

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 convenience store, car wash, and 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).

SOME OF THE CONCERNS

The scale of the proposed gas station is not congruent with the community.

INCREASED TRAFFIC & TRAFFIC FLOW ISSUES

- Increased traffic to and from school.
- Limited access to enter and exit the proposed gas station.
- Gas refueling tanker trucks are expected daily 7 days a week.

HOURS OF OPERATION

- 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.

GAS STATION SIZE

- Mega-size gas station with 20 gas pumps, convenience store, car wash, fast food restaurant, 35 parking stalls, and sitting area is too large for Templeton.
- With the movement towards electric vehicles, fewer gas stations may be needed in the future. Submerged 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 not needed.

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PROXIMITY TO NEARBY SCHOOLS

- Gas station/convenience store, within walking distance of the High School and Middle School are 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 stations 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 increase traffic.

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.

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 numbers:

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.

PLEASE SHARE THIS NOTICE WITH YOUR NEIGHBORS

For more information visit: <https://www.taaginfo.org> and click on "Current Issues".