

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

### **Minutes of the Board Meeting**

**Thursday, May 18, 2023**

6:30 PM

Templeton Community Service District Board Room  
206 Fifth Street, Templeton California 93465

Minutes submitted by Sonja Bolle

### **2023-2024 TAAG BOARD MEMBERS**

Scott Shirley, Delegate/Chair

Murray Powell, Delegate/Vice-Chair/Treasurer

Doris Diel, Delegate/Secretary

John Donovan, Delegate

Jerry Jones, Delegate

Scott Silveira, Delegate

Fred Russell, Delegate

Bruce Jones, Alternate Delegate

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

SCOTT SHIRLEY called the meeting to order at 6:34 pm

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

JERRY JONES led the pledge of allegiance.

### **3. ROLL CALL**

Scott Shirley                      present

Murray Powell                      present

|                |             |
|----------------|-------------|
| Doris Diel     | not present |
| John Donovan   | present     |
| Jerry Jones    | present     |
| Scott Silveira | not present |
| Fred Russell   | present     |
| Bruce Jones    | present     |

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

### **4.1. Sheriff's Office**

MICHAEL MANUELE, Commander of the Sheriff's North Station, made the report for April of 2023:

North Station saw 1623 calls for service, almost even with last year's 1636. Templeton had 362 calls, a 7% increase from last year's 339.

The calls resulted in 212 reports, a drop of 7% from last year, while Templeton had 63 reports, a 47% increase over the 43 reports in April of 2022.

All four reports of assault and battery were incidents of domestic violence.

Among the 10 reports of disturbance (from 30 calls), one subject reported being almost run over by a group of four motorcyclists.

There were 3 incidents of shoplifting, one trespassing (subject refused to leave the hospital), and one "suspicious circumstance" (subject with an airsoft gun).

### **4.2. California Highway Patrol**

Lt. Chandler Stewart submitted statistics, attached below.

SCOTT SHIRLEY gave the highlights: From March 1-April 30, total enforcement contacts were up 24% over last year (total 535 this, 430 in March-April of 2022). 353 total citations were issued (over last year's 276, an increase of 22%) There was a 39% increase in maximum speed violations (177 over last year's 108). There were 10 DUI arrests (9 last year).

#### 4.3. Supervisorial District One

no report.

#### 4.4. Supervisorial District Five

no report.

#### 4.5. County Planning Department

no report

#### **4.6. Templeton Community Services District**

Debra Logan, TCSD board member, will replace Khouloud Pearson as the TAAG contact going forward.

The TCSD board will meet June 6 for a budget workshop. The public is welcome. Budget for fiscal year 2023-24 will be finalized June 20.

Weed abatement: Staff has inspected parcels. Travis Hansen has been awarded a 3-year contract for weed abatement on parcels that have not complied by the June 1 deadline. At the June 20 meeting, the board will look at the noncompliant list. As of June 1, Hansen will be authorized to do work at property owners' expense.

On the list of tentative agenda items, the dish network cell site lease will come before board on June 6.

TCSD is re-awarding the agreement for financial audits, and has had responses from five firms. Two applications will be considered at the board meeting.

MURRAY POWELL: Should complaints about weed abatement be directed to TCSD main office?

LOGAN: Yes, and noncompliant property owners will be given notice.

BRUCE JONES: On June 1, TAAG will be reviewing a project requiring a lift station, could someone be present to answer questions?

LOGAN: I recommend our engineer. If it goes through county planning, they would engage her as well.

#### **4.7. Templeton Unified School District**

JENNIFER GRINAGER, school board member, gave an update on the recent “very impressive” Maker’s Fair at Templeton High School. One highlight was a robotic hand controlled by receptors from other hand.

Tonight (May 19) is the Spring Fling at Vineyard Elementary, with a display of California Mission and Gold Rush models.

The school board is revising its academic honest policy, to increase its specificity and to address concerns about Artificial Intelligence and how that impacts academic honesty.

A separate upcoming board meeting will consider a California law that added gender identity added as protected class [presumably the Gender Recognition Act, which went into effect January 1, 2019].

MURRAY POWELL requested that TAAG be notified about school board meetings.

GRINAGER: School board meetings are generally held every other Thursday, and are posted on the school board web site.

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

no comment.

## 6. CONSENT AGENDA

### 6.1 Approval of Minutes from April 20, 2023 TAAG Board meeting

Minutes were approved by voice vote.

### 6.2 Approval of Treasurer's Report

POWELL: Besides the monthly service fee, there was no other activity. Balance is \$762.41.

Report was approved by voice vote.

