

# TEMPLETON AREA ADVISORY GROUP (TAAG)

## MINUTES OF THE BOARD MEETING

Thursday, August 15, 2024, 6:30 PM

Templeton Community Service District  
Board Room  
206 Fifth Street, Templeton California 93465

[Find us on Facebook](#)

Web Site: [TAAGinfo.org](http://TAAGinfo.org)

## Mission Statement

TAAG solicits community input on proposed development in the Templeton, Adelaida, and El Pomar-Estrella area and advises County officials on land use plans and ordinances. TAAG uses established County standards, the Templeton Community Plan, and the Templeton Community Design Plan as guidelines for its recommendations. After a public review, TAAG reports its recommendations to County officials. TAAG has no oversight authority over the Land Use Permit Application process.

## 2024-2025 TAAG BOARD MEMBERS

Jennifer Jones, Delegate/Chair  
Murray Powell, Delegate/Vice-Chair/Treasurer  
Jerry Jones, Delegate  
Scott Silveira, Delegate  
David Leader, Delegate  
Jason Tesarz, Delegate  
Brad Goodman, Delegate  
Edward Bik, 1st Alternate Delegate  
Gary Lehrer, 2nd Alternate Delegate

Members of the public signing in at the meeting:

Arthur Porebski	Kelly Reed Daulton	Alex Bassi
Katherine Porebski	Chantal Allan	Marc and Lise Mead
Debbie Wyatt	David Brimmeier	Karen and Pat Grosswendt
Cheryl Parks	Jennifer Eckerman	Debbie Frye
Debbie DiVincenzo	Monty Robinson	Rocky Carpenter
Joe DiVincenzo	Zoya Dixon	Krista Carpenter
Scott Clare	Allison Souza	Nancy Shaw
Gilbert F. Rojo, Jr.	Robin Woodjack	Karen Cronauer
Roxann Wilkey	Nancy Eckerman	Dawn Carpenter
Randy Wilkey	Michael Rose	Joe Jarboe
Ryan Allan	Bielke Rivej	Debbie Snyder
Oscar Pacific	Karl Schoech	Dan Baum

Also present: KSBY news reporter Lindsie Hiatt.

## 1. CALL TO ORDER

JENNIFER JONES called the meeting to order at 6:33 pm.

## 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

Jennifer Jones, Chair	present
Murray Powell, Vice-Chair/Treasurer	present
Jerry Jones, Delegate	present
Scott Silveira, Delegate	present
David Leader, Delegate	present
Jason Tesarz, Delegate	present
Brad Goodman, Delegate	present
Edward Bik, 1st Alternate Delegate	not present
Gary Lehrer, 2nd Alternate Delegate	not present

### 4. AGENCY REPORTS AND UPDATES

#### 4.1. Sheriff's Office

IAN MCFARLAND, Commander, Sheriff's North Station, reported a 30% reduction in calls about crime and public disturbance, compared with the same period last year. Of two reported assaults, one was conflict over a parking spot, and the second was a threat determined to be unfounded. There was one theft: a contractor losing tools from a construction area, all too common a problem. In answer to a question from the public about explaining the decrease in calls, he said it was hard to give a definitive answer, but the department has been working on improving policies and procedures.

#### 4.2. California Highway Patrol

Lt. CHANDLER STEWART gave the report for June and July 2024. 47 collisions in T area. 24 on Fwy/ 28 property damage only. 19 involved injury. no fatal collisions. some dui fatal not in the immediate area. 290 enforcement contacts, 24% up. 165 citations, up from last yr. 24 in excess speed. none over 100 mph this time, although there were in larger area. 15 DUI.

QUESTION from the public: Can anything be done about the young men in souped up trucks speeding up and down Main Street?

ANSWER: As school starts up, we're trying to up our presence, especially during school traffic hours. We can't be everywhere at once.

JENNIFER JONES and DAVID LEADER suggested that residents can help law enforcement by noting times and taking license numbers.

Lt STEWART: It is expected that the co-located dispatch center now in construction will improve coordination and enhance the efficiency of emergency response across departments.

JENNIFER JONES: The public can follow developments on TAAG's Facebook page (see above).

#### 4.3. Supervisorial District One [item taken out of order]

JOHN PESCHONG, District Supervisor, lamented a vote on the Board of Supervisors which he called a loss for First Amendment rights. Members of the public will

no longer be allowed to use the audiovisual equipment during their allowed three minutes of comment at Board of Supervisor meetings. The measure came in reaction to a recent incident in which a presenter surprised the meeting with graphic material. Visual materials may now be presented as a hand-out to board members.

PESCHONG was present when US Congressman Jimmy Panetta announced the \$1 million federal grant for a fire truck in Templeton (discussed earlier in item 4.6). His comment: "We appreciate the partnership."

PESCHONG encouraged members of the public with an opinion on the extension of the Bob Jones Bike path to attend the Board of Supervisors meeting on Aug. 20, when the issue will come up for a vote.

SLO county produced a balanced budget for this year – as, Peschong observed, it must do by law. However, Peschong stated that the economy has slowed, so "let's see if we can meet the budget next year." His statement: "I have not voted for any tax increases. Nor have I voted for pay raises. I am more likely to vote for budget cuts than for tax increases."

