

PROJECT REVIEW COMMITTEE ZOOM MEETING Report to TAAG

May 6, 2021

Project Review Committee meeting on May 6, 2021 was attended by the three TAAG PRC Delegates, including Erik Gorham, Murray Powell, Dede Davis, and Alternate Delegate Bruce Jones. The meeting was also attended by owner and agents of the reviewed project and a large number of members of the public.

The following project was reviewed:

DRC2021-00102—FILLIPONI

Review of Minor Use Permit to allow a quick-service restaurant with a drive-through and a gas station with a convenience store, including an attached single car wash tunnel, and eight (8) fuel dispensers, located in Templeton at the northeast corner of Las Tablas Rd and Bennett Way.

Several letters were received from members of the community that will be attached at the bottom of this report as an Addendum. The project owner and his agents were in attendance to answer questions from Delegates and numerous concerns of the adjacent property owners.

Some of the concerns of adjacent property owners are listed below:

- A. This project does not comply with several standards in the Templeton Community Design Plan. V.F.2 of the Design Plan requires a specific signage plan to be included in the application, stating location, types, size and lighting. No plan was submitted with the application. The application states, “All signage will comply with commercial development sign requirements set forth in Section 22.20.060C.3.” V.F.2 of the Design Plan specifically prohibits signs described in Title 22.20.060C.3. V.F.3 sets specific hours of operation for businesses within 500 feet of any residential Land Use category. The applicant is asking for this requirement to be waived as part of this Land Use Permit. V.F.4 limits drive-through facilities such as the proposed car wash and restaurant to areas more than 500 feet from any residential Land Use category. The applicant asks to change his standard through a Minor Use Permit.
- B. Neighbors were very concerned about noise from this facility. Part of the concern is that this neighborhood is near the California Highway Patrol office and Twin Cities Hospital. Both of these employers have a large number of shift workers, and many of these workers are sleeping during the day and working at night. In this location, noise pollution is a 24-hour issue.
- C. There was much concern about traffic at this intersection. This location, adjacent to Highway 101, already has considerable difficulty with traffic during “rush hour.” Part of the problem is that Templeton Unified School District does not have buses for the students to ride, so each family must provide transportation to the school during the same time frame that other people are going to work. Recently, there has been an apartment project approved on the south side of Las Tablas that will greatly increase the number of cars exiting Bennett Way onto Las Tablas from the south. One specific problem with this project’s traffic plan is that cars exiting from the project site onto Duncan to reach Las

Tablas Road can only turn right on Las Tablas, and the freeway entrance is to the left. This will encourage people leaving the project via Duncan to seek alternative routes to the freeway through residential side streets that were not designed for that purpose.

- D. Other concerns about the 24-hour project site were related to potential increased crime and loitering.

This meeting lasted about one and a half hours. There was good dialogue between neighbors and the agents for the project, and hopefully this dialogue will lead to meaningful changes that will satisfy the concerns of the neighbors. The Delegates of the Project Review Committee voted unanimously to defer making a recommendation regarding this project until later when the project is in its final form.

Respectfully submitted,
Erik Gorham, PRC Chair

ADDENDUM

Letters received regarding this project:

Anita Konopa

Tue, May 4,
10:14 AM (3
days ago)

to me

I am writing to voice my opposition to the proposed car wash and fast food development for Las Tablas and Bennett Way NE side.

People live in Templeton to enjoy the small town feel and yet we are building it up more and more. Why? We aren't even an incorporated town, so does it really even benefit the people living here or is it just being forced on us by the county because they want increased tax dollars?

At this location in particular, it is already a mess during school hours. I often wait for extended periods of time at this area while taking my kids out to Vineyard. Is there a satisfactory level of infrastructure being paid for by the developers here to ensure these issues aren't made even worse?

I understand TAAG has no real authority in these situations, but I ask that you use what power you do have to push back on all the growth happening here.

Thank you for your time.

.....

DAN MOSUNICH

May 5, 2021

Dear TAAG Public Review Committee Members,

I am writing in opposition to the proposed plan, DRC2021-00102—Filliponi, for the desired commercial development at the corner of Bennett Way and Las Tablas in Templeton. The creation

of a convenience store/gas station/car wash along with a fast food restaurant will bring traffic congestion and crime and is out of sync to the country-like Templeton environment.

As a thirty-one year Templeton resident, I have observed the growth of our community. In many ways, the progress has added to the community character. The Las Tablas medical corridor has developed into a shining example of growth based on community need. Unfortunately, the proposal

you are considering falls well below the threshold of reasonableness for the area.

