



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING & BUILDING

Trevor Keith, Department Director

NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT

WHO: County of San Luis Obispo Department of Planning & Building

WHAT: A Draft Environmental Impact Report (EIR) for the *Phillips 66 Santa Maria Refinery Demolition and Remediation Project* is now available for public review and comment (State Clearinghouse #2023050020, Development Plan/Coastal Development Permit (DP/CDP) #C-DRC2022-00048/ED23-054). The Draft EIR addresses the environmental impacts associated with demolition and remediation of the Phillips 66 Santa Maria Refinery. The Project is located in the Coastal Zone at 2555 Willow Road (SR-1) in Arroyo Grande, east of the Oceano Dunes State Vehicular Recreation Area, west of the Monarch Dunes community, and south of the Callender-Garrett Village Reserve.

The Proposed Project involves demolition of aboveground refinery facilities (buildings, equipment and associated infrastructure), remediation of contaminated soils, and removal of belowground infrastructure in areas requiring soil remediation. After demolition and remediation, some plant features, including surface hardscape (concrete slabs, asphalt slurry, paving and roads), and certain infrastructure (e.g., perimeter fencing, guardhouses, electrical substation, water wells, rail spurs, truck scale, and groundwater monitoring wells) are proposed to remain for security, potential future use, or based on remediation regulatory requirements. The Project site is approximately 218 acres within nearly 1,650 acres under Phillips 66 ownership.

Aboveground demolition is anticipated to take approximately eight months, with soil remediation activities beginning as areas are cleared and soil tested. The bulk of the remediation work would be completed within the first three years; however, it would likely continue at a reduced level for up to 10 years, depending on site conditions and work plans. The majority of demolition and remediation debris is expected to be hauled offsite by rail, supplemented by trucks.

After demolition and remediation within each area, hardscape would be replaced where removed, and exposed soil areas would be revegetated. Following final site characterization to verify requirements have been met, activities would be limited to restoration monitoring and general maintenance of the property and remaining facilities. Phillips 66 would continue to manage the ongoing remediation and associated monitoring wells on site as required by previous regulatory action. Potential future uses of the SMR site are unknown and are speculative at this time; therefore, future uses of the site are not considered in this Project.

WHERE: The Draft EIR is available for review or downloading on the County's Planning Department website at: www.slocounty.ca.gov/Phillips66

Hard copies of the Draft EIR, and all Draft EIR Appendices, are available for review at the County Department of Planning & Building, 976 Osos Street, Rm 200, San Luis Obispo at the permit center from 8:30 a.m. – noon or 1:30 – 4:30 p.m. Monday – Friday. Hard copies and digital thumb drive copies of the Draft EIR are also available for review at the San Luis Obispo County Public Library Main Branch in San Luis Obispo, and at the branch libraries in Arroyo Grande and Nipomo (for hours and locations see SLOLIBRARY.org).

HOW TO COMMENT OR GET MORE INFORMATION:

Anyone interested in commenting on the Draft EIR should email their comments or questions to: p66refinery@co.slo.ca.us or submit written comments to Susan Strachan, San Luis Obispo County Department of Planning & Building at 976 Osos St., Rm 300, San Luis Obispo, CA 93408. Comments must be received by **5:00 p.m., Monday May 6, 2024**.

ENVIRONMENTAL IMPACTS:

The Draft EIR focuses on the following issues: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Climate Change and Sea-Level Rise; Cultural and Tribal Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Public Services, Utilities, and Service Systems; Recreation and Coastal Access; Transportation; and Wildfire.

PLANNING COMMISSION STUDY SESSION

A study session before the San Luis Obispo Planning Commission is scheduled for **April 25, 2024** in the Board of Supervisors Chambers, Katcho Achadjian Government Center, 1055 Monterey Street, San Luis Obispo. The Planning Commission meeting will begin at 9:00. Please refer to the Planning Commission agenda to determine the agenda item placement for the Santa Maria Refinery Demolition and Remediation Project study session. The meeting agenda will be available approximately 10 days before the meeting and can be accessed from this link: www.slocounty.ca.gov/departments/planning-building/grid-items/meetings,-hearings,-agendas,-and-minutes.aspx. Items on the agenda generally proceed in the order listed. However, the public is advised to arrive early.

****If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised in written correspondence delivered to the addresses above by the May 6, 2024 at 5:00 p.m. comment period deadline.****

DATED: March 22, 2024

Susan Strachan, Project Manager