

# TEMPLETON AREA ADVISORY GROUP (TAAG)

420 Crocker Street Templeton CA 93465

## NOTICE OF TAAG BOARD MEETING AND AGENDA

Thursday, July 18, 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 meeting 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 Minutes from May 30, 2024 TAAG Special Board meeting
- 6.3 Approval of Minutes from June 20, 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 July 18<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.

7.2 Board to consider the appointment of Gary Leher, a Templeton Resident to TAAG's Board as the 2<sup>nd</sup> Board Alternate Delegate. As indicated in item 7.1 above, TAAG may appoint by an affirmative vote of approval by five (5) or more Delegates, a replacement for the remainder of that term."

## 8. OLD BUSINESS

**8.1 Update on the status of the Proposed Mittry Housing project land use application  
This proposed project is to be located at 301 North Main Street Templeton. County  
Planning Project Number N-SUB-2023-00013.**

TAAG considered and approved certain recommendations during TAAG's June 20 2024 Board meeting to be submitted to the SLO County Planning Commission's June 27, 2024 meeting. The Planning Commission was directed to act as an advisory group to submit its recommendations to the SLO County Board of Supervisors who will consider whether to approve or deny this land use housing project during its scheduled August 20, 2024 meeting. TAAG issued several recommendations and comments essentially recommending DENIAL of the project. A copy of TAAG's recommendations are attached to this agenda.

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 (JADU) 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 Sherrif's facility that is currently undergoing expansion and construction of a new County Emergency Communication Facility.

**8.2 Update the two propose 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 County Planning Project Nos. N-DRC2024-00026 and N-DRC2024-00024. TAAG has been advised by SLO County Planning that Project No. N-DRC2024-00026 known as Mavric Inc. has been withdrawn.

**8.2.1 Project No. N-DRC2024-00026 – MAVRIK INC. FUELING STATION FACILITY**

TAAG has been advised by SLO County Planning that this project application has been withdrawn. This proposed project was to be located adjacent to the west side of Highway 101 and the Vineyard Drive – 101 overpass. Project site address was 720 Vineyard Drive. APN 041-211-006.

**8.2.2 Review of Project No. N-DRC2024-00022 – AU ENERGY LLC GAS STATION FACILITY**

TAAG will be conducting a preliminary review of this project. The project applicant is scheduled to attend this TAAG meeting and present a PowerPoint presentation of this project. The applicant will be available for questions and comments from the TAAG Board and the public. 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 provided 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 Quick Serve Drive Thru Restaurant (QSR) tenant has not been determined.
- **EMPLOYEES:** For the gas station 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 the QSR is (5) per shift. There will be two shifts 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.

### **8.3 Initial discussion and notice and discussion of Project No. N-SUB2024-00024 – TVJ LLC - MGE**

TAAG will be conducting an initial review of this project. This will be a discussion item only. TAAG will take no action at this time. This project application requests a Vesting Tentative Parcel Map (N-SUB2024-00024) and concurrent Conditional Use Permit to allow a commercial subdivision of a 40.02-acre parcel into 2 commercial parcels of 20.1 acres each. Per the Templeton Planning Area Standards, a land use permit shall be submitted with any subdivision request. The Conditional Use Permit includes the construction of a Construction Contractors Yard on proposed Parcel 2 for MGE Underground's Corporate Headquarters that will consist of a 22,000-square-foot (sf) office, 9,000 sf maintenance shop, and an approximate 60,000 sf storage yard/training yard. Access to the Contractors Yard will be provided by Ruth Way. The project will result in approximately 6 acres on Parcel 2. The project site is located at 4210 Ramada Drive, between Ramada Drive and the Union Pacific Railroad tracks, approximately 600 feet north of North Main Street, in the community of Templeton.

## **9. NEW BUSINESS**

### **9.1 Initial discussion and review of Project No. N-DRC2024-00029 - Dick Winter Hotel Project**

TAAG will be conducting an initial review of this project. This will be a discussion item only. TAAG will take no action at this time. The project applicant and planning consultant is invited to attend this meeting, make a presentation and be available to answer questions from TAAG and the public. This proposed project application is to consider a request by Dirk Winters for a Conditional Use Permit to allow the construction of a new 60-unit hotel, an office, and an amenity building that includes concierge service and breakfast room with a kitchen. Outdoor improvement The project will consist of ten (10) buildings. The project will be located on North Main Street Templeton between River Run Road and Creekside Ranch Road within the Commercial Retail land use zoning category on a 3.5 acre vacant lot (APN 040-214-063).

**9.2 PROJECT NUMBER N-SUB2024-00045 - Knabenshue / Parcel Map** A request by Brian and Elizabeth Knabenshue to obtain a Parcel Map to allow for the subdivision of a single 5-acre lot into two lots both 2.5-acres in size. No development is proposed as a part of this subdivision. The proposed project is within the Residential Suburban land use category and is located at 1720 Vineyard Drive, in the community of Templeton. APN: 040-271-053

### **9.3 PROJECT NO. DRC2020-00157 – Anderson**

Project Description. The proposed project is a request for a Phased Conditional Use Permit (CUP) and Variance to construct four primary single family residential homes, one 6,650-square-foot and one 5,500-square-foot residence on each of two parcels, on slopes in excess of 30% and resulting in approximately 8.9 acres of site disturbance. A defined phasing plan is not suitable based on timing of development per lot currently for sale. Assuming four phases, with each phase for a house and portion of the driveway to that specific house. The project site consists of two contiguous parcels, owned by Doug Anderson (Applicant) located along the south side of Peachy Canyon Road in Rural Templeton (Lot 4, APNs 026-331-056 & 057; Lot 5, APN 026-331-058), approximately 116 acres and 174 acres, respectively, for a total area of +/- 290 acres. The site is located within the Adelaida Subarea of the North County Planning Area within the Rural Lands land use category. The properties are undeveloped consisting of steep and very steeply sloping topography (average slope of +/-24%) and dense oak woodland. There is one existing well, drilled in January 2021, located in the lower meadow on the northern project parcel (APN 026-331-056, -057). A defined phasing plan is not suitable based on timing of development per lot currently for sale. Assuming four phases, with each phase for a house and portion of the driveway to that specific house. Total driveway earthwork estimates include cut and fill of +/- 11,400 cubic yards with an estimated maximum cut slope of 8.8 feet and a max fill of 7.9 feet.

An estimated 161 oak trees will need to be removed, and 103 oak trees will be impacted to accommodate the proposed driveway, access road and residences. SLO County Land Use Ordinance Section 22.58 – Oak Woodland Ordinance: The County adopted the Oak Woodland Ordinance to establish criteria to limit the clear-cutting of oak woodland. within the Oak Woodland Ordinance. The proposed residential development is subject to discretionary approval as required by other standards of the LUO and is subject to the California Environmental Quality Act (CEQA) where potential impacts associated with tree removal may be evaluated and mitigated. The Applicant proposes to establish a conservation easement on the property to mitigate the impacts to the oak woodland habitat.

## **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
- 10.7 Elections 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.