The addition of a gas station/car wash/convenience store complex and fast food restaurant will add

congestion to an already busy intersection. It is no secret that such areas also increase crime associated with petty theft and narcotic trafficking. The quality of the community is affected by creating these businesses. Atascadero is the perfect example of such challenges as nearly all freeway interchanges contain this commercial setup.

Additionally, the choice of merchants will soon be outdated and reduce the quality of life for residents. The transition to electric cars over the next ten years will reduce the need for gas stations and the increased public awareness of the ill effects of fast food will impact future sales.

What Templeton will be left with is a messy, dilapidated corner similar to El Camino Real/San Anselmo (Circle K) or a crowded dangerous intersection such as San Anselmo/San Palo (In-n-Out/AM-PM) Is this in keeping with our community standards?

In conclusion, the introduction of the Templeton Design Plan states,

“In opinion surveys, workshops, and correspondence with the county, residents of Templeton have expressed a desire for new planning policies to protect the town’s historical character and to recognize and protect its environmental assets.”

It is time to do the right thing, not the easy thing. I know that Mr. Filliponi is an outstanding citizen

and I call on him to be creative and to make adjustments in order to add a lasting positive impact to

Templeton. Do not approve this proposal as it currently stands.

Sincerely,

Dan Mosunich

Dan Mosunich

Dmosunich@gmail.com

Templeton Resident



Scott Shirley <scottshirley925@gmail.com>

Wed, May 5,
4:30 PM (2
days ago)

to templetontaag, me, Devin, Geoff, Brad

In regards to building a gas station and fast food restaurant on the corner of Las Tablas Rd and Bennett Way, I wish to voice my concern because of proximity to recognized wetlands near the Peterson Ranch homes. As President of the Peterson Ranch HOA, I feel obligated to defend our Association's commitment to responsibly safeguarding those wetlands. On the other side of Bennett Way, it appears that a reservoir-like buffer zone was created during the grading, in preparation for development. What precautions will be taken if development proceeds? The risks and types of pollutants associated with gas stations is much different than for retail businesses. I will try to attend the TAAG meeting on May 6, but may not be able to participate during the entirety of it, so please keep me informed at this email address. I did not receive notification in the mail about this proposal to alter the approved permits for this site.

Sincerely,

Scott Shirley

scottshirley925@gmail.com

(805) 769-6491

Garrett Christine Nelson <gn.ci.nelson@gmail.com>

Tue, May 4,
10:16 PM (3
days ago)

to me

Dear Templeton Area Advisory Group,

As an adjacent residential property, we received a Minor Use Permit notice that is requesting to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” in the open space on the northeast side of the Tablas/Bennett intersection. Below are **9 specific** concerns that need to be addressed when considering this proposal. With these notes, we submit that we, along with the support of our immediate Peterson Ranch neighborhood, strongly disagree with this Minor Use Permit.

1. This proposal goes against **the Templeton Community Design Plan** for commercial development.

- The residents who live in the Templeton Community agreed to a vision of how to respectfully grow the area, providing many business opportunities, while preserving the local, natural feel of a small town. The Templeton Community Design Plan states: *“in general, site coverage for **all non-residential developments** should be moderated in favor of leaving open areas that contain prominent natural features and steeper slopes. Existing undeveloped properties **within the viewshed of Highway 101 should develop with generous open areas and large interior landscaping screens, with a serious attempt to retain the existing suburban/rural qualities of the viewshed.**”*
- A gas station, with 24 hour illuminated fuel pump and raised signage, with automatic carwash tunnel, as well as quick service restaurant with a drive-through, being developed on top of a natural sloped and historically named creek/watershed area does not retain the “suburban/rural qualities” of the Cherry meadows area of Las Tablas road, or Templeton.

2. The Design Plan **already** thoughtfully considered how to develop this area to provide financial business opportunities that infused well into the surrounding neighborhood.

- According to the *Templeton Community Design Plan*, Las Tablas Road is designed for: “**quiet** office corridor surrounding by single-family residential tracts.”
- There are many studies by California communities on noise pollution created by automatic car wash with blower driers: E.G. ([A car-wash tunnel admits 89 decibels. https://walnutcreek.granicus.com/Viewer.php?view_id=2&clip_id=2341&meta_id=119330](https://walnutcreek.granicus.com/Viewer.php?view_id=2&clip_id=2341&meta_id=119330)). This is above the 70 decibels, which is generally considered a safe level of sound. There is an overwhelming amount of **evidence** that exposure to environmental noise can cause a range of health problems from stress, communication difficulties, fatigue from lack of sleep to more serious health problems such as cardiovascular disease, cognitive impairment, and ultimately hearing loss.
- See: <https://www.science.org.au/curious/earth-environment/health-effects-environmental-noise-pollution>.
- Having a car wash facility within 200 feet of a residential zone does not meet the design plan for Templeton, as well as poses health risks for local residents.

