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Subject: Comments on Recirculated P66 DEIR

Dear Mr. Wilson and Staff,

I'm writing today to submit my comments on Section 4.8, Land Use and Recreation, of the re-circulated DEIR for the Phillips 66 rail spur project.

Section 4.8 evaluation criteria examines whether or not this project, which represents an expansion of an existing industrial facility, might INCREASE demand for recreational areas adjacent to the project.

This discussion seems entirely wrong for an industrial project. The real question should be this: how is this project likely going to cause an ADVERSE impact on existing recreational areas open to the general public in the vicinity immediately adjacent to the project? Even if CEQA evaluation criteria are written to require such analysis from an increased demand perspective, a thorough evaluation of the impacts would certainly acknowledge the project may indeed have just the opposite effect and negatively impact recreation adjacent to the project.

The following public recreational areas currently exist all along the East side of the Pacific Coast Highway, Route 1, all within 1/2 to one mile from the proposed site for the P66 project:

- 1) Multi-use Pedestrian Trail – required by the County as a condition of approval of the Woodlands Specific Plan.
- 2) Equestrian Trail – also required by the County in the approved plan.
- 3) Golf Course – Open to the public – Monarch Dunes 18 hole course, open 365 days per year.
- 4) Monarch Butterfly Habitat – a protected area, particularly from October 1 each year through March 31 the following year, when the Monarchs are overwintering here.
- 5) Public Roads along the Eastern perimeter of the Woodlands community – including Via Concha, Eucalyptus Rd, Louise Lane, and Professional Parkway.
- 6) Public Sidewalks throughout the Woodlands community, but most particularly on the Eastern side along the PCH perimeter.
- 7) Pocket parks and green spaces throughout the community, the nearest being atop Eucalyptus Road, at the Louise Lane cul-de-sac, and at Tomas Ct cul-de-sac, all within populated residential areas.
- 8) Two Restaurants open to the public, Butterfly Grille and Adelines Bistro, both within less than 1 mile distance from the project.

There is also ongoing residential and recreational development within this community adjacent to the proposed rail project. The Woodlands Specific Plan approved by SLO County includes a resort hotel at Kingston and Eucalyptus Rd, in very close proximity to the proposed rail project with a full panoramic view of it, plus one or more restaurants, an additional golf course open to the public, additional office

WIY-01

space along Professional Parkway, and a planned continuation of the Multi-use Pedestrian and Equestrian Trails along the Eastern and Southern perimeters of the community. See the Woodlands Specific Plan, Table 6, on page 97 for a full list of all approved Recreational Land Use categories.

Another large parcel of land situated on Trail View has been set aside and made available to the County for development as a future School with playgrounds, or possible public park, which will add even more recreational areas.

As full time residents of the Woodlands community for nearly five years, we see all of the existing recreational areas used daily by many residents, guests, visitors, and the public. The proposed rail project with all of the attendant potential impacts to air quality, noise, vibration, light and aesthetics, poses major risks to the health and welfare of County residents residing in close proximity to the project. It threatens the active lifestyle this community promotes and which SLO County has mandated as a condition of approval of the Woodlands community.

I urge you to take another look at Section 4.8 and include a full discussion of the potential ADVERSE impacts of the P66 rail project upon established and future planned Recreational Areas in close proximity to the project.

Thank you for your time and attention.

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WIY-01
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