

REV	DATE	DESCRIPTION	CHECKED	APPROVED
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

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

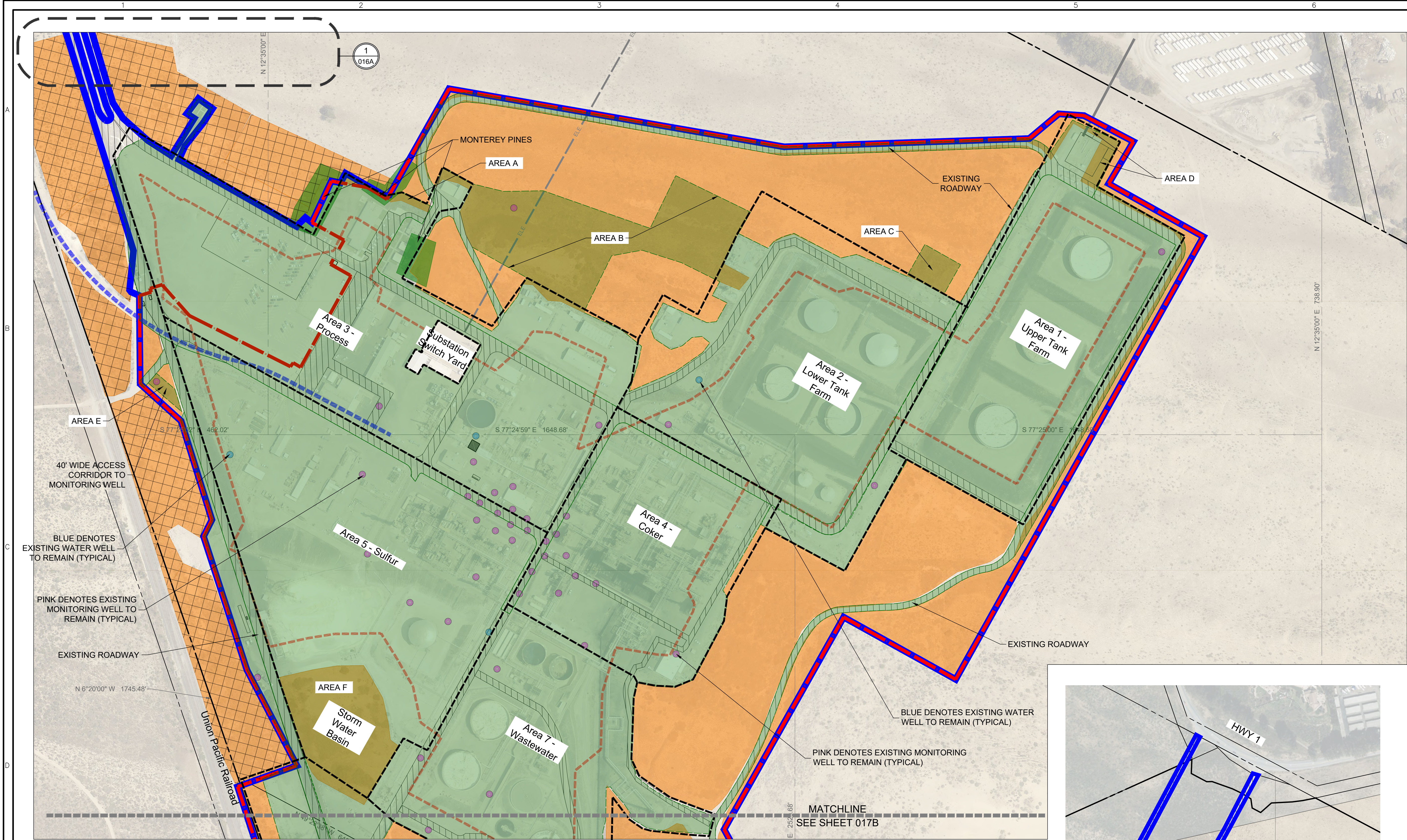


PHILLIPS 66 – SANTA MARIA REFINERY  
POST REMEDIATION PRELIMINARY GRADING PLAN  
DRAINAGE PLAN – CONS. GRADING



SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-015B	4
DATE	CONSERVATIVE ALTERNATIVE	
09/20/23		





**LEGEND:**

- PROJECT BOUNDARY (Blue line)
- EXISTING FENCELINE (Red dashed line)
- AREA LIMITS (Black dashed line)
- 100' OFFSET FROM ESHA (Red dashed line)
- ESHA OUTSIDE PROJECT BOUNDARY (SHOWN FOR INFORMATION ONLY) (Orange hatched area)
- UNDISTURBED ESHA (ORANGE) (Orange area)
- DISTURBED ESHA (ORANGE/ GREEN OVERLAP) (Green hatched area)
- EXISTING DISTURBED (GREEN) (Green area)
- EXTENT OF OPERATIONAL COKE STOCKPILE IN ESHA, WITHIN FENCELINE (Purple outline)

- GENERAL NOTES:**
- AS INDICATED ON PLANS, SOME ROADWAYS INCLUDE A 10' SHOULDER THAT WILL BE DISTURBED ESHA AREA.
  - TOTAL POTENTIAL AREA OF DISTURBANCE = **177.26** ACRES
  - AREAS OF POTENTIAL GROUND DISTURBANCE ARE PRELIMINARY FOR PLANNING PURPOSES. ACTUAL DISTURBANCE LOCATIONS WILL BE DETERMINED DURING SITE CHARACTERIZATION.

**DISTURBED ESHA BREAKDOWN:**

LOCATION	ACRES
DISTURBED ESHA A	0.11
DISTURBED ESHA B	4.63
DISTURBED ESHA C	0.33
DISTURBED ESHA D	0.27
DISTURBED ESHA E	0.10
DISTURBED ESHA F	2.40
DISTURBED ESHA G	0.34
DISTURBED ESHA H	0.03
DISTURBED ESHA I	0.06
DISTURBED ESHA J	16.87
DISTURBED ESHA K	0.47
DISTURBED ESHA L	0.05
DISTURBED ESHA MISC <sup>1</sup>	0.85
<b>TOTAL AREA</b>	<b>26.51</b>

1. "AREA MISC" INCLUDES ADJACENT TO ROADWAYS AT VARIOUS LOCATIONS.