PESCHONG noted that San Luis Obispo District Attorney Dan Dow has endorsed November's ballot Proposition 36, which would (in broad terms) reinstate punishments for certain drug and retail theft crimes that were lowered by Prop 47 in 2014.

DAVID LEADER: Was the person arrested for showing graphic material?

MURRAY POWELL: There was no reason to arrest the person. The video was an independent news report about a Gay Pride parade. It was a one-off. The new rule shuts down public's ability to present to the board. I spoke against it at the meeting. But I was disappointed. There were only three people present to speak about an important violation of free speech in this county.

JENNIFER JONES: What is the best way to submit material for a presentation to the Board?

PESCHONG: It's best to submit early, and get your material included in the staff report to the board.

#### QUESTIONS FROM THE PUBLIC:

Q: What weight do we have as citizens in planning decisions?

PESCHONG: TAAG gives recommendations to the Planning Commission. The Planning Commission makes recommendations for or against approval of a project. If there is an appeal, there is a hearing before the Board of Supervisors. The public can speak here at TAAG, at the Planning Commission meetings, and at the Board of Supervisors meeting.

Q: So the county will be aware of our numbers here tonight, and our letters?

PESCHONG: yes.

JENNIFER JONES: All letters from the public get attached to TAAG's report to the county.

POWELL: If the Planning Commission approves a project, any person in the county can file an appeal (there is an \$850 fee to file an appeal) and send the issue to the Board of Supervisors. The public can also call any supervisor or planning commissioner.

PESCHONG welcomed public comment, and claimed that, although he makes his cell phone public (805.440.7818), he gets very few calls.

TAAG tries to keep its website up to date on projects before the county:

<https://www.taaginfo.org/project-applications>

SCOTT SILVEIRA: How seriously does the county take TAAG recommendations?

PESCHONG: Very seriously.

PUBLIC: Is there a percentage of weight?

PESCHONG: TAAG recommendations have made changes in past projects, and made them better.

JENNIFER JONES: We have the opportunity to modify projects.

PUBLIC: Templeton residents were dismayed by Supervisor Peschong's vote on the Las Tablas gas station project. Why did you vote in favor of that project?

PESCHONG: It was a commercially zoned property. And at the appeal hearing, more people spoke in favor of the project than against.

PUBLIC: That wasn't the community, that was organized.

DAVID LEADER: A big problem was the variances that were allowed.

PESCHONG: We believe in property rights in this county.

PUBLIC: Why did you not recuse yourself in that matter?

(There was some unclear discussion of the Supervisor's connections to the developers of the project, and the obligation to recuse.)

PUBLIC: You have recused yourself on the Bob Jones Trail.

(There was some unclear discussion of eminent domain issues and campaign contributors.)

#### 4.4. Supervisorial District Five Debbie Arnold

none

#### 4.5. County Planning Department

ERIC TOLLE of the County Planning Department had no updates on items not on agenda, but would take questions as issues come up later in the meeting.

PUBLIC QUESTION: Will the Planning Commissioners voting on the current gas station project be the same as the ones for the Las Tablas gas station?

TOLLE: There might be one change.

#### 4.6. Templeton Community Services District

DEBRA LOGAN, Board member, TCSD

US Congressman Jimmy Panetta held a news conference announcing \$1 million in federal funding for a new Type 1 Fire Engine for Templeton. We've tried for years. The truck is now on order, and should arrive in two years. The money will be released only when the truck is ready, so it can't be used on anything else. It's nice to see federal dollars coming back to the community.

TCSD has an open board seat. There will be no election in December of 2024, as there are only two candidates for three seats, Debra Logan and Navid Fardanesh. Any other interested parties should contact TCSD manager Jeff Britz.

The district has reached an understanding (MOU) with the school district over the use of facilities playing fields for youth recreational activities sponsored and run by TCSD.

TCSD approved a \$307,000 budget amendment to fund the Platz Well rehabilitation project. The well is not in use because of sediment in the water.

TCSD approved a \$261,000 budget amendment (currently budgeted at \$425,000) for a total of \$686,000 for the Nacimiento Recharge/Recovery Project. Reimbursement is expected from the County Flood Control District.

QUESTION from PUBLIC: Will the fire truck cost be covered? Will there be a rate increase to residents?

LOGAN: The cost is covered, and the capital budget covers other related expenses.



#### 4.7. Templeton Unified School District

JENNIFER GRINAGER, Templeton School Board trustee.

The gas station project on this TAAG agenda was discussed at the last school board meeting. Many members of the school community asked the board to write a letter opposing the project. That letter is in process. There was discussion of other avenues to voice opposition: attending Planning Commission meetings, talking to KSBY.

School starts Tuesday.

MURRAY POWELL attended the Templeton school board meeting as TAAG representative.

PUBLIC QUESTION: How is current enrollment at schools?

GRINAGER: There is a slight decline, at all levels, but slight, fewer than a dozen kids. The school population declined dramatically during covid, when many families went to home schooling and (personal observation) some also left the state.

