

# Templeton Area Advisory Group (TAAG)

## Minutes of the Board Meeting

Thursday, April 20, 2023. 6:30 pm

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

### 2023-2024 TAAG BOARD MEMBERS

Scott Shirley, Delegate/Chair  
Murray Powell, Delegate/Vice-Chair/Treasurer  
Doris Diel, Delegate/Secretary  
John Donovan, Delegate  
Jerry Jones, Delegate  
Scott Silveira, Delegate  
Fred Russell, Delegate  
Bruce Jones, Alternate Delegate

Meeting minutes submitted by Sonja Bolle

#### 1. CALL TO ORDER

Scott SHIRLEY called the meeting to order at 6:30.

#### 2. PLEDGE OF ALLEGIANCE

The pledge was said.

#### 3. ROLL CALL

Scott Shirley, Delegate/Chair	present
Murray Powell, Delegate/Vice-Chair/Treasurer	present
Doris Diel, Delegate/Secretary	present
John Donovan, Delegate	present
Jerry Jones, Delegate	present
Scott Silveira, Delegate	present
Fred Russell, Delegate	present
Bruce Jones, Alternate Delegate	present

#### 4. AGENCY REPORTS AND UPDATES

##### 4.1. Sheriff's Office

MICHAEL MANUELE, Commander of the Sheriff's North Station, made the report for March of 2023:

This month, all stats were down compared to March 2022.

There were 1105 total calls for service, a drop of 14% compared to last year. Templeton had 343 calls, a drop of 11%, and San Miguel saw a 5% drop.

The calls resulted in 195 reports at the station, as compared to 302 last year, a 35% drop. In Templeton, the drop was 39% (51 total reports).

There were two assaults; a mental health episode and the use of a vehicle as a deadly weapon in domestic violence.

There were 3 burglaries.

As always, there were reports of purses and wallets taken while people were shopping, or from unlocked vehicles: These can be prevented if people keep their possessions secure.

There was one call about someone making statements regarding shooting at a school.

PUBLIC: Do you think there is a drop in stats because people are not reporting?

Cmdr MANUELE: There is no way to quantify second hand reports. Of course we know people can be hesitant to make reports. But we try to remind people that the public is our eyes and ears out there. If you see something, I encourage you to report to sheriff's office. there is always the option to call CRIMESTOPPERS, which is anonymous: (805) 549-STOP.

#### 4.2. California Highway Patrol

No report.

#### 4.3. Supervisorial District One

No report

#### 4.4. Supervisorial District Five

No report

#### 4.5. County Planning Department

ERIC TOLLE, County Planning: An indoor cannabis project which TAAG approved was also approved at the county level.

#### 4.6. Templeton Community Services District

No report.

### 5. PUBLIC COMMENT

CLAIRE MAMAKOS reported on an annoyance from a vineyard across the street using very loud frost-protection fans, which sound like a helicopter over her house.

## **6. CONSENT AGENDA**

### 6.1 Approval of Minutes from March 16, 2023 TAAG Board meeting

Minutes approved by voice vote.

### 6.2 Approval of Treasurer's Report

Report approved by voice vote.

## **7. OLD BUSINESS**

7.1 Review of proposed Land Use Minor Use Permit (MUP) application project No. DRC2021- 00102 known as the East Bennett Village – Parcel 1.

This project is a request for a Minor Use Permit to establish a Gas Station service facility located on a currently vacant 2.8 acre parcel (APN 040-372-010) fronting Las Tablas Road between Bennett Way and Duncan Road. The project will consist of the following three separate structures and an eight (8) fuel dispenser fuel island.

- A 2,675-square-foot quick service restaurant (QSR) with a drive-through.
- A 3,200-square-foot gas station island consisting of eight (8) fuel dispensers.
- A 3,200 square-foot convenience store
- A 1,170-square-foot single car wash tunnel
- The project also includes onsite improvements, including two new commercial improvements to support internal circulation and parking, utility connections, trash enclosures, landscaping and lighting, drainage improvements, and frontage improvements which include road widening, curbs, gutters, and sidewalks along the Las Tablas Road, Bennett Way and Duncan Road Project parcel frontages.

TAAG has been advised that the County intends to schedule this project for a Minor Use Permit approval application hearing on May 19, 2023. This project has been reviewed several times by TAAG. TAAG will develop and approve recommendations and comments to be submitted to SLO County Land Use Permit Review Authorities for consideration during the project's scheduled May 19<sup>th</sup> Land Use Permit application approval hearing (PDH). This County permit hearing is known as SLO County Planning Department Officer Minor Use approval hearing.

TAAG has received a considerable amount of community comment concerning this project's location and other concerns such as traffic circulation, health concerns, other environmental issues, and the project applicant's requests to override several County and Templeton Community Design Plan guidelines regarding the design and scope of operations of the facility. Of particular concern are applicant requests to reduce the County and Templeton Design Plans' minimum allowed property offset distances to existing residences located in Petersen Ranch to the north and to multifamily Peoples Self Help residence, located across Las Tablas Road to the south.

SLO County Land Use application ordinance Section 22.62.050 B.2. provides for the referral of controversial projects to be Planning Commission as follows:

**B.2.a. - Referral to Commission.** *At the discretion of the Director, any Minor Use Permit application for a project that may generate substantial public controversy or involve significant land use policy decisions may be referred to the Commission for review and decision in the same manner as a Conditional Use Permit (Section 22.62.060), without the applicant being charged an additional application fee.*

TAAG will consider recommending that **DRC2021-00102** be referred to the Planning Commission hearing due to the adjustments requested and other issues.

- Increase in the total signage area from 237 square feet to 1,229 square feet (500% increase in lighted signage) per LUO Section 22.20.040.A.
- Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the Quick Service Restaurant (QSR) drive-through areas and lanes are less than 500 feet of the Petersen Ranch residential development to the north.
- Proposed Hours of Operation are for a gas station to be open 24 hours/day, and the QSR until 2:00 AM. However, the Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

(The TAAG Board has received a large number of written comments regarding this item. They will be appended at the end of the meeting minutes.)

ERIC TOLLE, County Planning and Building Dept.: This project was originally scheduled for a Planning Dept hearing, but was deemed controversial because of the number of public comments. It has passed to the next level of scrutiny and will have a hearing before the Planning Commission on June 22.

SCOTT SHIRLEY: As it has already been referred to the Planning Commission, one of TAAG's concerns is answered.

JAMIE JONES and LACEY ZUBAK, from Kirk Consulting, were present to discuss the project and answer questions.

ZUBAK: gave overview: nothing has changed since last presentation to TAAG . The requested adjustment regarding hours of operation remain consistent with the previous presentation. the Quick Service Restaurant (QSR) hours are now defined as 5 am to 2 am.

The Templeton Design Plan limits hours of operation within 500 feet of residences, "*unless otherwise approved.*"

For operation of gas pumps (500+ feet from nearest structure) the project is seeking 24-hour service. The request for extended hours is based on the location and proximity to other businesses, such as the hospital and the planned public safety facility, which all operate 24 hours/day.

To clarify: The project is not requesting a waiver, not an exemption. The request for extension of hours is allowed within the scope of the minor use permit.

Templeton Design Plan also limits drive-throughs in proximity to residential areas unless approved by minor use permit. Self-Help housing to the Southwest of the proposed development is zoned for commercial use so this limitation does not apply.

ZUBAK showed the plan from 2 years ago, and changes to site plan over the next year. The plan from 1 year ago is current plan. The project is now 2 years in process.

Doug Filipponi did a voluntary health risk assessment in response to TAAG's and the public's concern.

Overriding document: The Templeton Community Plan overrides the Templeton Design Plan. The Community Plan allows for the consideration of needed traveler services.

In sum, the project plan is consistent with Title 22 land use ordinance as well as with the Templeton Design Plan, and has made changes as requested.

SCOTT SILVEIRA: There are "for sale" signs on the property. Is it being sold?

ZUBAK: We are not doing anything until the project is through the permitting process.

SHIRLEY: Another project across the street has been approved. Has traffic been taken into consideration?

LACEY: All projects in process have been taken into consideration in the traffic study.

DORIS DIEL: Who decided that the Templeton Community Plan overrides the Design Plan?

JAMIE JONES: The hierarchy is written into the documents. There is a hierarchy in all plans subject to the county plan. There has been a Community Plan now in process for 8 years for the community of Avila.

MURRAY POWELL: The project across the street on Las Tablas, which includes a hotel, was approved in 2014. Won't the community plan's call for traveler services be taken care of there? Other than gas, what real service does this project provide for travelers?

JAMIE JONES: This plan is for a gas station, a convenience market, possibly a grocery store. It's hard to project, as there is no tenant yet. The approved project [across the street] has no quick service restaurant (QSR).

MURRAY POWELL: I haven't seen the traffic study.

ZUBAK had the traffic study available.

DISCUSSION ENSUED regarding potential traffic issues: the ways in and out of the businesses under consideration; congestion, which is already a concern at Las Tablas and Bennett Way; the width of the existing roads; the lack of traffic light and inability to control turns in and out of the project; the impact on existing traffic patterns.