## 7. OLD BUSINESS

7.1 Status report of proposed Land Use Minor Use Permit (MUP) application project No. DRC2021-00102 known as the East Bennett Village – Parcel 1. This project is a request for a Minor Use Permit to establish a Gas Station service facility located on a currently vacant 2.8 acre parcel (APN 040-372-010) fronting Las Tablas Road between Bennett Way and Duncan Road. The project will consist of an eight (8) fuel dispenser fuel island, a quick service restaurant (QSR) with drive-through, a car wash drive-through facility, and 3,200 square-foot convenience store.

On April 20, 2023, SLO County Department of Planning & Building advised that this project has been elevated to the Planning Commission from Planning Department Hearing with a new hearing date set for **June 22, 2023. TAAG's Board voted 6-1** during its publicly noticed April 20, 2023 regular monthly Board meeting **to recommend denial** of this project's County Land Use Permit to the SLO County Planning Commission. This TAAG Recommendation has not yet been distributed to the public nor to SLO County. Subsequent to TAAG's April 20, 2023 Board meeting, in light of significant ongoing concerns raised by residents and community members, the applicant has informed TAAG Chair Scott Shirley and TAAG Project Review Committee Chair Bruce Jones that significant revisions to the project's original proposed design and scope of operations are being considered. Community members are encouraged to attend this TAAG Board meeting for additional information concerning this project and its

currently scheduled June 22, 2023 SLO County Planning Commission project permit approval hearing.

SHIRLEY: Applicant notified us this week that revisions are planned, but not yet made.

POWELL: TAAG is holding off on sending a recommendation, to give the applicant the opportunity to make changes. Consideration is scheduled before the June 22 Planning Commission meeting, and may be put off if changes are significant. The monthly TAAG meeting is June 15; there will be time to reconsider the board's recommendation. The TAAG recommendation will be published.

TYLER WILLIS, member of public: The changes to this project are only rumor at this point, but what I've heard represents progress in the right direction. I encourage the new direction.

SHIRLEY: The applicant (Doug Filipponi) said he is working on revisions. If changes are made, the project review committee will review the project at its meeting next month.

## **8. ANNOUNCEMENTS FROM COMMITTEES**

### **8.1 Project Review Committee**

BRUCE JONES reported on two projects likely to go to the Planning Commission soon.

Clos Solene winery will probably be considered in July or August. The project involves buildings, processing operations and cave.

Blue Rock Ventures on Turkey Ranch Rd and Bennett, near highway 101. This project has been reviewed by the PR committee and TAAG, both of which will look at it again once there is Mitigated Negative Declaration (MND). The hearing date is June 5. It is a cluster project on a 6-acre site, and will require a lift station for sewage. (The project description currently up on the county site runs to 100 pages.) JONES notes that TAAG has requested that Blue Rock notify its neighbors of its plan.

Oak and Vine has requested an amendment to an existing winery project that involves no new construction, but conversion of an existing barn to a larger event venue. Hearing is set for June 16.

JONES proposed the following meetings for TAAG to make meet deadlines:

5/26: Project Review Committee meeting.

6/1: Special meeting of the TAAG board.

POWELL requested that JONES briefly summarize the entire list of current projects, for the benefit of the members of the public present at the meeting. The list will also be posted to the TAAG web site and appended to the minutes of the board meeting.

JONES:

A mixed-use commercial on Ramada Dr. does not look problematic. It is 95,000 sq feet in an industrial zone. It is currently on information hold, will come up later this year.

A project on El Pomar to establish a Bed and Breakfast on the same property with a pending application for cannabis operation may cause concern.

Mittry Farms, adjacent to the Sheriff's office and Toad Creek. This property is commercially zoned, the project proposes to convert to residential. TAAG Water committee and PRC will review. It is right near the planned communication tower; a concern is that water from that project would run onto this property. The county approved the communications tower project without a retention basin.

A non-controversial project: The Templeton Historical Museum wants to add a building to house carriages.

Lamoreaux, a 9000+ sq ft winery project on Vineyard Dr: the application is only 10% complete.

An expansion of Grey Wolf Cellars on Hwy 46 is a longer-term project, now on hold.

Richard Holland, an addendum project on Vineyard Dr. no construction, repurposing a barn for indoor facility.

SHIRLEY: TAAG web site posts agendas and minutes of previous meetings, for public to stay informed.

## **8.2 Cannabis Project Review Committee**

POWELL: The committee has been trying to get status reports on project applications. The last one was received in June of 2021. This is an ongoing complaint against the County Planning Dept. Powell has filed a public records request.

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

JOHN DONOVAN: There will be a meeting next month.

## **8.4 Traffic Circulation Committee**

no report.

## **8.5 Bylaws Special Committee**

no report.

## **8.6 Water/Toad Creek Committee**

no report

## **8.7 Elections Committee**

no report.



## 9. ANNOUNCEMENTS FROM DELEGATES

no announcement.

## 10. ADJOURNMENT

SCOTT SHIRLEY adjourned the meeting at 7:23 pm.

