



Lynn Compton to: Ryan Hostetter
Sent by: **Jocelyn Brennan**

11/21/2015 11:23 AM

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 11/21/2015 11:23 AM -----

From: Michael Young <mikero1@mac.com>
To: lcompton@co.slo.ca.us
Date: 11/20/2015 09:04 AM
Subject: Note in Opposition to Phillips 66 Train Terminal Project

Dear Supervisor Lynn Compton,

My name is Michael S. Young, a resident at 1928 Eucalyptus Road, Nipomo, CA, overlooking the Phillips 66 refinery and within range of all negative environmental impacts from the proposed Phillips 66 Train Terminal Project.

I wish to add my voice in strong opposition to approval of this facility. You have heard all the environmental arguments, which ought to be damning enough, but I wish to add another, an economic argument.

Quite clearly, the Phillips 66 Train Terminal Project is what in economics is termed a "negative externality," an economic gain to one party, Phillips 66 in this case, and for its failure to compensate its neighbors adequately for the negative effects of its project, a net economic loss to another party, which in this case includes my wife and I along with all our neighbors in and around Trilogy Monarch Dunes.

In point of fact, the negative externality extends to any person or business within the range of the Oil Trains and the Train Terminal Project throughout San Luis Obispo County and beyond.

We will be filing an appeal for property tax abatement on the order of 20% for our residence at the next opportunity should this property be approved, but even with the potential for its approval, the value of our property and the value of all properties within the zone of negative influence from the Phillips 66 project has been negatively affected. Thus, we shall file an appeal for property tax abatement of 10% based upon the conditional probability of approval that has already negatively impacted the value of our property. The consequence of the probability of approval has adversely affected "time on market" for residential properties at Trilogy Monarch Dunes and has substantially diminished the pool of potential buyers and property owners.

In round numbers, the currently occupied homes at Trilogy Monarch Dunes carry an assessed valuation in excess of \$500,000,000. When completed, this community alone should, at current rates, carry an assessed valuation greater than \$1 billion.

As a long-standing member of the American Real Estate Society and a career real estate financial economist, I am enlisting colleagues around the country in a research effort to document the magnitude of loss in property value attributable to negative externalities of the sort contemplated here. The academic literature already is replete with well-documented and peer-reviewed studies of loss in property values proximate to environmental hazards like those attendant to the Phillips 66 Train Terminal Project.

I will certainly share the arguments and documentation in support of real estate tax abatement with my neighbors and will circulate it through academic, real estate, and legal channels as soon as it is complete.

These negative externalities are not transitory nor are they limited to those of us most immediately affected by this project, so we expect to pursue this opposition and appeal real estate assessment as long as the Phillips 66 project remains in our County and affects all property owners in its path.

Thank you for your time and consideration,

Michael S. Young
1928 Eucalyptus Road
Nipomo, CA 93444

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From: Donna Kimber <kimbernpb@aol.com>
To: lcompton@co.slo.ca.us
Date: 11/20/2015 09:16 AM
Subject: Phillips 66 oil train project

Dear Supervisor Lynn Compton:

My name is Donna Kimber and I am a resident of Pismo Beach. I appreciate your request to hear from your constituents on the proposed Phillips 66 oil train project. As a resident living in San Luis Obispo County, I strongly oppose the approval of this facility.

My concerns are 1) that I live in the Blast Zone and 2) I am concerned about environmental threats if the oil train spills into a stream, river, watershed or public water supply. I also have many airborne allergies and am concerned about lowered air quality from train exhaust emissions and carcinogenic gasses.

Due to the reasons above, I firmly believe that the proposed Phillips 66 rail spur is not in our communities best interest.

Thank you for your time and consideration.

Donna Kimber
911 Longview
Pismo Beach, CA 93449
kimbernpb@aol.com

----- Forwarded by Jocelyn Brennan/BOS/COSLO on 11/21/2015 11:23 AM -----

From: Susan Quinones <susanqrn@gmail.com>
To: lcompton@co.slo.ca.us
Date: 11/20/2015 09:57 AM
Subject: Phillips 66 Oil Trains

Hello Lynn,

I was surprised when I heard that you hadn't heard from many people in south county about opposition to the oil train expansion. I've written before and see signs in opposition all over south county. As a nurse in the community and a lung cancer survivor I am keenly aware of how the poor air quality affects one's health. In fact, since I've moved to Oceano, I've noticed a very distinct difference in how dusty it is. I continually sweep a grey dusty dirt off things. Please know that this increase in the transport of oil through our neighborhoods, near schools and next to hospitals is a bad idea. The increase in air pollution will be felt and experienced by us all not to mention the possibility of a derailment and the ramifications of that.

I hope you will consider how many of us are opposed and represent the majority on this issue.
Sincerely,
Susan Quinones

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"Compassion lies in the willingness to see ourselves in kinship with others"

Pema Chodron

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From: Stephen Dorsi <dorsilaw@pacbell.net>
To: lcompton@co.slo.ca.us
Date: 11/20/2015 10:08 AM
Subject: Stop Phillips Oil Train Expansion

Lynn Compton,

It will detrimental to property values of all real estate within a mile of train tracks in SLO County if the Phillips Oil train expansion is approved.

This project would have a negative impact on our environment and on the health and safety of the residents of San Luis Obispo County.

We trust that you represent us and not Phillips Petroleum.

Protect our school children!

<http://www.desmogblog.com/2015/09/07/half-million-california-students-attend-school-oil-train-evacuation-zones>

BLAST ZONE includes Cal Poly / SLOHS / Lopez High School / Flamson Middle School

BLAST ZONE is close to Atascadero HS

Thanx, Stephen Dorsi

2710 Branch Mill Road
Arroyo Grande, California 93420 6103

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