

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

To: John Peschong, District 1 Supervisor
Trevor Keith, SLO County Planning Director
Eric Tolle, Senior County Planner
Ysabel Eighmy, Secretary, Planning Commission

From: Scott Shirley, TAAG Board Chair

Date: August 3, 2023

cc: TAAG Board members, Lacey Zuback (Kirk Consulting), Doug Filipponi

SUBJECT: Report of TAAG Recommendation for **DRC2021-00102, known as the East Bennett Village – Parcel 1**

Significant revisions have been made to this proposed project's original design and scope of operations. TAAG voted on each of the original requested modifications during its April 20, 2023 Board Meeting, but deferred any recommendations because of expected revisions. TAAG then reviewed the revised project plans and voted on each of the new requested modifications during its July 20, 2023 Board Meeting.

The original project was 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 consisted 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 convenience store
- A 1,170-square-foot single car wash tunnel

The proposed project has been revised to remove the quick service restaurant and the drive through car wash. The revised project would consist of a 5,200-square-foot market (an increase of 2000 sq. ft.), a gas station with eight fuel pump stations, underground fuel storage, and nine electric vehicle (EV) charging stations. The revised project (**APN 040-372-017**) requests one modification to the Templeton Community Design Plan and two modifications to SLO County Land Use Ordinance standards. The TAAG Board voted on each modification individually, in relation to whether the project should be approved, based on the modification. **The TAAG Board then voted 5-0 on July 20, 2023, to recommend APPROVAL of DRC2021-00102, given the following conditions:**

1. Section 22.10.070 of the Land Use Ordinance sets quantity limitations of underground flammable liquids stored onsite not to exceed 20,000 gallons unless greater quantities are authorized through a Minor Use Permit or Conditional Use Permit approval. The project includes a request to allow two 20,000-gallon fuel tanks, for a total of 40,000 gallons of fuel storage. The location of the fuel storage is

underground along Las Tablas Road, the furthest possible location away from the nearby residential land use categories. The tanks are more than 490 feet to the northern Single Family Residential boundary & 550 feet to the southwest Multi Family Residential boundary, with increased distances to the nearest developed residential structures. **TAAG Board voted unanimously (5-0) to recommend allowance of this adjustment.**

2. The Applicant requests an adjustment to allow the extension of daily business hours of operation of the market and fuel dispensaries, which are within 500 feet from residential land use categories (Residential Single Family located approximately 397 feet from the Market to the north and Residential Multi Family located approximately 439 feet from the fueling station to the southwest across Las Tablas Road.) 24 hour per day operations are proposed instead of Templeton Community Design Plan's Standard V.F.3 limited retail business hours of 5:00 a.m. - 11:00 p.m. **In consideration of the request to allow an extension of operating hours, TAAG Board voted 5-0 to recommend APPROVAL of DRC2021-00102, with these conditions:**
 - **Only the fuel dispensaries are operational 24 hours per day, and they are self-service after 11:00 pm.**
 - **TAAG voted 5-0 in favor of the market abiding by Templeton Community Design Plan's limited retail business hours (5:00 am – 11:00 pm instead of proposed 24-hour operation.)** If operating hours are not restricted to 5:00am – 11:00pm, then the project should be denied.
3. A request for an adjustment to increase total signage area from 237 square feet to 802 square feet per LUO Section 22.20.040.A.2. **TAAG Board voted 5-0 to recommend Approval of DRC2021-00102, if the excessive signage is decreased to comply with "Signs allowed" in SLO County LUO Section 22.20.060. TAAG suggests excessive signage be decreased by reducing the request for (4) wall signs of 80 sq.ft. each for the Gas Station, since (2) wall signs are already requested for the market.**

TAAG also requests that lighting of signs must be indirect with no internal lighting, and that there be no North-facing signs because of nearby residences to the North. The total square footage of signage may exclude small safety and directional signs (less than five square feet each.)

California Highway Patrol must be consulted on whether Duncan Road should be an "entrance only" to the gas station. This access point may need signage to prohibit exiting East Bennett Village onto Duncan Rd., because there is no left-hand turn allowed onto Las Tablas Road from Duncan Rd. This prevents access to Highway 101 from Duncan Road. CHP headquarters is nearby on Duncan Rd., and so they are an interested party since increased traffic on Duncan Rd. may affect access to their headquarters.

TAAG respectfully submits these Recommendations* for the County's consideration during the project's Planning Commission Land Use Permit approval hearing on August 10, 2023.

Sincerely,

Scott Shirley
TAAG Chair

*TAAG remains an interested party to this project and requests to be notified if there are significant revisions to the proposal or if an MND is published, so TAAG may revise previously approved recommendations after any new documents are added.