND HARDSCAPE.
2. ACHIEVE SOIL REMEDIATION AT THE PROJECT SITE THAT MEETS APPLICABLE RISK-BASED INDUSTRIAL STANDARDS IN A COST-EFFECTIVE MANNER.

SCOPE OF WORK

1. THE SCOPE OF THIS PRELIMINARY GRADING PLAN IS INTENDED FOR THE PREPARATION OF THE ENVIRONMENTAL IMPACT REPORT SPECIFIC TO THE DEMOLITION AND REMEDIATION OF THE PROJECT SITE. TWO GRADING SCENARIOS ARE PRESENTED. THE CONSERVATIVE ("CONS") CASE IS INTENDED FOR PREPARATION OF THE ENVIRONMENTAL IMPACT REPORT. THE PROPOSED ("PROP") CASE IS INTENDED FOR THE EXPECTED LEVEL OF DISTURBANCE PENDING SITE CHARACTERIZATION AND DETAILED PLANNING AND OUTLINED IN PLAN SET. CONSTRUCTION DOCUMENTS WILL BE UNDER A SEPARATE PERMIT.

REFERENCE DOCUMENTS

1. ALTA PREPARED BY STANTEC DATED NOVEMBER 15, 2021
2. PROJECT DESCRIPTION PREPARED BY ERM DATED OCTOBER 2023
3. CONTOURS DERIVED FROM EXISTING GRADE ELEVATION DATA BASED ON THE PUBLICLY AVAILABLE CA AZ FEMA R9 2017 D18 LIDAR SURVEY PERFORMED FOR THE UNITED STATES GEOLOGICAL SURVEY'S NATIONAL GEOSPATIAL TECHNICAL OPERATIONS CENTER (USGS-NGTOC), TASK ORDER #140G0218F0027, ACCORDING TO THE PROJECT REPORT PREPARED BY WOOLPERT CIRCA 2017. THIS ELEVATION DATA IS NOT TO BE USED FOR DESIGN PURPOSES.
4. EXTENT OF UNMAPPED ESHA PROVIDED BY COUNTY OF SAN LUIS OBISPO DATED DECEMBER 22, 2022

GENERAL NOTES:

1. APPROXIMATE REMEDIATED SOIL QUANTITY PROVIDED BY ERM. SPECIFIC LOCATION OF REMEDIATION WORK TO BE DETERMINED. REMEDIATED AREAS WILL EITHER BE BACKFILLED OR LEFT IN A STABLE EXCAVATED CONDITION WITH APPROPRIATE EROSION CONTROL MEASURES AND MAY FUNCTION TO RETAIN STORMWATER AS APPROPRIATE. IF BACKFILLED, BACKFILL MATERIAL WILL BE SOURCED ON SITE AND MINIMALLY IMPORTED. IN THE PROPOSED CASE, FACILITIES TO REMAIN INCLUDE FORMERLY OPERATIONAL SUBSURFACE LINES THAT HAVE BEEN CLEANED AND PURGED, NON-IMPACTED SUBSURFACE STRUCTURES (I.E., STRUCTURES THAT DO NOT REQUIRE REMEDIATION) INCLUDING FOUNDATIONS; AND HARDSCAPES.
2. ALL HARDSCAPE (CONCRETE, ASPHALT, GRAVEL BASE SURFACES) TO REMAIN UNLESS NEEDED TO BE REMOVED FOR REMEDIATION PURPOSES. HARDSCAPE THAT OVERLIES AREAS TO BE REMEDIATED WILL BE REMOVED AND REPLACED WITH CRUSHED CONCRETE/ ASPHALT SOURCED FROM THE REMOVED HARDSCAPE OR IMPORTED MATERIAL, UNLESS IF LEFT IN AN EXCAVATED CONDITION. CRUSHED CONCRETE AND ASPHALT QUANTITIES BASED UPON ERM PROJECT DESCRIPTION DATA DATED OCTOBER 2023. SUBJECT TO THE LEVEL OF SITE GRADING, CONCRETE WALLS, FOUNDATIONS AND OTHER STRUCTURES WILL BE, AT A MINIMUM, REMOVED TO 6" ABOVE FINISHED GRADE. CRUSHED CONCRETE AND ASPHALT TO BE DISPOSED OF ON SITE.
3. EXISTING SITE TOPOGRAPHIC CONTOURS REFLECT THE PRESENCE OF EXISTING SULFUR AND COKE STOCK PILES THAT WILL BE REMOVED PRIOR TO START OF REMEDIATION. THESE STOCKPILE VOLUMES ARE NOT INCLUDED IN THE GRADING QUANTITIES.
4. SLOPE ANALYSIS ACREAGES ARE ONLY FOR THE AREA WITHIN THE REFINERY FENCE LINE.
5. NO IMPORT OF TOPSOIL FOR RE-VEGETATION IS REQUIRED.
6. SLOPES WILL BE STABILIZED PER THE EROSION CONTROL PLAN. VEGETATED AREAS THAT ARE EXCAVATED WITHIN ESHA AREAS WILL BE RE-VEGETATED.
7. ALL EXISTING ROADS MINIMUM WIDTH OF 20' AND OF ASPHALT CONSTRUCTION WITH THE EXCEPTION OF A PORTION OF THE PERIMETER ROAD WHICH IS OF GRAVEL CONSTRUCTION.
8. GRADING TABLE AREAS ARE BASED UPON REMEDIATION AREAS SHOWN ON THE GRADING PLAN. IN THE PROPOSED CASE, THERE ARE NO CUT SLOPES EXCEPT FOR SOURCING BACKFILL MATERIAL. REMEDIATION EXCAVATION AND ASSOCIATED EARTHWORK BACKFILL LOCATIONS COULD OCCUR AT ANY LOCATION. SUCH POTENTIAL LOCATIONS WILL BE DETERMINED DURING SITE CHARACTERIZATION.
9. HARDSCAPES (CONCRETE, ASPHALT, COMPACTED BASE/GRAVEL, OR ASPHALT EMULSION COATING) WHERE GROUND DISTURBANCE IS NOT REQUIRED FOR BELOW GROUND DEMOLITION OR REMEDIATION MAY REMAIN FOR POTENTIAL FUTURE DEVELOPMENT BY OTHERS.
10. TOTAL POTENTIAL AREA OF DISTURBANCE 177.26 AC.
11. THE FOLLOWING BUILDING PERMITS ARE ACTIVE ON THE SITE:
 - o PMTG2020-00056 - MAJOR GRADING (14,520 CY) FOR SOILS REMEDIATION FOR PHILLIPS 66
 - o CMPE2022-00027 ANNUAL 2022 ELECTRICAL MAINTENANCE PERMIT.
12. PROTECT ALL MONITORING WELLS. MAINTAIN ACCESS TO ALL WELLS AND ADD OR REMOVE WELL CASING TO PROVIDE ACCESS TO WELLS AT EXISTING OR FINAL GRADE.