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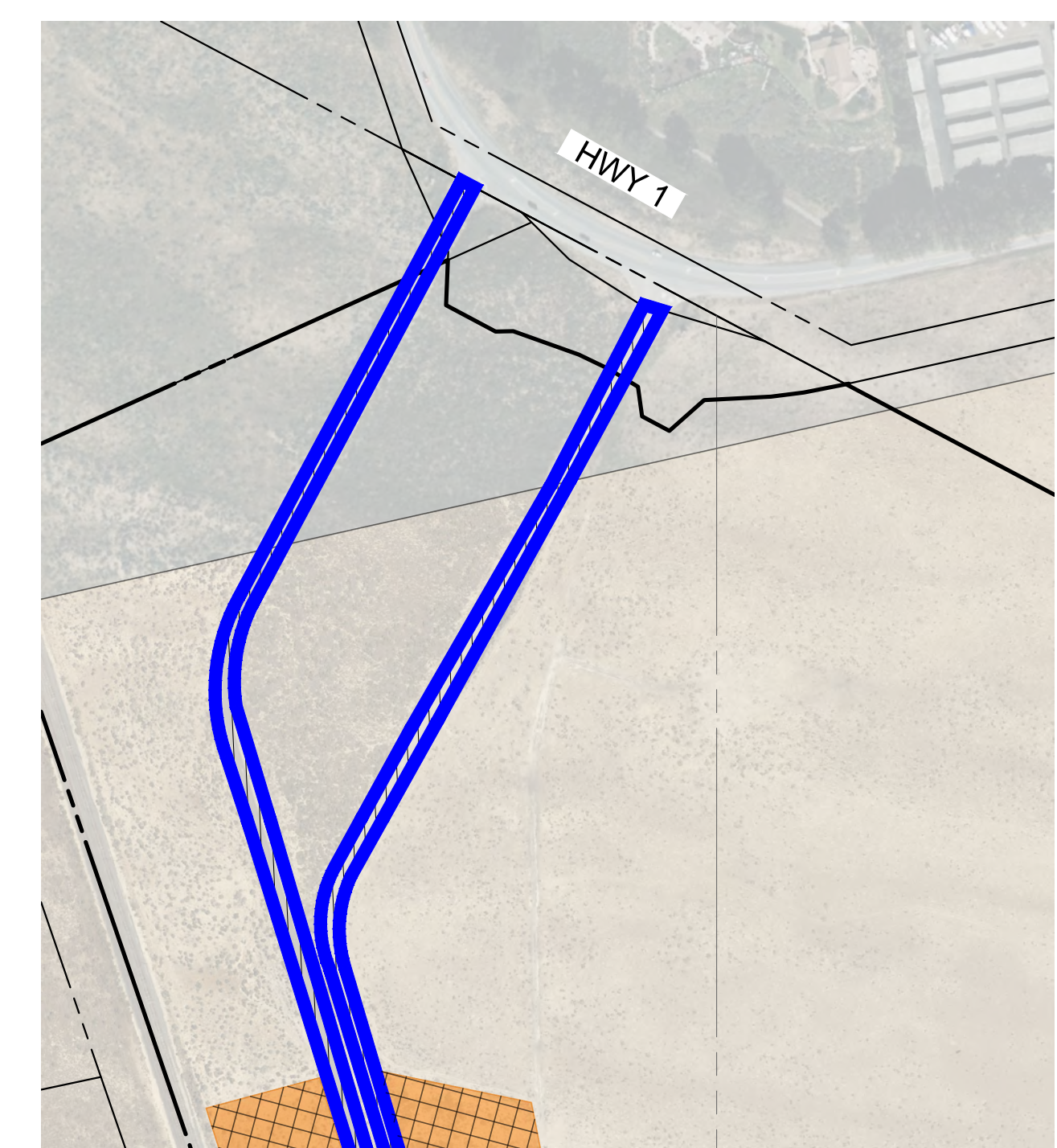
ISSUED FOR CONSTRUCTION	CUSTOMER APPROVAL
BY: _____ DATE: _____	CHECKED: _____ APPROVED: _____
DESIGNED: RMS	DRAWN: RMS
CHECKED: TKZ	APPROVED: JOA

**PHILLIPS 66** PHILLIPS 66 CO.  
SANTA MARIA FACILITY

PHILLIPS 66 – SANTA MARIA REFINERY  
POST REMEDIATION PRELIMINARY GRADING PLAN  
AREA OF SITE DISTURBANCE PLAN(NORTH)

REGISTERED PROFESSIONAL ENGINEER  
THOMAS K. ZERNER  
No. 72702  
FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION  
CIVIL  
STATE OF CALIFORNIA

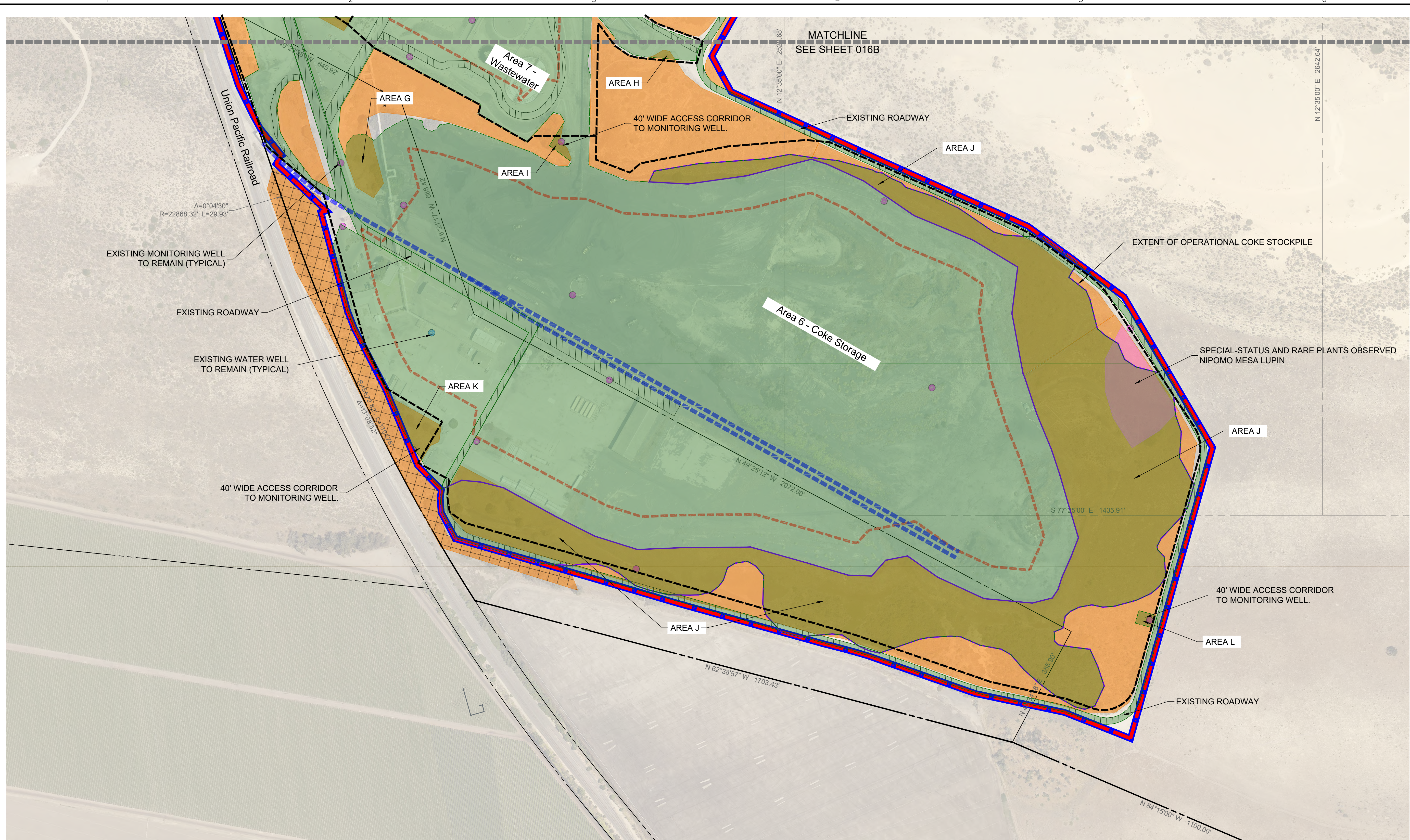
WALLACE GROUP



1 PROJECT ENTRANCE AT HIGHWAY 1  
FOR REFERENCE ONLY SCALE: NTS

SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-016B	4
DATE	CONSERVATIVE ALTERNATIVE	
09/20/23		