### 5. PUBLIC COMMENT

A. (See attached document, "EV presentation.")

JOE DiVINCENZO, a resident of Templeton on Rossi Rd., did some background research for consideration of gas station development, projecting the future of gas vehicles vs electric vehicles (EVs) in SLO county. He presented a chart beginning with actual numbers for 2023 and showing a gradual decline in gas-powered cars. In his view, a "conservative" projection shows that by 2035 zero-emission vehicles (ZEVs) will be 33% of total vehicles in county. His sources for statistics were California Energy Commission, the California New Car Dealers Assoc., the DMV, the Census Bureau and a Yale Climate Connections Study (2023). Spread sheet available from TAAG.

QUESTION: Your point is that there will be less need for gas stations?

DiVINCENZO : yes.

PUBLIC COMMENT: When the community fights something, we should keep in mind that there are often forces at work the public does not see. The county often gets money from the state if they approve a project.

B. (See attached document, "Eddy St presentation.")

SCOTT CLARE, Templeton resident and retired teacher, proposed building a pedestrian walkway on Eddy St., where the lack of sidewalk presents a danger for students walking to Templeton schools. An official measure of traffic showed speeds "typical of most county roads," but Clare argued that the test box was placed in the wrong spot. Michael Hill, a civil engineer from the county, met with a group of residents and suggested this presentation to TAAG.

MURRAY POWELL: Put your proposal in writing and ask TAAG to put it on an upcoming agenda. You can do a full presentation, and we can help you push it along.

PUBLIC (Cheryl Parks): There is an organization, SAFE ROUTES TO SCHOOL, that helps with projects like this.

### 6. CONSENT AGENDA

6.1 Approval of Minutes from July 18, 2024 TAAG Board meeting

Minutes were approved by voice vote.

## 6.2 Approval of Treasurer's August 15, 2024 Report

Report was approved by voice vote.

## 7. OLD BUSINESS

### 7.1 Review of Project No. N-DRC2024-00022 – AU ENERGY LLC GAS STATION FACILITY

This will be TAAG second preliminary public review of this project. The project applicant is scheduled to attend this August 15<sup>th</sup> TAAG meeting and present a PowerPoint presentation of this project. The applicant will be available for questions and comments from the TAAG Board and the public. This proposed project is located on a 2.29 acre vacant parcel at the Northeast corner of the Vineyard – 101 overpass traffic light controlled intersection. APN 041-211-011. The project site is adjacent to this intersection's entrance to 101 North from Vineyard Drive. The proposed project's scope of operations and services consists of a mobility station, a 5,000 sq.ft. convenience store, a 1,176 sq.ft. self-serve carwash, and a 3,112 sq.ft. quick service restaurant (QSR) with drive thru, and two (2) 20,000 gallon underground fuel storage tanks. The mobility station consists of a 2,872 sq.ft. fuel canopy covering (4) fuel dispensers. Additional site improvements include an outdoor seating area, parking stalls, accessible path of travel, EV charging stations, masonry trash enclosures, site lighting, air & water equipment, vacuum equipment, and landscaping.

The project applicant has provided the following additional information concerning the project's proposed operational activities.

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will sell gasoline, the food mart will sell pre-packaged food items, sundry items, some automobile accessories (i.e. air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or prepackaged pastries & can and/or bottles of soda, water & sports/energy drinks. The car wash will provide self-service, drive-through carwashes. The Quick Serve Drive Thru Restaurant (QSR) tenant has not been determined.
- **EMPLOYEES:** For the gas station there will be (4) total full-time employees per shift which includes (1) manager and (1) assistant manager. There will be (3) shifts per day. Total employees are (14) full-time employees five days a week and (12) part-time employees two days a week. The car wash will not have employees. The estimated number of employees for the QSR is (5) per shift. There will be two shifts per day.
- **HOURS OF OPERATION:** The gas stations, convenience store & car wash are 24 hrs. / day, 7 days a week, 365 days per year. The hours of operation for the QSR is 6:00 am to 12:00 am, 7 days a week.
- **FUEL DELIVERY:** The fuel delivery truck for the gas station will make deliveries 7 times / week.
- **RECYCLED CAR WASH WATER:** Prior to discharge to the public sewer system, the used car wash water runs through a recycled water treatment tank system.
- **SITE LIGHTING:** The exterior lighting levels will be enough to ensure the safety of the facility, but to not provide glare or excessive light spillage onto adjacent properties or the public right-of-way.

TAAG's policy on Land Use Projects such as this is to conduct a final detailed project review as the project application once the SLO County Planning Department has determined that the

project application(s) is "complete" and has publicly noticed a final County Planning CEQA Environmental Initial Study and determination. TAAG will then consider recommendations and comments to be approved during TAAG public meetings that will be submitted to the Planning Commission or other SLO County Land Use Permit Boards or Commissions and to the Board of Supervisors. During the extended Planning Department processing significant revisions may be made to this project's scope of operations.

(See attached document, "Gas station flyer and applicant response 8.16.24.")

MUTHANA IBRAHIM, architect for the project, gave an overview of the project.

Among the points:

The distances to schools are taken into consideration.

4 gas pumps are planned: a "neighborhood-style gas station"

There will be a single entry into the complex

Trying to maintain the natural landscape to east of the project.

There is a sound wall abutting the drive-through to mitigate noise.

Planned pavement stands at 48% (Templeton Design Plan allows 70%).

Pads are 5 feet lower than street at NE.

Car wash to recycle water up to 80%.

Lights are backshielded / pointed down, to prevent spillage.

Colors and materials are shown in earth tones.

