

# TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, October 19, 2023 6:30 PM

The regular meeting of the Templeton Area Advisory Group (TAAG)  
has **RESUMED IN-PERSON MEETINGS** (No Zoom link for this meeting) 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

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 September 21, 2023 TAAG Board meeting

6.2 Approval of Treasurer's Report

7. NEW BUSINESS

**7.1** Presentation by SLO County Planning & Building Department on County Code Enforcement

**7.2** Presentation by SLO County Public Works, Transportation division on Templeton Vineyard Drive Corridor Plan

**7.3** Appointment of Jennifer Jones as First Alternate Delegate. The Second Alternate Delegate seat is still vacant.

## **8. OLD BUSINESS**

**8.1** APN 039-311-005 John Fitzgerald Proposed road abandonment/vacating of a portion of White Oak Road in Templeton located at 2120 White Oak Road.

**8.2** N-DRC2023-00022 QUINN ESTATE WINERY The conversion of an existing barn into a 5,694 SF winery facility which includes a 992 SF tasting room and a 621 SF kitchen. Project includes a 1,506 SF covered crush pad with adjacent uncovered outdoor work area and a 1,306 SF patio. Plan maximum case production of 10,000 cases per year. 62-acre parcel located at 6670 Vineyard Dr in Paso Robles. This project was reviewed at the October 5<sup>th</sup>, 2023 PRC meeting and is recommended for approval by the PRC.

**8.3** During a June 1, 2023 Special TAAG meeting, Greg O’Sullivan presented a proposed project to construct a new 40 ft by 60 ft building for the Templeton Historical Museum, to be located behind the Blacksmith Shop on Main St. Templeton (N-DRC2023-00015). Murray Powell made a motion to recommend approval of the project. Doris Diel seconded the motion and it was approved unanimously. A report recommending approval of this project was sent to the County on September 24, 2023. Minutes from the June 1, 2023 Special TAAG meeting are appended below.

## **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**

## **12. APPENDIX: Minutes from June 1, 2023 Special TAAG Board Meeting**

TEMPLETON AREA ADVISORY GROUP (TAAG)  
MINUTES FROM SPECIAL BOARD MEETING  
THURSDAY JUNE 1, 2023

1.Meeting called to order at 6:37

2. Pledge of allegiance

3. Roll call

Scott Shirley	present
Murray Powell	present
Bruce Jones	present
Doris Diel	present
John Donovan	present
Scott Silveira	absent
Fred Russell	absent
Jerry Jones	absent

5.1 TEMPLETON HISTORICAL MUSEUM SOCIETY ( N-DRC2023-00015)

Greg O’Sullivan presented a review of the proposed project to construct a new 40 ft by 60 ft building for the Templeton Historical Museum to be located behind the Blacksmith Shop on Main St. Templeton.

Murray Powell made a motion to recommend approval of the project.

Doris Diel seconded the motion and it was approved unanimously.

5.2. BLUE ROCK VENTURES (N-SUB2021-00028 /CO2021-00039. NEW ID: N-SUB2023-00024

The purpose of this June 1, 2023 TAAG Special Board meeting was to consider and develop recommendations to be submitted to consideration during the project’s scheduled June 5, 2023 SLO County Subdivision Review Board’s parcel subdivision of the project site’s 6.53 acre parcel into two parcels consisting of a 3.03 acre parcel and a 3.50 acre parcel and the County Subdivision’s Board’s approval of the project’s related Conditional Use Permit application.

Project Applicant’s Planning Consultant Pam Jardini gave an overview of the project. 6.5 acres total, to be subdivided as indicated above and the proposed development of four 10,000 sq.ft each lota on the subdivided 3.03 acre parcel. 4 cluster homesite units to be constructed on 3.03 acres.

James Peterson, resident, states he is not in favor of the project.

Bruce Jones, TAAG board, stated TAAG has reviewed the project twice before and a recommendation was given to contact neighbors of Turkey Ranch Road for input on the project.

John Donovan, TAAG board, stated a letter was sent to neighbors in April 2022

Greg O’Sullivan, resident, states letters were sent to Holly Phipps expressing disapproval of the project.

3 of 10 Neighbors have given permission to be represented as expressing disapproval specifically related to the project planning a cluster development of 4 units on 3 acres which is not in keeping with the Land Use Ordinance or the character of the neighborhood.

Mr. O’Sullivan “The application needs to be invalidated based on this issue.”

James Peterson, neighbor, states he has lived in the area for 25 years and the residences have always been on 1 acre lots. Recommends denial of project based on it is not in keeping with the neighborhood character of 1 acre lots.

Ryan Allen, neighbor, recommends denial of project as it negatively impacts character of surrounding area that is comprised of zoned Residential Suburban minimum one (1) acre lots. neighborhood. The rural character would be disrupted by a cluster of four (4) 10,000 sq.ft lots located immediately adjacent to each other in less than one acre of the project site. This project does not fit in the neighborhood plan.

Bruce Jones, TAAG board, when you try to put 4 lots on 3 acres you get a cluster that is not in keeping with 22.22.140 F1. Recommends approving as a 3 unit development not a 4 unit.

Discussion ensued between Project applicant’s Consultant Pam Jardini and Murray Powell regarding the 2017 MND as not being current and that did not address the environmental effects of this 6.53 acre project site. Also the current project 6.53 acre parcel was not considered whatsoever as part of the 2017 related project that was approved to provide the construction of 21 home site lots along Templeton Hills Road. Murray also raised the issue that the project’s 2017 MND failed to analyze the environmental effects of the project’s stormwater drainage into Toad Creek that is not allowed.

Scott Shirley, TAAG board, acknowledged that there is a difference of opinion and it is time to make a motion on the project.

Bruce Jones, TAAG board, suggests more than one motion will be needed.

1. This project subdivides a 6.53 acre parcel into a 3.5 acre remainder parcel and an approximately 3 acre parcel used for this cluster development. According to Title 22.22.140 cluster division C.2 in Residential Suburban zone, a project is allowed “one unit per acre of gross site area”. This project has a 3 acre gross site, and therefore should be approved for three units, not four units. Approval is recommended for a three unit cluster on this 3 acre site, not a four unit cluster.
2. According to Title 22.22.140 cluster division F.3.c “Development shall be designed to be consistent with the character of the immediate surrounding areas as designated in the Land Use Element.” Turkey Ranch Road, where this site is located, is a narrow short cul-de-sac street with four one acre Residential Suburban lots with existing homes already built on each one (1) lot immediately across from the project’s proposed four ¼ acre each homesite lots. The immediate impacted neighborhood area consists of these four one acre lots. It is recommended that this project of small, clustered lots be denied on the basis that they are not consistent with the character of the immediate surrounding area.

The motions were approved unanimously.

Meeting was adjourned at 8:38

**NOTE** – TAAG was advised the following morning June 2, 2023 by the Project Planning Consultant Pam Jardini and by the SLO County Planning Department that the proposed project design to establish four (4) lots on the

3.03 acre parcel was not in compliance with SLO County's Title 2 Section 22.22.140 – Cluster Developments. SLO Planning advised that scheduled Subdivision Review Committee's June 5, 2023 approval hearing would be continued to July 10, 2023 in order to allow the applicant to revise the project proposed design to comply with the County's Land Use permit ordinance requirements.

## **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 comments are 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.