

Current Issues

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1.

Does Templeton need another gas station?

Templeton Area Advisory Group (TAAG), at the board meeting of June 20, 2024, introduced these agenda items for public comment.

UPDATE: The first project, MAVRIK, withdrew its application to SLO County on June 24, 2024.

Preliminary review and discussion of two proposed Gas Station facility Land Use Permit applications referred to TAAG by SLO County Planning on May 30 and June 10, 2024. These two County Land Use Permit applications are Planning Project Nos. N-DRC2024-00026 and N-DRC2024-00024. These two project applications appear to be submitted by unrelated applicants. This agenda item is for discussion only. The following are descriptions of each of these two proposed Vineyard Drive Gas Station facilities.

Project No. N-DRC2024-00026 – MAVRIK INC. FUELING STATION FACILITY

This proposed project is located and is adjacent to the west side of Highway 101 Address is 720 Vineyard Drive. APN 041-211-006. The current entrance to this proposed project property is directly across from 101's south traffic flow lanes' Vineyard Drive exit. This is a Vineyard Drive traffic light controlled intersection.

The available project description and scope of its proposed operations is very limited at this time. The property currently consists of a 2.45-acre land parcel improved with a 1,363 square foot residential structure that has been converted into a home and patio decor store occupied by The Trading Post. The northern portion of this property is undeveloped. The Trading Post and barn-like structures are located on the southern portion of the subject property. Highway 101 is located along the east boundary of the subject property and Vineyard Drive is located along the south boundary of the project property. The subject property is located in an area that can generally be described as residential.

The following is a very brief description of the scope of this proposed Gas Station project provided by the applicant: A 5,637 sq.ft. convenience store building , a car fuel-dispensing station with 20 pumps and an ancillary car parking lot with 35 stalls. In addition the gas station will have a generator, a trash enclosure and air station.

Project No. N-DRC2024-00022 – AU ENERGY LLC GAS STATION FACILITY

This proposed project is located on a 2.29 acre vacant parcel at the Northeast corner of the Vineyard – 101 overpass traffic light controlled intersection. APN 041-211-011. The project site is adjacent to this intersection's entrance to 101 North from Vineyard Drive. The proposed project's scope of operations and services consists of a mobility station, a 5,000 sq.ft convenience store, a 1,176 sq.ft. self-serve carwash, and a 3,112 sq.ft quick service restaurant (QSR) with drive thru, and two (2) 20,000 gallon underground fuel storage tanks. The mobility station consists of a 2,872 sq.ft. fuel canopy covering (4) fuel dispensers. Additional site improvements include an outdoor seating area, parking stalls, accessible path of travel, EV charging stations, masonry trash enclosures, site lighting, air & water equipment, vacuum equipment, and landscaping.

The project applicant has presented the following additional information concerning the project's proposed operational activities:

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will sell gasoline, the food mart will sell pre-packaged food items, sundry items, some automobile accessories (i.e. air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or prepackaged pastries & can and/or bottles of soda, water & sports/energy drinks. The carwash will provide self-service, drive-through carwashes. The QSR services tenant is to be determined.
- **EMPLOYEES:** For the gas stations, there will be (4) total full-time employees per shift which includes (1) manager and (1) assistant manager. There will be (3) shifts per day. Total employees are (14) full-time employees five days a week and (12) part-time employees two days a week. The carwash will not have employees. The estimated number of employees for each QSR is (5) per shift. There will be two shift per day.
- **HOURS OF OPERATION:** The gas stations, convenience store & carwash are 24 hrs. / day, 7 days a week, 365 days per year. The hours of operation for the QSR is 6:00 am to 12:00 am, 7 days a week.
- **FUEL DELIVERY:** The fuel delivery truck for the gas station will make deliveries 7 times / week.
- **RECYCLED CARWASH WATER:** Prior to discharge to the public sewer system, the used carwash water runs through a recycled water treatment tank system.
- **SITE LIGHTING:** The exterior lighting levels will be enough to ensure the safety of the facility, but to not provide glare or excessive light spillage onto adjacent properties or the public right-of-way.

KSBY News coverage

<https://www.ksby.com/templeton/templeton-weighs-in-on-applications-for-two-gas-stations-along-vineyard-drive>

[1 of 2 gas station applicants in Templeton withdraws land use permit application \(ksby.com\)](#)

Flyer Inviting Community Response (Public-Sourced)

[Mega gas station proposed at Vineyard Drive at the 101](#)

Community letter opposing gas station projects:

<https://www.keeptempletonbeautiful.org/>

2.

[Vineyard Drive Corridor Plan](#): The county's plan for long-term traffic mitigation and improvement