**LEGEND:**

- PROJECT BOUNDARY (Blue solid line)
- EXISTING FENCELINE (Red dashed line)
- AREA LIMITS (Black dashed line)
- 100' OFFSET FROM ESHA (Red dashed line)
- ESHA OUTSIDE PROJECT BOUNDARY (SHOWN FOR INFORMATION ONLY) (Grid pattern)
- UNDISTURBED ESHA (ORANGE) (Orange fill)
- DISTURBED ESHA (ORANGE/ GREEN OVERLAP) (Green/Orange fill)
- EXISTING DISTURBED (GREEN) (Green fill)
- EXTENT OF OPERATIONAL COKE STOCKPILE IN ESHA, WITHIN FENCELINE (Purple outline)

- GENERAL NOTES:**
- AS INDICATED ON PLANS, SOME ROADWAYS INCLUDE A 10' SHOULDER THAT WILL BE DISTURBED ESHA AREA.
  - TOTAL POTENTIAL AREA OF DISTURBANCE = **177.26** ACRES
  - AREAS OF POTENTIAL GROUND DISTURBANCE ARE PRELIMINARY FOR PLANNING PURPOSES. ACTUAL DISTURBANCE LOCATIONS WILL BE DETERMINED DURING SITE CHARACTERIZATION.

**DISTURBED ESHA BREAKDOWN:**

LOCATION	ACRES
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DISTURBED ESHA G	0.34
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DISTURBED ESHA L	0.05
DISTURBED ESHA MISC <sup>1</sup>	0.85
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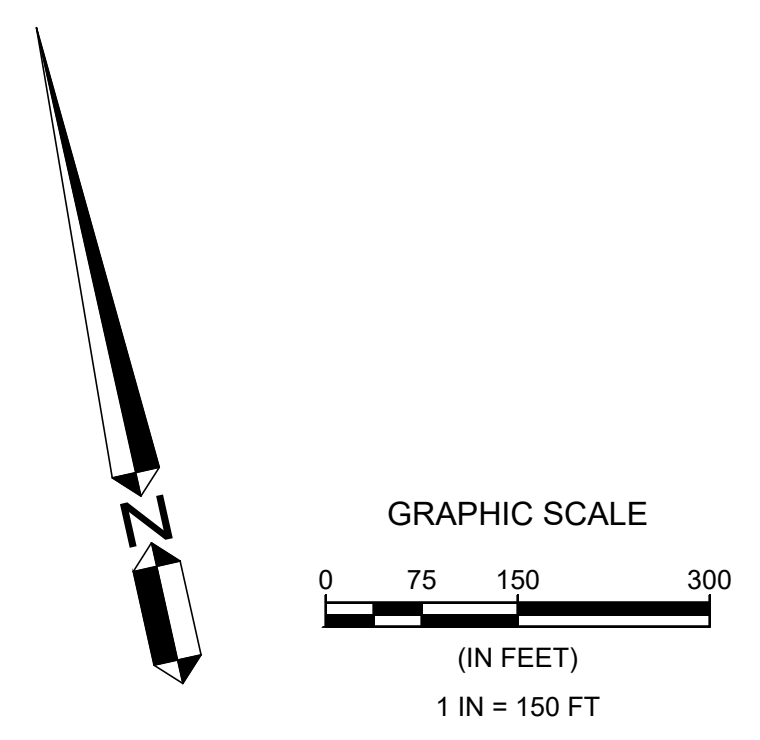
ISSUED FOR CONSTRUCTION	CUSTOMER APPROVAL
BY: _____ DATE: _____	CHECKED: _____ APPROVED: _____
DESIGNED: RMS DRAWN: RMS	CHECKED: TKZ APPROVED: JOA



PHILLIPS 66 – SANTA MARIA REFINERY  
POST REMEDIATION PRELIMINARY GRADING PLAN  
AREA OF SITE DISTURBANCE PLAN(SOUTH)

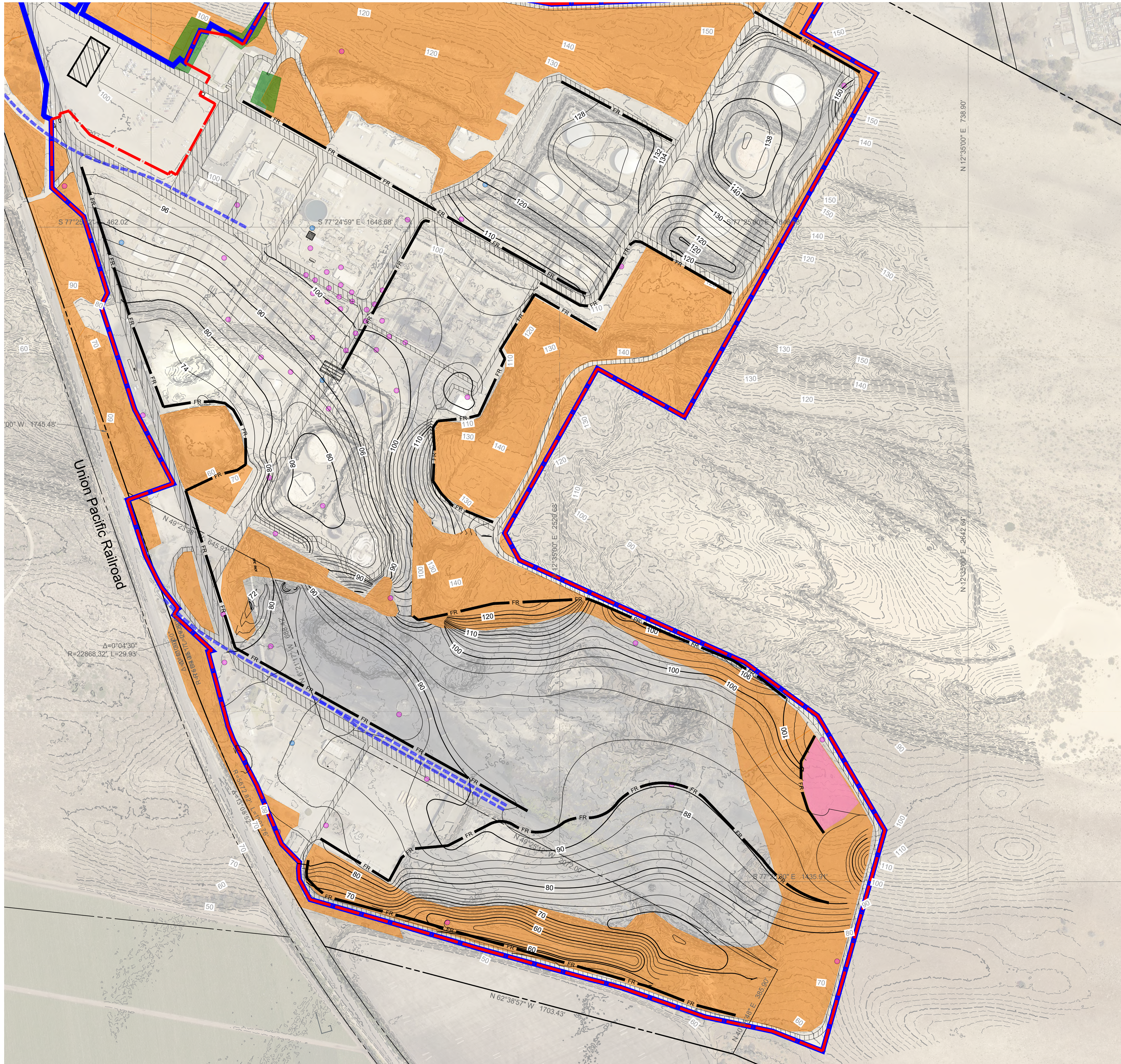
REGISTERED PROFESSIONAL ENGINEER  
THOMAS K. ZERNER  
No. 72702  
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STATE OF CALIFORNIA

