

# San Luis Obispo County

Department of Planning and Building  
Environmental Division

## PLANNING COMMISSION ENVIRONMENTAL IMPACT REPORT (EIR) SCOPING MEETING *EXCELARON (MANKINS) CONDITIONAL USE PERMIT*

**DATE:** January 14, 2010  
**TIME:** All items start at 9:00 am (to find out the agenda placement please call Planning Dept. at 781-5600)  
**LOCATION:** Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, City of San Luis Obispo

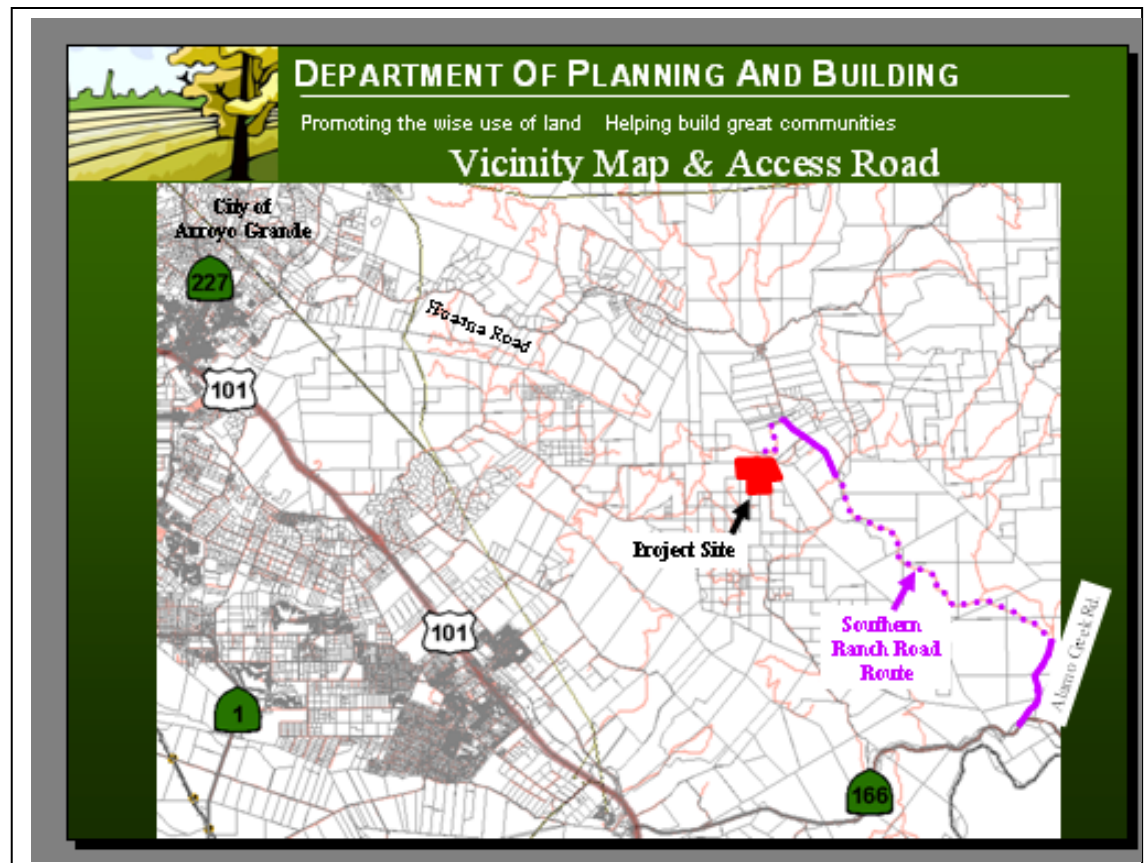
The County Planning Commission will be holding an Environmental Impact Report (EIR) Scoping Meeting for the Excelaron Conditional Use Permit (DRC2009-00002). San Luis Obispo County Planning & Building Department (Planning) has begun its environmental review pursuant to the California Environmental Quality Act (CEQA) for this project. County Planning invites you and other interested persons and organizations to comment on environmental issues to be evaluated as we proceed with preparation of an EIR for the project.

**SCOPING MEETING** - The scoping meeting discussion will focus on environmental issues, feasible ways in which project impacts may be minimized, and potential alternatives to the project. Additional information about the project and EIR is posted on the SLO Planning website: <http://www.sloplanning.org>. While at the County Planning Department's website, enter "Excelaron" in the "Search" box, to find additional detailed project information. We encourage your participation in this process. Please contact John McKenzie at (805) 781-5452 or [jdmckenzie@co.slo.ca.us](mailto:jdmckenzie@co.slo.ca.us) for additional information.