Sheet Number	Sheet Title	Date	Rev #
001A	Title Sheet	10/31/2023	5
002A	Adjacent Properties	10/13/2023	4
003A	Existing Site Plan	10/13/2023	3
004A	Existing Ground Surfaces	10/13/2023	1
005A	Existing Topography Plan (North)	10/13/2023	3
006A	Existing Topography Plan (South)	10/13/2023	3
007A	Existing Topo Slope Map (North)	10/13/2023	3
008A	Existing Topo Slope Map (South)	10/13/2023	3
009A	Existing Infrastructure to Remain	10/13/2023	4
010A	Prelim. Grading and Earthwork Plan - Prop. Grading	10/13/2023	5
011A	Cross Section Index - Prop. Grading	10/13/2023	4
012A	Cross Sections - Prop. Grading	10/13/2023	3
013A	Cross Sections - Prop. Grading	10/13/2023	3
014A	Proposed Slope Map - Prop. Grading	10/13/2023	4
015A	Drainage Plan - Prop. Grading	10/13/2023	4
016A	Area of Site Disturbance Plan(North)	10/13/2023	4
017A	Area of Site Disturbance Plan(South)	10/13/2023	4
018A	Preliminary Erosion Control Plan - Prop. Grading	10/13/2023	4
019A	Post Remediation Ground Surfaces	10/31/2023	2
020A	Existing ALTA Sheet	9/20/2023	1
021A	Existing ALTA Sheet	9/20/2023	1
022A	Existing ALTA Sheet	9/20/2023	1
023A	Existing ALTA Sheet	9/20/2023	1

CIVIL AND TRANSPORTATION ENGINEERING
LANDSCAPE ARCHITECTURE
MECHANICAL ENGINEERING

LEGEND:
PROJECT BOUNDARY

	Grading Quantities Table (Project Description, sect.)	Area 1 - Upper Tank	Area 2 - Lower Tank	Area 3 - Process	Area 4 - Coker	Area 5 - Sulfur	Area 6 - Coke Storage	Area 7 - Wastewater	Site Total	Soil Total
A	Voids to be Filled CY									
a)	Crushed Concrete/Asphalt/Debris								5,620	
	Non-impacted Mixed Debris (Export)								1,470	
	Impacted Concrete/Asphalt/Sewer (Export)								4,150	
b)	Impacted Soil Cut (Export)	7,525	13,650	32,102	52,404	16,596	77,691	532	200,500	200,500
c)	Native Soil Fill (Recontouring)	7,525	13,650	32,102	52,404	16,596	77,691	532	200,500	200,500
	Native Soil Fill (Replace Excavated Debris and Subgrade)								2,420	2,420
	Total Earthwork Voids/Fill (a + b + c)								409,040	403,420
B	Soil Cut Volume CY									
a)	Impacted Soil Cut (Export)	7,525	13,650	32,102	52,404	16,596	77,691	532	200,500	200,500
	Non-impacted Mixed Debris (Export)								1,470	
	Impacted Concrete Cut (Export)								4,150	
b)	Native Soil Cut (Recontouring+Debris Backfill)						202,920		202,920	202,920
	Total Earthwork Cut (a + b)								409,040	403,420
C	Cut & Fill Balance CY									
a)	Total Cut (Remediation/Native)	7,525	13,650	32,102	52,404	16,596	280,611	532	403,420	403,420
	Total Cut (Debris/Concrete)								5,620	
b)	Native Soil Fill (Recontouring)	7,525	13,650	32,102	52,404	16,596	77,691	532	200,500	200,500
	Native Soil Fill (Replace Excavated Debris and Subgrade)								2,420	2,420
	Other Fill								3,200	
	Concrete/Base/Gravel/Slurry (Import)								1,000	
	Non-impacted Above Grade Crushed Concrete (Recontouring)								2,200	
	Balance (a - b - c)								202,920	200,500
D	Total Earthwork Quantity CY									
a)	Onsite Cut + Fill Native Soils								615,160	606,340
	Total Earthwork								615,160	606,340