3. The Design Plan **specifically calls out undesirable** building construction elements and features that this type of Commercial building cannot accommodate.

- Undesirable elements for buildings for all non-residential structures outside of the Downtown Core of Templeton, include some of the following:
 - *Highly reflective surfaces*
 - *Large blank, unarticulated wall surfaces*
 - *Unpainted concrete block walls*
- Again, referring to *The Templeton Community Character*: “*the choices made in developing the town will determine the psychological and emotional reactions of people to the built result. The character of Templeton is that of a friendly, sociable and safe small town where people find it easy to walk between businesses in downtown and yet enjoy more spacious living and working areas around the core area.*”
- Using the loophole of a Minor Use Permit to push against the direct, documented will of the community will significantly impact the psychological and emotional well-being of local residents.

4. The proposed commercial services is a **duplicate** of to **two existing locations** within 5 miles.

- Only Two exits to the North, there already exists a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers”. In the downtown area, there is a similar set of services that fits within the Design plan.

5. Templeton’s **well water sources** and **water treatments** are already over taxed.

- The Templeton Community Service District recently published the Templeton Water report that must be considered when suggesting a Car Wash facility. Unlike the surrounding Atascadero and Paso Robles, where Kirk Consultants and the Family Trust Fund who are proposing this project are based, Templeton has limited water sources that only come from **8 wells** from the **Salinas river underflow**. Anyone who

lives in the community can see how the recent drought over the past decade has affected our water supply. As a Land Usage consultant for Family Wineries, Kirk Consulting should already know this effect on the local wine industry.

- See: <http://templetoncsd.org/DocumentCenter/View/1180/CONSUMER-CONFIDENCE-REPORT-2020>

6. Quick Service food in **close proximity to shift workers of Law Enforcement and Hospital staff**, has well documented, negative effects.

- If the members of TAAG truly support our local Law Enforcement Officers and want the best for their future, they would want to keep them healthy and safe. This includes making efforts to understand how shift workers are more prone to chronic diseases. With a CHP station only 200 feet of the proposed “quick service Restaurant”, and a Hospital right up Las Tablas Road, this proposal is directly targeting an at-risk population.
- See: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7230712/?report=classic>
- See: https://www.researchgate.net/publication/284903571_State_police_officer_sleep_patterns_and_fast_food_consumption
- See: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3045028>

7. Not only is this proposal going against the Templeton Community Design Plan, it also does not align with the **SLO County General Plan**.

- The purpose of the *Conservation and Open Space Element* of the General Plan aims “to conserve and protect important natural resources while balancing the needs of the natural and built environments. The County will:
 - *Promote efforts that will prevent or eliminate damage to the environment*
 - *Support environmental restoration*
 - *Protect the health and welfare of the community*
 - *Preserve ecological systems*
 - *Ensure long-term economic, social, and environmental mentality*
- There is a **Wildlife Sanctuary** within our neighborhood that would be in close proximity to the gas station and car wash. Please do your due diligence and read the [Research](#), which has shown that “fuel droplets spilled at gas stations — which occur frequently with fill-ups — could cumulatively be causing long-term environmental damage to soil and groundwater in residential areas in close proximity to the stations.”
- See: <https://stormwater.wef.org/2014/11/study-examines-effects-small-gasoline-spills-time/>
- <https://www.sciencedirect.com/science/article/abs/pii/S0169772214001417>
- http://gsp.humboldt.edu/OLM_2017/courses/GSP_270_Online/PreviousClassProjects/2014_Fall/Potential%20Pollution%20from%20Gas%20Station%20Runoff.pdf

Studies also suggest “that even small gasoline spills can have a lasting effect. Storm water runoff that picks up gasoline can contain harmful chemicals including the known human carcinogen

benzene. That storm water can then infiltrate adjacent soil or flow into local waterbodies through drainage systems” and cause ecological damage.

8. This proposal goes against SLO Counties commitment to “**protect the health and welfare of the community**” and instead suggests building a “quick service restaurant with a drive-through & along with a convenience store.”

- The community environment plays a vital role in the health and well-being of its local residents and when we create environments that are harder for people to access fresh and nutritious foods, we are ultimately setting them up for failure. Living in an agricultural rich area, we are discarding the efforts that SLO County has been trying to achieve in ensuring SLO County residents have access to **local, healthy, and nutritious** foods. Templeton Advisory committee should question the motives whether financial gain is worth contributing to the obesity epidemic in our state and nation.