SUNNY GOYAL, applicant, introduced himself as the second generation in a family business that operates these projects. The family runs operations locally in Pismo Beach, SLO, Santa Maria, and many other California locations. The company purchased this property 5-8 years ago. They build to scale in the communities they enter: "We are not developers, we run the business."

Addressing previously expressed community concerns, GOYAL commented on:

Storage area: increased, because many companies now deliver only once a month.

Prepared foods are delivered more frequently. Goyal takes pride in food prepared in the stores: pizza, fried chicken, steamed dumplings. "We try to include healthy options."

Fuel is not delivered in off-hours; "We can put that in writing."

Hours of operation: The application mentions 24-hour operation, but doors of the convenience stores close at 10 pm, when there is usually a single employee who does prep for the next day.

Crime: Convenience store robberies have not been a problem for the company. The biggest issue has been petty theft. The company's facilities have cameras, and police have come to the stores for help in securing footage of incidents in an area.

Car wash: Operating a car wash with reclaimed water was on a large scale, in Goyal's view, is more environmentally sound than individuals washing their own cars in their driveways.

Items sold in store: The stores do sell cigarettes. For alcohol, IDs have to be swiped, and they participate in a program that checks whether employees are checking IDs.

Site drainage: All projects in California must calculate and treat runoff. An on-site treatment facility filters water, retains chemicals.

Future of gas stations: "We know gas stations are changing. We have stations that sell hydrogen."

JENNIFER JONES: Commented positively on natural landscaping and plans for walkways.

BRAD GOODMAN asked whether 24-hour operation applied to all components?

GOYAL: Convenience store closes at 10. Gas station pumps will operate 24 hrs. The company does not operate QSR (Quick-Service Restaurants); that will be leased, so operation not determined.

GOODMAN: I've never seen a convenience store that doesn't offer alcohol.

GOYAL: Half of his operations don't carry alcohol, and when they do, beer and wine only.

MURRAY POWELL: The presentation does not match the application. 24-hour operation should be better defined. It's clear there will be 24-hr self-service for gas, but for other operations, the community needs to know the plan. The presentation suggests it's an operation primarily aimed at the community rather than a freeway gas station, but it's right there on the 101. The school board has concerns because of the proximity to schools, and safety for pedestrians and bike riders. Traffic study will be needed; during school hours there is already a lot of traffic, at this corner and at the Trader Joe's intersection (at Rossi Rd.).

JENNIFER JONES: The presentation showed proximity to school main buildings, but the buildings between project and Old County Rd are also school property.

DAVID LEADER: Templeton is a small community, we don't have night operation or bright lights, we are country. I'd encourage you to tone it down.

GOYAL: We can do country.

JENNIFER JONES: The materials shown in the presentation, in earth tones, those are in the plan?

GOYAL: That's our first thought, we are here to get feedback.

SCOTT SILVEIRA: Can you give this project the Templeton town feel?

GOYAL: Each of our stores is based on community style. We want it to fit in.

JENNIFER: Are you aware of the Las Tablas gas station project? That development is going forward without the car wash and QSR. Would you consider downscaling?

GOYAL: I have not seen it. But we would consider a list of community requests.

POWELL: Have you seen the Templeton Community Design Plan?

GOYAL: The architect would have seen it.

LEADER: What sort of signage is planned?

GOYAL: What would be within the allowed limits. 8 feet tall?

LEADER: Will diesel be sold?

GOYAL: yes.

ERIC TOLLE, SLO County Planning manager: The project is on information hold. The department is requiring studies, a signage plan, an acoustical study, traffic study, etc. The applicant will address each item before we will proceed. Public Works has its own info hold. This will take time.

#### PUBLIC COMMENT

PUBLIC (Karen Cronauer): We tend to approach our own county supervisor and planning commissioner, but let's remember all five district representatives have a vote. Templeton residents might take a broader approach.

PUBLIC (Dan Baum): encouraged the applicant to come watch traffic flow, especially when school starts. Vineyard Drive has a lot of cyclists, lots of them tourists. Concern regarding the grade going west past this project, where cars will be turning in.

PUBLIC (Dawn Carpenter): There are no photos of local stations owned by his company. Residents might like to see other operations. Why choose to build this in Templeton?

GOYAL: It's an area near our other stores, it's good from a network management point of view. The reason we did not include photos of our other SLO locations is that they are older, and did not offer a useful comparison.

PUBLIC (Nancy Shaw): Has the applicant considered other businesses? Something that the community needs?

ANSWER: This is the business the applicant is in.

PUBLIC (Michaela Johnson-Hammer – ?): The county gets tax revenue from gas stations.

PUBLIC (Randy Wilkey): There are places where a gas station would be more useful. Along highways 46 and 41, there are long stretches where there are no stations at all.

GOYAL: (in jest) Do you have land up there to sell me? Thank you. I can look into it.

PUBLIC (David Brimmeier): Templeton already has a lot of gas stations.

PUBLIC (Ryan Allan): Traffic during school drop-off and pick-up and the safety of students walking to and from school, these are already issues. There is concern about a project like this bringing in strangers to the area. This is a small town, we want to keep it that way (Applause.)

PUBLIC (Debra Logan): I hope the applicant doesn't interpret the school traffic jams as potential customers. Templeton only has 8500 residents. Has the County considered TCSD's engineer's comments on this project?

