



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 9/9/09

TO: Interested Party

FROM: John McKenzie, EIR Manager

PROJECT DESCRIPTION: DRC2009-00002 Excelaron/ Mankins- CUP to re-activate an oil field located on a 259.76 acre site off Huasna Townsite Road, Arroyo Grande. APN: 085-271-001 and 004.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. By 9/24/09 please.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- YES (Please go on to PART II.)
 NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
 NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

DRC2009-00002

MANKINS HOWAR

CONDITIONAL USE PERMIT/
CONDITIONAL USE PERMIT TO
RE-ACTIVATE OIL FIELD
SC/ RSC

AG RL

JDM

APPLICATION TYPE - CHECK ALL THAT APPLY

- Emergency Permit
- Tree Permit
- Site Plan
- Minor Use Permit
- Conditional Use Permit/Development Plan
- Curb, Gutter & Sidewalk Waiver
- Variance
- Other
- Surface Mining/Reclamation Plan
- Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

Landowner Name Howard D. Mankins Daytime Phone 805-489-7866
 Mailing Address 1005 El Camino Real, Arroyo Grande, CA Zip Code 93420
 Email Address: _____

Applicant Name Excelaron LLC Daytime Phone 805-549-0760
 Mailing Address 1075 Court Street Suite 207, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

Agent Name Oasis Associates Inc., Carol Florence AICP Daytime Phone 805-549-0760
 Mailing Address 3427 Miguellito Court, San Luis Obispo, CA Zip Code 93401
 Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 259.76 acres Assessor Parcel Number(s): 085-271-001, 085-271-004
 Legal Description: Lot 4, East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) and the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 30, Township 12 North, Range 33 West, SBB&M. Lots 1, 2, 3, and 6, and the NW-1/4 of SE-1/4 of Section 30, Township 12 North, Range 33 West, San Bernardino Base & Meridian
 Address of the project (if known): 6254 Huasna Townsite Road, Arroyo Grande, CA 93420
 Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Site is 1.5 miles west of Huasna Townsite Road, 3 miles south of Huasna Road, approximately 12 miles east-southeast of Arroyo Grande.

Describe current uses, existing structures, and other improvements and vegetation on the property:
Current use: grazing land. No structures. Improvements and vegetation are described in the Project Description.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): See Project Description

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Howard D. Mankins

Date 7-21-09

FOR STAFF USE ONLY

Reason for Land Use Permit: _____

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Type of project: Commercial Industrial Residential Recreational Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): None

Describe existing and future access to the proposed project site: See Project Description

Surrounding parcel ownership: Do you own adjacent property? Yes No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: Agricultural

South: Rural Land

East: Agricultural/ Rural

West: Rural Land

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:

Buildings: _____ sq. feet 0 %

Landscaping: _____ sq. feet 0 %

Paving: _____ sq. feet 0 %

Other (specify) _____

Total area of all paving and structures: < 5 acres sq. feet acres

Total area of grading or removal of ground cover: < 2.2 acres of sq. feet acres

pads and <2 acres of roads

Number of parking spaces proposed: 0 Height of tallest structure: <25 feet

Number of trees to be removed: 2 Type: Coast Live Oak

Setbacks: Front < 100 feet Right < 100 feet Left < 100 feet Back < 100 feet

Proposed water source: On-site well Shared well Other N/A

Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Proposed sewage disposal: Individual on-site system Other N/A

Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? Yes No (If yes, please submit copy)

Fire Agency: List the agency responsible for fire protection: CalFire

For commercial/industrial projects answer the following:

Total outdoor use area: 259.76 sq. feet acres

Total floor area of all structures including upper stories: <50,000 sq. feet

For residential projects, answer the following:

Number of residential units: 0 Number of bedrooms per unit: 0

Total floor area of all structures including upper stories, but not garages and carports: 0

Total of area of the lot(s) minus building footprint and parking spaces: 0

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 5 acres
Moderate slopes of 10-30%: 201 acres
Steep slopes over 30%: 53 acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: See attached Twitchell Reservoir Report
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: Existing roads and well pads from previous operations
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- Can the proposed project be seen from surrounding public roads? Yes No
If yes, please list: A minor portion is visible from Huasna Townsite Road