9. Kirk Consulting was founded on the premise to “**offer land use planning services to residents, family wineries and farms.**”

- Proposing to use the land for a national franchised fuel service and fast food chain, is not in line with the core values of Kirk Consulting and the town of Templeton. Especially during this time of COVID-19, we need to focus our efforts on our local economy and ways to invest in our community.

We, full well knowing that the land adjacent to our property would be developed in the future, **were devastated to hear a proposal that explicitly goes against the values, character, and the plans of Templeton and the SLO County General Plan, which attracted us to purchase a home in the area in the first place.**

The TAAG should consider if they will let the vision of the Templeton Community slip away like so many other small towns, or if they are willing to do the thoughtful work of making the hard and right decision.

- Owner of APN 040-371-039

.....

Tiffany <tiffany_m_ortiz@yahoo.com>

Thu, May 6,
10:54 AM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the [Templeton Community Design Plan](#) and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

- Point 1: Increase Traffic to the area
- Point 2: Decreased value of property

Sincerely,

Tiffany Ortiz

805.204.1255

Sent from my iPhone

.....

Melanie Hollingshead <justlanie@gmail.com>

Thu, May 6,
11:12 AM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the [Templeton Community Design Plan](#) and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

- I am concerned it will lead to increased traffic through our small community as well as attracting undesirable elements such as increased crime and loitering.
-
- Secondly, as a resident directly adjacent to the proposed location I feel it will be largely disruptive to our quiet way of life. I have chosen Templeton to raise my children because I enjoy the peaceful, quiet town.
-
- Lastly, our court (Rosebay Way) is the the next turn after the proposed location. As it is we frequently have traffic using our cul-de-sac to turn around in, often at a high rate of speed. Adding a business with the level of traffic that this proposed business will attract will no doubt significantly increase the level of traffic through our peaceful neighborhood.

Please consider these points and deny this permit. Thank you for your time.

Sincerely,

Melanie Hollingshead

Cal Fire Local 2881

Auxiliary 2nd Vice President

John Neylan <jrneylan@gmail.com>

Thu, May 6,
11:19 AM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” at the intersection of Las Tablas and Bennett.

I am emailing to strongly voice my disapproval of this minor use permit as it is contrary to the [Templeton Community Design Plan](#) and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

- It is assured to increase traffic, noise pollution, trash, and vagrancy
- It is contrary to the Templeton Community Design Plan
- There is an already existing gas station ~200 feet away
- It will divert customers from patronizing the gas station and small businesses on Main Street
- It is sure to be a blight on our unique small town character

Sincerely,

John Neylan

Geoff Kenyon <geoffkenyon@gmail.com>

Thu, May 6,
11:23 AM (1
day ago)

to me

Dear Templeton Area Advisory Group,

I apologize for not submitting input more than 24 hours in advance of the public hearing. My last minute input is due to the limited and short notice distribution of informational letters to homes in my neighborhood. These letters were sent to only approximately 6 houses directly across from the vacant land, despite having a direct impact on the entire Petersen Ranch community which includes more than 60 homes.

This is an underhanded attempt by the developers and their consultants to push through a land use permit they believe that the Templeton Community would not be supportive of for the following reasons:

1. It's directly contrary to the Templeton Design Plan
2. the negative environmental impacts
3. Current local infrastructure cannot support high volume businesses

1. The Templeton Community Design Plan

The Templeton Community Design Plan emphasizes the development of Templeton in a way that preserves the community's "historical character", "rural features", "rural, western village", and enhances the "small town atmosphere".

The plan specifically states:

- *"The character of Templeton is that of a friendly, sociable and safe small town where people find it easy to walk between businesses in downtown and yet enjoy more spacious living and working areas around the core area."*
- *"As a general description, Templeton appears as a rural, western village whose nucleus remains on Main Street, surrounded by decreasingly intense residential and commercial development as one moves outward, away from the downtown."*
- *"The architectural character should continue to reflect traditional structures and buildings associated with working cattle ranches and wineries, ranch houses, barns, corrals, stock loading chutes, rail fences, varied rooflines, western building parapets, wooden structures, windmills, and other animated components of ranch life. A limited but highly recognizable selection of details, materials, textures, and theme structures characterize the architectural vernacular for Templeton."*

Adding a gas station / car wash and a fast food with a drive through is directly contradictory to the goals of the Templeton Community Design Plan elements noted above.