WALLACE GROUP  
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DATE: 09/20/23	CONSERVATIVE ALTERNATIVE	

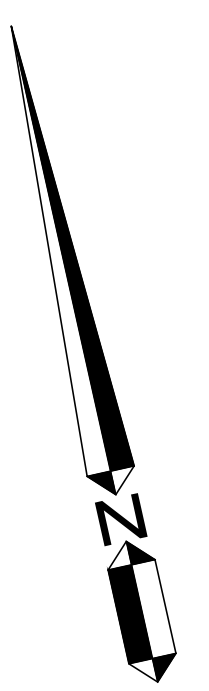
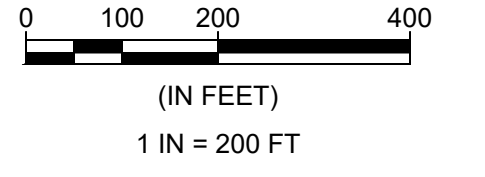




### EROSION CONTROL NOTES

1. SEDIMENT AND EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE: POLLUTANT SOURCE CONTROL, PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF SITE ACCESS POINTS, AND PERIMETER CONTAINMENT MEASURES.
2. APPROPRIATE BMP SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES. THE INTENT OF THE BMP SHALL BE TO PREVENT DISTURBED SEDIMENT FROM ENTERING DRAINAGE CONVEYANCES, GENERATING FUGITIVE DUST, OR MIGRATING ONTO ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
3. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL BMP AND EROSION CONTROL MEASURES SHALL BE CONDUCTED AND DOCUMENTED THROUGHOUT CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL BMP AS SPECIFIED BY THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE COUNTY OR UNTIL THE CALIFORNIA CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGE NOTICE OF TERMINATION IS APPROVED BY THE STATE WATER RESOURCES CONTROL BOARD.
5. EROSION CONTROL BMP MAY BE RELOCATED, MODIFIED, OR ADDED DEPENDING ON FIELD CONDITIONS ENCOUNTERED DURING CONSTRUCTION. ADDITIONAL BMP SHALL BE INSTALLED AT THE DISCRETION OF THE SITE SUPERINTENDENT, ENGINEER OF WORK, COUNTY INSPECTOR, QUALIFIED SWPPP PRACTITIONER (QSP), OR STATE WATER RESOURCES CONTROL BOARD. GUIDELINES FOR INSTALLING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED.
6. SEDIMENT AND EROSION CONTROL BMP SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INSTALLED APPROPRIATELY AS CONSTRUCTION PROGRESSES, AND MAINTAINED IN OPERABLE CONDITION UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. SEDIMENT AND EROSION CONTROL BMP ARE REQUIRED YEAR-ROUND.
7. WET WEATHER PREPARATION: THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE CONDITION OF THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN ENHANCED BMP IMPLEMENTATION PLAN FOR WET WEATHER CONDITIONS. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID MAINTENANCE OR REPAIR OF THE BMP THROUGHOUT THE RAINY SEASON.
8. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR COUNTY REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
9. IN THE EVENT OF REPEATED FAILURE AND/OR LACK OF PERFORMANCE BY THE DEVELOPER AND/OR CONTRACTOR TO CORRECT SEDIMENT AND EROSION CONTROL RELATED PROBLEMS, THE DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS. THE COUNTY MAY ISSUE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH THE LAND USE ORDINANCE. DAILY PENALTIES MAY BE ASSESSED BY COUNTY CODE ENFORCEMENT FOR FAILURE TO COMPLY.
10. THE COUNTY AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.
11. IF CONSTRUCTION GENERAL PERMIT FOR STORMWATER DISCHARGE ENROLLMENT IS NECESSARY, THE DEVELOPER (OR LEGALLY RESPONSIBLE AGENT) SHALL SUBMIT THE REQUIRED PERMIT REGISTRATION DOCUMENTS TO THE STATE WATER RESOURCES CONTROL BOARD AND PROVIDE PROOF OF ENROLLMENT TO THE COUNTY PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE PROJECT WASTE DISCHARGE IDENTIFICATION NUMBER (WDID#) IS: TBD.

### GRAPHIC SCALE



### REFERENCE NOTES

SYMBOL	TEMPORARY EROSION CONTROL
101	FIBER ROLL PER CALTRANS BMP SC-5 AND T56, SHEET C-8.1. INSTALL PER FIBER ROLL INSTALLATION GUIDELINES TABLE SHEET 018B
102	TEMPORARY DRAINAGE INLET PROTECT TYPE 3B PER CALTRANS BMP SC-10 AND T62, SHEET C-8.1
103	TEMPORARY CONSTRUCTION ENTRANCE PER CALTRANS T58, SHEET C-8.1
104	TEMPORARY CONSTRUCTION STAGING AREA (EQUIPMENT, STORAGE, HAZARDOUS MATERIALS, WASTE, AND STOCKPILES) PER DETAIL 1, SHEET C-8.1
105	TEMPORARY FENCE (SILT FENCE) PER CALTRANS BMP T51, SHEET C-8.1

### FIBER ROLL INSTALLATION GUIDELINES

SLOPE PERCENTAGE	SHEET FLOW LENGTH NOT TO EXCEED
0%-25%	20 FEET
25%-50%	15 FEET
>50%	10 FEET

### CONSTRUCTION NOTES:

1. ALL NON-LANDSCAPED FINISHED-GRADE DISTURBED AREAS ARE TO BE HYDRO-SEEDED AS SOON AS POSSIBLE, FOR PERMANENT EROSION CONTROL, AND TO ENSURE ADEQUATE STABILIZATION (VEGETATION) COVER IN ORDER TO QUALIFY FOR RELEASE FROM STATE SWPPP PERMIT VIA A NOTICE OF TERMINATION (NOT) AT THE END OF THE PROJECT.

