

TEMPLETON AREA ADVISORY GROUP
Addressing the Area's Land Use Planning Since 1994
PO Box 1135 Templeton, CA 93465
REPORT TO THE COUNTY

TO: County Board of Supervisors: John Peschong, Debbie Arnold, Vicki Janssen, Kathleen Goble
County Planning Department: Trevor Keith, Cheryl Ku
TCSD: Geoff English
County Public Health: Penny Borenstein MD, Elizabeth Pozzebon DrPH, Leslie Terry
County Department of Public Works: Joshua Roberts

CC: TAAG Board members

FROM: Bruce Jones, TAAG Board Chair

SUBJECT: Report of significant recommendations during TAAG's Zoom teleconferenced September 16, 2021 Board meeting

1. TAAG Board unanimously approved a letter sent to Joshua Roberts, SLO County Transportation Division of Public Works regarding recent accidents and other problems on Las Tablas Road in Templeton. See copy of letter below.
2. TAAG Board unanimously approved N-DRC2021-00004—Miller as presented.
3. TAAG Board unanimously approved N-DRC2021-00009—Mercantile as presented, including the parking plan.
4. TAAG Board reviewed the DEIR for SLO County Department of Public Works' proposed Co-Located Dispatch Facility. After Board and public discussion, it became apparent that there were a number of concerns regarding this DEIR. TAAG Board unanimously recommended that the TAAG Project Review Committee meet soon to sort out concerns in our community regarding this project, so that TAAG Board can do a special meeting before October 11 to provide our input to County Public Works.
5. TAAG Board unanimously approved a letter to be sent to the County regarding setbacks for new gas station storage tanks from residentially zoned areas. Letter is attached below.

Respectfully submitted,

Bruce Jones, TAAG Chair

ADDENDUM I

TEMPLETON AREA ADVISORY GROUP

SERVING TEMPLETON AND THE ADELAIDA AND EL POMAR ESTRELLA PLANNING SUB AREAS OF
UNINCORPORATED NORTH SAN LUIS OBISPO COUNTY

Joshua Roberts
Transportation Division
Public Works County of San Luis Obispo
976 Osos St STE 207
San Luis Obispo, CA

September 16, 2021

Dear Mr. Roberts:

It has been brought to the attention of the Templeton Area Advisory Group that there are a couple of traffic related issues on Las Tablas Rd.

The first is a problem with visibility at the four-way intersection at Las Tablas and Bethel Road. There have been several accidents at that intersection, and neighbors are concerned that there could be more or a very serious accident. There is poor visibility of the stop sign traveling west on Las Tablas, and there isn't a warning of the approaching stop traveling north on Bethel Rd.

The second concern is the speeding on Las Tablas, especially at the east end near Old County Rd. There is a 20 mph speed limit at the curve there that frequently is not observed. Neighbors report that it is very unsafe to walk in that area or turn in or out of driveways.

TAAG would appreciate your attention to these concerns and any feedback you can offer to the Templeton Area Advisory Group.

Sincerely,

Doris Diel
Chair of TAAG Traffic Committee

ADDENDUM II

TEMPLETON AREA ADVISORY GROUP

SERVING TEMPLETON AND THE ADELAIDA AND EL POMAR ESTRELLA PLANNING SUB AREAS OF
UNINCORPORATED NORTH SAN LUIS OBISPO COUNTY

September 16, 2021

To: SLO County Board of Supervisors, SLO County Planning Department, SLO County Public Health Department, SLO County Air Pollution Control District

The Templeton Area Advisory Group requests your support for San Luis Obispo County to require a 500-foot safety zone between new gas station storage tanks and residentially-zoned property, which is essential to protecting San Luis Obispo County residents from the health, fire, and explosion danger posed by gas station storage tanks.

An example of existing legislation can be found in Santa Rosa County, Florida: Land Development Code (LDC) 7.01.14.D.3.c. requires, *"In no case shall hazardous or potentially hazardous materials be stored or located in residential zones or within five hundred (500) feet of any residential zone, except for those materials used as fuel by emergency generators for communications towers as provided for in Section 7.01.15 or for public and private utilities. In which case, no hazardous or potentially hazardous materials may be stored within two hundred (200) feet of any residential structure."*

Following is a summary of the scientific research supporting at least a 500-foot safety zone between new gas stations and residential areas.

