

**Templeton Area Advisory Group**  
**Thursday September 16, 2021**

Meeting on Thursday September 16th was held by telecommunication / zoom video call

1. **CALL TO ORDER** - Meeting was called to order at 5:30 p.m. by Bruce Jones.

2. **ROLL CALL** - Bruce Jones, Murray Powell, Dede Davis, Doris Diel, John Donovan, Scott Shirley

**3. AGENCY REPORTS AND UPDATES**

- **3.1. Sheriff's Office** – Jason Caron reporting for August, 2021:  
1754 calls (2169 last year during August, 2020)  
422 in Templeton (496 last year)  
58 reports (47 last year)  
6 reports were for assault and battery, including 4 for domestic disturbance and 1 for child abuse)  
2 burglaries  
6 theft  
3 vandalism  
4 trespassing  
2 phone scams  
Jason Caron reminded everyone to check our credit reports regularly.

- **3.2. California Highway Patrol** - Jose Meza reporting (This happened later in the meeting.)

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- **3.3. Supervisorial District One** - John Peschong  
One of the Sheriff's calls was from him regarding a homeless woman his son saw passed out in the middle of the street when he was going to football practice at 5:30 one morning. When the Sheriff came to assist her, she refused treatment and wandered away. There are 41 state programs to help the homeless run by 9 different departments. The state has a \$4billion budget to help the homeless. There are 161,000 homeless. Now the state is spending \$24,000/person. Governor Newsome wants to raise that to \$71,000/person. There is a new detox center for drug addicts in our County. It has ten beds.

SLO County is leaving Integrated Waste Management Association. As of October 15, we will have our own waste management that we hope will be a better system.

Delegate Murray Powell asked about updating the ordinances for rental properties. He also suggested that Board of Supervisor meetings need to be both in-person and on-line in the future to encourage participation.

- **3.4. Supervisorial District Five** - Not Present.
- **3.5. County Planning Department** – Cheryl Ku reporting

The gas station project on the east side of 101 has a pre-application meeting on September 30.

- **3.6. Templeton Community Services District** – Geoff English

The last meeting was held on September 7. There is still some development in Templeton even though there are no water units available right now because of riparian water rights. Two agreements were approved recently.

TCSO is trying to fill several openings that have occurred recently from retirements or people moving away. There is no meeting next Tuesday. The next meeting is October 5.

Crews of volunteers are welcome to help clean up the creek bed at the south end of Main Street on Saturday, September 25 at 9 AM.

**4. Public Comment** - None.

**5. Consent Agenda** -

- **5.1 Approval of Minutes from August 19, 2021 TAAG Board meeting** – Unanimously Approved.
- **5.2 Approval of Treasurer’s Report** – No activity in the last month. Balance in the account is \$1199. TAAG has not requested any funding from the County for the last two years. Murray will present a request at next month’s meeting. Unanimously Approved.

**6. OLD BUSINESS** - None.

**7. NEW BUSINESS** -

- **7.1 – Three Positions open on TAAG:** Recording Secretary, 2nd Alternate Delegate position on TAAG, and another member of the Cannabis Project Review Committee. Anyone interested should contact Bruce Jones.
- **7.2 – Letter to SLO County Transportation about Las Tablas Road.** This is from Doris Diel, Chair of the Traffic Committee. There are no sidewalks, no pedestrian crosswalks, and a 40 mph speed limit just before the steep corner over the bridge approaching Old County Road. Several accidents in the recent past at the corner of Las Tablas and Bethel Road. (See Addendum I below.)
- Scott Shirley moved that this letter be sent and that Doris Diel follow it up with a phone call to Joshua Roberts soon; Bruce Jones seconded the motion. It passed unanimously.
- **7.3 N-DRC2021-00004—Miller**  
Bryan Ridley presented this project. There are no deviations from County ordinances. The only reason for the Conditional Use Permit is that more than 4 acres of land will be disturbed in putting in the long driveway that goes the width of the property. There are

three buildings: a 1200 SF caretaker's home, a main house and a barn, all with patios around them. All buildings are one story only. The PRC recommended approval of this project at its 9/2/21 meeting.

- Murray moved that TAAG approve this project as presented; Dede seconded the motion. This was passed unanimously with Bruce Jones recusing himself because of a family connection to Mr. Ridley.

- **7.4 N-DRC2021-00009—Mercantile**

PRC recommended at their 9/2/21 meeting that this project be approved if there is a parking design presented to TAAG. TAAG has received one letter regarding the loss of handicapped parking spaces on the patio area. Within 400 feet of the building there are 205 street parking spaces available, especially in the evening during their peak hours for dinner when other Main Street businesses are closed. There will be two handicapped spaces marked right by the building that will be ADA approved.

- Dede Davis moved that the project be approved as presented; Doris Diel seconded it. The motion passed unanimously.

- **3.2. CHP report**—by Jose Meza

This report is for July and August, 2021.

