

TEMPLETON AREA ADVISORY GROUP (TAAG)
Minutes of the Board Meeting
Thursday March 16, 2023 6:30 pm

Minutes submitted by Doris Diel

2022-2023 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

1. Call to order

Meeting called to order at 6:36

2. PLEDGE OF ALLIGIANCE

3. ROLL CALL

Scott Shirley, Delegate/Chair	present
Murray Powell, Delegate, Vice Chair, Treasurer.	present
Doris Diel, Delegate/Secretary	present
Jerry Jones, Delegate	present
Scott Silveira, Delegate	present
John Donovan, Delegate	not present

4. SEATING OF NEWLY ELECTED TAAG BOARD DELEGATES

Scott Silveira (incumbent)
John Donovan (incumbent)
Fred Russell

5. ELECTION OF TAAG BOARD OFFICERS

Motion made and seconded that officers will remain in positions they currently occupy

6. APPOINTMENT OF FIRST ALTERNATE TAAG DELEGATE BOARD MEMBER

Bruce Jones was appointed as Alternate TAAG Delegate with unanimous vote.

7. AGENCY REPORTS

Sheriff's office no report

Highway Patrol. Lieutenant Stewart gave report.

Supervisory District One: Supervisor Peschong reported on planned road improvements and informed the board that the emergency communication center would be completed prior to road improvement on Main St. and Hwy 101 intersection. Supervisor Peschong: Homelessness is a priority for the county and that includes drug rehabilitation and mental illness. Safe Parking location near sheriff's office is closing due to drug problems and related deaths from Fentanyl. Public works are repairing storm damage and potholes. Federal funds are being used to repair storm damage.

Working on Harvest Host program to allow people to park on some properties for free.

Supervisory District Five: No report

County Planning Department. Eric Tolle reporting: March 23 planning commission hearing case continued off calendar and will be referred to TAAG later. Project is a 5,000 sq ft home with stables and 4+ acres of disturbance.

Templeton Community Services District no report

8. PUBLIC COMMENT

None

9. CONSENT AGENDA

Minutes from February 16, 2023 board meeting were approved.

Treasurer report was approved

10. NEW BUSINESS

10.1 Rick Murphy from SLOGOG gave a presentation on the Regional Transportation Plan which is updated every 4 years. Long range plan includes policies, financial, action and goal for a sustainable community strategy which includes improving public safety, fostering livable, healthy communities and protecting the environment.

10.2 MINOR USE Permit for EAST BENNET VILLAGE: DRC2021-00102

Presentation given by Lacy Zubak and Jamie Jones from Kirk Consulting. They spoke about the signage, the 8 gas pumps, the carwash, the Quick Service Restaurant (QSR), and the 20,000 gallon underground storage tank. The 500 ft. setback distances from residential buildings, the environmental review, and health risk assessment were discussed. There will be a reduction in

parking spaces to 45 spaces. They stated that the project complies with Templeton Design Plan, but that was questioned by board members.

Presenters defended plan and stated the intent of the project is to limit noise and lights to residential area and that is why QSR speakers and lights are directed away from residential. All structures are now 500 ft. from residential buildings.

Directional signage should aid in flow of traffic, but the fact that Duncan does not allow access to HWY101 may cause confusion for drivers exiting the project. It was suggested that egress not rely on Duncan, but Eric Tolle mentioned that two access points is preferred for emergency vehicles.

Joe Jarboe, resident, neighbor: Crazy that this project is even proposed. The 2 drive thrus are within 500 ft. of residential. Did anyone even read that drive thru should be 500 ft. from residential? Next issue is signage: 1200 sq ft of signage is proposed and that is 5 times what is allowed in Templeton Design Plan. The plan is specifically worded to prevent exactly this type of project.

Scott Shirley: The Health Risk Assessment which was conducted to assess cancer risk from Toxic Air Contaminants relied on wind direction data at the Paso Robles Airport. The HRA is not based on actual measurements of TACs. The HRA was not required of the applicant, but was furnished voluntarily after TAAG requested it at their January 20, 2022 Board meeting. The applicant's agent mentioned that the results are reassuring because the report showed levels within the acceptable limits of cancer risk.

Tyler Willis, resident, neighbor, is strongly opposed to the project. In addition to what Joe Jarboe spoke about, he has concerns about the cumulative effects of the project. He doesn't feel this project is appropriate for the community. He is concerned about light pollution, particularly from the lighted signs, and noise pollution, especially from the drive-thru car wash and QSR speakers. He believes a traffic study should be completed to study the effects of traffic on the residential area, self-help housing, and community in general. He requested that the Board please consider all the letters from the public.

Bruce Jones: Public concerns do matter, letters to the Supervisors and showing up to planning hearings and board meetings make a difference. TAAG, however, is only an advisory board and does not make final decisions.

10.3 REVIEW OF PROPOSED MINOR LAND USE PERMIT regarding construction of boutique winery and tasting room: DRC2021-00144.

There will be a continuance of this project to April 7. The project was voted on in 2015 and approved by the TAAG board. However, Murray Powell has concerns that the MND is from 2015. County planners and owners stated nothing has changed in the project and should still be approved.

Murray Powell: Water was not addressed in the 2015 MND because water was not an issue on the west side then. Neighbors since then have complained about their wells going dry. The MND should be reconsidered, in light of recent droughts and planting of vines nearby.

Pam Jardini, applicants' agent: Letters were received opposing the project due to wells going dry. Study of this issue revealed 3 wells were drilled because people wanted additional wells. Wells were not drilled because any went dry. The requested USGS water study will not be completed for 2 -3 years and whether it will even be relevant is up for debate. Waiting for results of the water study cannot delay the project for another 2-5 years, because it is not fair to the applicants. The project is scheduled for a hearing on April 7 as is.

Per Richard Bohnsack's (resident on Willow Creek rd) request, this project has been moved to a public hearing instead of a consent agenda item.

Eric Tolle: If the TAAG board abstains from voting tonight on a recommendation, then a representative can appear in person at the hearing.

Murray Powell: recommends denial because TAAG doesn't have all the information we should have. What was deemed substantial evidence to not prepare a new MND?

Eric Tolle: will ask Eric Hughes for the evidence that determined a new MND was not required.

Bruce Jones: if we get that information can we then approve this project?

Scott Shirley: motions to defer recommendation on the project until receiving the requested information from Eric Hughes. Motion was seconded and approved.

10.4 REVIEW OF PROPOSED LAND USE CONDITIONAL USE PERMIT KNOWN AS G&A INDUSTRIES INDOOR CANNABIS PROJECT: DRC2019-00165

Murray Powell: motioned to approve the project. Scott Shirley seconded the motion and board gave unanimous approval.

11. FORMATION OF TAAG'S COMMITTEES

- PRC: Bruce Jones (Chair), Scott Shirley, Murray Powell, Doris Diel (alternate)
- Cannabis Project Review Committee: Jerry Jones, Scott Silveira, Murray Powell, Fred Russell (alternate)
- Community Outreach: John Donovan, Doris Diel, Jerry Jones, Murray Powell (alternate)
- Traffic Circulation: John Donovan, Doris Diel, Scott Silveira
- Bylaws: Murray Powell, Scott Shirley, Fred Russell
- Water/ Toad creek: Scott Silveira, John Donovan, Jerry Jones
- Elections: Fred Russell, Scott Silveira, John Donovan

Meeting was adjourned at 10:07PM