JAMIE JONES: I am not a traffic engineer, but the traffic study was concerned with traffic conflicts and has already been approved.

DIEL: Why another gas station, when there are so many near Templeton?

POWELL: There is one just across Hwy 101.

JAMIE JONES: There is interest in additional fuel stations in the area. The expectation is that there may also be electric vehicle charging stations, as part of gas pump set-up. The end user as part of their program will no doubt deal with that.

TOLLE: Regarding setbacks, in the public correspondence, people asked about the definition of drive-through facilities. Just this morning, the county's counsel gave a legal interpretation of the text: "Drive through facility" includes all facilities, drive thru lanes, remote menu box, etc. All components of the operation are comprised in "drive-through facility." This reading changes the required setbacks. Kirk Consulting and Doug Filipponi have made adjustments, but setbacks are now going to be measured differently.

POWELL: What is the distance now?

JAMIE JONES: The requirement is 500 feet from residential land use category. It is now [not precise] about 360 feet to land use category line. Measuring to residences adds another 84 feet.

We have an application in for a 2-lot commercial subdivision as part of the project (relevance?)

Drive aisles for the car wash and QSR drive-thru are a new element we've had to consider just based on today's determination of the interpretation of the language.

JAMIE JONES: Regarding hours, business operating hours in Templeton, except for essential medical services, are limited to between hours of 5 am and 2 am daily, and to 11 pm within 500 feet of residential property, *unless alternative hours are approved*.

The car wash is planned to close at 10 pm, because of noise standards. For gas pumps, we have requested 24-hour operation. During the night hours, when the market is not in operation, there will be self-serve gas with credit card.

QSR is allowed 5 am to 11 pm, and we are requesting extension until 2 am.

POWELL: What about delivery hours?

JAMIE JONES: There are restrictions on delivery.

POWELL: Are there guidelines for that?

JAMIE JONES: I'll have to get back to you on that.

SHIRLEY: No deliveries are allowed 11 pm to 5 am on the other Las Tablas project.

ZUBAK: Regarding the request to exceed the allowed signage, more signage is intended to make clear business entrance and lanes, and to keep people from bumping onto residential roads.

SHIRLEY opened the floor to public comments:

GARRETT NELSON, resident as well as on HOA board: From my reading of Community Plan, there was a 20-year time frame. The plan was last updated in 1996, so we are past those 20 years. The Design Plan was voted on later. Doug Filipponi had a chance to show up when that was being discussed. There are references to the quiet character of the area. We also have legislation in process in California about the proximity of residences to gas stations, there are concerns with benzene; this legislation may be passed next year. We recognize that there is ongoing development, but we have rules to allow people to develop land *within the rules*.

GEOFFREY BROWN, also representing LINDA BROWN, Petersen Ranch: In all the discussion of this plan about street boundaries, you don't mention Lavender Lane, Lavender Ln is critical for this development. It faces this development. It should be mentioned in the minor use permit.

JAMIE: When we mentioned the distance to zoned land to the north, we mentioned the boundary is at Lavender Ln.

BROWN: Why is this an MND in place of formal EIR? We have a Chevron station a block east. We have Templeton Market and Deli. At Ramada and 46, there is a 24-hr Chevron station with car wash and convenience store and McDonald's. By law in CA now, 35% of new cars sold have to be low-emission vehicles. That jumps to 100% by 2035. [Brown offered the TAAG board a picture of Atascadero complex that will give idea of what the proposed complex will look like.]

JESSICA HUFF, Petersen Ranch: I am concerned about light pollution and traffic. When I take my kids to school, traffic backs up now. Traffic will be backed up to where you are going to get out of this gas station. There will be noise in the neighborhood from the car wash. And maybe this is not a big concern in Templeton, but I am concerned it will bring a homeless population.

JEFF DESKINS, Rosebay Way: I want to go on record as saying we don't want this development: the noise, the traffic, and where is the water coming from? Plenty of exits off 101 have gas stations. And looking to the future, is this necessary? if you had listened to the community two years ago, you would know the community is against it.

MARY JO ANDERSON: I e-mailed my concerns.

DANIEL MOSUNICH: I've been living here 33 years, and most of the changes have been good. But this is a short-sighted plan. I know Doug Filipponi from local issues, and the school board, but this is not a good choice for this place. I suggest an alternative: He has the right to develop. Why not put something in that makes us proud of our community? Not to make as much money as quickly as possible. We are not Atascadero. This project is not something that says Welcome to Templeton when you get off the freeway.

TORY HANSEN-LEPORE: I have seen a lot of changes here. My father established some of the regulations that have kept Templeton looking like a historic town. This is not in keeping with what we want our community to look like. I live under the sign for the gas station now on Las Tablas, across the freeway. It used to go off at 9 at night. Now I never see the night sky. There are many more uses this property could be put to that would serve the community better.

PRISCILLA COOPERMAN: This is a horrible project, in the wrong location, I agree with what people have said. I expect development, but not like this.

TYLER WILLIS: I sent a letter, so I won't go over it all. There have been revisions made to this plan, thank you, but many changes have been made because they're required. Certainly this corner will be developed, but this is not the kind of project that should be here, and I disagree with the adjustments.

LISA MOWREY: I'd love to see Templeton move into the future. We need EV charging stations. I have an EV. Charging stations are now an afterthought, tucked in behind stations. Charging stations could be designed with the future in mind. Travelers with EVs need to be able to sit and eat, because it takes time to charge a car.

I live near the minimart by the gas station currently on Las Tablas, it is a trash creator. this is just not the right project for that space. It's not Templeton.

JAMIE JONES: Clarification: Parcel 2 has different projected uses. There isn't an application in for the space between this project and Lavender Ln.

JOE JARBOE: I understand the frustration of developers. But this is a bad project for this site. It's too close to Petersen, and to Self Help. There will be air pollution, noise pollution,

light pollution. We are fortunate there was a Templeton Design plan, that standards were set. Yes, you can ask for exemptions, but if you need to ask for so many exemptions, it's time to recognize it's not the right project for this place. I support a developer's right to develop land, but ditch the drive-thru and ditch the gas station. Put in something that is not in direct opposition to community of Templeton. I created ProtectTempleton.org. and I oppose this project.

NANCY SHAW: It is disingenuous of the the presenters to use the terms they are using, like "alternative hours." People here like the small-town feel. We are concerned about cancer rates resulting from proximity to gas stations. There's already a traffic problem. I forgot there was a hotel planned for that exit. This is totally wrong for the neighborhood.

JONES: It is not disingenuous to say "alternative hours": We took that wording from the design plan.

JOE JARBOE: Requests for adjustments can be considered, but that does not mean automatic approval. In a project just west of this on Las Tablas, extended hours were approved for a 24-hour pharmacy. That makes sense.

JAMIE JONES: We referred to language of the design plan. Medical services are not as restricted. For a restaurant, you can ask for extended hours.

JOHN GANNON: I have been on Board of Templeton Community Service District for 22 years, and have done a lot of community service. I also have had a business for 34 years: a convenience store, gas station and restaurant. I know what happens at a business like this. People come from all over, and I know what kinds of problems that business draws. I'm not against these businesses in a business district. But here, with residences, a hospital, it's not a place for a project like this. The other Chevron has been there for a long time. When I hear this place is going to be unmanned for the night hours, that's a problem. I have full time people cleaning up messes, calling the sheriff; things happen, people drive off with the pump handle still in the car, people hit the gas pumps, there are problems. There are other spots where a station should go.

JENNIFER JONES, 6th generation in area. There is a lot to north of this project they don't have a plan for yet. But if they put in houses after this goes in, the people in those houses might not be aware of risks.

JAMIE JONES: Any residential development would have to do a health assessment. And it is zoned for commercial retail.

GARRETT HUFF, Rose Bay: Nobody here supports this project. Bennett is not big enough: if they were going to develop like this, the road would have to be different. There has been a lake recently where the fuel tank is planned. I can't believe an EIR was not done.

DOUG FILIPPONI, owner of the property in question: Thanks for your opinions. I've lived here since 1952. We've had this property on the west side of Bennett for 20 years. I know you all think there are other uses the property could be put to, but it has been for sale for years, and there has been no interest in developing this land, until this project. Gas is not going away soon. The companies interested in this land are big companies that planning for the future. This could be a hydrogen station in 15 years. Things change. During COVID, if you didn't have drive throughs, people couldn't eat. We don't know what the future brings. The newer stations aren't like the one across the freeway. You can't have houses so close to stations any more. Gas pumps change; fumes are sucked up now. We thought of this project as something for the community. You probably buy gas. We're not happy we are doing something to make people



upset. You all live near the place, but there are lots of people who aren't here tonight, there are people with other opinions. We own the parcels to north and west as well. We've put notices out for offices, medical facilities, but this is the first project that has been interested.

SCOTT SHIRLEY: We thank you for showing up, and we thank you for doing a voluntary health risk assessment (HRA).

FILIPPONI: . . . which showed it was safe.

