

**TEMPLETON AREA ADVISORY GROUP**  
*Addressing the Area's Land Use Planning Since 1994*  
PO Box 1135 Templeton, CA 93465

**REPORT TO THE COUNTY**

TO: County Board of Supervisors, County Planning Department, Kate Shea, Eric Hughes, Vicki Janssen, Micki Olinger, Trevor Keith  
CC: TAAG Board members

FROM: Bruce Jones, TAAG Board Chair

SUBJECT: Report of significant actions at TAAG's special teleconferenced April 23, 2020 Board meeting.

DATE: April 24, 2020

At TAAG's special Zoom (teleconferenced) April 23, 2020, Board meeting, TAAG's Board made the following significant recommendations:

**PASO ROBLES GATEWAY ANNEXATION PROJECT**

TAAG discussed the recent EIR of this proposed 170-acre development, including two hotels, several commercial centers, and a limited number of high-density residential units or a third hotel, located at the northwest junction of Highway 46 West and US 101. This project will generate greater than 5,000 trips/day. TAAG has great concern that this project will create substantial traffic problems at the 46 West/US 101 interchange and at the Templeton Main Street/US101 interchange. TAAG recommended that a letter be composed to Paso Robles Planning Department expressing our concerns. This letter will be reviewed at the next TAAG meeting on May 21, 2020, prior to be emailed to Paso Planning and other interested County and Paso Robles City agencies.

**DRC2018-00161 EMERALDHEART FARMS**

This project was on the original agenda for this meeting, but it was removed from the agenda by amended agenda, deferring it until TAAG's scheduled May 21, 2020 Board meeting.

## **SUB2019-00046 TOAD CREEK TERR LLC**

Proposed Tract Map and Conditional Use Permit for a residential Single-Family Cluster Division for 20 townhome units that will be accessed by a proposed 24-ft access drive along Old County Rd in Templeton. After much discussion, this project was deferred until our May 21, 2020 meeting because TAAG Board needs to review the mitigated negative declaration (MND) for this project. This project is unique in that it borders Toad Creek. TAAG vote on deferring this project was 6 yes, 0 no, and 1 abstention.

## **DRC2020-00014 FRIGON**

Proposed Minor Use Permit to allow modification of the 1,500-foot minimum required County Code setback distance required between any licensed vacation rentals located in the North County Adelaida area. This property is an existing residence located at 950 Jensen Road in Paso Robles. This project is approximately 1,450 feet from another vacation rental. Existing SLO County Ordinance Title 22 Section 22.30.510.B presents code requirements regarding vacation rentals located in the Adelaida/Willow Creek area of SLO North County. Section B.2.- Location requires that "No residential vacation rental shall be located within 1,500 feet of an existing permitted vacation rental. This requirement may be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required." TAAG members expressed concern about this requested modification because the intent of the ordinance's minimum-required 1,500 distance was to limit the number of vacation rentals in the Adelaida area. TAAG's vote on the motion to allow the variance was 4 no and 3 yes. TAAG recommends that this application for a variance modification to the required minimum 1,500-foot separation distance between vacation rentals in the area be denied.

## **DRC2019-00260 PEOPLES' SELF-HELP HOUSING**

Proposed Conditional Use Permit for 28-unit multi-family apartments consisting of four (4) buildings located at 246 Bennett Way in Templeton. TAAG Board unanimously approved this project as proposed.

## **TEMPLETON TO ATASCADERO CONNECTOR PROJECT**

County Public Works is proposing to construct a bicycle and pedestrian recreational trail, the Templeton to Atascadero Connector Project. This project is located on the east side of Highway 101 and west of the Union Pacific Railroad tracks between

Templeton and Atascadero. TAAG Delegates are concerned about the possibility of fencing for this project blocking access to property owned by the Templeton Unified School District that is leased to Templeton Community Library Association which is in the process of developing a library on this site. Utilities were moved in the summer of 2019 for the proposed library. TAAG Delegate Don Potts had already contacted Public Works regarding this matter, and they are aware of the problem and will plan accordingly. This project is still in the early planning stages and will return to TAAG at a later date.

Respectfully submitted,  
Bruce Jones, TAAG Chair