

# **TEMPLETON AREA ADVISORY GROUP (TAAG)**

**420 Crocker Street Templeton CA 93465**

## **NOTICE OF TAAG BOARD MEETING AND AGENDA**

**Thursday, June 20, 2024, 6:30 PM**

The regular meeting of the Templeton Area Advisory Group (TAAG) will be held at the Templeton Community Service District Board Room located at 206 Fifth Street Templeton California 93465 (Entrance to the right of the Templeton fire station)

### **2024-2025 TAAG BOARD MEMBERS**

Jennifer Jones, Delegate/Chair  
Murray Powell, Delegate/Vice-Chair/Treasurer  
Jerry Jones, Delegate  
Scott Silveira, Delegate  
David Leader, Delegate  
Jason Tesarz, Delegate  
Brad Goodman, Delegate  
Edward Bik, First Alternate Delegate

### **TAAG RECORDING SECRETARY**

Sonja Bolle

#### **1. CALL TO ORDER**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ROLL CALL**

#### **4. AGENCY REPORTS AND UPDATES**

Written reports will be read at the meeting. In-Person Reports will be live.

- 4.1. Sheriff's Office
- 4.2. California Highway Patrol
- 4.3. Supervisorial District One John Peschong
- 4.4. Supervisorial District Five Debbie Arnold
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

#### **5. PUBLIC COMMENT**

Members of the public who wish to speak on any topic not on the agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any) for the minutes, and limit your comments to three minutes. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

## **6. CONSENT AGENDA**

- 6.1 Approval of Minutes from May 16, 2024 TAAG Board meeting
- 6.2 Approval of Treasurer's Reports

## **7. CALL FOR CANDIDATES TO FILL VACANT TAAG BOARD POSITION**

**7.1** TAAG has published a call for Candidates, The full TAAG Board consists of seven (7) regular voting delegates and two (2) Board Alternates positions. Currently one of the Board's Alternate Board Member position is vacant. TAAG Bylaw Article IV Section 7 states that: "Section 7: When there is an open or vacated Delegate or Alternate seat, if deemed necessary, TAAG shall make a call for candidates. The call for candidates shall be published in local newspapers, newsletters, on local websites, or by any other means that may generate responses from the public. At its next Board meeting, TAAG shall appoint, by an affirmative vote of approval by five (5) or more Delegates, a replacement for the remainder of that term."

All interested Candidates wishing to apply for this vacant Alternate position(s) are asked to contact TAAG and appear at Thursday's June 20<sup>th</sup> Board meeting to introduce themselves, present comments and be available to respond to questions and comments from the Board and the public.

## **8. OLD BUSINESS**

### **8.1 Review of the Proposed Mittry Housing project to be located at 301 North Main Street Templeton. County Planning Project Number N-SUB-2023-00013.**

TAAG will consider and approve recommendations and comments to be submitted to the SLO County Planning Commission regarding this project's June 27, 2024 Planning Commission hearing. This Land Use Permit application requests a change in the existing Commercial Retail zoning of this project site's 10.2 acre parcel to Residential Single Family. The proposed project requests to subdivide the project site into 23 lots and consisting of one open space lot, the construction of 22 single-family residential units, the construction of one (1) Detached Accessory Dwelling Unit (ADU) and one (1) Junior Accessory Dwelling Unit (ADUs) on two lots, and other associated site improvements.

The proposed project site parcel is located at 301 North Main Street Templeton and fronts the west side of North Main Street. APN 040-201-033. The site's rear west property line is within 60 feet at its nearest point to Highway 101. The project is located adjacent to the Templeton County Sheriff's facility that is currently undergoing expansion and construction of a new County Emergency Communication Facility. The TAAG Board, on April 18, 2024, approved and submitted a preliminary recommendation to SLO County opposing the proposed project site's rezoning from Commercial Retail to Residential Single Family. TAAG also advised the

County that additional TAAG recommendations will be submitted upon TAAG’s review of the project’s Environmental Initial Study/MND.

