

TEMPLETON AREA ADVISORY GROUP (TAAG) Thursday, July 20, 2023 6:30 PM MINUTES

Scott Shirley, Delegate/Chair - present
Murray Powell, Delegate/Vice-Chair/Treasurer - present
Jerry Jones, Delegate - Present
Scott Silveira, Delegate - Present
Bruce Jones, Alternate Delegate - Present
JoAnn Jones—substitute recording secretary for this meeting

Also in attendance: Joe Jarboe, Tyler Willis, Commander Chandler Stewart from CHP, Arin Sandhu, Eric Hughes from the SLO County Planning Department, Susan Clark, Nancy McDeavitt

1. CALL TO ORDER - Scott Shirley called the meeting to order at 6:34 PM.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL Five Delegates in attendance signifies a quorum.

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office – Commander Manuele is at the Mid-State Fair.

4.2. California Highway Patrol - Commander Chandler Stewart said the Fair is going well.

He gave a report with statistics for May and June. There were 229 speed violations, one of which was for over 100 mph. There were 14 DUI arrests.

4.3. Supervisorial District One - No Report

4.4. Supervisorial District Five - No Report

4.5. County Planning Department - Eric Hughes deferred his comments till item 7.2.

4.6. Templeton Community Services District - No Report

4.7. Templeton Unified School District - No Report

5. PUBLIC COMMENT -

Susan Clark commented on a situation in her neighborhood regarding two “party houses” where events get out of hand with excessive noise till late hours and other disturbances. When she contacts code enforcement and law enforcement to complain, they say that they have no sound-monitoring equipment. She asked to have this problem put on the agenda for TAAG's next meeting. Duly noted.

Nancy McDermitt commented on a neighbor who has 25 sheep that are “turned out” to roam the neighborhood every day. This item will also be put on the agenda for TAAG’s next meeting.

6. CONSENT AGENDA

6.1 Approval of Minutes from June 15, 2023 TAAG Board meeting—approved unanimously

Approval of Minutes from May 18, 2023 TAAG Board meeting—approved unanimously

6.2 Approval of Treasurer’s Report - \$15 service fee was the only expense. Balance is \$732.41.

7. OLD BUSINESS

7.1 Land Use Minor Use Permit (MUP) application project No.

DRC2021-00102 known

as the East Bennett Village – Parcel 1. APN 040-372-017, Revised July 2023

This project has been discussed previously, but a revised plan with a 5200 SF convenience store and 8 fuel dispensers was presented asking for adjustments from the Templeton Community Design Plan standard and Land Use Ordinances, including hours of operation, increased fuel tank storage and signage allowed.

Public Comment:

Tyler Willis said he thought this was a much better plan for this project, but he would recommend limited hours.

Joe Jarboe agreed that this was a much better plan than the original. Templeton Design Plan says that only Emergency Services can be operational 24 hours/day. A gas station isn’t an emergency service. Having two 20,000-gallon tanks for fuel storage is better. He thought the signage should be limited also.

After much discussion, a motion was made that this project be approved with the following modifications:

- A. Self-service fuel pumps can operate 24 hours/day.
- B. The market can operate from 5AM-11PM, consistent with the Templeton Design Plan.
- C. 40,000 gallons of fuel storage can be allowed.
- D. Signage—Decreased total square footage of signage (excluding small safety and directional signs less than five square feet each), lighting of signs must be indirect with no internal lighting, no North-facing signs because of the nearby residences.

- E. CHP must be consulted regarding Duncan Road being an entrance only to the gas station or entrance and exit. (There is no left-hand turn onto Las Tablas which prevents easy access to the freeway from Duncan.) CHP headquarters is nearby on Duncan, and they are an interested party since this is their access to their headquarters.

These modifications were all approved unanimously.

7.2 Discussion of County's notification process regarding MNDs

Eric Hughes presented his thoughts on this issue, and Board members discussed concerns with him. No motions were presented for a vote, but the consensus was that the situation could be improved by TAAG specifically asking to be an interested party requesting any further recommendations or MND that is released after TAAG's initial recommendations to the County, so TAAG has time to make further recommendations regarding these documents.

8. ANNOUNCEMENTS FROM COMMITTEES

8.1 Project Review Committee - Bruce Jones announced that there will be a PRC meeting on 8/3/23 at 6:30.

8.2 Cannabis Project Review Committee - Murray Powell gave an updated status report—

Cannabis entrepreneurs want to be able to have cannabis retail operations in unincorporated areas, such as Templeton. It appears that this will be coming before the Board of Supervisors in the fall.

8.3 Community Outreach and Public Relations Committee - No report

8.4 Traffic Circulation Committee - Las Tablas speed limit will be reduced from 40 mph down to 35 mph.

8.5 Bylaws Special Committee - No report

8.6 Water/Toad Creek Committee - Jennifer Jones wants to be a "community representative" on this committee

8.7 Elections Committee - No report.

9. ADJOURNMENT at 9:05.

Respectfully submitted,

JoAnn Jones, Substitute Recording Secretary