

July 26, 2011

John McKenzie, Project Manager
County Planning & Building Dept
976 Osos St. Rm.300
San Luis Obispo, CA 93408

Dear Mr. McKenzie,

I am writing with concern over DEIR for the Excelaron/Mankins project in Huasna Valley. I notice there will be increased traffic on Huasna Road for this project. Some of the traffic will be coming in through the Porter Ranch Road, but most is proposed as coming out Huasna Road and Huasna Townsite Road.

All data in the DEIR, looks at one-way trips, thus the numbers for trips need to be doubled for round trips. It is misleading for the DEIR to report such numbers in one-way trips as it is impossible to travel only one direction to get to and from Huasna Valley. Further, I ask that the EIR state the increase in traffic broken down by hour. My reason for this is to know its impact on school bus travel and other existing time sensitive vehicle travel on the road.

Interestingly, when we applied for our Winegrower license from the ABC and had to post the license on Huasna Road for the required 30 day period - the ABC received one complaint regarding ANY increase in traffic on Huasna and as a result, the ABC restricted our license.

I feel that all related project traffic, including the employees, propane truck, toilet trucks, food trucks, consultants, and anyone else other than county or state inspectors – ALL be required in the EIR to use the Porter Road Easement to enter and exit the project site.

I ask that the DEIR look more closely and in depth at the impact of so many additional trips and vehicles into and out of this small, rural valley. The DEIR apparently concluded traffic was not a significant impact. It is my opinion they need to look again at this critical area. I ask that the EIR also provide transparency of the costs association with upgrading and maintaining Huasna and Huasna Townsite road given the need to handle additional traffic. Many of us drive to and from work to support ourselves and our families and we do not need additional traffic on this road.

Secondly, I ask that the EIR provide a clear and detailed cost/reward analysis of this project (as if you were running a real business). Please provide the public with the fully-loaded transparent cost (employee, supervisors, benefits, office space – fully loaded – details please) that taxpayers are spending to work with this applicant both historically, and through the estimated final application timeframe. Also include a realistic worst case cost to the county of managing the mitigation issues, including enforcement for the next 20 years; the potential loss of tax revenue from de-valued properties in the region; the estimated loss to the county of development in rural areas once the county becomes recognized as a pro-oil development county. Would you move to an oil field?

Balance those costs with the revenue you'll receive from the project, both in property tax and oil extraction. Take into account the applicant is offering best case revenue (as told to us during last week's meetings). I'm asking that the county to present to the public a business proposal, in the EIR, that truly looks at the numbers and helps the public and County Planners understand if this project makes sense financially!

If you worked for a company and had fiscal responsibility, you would have to provide this analysis and your job and maybe the job of your boss would hinge on whether you fulfilled the promise of the analysis. Mr. McKenzie, are you willing to put your job and your boss' job on the line for this project?

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