JENNIFER JONES mentioned the comments of Kurt Dubose, retired school superintendent, from a previous meeting; he had referenced a problem in Paso Robles, where students were leaving campus for the temptations of a convenience store close to the school.

PUBLIC (Chantal Allan): how often have you built a gas station in proximity to four schools?

GOYAL: some schools, but not 4.

PUBLIC (Cheryl Parks, Templeton School Board trustee): will petition ABC (state Alcoholic Beverage Control) not to approve a liquor license in that location.

PUBLIC (Zoya Dixon): urged residents to sign on to a group letter opposing the project at: [www.keeptempletonbeautiful.org](http://www.keeptempletonbeautiful.org)

PUBLIC (Joe Jarboe) commented that Title 22 prohibits building gas stations next to residential lots. County planner ERIC TOLLE responded that the parcel in question is zoned not residential, but residential *suburban*, so the gas station prohibition doesn't apply.

PUBLIC: Would it be a benefit to you to donate the property to the community?

GOYAL: . . .

JENNIFER JONES: You don't have to answer that question.

OTHER PUBLIC COMMENT repeated issues of traffic, especially during school rush hours; concerns about students walking to school; the number of gas stations already operating or approved in Templeton.

SCOTT SILVEIRA: How do you see this project benefitting this community?

GOYAL: Where we go in, we employ local people, our facilities often become a hub for side projects for people who work for us. As for the communities, one example: When Sonoma fires were happening, our stores were the only ones that stayed open, we were bussing people up to keep open for firefighters, for locals. I don't want to overstate . . . but we've tried to do our part.

SILVEIRA: That's a good answer.

## **7.2 Update - Proposed Land Use application N-DRC2024-00026**

This project is known as the Maveric Vineyard Drive Templeton Gas Station facility. TAAG has been advised by Planning that this project application has been withdrawn. No further action will be taken by TAAG.

**7.3. Update on the status of the proposed Mittry Housing project land use application This proposed project is to be located at 301 North Main Street Templeton. County Planning Project Number N-SUB-2023-00013.**

This will be a discussion item only. TAAG will take no action at this time. TAAG considered and approved certain recommendations during TAAG's June 20 2024 Board meeting recommending denial that were submitted to the SLO County Planning Commission's to be considered during the Commission's June 27, 2024 meeting. The Planning Commission acted in an advisory role without authority to approve or deny this project to submit its recommendations to the SLO County Board of Supervisors. The Board of Supervisors is scheduled to approve or deny this 22 housing lot project during its scheduled September 24, 2024 meeting. TAAG issued several recommendations and comments essentially recommending DENIAL of the project. The Planning Commission recommended approval of this project on a 3 -1 vote. A copy of TAAG's June 27, 2024 Planning Commission recommendations and a copy of the Planning Commission's June 27, 2024 recommendations submitted to the Board of Supervisors are attached to the agenda of this meeting.

TAAG will consider and approve any possible revisions to its June Planning Commission recommendations during TAAG'S September 19, 2024 regular monthly Board meeting and submit final project recommendations to each Supervisor for consideration during the County Supervisors' September 24, 2024 land use permit approval hearing.

This Land Use Permit application requests a change in the existing Commercial Retail zoning of this project site's 10.2 acre parcel Commercial Retail to Residential Single Family. The proposed project requests to subdivide the project site into 23 lots consisting of 22 housing and 1 open space lot, the construction of 22 single-family residential units, the construction of one (1) Detached Accessory Dwelling Unit (ADU) and one (1) Junior Accessory Dwelling Unit (JADU) on two lots, and other site improvements.

The proposed project site parcel is located at 301 North Main Street Templeton and fronts the west side of North Main Street. APN 040-201-033. The site's rear west property line is within 60 feet at its nearest point to Highway 101. The project is located adjacent to the Templeton County Sheriff's facility that is currently undergoing expansion and construction of a new County Emergency Communication Facility.

JENNIFER JONES: This project, with minor adjustments (e.g., a cul-de-sac in response to Cal Fire recommendations), will come up at the County Board of Supervisors meeting of September 24. Interested members of the public should write letters to the Board of Supervisors, or better yet, attend the meeting.

**7.3 Initial discussion and notice of Project No. N-SUB2024-00024 – TVJ LLC – MGE**

TAAG will be conducting an initial review of this project. This will be a discussion item only. TAAG will take no action at this time. This project application requests a Vesting Tentative Parcel Map (N-SUB2024-00024) and concurrent Conditional Use Permit to allow a commercial subdivision of a 40.02-acre parcel into 2 commercial parcels of 20.1 acres each. Per the Templeton Planning Area Standards, a land use permit shall be submitted with any subdivision request. This Conditional Use Permit includes the construction of a Construction Contractors Yard on proposed Parcel 2 for MGE Underground's Corporate Headquarters that will consist of a 22,000-square-foot (sf) office, 9,000 sf maintenance shop, and an

approximate 60,000 sf storage yard/training yard. Access to the Contractors Yard will be provided by Ruth Way. The project will result in approximately 6 acres on Parcel 2. The project site is located at 4210 Ramada Drive, between Ramada Drive and the Union Pacific Railroad tracks, approximately 600 feet north of North Main Street, in the community of Templeton.