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4	10-13-23	UPDATED PROJECT INFORMATION	TKZ	JOA
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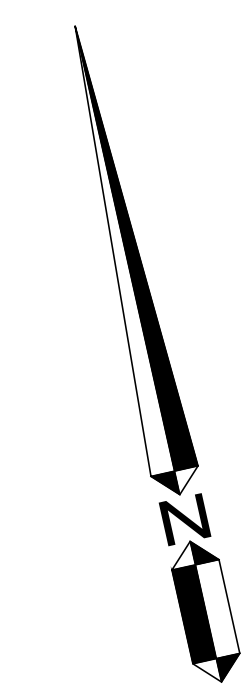
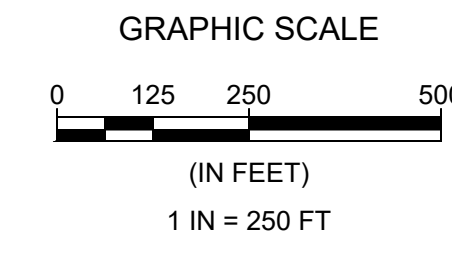
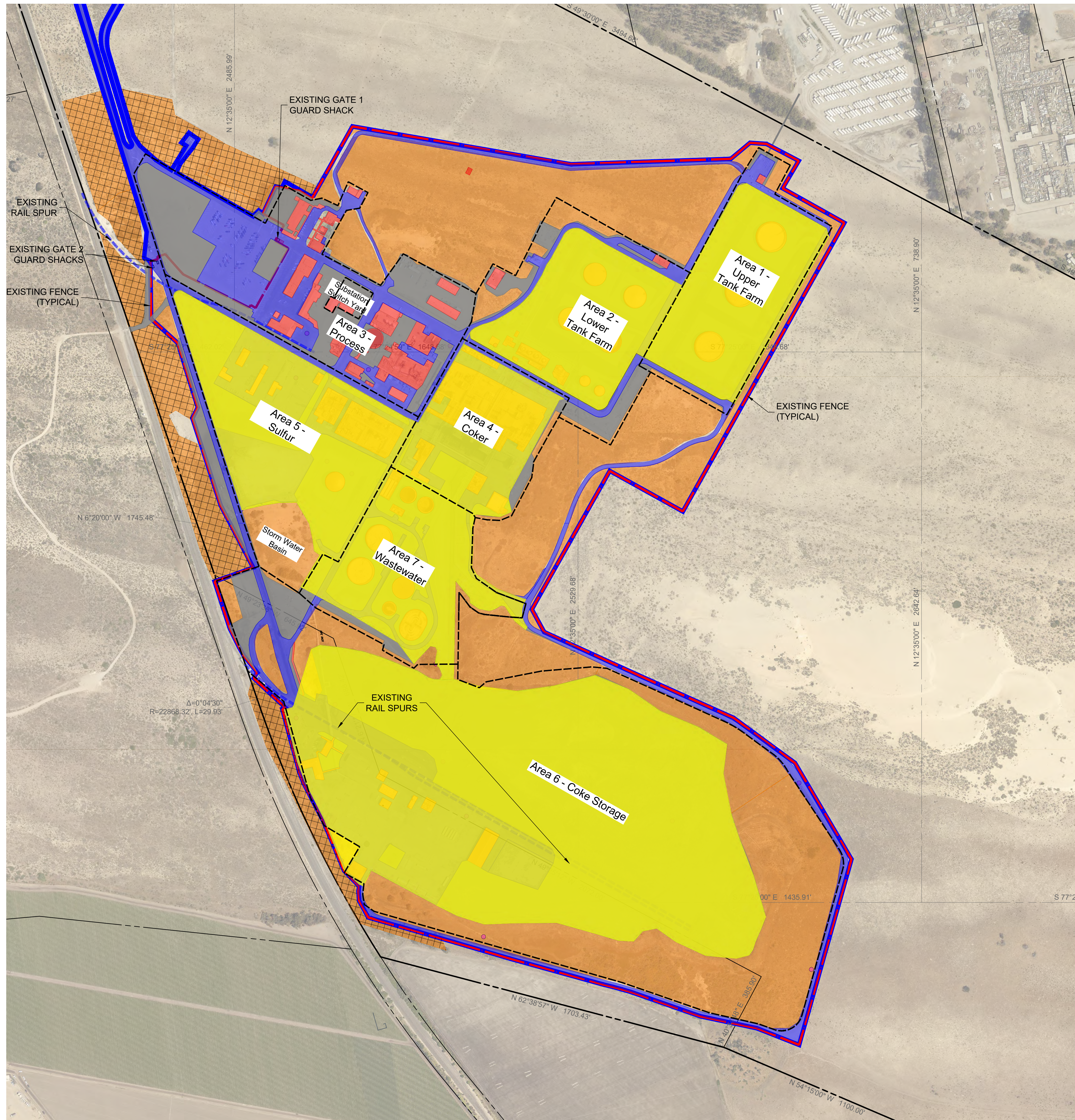
PHILLIPS 66 - SANTA MARIA REFINERY  
POST REMEDIATION PRELIMINARY GRADING PLAN  
PRELIMINARY EROSION CONTROL PLAN - CONS. GRADING

THOMAS K. ZENDER  
No. 72702  
FOR PLAN REVIEW ONLY  
NOT FOR CONSTRUCTION  
CIVIL  
STATE OF CALIFORNIA

WALLACE GROUP  
1112 CLARKSON COURT  
SANTA LEE, CALIFORNIA 94047  
TEL: 805 544-4211 FAX: 805 544-4254  
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SCALE	DRAWING NUMBER	REVISION
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DATE: 09/20/23	CONSERVATIVE ALTERNATIVE	





**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 (NON-ESHA)

**REFINERY AREA BREAKDOWN: POST-REMEDATION**

AREA TYPE	AREA LOCATION	
	INSIDE FENCELINE (AC)	OUTSIDE FENCELINE (AC)
ASPHALT SURFACED ROADS AND PARKING AREAS	16.04	6.39
CONCRETE SURFACED OR REMAINING STRUCTURES ON CONCRETE SLAB	4.12	0.00
BASE/ASPHALT SLURRY SURFACED	11.67	3.13
VEGETATION (UNMAPPED ESHA)	66.11	N/A
NATIVE SOIL (NON-ESHA)	110.28	N/A
<b>SUBTOTAL</b>	<b>208.22</b>	<b>9.52</b>
<b>TOTAL AREA WITHIN PROJECT BOUNDARY</b>	<b>217.74</b>	

**NOTES:**

- HARDSCAPE OUTSIDE FENCELINE INCLUDES PARKING LOT AND ROADWAY TO HIGHWAY 1
- ESHA AREAS THAT MAY BE DISTURBED DURING REMEDIATION ARE SHOWN AS RESTORED TO ESHA.

3	10-31-23	UPDATED PROJECT INFORMATION	TKZ	JOA
2	10-11-23	UPDATED PROJECT INFORMATION	TKZ	JOA
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DESIGNED	DRAWN	CHECKED	APPROVED
RMS	RMS	TKZ	TAA



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

REGISTERED PROFESSIONAL ENGINEER  
 THOMAS K. ZERNER  
 No. 72702  
 FOR PLAN REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 CIVIL  
 STATE OF CALIFORNIA

WALLACE GROUP  
 812 CLARION COURT  
 SANTA LEE CREEK, CA 95001  
 P 925 544-6111 F 925 544-4294  
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SCALE	DRAWING NUMBER	REVISION
AS SHOWN	EIR-GP-EXT-019B	3
DATE	CONSERVATIVE ALTERNATIVE	
09/20/23		



## 6. Findings

AECOM performed a Phase I ESA of the Property in conformance with the scope and limitations of ASTM Practice E 1527-13, which meets the requirements of Title 40, Code of Federal Regulations Part 312 and is intended to constitute all appropriate inquiry for purposes of the landowner liability protections. Any exceptions to, or deletions from, this practice are described in Section 1.3 through 1.5 of this report.

The following sections summarize the findings of this Phase I ESA of the Property.