Nationally franchised businesses are not inline with the small town character of the Templeton community. Further, automatic car washes and fast food drive throughs are associated with larger, more urban cities - directly contrasting the development outlined in the Templeton Community Design Plan.

While the spirit of the Templeton Community Design Plan may be subjective, the design plan also clearly specifies how land off Las Tablas should be developed:

"Quiet office corridor surrounded by single-family residential tracts"

This directly contrasts the bright, loud, and inherently high volume businesses being proposed for this minor use permit.

Finally, it is worth noting that the introduction of the Templeton Community Design Plan highlights the community's appreciation of Templeton's rural, small town feeling and is concerned about developing the west side of Templeton into a more urban feeling area - which this proposal would do:

"Templeton residents speak clearly, with strong consensus, about their affection for the community's natural setting, historic Main Street and the quality of life they make possible. Concern over recent subdivisions on the "west side" of the Highway 101 freeway and how the design reflects an urbanized "generic" look are also voiced with the same strong conviction. Many residents consider Templeton "the last place" where one can enjoy such a wonderful natural environment with a small town ambiance and pace associated with a bygone

era.

The citizens of Templeton feel strongly about the need for the community to protect its special historic character and maintain a sense of continuity between the newer, emerging west side and the established, historic east side. It is clear that the community wishes to avoid the haphazard urban development common to other growing communities and to preserve the town's historic community character."

2. Environmental Impact

While gas stations, especially those with automatic car washes, and fast food restaurants with drive throughs are not known for being environmentally friendly businesses, they are of particular concern in the proposed location of Las Tablas / Bennett intersection.

The proposed location for this minor use permit is directly adjacent to a preserved wetland area. Despite any preventative measures, gas spills and seepage are unavoidable. Similarly, even when automatic car washes have water recycling components, there is still runoff into the nearby area.

These proposed businesses would create unavoidable and irreparable environmental damage to the wetlands adjacent to this property.

3. Infrastructure

The Las Tablas / Bennett intersection frequently backs up at peak times as residents go to work and take kids to school, as well as when people commute in to work at the health care buildings located along Las Tablas (which the area was designated for). Adding two businesses, an 8 pump gas station and fast food restaurant will only make congestion worse. Further, these businesses seek to enhance the total number of people that can be serviced onsite by adding an automatic car wash and drive through.

The local infrastructure can support lower volume businesses such as office space, health care, or even sit down restaurants, but the already stressed infrastructure will buckle at peak times with the addition of high volume businesses.

While all the residents of this area understand that this land will eventually be developed, we believe that the Templeton Community Design Plan lays out a positive way to do so in order to preserve the character of Templeton and minimize impact on our environment and local infrastructure. Please strongly consider that granting the proposed minor use permit would do the following:

- Be contrary to the Templeton Community Design Plan and the will of the community
- Create irreversible environmental impact
- Overwhelm the stressed existing infrastructure

Thank you for your time. We eagerly await the next steps of this process.

Sincerely,
Geoff & Jenni Kenyon

865 Petersen Ranch Rd

Justin Hollingshead <jholling805@gmail.com>

Thu, May 6,
11:29 AM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the [Templeton Community Design Plan](#) and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

- I am concerned it will lead to increased traffic through our small community as well as attracting undesirable elements such as increased crime and loitering.
-
- Secondly, as a resident directly adjacent to the proposed location I feel it will be largely disruptive to our quiet way of life. I have chosen Templeton to raise my children because I enjoy the peaceful, quiet town.
-
- Lastly, our court (Rosebay Way) is the next turn after the proposed location. As it is we frequently have traffic using our cul-de-sac to turn around in, often at a high rate of speed. Adding a business with the level of traffic that this proposed business will attract will no doubt significantly increase the level of traffic through our peaceful neighborhood.

Please consider these points and deny this permit. Thank you for your time.

Sincerely,

Justin Hollingshead

Ash Reeves <ashereeves1990@gmail.com>

Thu, May 6,
11:57 AM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the Templeton Community Design Plan and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

I am concerned it will lead to increased traffic through our small community as well as attracting undesirable elements such as increased crime and loitering.

Secondly, as a resident directly adjacent to the proposed location I feel it will be largely disruptive to our quiet way of life. I have chosen Templeton to raise my child because I enjoy the peaceful, quiet town.

Lastly, Rosebay Way is the the next turn after the proposed location. My sister and her family live there, and my young son and I visit several times per week. As it is they frequently have traffic using their cul-de-sac to turn around in, often at a high rate of speed. Adding a business with the level of traffic that this proposed business will attract will no doubt significantly increase the level of traffic through their peaceful neighborhood.

Please consider these points and deny this permit. Thank you for your time.