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### Attachments:

California Highway Patrol statistics for the Templeton area for March and April, 2023.

Current list of non-cannabis-related land use applications pending review before the Templeton Area Advisory Group (TAAG)

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# TEMPLETON CSD/TAAG STATS

Surveyed Date Range: 03/01 - 04/30 (2 Months)

Geographic Boundaries of Templeton (Beat 1, Beat 2, Beat 17, Beat 21) vs. Templeton CHP Area

|   | 03/01 - 04/30 TEMPLETON AREA |           |            |           |            |            | TOTAL STATS |      |   |
|---|------------------------------|-----------|------------|-----------|------------|------------|-------------|------|---|
|   | 2023                         |           | 2022       |           |            |            | 2023        | 2022 | % |
|   | HW                           | CR        | HW         | CR        |            |            |             |      |   |
| TOTAL CRASHES INVESTIGATED  | 33                           | 7         | 26         | 19        | 40         | 45         | -13%        |      |   |
| PROPERTY DAMAGE ONLY  | 28                           | 4         | 18         | 17        | 32         | 35         | -9%         |      |   |
| INJURY  | 5                            | 3         | 7          | 2         | 8          | 9          | -13%        |      |   |
| DUI INVOLVED  | 3                            | 1         | 3          | 3         | 4          | 6          | -33%        |      |   |
| FATAL T/C   | 0                            | 0         | 1          | 0         | 0          | 1          | -100%       |      |   |
| <b>TOTAL ENFORCEMENT CONTACTS</b>   | <b>500</b>                   | <b>35</b> | <b>400</b> | <b>30</b> | <b>535</b> | <b>430</b> | <b>24%</b>  |      |   |
| <small>(INCLUDES VERBAL/WRITTEN WARNINGS)</small>                             |                              |           |            |           |            |            |             |      |   |
| TOTAL CITATIONS ISSUED  | 333                          | 20        | 258        | 18        | 353        | 276        | 22%         |      |   |
| <small>(INCLUDES PCF, REGISTRATION, COMMERCIAL, CELLPHONE VIOLATIONS)</small> |                              |           |            |           |            |            |             |      |   |
| MAX SPEED VIOLATIONS  | 175                          | 2         | 107        | 1         | 177        | 108        | 39%         |      |   |
| 100+ MPH VIOLATIONS   | 1                            | 0         | 1          | 0         | 1          | 1          | 0%          |      |   |
| SEATBELT VIOLATIONS   | 0                            | 2         | 1          | 2         | 2          | 3          | -33%        |      |   |
| DUI ARRESTS   | 7                            | 3         | 6          | 3         | 10         | 9          | 11%         |      |   |
| PUBLIC/MOTOR SERVICES   |                              |           |            |           |            |            |             |      |   |

| TEMPLETON CHP AREA |              |              |  |
|--------------------|--------------|--------------|--|
| 03/01 - 04/30      |              |              |  |
| 2023               | 2022         | 2021         |  |
| 126                | 148          | 121          |  |
| 104                | 99           | 89           |  |
| 22                 | 46           | 30           |  |
| 13                 | 21           | 18           |  |
| 0                  | 3            | 2            |  |
| <b>2,352</b>       | <b>1,849</b> | <b>1,761</b> |  |
| 1,514              | 1,138        | 1,067        |  |
| 1,104              | 774          | 723          |  |
| 30                 | 31           | 18           |  |
| 5                  | 6            | 10           |  |
| 64                 | 55           | 57           |  |
| 495                | 463          | 444          |  |

# CURRENT NON-CANNABIS-RELATED LAND USE APPLICATIONS PENDING REVIEW BEFORE THE TEMPLETON AREA ADVISORY GROUP (TAAG)

(Revised 5/17/2023)