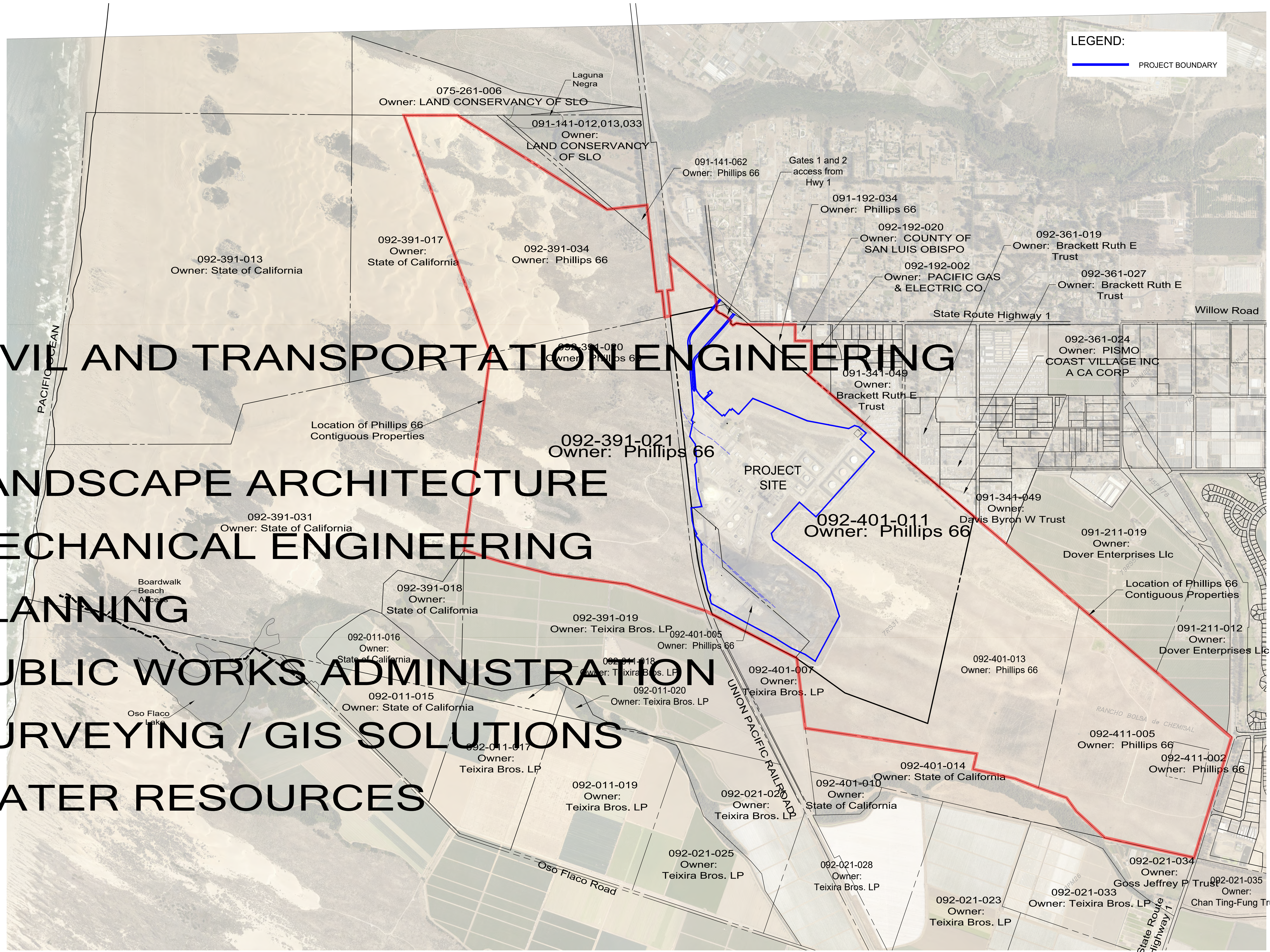
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4	10-13-23	UPDATED PROJECT INFORMATION	TKZ	JOA
3	09-20-23	UPDATED PROJECT INFORMATION	TKZ	JOA
2	09-07-23	UPDATED PROJECT INFORMATION	TKZ	JOA
1	08-22-23	UPDATED FOR PERMITTING	TKZ	JOA
0	02-15-23	ISSUE FOR PERMITTING	TKZ	JOA

DESIGNED	DRAWN	CHECKED	APPROVED
RMS	RMS	TKZ	JOA

PHILLIPS 66 PHILLIPS 66 CO. SANTA MARIA FACILITY
PHILLIPS 66 - SANTA MARIA REFINERY
POST REMEDIATION PRELIMINARY GRADING PLAN
TITLE SHEET

REGISTERED PROFESSIONAL ENGINEER
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No. 72702
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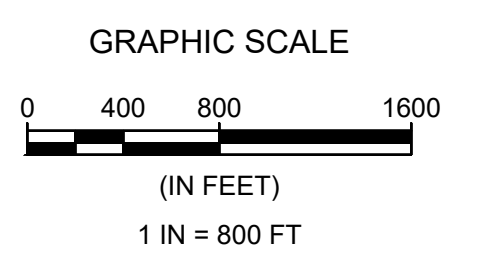
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AS SHOWN	EIR-GP-EXT-001A	5
DATE	PROPOSED PROJECT	
09/20/23		



LEGEND:
 PROJECT BOUNDARY

PROPERTY INFORMATION		
APN	ANTICIPATED REMEDIATION ACTIVITIES	Acres
092-411-005	NO	205.7
092-401-013	NO	207.75
092-411-002	NO	10
092-401-005	YES	39
092-401-011	YES	564
091-141-062	NO	4.6
091-192-034	NO	10.5
092-391-021	NO	326.22
092-391-020	NO	27
092-391-034	NO	254
	Total	1648.77

Note: Acres shown are from the County web site. ALTA shows overall total acres at 1656 ac. with the above total being 1648.77 ac. (delta -7.23 ac.)



