Opposition to the P 66 Rail Terminal Project

Michael Young to: p66-railspur-comments 11/25/2014 11:06 AM

Mr. Murry Wilson,

I hereby raise my strenuous objection to the Phillips 66 Rail Terminal Project in Nipomo.

As residents of a home at 1928 Eucalyptus Road, Nipomo, my wife and I along with all our immediate neighbors on Eucalyptus Road facing westerly are among the closest homes to the proposed project and doubtless would be recipients of its obviously deleterious impacts on the air quality, the noise levels, the light levels, and other environmental pollution effects clearly described in the Revised Environmental Impact Statement.

The size and scope of the project would be visible and audible from our property. The peaceful enjoyment of our property would be adversely affected. At present, the oil refinery is an acceptable albeit less than ideal neighbor. Yes, there are noxious odors and some level of air and visual pollution but we purchased this home in July with the knowledge. Indeed, we sought a reduction in price and obtained some because of the refinery. YOM-01

Should the project go forward, there may be a reduction in property values proximate to the site. There is ample evidence of this adverse impact in the academic real estate literature that can support challenges to ad valorem property tax assessments that I will assemble for tax appeals if this project goes forward. I am a long-time member of the American Real Estate Society, where much of this research has been published and presented.

“First do no harm” is a motto doctors follow. We sincerely hope that the Supervisors will do no less by rejecting the proposed project.

Michael Young
1928 Eucalyptus Road
Nipomo, CA 93444

Responses to Michael Young Comments

YOM-01	This comment does not identify a specific environmental analysis or CEQA issue relative to the EIR and compliance with CEQA. The commenter's concerns about odors, noise, lighting, public safety, and property values have been included in the FEIR for the decision-makers' consideration as part of the County's deliberations on the proposed project. With regard to the economic impact of changes in property values in the event of an accident, CEQA does not require an evaluation of economic or social impacts, and states that "economic or social effects of a project shall not be treated as significant effects on the environment" unless those effects result in physical changes to the environment (CEQA Guidelines Section 15131). Although a spill or fire-related incident could temporarily affect property values, these effects would not constitute or cause a physical change in the environment above those already described and discussed in the RDEIR.