

July 28, 2011

John McKenzie, Project Manager
County Planning and Building
SLO County Planning & Building Dept.-Environmental Division
976 Osos Street, Room 200
San Luis Obispo, CA 93408

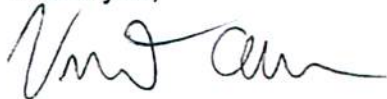
Re: Excelaron Project

Dear John,

I am very much opposed to the proposed drilling in Huasna Valley. I am a real estate agent in Arroyo Grande with homes for sale in the Huasna Area. I can tell you first-hand that this project will have a devastating effect on real estate values in the area. I have two listings in Huasna. Both have drawn a great deal of interest from prospective buyers. More than a few of these buyers have been in discussions about writing offers and all have had cold feet once the oil drilling is disclosed to them. This project is a concern to everyone.

And this is not just a concern for us. A serious depression in home and land values in the region will mean lower tax receipts for the County. The draft EIR concludes that the project will not add significantly to economic growth in revenue or employment. It does not mention that there will be a significant reduction in revenue from property taxes. Not only will values go down but homes will not be built. This will be a lost opportunity for revenue from materials, payroll and future gains in property taxes. The Huasna area has tried and failed at oil production numerous times in the past. I don't see any reason why it should try again when the potential gain is so small and the potential loss is huge. I am urging the County to take the higher road and go with the No Project Alternative.

Thank you,



Vincent Allan
1035 Leff Street
San Luis Obispo, CA