Sincerely,

Ash Reeves

Brent Hansen <brentrhansen@gmail.com>

Thu, May 6,
12:12 PM (1
day ago)

to me

As a member of the Templeton community for 30 years, I strongly oppose the proposed "quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers".

Our community has no need for something like this. There is already a gas station down the street and a two car washing station less than a mile away. The traffic is already becoming increasingly congested in this area and adding a project like this will only continue to make things worse.

There is a plethora of fast food options only two highway stops north in Paso Robles, or three stops south in Atascadero. Keep Templeton the small town it should be, there's no need for this type of development here!

-Brent Hansen

Megan Smith <mc2smith@gmail.com>

Thu, May 6,
12:27 PM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a "quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers" at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the [Templeton Community Design Plan](#) and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

- Traffic changes
- Safely as many young children are in the adjacent housing community

Sincerely,

Megan Smith

Lori Mann <lorimann06@gmail.com>

Thu, May 6,
1:01 PM (1
day ago)

to me

Re: Project on the Corner of Las Tablas & Bennet way Templeton

Dear TAAG PRC ,

As an home owner who lives on Lavender Ln , Templeton (which is adjacent the proposed project) we object with great concern of the magnitude of the project in that location . Increased Traffic ,decrease in property , noise, bright lights at night are just a few of our concerns. An 8 pump Gas station , convenient store, fast food restaurant with drive thru plus a car wash is excessive and Unnecessary for the area.

If possible would we be able to view a map or written plans of exactly where the proposed build with be?

Thank you for your time and consideration

Sincerely,

Kurt Mann

Name:

Katie Hayward

Email:

katie@uncorkedwinetours.net

Subject:

Opposed to gas station and fast food on Las Tablas and Bennett Way

Message:

Hi TAAG, I am writing to say I am opposed to the permit for a gas station and fast food service station going in on Tablas and Bennett. This does not go with the Templeton Community Design Plan and is counterproductive to the small town feel of Templeton. As a resident of Peterson Ranch I am also not into the increase of traffic that will result from a convenience store, car wash, and fast food station. Sincerely, Katie Hayward

Jennifer Lucero <jenniluaz@gmail.com>

Thu, May 6,
1:38 PM (1
day ago)

to me

Dear TAAG Members,

I have received notice of the proposal for a drive-thru quick service restaurant and a gas station convenience store with a car wash at the corner of Bennett Way and Las Tablas Road.

To be certain, this piece of land is attractive to these types of business, given its proximity to heavily-traveled Highway 101, and Twin Cities Community Hospital, the only hospital in North San Luis Obispo County.

I am not opposed to growth and progress - in fact, I welcome it! However, I don't feel these particular establishments at the corner of Bennett Way and Las Tablas Road are best for the small neighborhood of Petersen Ranch Garden Society (the small master planned community within the larger Petersen Ranch neighborhood area) . The constant flow of vehicle traffic and the noise of car wash / air dryers would be disruptive to our small, family-oriented community.

I realize when these types of proposals occur, many people present a NIMBY (not in my backyard) attitude. Growth in Templeton is inevitable, but I would prefer something other than a

drive-thru restaurant and gas station go into the property that is viewed directly from my home, and all the homes along a stretch of Lavender Lane.

Kindest regards,

Jennifer E. Lucero

Co-Lead and Vice President, Marketing & Media

Vineyard Elementary School PTO

Mobile: 505.573.4993

E-mail: JenniLuAZ@gmail.com

Sarah Andrus <smwandrus@gmail.com>

Thu, May 6,
1:45 PM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a “quick service restaurant with a drive-through and a gas station with a convenience store, including an Attached Single Car wash tunnel, eight (8) fuel dispensers” at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the [Templeton Community Design Plan](#) and is counter to the small town rural character we love about Templeton. Further, this area is designated for “quiet offices”. Both of these businesses are inherently loud and high volume which is disruptive for the local community.

I have the following specific concerns about this minor use proposal to add a gas station and fast food restaurant with drive through to the undeveloped land on Las Tablas / Bennett:

- Increased traffic concerns for our kids on their bikes travelling to and from our neighborhood to downtown
- The proposed businesses will divert money from our local business owners when they so desperately need our support.

Please follow through with what is actually designated for this land instead of breaking the trust of neighbors and the agreement that's in place.