ERIC TOLLE, County Planning: TAAG approved this project with a vote of 5-0 in 2017. The permit expired, this is a re-application on information hold.

#### **7.4 Discussion and review of Project No. N-DRC2024-00029 - Dirk Winter's Templeton Hotel Project**

(ITEM TAKEN OUT OF ORDER)

TAAG will conduct a follow up review of this project's Land Use application. This will be a discussion item only. TAAG will take no action at this time. The project applicant and its planning consultant attended last month's July 18<sup>th</sup> TAAG Board meeting and presented a detailed Power Point presentation and responded to questions and comments from TAAG Board members and the public

This proposed project application is a request by Dirk Winters for a Conditional Use Permit to allow the construction of a new 60-unit hotel, office and amenity building that includes concierge service and a breakfast room with a kitchen and other outdoor improvements. The project will consist of ten (10) buildings. The project will be located on North Main Street Templeton between River Run Road and Creekside Ranch Road within the Commercial Retail land use zoning category on a 3.5 acre vacant lot (APN 040-214-063).

DIRK WINTER made a presentation to TAAG last month, and was present at this meeting to offer an update. The project hasn't made much progress. They drilled a well, and discovered riparian water. TCSO is investigating where water rights stand.

DAVID LEADER: The raised water tank in the original presentation, was that functional or a façade?

WINTER: A façade.

MURRAY POWELL: The riparian water would be used for landscape irrigation?

WINTER: The riparian water discovered is actually enough to support the whole project. There is discussion over a possible trade for water units.

PUBLIC COMMENT:

PUBLIC (Brent Wellington, resident of Creekside Ranch): expressed the neighborhood's concerns about a 60-room hotel: increased crime, decreased property values, decreased street safety for kids. They understand the parcel is zoned for commercial use, but their questions about a hotel are: How much traffic will it bring? Will there be visitors beyond hotel guests? Are there hotel attractions? Will it have an event center? How many parking spaces? Will there be accommodations for traffic flow into the neighborhood?

WINTER: It is not an event facility. It will have no event center and no restaurant, just a facility to offer breakfast for guests. There will be a bar for guests, no hours yet established. There will be a pool in the center of the property. There will be more parking spaces than the county requires, so there should be no street parking. "We think it will increase property values, bring people to Templeton, and employ locals. Your guests can stay there."

PUBLIC (Debbie Wyatt): Why do we need a hotel? and what about traffic?

WINTER: There will be a traffic study. The project previously approved for that site was retail, which would have generated more traffic.

PUBLIC COMMENT: Traffic off the freeway at Main Street is already crazy.

JENNIFER JONES: The county is likely to approve this hotel, Mittry Farms housing, and such projects, without considering traffic issues. TAAG can't hold this applicant or the gas station applicants responsible for existing traffic issues.

PUBLIC (David Brimmeier): There are a lot of hotels in the area. How many rooms in the [previously approved] Las Tablas hotel?

ANSWER: About 160ish.

Jody Heater: Templeton is a cute mom and pop kind of place. Main St should remain without big commercial businesses.

WINTER: We are trying to do a pleasing addition, trying to extend and enhance the look of Templeton Main St.

PUBLIC (Connemara Woodruff): The majority of the time the hotel won't be fully occupied. It will generate less traffic than a retail development.

DAVID LEADER: Anything else that goes in there will have a lot more impact.

WELLINGTON: How much time will there be to approval? The whole neighborhood is really anxious.

ANSWER: Months, at least.

POWELL: A hotel like this will employ locals, bring people into town to eat in restaurants, shop, etc. This project has a local character.

## 8. NEW BUSINESS

### 8.1 Project number N-DRC2024-00033 Carroll Mixed Use Commercial – Residential Mixed Project

This project Land Use application was referred to TAAG on July 18, 2024. . This will be a discussion item only. TAAG will take no action at this time. The project site is located at 221 North Main Street Templeton. APN: 040-216-001. This property fronts North Main Street, is approximately 1.53 acres in size and is located within the Commercial Retail Land Use zoning category. The project requests a Minor Use Permit for a mixed-use development consisting of three buildings as follows.

- Building 1 - Commercial 3427 sq.ft. wood structure designed as a commercial retail space.
- Building 2 - Commercial/Residential 7605 sq.ft. 2 story wood structure designed with a 1<sup>st</sup> floor commercial and office space. The 2<sup>nd</sup> floor consists of two residential units and an office space.
- Building 3 - Commercial Residential 6692 sq.ft. 2 story wood structure designed with a 1<sup>st</sup> floor commercial and office space. The 2<sup>nd</sup> floor consists of two residential units and an office space.

The building height of the two 2 story structures is approximately 34 feet.

Parking is on site and shared between and around each building.

This Minor Use Permit request is proposed to replace expired permits DRC2021-00093 and DRC2019-00092 and is requested to be approved concurrently with an in progress lot-split application N-SUB2021-00019.

TOLLE: Also a re-application, TAAG approved it in 2019, the permit expired.

## 9. ANNOUNCEMENTS FROM TAAG COMMITTEES



10.1 Project Review Committee

10.2 Cannabis Project Review Committee

10.3 Community Outreach and Public Relations Committee

10.4 Traffic Circulation Committee

10.5 Bylaws Special Committee

10.6 Water/Toad Creek Committee

10.7 Elections Committee

NONE.

