

TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, July 20, 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 June 15, 2023 TAAG Board meeting

6.2 Approval of Treasurer's Report

7. OLD BUSINESS

7.1 Land Use Minor Use Permit (MUP) application project No. DRC2021-00102 known as the East Bennett Village – Parcel 1. **APN 040-372-017, REVISED JULY 2023**

This project was previously 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 previously consisted 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.

The proposed project has been revised to remove the quick service restaurant with a drive-through and the drive through car wash. The revised project would consist of a 5,200-square-foot convenience store, a gas station with eight fuel pump stations, underground fuel storage, and nine electric vehicle (EV) charging stations. The project applicants are requesting a modification to existing County ordinances and Templeton Design Guidelines that limit operating hours from 5AM to 11PM daily.

Section 22.10.070 of the Land Use Ordinance sets quantity limitations of underground flammable liquids stored on site not to exceed 20,000 gallons unless greater quantities are authorized through a modification of the Minor Use Permit or Conditional Use Permit approval. The project applicant requests that 40,000 gallons of flammable liquids be stored on site in two underground 20,000-gallon fuel tanks.

The applicant has significantly revised the project's plans, which will be presented at the TAAG July 20th meeting so that TAAG may submit a recommendation to the County regarding this revised project's design and scope of operations. Community members are encouraged to attend this TAAG Board meeting for additional information concerning this project.

7.2 Discussion and possible drafting of letter to SLO County reiterating TAAG's desire to be notified in a timely manner of published MNDs for projects under TAAG's purview. Whether the MND was published in the past (and may not consider relevant current circumstances), or whether the MND is published after TAAG's review and recommendations to the County (prior to the publishing of relevant County produced environmental determinations), TAAG reserves the right to comment on MNDs and consider modifications to TAAG's previously submitted project recommendations, on the basis of new information not previously available.

- According to County Ordinance Section 22. 62.050, The Minor Use Permit review process provides for public review of significant land use proposals. In Subsection B.3, "*The Tentative Notice of Action shall be mailed to the applicant no later than 15 days before the administrative hearing. The Tentative Notice of Action may also be provided any other interested persons upon request, subject to the fees set by the Board.*"
The Templeton Area Advisory Group is an interested party.
- On July 13, 2023, TAAG became aware of a July 27, 2023 Planning Commission hearing date for a project which TAAG had already submitted recommendations in Feb 2021. Eric Tolle, SLO County Senior Planner, advised "With TAAG's recommendation already made on this project in Feb 2021, the referral component to local community advisory committee has been satisfied. Rereferral of this unchanged project anytime afterward would be redundant and unjust to the applicant. As a courtesy, Planning has been accommodating TAAG's preference to be notified and referred projects in their purview once the MND has been published, which, again, is out-of-sequence and a major deviation from this Department's project referral standard practice. For the sake of project streamlining, the County is not obligated to abide by

this preference. I have uploaded the MND to the project's CSS portal, however it has always been publicly viewable via CEQAnet (ca.gov) ([Gonzales Winery Minor Use Permit DRC2019-00221 \(ca.gov\)](http://Gonzales Winery Minor Use Permit DRC2019-00221 (ca.gov))).

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 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.