### 6.1 Recognized Environmental Conditions

Based on the above-described activities, RECS in connection with the Property identified during this assessment are identified on Figure 3 and include, but are not limited to, the following:

1. A LNAPL plume was identified in groundwater beneath the Refinery portion of the Property. The contaminated groundwater plume extends about 3.7 acres, at a depth of 50 to 70 feet underground. The plume is the result of a release in the Slops Line Area. The actual date of the release is unknown; however, the release was discovered and stopped in 2016. Groundwater monitoring data indicate that the total area and boundary of the LNAPL plume is stable. Ongoing remediation efforts include groundwater monitoring and manual product recovery via pneumatic pumps. Construction of a Hydrocarbon Recovery System is scheduled to begin in mid-2022.
2. The NIWS is located in a topographic low spot between the sand dunes near the entrance of the Refinery on the northern portion of APN 092-401-011. This area was reported to potentially contain refinery trash and non-hazardous debris, Slop oil emulsion, API Separator sludge, ACM as well as domestic waste from local residents. Site assessment activities identified three waste classification categories: 1) oily soil containing solid waste and debris, 2) thick heavy tar-like hydrocarbons, 3) soil containing fibrous material thought to represent ACM. Remediation efforts which consist of excavation and offsite disposal of impacted soil began in late June 2021 and are anticipated to be complete by year-end.
3. Tank 100/101 Area, Tank 551 Area, Tank 901 Area, Tank 351 Area, and Tank 903 Pipeway - Hydrocarbon impacted soil remains in place until Refinery decommissioning as granted by the SLOCDEH.
4. Coker B Boundary Area - Hydrocarbon impacted soil remains in place until Refinery decommissioning contingent upon the area being fully capped with a concrete cover as granted by the SLOCDEH.
5. Evaporation Pond – Ongoing groundwater monitoring indicates the presence of TPHco in the groundwater beneath the pond.
6. Recovered Oil Transfer Pump Area – The area was capped with concrete; however, hydrocarbon impacted soil remains in place until Refinery decommissioning.
7. Historical USTs – Potential for unreported releases of hazardous constituents and/or integrity failure.
8. Areas of staining and discolored soil/concrete/asphalt surfaces consistent with oil refinery activities and processes.



9. Coke Storage Area – Stored petroleum coke is a product used for industrial purposes. Coke can contain high concentrations of heavy metals and may not have been adequately contained against wind.
10. Carbon Plant/Coke Processing Facility – Vanadium and/or nickel concentrations can potentially be greater than the respective Soluble Threshold Limit Concentration (STLC) in soil.
11. Aboveground storage tanks (AST) that contain hazardous substances or petroleum products – potential for releases and/or integrity failure.
12. Underground Pipelines and Pipeways that transport hazardous materials or petroleum products - Potential for releases and/or integrity failure.
13. Cooling Towers - Historical overflows of cooling water to adjacent soil.
14. Process Water Sewer System – Process water may contain refinery wastewater, petroleum coke wastewater, and slops-recovered oil.
15. Southern Abandoned Landfill – Identified by client; however, AECOM was unable to obtain documentation to support historical use, site assessment and/or remediation efforts for this area.
16. Potential for PFAS-containing materials at four locations identified for historical storage/use of firefighting foam.

## 6.2 Controlled Recognized Environmental Conditions

Based on the above-described activities, no CRECs were identified in connection with the Property.

## 6.3 Historical Recognized Environmental Conditions

Based on the above-described activities, the following HRECs were identified in connection with the Property:

- The Product Pump Area - In 2016, the SLOCDEH issued a 'No Further Action' letter to the Refinery for the Product Pump Area.
- The Inactive Coke Storage Area - In April 2014, the DTSC issued a Completion Certification letter stating the remediation was complete and the Inactive Coke Storage Area requires 'No Further Action'.
- Tank 822 Area - In July 1996, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Tanks 405/406 Area – In July 1996, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Electrical Power Generation Unit (EPG) Bottom – In December 1995, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Safety Basin and Coke Cooling and Cutting Water Pond – Clean Closure Certification in 1997
- Oily Water Sewer at HR&RS Area – In July 2014, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.



- Former Location of API Separator – In July 1996, the SLOCDEH agreed that impacted soil could remain in place as long as it was capped.

## 6.4 De Minimis Conditions

Based on the above-described activities, no *de minimis* conditions were identified in connection with the Property.



## 7. Conclusions

This assessment has revealed the following RECS in connection with the Property:

1. A LNAPL plume was identified in groundwater beneath the Refinery portion of the Property. The contaminated groundwater plume extends about 3.7 acres, at a depth of 50 to 70 feet underground. The plume is the result of a release in the Slops Line Area. The actual date of the release is unknown; however, the release was discovered and stopped in 2016. Groundwater monitoring data indicate that the total area and boundary of the LNAPL plume is stable. Ongoing remediation efforts include groundwater monitoring and manual product recovery via pneumatic pumps. Construction of a Hydrocarbon Recovery System is scheduled to begin in mid-2022.
2. The NIWS is located in a topographic low spot between the sand dunes near the entrance of the Refinery on the northern portion of APN 092-401-011. This area was reported to potentially contain refinery trash and non-hazardous debris, Slop oil emulsion, API Separator sludge, ACM as well as domestic waste from local residents. Site assessment activities identified three waste classification categories: 1) oily soil containing solid waste and debris, 2) thick heavy tar-like hydrocarbons, 3) soil containing fibrous material thought to represent ACM. Remediation efforts which consist of excavation and offsite disposal of impacted soil began in late June 2021 and are anticipated to be complete by year-end.
3. Tank 100/101 Area, Tank 551 Area, Tank 901 Area, Tank 351 Area, and Tank 903 Pipeway - Hydrocarbon impacted soil remains in place until Refinery decommissioning as granted by the SLOCDEH.
4. Coker B Boundary Area - Hydrocarbon impacted soil remains in place until Refinery decommissioning contingent upon the area being fully capped with a concrete cover as granted by the SLOCDEH.
5. Evaporation Pond – Ongoing groundwater monitoring indicates the presence of TPHco in the groundwater beneath the pond.
6. Recovered Oil Transfer Pump Area – The area was capped with concrete; however, hydrocarbon impacted soil remains in place until Refinery decommissioning.
7. Historical USTs – Potential for unreported releases of hazardous constituents and/or integrity failure.
8. Areas of staining and discolored soil/concrete/asphalt surfaces consistent with oil refinery activities and processes.
9. Coke Storage Area – Stored petroleum coke is a product used for industrial purposes. Coke can contain high concentrations of heavy metals and may not have been adequately contained against wind.
10. Carbon Plant/Coke Processing Facility – Vanadium and/or nickel concentrations can potentially be greater than the respective Soluble Threshold Limit Concentration (STLC) in soil.
11. Aboveground storage tanks (AST) that contain hazardous substances or petroleum products – potential for releases and/or integrity failure.



12. Underground Pipelines and Pipeways that transport hazardous materials or petroleum products - Potential for releases and/or integrity failure.
13. Cooling Towers - Historical overflows of cooling water to adjacent soil.
14. Process Water Sewer System – Process water may contain refinery wastewater, petroleum coke wastewater, and slops-recovered oil.
15. Southern Abandoned Landfill – Identified by client; however, AECOM was unable to obtain documentation to support historical use, site assessment and/or remediation efforts for this area.
16. Potential for PFAS-containing materials at four locations identified for historical storage/use of firefighting foam.