This project’s Environmental Initial study/MND was published for public review on May 10, 2024. TAAG determined that SLO County’s Initial Study/MND fails to comply with the California Environmental Quality Act Law (CEQA) during a May 30, 2024 TAAG Special Board meeting. TAAG submitted a 10 page TAAG “MND Public Comment” letter on June 10, 2024 to the County objecting to various MND deficiencies. TAAG determined that as of its June 10<sup>th</sup> public comment letter date the SLO County’s current draft Initial Study/MND CEQA document fails to adequately support the County’s following conclusion (MND page 1) that:

*“Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.”*

**THEREFORE A FULL ENVIRONMENTAL IMPACT REPORT IS REQUIRED TO COMPLY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) LAW.**

This project is scheduled for a SLO County Planning Commission approval hearing to consider the requested zoning change and to approve the proposed Conditional Use Permit to establish 22 housing lots of the project. TAAG will consider recommendations and comments to be submitted to the Planning Commission regarding this project’s June 27, 2024 Planning Commission hearing.

**8.2 Discussion to update the current status of the proposed SLO County Land Use Permit application regarding Grey Wolf Winery’s proposed expansion. Project No. N-DRC2022-00048**

Grey Wolf is an existing Winery Vineyard – Wine Production – Tasting Room operation located on a +/- 11-acre project site at 2174 West Highway 46, Paso Robles (APN 040-111-027). This property site parcel is located approximately 1.8 miles west of the City of Paso Robles within the Adelaida Sub Area of the North County Planning Area and is zoned Agriculture. TAAG’s Project Review Committee (PRC) recently reviewed this project in detail on April 8, 2024 during the Committee’s publicly noticed meeting. This proposed expansion project requests a phased Conditional Use Permit approval to expand the existing winery and visitor serving uses on the site. A summary of the proposed project components is provided below:

- Use of an Existing Residence to convert a 1,249 sq. ft. to new Active Use/Admin Building.
- Use of an Existing Glass Weather Shield Structure over existing visitor patio area.
- Building #1 - New 3,000 sq. ft. Barrel Storage Building.
- Building #2 - New 3,000 sq. ft. Winery Production Building.
- Building #3 - New 3,600 sq. ft Bed and Breakfast Inn eight detached modular units plus caretaker unit.
- Modifications to allow reduced setbacks to a residence and northern property line and to allow detached units.
- Cave – New 25,000 sq. ft. Wine Storage Cave.
- Request to permit Winery Special Events per allowing up to 12 events per year with a maximum of 150 guests per event. This project includes a request to waive the County Land

Use Permit ordinance 20-acre minimum site area requirement. This entire winery project site is 11 acres.

- Response: The project includes a Special Event Program with 12 events with up to 150 guests per year. Modification to allow for the reduction of the project's designated Special Events area of the County's required minimum requirement that permitted Special Events areas are limited to a minimum size of 20 acres. This project requests a SLO County Land Use ordinance override to permit Special Events on a 10 acre area of the 11 acre project site.
- Increase annual case production to 30,000 cases a year.
- Site improvements including grading and new landscaping to accommodate through access to a new approach, fire suppression infrastructure, wastewater pond and parking areas.
- Request to override the County's maximum allowed signage on this Winery site .

## 9. NEW BUSINESS

### **9.1 Wild Rose Vineyards LLC's proposed adjustment of two existing parcel lines.**

**Project No. N-SUP2024-00046.** This is a Land Use request to adjust the size of two existing parcels located at 3130 Oakdale Road, Paso Robles, CA. Approximately 5 miles west of Paso Robles and Highway 101. These two parcels are located adjacent to each other as APN's 040-101-005 and 040-101-006 consisting of a total of 89.9 acres. Request is to adjust existing parcel sizes to 42.8 acres and 47.1 acres. No other improvements are requested.

**9.2 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 the 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.

**9.3 TAAG member participation in the Templeton July 4, 2024 Holiday Parade.** TAAG is considering entering this this year's Parade as a group to promote TAAG's mission and activities to the Templeton public. The TAAG Board will consider this proposal.

## **10 ANNOUNCEMENTS FROM TAAG COMMITTEES**

- 10.1 Project Review Committee
- 10.2 Cannabis Project Review Committee
- 10.3 Community Outreach and Public Relations Committee
- 10.4 Traffic Circulation Committee
- 10.5 Bylaws Special Committee
- 10.6 Water/Toad Creek Committee

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

**12. ADJOURNMENT**

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**APPLICATION PRESENTATIONS**

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.
7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.
8. The TAAG Delegates will discuss the application and, considering all public comments, will consider making recommendations.

**GUIDELINES FOR PRESENTING PUBLIC ORAL COMMENTS**

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect For all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the minutes.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.
4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- no audience reaction (applause or otherwise) during or after comments.
6. Written comments (letter, e-mail, etc.) are acceptable, but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested of and permitted by the Chair.