

TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, February 15, 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)

2023-2024 TAAG BOARD MEMBERS

Scott Shirley, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
John Donovan, Delegate
Jerry Jones, Delegate
Scott Silveira, Delegate
Fred Russell, Delegate
Bruce Jones, Delegate
Jennifer Jones, 1st Alternate Delegate

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
- 4.4. Supervisorial District Five
- 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 January 18, 2024 TAAG Board meeting

6.2 Approval of Treasurer's Report

7. NEW BUSINESS

7.1 A request by Jason Lamoreaux for a Minor Use Permit to allow the construction of a new 9,045-square-foot winery facility with 3,439 square feet of exterior use areas. [Lamoreaux Winery Minor Use Permit ED23-095 N-DRC2022-00044 \(ca.gov\)](#)

The winery includes 2,887 square feet of barrel storage, a 1,738-square-foot fermentation room, a 1,126-square-foot tasting room, a 547-square-foot members lounge, and a 214-square-foot commercial kitchen to accommodate wine and food pairings, a 572-square-foot case good storage area, and 1,961 square feet of offices, workstations, restrooms, and circulation. Exterior use areas include 1,685 square feet of covered crush pad, covered patios, and a covered entry with 1,754 square feet of uncovered crush pad extension and uncovered patio area. Case production of 10,000 cases per year. The project will result in the disturbance of 2.7 acres on a 20.74-acre parcel which includes 3,070 cubic yards of cut and 2,210 cubic yards of fill to be balanced on-site. The proposed project is within the Agriculture land use category and is located on a vacant parcel along Vineyard Drive, approximately 2.2 miles west of the community of Templeton.

This project will be considered before the Planning Department Hearing Office on **March 15, 2024**.

7.2 Abandonment of William Road, public road easement South of Forest Ave in Templeton

7.3 EADE PARCEL MAP / [N-SUB2024-00007 \(sloplanning.org\)](#) Project Description:

A hearing to consider a request by Lora Eade for a parcel map (CO 23-0048) to subdivide an existing 0.87-acre parcel into two (2) parcels of 0.61 and 0.38 acres each for the purpose of sale and/or development. The proposed project is within the Residential Single Family land use category and is located at 749 Gough Avenue in the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area. APN 041-131-086

8. OLD BUSINESS

8.1 N-DRC2022-00045 RAMADA JUNCTION: TAAG recommended approval, on August 17, 2023, with the stipulation that notification be made when the CEQA Mitigated Negative Declaration (MND) was published on January 19, 2024. See this MND here: [Ramada Junction Conditional Use Permit \(ca.gov\)](#)

The project site is a vacant +/- 5-acre parcel located at the corner of Ramada Drive and Cow Meadow Place in Templeton CA, 93465. This site is zoned Commercial Retail and Commercial Service. CR/CS Project Description: Site development will consist of nine (9) commercial buildings totaling 94,099 sq. ft. of floor area, site access, circulation, and drainage improvements, 56,528 sq. ft. of onsite landscaping and 8,840 sq. ft. of landscaping maintained in the right-of-way, and the construction of 110 vehicle parking spaces. The proposed nine buildings will vary from single story to three-stories, proposed to be constructed in two phases. The potential uses of the buildings considered in this request are broad and conceptual to provide flexibility for future occupancy since no tenants are certain at this time, aside from the ministorage use within one of the buildings.

This project is scheduled to appear before the Planning Commission on **Thursday, April 11, 2024**.

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

9.2 Cannabis Project Review Committee

- 9.3 Community Outreach and Public Relations Committee
- 9.4 Traffic Circulation Committee
- 9.5 Bylaws Special Committee
- 9.6 Water/Toad Creek Committee
- 9.7 Elections Committee

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

11. ADJOURNMENT

COMMITTEE REPORTS

The reports of the chairs of the Project Review Committee and the Cannabis Project Review Committee, concerning applications for review at this meeting (if any), and reports of any other committees, may be available for viewing (and downloading and printing) three days before the TAAG meeting at TAAG's website (<http://www.taaginfo.org>) on the "Committee Reports" page. A limited number of paper copies of the reports may be available at the meeting.

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 a recommendation

GUIDELINES FOR PRESENTING 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 testimony (letter, e-mail, etc.) is 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.