CIVIL AND TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

MECHANICAL ENGINEERING

PLANNING

PUBLIC WORKS ADMINISTRATION

SURVEYING / GIS SOLUTIONS

WATER RESOURCES

REV	DATE	DESCRIPTION	CHECKED	APPROVED
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2	09-07-23	UPDATED PROJECT INFORMATION	TKZ	JOA
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0	02-15-23	ISSUE FOR PERMITTING	TKZ	JOA

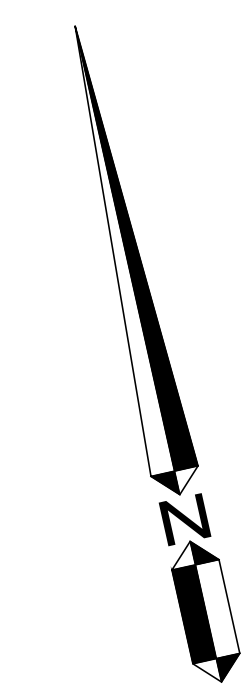
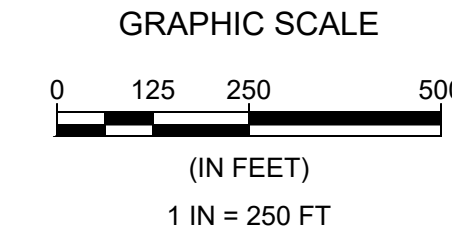
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ISSUED FOR CONSTRUCTION		CUSTOMER APPROVAL	
BY	DATE	CHECKED	APPROVED
DESIGNED	RMS	DRAWN	RMS
			TKZ
			JOA



PHILLIPS 66 - SANTA MARIA REFINERY
 POST REMEDIATION PRELIMINARY GRADING PLAN
 ADJACENT PROPERTIES

SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-002A	4
DATE	PROPOSED PROJECT	
09/20/23		



LEGEND:

- PROJECT BOUNDARY
- - - EXISTING FENCELINE
- ESHA OUTSIDE PROJECT BOUNDARY (SHOWN FOR INFORMATION ONLY).
- VEGETATION UNMAPPED ESHA AREA
- ASPHALT SURFACED ROADS & PARKING AREAS
- CONCRETE OR STRUCTURES ON CONCRETE
- BASE/ ASPHALT SLURRY SURFACES
- NATIVE SOIL
- NATIVE SOIL OVERLAIN WITH COKE

REFINERY AREA BREAKDOWN: EXISTING

AREA TYPE	AREA LOCATION	
	INSIDE FENCELINE (AC)	OUTSIDE FENCELINE (AC)
ASPHALT SURFACED ROADS AND PARKING AREAS	40.73	6.39
CONCRETE SURFACED OR STRUCTURES ON CONCRETE SLAB	15.30	0.00
BASE/ASPHALT SLURRY SURFACED	46.00	3.13
VEGETATION (UNMAPPED ESHA)	67.37	N/A
NATIVE SOIL (NON-ESHA)	0.00	N/A
NATIVE SOIL OVERLAIN WITH COKE (NON-ESHA)	38.82	N/A
SUBTOTAL	208.22	9.52
TOTAL AREA WITHIN PROJECT BOUNDARY	217.74	

NOTES:

- HARDSCAPE OUTSIDE FENCELINE INCLUDES PARKING LOT AND ROADWAY TO HIGHWAY 1

CIVIL AND TRANSPORTATION ENGINEERING
 LANDSCAPE ARCHITECTURE
 MECHANICAL ENGINEERING
 PLANNING
 PUBLIC WORKS ADMINISTRATION
 SURVEYING / GIS SOLUTIONS
 WATER RESOURCES

1	10-13-23	UPDATED PROJECT INFORMATION	TKZ	JOA
0	9-07-23	UPDATED PROJECT INFORMATION	TKZ	JOA
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RMS	RMS	TKZ	TAA

