

August 3, 2011

John McKenzie, Project Manager  
County Planning & Building Department  
976 Osos Street, Room 300  
San Luis Obispo, CA 93408

Re: Exceleron/Mankins Project and Draft Environmental Impact Report (DEIR)

Regarding the Exceleron Project, I would like to express certain concerns and voice my opinion over these concerns.

First, Exceleron, LLC touts the revenue stream that it will bring to the County of San Luis Obispo while ignoring the costs. This is as fraudulent as a company reporting gross earnings as profits while ignoring expenses. The County will surely realize loss in revenue through the lowering of property values if the project is approved. There have already been several properties that have fallen out of escrow after the potential buyer discovered even the “possibility” of an oil project being approved. Once it is approved, it will cause an even greater downward force on the property values and ultimately County tax revenue. Further, there is a potential loss in revenue related to tourism. Finally, local organic farms could experience negative market impacts if their customers consider their crops are grown in an active oil field. **Please take under consideration the aggregate cost to both the County and the Community when considering the revenue it plans to bring.**

Secondly, despite the fact the DEIR states that the proposed increase in traffic along Huasna Road is “not significant” (arguably a subjective standard), the vehicle traffic increase will be significant to those who live along Huasna Road. Our family have approximately 2000’ of frontage along Huasna Road Grade (just west of Huasna Valley), and over the last few years, several drivers have lost control, and careening from the pavement, found their vehicle on our property. Huasna Grade is frequented by tourists unfamiliar with the road, bicyclists, cattle trucks, delivery vehicles, horse trailers, and local residents. Circa 1930, the road was evidently built without anticipation of the current traffic levels. Furthermore, the Department of Public Works has been made aware of conditions which should have been long since remedied (see photos taken in 2008), yet no attention has been given. If the County is going to choose to not maintain nor repair the roads it has, it should not increase the burdens those roads must bear. **Please require ALL project vehicle traffic to use Porter Ranch Road.**



Huasna Grade



Dept. of Public Works & Neighbors, 2008

Thirdly, the portion of the project that will produce the significant noise levels should be done so during typical construction hours. If the project were in an urban setting, it would clearly be required to do so. Since the DEIR recognizes the sensitive acoustic conditions of Huasna Valley, its residents should not have to suffer a loss that a similar resident in town would not. **Please require the project to perform functions which produce significant levels of noise only during normal construction hours.**

Finally, hauling oil across land protected by the Williamson Act is inconsistent with the agricultural land use. Only those uses consistent with Agriculture should be allowed on parcels under the Williamson Act. The Porter Ranch Road haul route and haul route that crosses the Mankin's Ranch crosses several parcels under the Williamson Act. **Under the provisions of the Williamson Act, please consider the incompatibility of the two distinct activities: Hauling Petroleum and Agriculture.**

Grant Dorman  
8990 Huasna Road  
Arroyo Grande, CA 93420

A handwritten signature in dark ink, appearing to read 'Grant Dorman', with a long horizontal line extending to the right.