This assessment has revealed the following HRECs in connection with the Property:

- The Product Pump Area - In 2016, the SLOCDEH issued a 'No Further Action' letter to the Refinery for the Product Pump Area.
- The Inactive Coke Storage Area - In April 2014, the DTSC issued a Completion Certification letter stating the remediation was complete and the Inactive Coke Storage Area requires 'No Further Action'.
- Tank 822 Area - In July 1996, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Tanks 405/406 Area – In July 1996, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Electrical Power Generation Unit (EPG) Bottom – In December 1995, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Safety Basin and Coke Cooling and Cutting Water Pond – Clean Closure Certification in 1997
- Oily Water Sewer at HR&RS Area – In July 2014, the SLOCDEH issued a letter stating 'No Further Action' is required at this location.
- Former Location of API Separator – In July 1996, the SLOCDEH agreed that impacted soil could remain in place as long as it was capped.

No evidence of CRECs or *de minimis* conditions were identified in connection with the Property.

## 7.1 Recommendations

Based on the historical (since the 1950s) and current use of the Property for oil refining activities, subsurface impacts to the property are apparent and additional assessment and remediation at the time of decommissioning is required and recommended.

As discussed in Section 2.3.13, On-site Wells, the California Department of Water Resources WDL Station Map database identified four water wells on the Property. If not planned for future use, they should be properly abandoned in accordance with San Luis Obispo County regulations for the construction, modification, or destruction and inactivation of water wells.



Due to the apparent age of many of the structures within the Refinery, an ACM/LBP Survey should be performed on the property prior to demolition of structures. If ACM/LBP is confirmed on the property, it should be handled by a licensed ACM/LBP contractor and disposed of according to appropriate regulations.





**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING**

**GEN-3000  
04/01/2020**

**General Application Contact Information**

Staff: Input File Number or File Label Here  Please check <b>ONLY ONE</b> of the contacts as the 'Primary Billing Contact' to appear on invoices and receipts			<b>PROPERTY OWNER</b>			<input type="checkbox"/> Primary Billing Contact	
			Name: Phillips 66 Company (Tomas Zambrano)				
			Company: Phillips 66 Company				
			Telephone: 510 245-5879		Email Address: tomas.zambrano@p66.com		
			Mailing address: 1380 San Pablo Ave				
City: Rodeo		State: CA	Zip Code: 94572				
<b>APPLICANT</b>		<input checked="" type="checkbox"/> Primary Billing Contact	<b>AUTHORIZED AGENT</b>			<input type="checkbox"/> Primary Billing Contact	
Name: Brent P. Eastep		Name:					
Company: Phillips 66 Company		Company:					
Telephone: 510 245-4672	Email address: Brent.P.Eastep@p66.com		Telephone:	Email address:			
Mailing address: 1380 San Pablo Ave		Mailing Address:					
City: Rodeo	State: CA	Zip Code: 94572	City:	State:	Zip Code:		
<b>PROPERTY INFORMATION</b>							
Assessor's Parcel Number: 092-401-011 092-401-005		Physical address: 2555 Willow Rd, Arroya Grande, CA 93420		Total size, in acres: 603			
Directions to the property (include landmarks and any gate codes): Hwy 1 S, enter at 2nd entrance to the Refinery (Gate 1), park in visitors parking and notify Security guard of arrival							
Describe current uses on the property (include structures, improvements, and vegetation): Inactive refinery and associated structures. The refinery occupies approximately 245 acres of the combined 092-401-011 and 092-401-005 parcels. The remaining 358 acres is undeveloped vegetated land.							
<b>PROJECT INFORMATION</b>							
Briefly describe the proposed project (include all uses and building heights and areas, in square-feet) and attach supplemental info as necessary: The existing Santa Maria Refinery aboveground and belowground structures, process equipment and support infrastructure (e.g. storage tanks, buildings, on-site piping, pumps and lighting) will be demolished. Soil remediation and surface recontouring will occur where necessary. Refer to Project Description for more detail.							

**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.

**SIGNATURE:**

**DATE:** 06/01/2023

**NOTE:** Your application is public record and information regarding your application is available both in person and online via the Department of Planning & Building. All references to names, addresses, telephone numbers, email addresses and project details are part of this public record. All applications must be filed under the subject property's owner of record; however, you may use an alternate contact address and telephone number.





COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

PLN-1012
09/20/2021

Land Use Consent of Property Owner

Table with 3 columns: Address (2555 Willow Rd, Arroyo Grande, CA), APN(s) (092-401-001, 092-401-005), Application Number. Below is Project Description: See previously submitted information.

CONSENT

I (we) the undersigned owner(s\*) of record of the fee interest in the parcel of land located at the above address, identified as the above Assessor Parcel Number, 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 the above project description, 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 permit applications in connection with this matter. If this authorization is revoked, I (we) will inform the County in writing.
2. I (we) have authorized the applicant named below to act as the authorized applicant for this project. If this authorization is revoked, I (we) will inform the County in writing.
3. 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.
4. If prior notice is required for an entry to survey or inspect the property, please contact:
Print Name: Brent Eastep
Daytime Telephone Number: 510 245-4672
5. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property (dogs, hazardous materials, or specify none): None

\*Attach additional PLN-1012 forms for multiple owners, if applicable.



# Land Use Consent of Property Owner

**PLN-1012**  
04/01/2020

<b>CONSENT GRANTOR / PROPERTY OWNER</b>	
Name: Tomas Zambrano	Phone: 510 245-5879
Company/Agency: Phillips 66 Company	Email: Tomas.Zambrano@p66.com
Full Mailing Address: 1380 San Pablo Ave Rodeo, CA 94572	
Signature: 	Date: 06/01/2023
<b>AUTHORIZED AGENT FOR CONSENT GRANTOR</b>	
Name:	Phone:
Company / Agency:	Email:
Full Mailing Address:	
Signature:	Date:
<b>AUTHORIZED APPLICANT FOR CONSENT GRANTOR</b>	
Name:	Phone:
Company / Agency:	Email:
Full Mailing Address:	
Signature:	Date:





COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

PLN-1000  
04/01/2020

## Land Use – Checklist & Application Package

### REQUIRED MATERIALS AND INFORMATION

The following information is required to be submitted with your application. If additional information is necessary for application review, Department staff will notify applicants and/or authorized agents. We are now accepting initial application materials in digital format but may request hard copies of documents and plans as necessary review and processing. Digital files should be in PDF format, and in a higher resolution to support digital review of all plan and map details.

### FORMS

**For applications via the Online Permit Portal: please upload this complete and digitally signed application package PLN-1000 (as detailed below).**

Please provide one (1) completed copy of the following form:

- PLN-1000: Land Use Application Checklist & Package.** This form conveniently combines all the following forms into one, and begins with a Checklist of Materials and Information Requirements for Applications
  - GEN-3000: General Application Contact Information
  - PLN-1004: Land Use – Project Information Form
  - PLN-1003: Environmental Description Form
  - PLN-1006: Information Disclosure form
  - PLN-1012: Land Use Consent of Property Owner form (only if applicant does not own the property)
  - PLN-1122: Hazardous Waste and Substances Statement Disclosure (PLN-1122)
- Accessory Application form(s), if applicable.** These forms are not included in this package. Examples include, but are not limited to:
  - Curb, Gutter, and Sidewalk Waiver
  - Tree Removal form
  - Variance Application form

### FEES

- Application fee (refer to current [fee schedule](#))

### SITE LAYOUT PLAN(S)

**For applications via the Online Permit Portal: please upload during initial application submittal. The Department may request up to 4 copies of full-sized hard copy plans for inter-agency review as necessary.**

Plans should consist of an accurate drawing of the property, and the site plan must show the following items (where they apply to your site):