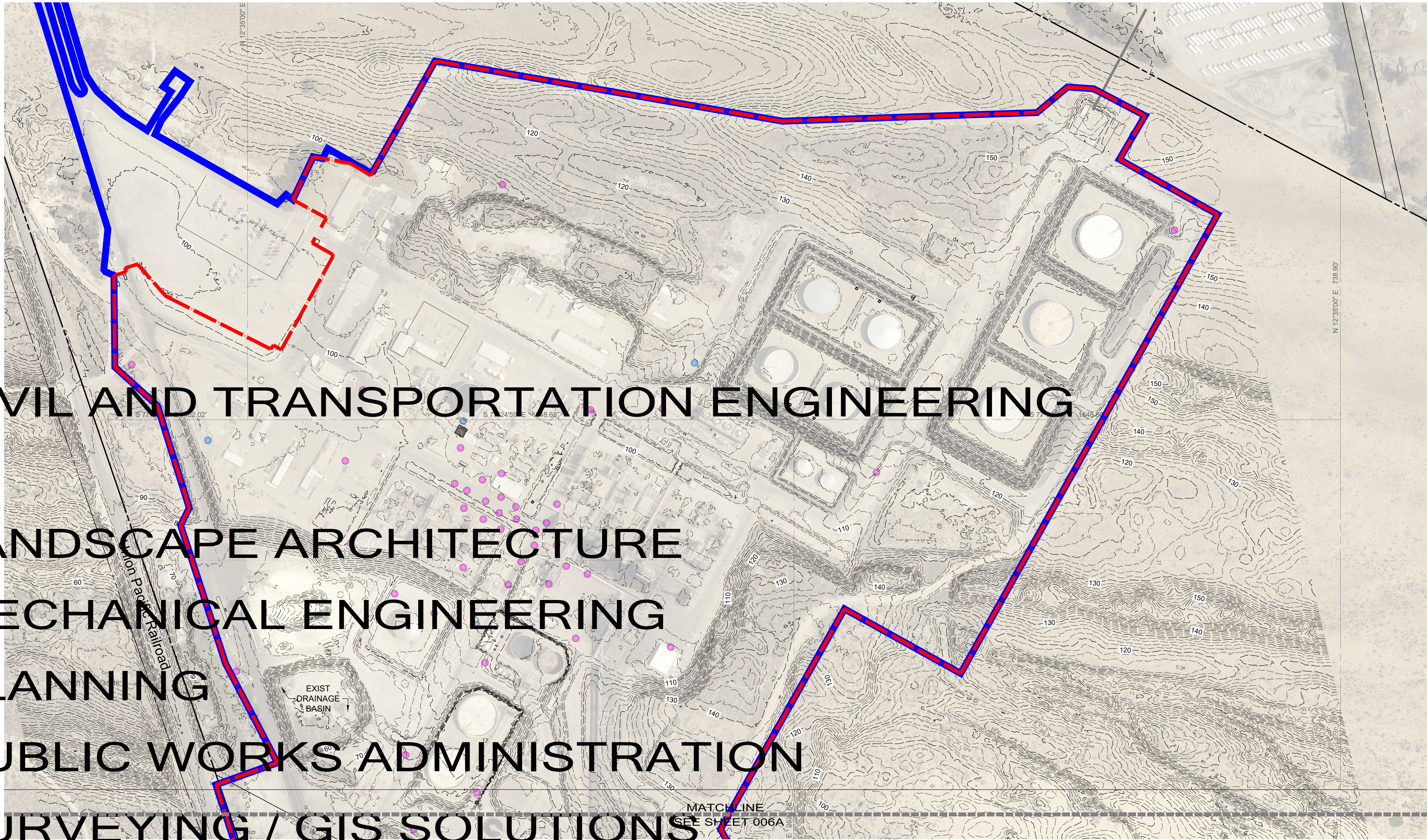


PHILLIPS 66 – SANTA MARIA REFINERY
 POST. REMEDIATION PRELIMINARY GRADING PLAN
 EXISTING GROUND SURFACES

REGISTERED PROFESSIONAL ENGINEER
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 805 544-0111 F 805 544-0261

SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-004A	1
DATE	PROPOSED PROJECT	
09/20/23		



CIVIL AND TRANSPORTATION ENGINEERING

LANDSCAPE ARCHITECTURE

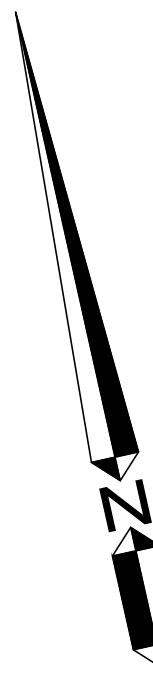
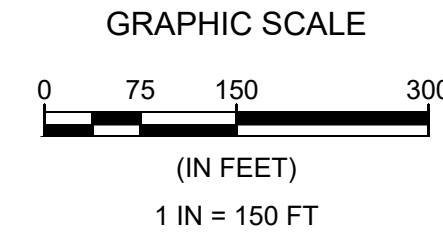
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2	09-20-23	UPDATED PROJECT INFORMATION	TKZ	JOA
1	09-07-23	UPDATED PROJECT INFORMATION	TKZ	JOA
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DESIGNED RMS	DRAWN RMS	CHECKED TKZ	APPROVED JOA

