



San Luis Obispo County

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP

DIRECTOR

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 9/9/09

SEP 11 2009

FR TO: Interested Party — PW

to FROM: John McKenzie, EIR Manager

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: DRC2009-00002 Excelaron/ Mankins- CUP to re-activate an oil field located on a 259.76 acre site off Huasna Townsite Road, Arroyo Grande. APN: 085-271-001 and 004.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/24/09 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.

SEE ATTACHED COMMENTS & RECOMMENDATIONS

10.20.09
Date

Glean Marshall
Name

781-1596
Phone

**PUBLIC WORKS DEPARTMENT RECOMMENDED CONDITIONS OF
APPROVAL
FOR DRC2009-00002 EXCELARON / MANKINS, HUASNA**

Recommended Project

Reestablishment of drilling for oil wells, grading of existing access roads, well pads, improvements to county maintained road facilities, and vehicle transport of oil product.

Public Works Comments:

1. See previous comments associated with DRC06-00222.
2. The following documents were reviewed as part of this referral:
 - a. OEG Traffic Report, May 15, 2009
 - b. Porter Ranch Access Road, Cannon Assoc, July 2, 2009
 - c. Huasna Townsite Road Bridge Structural Evaluation, Lampman & Smith, June 23, 2008.
 - d. Initial Study Environmental Checklist
3. Public Works recommends that all construction related delivery trucks (as identified in the OEG report) take access to the project site via SR 166 and the Porter Ranch, and not via Huasna Road.
4. The proposed truck route is anticipated to impact approximately 1 mile of Huasna Townsite Road and 1 mile of Alamo Creek Road, both county maintained roadways. To repair damage to these roadway segments public works will be requesting that the applicant enter into an agreement to pay haul fees into the county road fund.
5. Public Works has been in communication with the applicant, their traffic representatives, and Caltrans regarding potential impacts to public roads. Caltrans has requested left and right turn lanes at the intersection of Alamo Creek Road @ SR 166, and "fair share" payment into the Santa Maria River Bridge project.
6. A portion of the access road located between Huasna Townsite Road and the project site is partially located within a Flood Hazard Area. Access road improvements will require Drainage and Flood Hazard Review by the Department of Public Works. Any road improvement or bridge related impacts near the existing creek may require additional permits.
7. The Huasna Townsite Road bridge (No C147) has a posted weight restriction of:
 - a. Type 3 vehicle: 13 tons max
 - b. Type 3-S2 vehicle: 21 tons max
 - c. Type 3-3 vehicle: 26 tons maxThe applicant may be required to reconstruct the bridge as necessary to meet their project hauling requirements. Submit plans to the Department of Public Works for Department and State approval prior to issuance of an encroachment permit.
8. All proposed improvements within the county public right-of-way shall require an encroachment permit from the Department of Public Works. All work shall be done in accordance with County Public Improvement Standards.

By: Glenn Marshall, 781-1596

Date: Oct 20, 2009

Recommended Conditions of Approval:

Drainage:

On-going condition of approval (valid for the life of the project) the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance.

Access:

Prior to commencement of the Exploration/Testing Phase 1, the driveway approach on Huasna Townsite Road (Road No 1071) shall be constructed in accordance with County Public Improvement Standards for a B-1e rural driveway approach and constructed to accommodate the design vehicle. All driveway approaches constructed on county roads shall require an encroachment permit.

Prior to commencement of the Exploration/Testing Phase 1, the applicant shall demonstrate to the Department of Public Works that the Huasna Townsite Road Bridge, Number C-147, is capable of handling project related vehicles. If modifications to the bridge are required then the applicant shall submit plans for Department approval and to secure an encroachment permit to perform the necessary work. If environmental permits from the Army Corps of Engineers or the California Department of Fish and Game are required for any public improvements that are to be maintained by the County, the applicant or his engineer, prior to the approval of the plans by the Department of Public Works shall:

1. Submit a copy of all such permits to the Department of Public Works OR
2. Document that the regulatory agencies have determined that said permit is not required.

Prior to commencement of the Exploration/Testing Phase 1, permanent rumble strips or other erosion control tracking devices shall be permanently installed and maintained on both the project access road, and the Porter Ranch access road to clean the tires of all vehicles prior to entering the Huasna Townsite Road public right-of-way.

On-going condition of approval (valid for the life of the project) all delivery trucks entering or leaving the project site shall utilize the southerly access route (State Route 166 to Alamo Creek Road to Private Easement over the Porter Ranch to Huasna Townsite Road, and back).

Prior to commencement of the Exploration/Testing Phase 1, the applicant shall complete improvements to the intersection of State Route 166 and Alamo Creek Road in accordance with Caltrans Encroachment Permit Standards based on plans prepared by a Registered Civil Engineer and approved by Caltrans. Work shall include:

1. Construction of left turn channelization improvements on eastbound State Route 166 at Alamo Creek Road in accordance with the Highway Design Manual. Work shall be inclusive of eastbound shoulder widening along the project extents.
2. Widening of westbound State Route 166 and Alamo Creek Road in accordance California Highway Design Manual Figure 405.7 (a separate encroachment permit may be necessary from County Public Works if the work encroaches within the county right-of-way on Alamo Creek Road).

Fees:

Within 30-days of permit approval, the operator shall enter into an agreement with the County, in a form acceptable to County Counsel, to deposit into the County Road Fund the amount not to initially exceed \$20.81 per haul oil truck trip (trip) over the following County-maintained roads, Huasna Township Road and Alamo Creek Road. The agreement shall provide for reports of number of trips, and corresponding payment, to be made quarterly. The cost per ton shall be subject to annual adjustment based on the

Caltrans Construction Cost Index. The beginning index date shall be the date that the project receives approval by the hearing body.

Prior to commencement of the Production Phase 2, the applicant shall contribute \$4,500 to Caltrans for deposit into the Highway 101 Santa Maria River Bridge Project account to address cumulative impacts to this segment of roadway (fee based on 30 ADT @ \$150/ADT).

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