The EIR will include evaluation of project and cumulative impacts, mitigation measures and project alternatives. The issues to be analyzed include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards/Hazardous Materials, Noise, Population/Housing, Public Services/Utilities, Transportation/Circulation, Wastewater, Water, and Land Use.

**Comments due:**

**February 16, 2010**



**PROPOSED PROJECT** - Environmental Impact Report Scoping Meeting to consider a request by Excelaron LLC for a Conditional Use Permit (DRC2009-00002) on property owned by Howard Mankins, et al, to receive approval for a phased development to establish oil production of up to 12 oil wells on a previously explored oil field. Phasing would be as follows:

**Phase I - Exploration and Testing (approximate 9 month duration) includes:**

- a) Minor improvements to existing access roads and three existing well pads;
- b) Site preparation and oil well drilling activities (approximately 3 months);
- c) Four (4) new production wells tested (over six-month period after oil wells drilled);
- d) If the wells fail to yield commercial quantities of oil, the wells will be properly plugged and the site remediated; no additional phases, except Phase III, would occur;
- e) Exclusive access would be from site to Hwy 166 via Huasna Townsite Rd, ranch road and Alamo Ck Rd;
- f) Temporary facilities (i.e., portable "Baker" tanks, propane-driven generator, well pumps) will be used;
- g) Installation of a new structural "deck" to the Huasna River Bridge;
- h) Approximately 71,500 square feet of ground disturbance

**Phase II - Production, would be initiated if Phase I results are positive, and include:**

- a) The construction of permanent oil recovery facilities on site,
- b) A maximum of 6 tanker trucks (7,000 gallon capacity ea) daily will transport product to a nearby refinery;
- c) Production of up to 840 barrels of oil per day (based on estimated 2,400 barrels per day of gross throughput);
- d) Installation of accessory structures, including:
  - ❖ Up to 4,500 linear feet of above-ground oil production and water injection piping (4-inch diameter);
  - ❖ Storage tanks [2 wash tanks at 42,000 gallons each; 2 stock tanks (42,000 gallons ea), 1 water tank (42,000 gallons ea), 2 blend oil tanks (10,500 gallons ea)], three fire water tanks (10,000 gallons each);
  - ❖ Propane generator with 5,000 gallon propane tank as primary project power source at shipping site; smaller well pad generators with a 500-gallon propane tank at well pads #1 and #2;
  - ❖ Office trailer with portable toilets; oil loading rack; heaters;
  - ❖ Vapor recovery unit where recovered natural gas used to help power generators;
  - ❖ Grading that would result in approximately 2.2 ac. of disturbance and approximately 7,500 cy moved;
  - ❖ Several Calfire turnouts added to the southern access ranch road;
  - ❖ Improvements to Highway 166 and Alamo Creek Road intersection.
  - ❖ One (1) new reinjection/disposal well;

**Phase III – Site Cleanup and Existing Well Abandonment will include:**

- a) Removal of any remaining equipment, including pipelines, tanks, etc. from the site;
- b) If the project does not go to Production Phase, general site clean up shall be completed;
- c) If the project does go to Production Phase, general site clean up shall be completed at beginning of this phase,
- d) Additionally, Excelaron cleaning and abating any identified hydrocarbon contaminated soils and associated oil contamination as these activities, excluding the existing seep.

**Phase IV - Field Development would occur subsequent to Phase II (should it prove successful), and include:**

- a) Drilling of up to eight (8) additional production wells over a four-year period after the first four wells constructed.

**Other Project Elements**

- 1) No fueling dispensary for vehicles/equipment (other than propane) is proposed;
- 3) No diluent shall be used;
- 4) All operational "production" water will be re-injected to its source;
- 5) Production & hauling operations shall temporarily cease when the southern ranch road becomes "impassable"

**LOCATION:** The project is located approximately 3/4 mile west of the Mankins' ranch house, which is on the west side of Huasna Townsite Road, approximately 1.5 miles south of Huasna Road, approximately 12 miles east of the City of Arroyo Grande, in the South County (Inland) and Huasna-Lopez planning areas.

**WHERE:** The meeting will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA. The Board of Supervisors' Chambers are located on the corner of Santa Rosa and Monterey Streets.

**Written comments are due by February 16, 2010. Send to: John McKenzie, Co. Planning Dept., 976 Osos St., Rm. 300, San Luis Obispo, CA 93408**

**Additional information** about the project/ EIR is posted on the SLO Planning website: <http://www.sloplanning.org>. While at the County Planning Department's website, enter "Excelaron" in the "Search" box, to find additional detailed project information; Or, enter the following onto your web browser's address line:

<http://www.slocounty.ca.gov/planning/environmental/EnvironmentalNotices/excelaron.htm>