

**SANTA LUCIA HILLS MASTER HOMEOWNERS ASSOCIATION**

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(805) 602-9099 (Fax) 544 - 6215*

June 11, 2015

San Luis Obispo County Planning Commission  
976 Osos Street, Room 200  
San Luis Obispo, CA 93408

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**PLANNING & BUILDING**

Dear Planning Commissioners:

I am writing on behalf of the Board of Directors of the Santa Lucia Hills Master Homeowners Association located in the City of San Luis Obispo. Our board has voted to urge you to deny the application of the Phillips 66 Santa Maria Refinery which has proposed a Rail Spur Extension and Crude Oil Unloading Facility at its refinery located in Nipomo. This project would present long term threats to the public safety of our homeowners and neighbors.

Our association is located in the City of San Luis Obispo at the southern end of town. We represent 560 homes and condominiums in Santa Lucia Hills. Our association is very concerned about the potential for severe property damage. Our association is located next to Union Pacific Railroad as shown on the enclosed map.

Construction of the rail spur itself is not the issue. The overriding issue is safety and the safety concerns raised by bringing in additional oil tanker trains. The safety of the rail cars, the volatility and volume of the oil, the integrity of the infrastructure, the location of the rail lines near our homes – all are major concerns.

According to the SLO County EIR (Environmental Impact Report) for the Phillips 66 project, the risk of oil train accidents would be “significant and unavoidable.” The amount of oil trains coming through California would increase significantly, thereby increasing the risk of a derailment, fire, or explosion. Furthermore, the EIR states that the project would have “significant and unavoidable” air quality impacts all along the rail route due to diesel fumes.

We request the Planning Commission to reject this project and thereby protect the health, safety, and welfare of our homeowners and neighbors. Please consider this letter part of the public record of the hearing at which you consider this matter.

Sincerely,



Nancy Welts

Secretary, Santa Lucia Hills Master Homeowners Association

Cc: San Luis Obispo City Council

San Luis Obispo County Board of Supervisors



**The Management Trust**  
**Goetz Manderley**

1400 Madonna Road • San Luis Obispo, CA 93405

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