JARBOE: We appreciate you have tried to find a use for the property.

FILIPPONI: The end tenant might have other plans for what to do. We have enough power on that corner to put in a charging station. This will surely not look like the plan when it is built, but until we have an approved plan, we have nothing to offer to buyers.

ZUBAK: This is subject to the Templeton Design Plan, no matter what happens.

MOSUNICH: There is concern for the safety of children in the area. I know you care about Templeton. Maybe we can put together a group of people to come up with a better plan.

FILIPPONI: I am open to any ideas. But when I heard about the issue today about moving the drive-through lanes . . .

JARBOE: Drive through lanes create a disturbance.

FILIPPONI: There's not going to be a homeless encampment.

NANCY SHAW (?): How do you prevent that?

FILIPPONI: Templeton is not Atascadero.

JENNIFER JONES (?): Drainage is an ongoing problem in Templeton development.

FILIPPONI: The drainage has all been engineered and studied over and over again. We are not haphazard about things like this. The retention basins are temporary, there are plans for underground retention. This may not be everybody's ideal project, but it is being thought out.

JAMIE JONES: This is not a residential area. It is a business corridor.

FILIPPONI: I never dreamed it would be as painful for you guys as it is. This is a typical development at a freeway exit. We have two towns: the little old village of Templeton here on this side. On the other side, there are commercial businesses, a hospital, offices. We're trying to do the best job we can. If this gets approved, someone is going to use the services.

SHIRLEY: More questions from the board?

POWELL: Why do we need so many adjustments ? We have plans, and ordinances. It has become so common to request modifications, but there are rules that get passed.

Self-Help housing across Las Tablas is another residential area impacted by this project.

ERIC TOLLE: Self-Help is not in the residential land use category.

Modifications are different from adjustments. For example, a cannabis operation recently asked for a modification to reduce parking. This is different: The Community Plan says an adjustment can be requested and made. This project is asking for six total adjustments.

POWELL: It's a discretionary permit. The request can be denied. Because the process is written into the design plan doesn't mean requests are automatically granted.

BRUCE JONES (nonvoting board alternate): A motion might recommend considering arrows painted on the pavement for directional flow instead of increased signage.

SHIRLEY: Let's consider each adjustment separately. A "yes" vote approves the adjustment. A "no" vote opposes the adjustment.

On the request for a 15% reduction in required parking spaces:

RUSSELL: yes  
POWELL: yes  
DIEL: yes  
SHIRLEY: yes  
DONOVAN: yes  
J. JONES: yes  
SILVEIRA: yes

On the increase to total signage area:

RUSSELL: no  
POWELL: no  
DIEL: no  
SHIRLEY: no  
DONOVAN: yes  
J. JONES: no  
SILVEIRA: no

To reduce the drive-through setback:

RUSSELL: no  
POWELL: no  
DIEL: no  
SHIRLEY: no  
DONOVAN: no  
J. JONES: no  
SILVEIRA: no

To reduce the setback for car wash:

RUSSELL: no  
POWELL: no  
DIEL: no  
SHIRLEY: no  
DONOVAN: no  
J. JONES: no  
SILVEIRA: no

Extended hours of operation for QSR:

RUSSELL: no  
POWELL: no  
DIEL: no  
SHIRLEY: no

DONOVAN: no  
J. JONES: no  
SILVEIRA: no

Extended hours of operation for fuel dispensaries:

RUSSELL: no  
POWELL: no  
DIEL: no  
SHIRLEY: no  
DONOVAN: yes  
J. JONES: no  
SILVEIRA: yes

FILIPPONI: let's assume this gets approved. We still need to find someone who wants to buy it. They have to accept our plans. They may have an entirely different idea.

POWELL: If we knew you were going to run it, we would have no concerns. We know who you are, and who you are to Templeton. But if the primary plan is to sell it, I have more concerns. I drilled a well for the station that has a car wash in Atascadero, and they have given a great deal to Atascadero.

SCOTT SILVEIRA: So you are looking for plan approval to make the property more attractive to lease, sell or build and run. Is that right?

FILIPPONI: Yes. Over the years, people have looked at the property and said if you had approval for something, we might be interested.

SILVEIRA: why is it not houses right down to the freeway?

FILIPPONI: It is zoned commercial.

SHIRLEY: There have been additional concerns about the project voiced by residents: Shall we add any of these in our memo to the county?

Discussion among board members whether the TAAG recommendation to the county would confine itself to recommendations on the list of requested adjustments.

POWELL: A motion to deny recommendation based solely on the requested adjustments could imply approval of the project if the requested adjustments were retracted.

SHIRLEY: We might have two separate motions, one to recommend denial based on the requested adjustments and another motion to recommend denial based on other concerns, such as litter, loitering, noise, light pollution, traffic, etc.

ERIC TOLLE: TAAG can also make a second motion to deny approval of the project based on neighborhood incompatibility.

SILVEIRA: The county will make its decision regardless of what we say. We need to vote and let the county have our recommendation.

SHIRLEY: Is the project compatible with the neighborhood?

RUSSELL: no  
POWELL: no  
DIEL: no  
SHIRLEY: no  
DONOVAN: no  
J. JONES: no  
SILVEIRA: no

SHIRLEY (based on TOLLE suggestion): Motion to deny approval of project based on neighborhood incompatibility and inconsistency with Templeton Design Plan, [specifically with reference to requested adjustments 2-6 as listed in Eric Tolle's e-mail].

Motion was seconded, and vote called:

RUSSELL:	yes
POWELL:	yes
DIEL:	yes
SHIRLEY:	yes
J. JONES:	yes
B. JONES alterate for DONOVAN:	no
SILVEIRA:	yes

## 8. NEW BUSINESS

### 8.1 Review of Subdivision application MITTRY Farms N-SUB2023-00013

A request by the Mittry Farms Trust for a vesting tentative tract map to subdivide an existing 10.6-acre parcel into 22 single-family residential lots between 10,349 sf to 19,499 sf and one 4.57-acre open space / common lot area. This parcel is located at APN 040-201-033 in Templeton on Main Street adjacent to the proposed SLO County Communication Center to be located at the Templeton Main Street – 101 interchange.

This is a TAAG discussion item intended to notify the public of this project. No TAAG decision will be made at this time. Project will be located within or adjacent to the TOAD CREEK Main Street drainage area. This project will require a County Environmental Impact Study to determine compliance with the California Environmental Quality Act (CEQA). TAAG intends to conduct a publicly noticed review of this project upon receipt of its County produced CEQA review documents.

JENNIFER JONES, community member: I like the idea that TAAG is concerned about water and drainage. I know the property will be developed. Can TAAG help lessen impact of a project like this? Can your recommendation make a positive change? Encourage the least intrusive development?

B. JONES: This should be considered at a committee meeting of Project Review and Toad Creek committees combined, when there has been time to collect information.

POWELL: It is zoned for commercial retail, not for houses. The Planning Dept may well say it's not even zoned for this.

## 9. ANNOUNCEMENTS FROM COMMITTEES

### 9.1 Project Review Committee

no report

### 9.2 Cannabis Project Review Committee

no report

9.3 Community Outreach and Public Relations Committee

no report

9.4 Traffic Circulation Committee

no report

9.5 Bylaws Special Committee

no report

9.6 Water/Toad Creek Committee

Jennifer Jones has photos of flooding at North Main St, if useful for consideration of housing project (item 8.1).

9.7 Elections Committee

no report

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

no announcements.

**11. ADJOURNMENT**

SCOTT SHIRLEY adjourned the meeting at 10:40 pm.

## APPENDIX

E-mails received by TAAG regarding DRC2021-00102

On Mon, Mar 13, 2023 at 7:16 PM Holly H. Sletteland  
<[hslettel@calpoly.edu](mailto:hslettel@calpoly.edu)> wrote:

Thanks for sending the informative agenda for this meeting! Unfortunately, I have a conflict and will not be able to attend. I was very interested to read the comments regarding the proposed gas station on Las Tablas between Bennett and Duncan. This is the first I've heard of the development plans, but I would have to agree that there is certainly no shortage of gas stations in the area. It would seem the land could be used for purposes of greater benefit to the community. And you rightly pointed out that building more gas stations seems antithetical to the goal of transitioning to electric vehicles. I had no idea Sonoma County and cities within had taken the bold step of banning new gas stations – thanks for enlightening me! Lastly, thanks to TAAG for looking out for Templeton residents if the station is built by requesting a 500 ft. set back between any new gas station storage tanks and residentially zoned property. This would seem to be the absolute minimum buffer to protect residents from toxins such as benzene.

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On Thu, Mar 16, 2023 at 10:47 PM Joe Jarboe  
<[jjarboe@charter.net](mailto:jjarboe@charter.net)> wrote:

> Hello,

My name is Joe Jarboe, and I spoke briefly on the project DRC2021-00102, the East Bennett Village project at tonight's TAAG meeting.

