



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

December 16, 2009

Kit Matlick
Excelaron, LLC
1075 Court St., Ste. 207
San Luis Obispo, CA 93401

Subject: ***DRC2009-00002, Excelaron (Mankins) Conditional Use Permit/Re-Establishment of Drilling for an Oil Field***

Dear Mr. Matlick:

Based on the attached explanation of previously requested items, your application has been accepted as complete for processing and will now receive its environmental determination pursuant to the California Environmental Quality Act (CEQA). During the environmental determination, you may need to provide additional information.

Any land use or land division application must be approved or denied within 60 days of a determination that the project is exempt (Categorical Exemption), or within 90 days of adoption of a Negative Declaration, or within 180 days of the certification of an EIR, unless the time is extended upon mutual consent by you and the County. The application and the environmental review are being processed concurrently, so these decisions will be made simultaneously.

As the applicant for this project, you may request notice of any proposed changes in the County General Plan, specific plans, land use ordinance or building ordinances that may effect your project. To receive this service you must submit the request in writing.

Based upon the current number of applications, we are unable to give you an approximate date when your application will be acted upon. You will be notified before any action on the application is taken. If you have any questions regarding the processing of the application, please feel free to contact me at (805)781-5452.

Sincerely,

John McKenzie
Senior Environmental Planner

C - Howard Mankins, 1005 El Camino Real, Arroyo Grande, CA 93420
-Carol Florence, Oasis & Associates
-Ellen Carroll, Environmental Coordinator
-Art Trinidad, Code Enforcement

1. With regards to completion of the Phase II Environmental Site Assessment, the county has determined that the EIR should be able to adequately evaluate the site (based on the Phase I report) and develop mitigation as it relates to previous drilling efforts and construction worker safety. Unless new information becomes available of additional activities not already cited or known, postponing the preparation of this report until later in the permitting process appears acceptable. Should such new information become available, more detailed analysis may be requested at that time.
2. The previously requested information on Baker tanks, temporary piping and secondary containment will be obtained during the Project Description phase of the EIR.
3. With regards to the existing seep adjacent to the Shipping Site area, the EIR consultant will be further evaluating DOGGR records and conduct a site inspection to better characterize this situation. Based on what is found, measures will be recommended.
4. Regarding the request for better site plans and a more detailed discussion of all equipment and operations, this will be addressed during the Project Description phase of the EIR.
5. The previous APCD-requested screening level health risk assessment will be completed as a part of the EIR, and is no longer being requested as a part of project acceptance.
6. Review for adequacy of the Supplemental Report prepared by Sage, along with the other biological reports submitted with the application, will be reviewed for adequacy in the EIR. Therefore, this item is no longer being requested prior to acceptance.