- Exterior boundaries and dimensions of the entire site
- North arrow and scale



## Land Use – Checklist & Application Package

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- Slope contour map (except when a grading plan is required), showing the following:
  - *Inside urban reserve lines* – show contours at 5-foot intervals for undeveloped areas and 2-foot intervals for building sites and paved or graded areas
  - *Outside urban reserve lines* – show contours at 10-foot intervals for undeveloped areas and 2-foot intervals for building sites
  - *Steep slopes* – areas in excess of 30% slope may be designated as such and contours omitted, unless proposed for grading, construction or other alterations
- General location of major topographic and man-made features, such as rock outcrops, bluffs, streams, swales and graded areas
- Location, dimensions, and use of all existing and proposed structures on the property, including buildings, decks, balconies, fences, walls, and other structural elements that extend into yard areas
- Location, name, width, and pavement type of adjacent and on-site streets/alleys
- Existing/proposed curbs, gutters, and sidewalks. Include all points of access, both existing and proposed
- Types and location of existing/proposed water supply and sewage disposal facilities
- Location and dimensions of all existing/proposed easements, driveways and parking areas (enclosed or open), including pavement type
- Location, diameter (at 4 feet above grade), species, approximate canopy cover (dripline) of all trees on the site, noting which will remain and which are proposed for removal, and include proposals for replacement of trees to be removed
- All areas proposed for grading and landscaping
- Any areas proposed to be reserved and maintained as open space
- Location, use and approximate dimensions of all structures within 100 feet of the site's boundaries
- A vicinity map showing precisely how to drive to the site. (include street names and distances to help with describing how to get to the site)
- Coastal Access - If the project is within the coastal zone and located between the ocean and the nearest public road, applications shall include the locations of the nearest public access points to the beach
- Preliminary Floor Plans and Architectural Elevations – showing height of buildings and structures, color, texture and material of exterior finishes and roofing (not required for most agricultural buildings)
- Elevations – (relative height) from the finish floor of the garage or other parking area to the edge of the pavement or road at the driveway entrance
- Legal Lot Verification – how the parcel(s) was/were legally created



## Land Use – Checklist & Application Package

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### SUPPLEMENTAL INFORMATION

The following information may be required, depending on your Land Use application type.

If you had a pre-application meeting and any of these items were indicated, they are required for a complete submittal. For applications via the Online Permit Portal, these can be uploaded with your initial application submittal, or later when your full Plan Case has been created.

- Preliminary Landscaping Plan prepared pursuant to Section 22.16/23.04.180, et seq.
- Fire Safety Plan prepared pursuant to Section 22.52/23.05.080, et seq.
- Preliminary grading/drainage plan – when required by Section 22.52/23.05.020 and .040
- Agricultural buffers – if any adjacent parcels are used for agriculture, show all proposed agricultural buffers
- Archeological Report – two (2) copies, where required
- Biological Report – two (2) copies, where required
- Botanical Report – two (2) copies, where required
- Building Site Envelopes – on site layout plan show all areas proposed for development, or areas proposed to be excluded from development
- Noise Study – two (2) copies, if the property either adjoins or will be a noise generator or a potential source of noise
- Traffic Study – two (2) copies, where required
- Geological Report – two (2) copies, where required
- Visual Analysis – for applications that propose development along significant visual corridors (such as Highways 101 and 1)
- Location, size, design and text of all existing and proposed signs
- Location and design of solid waste disposal facilities, as required by Section 22.10.150/23.04.280
- Cross-section drawings. The drawings shall include two sectional views of the project, approximately through the middle and at right angles to each other. The existing and proposed grades and the location of and distances between buildings, parking and landscaping shall also be provided
- Supplemental Development Statement stating the project’s phasing schedule (if one is proposed), and any information that is pertinent or helpful to the understanding of the proposal, such as photos, statistical data, petitions, etc.
- Water will-serve letter OR Well pump test (4-72 hour)
- Sewer will-serve letter OR Percolation tests
- County Public Works road requirements
- Road Plan and Profile / Culvert Plan and Profile / Streetscape Plan
- Completed Cost Accounting Agreement – one (1) copy
- Abandoned oil and gas wells, if applicable – Information is available from the California Division of Oil & Gas: 195 South Broadway, Suite 101, Orcutt, California 93455, (805) 937-7246
- Other \_\_\_\_\_





COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING & BUILDING

PLN-1004  
04/01/2020

Land Use -- Project Information Form

**APPLICATION TYPE - CHECK ALL THAT APPLY**

- |  |  |
|--|--|
| <input type="checkbox"/> Emergency Permit                        | <input type="checkbox"/> Site Plan                             |
| <input type="checkbox"/> Tree Removal Permit                     | <input type="checkbox"/> Surface Mining/Reclamation Plan       |
| <input type="checkbox"/> Minor Use Permit                        | <input type="checkbox"/> Zoning Clearance                      |
| <input type="checkbox"/> Conditional Use Permit/Development Plan | <input type="checkbox"/> Amendment to approved Land Use Permit |
| <input type="checkbox"/> Plot Plan                               | <input type="checkbox"/> Variance                              |
| <input type="checkbox"/> Curb, Gutter & Sidewalk Waiver          | <input type="checkbox"/> Other _____                           |

**TYPE OF PROJECT:**

Commercial     Industrial  
 Residential     Recreational     Other: \_\_\_\_\_

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable):

Describe existing and future access to the proposed project site:

**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?

**SURROUNDING LAND USE** What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: \_\_\_\_\_ South:

East: \_\_\_\_\_ West:

**FOR ALL PROJECTS, ANSWER THE FOLLOWING** - Square footage and percentage of the total site (approximately) that will be used:

Buildings: \_\_\_\_\_ sq. feet \_\_\_\_\_%                      Landscaping: \_\_\_\_\_ sq. feet \_\_\_\_\_%  
 Paving: \_\_\_\_\_ sq. feet \_\_\_\_\_%                              Other: \_\_\_\_\_ sq. feet \_\_\_\_\_%

Total area of all paving structures: \_\_\_\_\_ sq. feet \_\_\_\_\_ acres

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



# Land Use – Project Information Form

Trees:

Number of trees to be removed: \_\_\_\_\_

Type(s) of tree(s):  
\_\_\_\_\_

Setbacks:

Front \_\_\_\_\_ Back \_\_\_\_\_ Left \_\_\_\_\_ Right \_\_\_\_\_

**PROPOSED WATER SOURCE:**

\_\_\_ On-Site Well \_\_\_ Shared Well \_\_\_ Other: \_\_\_\_\_

Community System (agency / company responsible for the provision of water):  
\_\_\_\_\_

**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 provision):  
\_\_\_\_\_

**WILL-SERVE LETTER?**

- Yes (If yes, please submit copy)
- No

**RESPONSIBLE FIRE PROTECTION AGENCY:**  
\_\_\_\_\_

**FOR COMMERCIAL/INDUSTRIAL PROJECTS ANSWER THE FOLLOWING:**

Total outdoor use area: \_\_\_\_\_ sq. feet \_\_\_ acres

Total floor area of all structures including upper stories: \_\_\_\_\_ sq. feet

**FOR RESIDENTIAL PROJECTS, ANSWER THE FOLLOWING:**

Number of residential units: \_\_\_\_\_ Number of bedrooms per unit: \_\_\_\_\_

Total floor area of all structures including upper stories, but not garages and carports: \_\_\_\_\_ sq. feet

Total of area of the lot(s) minus building footprint and parking spaces: \_\_\_\_\_ sq. feet