I just want to formally voice my opposition to this project:

As stated by the Templeton Community Design plan V.F.4, the community of Templeton does not want drive throughs in residential areas. There are many reasons for this: traffic (potentially lines of cars impacting public roads), noise, pollution of idling cars, bright headlights of many cars waiting, etc.

For all these reasons and possibly more, Templeton has decided that it is undesirable to have drive throughs within 500 feet of residential property. According to the standard "drive-through facilities that are accessory to a principal building" cannot be within 500 feet of residential zoned property. To me, "drive-through facilities" certainly includes the exclusive drive through lanes and drive through devices such as voice boxes (not just the physical building, as the developers implied).

This project has two drive through facilities (the car wash counts as well, since it is a "retail trade or service uses which conduct business while customers remain in their vehicles"), with residents within 500 feet to the north, southwest, and south of their locations. As discussed in the meeting, the future residents in the south may or may not be in a commercially zoned parcel.

It seems crazy that this use of this parcel was even proposed. In addition to the drive through issues, the developer plan wants to up the signage from normal 237sq ft allowed to 1229 sq ft (5.2 times as much). This is seems excessive, and the developer tonight showed off their giant tall signs. No one likes to look at giant advertisement signs, which I imagine is why the signage standard was created.

I am not anti development at all. There are a million different commercial projects that would fit nicely in that space that I would have no opposition to. I don't understand why

developers can't just build what is permitted and desired.

In any case, I would appreciate any advice you could give to myself and other residents that oppose this project to make our voices heard. I think this project has had a lot of opposition, but I get the feeling that as the years go on, people against the project sort of drop out, as they don't want to spend their lives fighting it.

Thank you so much.

Sincerely,

Joe Jarboe

[jjarboe@charter.net](mailto:jjarboe@charter.net)

805-434-3063

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Standard V.F.4: Drive-Through Facilities.

Drive-In and Drive-Through Facilities. Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities that are accessory to a principal building, where business is conducted inside or businesses that conduct all business by means of drive-through facilities; shall be limited to areas that are more than 500 feet from any residential land use category unless specifically approved through a minor use permit.

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April 12, 2023

Trevor Keith Director of Planning & Building



976 Osos Street, Room 200  
San Luis Obispo, CA 93408

Dear Mr. Keith,

I am writing to express my strong opposition to the minor use permit application for East Bennet Village (DRC2021-00102). I believe that this application would have a negative impact on our neighborhood and should be denied for the following reasons:

### **Divergence from the Templeton Design Plan**

#### Proximity to Residential Zoning

The applicant's design is not consistent with Templeton Design Plan standard V.F.4. That standard requires drive through facilities "shall be limited to areas that are more than 500 feet from any residential land use category."

The applicant's design shows the QSR building 500 feet from the residential land use zoning to the north. However, integral components of the drive-through (speaker, outdoor seating, parking, queueing area, etc.) are within 500 feet. When measuring to the south/southwest, the applicant takes their measurement to the nearest multi-family residential building, not to where the residential zoning begins. The boundary of the residential zoning is clearly within 500 feet. During a TAAG meeting on March 15th 2023 the applicant's advisors were asked about the distance to the approved additional multi-family to be built to the south, they stated that it is not currently zoned residential, so they are not required to make that measurement.

We should allow the Templeton Community Design Plan to control the requirements for this type of development. The distance requirements within the standard are intentional and informative to the intent of standard itself. An adjustment

should not be granted allowing this type of development to be sandwiched between two residential zoned areas

### Excess Signage

The applicant has requested over five times the allowable signage. It was identified in the applicant's study that the light for the signage will encroach on the neighborhood to the north until the adjacent parcel is developed. In this case, granting an adjustment to the allowable signage is in direct opposition to the interests of the neighboring residents.

### Operating Hours

Templeton Community Design Plan standard V.F.3 permits hours of operations from 5:00am – 2:00am or 5:00am – 11:00pm for businesses within 500 feet of residences. Because the project is within 500 feet of residences the hours of operations should be consistent with other businesses within Templeton. There are two gas stations and multiple restaurants within Templeton that comply with this standard and there is an adequate number of gas stations and quick service restaurants nearby, to both the north and south, that operate during extended hours. Accepting this adjustment sets a precedent that ignores the intent and purpose of the Templeton Community Design plan.

### **Traffic, Noise, and Light Impacts**

The Environmental Quality Act Impact Study concludes that the applicant can achieve an acceptable impact if a number of mitigants are included in the design. Although the degradation of the traffic score, increase in noise pollution, and nighttime light encroachment on nearby residents are within acceptable ranges according to county standards, the individual studies all conclude that this project will measurably worsen all three aspects.

When evaluating the impacts of this application, please consider who bears the cost of the traffic, noise, light and environmental degradation. Those living nearby, Templeton residents, bear the cost while the benefit of such development is targeting patrons passing by on highway 101. It is unreasonable for the applicant to ask for additional adjustments that will worsen the impact of this project knowing the costs to the nearby residents.

### **Health Risks to Nearby Residents**

Although the findings of the Health Risk Assessment find the impacts as acceptable within the county standards, there is still a measurable increase in pollution. Specifically troubling to me was the cancer risk contour image within the health risk assessment and seeing my home as being impacted. When moving into the neighborhood I knew that there would be further development of the surrounding lots, but I did not think development would ever be allowed in the manner included in this application. It is unacceptable to me that any adjustments would be granted that would further a project that could increase the cancer risk to my family and young children.

Many of the pollutants associated with the development of a gas station are unsafe at any level. Although there may be an “acceptable” level defined by county guidelines, we should not be naïve and believe that the impact is nil.

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission

for review and decision in the same manner as a Conditional Use Permit. As you know, you have discretion to refer any application to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a)

Thank you for your time and consideration.  
Sincerely,

Tyler Willis  
Resident: 760 Rosebay Way, Templeton CA 93465

Cc: Eric Tolle, Senior Planner  
Templeton Area Advisory Group  
John Peschong, District Supervisor  
Debbie Arnold, District Supervisor  
Alex Villicana, Planning Commission  
Michael Multari, Planning Commission

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	Thu, Apr 13, 9:21 PM		

to tkeith, yeighmy, planning, jpeschong, darnold, etolle, me

Hello,

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.

In summary, I am concerned with the following aspects of the minor use permit application.

- Divergence from the Templeton Design Plan

- 1) Proximity to residential zoning
  - 2) Excess signage
  - 3) Operating Hours
- Traffic, Noise, and Light Impact on Nearby Residents
  - Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission for review and decision in the same manner as a Conditional Use Permit. As you know, you have discretion to refer any application to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a)

Thank you for your time and consideration.

Concerned Resident,  
Margaret Shirley

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	Fri, Apr 14, 9:29 AM		

to tkeith, yeighmy, planning, jpeschong, darnold, etolle, me

Dear Trevor Keith and County Leaders,

I write to you today to express my strongest opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I

believe that approval of this application would have a significant negative impact on our community for the reasons listed below. In summary, I am concerned with the following aspects of the minor use permit application.

- Divergence from the Templeton Design Plan
  1. Proximity to residential zoning
  2. Excess signage
  3. Operating Hours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission for review and decision in the same manner as a Conditional Use Permit. As you know, you have discretion to refer any application to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a).

I would also like to add that, anecdotally this project has been discussed frequently across town with widespread opposition.

Thank you for your time and consideration.  
Sincerely,  
John Neylan

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	Fri, Apr 14, 9:34 AM		

to tkeith, yeighmy, planning, jpeschong, darnold, etolle, me

Dear county leaders,  
I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that

approval of this application would have a negative impact on our neighborhood for the reasons listed below.

In summary, I am concerned with the following aspects of the minor use permit application.

- Divergence from the Templeton Design Plan
  1. Proximity to residential zoning
  2. Excess signage
  3. Operating Hours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission for review and decision in the same manner as a Conditional Use Permit. As you know, you have discretion to refer any application to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a)

Thank you for your time and consideration.

Rachel Neylan

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On Wed, Apr 12, 2023 at 3:17 PM Jennifer Becker  
<[jenniferbecker@gmail.com](mailto:jenniferbecker@gmail.com)> wrote:

Good Afternoon,

My husband and I have lived in Templeton for almost 20 years. We have raised our family here, all three of our children have attended Templeton schools, and we participate in numerous community events/sports etc. We love Templeton and are very proud Templetonians. That said, we would like to express that we are strongly opposed to the proposed project on Las Tablas and Bennett in Templeton. We feel that the project does not in any way fit with what makes Templeton such a special place to live.

We feel like it would set a terrible precedent to start allowing chain fast food/ 24 hour gas stations in Templeton. In addition, it seems to go against several other standards that were set in place in the original plan for our community to protect the integrity of Templeton. To our knowledge, the original plan states that Templeton would not have 24 hour restaurants/gas stations, it also states that drive-thrus would not be permitted within 500 feet of residences. Many of us have purchased homes here because of that original plan for Templeton, that is the reason we want to live here. We do not want 24 hour restaurants and fast food chains. We bought our homes because of the charm that is Templeton, it's different from other cities, and we would like it to stay that way.