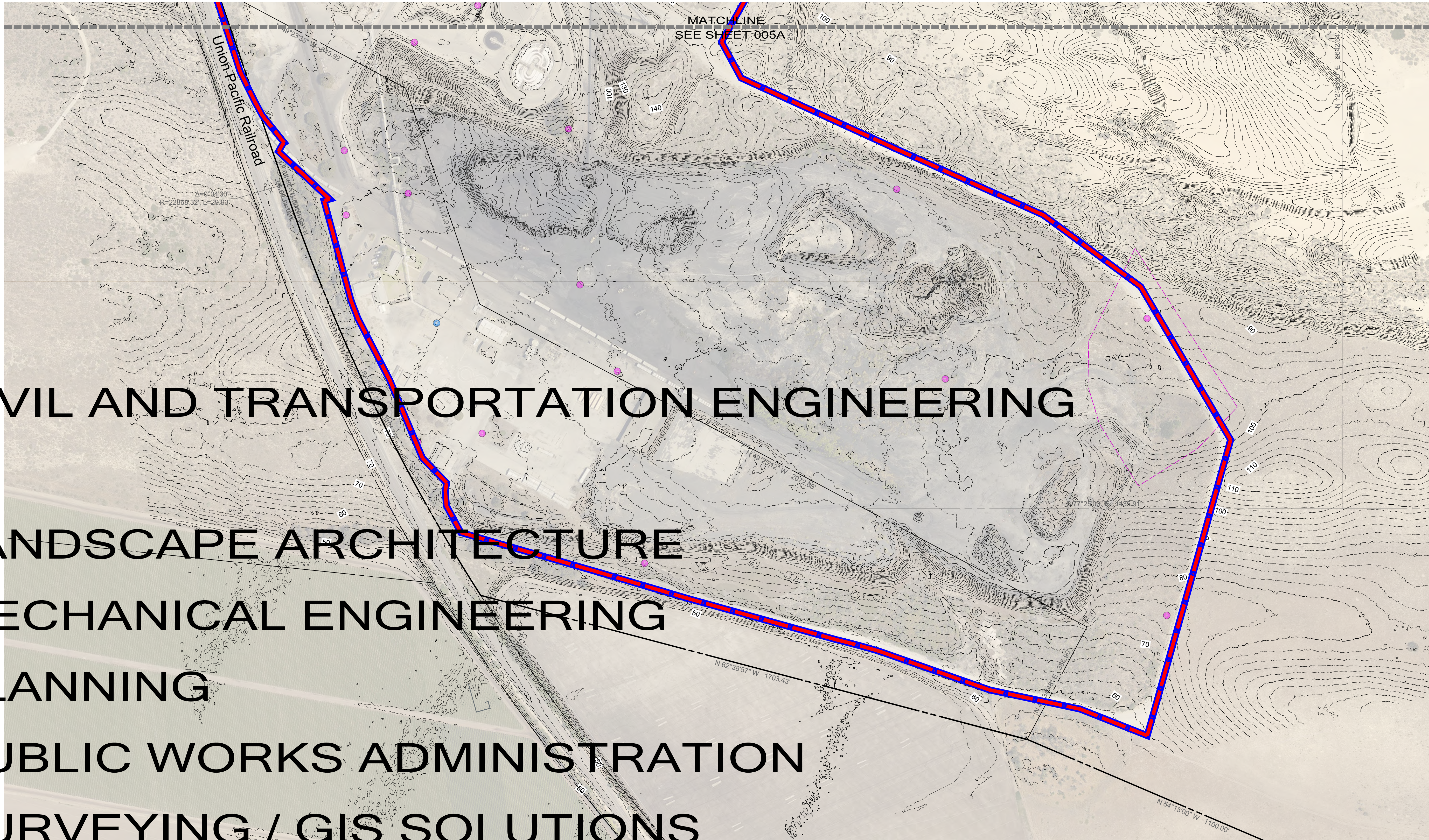


PHILLIPS 66 – SANTA MARIA REFINERY
POST REMEDIATION PRELIMINARY GRADING PLAN
EXISTING TOPOGRAPHY PLAN (NORTH)

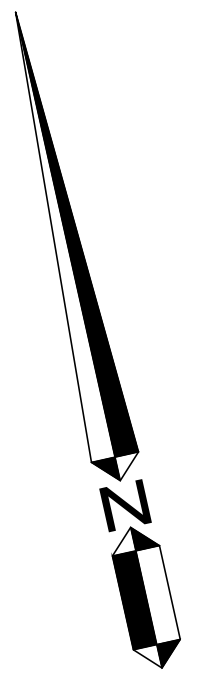
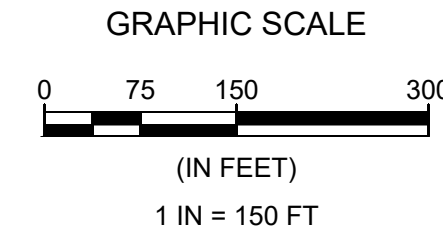
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SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-005A	3
DATE	PROPOSED PROJECT	
09/20/23		



CIVIL AND TRANSPORTATION ENGINEERING
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 MECHANICAL ENGINEERING
 PLANNING
 PUBLIC WORKS ADMINISTRATION
 SURVEYING / GIS SOLUTIONS
 WATER RESOURCES



3	10-13-23	UPDATED PROJECT INFORMATION	TKZ	JOA
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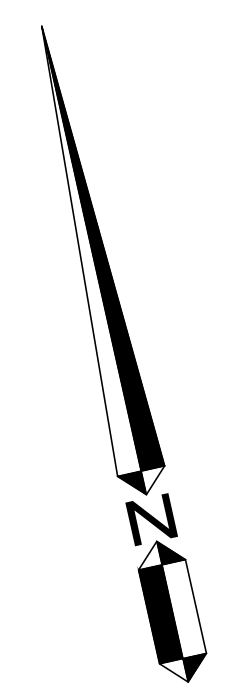
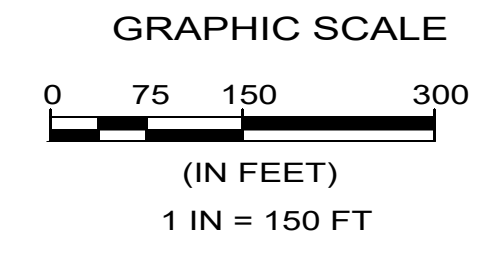
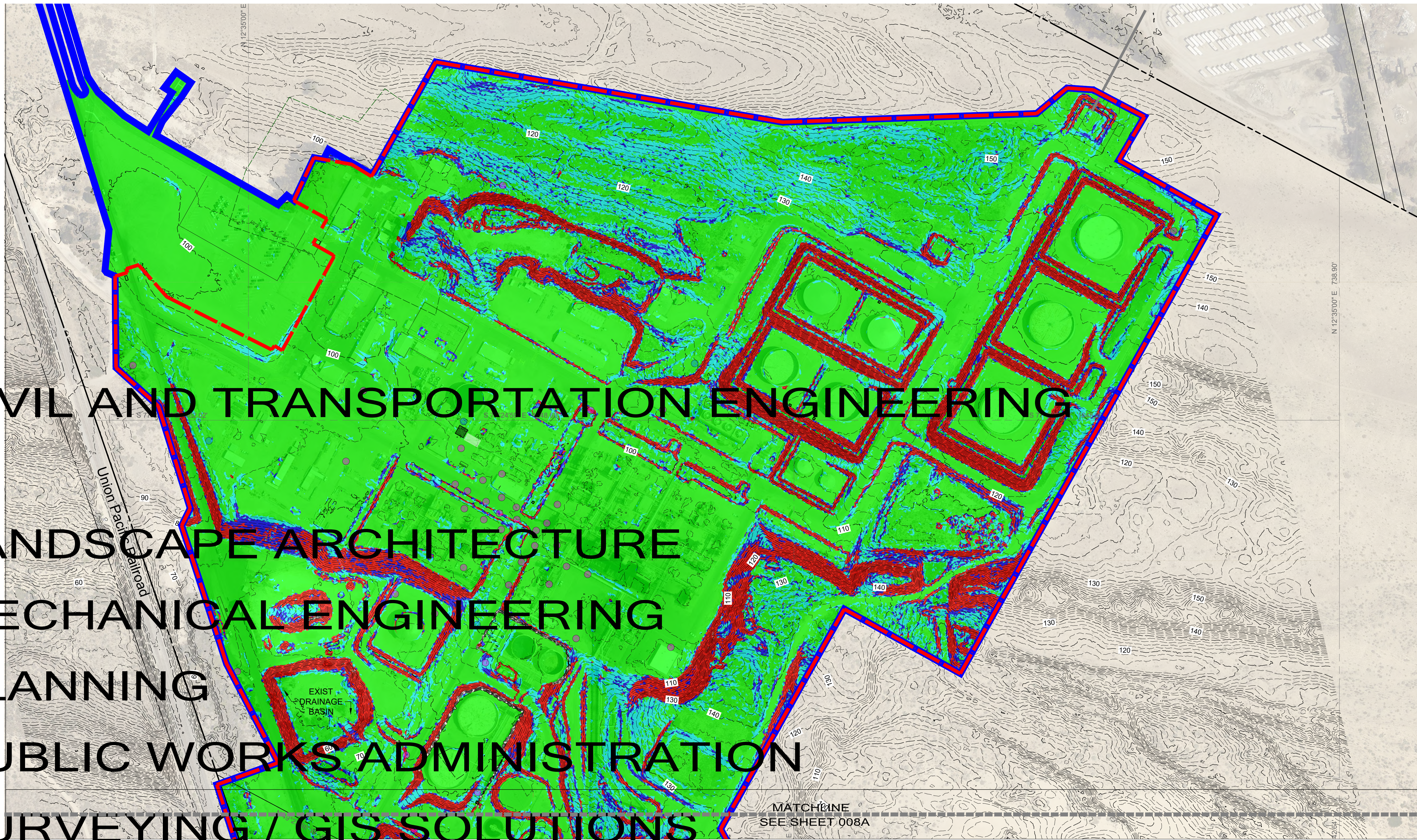


