

**TEMPLETON AREA ADVISORY GROUP (TAAG)
PROJECT REVIEW COMMITTEE
AGENDA**

MONDAY APRIL 8, 2024 6:30 PM

Templeton Area Advisory Group (TAAG) meetings are 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 PROJECT REVIEW COMMITTEE (PRC) MEMBERS

Murray Powell – TAAG Delegate

Jerry Jones – TAAG Delegate

Jennifer Jones – TAAG Delegate

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. 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.

5. NEW BUSINESS

1. GREY WOLF CELLARS – PROJECT NO. N-DRC2022-00048

Grey Wolf Cellars is an established vineyard, winery and tasting room operation located on an 11 acre property at 2174 West Highway 46, Paso Robles. APN 040-111-027. Currently this winery property consists of a 4,050 sq. ft. wine and distillery production building with a 399 sq. ft. distillery tasting room, a 900 sq. ft. covered crush pad, a 960 sq. ft. covered work area, a 1,752 sq. ft. tasting room building, a 992 sq. ft. patio and a 1,250 sq. ft single family residence. The property maintains 7-acres of vineyards and 3-acres of annual grain crop.

This project is a request for a Phased Conditional Use Permit to expand existing winery and visitor serving uses on the site. A summary of the proposed project components is provided below:

- Convert the Existing 1,249 sq. ft. residence to a new Active Use/Admin Building.
- Use of an Existing Glass Weather Shield Structure over existing visitor patio area.
- A New 3,000 sq. ft. Barrel Storage Building.
- A New 3,000 sq. ft. Winery Production Building.
- A New 3,600 sq. ft Bed and Breakfast Inn facility consisting of eight detached modular units plus one caretaker unit.
- A new 25,000 sq. ft. Wine Storage Cave complex.
- Permit Special Events Programs allowing up to 12 events per year with maximum of 150 guests per event.
- Increase annual case production from 10,000 to 30,000 cases a year.

5.2 MITTRY FARMS TRUST HOUSING – PROJECT NO. N-SUB2023-00013

This is a Conditional Use Permit request to subdivide an existing undeveloped 10.6-acre parcel into 22 single-family residential lots and 1 open space/common area lot located on North Main Street in Templeton adjacent to the Sheriff's station. The Project site is located in a mixed-use area with surrounding uses including residential, commercial, and agricultural uses. The proposed development would result in residential units ranging in size from 10,013 to 18,655 square foot lots. Access to the project site would be provided via a driveway located at the eastern portion of the development from Main Street. A private street extending from the North Main Street entrance to the project site will run between the site's two rows of residential lots. Each residential unit will have access to this private street. This street will provide the only access to/from North Main Street for each residential unit. The SLO County Planning Department's processing of this application is not completed. This project has likely potential of flooding issues. SLO County Public Works has made recommendations regarding project's potential flooding issues. The project's CEQA Initial Study and Mitigated Negative Declaration (MND) is not yet published for public review and comments. Because of this project's potential to contribute to flooding concerns periodically experienced in Templeton's general North Main Street area. TAAG's review of the project's CEQA MND documentation may provide relevant information helpful in determining TAAG's recommendations to be submitted to SLO County Land Use Permit review authorities for consideration during the project's permit approval hearings.

This proposed project requires a significant number of modifications to existing minimum SLO County Land Use Permit standards in order to accomplish its plans. The project site will also require an amendment to its existing commercial zoning

classification to residential. These modifications will be reviewed during this PRC meeting.

The PRC Committee will consider possible preliminary recommendations and suggested comments regarding this project to be submitted to TAAG's full Board for review and possible submission could. However TAAG reserves the option of submitting revised recommendations and comments with a statement reserving TAAG's right to submit revised recommendations at a later date.

6. ADJOURNMENT

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 comments may be 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.