



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING
TREVOR KEITH, DIRECTOR

TO: COUNTY CLERK
COUNTY OF SAN LUIS OBISPO
1055 MONTEREY STREET, STE D120
SAN LUIS OBISPO, CA 93408

OFFICE OF PLANNING & RESEARCH
P.O. BOX 3044
SACRAMENTO, CA 95812-3044

FROM: SUSAN STRACHAN
PLANNING DIVISION MANAGER - ENVIRONMENTAL
COUNTY PLANNING & BUILDING DEPT.
976 OSOS STREET, ROOM 200
SAN LUIS OBISPO, CA 93408

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH SECTION 21108 OR 21152 OF THE PUBLIC RESOURCES CODE

PROJECT TITLE: PHILLIPS 66 SANTA MARIA REFINERY DEMOLITION AND REMEDIATION PROJECT
(C-DRC2022-00048 / ED23-054)

STATE CLEARINGHOUSE NUMBER: SCH#2023050020

LEAD AGENCY: COUNTY OF SAN LUIS OBISPO
COUNTY PLANNING & BUILDING DEPARTMENT
976 OSOS STREET, ROOM 200
SAN LUIS OBISPO, CA 93408-2040

LEAD AGENCY CONTACT: Susan Strachan (sstrachan@co.slo.ca.us) **TELEPHONE:** 805-788-2129

APPLICANT NAME/CONTACT INFO: Phillips 66
Project Representative: Tomas Zambrano
1290 San Pablo Avenue
Rodeo, CA 94572
tomas.zambrano@p66.com
805-206-8494



PROJECT LOCATION: APN 092-401-0011 & 092-401-005;
Arroyo Grande, San Luis Obispo County, California

PROJECT DESCRIPTION:

The Project consists of a request by Phillips 66 for a Development Plan/Coastal Development Permit to allow for the demolition and remediation of the Santa Maria Refinery (SMR), affecting approximately 218 acres of developed area within the 1,642-acre Phillips 66 owned property at 2555 Willow Road, Arroyo Grande. The Project includes aboveground demolition of refinery structures to ground level, followed by site characterization and soil remediation. Belowground infrastructure would be removed where necessary to accommodate removal of contaminated soils. After demolition and remediation, hardscape would be replaced where removed and exposed soil areas would be revegetated. At Project completion, features to remain include asphalt and concrete surfacing, perimeter fencing, electrical substation, water wells, truck scales, and two rail spurs, as well as monitoring wells and equipment associated with ongoing remediation under separate permits.

Aboveground demolition would take approximately eight months, followed by soil testing and remediation activities, which are expected to be mostly completed within three years; some remediation may continue for up to 10 years. The majority of demolition and remediation debris would be hauled offsite by rail, supplemented by trucks. Once remediation requirements have been met, site activities would be limited to restoration monitoring and general maintenance of the property and facilities. Potential future uses of the SMR site are unknown and are not considered as part of this Project.

ACTION BY THE PLANNING COMMISSION:

On October 24, 2024, the Planning Commission certified the Final Environmental Impact Report for the Phillips 66 Santa Maria Refinery Demolition and Remediation Project, Development Plan/Coastal Development Permit (DP/CDP) #C-DRC2022-00048/ED23-054.

This is to advise that the Planning Commission of the County of San Luis Obispo as Lead Agency has, on October 24, 2024, approved the above-described project and has made the following determination regarding the above-described project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project and a mitigation reporting and monitoring plan was adopted for this project.
4. A Statement of Overriding Considerations was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.



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This is to certify that the Final Environmental Impact Report (with comments and responses) and record of project approval is available to the General Public and may be examined at:

County Planning & Building Department
976 Osos St., Rm 200
San Luis Obispo, CA 93408-2040

Signature (Public Agency) Susan Strachan Title: Planning Division Manager

A handwritten signature in black ink that reads "Susan Strachan".

Date: October 24, 2024

Date received for filing at OPR: October 25, 2024