Health Risk

A number of compounds injurious to human health are released during vehicle fueling and from underground storage tank vents. Health effects range from nausea to cancer. Benzene is the gasoline constituent most harmful to human health. Adverse health effects of benzene include cancer, anemia, increased susceptibility to infections, and low birth weight. A 2018 study of U.S. gas stations found that benzene emissions from underground gasoline storage tank vents were sufficiently high to constitute a health concern at a distance of 50 and 160-meters (162- and 518-feet). According to the *World Health Organization Guidelines for Indoor Air Quality*² there is **no safe level for benzene**. The following studies document the extent of benzene release from gas stations:

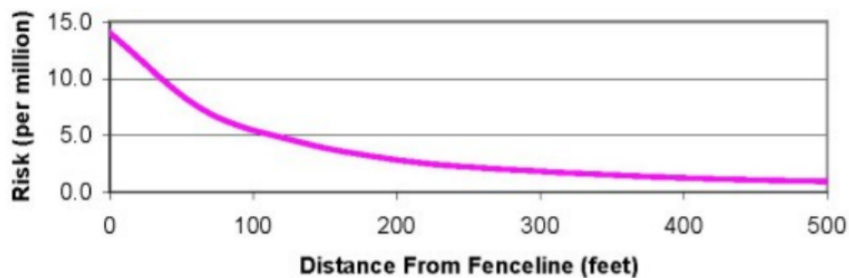
- A study published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion at the gas station property boundary in summer and winter, respectively.
- A study of outdoor and indoor benzene concentrations at numerous residences within 196 to 328 feet of gas stations, found median outdoor benzene concentrations of 3.1 and 1.9 ppb, respectively. Median indoor concentrations at these locations were higher, reaching 4.1 and 5.2 ppb, respectively.
- The WHO guidelines mention 37 published papers related to mechanisms of carcinogenicity of benzene at higher concentrations and shorter exposure times, but lower concentrations with longer exposure times are still harmful, causing nausea, headaches, or dizziness. 8 ppb is the Acute Reference Exposure Level (the airborne

concentration of a chemical that is not anticipated to result in adverse non-cancer health effects), while the Chronic REL is 6 ppb.⁵

1. Vent pipe emissions from storage tanks at gas stations: Implications for setback distances, available online at:
<https://www.sciencedirect.com/science/article/pii/S0048969718337549>
2. The WHO guidelines are available online at:
<https://www.ncbi.nlm.nih.gov/books/NBK138708/>
3. Exposure of the general population to gasoline, available online at:
<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1520004/>
4. Housewives' exposure to volatile organic compounds relative to proximity to roadside service stations, available online at:
<https://www.sciencedirect.com/science/article/abs/pii/S1352231099000977>
5. Benzene Reference Exposure Levels, by California Environmental Protection Agency:
<https://oehha.ca.gov/media/downloads/crn/benzenerelsiune2014.pdf>
6. Assessing the impact of petrol stations on their immediate surroundings:
<https://www.sciencedirect.com/science/article/pii/S0301479710002574>

Yet another study⁶ documented that benzene and other gasoline vapor releases from service stations can be discerned as far as 246 feet from service. The California Air Resources Board *Air Quality and Land Use Handbook: A Community Health Perspective*, recommends a minimum 300-foot separation distance between gas stations and “sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities.”

Figure 1-6
Gasoline Dispensing Facility Health Risk
for 3,600,000 gal/yr throughput



The graph above is from the *California Air Resources Board Handbook*. The graph shows how health risk varies with distance from the perimeter of a gas station. Note that the risk continues for some distance beyond 500 feet. The risk also varies with the volume of fuel dispensed at a location. Many of the large combination convenience store-gas stations (hypermarkets) being built today will sell three million gallons a year or more. While the health risk may be lower at stations dispensing less than 3,600,000 gallon per year, it is by no means zero.

Fire & Explosion Danger

The U.S. Department of Housing & Urban Development will not issue FHA insured mortgages for homes within 300 feet of a tank holding more than 1,000 gallons of gasoline or other flammable-explosive materials. All gas stations have storage tanks holding more than 1,000 gallons. This restriction appears in Section 2-2M of the HUD Handbook Valuation Analysis for Single Family One- to Four- Unit Dwellings.⁸ All new gas station storage tanks have a capacity far in excess of 1,000 gallons.

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7. The CARB handbook is available online at:
<https://www.arb.ca.gov/ch/handbook.pdf>
 8. The HUD Handbook is available online at:
https://www.hud.gov/program_offices/administration/hudclips/handbooks/hsg/4150.2

The Templeton Area Advisory Group thanks you for defending public health and safety in San Luis Obispo County.

Respectfully submitted,

Templeton Area Advisory Group

cc: San Luis Obispo County Board of Supervisors:

Supervisor John Peschong

Supervisor Debbie Arnold

San Luis Obispo County Planning Department:

Trevor Keith

Cheryl Ku

San Luis Obispo County Public Health Department:

Dr. Penny Borenstein, M.D., MPH

Dr. Elizabeth Pozzebon, DrPH

San Luis Obispo County Air Pollution Control District:

Gary Willey