

TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, June 15, 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
Doris Diel, Delegate/Secretary
John Donovan, Delegate
Jerry Jones, Delegate
Scott Silveira, Delegate
Fred Russell, Delegate
Bruce Jones, Alternate 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 May 18, 2023 TAAG Board meeting

6.2 Approval of Treasurer's Report

7. OLD BUSINESS

7.1 OAK and VINE WINERY Project No. AMEND2023-00002

A request by Oak and Vine, LLC for a Minor Use Permit (N-DRC2022-00013) to amend an existing Minor Use Permit (DRC2012-00106) for a phased winery project. The TAAG Project Review Committee conducted a publicly noticed May 26, 2023 meeting in order to review this SLO County Land Use Permit application. This phased winery project is located on a 44-acre project to conduct up to 40 temporary events / year with up to 150 persons for indoor events and up to 200 persons for outdoor events. The temporary events would be in addition to periodic industry-wide events [i.e. open house, wine maker dinners, etc.] and six (6) dedicated events / year with up to 80 persons per event. These events were approved as part of the project site's original Minor Use Permit and would include amplified music until 10 PM.

The project site currently consists of an existing 3,100 SF structure [Ag Building #2] with 1,640 SF of outdoor space would be converted to an assembly occupancy for use during indoor and outdoor events. The project site also consists of two existing 5 bedroom and 8 bedroom recently renovated houses that are currently SLO County licensed vacation rentals. The project will also include the future construction of an approximate 6,000 SF winery and attached 400-600 sq.ft tasting room facility. This proposed winery facility was approved on a previous SLO County Land Use Permit. The project site is within the Agricultural Land Use category and is located at 2975 and 2977 Vineyard Drive, a half mile east of Highway 46 and approximately three miles west of the community of Templeton in the Adelaida Planning Area.

TAAG PRC Delegates Bruce Jones and Murray Powell conducted a site visit meeting with the project owner on Thursday, May 25, 2023. On May 26, 2023 the TAAG Project Review Committee (PRC) conducted a publicly noticed Committee meeting to consider TAAG recommendations regarding this project. The Committee voted 3-0 (unanimously) to recommend approval of this project to the full TAAG Board.

The SLO County Minor Use Permit approval hearing on this project is scheduled for June 16, 2023.

7.2 Bluerock Ventures LLC Project No. N-SUB2023-00024 (Previous No. N-SUB2021-00028)

This project consists of a vacant Templeton land 6.53 acre parcel that fronts Turkey Ranch Road that is a short narrow dead end street accessed from Vineyard Drive onto Bennett Way. This parcel was a remainder parcel that was subdivided during 2017 from an original 23 acre Templeton Hills Road area proposed housing project approved by the County in 2017. This project applicant requests a County Subdivision Review Board hearing to approve this 6.53 acre parcel's vesting tentative parcel map to subdivide this parcel as follows and approve the project's Conditional Use Permit to allow a cluster subdivision that would allow this 6.53 acre to be subdivided into one (1) 3.5 acre remainder parcel. The remaining 3.03 acres are proposed to be subdivided into three (3) 10,000-square foot parcels and one (1) 2.34-acre open space parcel that will include a 6,000-square-foot building envelope. The proposed project is within the Residential Suburban (RS) land use zoning category and is located east of Jordan Lane, a private road, within the Urban Reserve Line of the unincorporated community of Templeton, in the Salinas River Sub Area of the North County Planning Area. The proposed 3.50 acre remainder parcel is not part of the proposed development of the property site at this time and will possibly be considered for development at an undetermined future date. The proposed project development to be considered is located on the 3.03 acre parcel.

This project was reviewed during a June 1, 2023 TAAG publicly noticed Special Board meeting in order to develop and approve TAAG recommendations to be submitted to the County for consideration during the project's scheduled June 5, 2020 County Subdivision Review Board. This TAAG Board meeting was attended by the project applicant's Planning Consultant and several members of the public. The County Planning

Department Project Planner was not present. The TAAG Board determined that the project's design scheduled to be considered on June 5th by the County Review Authority did not comply with certain SLO County Land Use ordinances. On the morning of June 2, 2023, the Project's Planning Consultant and the Planning Department advised TAAG that it was determined that the proposed project design required revisions to bring the project application into compliance. Planning also advised that the June 5, 2023 Subdivision Review Board hearing would be continued to a July 10, 2023 tentative hearing date. This hearing has been confirmed at this time.

TAAG will again review this revised project proposal in order to develop possible TAAG recommendations that were not considered and approved during the TAAG June 1, 2023 Special Board Meeting.

8. ANNOUNCEMENTS FROM COMMITTEES

- 8.1 Project Review Committee
- 8.2 Cannabis Project Review Committee
- 8.3 Community Outreach and Public Relations Committee
- 8.4 Traffic Circulation Committee
- 8.5 Bylaws Special Committee
- 8.6 Water/Toad Creek Committee
- 8.7 Elections Committee

9. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)

10. ADJOURNMENT

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 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 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.