| <b>APPLICANT<br/>PD NUMBER<br/>PD MANAGER<br/>AGENT<br/>APN<br/>TAAG Lead</b>   | <b>DATE<br/>RECEIVED<br/>BY TAAG</b>                                | <b>PROJECT LOCATION</b>  | <b>PROJECT DESCRIPTION</b>  | <b>PRC<br/>MEETING<br/>DATE</b> | <b>TAAG<br/>MEETING<br/>DATE</b> | <b>COMMENTS</b>   |
|---|---|--|---|---------------------------------|----------------------------------|---|
| <b>1. CLOS SOLENE<br/>DRC 2021-00025<br/>Holly Phipps<br/>Lacey Zubak<br/>040-041-008<br/>Powell/Shirley</b>  | <b>3/2/21</b>   | <b>2040 Niderer Rd in<br/>Paso Robles</b>                                    | <b>Proposed request for a Phased Conditional Use Permit to relocate and expand the established winery facility with tasting room to new 25,579-SF winery facility. The project includes the construction of 17,784 SF of winery caves, a 1,959 SF administrative building, a 480 F restroom building (Bldg. #2) and an 853 SF tasting room building (BLDG. #3). The project includes an increase in annual case production to a maximum of 10,000 cases per year consistent with current boutique winery case production levels and limits.</b> |                                 |                                  | <b>Applicant requested setback and access location modifications. Scheduled for August Planning Commission hearing.</b> |
| <b>2. Blue Rock Ventures<br/>N-Sub2021-00028 / CO21-00039<br/>New ID N-SUB2023-00024<br/>Holly Phipps<br/>Pam Jardini<br/>040-313-023<br/>Jones</b> | <b>2/4/2022<br/>Revised project number notification<br/>5/17/23</b> | <b>Adjacent to the intersection of Bennett and Turkey Ranch in Templeton</b> | <b>Map to subdivide a 6.53-acre Remainder parcel (Tract 3025) into three (3) 10,000 SF parcels, one (1) 2.34-acre parcel and one (1) 3.5-acre remainder parcel.</b>   |                                 |                                  | <b>County Hearing date<br/>6/5/23</b>   |
| <b>3. DAVID PEREZ<br/>N-DRC2022-00045<br/>Eric Tolle<br/>Francisco Vargas<br/>040-153-005</b>   | <b>2/11/2023</b>  | <b>Corner of Cow Meadow Pl and Ramada Dr in Templeton</b>                    | <b>CUP to allow a phased construction of a mixed-commercial development consisting of nine (9) buildings with a gross facility floor area of 95,000 SF</b>  |                                 |                                  | <b>Information Hold</b>   |
| <b>4. Colleen and Mike Eden<br/>N-DRC2023-00012<br/>Michael Pero</b>  | <b>3/24/2023</b>  | <b>4337 S El Pomar Rd in Templeton</b>                                       | <b>Expansion of a 2,800 SF 3-bedroom home currently licensed as a B &amp; B into a 5,100 SF 7-bedroom B &amp; B facility</b>  |                                 |                                  | <b>This B &amp; B is located on the same property as a pending cannabis application.</b>                                |

|   |   |   |  |  |   |
|---|---|---|--|--|---|
| Ian McCarville<br>034-321-003<br>Powell   |   |   |  |  |   |
| 5. MITTRY FARMS TRUST<br>N-SUB2023-00013<br>Kip Morais<br>Frances A. Romero<br>040-201-033<br>Diel                | 4/8/2023  | Main St Templeton<br>adjacent to Sheriff's<br>station | Request to subdivide an existing 10.6-acre<br>parcel into 22 single-family residential lots<br>between 10,349 SF – 19,499 SF and one (1)<br>4.57-acre open space / common area lot                                     |  | Information Hold  |
| 6. Templeton Historical<br>Museum Society<br>N-DRC2023-00015<br>Lane Sutherland<br>Greg O'Sullivan<br>041-152-006 | 5/8/2023  | 301 Main St. in<br>Templeton                          | Request by Templeton Historical Museum<br>Society for the construction of a detached<br>2400 SF storage building to house historic<br>carriages.   |  | Greg O'Sullivan did do a<br>previous presentation<br>regarding this project at a<br>TAAG Board meeting.               |
| 7. Jason Lamoreaux<br>N-C2022-00044<br>Jessica Macrae<br>Ian McCarville<br>039-161-003<br>Shirley                 | 11/21/2022  | Vineyard Dr in Paso<br>Robles                         | Permit for 9,045 SF winery facility with<br>1,685 SF of covered and 1,754 SF of<br>uncovered exterior use areas. Maximum<br>case production 10,000 cases/year.   |  | Accepted for processing<br>Progress 10% completed   |
| 8. Grey Wolf Cellars<br>N-DRC2022-00048<br>Jessica Macrae<br>Kirk Consulting<br>040-111-027                       | 1/4/2023  | 2174 W Hiway 46 in<br>Paso Robles                     | Permit to expand existing and ancillary<br>uses to an established winery with a<br>tasting room. Winery events up to 12 per<br>year with maximum of 150 guests.  |  | Information Hold<br>Progress 0% completed.<br>Requests minimum site<br>area modification and<br>setback modification. |
| 9. Richard Holland<br>AMEND2023-00002<br>Eric Tolle<br>Art Trinidad   | 7/21/2022<br>Notified of<br>Planning<br>Department<br>hearing on<br>5/17/23 | 2975 Vineyard Dr in<br>Templeton                      | Request to amend existing Minor Use<br>Permit [DRC2012-00106] for phased<br>winery project to allow forty (40)<br>temporary events / year with 150 persons<br>for indoor events and 200 persons for<br>outdoor events. |  | Planning Department<br>Hearing on June 16, 2023   |