PHILLIPS 66 – SANTA MARIA REFINERY
 POST REMEDIATION PRELIMINARY GRADING PLAN
 EXISTING TOPOGRAPHY PLAN (SOUTH)

REGISTERED PROFESSIONAL ENGINEER
 THOMAS K. ZERNER
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SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-006A	3
DATE	PROPOSED PROJECT	
09/20/23		



CIVIL AND TRANSPORTATION ENGINEERING
 LANDSCAPE ARCHITECTURE
 MECHANICAL ENGINEERING
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 WATER RESOURCES

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	144.37	Green
2	10.00%	20.00%	32.92	Cyan
3	20.00%	30.00%	11.48	Blue
4	30.00%	100.00%	26.33	Red

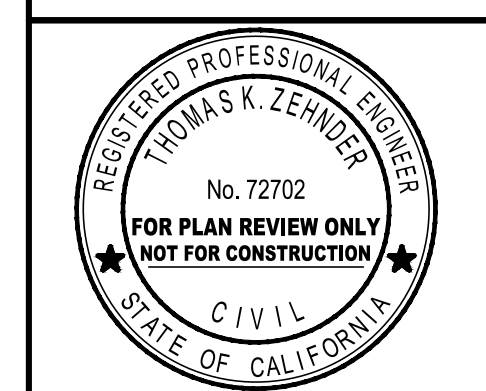
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1	09-07-23	UPDATED PROJECT INFORMATION	TKZ	JOA
0	02-15-23	ISSUE FOR PERMITTING	TKZ	JOA