There were 41 crashes, 14 on 101 and 27 on County roads, resulting in 7 injuries and 7 DUI tickets, but no fatalities. There were 71 maximum speed violations and 15 DUI arrests.

- **7.5 – DRAFT EIR FOR CO-LOCATED DISPATCH FACILITY** – Steven Neer and Monica Stillman reporting

This facility will help with Sheriff, CHP and Cal Fire facilities. The plans for this project began in 2013-2014. Public comments need to be received by County Public Works by October 11. The main building is 15,500-16,000 SF and will be two stories, stucco with a metal roof. Dispatching will move from analog to digital. The tower will allow transmissions to and from two different sources. The tower will carry UHF, VHF and microwave signals. This is still early in the process. There will be a storm water basin on the five acres. The PRC voted unanimously to recommend that TAAG accept this Draft EIR, but Murray Powell reminded TAAG that we do not have to vote on this tonight.

Bruce Jones presented a letter that came in email today from Dorothy Jennings regarding the Main Street bridge over Toad Creek. This letter will be sent to Steven Neer, Monica Stillman and Joshua Roberts (County Transportation of Public Works).

After much discussion, Scott Shirley moved that a special meeting of the PRC be held as soon as possible to review Delegates' and public comments about this project and then a TAAG special meeting to vote on these comments. Doris Diel seconded this motion. It passed unanimously.

- **7.6**—Scott Shirley presented information at the last month's meeting of TAAG regarding the placement of storage tanks for new gas stations that are located near residential areas.

A letter regarding this was reviewed by the PRC at their 9/2/21 meeting, and the PRC unanimously voted to refer this letter to TAAG for action. (See Addendum II below.)

- Bruce Jones moved that this letter be sent to County offices named at the bottom of the letter; Scott Shirley seconded the motion. It passed unanimously.

- **8. ANNOUNCEMENTS FROM COMMITTEES -**

- **8.1 Project Review Committee -**

- **8.2 Cannabis Project Review Committee -** There are several projects pending, but all are still on Information Hold with the County.

- **8.3 Community Outreach and Public Relations Committee -**

- **8.4 Traffic Circulation Committee -**

- **8.5 Bylaws Special Committee -**

- **8.6 Water/Toad Creek Committee -**

- **8.7 Elections Committee -**

**9. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda) - None.**

**10. ADJOURNMENT - Meeting adjourned at 8:50 p.m. by Bruce Jones with unanimous approval.**

- Minutes submitted by JoAnn Jones, Acting Recording Secretary-

**ADDENDUM I**

Letter to County Transportation Division of Public Works Department

## TEMPLETON AREA ADVISORY GROUP

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

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

September 16, 2021

Dear Mr. Roberts:

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

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

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

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

Sincerely,

Doris Diel  
Chair of TAAG Traffic Committee

**ADDENDUM II**

LETTER TO COUNTY OFFICES REGARDING PLACEMENT OF STORAGE TANKS FOR NEW GAS STATIONS LOCATED NEAR RESIDENTIAL AREAS:

**TEMPLETON AREA ADVISORY GROUP**

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

September 16, 2021

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

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

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

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

**Health Risk**

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

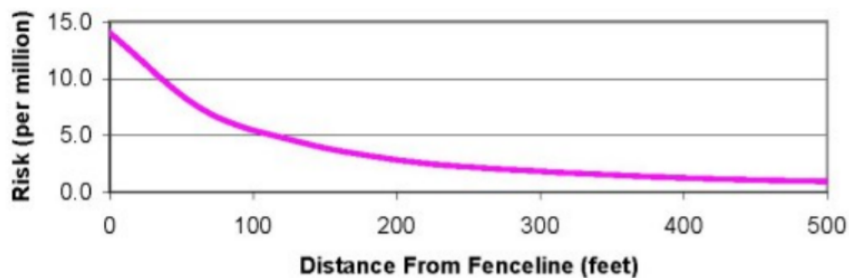
- A study published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion at the gas station property boundary in summer and winter, respectively.
- A study of outdoor and indoor benzene concentrations at numerous residences within 196 to 328 feet of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

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

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

Yet another study<sup>6</sup> documented that benzene and other gasoline vapor releases from service stations can be discerned as far as 246 feet from service. The California Air Resources Board *Air Quality and Land Use Handbook: A Community Health Perspective*, recommends a minimum 300-foot separation distance between gas stations and “sensitive land uses such as residences, schools, daycare centers, playgrounds, or medical facilities.”

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



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

**Fire & Explosion Danger**

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

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

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

Respectfully submitted,

Templeton Area Advisory Group

cc: San Luis Obispo County Board of Supervisors:

Supervisor John Peschong

Supervisor Debbie Arnold

San Luis Obispo County Planning Department:

Trevor Keith

Cheryl Ku

San Luis Obispo County Public Health Department:

Dr. Penny Borenstein, M.D., MPH

Dr. Elizabeth Pozzebon, DrPH

San Luis Obispo County Air Pollution Control District:

Gary Willey