

**CURRENT NON-CANNABIS-RELATED<sup>1</sup> LAND USE APPLICATIONS PENDING REVIEW BEFORE THE  
TEMPLETON AREA ADVISORY GROUP (TAAG)**

(revised 9/8 /21)

**Current Applications Scheduled or Tentatively Scheduled for Consideration**

	<b>Applicant<sup>2</sup> PD number PDM<sup>3</sup> Agent (if any) APN</b>	<b>Date received by TAAG<sup>3</sup></b>	<b>Proposed project's location</b>	<b>Proposed project's description<sup>3</sup></b>	<b>PRC<sup>4</sup> meeting date</b>	<b>TAAG meeting date<sup>4</sup></b>	<b>Comments</b>

<sup>1</sup> Cannabis-related project applications are initially processed by TAAG's Cannabis Project Review Committee (CPRC)

<sup>2</sup> The name of the project's applicant. "PD" = Planning Department. <sup>3</sup> "PDM" = Planning Department Manager. <sup>3</sup> This date is usually, but not always, the date shown on the Planning Department's referral form to TAAG.

<sup>3</sup> Largely taken from Planning Department's description. CUP = conditional use permit <sup>4</sup> "PRC" refers to TAAG's Project Review Committee. There is usually a PRC chair's report (which is not minutes) issued after the PRC meeting to consider a project, reporting the action of the PRC on applications considered.

<sup>4</sup> Any TAAG meeting date to consider a project provided here must be confirmed by the TAAG meeting's agenda, which controls the meeting date. <sup>8</sup> Numbering in this table is for reference and convenience only. Order listing does not guarantee a meeting date; meeting dates provided are expected and planned, but also aspirational. Rank order may change in updates based on new information, including informational holds placed by County Planning Department.

	<b>Applicant PD number PDM Agent (if any) APN</b>	<b>Date received by TAAG</b>	<b>Proposed project's location</b>	<b>Proposed project's description</b>	<b>PRC meeting date</b>	<b>TAAG meeting date</b>	<b>Comments</b>
1.	Sara Street Properties, LLC SUB2019-00077, now SUB2020-00027 Cindy Chambers, PDM Scott Stokes, Agent 040-311-014	9/4/2019	Near the intersection of Bennett Way and Casper Ct off Vineyard Dr in Templeton	Proposed Tract Map for a 15-lot subdivision with 1 affordable housing unit. To be located off Bennett Way in Templeton	Unknown, but probably November or later	unknown	This project was reviewed at the 4/15/21 TAAG meeting. There was considerable community concern about the increased density requested by the applicant. TAAG deferred its recommendations until an MND is completed.
2.	Clos Solene DRC2021-00025 Nicole Ellis, PDM Lacey Zubak, Agent 040-041-008	3/2/21	2040 Niderer Rd in Paso Robles	Proposed request for a Phased Conditional Use Permit to relocate and expand the established winery facility with tasting room to new 25,579-square- foot winery facility. The project includes the construction of 17,764- square-foot of wine caves, a 1,959-square- foot administrative building, a 480-square- foot restroom building (Bldg. #2) and an 853- square-foot tasting	Unknown	Unknown	Environmental Determination report is not yet available.

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				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 levels and limits.			
3.	Anderson DRC2020-00157 Nicole Ellis, PDM Lacey Zubak, Agent 026-331-056, 057, and 058	10/29/2020	000 Peachy Canyon Rd in Paso Robles in the Adelaida Subarea of the North County Planning Area with the Rural Lands land use category.	A request for a Phased Conditional Use Permit (CUP) to allow more than 3 acres of disturbance and a Variance for grading on slopes over 30% for purposes of establishing a shared residential access road, improving an existing ag driveway approach to residential standards, and constructing four primary single family residential homes with subsequent utilities on two contiguously owned parcels.	Unknown	Unknown	Project Agent requested that this project be delayed review by TAAG until further biologic evaluation has been made.

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4.	Filliponi DRC2021-00102 Ian Landreth, PDM Lacey Zubak, Agent 040-372-010	4/22/21	East Bennett Village parcel 1, located at the corner of Las Tablas Rd and Bennett Way in Templeton	Minor Use Permit to allow a quick service restaurant with a drive- through and a gas station with a convenience store, including an attached single car wash tunnel, and eight (8) fuel dispensers.	unknown	unknown	This applicant is currently considering modifications in this project. It will be reviewed again by PRC when the application is more complete in its modified form.
5.	Kunal and Neeta Mittal DRC2021-00144 (Previously DRC 2013- 0086) Holly Phipps, PDM Pamela Jardini, Agent APN 040-161-005	7/7/21	3690 Willow Creek Rd in Paso Robles	A request to allow the phased construction of a winery facility with a public tasting room. At build-out the winery facility will include two structures with a total of 3,600 SF. Phase I – construction of a 1,600 SF winery and tasting room to include the following: 800 SF fermentation/processing area; a 400 SF barrel case good storage area; a 400 SF tasting room and 1,000 SF outside crushpad area. Phase II – the	Unknown	Unknown	A winery and tasting room was previously approved under DRC2013-00086, but that approval expired. This applicaton states that there will be no changes from that previously approved Minor Use Permit. The Application is now in early stages and has not yet been accepted as complete for processing.

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				construction of a 2,000SF wine processing building. The applicant requests setback modifications.			
6.	Gary and Catherine Miller N-DRC2021-00004 Matt Ringel, PDM Bryan Ridley, Agent APN 033-281-041	7/28/21	4455 Almond Dr, Templeton CA 93465	Conditional Use Permit for Construction of a new 5,395 SF primary residence w/ 1,261 SF attached garage w/ 2,098 SF covered outdoor areas; 1,145 SF accessory dwelling w/ 1,461SF covered patio; 4,510 Sf barn w/ 1,030 SF covered stalls, and associated site improvements including driveways and septic systems. Area of disturbance is 4.22 acres.	9/2/21	9/16/21	This project was referred to TAAG because County code requires a Conditional Use Permit when site disturbance is greater than 3 acres.

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7.	Taylor Odenwald N-DRC2021-00009- MERCANTILE CRSA Architecture APN 041-148-007	8/13/21	S Main and 5 <sup>th</sup> St in Templeton	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	9/2/21	9/16/21	
8.	Joe Goldberg N-DRC2021-00010 PD Holly Phipps Pamela Jardini, agent APN 014-271-048	8/30/21	10450 Dover Canyon Rd in Templeton	A request for a Minor Use Permit to remove 42 Oak Trees (part of submitted Oak Woodland Plan) in order to establish a fruit tree orchard and to plant truffles. The project will also include 0.91 acres of grading per the Oak Woodland Plan and 0.75 acres grading for the access and for 2 single-family residences for a total of 1.66 acres	Unknown	Unknown	

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9.	Allyson Magda N-DRC2021-00002 Holly Phipps, PDM APN 039-191-024	8/4/21	5240 Jack Creek Rd in Templeton	A request by Allyson Magda to host 25 (outdoor) temporary events a year with up to 150 guests per event (events generally on weekends). The events will occur in the afternoons and will end by 10PM. The applicant is also requesting to convert an existing secondary dwelling into a vacation rental. The applicant is requesting a modification of vacation ordinance standards to allow this vacation rental within 1,500 feet of an existing permitted vacation rental.	Unknown	Unknown	