



Keller Williams Realty Central Coast - 350 James Way, Pismo Beach CA 93449

8/29/16

Mr. Jim Irving
RE/MAX Parkside Real Estate
711 12th Street
Paso Robles, CA 93446

Dear Mr. Irving,

We are a group of your realtor colleagues who object to the construction of the Phillips 66 Company Rail Spur Extension Project. As real estate professionals, we do not see any benefit to our clients and communities in the approval of this project.

We continue to sell real estate in San Luis Obispo County because of its attractiveness to one and all. San Luis Obispo has been heralded on the Oprah Show as the happiest place on the planet. Sunset Magazine describes our area as "the most Californian place in all of California". We enjoy a rich agricultural heritage, and visitors and residents enjoy pristine beaches, quiet country roads, and a mild sunny climate.

This is a short list of why we are real estate professionals in San Luis Obispo County. Above all, we are dedicated to serving our clients. Our clients are members of our communities. They become our neighbors and friends. We would never choose to endanger those neighbors and friends. San Luis Obispo County is our home, too. We do not want our clients or communities to be exposed to the dangers that trains, transporting dangerous crude-by-rail pose to our safety and physical wellbeing.

From a real estate standpoint, research on property values near railroad freight lines indicates that houses can lose as much as 5-7% of their value (Entrepreneur Magazine). These values are related to the usage, the more daily railroad traffic, the greater the impact on property values. It is important to note, that this is the potential value loss associated with the normal,

everyday operations of this project, but we must also take into account the steep drop in value or the long-term damage to our county's reputation and property values that could occur in the wake of an oil train disaster. This is also something as real estate professionals we need to disclose. It is currently in my Local Disclosures. We assume your Brokerage is also Disclosing the Project as a potential risk to be evaluated by your potential clients.

Furthermore, diesel exhaust from locomotives contains more than 40 toxic air contaminants, carcinogens, ozone smog-forming compounds and particulate matter. This exposure can cause asthma attacks, heart attacks, lung cancer, strokes and even premature death (Respiratory Health Association). We are very concerned as real estate professionals to invite a project into our community with the risk of declining property values and quality of life. Once again, this would need to be disclosed.

Your reputation and client testimonials make it clear that you are a model of professionalism. In our field, client relationships are the lifeblood of our work. Your clients depend on you to represent their best interests. County residents depend on you as Planning Commissioner to protect the public trust and their property values.

After careful consideration of the suggested economic benefits this project offers to San Luis Obispo County, we have determined that a cost benefit analysis doesn't support this proposal. The Phillips 66 Company Rail Spur Extension Project is simply not worth the risk.

We urge you to vote against this permit application.

Please see some links to data supporting information contained in this letter:

<http://www.coaltrainfacts.org/docs/Freight-Rail-Traffic-and-Home-Values-in-LA.pdf>

<http://homeguides.sfgate.com/drawbacks-buying-home-near-rail-track-45619.html>

With Respect,

Kevin Beauchamp

(PETITION / AFFILIATIONS OF SUPPORTING LOCAL REAL ESTATE PROFESSIONALS ON
FOLLOWING PAGES)