Water Supply Information

1. What type of water supply is proposed? N/A
 Individual well Shared well Community water system
2. What is the proposed use of the water?
 Residential Agricultural - Explain N/A
 Commercial/Office - Explain _____
 Industrial - Explain _____
3. What is the expected daily water demand associated with the project? 0 gallons
4. How many service connections will be required? 0
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
 Yes No If yes, please attach.
7. Does water meet the Health Agency's quality requirements? N/A
Bacteriological? Yes No
Chemical? Yes No
Physical Yes No
Water analysis report submitted? Yes No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
 Well Driller's Letter Water Quality Analysis OK or Problems
 Will Serve Letter Pump Test _____ Hours _____ G.P.M.
 Surrounding Well Logs Hydrologic Study Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information N/A Portable units will be serviced by contract

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
 Yes No
4. Has a piezometer test been completed?
 Yes No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
 Yes No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? Yes No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? Yes No

Solid Waste Information

- 1. What type of solid waste will be generated by the project?
 Domestic Industrial Agricultural Other, please explain? _____
- 2. Name of Solid Waste Disposal Company: Not yet determined
- 3. Where is the waste disposal storage in relation to buildings? On site
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials? Yes No

Community Service Information

- 1. Name of School District: Lucia Mar Unified School District
- 2. Location of nearest police station: South Station 1681 Front St. Oceano, CA 93445
- 3. Location of nearest fire station: Station 20 450 Pioneer Ave. Nipomo, CA 93444
- 4. Location of nearest public transit stop: 1303 Fairway Dr. Santa Maria, Ca 93454
- 5. Are services (grocery/other shopping) within walking distance of the project? Yes No
 If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

- 1. Please describe the historic use of the property:
Agricultural/ Rural and Oil & Gas Development
- 2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? Yes No
 If yes, please describe: See attached Archaeological Report
- 3. Has an archaeological surface survey been done for the project site? Yes No
 If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Only complete this section if you are proposing a commercial or industrial project or zoning change.

- 1. Days of Operation: 365/year Hours of Operation: 24/7
- 2. How many people will this project employ? See Project Description
- 3. Will employees work in shifts? Yes No
 If yes, please identify the shift times and number of employees for each shift See Project Description
- 4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
 Yes No If yes, please explain: See attached Air Emissions Report
- 5. Will this project increase the noise level in the immediate vicinity? Yes No
 If yes, please explain: See attached Acoustical Report
 (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
- 6. What type of industrial waste materials will result from the project? Explain in detail: Typical wastes generated in oil and gas production facilities
- 7. Will hazardous products be used or stored on-site? Yes No
 If yes, please describe in detail: Waste associated with oil production operations
- 8. Has a traffic study been prepared? Yes No If yes, please attach a copy. _____

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. See attached Between 4:00 to 6:00 p.m. _____
Traffic Report
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees Yes No
If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
 Yes No If yes, please describe: _____

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? Yes No
2. If yes, is the site currently under land conservation contract? Yes No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: N/A

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc. (these also need to be shown on your site plan): None
2. Will the development occur in phases? Yes No
If yes describe: See Project Description
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? Yes No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? Yes No
If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