**10. ANNOUNCEMENTS FROM DELEGATES** (on items not on the agenda)

NONE.

**11. ADJOURNMENT**

The meeting was adjourned at 10:40 pm.

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*Meeting notes submitted by Sonja Bolle.*

**ATTACHED DOCUMENTS:**

EV presentation (1 page)

Eddy St presentation (5 pages)

Gas station flyer and applicant response (5 pages)

Analysis Of EV Vs Non EV Count in CA  
2024-2035

<u>Vehicle Retirements Purchased Per Year In SLO</u>	<u>Total ZEV</u>		<u>Non ZEV</u>	<u>Total Vehicles</u>
2024	115	(e)	11,753	11,869
2025	114	(e)	11,755	11,869
2026	137	(e)	11,732	11,869
2027	177	(e)	11,692	11,869
2028	217	(e)	11,652	11,869
2029	256	(e)	11,613	11,869
2030	295	(e)	11,574	11,869
2031	791	(f)	11,077	11,869
2032	791	(f)	11,077	11,869
2033	791	(f)	11,077	11,869
2034	791	(f)	11,077	11,869
2035	791	(f)	11,077	11,869

<u>Estimate Vehicle Count Per Year In SLO</u>	<u>Total ZEV</u>		<u>Non ZEV</u>	<u>Total Vehicles</u>
2024	11,398		219,764	231,162
2025	13,657		217,505	231,162
2026	17,675		213,487	231,162
2027	21,652		209,510	231,162
2028	25,590		205,572	231,162
2029	29,488		201,674	231,162
2030	37,263		193,899	231,162
2031	44,543		186,619	231,162
2032	51,822		179,340	231,162
2033	59,102		172,060	231,162
2034	66,381		164,781	231,162
2035	77,459		153,703	231,162





Farmer's Market 7-27-24







PEDESTRIAN WALKWAY ALONG EDDY STREET  
Forest Avenue to Old County Road

Aerial View





PEDESTRIAN WALKWAY ALONG EDDY STREET  
Forest Avenue to Old County Road

Looking South from Salinas Avenue to Old County Road





**PEDESTRIAN WALKWAY ALONG EDDY STREET**  
Forest Avenue to Old County Road

**Looking North from the ally to Forest Avenue**





# **MEGA GAS STATION PROPOSED AT VINEYARD DRIVE AND THE 101 FREEWAY**

The San Luis Obispo Planning Commission recently approved the development of a gas station and 24-hour convenience store at Las Tablas Road and Bennett Way, despite heavy community opposition. Now, another developer from outside the county has submitted plans for a mega-size gas station that includes a 24/7 convenience store, car wash, EV charging stations, outdoor seating area, and drive-thru fast food restaurant, to be located at Vineyard Drive on the northeast sides of the 101 Freeway. If this gas station is approved, the total number of gas stations in Templeton would be four (4): one at Vineyard Drive and 101 Freeway; two at Las Tablas and 101 Freeway; and one on Main Street at the Market.

At the Templeton Area Advisory Group (TAAG) June 20th meeting many Templeton residents attended and expressed their concerns and opposition of the proposed mega-size gas station. Their concerns were based on the location, size, and hours of operation (24/7). The scale of the proposed gas station is not congruent with the community.

## **SOME OF THE CONCERNS**

### ***INCREASED TRAFFIC & TRAFFIC FLOW ISSUES***

- Increased traffic on Vineyard Drive especially during school drop-off and pick-up times.
- Limited access to enter and exit the proposed gas station.
- Fuel delivery trucks are expected daily, 7 days a week, per the developer's proposal.

### ***HOURS OF OPERATION***

- The gas station, convenience store and carwash are 24/7. The fast food drive-thru restaurant will be open 6:00 a.m. to midnight, 7 days a week.
- 24/7 hours of operation brings added traffic noise and bright lights illuminating all night near residential homes.
- Easy access to the 101 freeway, and a 24-hour convenience store contribute to late-night store robberies. 50% of convenience store robberies occur between 10 p.m. and 12 a.m. A multi-state study showed that longer hours of operation increase the risk of robbery.
- Convenience stores are the fourth most common location for violent crimes, as reported by the FBI crime statistics.

### ***HEALTH RISKS***

- Benzene is the gasoline constituent most harmful to human health; there is no safe level.
- Health effects of living near gas stations are not well understood. A study published in 2021 documented that adverse health is increased when a neighborhood is near multiple gas stations.
- Agricultural animals are located adjacent to the proposed site at Vineyard Drive northeast of the 101 freeway, resulting in exposure to added traffic noise and illumination 24/7.

### ***REDUCTION OF HOME VALUE IN PROXIMITY TO GAS STATIONS***

- According to multiple sources including "The Journal of Sustainability Real Estate", and the "Community and Environmental Defense Services" (CEDS), gas stations in close proximity to residential areas reduce home values significantly, by as much as 25%.
- The National Fire Protection Association (NFPA) estimates that the U.S. fire departments responded to an average of 5,020 fires in service or gas station properties annually in the last five years.