We ask that you consider the original plan for Templeton and also that so many Templeton residents disapprove of this plan and vote to not allow this project. We ask that you do not allow any exemptions to the Templeton Design Plan or to any SLO County Standards.

Thank you,  
Chris and Jennifer Becker

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.



In summary, I am concerned with the following aspects of the minor use permit application.

- Divergence from the Templeton Design Plan
  1. Proximity to residential zoning
  2. Excess signage
  3. Operating Hours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission for review and decision in the same manner as a Conditional Use Permit. As you know, you have discretion to refer any application to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a)

Thank you for your time and consideration.

Kari Anderson  
Templeton resident

	Thu, Apr 20, 3:32 PM	
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to tkeith, yeighmy, planning, jpeschong, darnold, etolle, me

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.

In summary, I am concerned with the following aspects of the minor use permit application.

- Divergence from the Templeton Design Plan
  1. Proximity to residential zoning
  2. Excess signage
  3. Operating Hours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission for review and decision in the same manner as a Conditional Use Permit. As you know, you have discretion to refer any application

to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a)

Thank you for your time and consideration.

Matt Anderson  
Templeton resident

	Thu, Apr 20, 6:05 PM		

to me

Dear TAAG Board Members ,

As not only homeowners who live in close proximity to the project being proposed but as long time Templeton resident we would like to go on record opposing this project. Not only is it excessive for that space but will potentially have only a lasting negative impact on our small community. Here are just a few points to explain our opposition

Location: traffic on Las Tablas is already too congested, adding a Gas Station that includes 2 drive thru areas in that location would only add to the congestion.

Lights & Noise : Lighting needed for a project like this & the noise it would generate would have a negative impact and create a nuisance for residence already established surrounding neighborhoods

Potential Health risks & negative environmental impact : possible increased risk of cancer to residents who live within close proximity of the project as well the increase in pollutants that no doubt will a negative impact to the environment.

Violation of the 500 ft rule : Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the Quick

Service Restaurant (QSR) drive-through areas and lanes are less than 500 feet of the Peterson Ranch residential development

Excessive Signage : total signage area from 237 square feet to 1,229 square feet (500% increase in lighted signage) per LUO Section 22.20.040.A.

Violation hours of operation: Proposed Hours of Operation for the gas station is that it be open 24 hours/day, and the QSR until 2:00 AM. The Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

Is there even a need for another gas station in Templeton ? No , the two already established Gas Stations in Templeton are more than sufficient enough to meet the needs of our community. There are a plethora of gas station and restaurant options that have extended hours both to the north and south of Templeton that can accommodate those that need it

Has the Templeton population grown enough to justify additional Infrastructure of this nature? No Templeton is still a mere population of 8,400 people

Templeton is a highly desired and sought out area in North County BECAUSE of its small town charm. TAAG should do what it can to preserve why so many live here. Approving projects like these jeopardize what makes Templeton so desirable and completely goes against Templeton's community design plan.

We urge you to do deny this minor use permit application

Thank you for your time and consideration!

Kurt & Lori Mann

	Fri, Apr 21, 8:18 PM	
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to me, [scottshirley925@gamil.com](mailto:scottshirley925@gamil.com), [murray@dfrios.com](mailto:murray@dfrios.com), [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us), [etolle@co.slo.ca.us](mailto:etolle@co.slo.ca.us), [tkeith@co.slo.ca.us](mailto:tkeith@co.slo.ca.us), [mlarue](mailto:mlarue)

Dear county leaders,

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I attended the Templeton Area Advisory Group (TAAG) meeting April 20, 2023, along with other concerned Templeton residents. The overwhelming consensus of the TAAG board and Templeton residents was that the East Bennet Village proposed project has **neighborhood incompatibility**.

I believe that approval of this application would have a negative impact on our neighborhood. Here are just a few of the many reasons:

Proximity to residential zoning

Excess signage

Operating Hours

Traffic, Noise, and Light Impact on Nearby Residents

Health Risks to Nearby Residents

The proposed amenities are not needed in this area since two gas stations, convenient store and a car wash are already established in near proximity, with additional fast food drive-through restaurants just down the road off Highway 101, both to the north and south of this location.

The draw to pull travelers off Highway 101, comes with many negatives for our community and not one positive benefit for the local residents. Added traffic, pollution, trash, noise, and possible poor characters in the neighborhood just start the long list of unwanted elements.

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and

unknown negative impacts to our area and should not be approved.

I understand that a meeting on this matter for May19, 2023 via Zoom platform may have been changed to June 22, 2023. I would like to be kept informed of any meetings and or meeting changes regarding the East Bennet Village (DRC2021-00102).

Thank you for your time and consideration.

Tori Hanson Lepore  
784 Cayucos Ave.  
Templeton, CA 93465  
[torilepore@yahoo.com](mailto:torilepore@yahoo.com)

	Sun, Apr 16, 10:42 AM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

To whom it may concern.

As a long term resident of Templeton, I strongly oppose the granting of waivers to DRC2021-00102. I believe that it is unacceptable for a 24 hour/day business to be situated so close to a residential neighborhood and the proposed signage is an abomination..

Donald Wheeler  
Templeton

	Mon, Apr 17, 8:02 AM		

to me, bgibson, jpeschong, [murray@dfrios.com](mailto:murray@dfrios.com), Bruce, darnold,

I'm writing in response to the proposed "East Bennett Village" in Templeton. The County Planning Land Use Permit project number is DRC2021-00102.

This project is out of character with Templeton and violates two Templeton Design Plan standards and one County standard. The developer has asked the County for exemptions from these standards, to the detriment of Templeton residents and our community standards and character. Please refer DRC2021-00102 to a Planning Commission hearing due to the adjustments requested and other issues.

The developer plans to operate the gas station 24 hours/day, and the fast food restaurant until 2:00 AM. However, the Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the fast food drive-through lanes (including the order box) are within 500 feet of the Peterson Ranch residential development to the north, and the fast food drive-through is within 500 feet of the Peoples Self Help multifamily residences to the southwest.

The maximum amount of signage allowed by the county code for this parcel is 237 square feet. The developer is requesting an exemption to increase the signage to 1229 sq ft, over 5 times the allowed amount. Such excessive signage is unsightly and is out of character for Templeton.

Thank you,  
Kelly Reed Daulton

Templeton, CA 93465  
805-434-3258

	Mon, Apr 17, 2:32 PM	

to me, murray, Bruce, jjarboe, jpeschong, bgibson, Debbie, etolle,

Dear Mr. Keith, TAAG Members, and our District Supervisors,  
I am writing to express my **strong opposition** to the minor use permit application for East Bennet Village (DRC2021-00102).  
I believe that this application would have a negative impact on our neighborhood and should be denied for the following reasons:

**Divergence from the Templeton Design Plan  
Proximity to Residential Zoning**

The applicant’s design is not consistent with Templeton Deign Plan standard V.F.4. That standard requires drive through facilities “shall be limited to areas that are more than 500 feet from any residential land use category.”

The applicant’s design shows the QSR building 500 feet from the residential land use zoning to the north. However, integral components of the drive-through (speaker, outdoor seating, parking, queueing area, etc.) are within 500 feet. When measuring to the south/southwest, the applicant takes their measurement to the nearest multi-family residential building, not to where the residential zoning begins. The boundary of the residential zoning is clearly within 500 feet. During a TAAG meeting on March 15<sup>th</sup> 2023 the applicant’s advisors were asked about the distance to the approved additional multi-family to be built to the south, they stated that it is not currently zoned residential, so they are not required to make that measurement.

We should allow the Templeton Community Design Plan to control the requirements for this type of development. The distance requirements within the standard are intentional and informative to the intent of standard itself. An adjustment should not be granted allowing this type of development to be sandwiched between two residential zoned areas

**Excess Signage**

The applicant has requested over five times the allowable signage. It was identified in the applicant’s study that the light for the signage will encroach on the neighborhood to the north until the adjacent parcel is developed. In this case, granting an adjustment to the allowable signage is in direct opposition to the interests of the neighboring residents.



## Operating Hours

Templeton Community Design Plan standard V.F.3 permits hours of operations from 5:00am – 2:00am or 5:00am – 11:00pm for businesses within 500 feet of residences. Because the project is within 500 feet of residences the hours of operations should be consistent with other businesses within Templeton. There are two gas stations and multiple restaurants within

Templeton that comply with this standard and there is an adequate number of gas stations and quick service restaurants nearby, to both the north and south, that operate during extended hours. Accepting this adjustment sets a precedent that ignores the intent and purpose of the Templeton Community Design plan.

## **Traffic, Noise, and Light Impacts**

The Environmental Quality Act Impact Study concludes that the applicant can achieve an acceptable impact if a number of mitigants are included in the design. Although the degradation of the traffic score, increase in noise pollution, and nighttime light encroachment on nearby residents are within acceptable ranges according to county standards, the individual studies all conclude that this project will measurably worsen all three aspects.