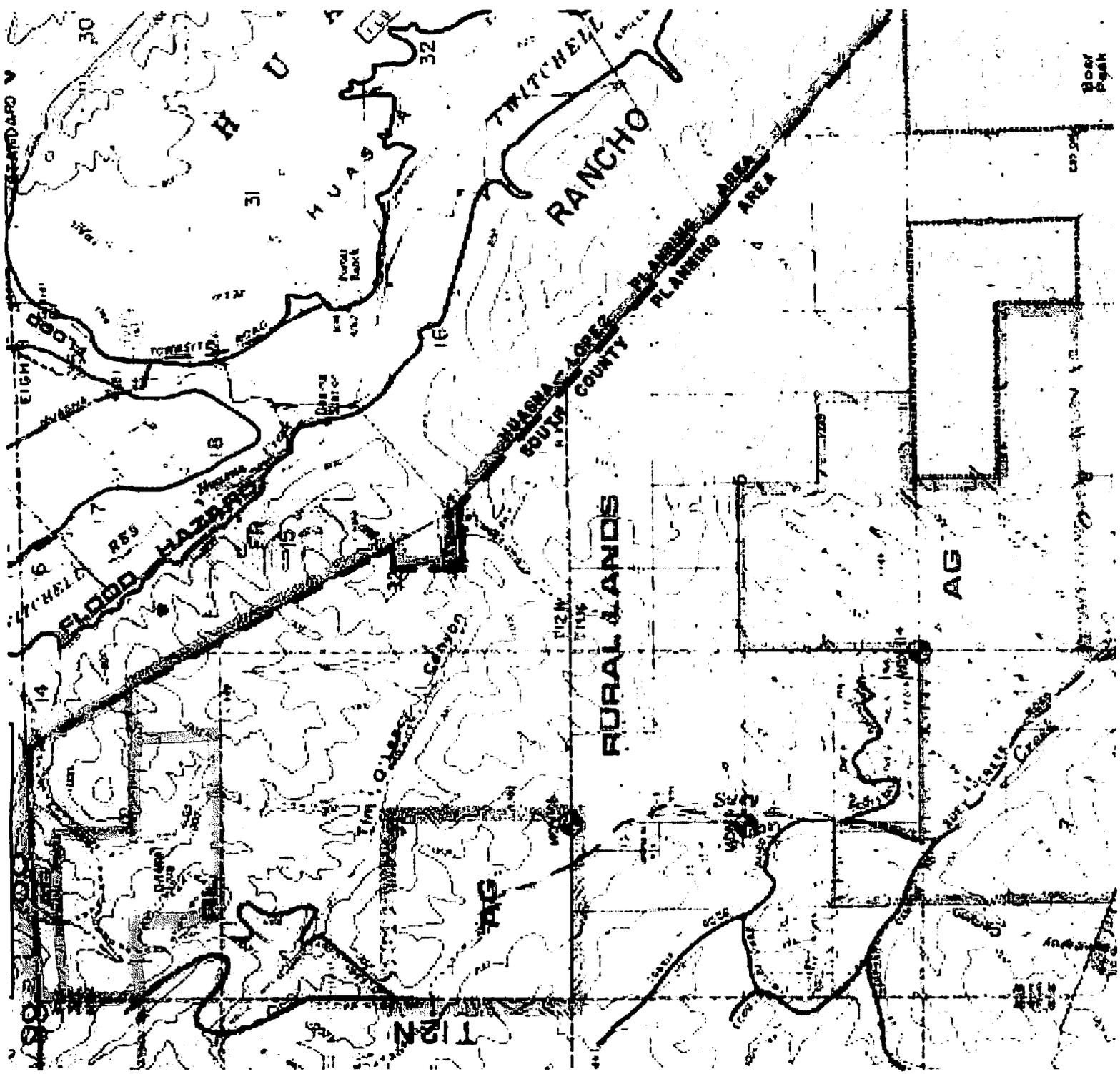
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
See Project Description

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? Yes No
If yes, please list: See attached Botanical and Biological Reports
3. Are you aware of any previous environmental determinations for all or portions of this property? Yes No
If yes, please describe and provide "ED" number(s): 78-121

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): Air Pollution Control District-Authority to Construct and Permit to Operate, CA
Division of Oil, Gas and Geothermal Resources-Notice of Intention to Drill Wells, SLO County-Petroleum Permit.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)





Parcel Summary Report For Parcel # 085-271-004

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

Address Information

Status P
Address 00000 COUGAR RIDGE RSC

Lot Information:

Community: RSC
Planning Area: SC

<u>Lot Type</u>	R	<u>Tract / Twnshp</u>	T12N	<u>Block / Range</u>	R33W	<u>Section</u>	30P	<u>Lot</u>	Y	<u>Land Use Elements</u>	RL	<u>Lot Flags</u>	VP	<u>Misc</u>	D85022503
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Parcel Summary Report For Parcel # 085-271-004

San Luis Obispo County Department of Planning and Building

County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600



People Information

Role Name and Address

OWN FARAGE DIANA
1005 EL CAMINO ARROYO GRANDE CA 93420-

OWN FARAGE DIANA REVOCABLE TRUST

OWN MANKINS AILEEN B

OWN MANKINS DAVID D

OWN MANKINS DAVID D & MARLENE E REVOCAB

OWN MANKINS HOWARD D

OWN MANKINS HOWARD D FAMILY REVOCABLE T

OWN MANKINS MARLENE E

OWN WINEMAN E CHRISTOPHER

OWN WINEMAN JOAN & E CHRISTOPHER FAMILY

OWN WINEMAN JOAN S

Notes

Phone Numbers and Contact info

Email: %HOWARD D MANKINS

Parcel Information

Status Description
Active T12N R33W PTN SEC 30

Notes
LEGAL PARCEL PER FEDERAL PATENT RECORDED
12/31/1917: J PAT 350-1. JSM