# MEGA GAS STATION PROPOSED AT VINEYARD DRIVE AND THE 101 FREEWAY

## **GAS STATION SIZE**

- Mega-size gas station with a 2,872 sq.ft. fuel canopy covering (4) fuel dispensers, convenience store, car wash, drive-thru fast food restaurant, outdoor seating area, parking stalls, EV charging stations, and vacuum equipment areas is too large for Templeton.
- With the movement towards electric vehicles, fewer gas stations may be needed in the future. Underground gas storage tanks will become an environmental hazard.
- Mega-size gas station will forever change the charm and rural residential feel of Templeton and is definitely not needed. NOTE: Templeton will have three gas stations by 2025; two at Las Tablas & the 101 freeway; and one on Main Street at the Market, which is sufficient to adequately serve the residents and 101 freeway travelers.

## **PROXIMITY TO NEARBY SCHOOLS**

- Gas station/convenience store will be within walking distance of the High School and Middle School. This has proven to be very problematic according to retired Paso Robles school superintendent.
- Alcohol and cigarettes are likely to be sold at the convenience store.
- Children walking to and from school will encounter increased traffic with the proposed gas station located on the pedestrian side of the Vineyard freeway overpass.
- Templeton High School Track and Field runners use Vineyard Drive for practice runs, which puts them at risk due to increased traffic.

Templeton is not opposed to development. We, who live here, just want to make sure that new development fits within our community.

## **IF YOU OPPOSE THE MEGA GAS STATION AT VINEYARD DRIVE**

**Share your concerns and opposition by writing to your County Board of Supervisor, John Peschong.** Please be sure to include in your letter reference to the following project number:

Project No. N-DRC2024-00022 - AU Energy LLC Gas Station Facility

John Peschong, SLO County  
1st District Supervisor  
1055 Monterey Street, Suite D430, San Luis Obispo, CA 93408  
Email: [jpeschong@co.slo.ca.us](mailto:jpeschong@co.slo.ca.us).

You may also go to <https://www.keeptempletonbeautiful.org> to endorse a letter addressed to Supervisor John Peschong opposing the mega-size gas station on Vineyard Drive.

## **PLEASE SHARE THIS NOTICE WITH YOUR NEIGHBORS**

For more information about this project, visit the Templeton Area Advisory Group's (TAAG) website at <https://www.taaginfo.org> and click on "Current Issues".



## VINEYARD DR. & HWY 101, TEMPLETON

### COMMUNITY CONCERNS:

#### INCREASED TRAFFIC:

- We will provide traffic study to address, and mitigate any traffic issue. Generally, the mobility station does not generate traffic. The mobility station serves the traffic that is already on the road.
- We are requesting approval for (7) times fuel deliveries per week, but in reality, the mobility station will only need (3) time per week for fuel, and all other deliveries are scheduled when the site manager is present which is 8am-5pm. These deliveries are generally once every week.

#### HOURS OF OPERATION:

- 24/7 . The site is screened by a natural valley with dense trees that isolate the project from the residential neighborhood at the north east. We are also proposing a sound wall butting the proposed drive-thru. The proposed sound wall, and the natural tree profile will mitigate the project noise, and reduces the freeway noise.
  - Mobility station becomes gas only after 10pm when doors get closed for the night.
- All site lighting is LED. All light fixtures are pointed downward. All light fixtures at property lines are provided with back shield to insure no light spillage to adjacent properties or the right of way.
- The site will be provided with security system including indoor, and outdoor cameras throughout the site. The security system includes DVR saves record for the police department use. Mobility station camera systems are often one of the best sources for information when events happen in the neighborhood
- Crimes are related to the area not the business type. There are a lot of convenience stores that are safer than others. Crimes depends on the area where the convenience store is located.

#### HEALTH RISKS:

- The project will incorporate a CARB-certified vapor recovery system equipment that reduces 95% of benzene emissions. As of the early 2000s the CA state required Phase II EVR systems reduce that last 5% even more to close to 99% vapor recovery per Quality standards. The closest resident to the proposed gas station is approximately (375 ft.) to the proposed mobility station, which meets, and exceed the CARB required distance of (300 ft.)

#### REDUCTION OF HOME VALUE IN APPROXIMITY TO MOBILITY STATION:

- The property is zoned Commercial.

#### MOBILITY STATION SIZE:

- The proposed project is a neighborhood gas station not a mega-size gas station. The proposed canopy includes (4) fuel dispensers, unlike other large gas stations with (10) fuel dispensers or more. The proposed convenience store and the EV charging stalls will serve the neighborhood in addition to the people on the road. The proposed fuel system that will be installed complies with all the latest State and County codes, health requirements, and regulations. The fuel system will be double wall tanks, piping, and sumps. The performance of the fuel system integrity is monitored 24/7.

**PROXIMITY TO NEARBY SCHOOLS:**

- The proposed mobility station is located approximately 1,252 ft. from Templeton Middle School. That distance equal to (4.17) football field length.
- The proposed mobility station is located approximately 856 ft. from Templeton High School. That distance equal to (2.8) football field length.
- Alcohol and cigarettes sale at the convenience store will include customer screening to comply with applicable laws for alcohol and cigarette sales. We participate in the BARs program and require every id to be swiped for verification.
- The project provides safe accessible path of travel from the pedestrian side of Vineyard Drive to the convenience store entry. The safe path of travel is also extended to the proposed QSR. The proposed pedestrian path is separated from the vehicle access with continuous raised walkway.