Sincerely,

Sarah & Matt Andrus

Templeton Residents

<slogoodman@charter.net>

Thu, May 6,
2:40 PM (1
day ago)

to me

To Whom it may concern: What a shock it was to receive a hand addressed envelope, with a very unprofessional looking letter, informing us that a project which goes totally against the rural/quiet atmosphere of our neighborhood is being considered. At first, we thought this had to be a joke, since the plan in no way fits the Templeton Design Plan. We cannot think of anything that goes against the grain of our neighborhood and town more than a 24 hour gas station with a car wash and convenience store, and a drive through fast food restaurant. Unbelievable really. Besides all that, there are ample businesses of these types within a few miles of Las Tablas. There is absolutely no reason such development should be allowed as it does not fit into the long range plans of our nearby streets or the vision/goals of the entire city of Templeton.

Las Tablas is filled with medical offices and a hospital. It is a very quiet corridor which the nearby residents appreciate and expect that characteristic to continue. How about we allow private ownership of small businesses which would more closely align with the character of the neighborhood and town? The proposed project does not fit in any way. Instead of trying to serve the highway traffic of people traveling from SF to LA, let's do something that serves the citizens of Templeton in a way which fits the character of this small town we all love.

Respectfully,

Brad and Nancy Goodman

756 Lavender Lane
Templeton, CA
Owner of APN 040-371-037

Lynn Johnson <lynn@lynnjohnson.net>

Thu, May 6,
2:41 PM (1
day ago)

to me

To whom it may concern:

As a 20 year resident of Templeton, I am writing to **strongly oppose** the construction project of a fast food restaurant, convenience store and gas station with a car wash. This would greatly distract from our special community and in my opinion, cheapen that area.

Sincerely,

Lynn Johnson

lynn@lynnjohnson.net

jc waltmire <jcwaltmire1@gmail.com>

Thu, May 6,
4:03 PM (1
day ago)

to me, templetontaag

Templeton Area Advisory Group,

I am a homeowner on Rosebay Way next to the proposed project on the corner of Las Tablas and Bennett Way. I just found out about the TAAG meeting this afternoon when an Informational Notice showed up on my doorstep. How are homeowners in the Peterson Ranch Area, supposed to make comments about this project by email **at least one day** before the

TAAG PRC meeting if we just received this notice today (the day of the meeting)? I am very upset. Not only did it not give any of the homeowners a chance to speak to this project, but I feel it is illegal to hand out a notice the day of a meeting stating you have to email your comments about the project at least one day before the meeting. Impossible and disrespectful to all the homeowners that live close to this project. Yes, we can show up to the meeting tonight, but most of us have children that already have planned commitments for this evening. If we had received this notice last week, we could have planned to be at the meeting tonight. I feel like we were set up. You knew if we received the notice late that we couldn't make our comments known. Shame on you!!

Furthermore, I am going to continue to give my opinion even though it will probably land on deaf ears at this point. I am very concerned about this project and would like to let you know that as a property owner close to this area, I am **NOT** in favor of a gas station and convenience store close to my home. Gas stations off the freeway can bring in all types of irresponsible people that I would prefer not milling around our neighborhood. There are many young children that live in my neighborhood that I feel would have their safety in jeopardy. Not only do I feel there is a safety issue for the families that live close but I feel this will reduce our property values and hurt homeowners in the areas that are close to this proposed project. It would be irresponsible of TAAG to approve the project as stated in the Informational Notice. Changes need to be made for the safety of our children, the safety of our homes, and the homeowners property values. Do the right thing!!

--

Jason & Cyndi Waltmire

950 Rosebay Way

Templeton, CA 93465

Jessica Huff <jesshuff999@gmail.com>

Thu, May 6,
8:14 PM (1
day ago)

to me

Dear TAAG Members,

I have recently become aware of the proposed minor use permit to allow a "quick service restaurant with a drive-thru and a gas station with a convenience store, including an attached

single car wash tunnel, eight (8) fuel dispensers" at the intersection of Las Tablas and Bennett.

I am emailing to voice my disapproval of this minor use permit as it is contrary to the Templeton Community Design Plan and is counter to the small town rural character we love about Templeton. Further, this area is designated for "quiet offices". Both of these businesses are inherently loud and high volume which is disruptive for the local community. The most important features outside of the downtown area are open space and view of the oaks, creeks and distant hills. Also, the light pollution would take away from the rural dark sky that are increasingly disappearing and hurting wildlife and small communities' dark sky. The plan for a gas station also can not accommodate for the proposed building setbacks and quiet office spaces that it was required to do. There is also a drainage issue that needs to be addressed and storage of gas tanks. For these reasons and more (traffic) a gas station should not be placed in the intended area.

Thank you,

Jessica Huff

Name:

anthony cherone

Email:

anthonycherone@gmail.com

Subject:

gas station in templeton

Message:

Lo ok up toxic fumes emitting from gas stations on computer! Not very healthy! I am 87 and on 24 /7 oxygen -not healthy for anyone!!!!