When evaluating the impacts of this application, please consider who bears the cost of the traffic, noise, light and environmental degradation. Those living nearby, Templeton residents, bear the cost while the benefit of such development is targeting patrons passing by on highway 101. It is unreasonable for the applicant to ask for additional adjustments that will worsen the impact of this project knowing the costs to the nearby residents.

## **Health Risks to Nearby Residents**

Although the findings of the Health Risk Assessment find the impacts as acceptable within the county standards, there is still a measurable increase in pollution. Specifically troubling to me was the cancer risk contour image within the health risk assessment and seeing my home as being impacted. When moving into the neighborhood I knew that there would be further development of the surrounding lots, but I did not think development would ever be allowed in the manner included in this application. It is unacceptable to me that any adjustments would be granted that would further a project that could increase the cancer risk to my family and young children.

Many of the pollutants associated with the development of a gas station are unsafe at any level. Although there may be an “acceptable” level defined by county guidelines, we should not be naïve and believe that the impact is nil. I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

If you will not deny the minor use permit, I request that you escalate this application to a Conditional Use permit or, at a minimum, refer the application to the Planning Commission for review and decision in the same manner as a

Conditional Use Permit. As you know, you have discretion to refer any application to the Commission for a “project that may generate substantial public controversy...” (Section 22.62.050.B.2.a)

Thank you for your time and consideration.

Sincerely,

Jeff Deskins  
Petersen Ranch Neighborhood Resident

750 Rosebay Way  
Templeton, CA 93465

e: [shiftsport@gmail.com](mailto:shiftsport@gmail.com)

m: 805-712-1810

	Mon, Apr 17, 4:41 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.

I am concerned with the following aspects of the minor use permit application:

- Divergence from the Templeton Design Plan
- Proximity to residential zoning
- Excess signage
- OperatingHours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

Thank you for your time and consideration.

Sincerely,

Tiffany Ortiz

780 Lavender Lane  
Templeton Ca 93465

	Mon, Apr 17, 3:59 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.

I am concerned with the following aspects of the minor use permit application:

- Divergence from the Templeton Design Plan
  - Proximity to residential zoning
  - Excess signage
- OperatingHours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

Thank you for your time and consideration.

Sincerely,  
Geoff Kenyon

	Mon, Apr 17, 6:56 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

Once again, I write in strong opposition to the poorly conceived idea called East Bennett Village. I am disappointed to see that this project is once again on the TAAG docket. 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-three 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!** Require a more forward-minded proposal that is a positive addition to the community and one that garners community pride.

Sincerely,  
Daniel Mosunich

	Mon, Apr 17, 10:51 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, t

I am writing to express my opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). Approval of this application would have a negative impact on our community and change the overall feel of Templeton for the reasons listed below.

I am concerned with the following aspects of the minor use permit application:

- **Divergence from the Templeton Design Plan**
  - Proximity to residential zoning
  - Excess signage
- **OperatingHours**
- **Traffic, Noise, and Light Impact on Residents**
  - Not only will this type of development impact human residents, but it **will also have a negative environmental impact, esp on the night wildlife in the area.** I heard that the entire Cherry Meadows development on the opposite side of Hwy 101 was planned in a way that street lighting would not have a negative impact on the night wild life that our community benefits from (ie bats and

owls). The neighborhood was also planned and laid out to preserve the old, native oak trees.

- Seems by approving this proposal, we are going backwards from development projects of the late 1980's - 1990's.

· **Health Risks to Nearby Residents**

- Many of the pollutants associated with the development of a gas station are unsafe at any level. Although there may be an "acceptable" level defined by county guidelines, we should not be naïve and believe that the impact is nil.
- **Consideration to the health of individuals in our community is critical.** I have lived a healthy, active life, I am a non-smoker, yet I was diagnosed with lung cancer Spring, 2022. I underwent a very invasive surgery and treatment plan.
- My lung cancer is likely due to environmental exposure - please be aware of possible negative, long term impacts of what you approve today! **By allowing this type of development, what health risks are you allowing our community members to be exposed to?**

· **Negative impact on tourism**

- People come to Templeton for the small town charm and unique feel. This proposed development will distract from the small town charm of Templeton
- There are gas stations, car washes, and fast food places approximately 3 miles/5 minute drive north from this location.
- Gas and fast food are also as close traveling south 3 miles/5 minutes drive, and another car wash south just a little over 4 miles.

Templeton is a special place, a place with small town charm, please, let's keep it that way! I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

Thank you for your time and consideration.

Sincerely,  
Denise Fitzgerald

46 Tamarack Way  
Templeton, CA 93465

	Tue, Apr 18, 3:20 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

Templeton Area Advisor Group Members, District Supervisors and County Planners,

I am writing to express my disapproval of DRC2021-00102 - the minor use permit to turn APN 040-372-010 into a 24 hour gas station with car wash and 24 hour fast food restaurant with drive through.

The community of Templeton outlined our vision for growing and developing our town to preserve the small town character and safety of Templeton in the Templeton Community Design Plan. This was approved by the SLO County Board of Supervisors.

The Templeton Community Design Plan calls for the Las Tablas road area to be developed as a “Quiet office corridor surrounded by single-family residential tracts. Large office complexes and sites with internal drives and commanding views.”

I am supportive of APN 040-372-010 being developed as outlined in the Templeton Community Design Plan. While the developer follows the aesthetics documented in the Templeton Community Design Plan, creating a 24 hour gas station with a car wash and 24 hour fast food restaurant with drive through is the opposite of quiet offices and creates a “generic urbanized” development (regardless of aesthetics), which the Templeton Community Design Plan was created to guard against. This minor use permit would also undermine the safe small town feel that is part of Templeton’s character.

Further, this project violates two Templeton Design Plan standards and one County standard. The developer has asked the County for

exemptions from these standards, to the detriment of Templeton residents and our community standards and character.

Violation 1: The developer plans to operate the gas station 24 hours/ day, and the fast food restaurant until 2:00 AM. However, the Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

Violation 2: Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the fast food drive-through lanes (including the order box) are within 500 feet of the Peterson Ranch residential development to the north, and the fast food drive-through is within 500 feet of the Peoples Self Help multifamily residences to the southwest.

Violation 3: The maximum amount of signage allowed by the county code for this parcel is 237 square feet. The developer is requesting an exemption to increase the signage to 1229 sq ft, over 5 times the allowed amount. Such excessive signage is unsightly, and is out of character for Templeton.

The proposed development for APN 040-372-010 via the minor use permit DRC2021-00102 is not in the community of Templeton's best interest.

Sincerely,

Elisabeth Kahan  
940 Rosebay Way  
Peterson Ranch Development

	Tue, Apr 18, 3:31 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et



Please do not ignore violations to design and planning at this location. I am opposed to granting exceptions to the developer.

I live nearby and have concerns about health, safety and quality of life for residents.

**Esmé Jensen, Templeton resident**

**Violation 1:**

The developer plans to operate the gas station 24 hours/ day, and the fast food restaurant until 2:00 AM. However, the Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

**Violation 2:**

Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the fast food drive-through lanes (including the order box) are within 500 feet of the Peterson Ranch residential development to the north, and the fast food drive-through is within 500 feet of the Peoples Self Help multifamily residences to the southwest.

**Violation 3:**

The maximum amount of signage allowed by the county code for this parcel is 237 square feet. The developer is requesting an exemption to increase the signage to 1229

sq ft, over 5 times the allowed amount. Such excessive signage is unsightly, and is out of character for Templeton.

	Tue, Apr 18, 6:14 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

Dear Sir,

My family has been Templeton residents for over 35 years.

We are all for improving the quality of life in our town, but the East Bennett Project isn't the way. Could we use a full-service grocery store? Yes. More local retail opportunities? Yes. A respectable fast food outlet ( Chick-Fillet!)? Yes. A car wash, drivethru restaurant, and gas station? What? NO. NO. NO.

I live on Eric Lane. That proposed plan is a loser. Please hear me. NO.

Sincerely,  
S Kingsolver

	Tue, Apr 18, 7:20 PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, et

I can't say much about this East Bennett "Village" project, except that the name is a giant misnomer for it's not a village, but is indeed a monstrosity of a "project" that neither fits nor is appropriate for the true quint village of Templeton.

Another car wash? Another “quickie” mart and gas station with full-on neons, noise, liquor—that’s open all night???

No— thank you—to that—to the glare, to the hubbub, to the sheer ugliness of this project trying to push its way into our quiet little town.

Please, think—and then, think again. Please vote against such an eyesore, a mess of an idea, a blot on the town of Templeton, the jewel of North County.

I beg you, vote no on this project.

Elizabeth Sosaya  
60 Rainbow Court  
Templeton, CA

[egsosaya3@gmail.com](mailto:egsosaya3@gmail.com)

	Tue, Apr 18, 8:39PM		

to PDH, ad\_board\_clerk, bgibson, bnj13536, darnold, etolle, jjarboe, jp

am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.

I am concerned with the following aspects of the minor use permit application:

- Divergence from the Templeton Design Plan

- Proximity to residential zoning
- Excess signage
- OperatingHours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

Thank you for your time and consideration.

