

**PROJECT REVIEW COMMITTEE ZOOM MEETING**  
**Thursday, September 2, 2021**  
**Report to TAAG**

In Attendance: Voting Delegates: Erik Gorham, Scott Shirley, Murray Powell  
Non-Voting Alternate: Bruce Jones

**1. N-DRC2021-00004—MILLER**

APN 033-281-041

Conditional Use Permit for Construction of a new 5,395sf primary residence [19' max ht above ANG] w/ 1,261 sf attached garage w/ 2,098 covered outdoor areas – 1,145 sf accessory dwelling [15' max ht above ANG] w/ 1,461 covered patio – 4,510sf barn [34' max ht abv ANG] w/ 1,030sf covered stalls, and associated site improvements including driveways and septic systems. Area of disturbance is 4.22 acres. Approximate earthwork cut = 7,250 CY, fill = 4,000 CY, net = 11,250 CY. The proposed project is located east of the community of Templeton.

Address: 4455 Almond Drive, Templeton, CA 93465

Motion was made by Murray Powell and seconded by Scott Shirley to approve the project as presented. This motion passed unanimously.

**2. N-DRC 2021-00009 MERCANTILE**

APN 041-148-007

A request for a Minor Use Permit for the As-Built expansion greater than 100 sf that includes the 670 sf patio and service bar area, the 1,572 sf patio expansion and various tenant improvements.

Address: S Main and 5<sup>th</sup> St. inn Templeton

Motion was made by Murray Powell and approved by Erik Gorham that the project be approved as presented. It passed unanimously. Powell suggested that the parking plana for this project be presented at the TAAG Board meeting.

**3. DRC2021-00025—SOLENE**

APN 040-041-008

Proposed request for a Phased Conditional Use Permit to relocate and expand the established winery facility with tasting room to new 25,579sf winery facility. The project includes the construction of 17,764sf of wine caves, a 1,959sf administrative building, a 480sf restroom building (Bldg #2) and an 853sf tasting room building (Bldg #3). The project includes an increase in annual case production to a maximum of 10,000 cases per year consistent with current boutique winery case production level and limits. The project includes request for setback modifications.

Address: 2040 Niderer Road, Paso Robles

Murray Powell presented the reasons why this project should be deferred. His comments noted that the County Planning Citizens Self Service website indicated that the project was on Planning Department Information Hold. The County Planning Department Planner, Holly Phipps, advised him that the project application has been accepted by Planning; however, the project's Environmental Determination process has not yet been started by the Planning Department.

PRC unanimously approved the motion to defer this project to a later date for PRC consideration.

**4. Review of the Draft Environmental Impact Report for the County of San Luis Obispo Department of Public Works proposed Co-Located Dispatch Facility project located at 350-358 N. Main St., Templeton, CA 93465**

An extensive presentation was made by Steve Neer and other representatives from the County. Murray Powell moved to approve the DEIR as presented, and Erik Gorham seconded the motion. It was passed unanimously.

**5. REQUEST FOR THE SLO COUNTY BOARD OF SUPERVISORS TO CONSIDER SETBACKS FOR NEW GAS STATION STORAGE TANKS FROM RESIDENTIALLY ZONED AREAS BECAUSE OF HEALTH RISKS AND EXPLOSION DANGER.**

Erik Gorham made a motion, and Murray Powell seconded it, to forward Scott Shirley's report regarding health risks and fire dangers from gas stations near residential areas to the TAAG Board for action. The motion passed unanimously. It was suggested that John Donovan be prepared to speak to insurance issues related to this topic during the September 16, 2021 TAAG Board Meeting.

**6. ABI CONSTRUCTION**

A request to the City of Paso Robles to develop a site adjacent to Templeton homes that includes a new 6,200sf industrial building that will include maintenance shop and office. In addition to this building, there is a request for an outdoor area for parking of construction equipment and materials. This property is accessed by a private road currently maintained through the HOA for the adjacent Templeton neighborhood. Address: 70 Nutwood Circle, Templeton, CA 93465

Murray Powell moved that this project be deferred at the request of residents living in the immediate area and their Homeowners Owners Association. Scott Shirley seconded it. It was passed unanimously.

The meeting was adjourned at 7:10PM.