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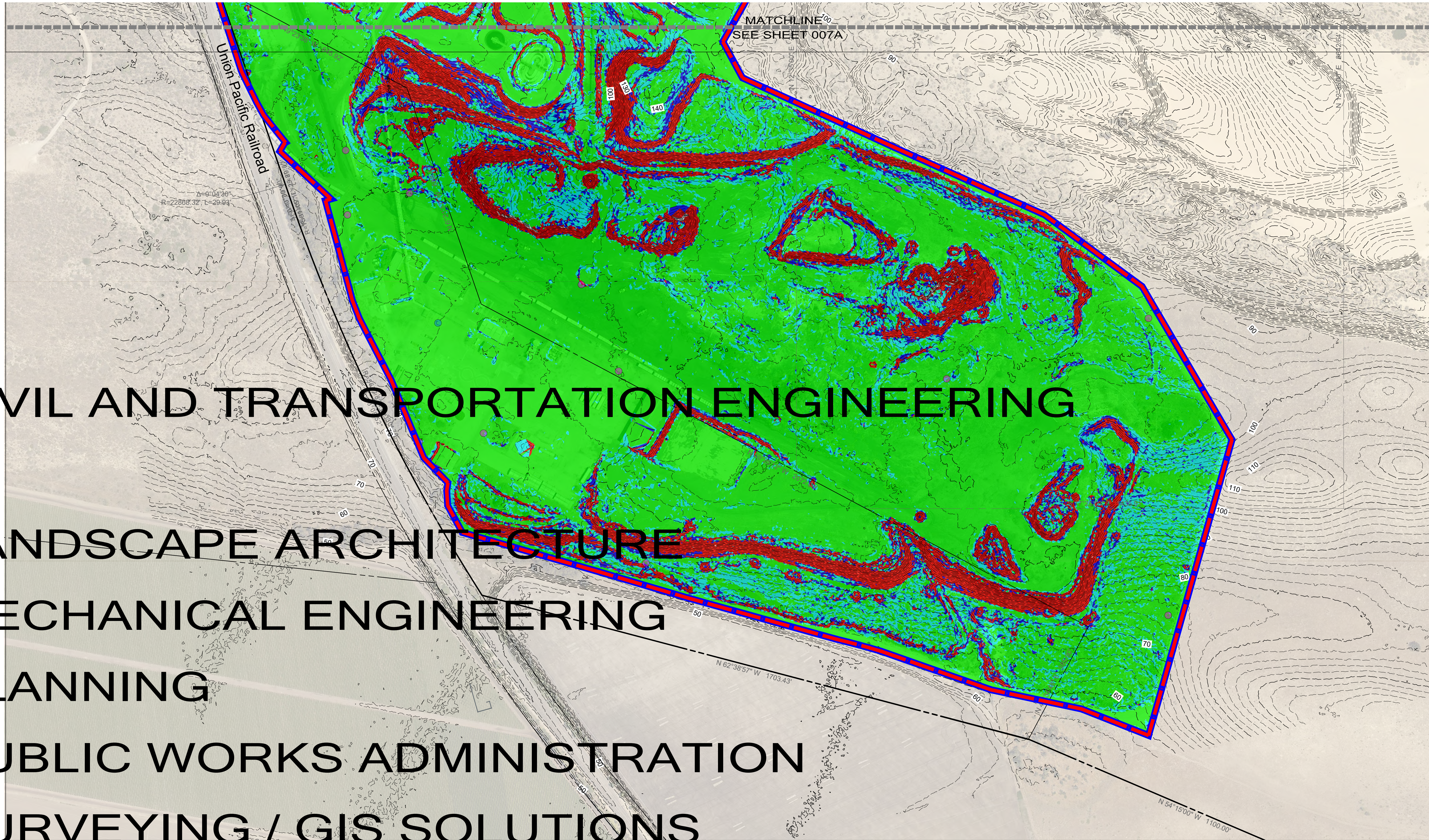
DESIGNED	DRAWN	CHECKED	APPROVED
RMS	RMS	TKZ	JOA



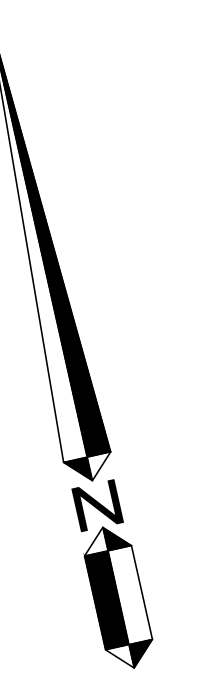
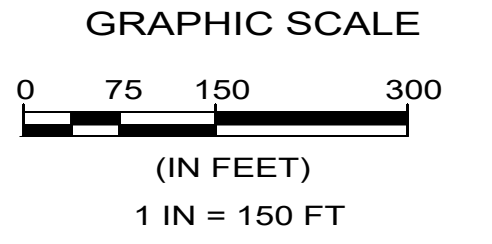
PHILLIPS 66 – SANTA MARIA REFINERY
 POST REMEDIATION PRELIMINARY GRADING PLAN
 EXISTING TOPO SLOPE MAP (NORTH)



SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-007A	3
DATE	PROPOSED PROJECT	
09/20/23		



CIVIL AND TRANSPORTATION ENGINEERING
 LANDSCAPE ARCHITECTURE
 MECHANICAL ENGINEERING
 PLANNING
 PUBLIC WORKS ADMINISTRATION
 SURVEYING / GIS SOLUTIONS
 WATER RESOURCES



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	10.00%	144.37	Green
2	10.00%	20.00%	32.92	Cyan
3	20.00%	30.00%	11.48	Blue
4	30.00%	100.00%	26.33	Red

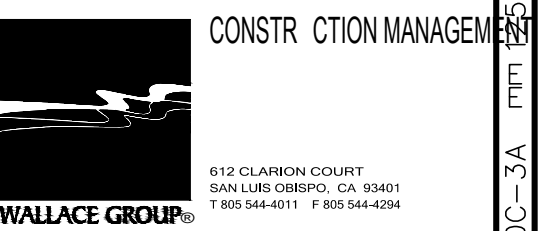
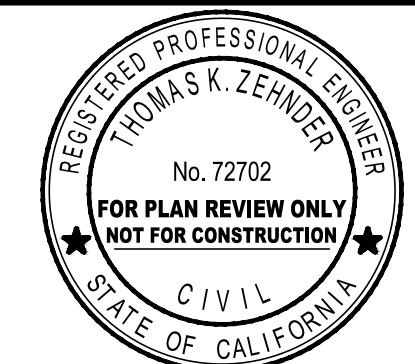
REV	DATE	DESCRIPTION	CHECKED	APPROVED
3	10-13-23	UPDATED PROJECT INFORMATION	TKZ	JOA
2	09-20-23	UPDATED PROJECT INFORMATION	TKZ	JOA
1	09-07-23	UPDATED PROJECT INFORMATION	TKZ	JOA
0	02-15-23	ISSUE FOR PERMITTING	TKZ	JOA

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ISSUED FOR CONSTRUCTION		CUSTOMER APPROVAL	
BY	DATE	CHECKED	APPROVED
DESIGNED RMS	DRAWN RMS	CHECKED TKZ	APPROVED JOA



PHILLIPS 66 – SANTA MARIA REFINERY
 POST REMEDIATION PRELIMINARY GRADING PLAN
 EXISTING TOPO SLOPE MAP (SOUTH)



SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-008A	3
DATE	PROPOSED PROJECT	
09/20/23		