Debra Logan

Thu, May 6,
5:17 PM (1
day ago)

to me

Bruce

I hope my email finds you well. I am not able to attend today's TAAG Meeting, but would like to offer my public comment regarding DRC2021-00102 Filliponi.

I have several concerns regarding the development of a quick service restaurant with a drive-thru and gas station with a convenience store, including an attached single car wash tunnel and eight (8) fuel dispensers at the northeast corner of Las Tablas Rd and Bennett Way. Some of my concerns are:

1. Increased traffic Las Tablas Rd which is already congested;
2. The size and scope of this development reminds me of the Chevron station on Ramada & Hwy 46 interchange. This type of development is too large for Las Tablas & Bennett Way and would be unsightly.
3. Typically this type of development has bright lights which is not desirable in Templeton. The hours of operation is also a concern since residential property is nearby and noise is a concern.

I am opposed to the size and scope of this type of development at this particular location.

Thank you,

Debra Logan

Templeton Resident

.....
From: Lane O'Reilly <lane@tcsn.net>
Date: May 6, 2021 at 5:05:05 PM PDT
To: welovedisney@icloud.com

To TAAG-

In light of the proposed development of the property on Las Tablas vs Bennet I have some serious concerns:

1) Traffic on Las Tables is already a mess. Traffic regularly backs up on the off ramp, close to the Highway 101, creating a serious safety issue. Traffic would only get worse if this project was developed. There is no space to make the improvements needed if this was to be developed. The traffic on Las Tables is already impacted and this proposal would only make it worse!

2) Templeton is a small town with a small town vibe. We do NOT need a drive thru fast food place. If that is what people are after, they can go up or down the road to McDonalds, Jack in the Box, El Pollo Loco, In n Out, Taco Bell.... The list goes on. This development does fit our small town.

3) I am concerned about noise and light pollution. I would guess freeway traffic, as well as the fuel trucks, would be coming and going all night, increasing noise and disturbing nearby residences. I can't imagine this will be welcome. Also, assuming the fueling station would be open 24 hours, light pollution would be present and unwelcome.

4) Since we are unincorporated, how much of the taxes generated would actually be returned to Templeton, and how much would go into the county coffers and we would not see any benefit?

5) Have nearby homeowners been made aware of this potential development? Have they all been specifically notified? They definitely need an opportunity to voice their concerns!!

6) I feel this development would increase the opportunity and likelihood of bringing more crime to our town of Templeton. Having the proposed business right off the freeway gives easy on

and off access, making it more attractive to 'hit and run' type crime.

7) I believe the land where this is proposed is a sort of 'wetland' that would not currently support the type of business that is being proposed. Altering this land would affect the natural flow of water in heavy rainfall years.

I am not alone in my concerns and it is my sincere desire for TAAG to not support this proposal. The cons dramatically outweigh any pros for Templeton.

Laurie Ion <laurieion1@gmail.com>

Thu, May 6,
4:38 PM (1
day ago)

to me, Dede

Dear Mr. Jones & Ms. Davis,

My apologies for reaching out to you an hour before your Zoom meeting. I'm unable to make tonight's meeting but had several concerns that I hope you will address.

They are as follows:

1. What is being done to address traffic mitigations on the 101 on/off ramps? Currently traffic backs-up on the 101/Las Tablas off ramp in the morning hours.
2. What is being done to address the traffic mitigation on Las Tablas Road? Currently traffic is very busy due to the hospital shifts. And, there is the approved Mental Hospital that has not yet been constructed.
3. Will lighting pollution be addressed? If the gas station/fast food drive-thru is operated late into the evening this could be a concern.
4. What will be done to address potential noise from delivery trucks, etc. There are quite a few residential homes in the surrounding area.

Thank you in advance for the opportunity to reach out and ask these questions. I appreciate your hard work and efforts on behalf of the Templeton community.

Sincerely,

Laurie Ion

Templeton CSD Resident

Scott Shirley

3:52 PM
(6 hours
ago)

to me

Hi Bruce, Thank you for deferring the vote and recognizing our concern for Templeton's neighborhoods. I will check with those in the Fire and Police departments who live in my cul-de-sac and ask them if they know of others doing shift work. Before the grading work was done on the other side of Bennett, Doug Filipponi attended a Peterson Ranch Board meeting to explain his plans. We understand the existing permits, but are worried about changing the permits to allow a gas station.

Sincerely,

Scott Shirley

President, Peterson Ranch Garden Society HOA