Sincerely,  
 Kaylee Eorio

	Tue, Apr 18, 9:19PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

Hello, my name is Rebekah Carvalho. I am a teacher at Templeton Elementary, a Templeton business owner, a parent of two Templeton students, and a neighbor to Peterson Ranch. I am against allowing this proposed project to have an exception to the Templeton planning standards and county standards. Please vote against the proposed project.

Thank you for your time and consideration.

Respectfully,  
 Rebekah Carvalho

	Tue, Apr 18, 10:29PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

Templeton Area Advisor Group Members,

I am writing to express my disapproval of DRC2021-00102 - the minor use permit to turn APN 040-372-010 into a 24 hour gas station with car wash and 24 hour fast food restaurant with drive through.

The community of Templeton outlined our vision for growing and developing our town to preserve the small town character and safety of Templeton in the Templeton Community Design Plan. This was approved by the SLO County Board of Supervisors.

The Templeton Community Design Plan calls for the Las Tablas road area to be developed as a “Quiet office corridor surrounded by single-family residential tracts. Large office complexes and sites with internal drives and commanding views.”

I am supportive of APN 040-372-010 being developed as outlined in the Templeton Community Design Plan. While the developer follows the aesthetics documented in the Templeton Community Design Plan, creating a 24 hour gas station with a car wash and 24 hour fast food restaurant with drive through is the opposite of quiet offices and creates a “generic urbanized” development (regardless of aesthetics), which the Templeton Community Design Plan was created to guard against. This minor use permit would also undermine the safe small town feel that is part of Templeton’s character.

Further, this project violates two Templeton Design Plan standards and one County standard.

The developer has asked the County for exemptions from these standards, to the detriment of Templeton residents and our community standards and character.

Violation 1:

The developer plans to operate the gas station 24 hours/day, and the fast food restaurant until 2:00 AM. However, the Templeton Community Design Plan section V.F.3 limits the hours of operation of all retail businesses in Templeton from 5:00 AM to 11:00 PM for any business within 500 feet of residences.

Violation 2:

Drive-through facilities in Templeton are prohibited within 500 feet of residences by section V.F.4 of the Templeton Community Design Plan. Both the car wash and the fast food drive-through lanes (including the order box) are within 500 feet of the Peterson Ranch residential development to the north, and the fast food drive-through is within 500 feet of the Peoples Self Help multifamily residences to the southwest.

Violation 3:

The maximum amount of signage allowed by the county code for this parcel is 237 square feet.

The developer is requesting an exemption to increase the signage to 1229 sq ft, over 5 times the allowed amount. Such excessive signage is unsightly, and is out of character for Templeton.

The proposed development for APN 040-372-010 via the minor use permit DRC2021-00102 is not in the community of Templeton's best interest.

Sincerely,  
Pamela Kliewer

Templeton Area Advisor Group Members,

I am writing to express my disapproval of DRC2021-00102 - the minor use permit to turn APN 040-372-010 into a 24 hour gas

station with car wash and 24 hour fast food restaurant with drive through.

The community of Templeton outlined our vision for growing and developing our town to preserve the small town character and safety of Templeton in the Templeton Community Design Plan. This was approved by the SLO County Board of Supervisors.

The Templeton Community Design Plan calls for the Las Tablas road area to be developed as a “Quiet office corridor surrounded by single-family residential tracts. Large office complexes and sites with internal drives and commanding views.”

I am supportive of APN 040-372-010 being developed as outlined in the Templeton Community Design Plan. While the developer follows the aesthetics documented in the Templeton Community Design Plan, creating a 24 hour gas station with a car wash and 24 hour fast food restaurant with drive through is the opposite of quiet offices and creates a “generic urbanized” development (regardless of aesthetics), which the Templeton Community Design Plan was created to guard against. This minor use permit would also undermine the safe small town feel that is part of Templeton’s character.

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The proposed development for APN 040-372-010 via the minor use permit DRC2021-00102 is not in the community of Templeton's best interest.

Sincerely, Susan and Troy Kocher, 107 Wessels Way, Templeton, A 93465

	Wed, Apr 19, 12:25PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

I am writing to express my strong opposition to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application would have a negative impact on our neighborhood for the reasons listed below.

I am concerned with the following aspects of the minor use permit application:

- Divergence from the Templeton Design Plan
  - Proximity to residential zoning
  - Excess signage



- OperatingHours
- Traffic, Noise, and Light Impact on Nearby Residents
- Health Risks to Nearby Residents

I urge you to deny this minor use permit application. I believe that approval of this application would have many known and unknown negative impacts to our area and should not be approved.

Thank you for your time and consideration.

Sincerely,  
Erin Bernal

	Wed, Apr 19, 1:21PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

No selling out for templeton. This is a family area and a detriment to those that live in the area. Including traffic

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	Wed, Apr 19, 2:56PM		

to Bruce, me, murray

Dear Bruce, Scott and Murray - at TAAG  
Speaking as a private citizen and Templeton resident, I feel the project proposed for the corner of Bennett Way and Las Tables is unacceptable due to current Templeton and County codes and certainly inappropriate for a location with close proximity to homes on the project's borders.  
Not only does it not fit with the neighborhood, but it is inconsistent with Templeton standards. A twenty-four hour business with noise

and traffic is not a fit for that location. The humongous size of the signage is blatant commercialism with cavalier conscientiousness.

This is not a service to our community or to the public, but a hugely overspent capital competition. All that this community and the traveling public need is currently served by the exiting Chevron station on the diagonal corner of the overpass. A large gas and fast food complex is located barely 2 miles further down the road at the 46 W exit and 101

This proposed commercial enterprise is overblown and would be better placed at the 46/Vine St interchange of 101, across the freeway from the above cited complex. Include it with project being constructed - in Paso jurisdiction. Adequate exit lanes and traffic lights exit to handle the business traffic. There are no homes in close proximity to that location!

This East Bennett project is completely incompatible with the quiet neighborhood surrounding it and the medical offices nearby. Please vote no on approving it and do not acquiesce to small downsize modifications that may be offered.

Sincerely,

Melinda Reed

Templeton Area Advisor Group Members,

I am writing to express my disapproval of DRC2021-00102 - the minor use permit to turn APN [040-372-010](#) into a 24 hour gas station with car wash and 24 hour fast food restaurant with drive through.

The community of Templeton outlined our vision for growing and developing our town to preserve the small town character and safety of Templeton in the Templeton Community Design Plan. This was approved by the SLO County Board of Supervisors.

The Templeton Community Design Plan calls for the Las Tablas road area to be developed as a "Quiet office corridor surrounded by single-family residential tracts. Large office complexes and sites with internal drives and commanding views."

I am supportive of APN [040-372-010](#) being developed as outlined in the Templeton Community Design Plan. While the developer follows the aesthetics documented in the Templeton Community Design Plan, creating a 24 hour gas station with a car wash and 24 hour fast food restaurant with drive through is the opposite of quiet offices and creates a “generic urbanized” development (regardless of aesthetics), which the Templeton Community Design Plan was created to guard against. This minor use permit would also undermine the safe small town feel that is part of Templeton’s character.

Further, this project violates two Templeton Design Plan standards and one County standard. The developer has asked the County for exemptions from these standards, to the detriment of Templeton residents and our community standards and character.

Violation 1:

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Violation 3:

The maximum amount of signage allowed by the county code for this parcel is 237 square feet. The developer is requesting an exemption to increase the signage to 1229 sq ft, over 5 times the allowed amount. Such excessive signage is unsightly, and is out of character for Templeton.

The proposed development for APN [040-372-010](#) via the minor use permit DRC2021-00102 is not in the community of Templeton’s best interest.

Sincerely,

Mary Jo Anderson

	Thu, Apr 20,		
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Hello,

I'd like to voice my objections with the proposed plans of the above-referenced project. As a long time resident, local business owner and supporter of Templeton, I feel that many aspects of the building plans do not align with the spirit and charm of our community. Specifically, the drive-through fast-food chain restaurant (operating until 2am?!), the 24-hour gas station, noise from the car wash and order box, and the excessive signage will degrade the small town agricultural environment we seek to preserve. Additionally, these proposals will create significant noise and light pollution for the residential communities immediately to the south and north of these parcels.

The investors have a right to develop the parcels, but must do so within boundaries previously envisioned. I implore you to be firm on our community's standards and not compromise the qualities that make this area so special.

Thank you for your time and service.

Jennifer Gonzales

	Thu, Apr 20, 2:41PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

I would like to voice my opposition to this project. Clearly it is non-conforming. Additionally, the community does not need this. The proposed services are all available within close proximity to both the north & south. The traffic study is flawed and understates the impact to the surrounding area. We love Templeton for its small-town charm & a McDonald's & 7-11 are not what we are looking for.

Thank you,

Jeff Parks  
Templeton, CA

	Thu, Apr 20, 6:00PM		

to me, murray, bnj13536, jjarboe, John, bgibson, Debbie, etolle, tkeith,

Dear TAAG members, district supervisors and planners,

As a community member and home owner in Templeton, I am writing to voice my opposition to the current development proposal "east Bennett village."

I support appropriate development. Given the additional exceptions being requested by the developer, I do not consider this appropriate development. This project violates design standards. No exception should be given in this case.

Templeton is a unique community in the county and in this country. I hope all community members can come together to help us keep the unique and inspiring character of Templeton.

Bill Bradlee  
685 Lincoln Ave, Templeton, CA 93465

	Thu, Apr 20, 9:54PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

My husband and I oppose this development. The traffic will definitely impact the area and las Tablas. I don't think we need another mess of traffic that we currently have on the other side

where Trader Joe's plaza went in. We do not need a gas station, car wash or fast food restaurant where I'm sure there will be loiterers all night . I am definitely making my point of view as a big NO! I'd rather see some nice homes. Pamela and John Neil

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	Fri, Apr 21, 8:15AM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

As a Templeton resident of 25 years, witnessed many changes. One thing that differentiates Templeton from surrounding cities is our Small town atmosphere. We are perhaps the last one in SLO county that enjoys this distinction. The charm factor is teetering and on the bring of becoming just another strip mall stop over. We have 2 gas stations in Templeton. We don't need another. We also are a bit isolated from the " Fast food " chains. Thank goodness!! There are options for fast food a very close drive both north and south. The Las Tablas intersections are also overwhelmed already. One final issue is the vagrancy that yet another gas station/fast food outlet will invite. Atascadero is overloaded with Homeless, Paso is a close second. This development will invite this to Templeton with a red carpet. Let's keep one little area of Slo county charming.. it's a wonderful community for both residents and visitors alike. Most of us moved away from the Bay and LA for this very reason. Be responsible, say no to this type of generic development. There are better uses. Expand the medical facilities, create a fun space fir our youth! There are better choices.  
Sincerely and respectfully,  
Rebecca, Barry and Aiden Oxford

	Tue, Apr 25, 2:02PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

My name is Donna McRoy and I live on Templeton Hills Road and I am very much opposed to the East Bennett Village project. I find that the intersection and entrance to the southbound and northbound 101 near the Las Tablas and Bennett intersection is very congested at times, and increased traffic would be a danger to pedestrians and is not welcome in our community.

What is the point in having development standards if we are simply going to ignore them when it is convenient for profit.

I hope that the county commission will take Templeton's restrictions seriously as to not deny the community, their desire to have a higher standard and quality of life. I hope these standards will not be adjusted for a few when the greater numbers are not in agreement.

Respectfully

Donna McRoy

To Whom it May Concern,

I want to voice my concerns regarding the proposed gas station and fast food business located in Templeton. I am not in favor of this development due to the increase in traffic. I live close to this location (1456 Templeton Hills Rd). The increased traffic to access Twin Cities Hospital and the surrounding medical facilities already makes traveling and turning on Las Tables difficult. My father in law lives on Heather Court. The traffic that exists now makes it very difficult for him to turn left.

Also, the increased signage does not reflect the residential mode of Templeton. Five times the allowed signage square feet is not acceptable and violates the current ordinance for the Templeton community.

I am also opposed to the gas station as there is already one on the east side of the freeway. The overall project will increase road traffic, increase congestion heading east on Las Tables, and will potentially add to more pollution due to the fuel tanks, fuel trucks and extra cars in the area.

In closing, I am against the development of the gas and fast food development and implore the county supervisors and staff to deny approval of this development.

Sincerely submitted by  
Duane McRoy  
1456 Templeton Hills Rd  
Templeton California 93465

	Wed, Apr 26, 2:23PM	

to me, [murray@dfrios.com](mailto:murray@dfrios.com), [bnj13536@gmail.com](mailto:bnj13536@gmail.com), [jjarboe@protecttempleton](mailto:jjarboe@protecttempleton).

**To whom it may concern:**

**As a local Templeton resident, I'm writing today to share my concern, and objection to, the "East Bennett Village" construction proposal for a car wash, gas station and fast food restaurant (Land Use Permit project #DRC2021-00102).**

**This proposal violates at least two tenets of the Community of Templeton Design Plan, which has been in place (and incorporated into Title 22 for SLO County) since the 1990's.**

**The first violation is the proposal for a 24 hour gas station and adjoining fast food restaurant to remain open until 2am. The Templeton Community Design Plan (TCDP) stipulates that all retail businesses in Templeton cannot be open outside the hours of 5:00 AM to 11:00 PM for any business within 500 feet of residences. The other violation is the proposed "drive-thru" nature of these facilities, which also should not be built within 500 feet of any personal residence as outlined in the TCDP.**



**Additionally, the intersection of Las Tablas and the HWY 101 overpass is already a hazardous intersection, and the thought of attracting more transient traffic in and out of this particular intersection in Templeton seems like a bad, and potentially dangerous idea.**

**Thank you all for your consideration.**

**Travis Messer  
323-821-3375 (direct)  
655 Santa Rita Road  
Templeton, CA 93465**

	Thu, Apr 27, 2:16PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

To whom it may concern,

I am writing to oppose the East Bennett Village Project proposed in Templeton, Ca. We owe it to current and future residents of Templeton to protect them from this type of commercial project that will decrease the quality of life for the many residents near by. Fast food doesn't belong in this residential area and Templeton already has two gas stations. None of these proposed businesses will pay a living wage for residents and will not promote well being.

As I am sure you all know Templeton is a very special and unique place in our county that is known for its charm and captures the hearts of tourists for its quiet and small town character. Please hold this developer accountable to do what is in the towns best interest and not just what is best for them.

Thank you for your time,

Natalie Mendenhall  
(805)423 6261

	Thu, Apr 27, 4:52PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

Hello everyone,  
My name is Amanda, I live off old county rd in templeton and I have lived here for about 5 years now. Templeton is my favorite town in this area because it does not have a busseling city atmosphere and doesn't have chain restaurants and big bright gas stations on every corner. Allowing this project to go through could bring homeless persons, crime, excessive traffic and block the beautiful view of our town. Gentrification is expected, but rather than turn our perfect little town into a busseling city stop for travelers and a begging corner for the homeless we can support small businesses and build store fronts for locals to rent and build their dreams. I for one am planning on opening a mechanics shop. I am a small fish in a big sea and I am starting to look out of north county because the amount of space for small mechanic shops is almost non existent.  
Templeton is the best city in san luis obispo County because its the only city left with that small town feel. I would like to advocate for keeping it that way.  
Thank you for your time,  
Amanda

	Thu, Apr 27, 6:14PM		

to me, murray, bnj13536, jjarboe, jpeschong, bgibson, darnold, etolle, tk

To whom it may concern,

I grew up in Templeton, when it too was just a baby. The sheriff was just past Hoover's auction yard in town on your way to school, the sodas were 25 cents and nobody needed to worry about a thing. Today this town is already over developed and overpopulated.

I strongly oppose this project. Not only will it diminish the beauty of the small town of Templeton, but it will increase traffic, noise and pollution in a significant portion of it.

Thank you for your time,  
Katelyn Bywater

	Thu, Apr 27, 7:33 PM		

To whom it may concern,  
I am in direct opposition to proposed development of East Bennet Village. I am shocked that you are considering it given the number of direct violations its creation would fall under. I also believe that it would ruin the spirit of the town to have ANOTHER gas station directly across the freeway plus a convenience store. Please do better and do NOT approve the minor use permit.

Cynthia Nelson  
Foxtail Lane

	Fri, Apr 28, 9:43 AM		

to etolle, tkeith, PDH, ad\_board\_clerk, whorton, rneal, jpeschong, bgibson, da

To SLO County officials:

I am writing to express my **strong opposition** to the minor use permit application for the East Bennet Village (DRC2021-00102). I believe that approval of this application will have a negative impact on our community for the reasons listed below.

- Divergence from the Templeton Design Plan
  - Proximity to residential zoning
  - Excess signage - Required in an effort to direct customers how to enter/exit/navigate the parcel. I don't recall ever visiting a gas station/fast food restaurant that had signage on how to enter/exit etc. This is a clear "sign" of a flawed development for this location.
  - Not compatible with surrounding medical/hospital related businesses
- Operating Hours
- Traffic, Noise, and Light Impact on Nearby Residents
- Crime
- Health Risks to Nearby Residents

I have been a homeowner near this property for 26 years. My husband and I researched prior to purchasing our home to ensure that surrounding vacant properties and farm land would be developed in a manner consistent with the existing homes and businesses. We reviewed the Templeton Design Plan, and were satisfied. This development is not appropriate in our community and does not conform to the plan. It will have no benefits to Templeton but will have adverse effects to our residents.

This is the wrong development at the wrong location. I urge you to listen to the residents of Templeton and TAAG members and deny this application.

Thank you for your time and consideration.

Sincerely,

Priscilla Cooperman

85 Frontier Way

Templeton, CA 93465

	Fri, Apr 28, 10:56PM		
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I oppose this project. It is not needed, it is a bad idea for the environment and for the health of the community.

Please oppose DRC2021-00102, East Bennett Village project,

Thank you,

Sofia Pavlova

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End End End

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