

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, January 18, 2024, 6:30 PM

Templeton Community Service District Board Room
206 Fifth Street, Templeton California 93465

Mission Statement

TAAG solicits community input on proposed development in the Templeton, Adelaida, and El Pomar- Estrella area and advises County officials on land use plans and ordinances. TAAG uses established County standards, the Templeton Community Plan, and the Templeton Community Design Plan as guidelines for its recommendations. After a public review, TAAG reports its recommendations to County officials. TAAG has no oversight authority over the Land Use Permit Application process.

2023-2024 TAAG BOARD MEMBERS

Scott Shirley, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
John Donovan, Delegate
Jerry Jones, Delegate
Scott Silveira, Delegate
Fred Russell, Delegate
Bruce Jones, Delegate
Jennifer Jones, 1st Alternate Delegate

Also present:

Kathy Stone
Larry Stone
Cheryl Wiczorek
Alice Griselle
Sue Dokulil
Glenn Faulk

1. CALL TO ORDER

Scott Shirley called the meeting to order at 6:35 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Scott Shirley	present
Murray Powell	present
John Donovan	present
Jerry Jones	present
Scott Silveira	present
Fred Russell	present
Bruce Jones	present
Jennifer Jones	present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

Sheriff's North Station logged 267 calls for service in the last month, none out of the ordinary.

4.2. California Highway Patrol

Cmdr CHANDLER STEWART, California Highway Patrol.

There were 15 collisions (none fatal), 7 on county roads, 5 involving DUI (Driving Under the Influence).

There were 7 DUI arrests made (3 on county roads), with 34 in the larger area.

The numbers are still up on speeding citations, although for the first time in a long time, none over 100 mph.

BRUCE JONES: TAAG received a letter that mentioned a concern over dangerous driving along Las Tablas Road.

STEWART: There have also been complaints regarding Main St; the department is trying to address areas of concern.

4.3. Supervisorial District One

No report.

4.4. Supervisorial District Five

No report.

4.5. County Planning Department

ERIC TOLLE, senior planner, County Planning and Building Dept.

The East Bennett Village project is coming up for appeal before the Board of Supervisors on Tuesday, January 23.

The department is planning a Community Advisory Council (CAC) workshop, to which TAAG participants will be invited, possibly in late April. The last one took place before the pandemic.

4.6. Templeton Community Services District

DEBRA LOGAN, board member.

In 2012, the district entered into a contract with Mid-State Solid Waste, with a renewing "evergreen" contract of 10 years. On Tuesday, the new board gave notice of termination effective in 2030 and will negotiate different terms.

Committees have been established under new president Navid Fardanesh and vice president Pamela Jardini. In an effort to enlist more community engagement,

members of the public have been named to committees. The last TCSD election did not attract enough candidates; the Board of Supervisors had to fill one seat by appointment.

Bruce JONES: Has an engineer been hired?

LOGAN: An offer has been extended. The candidate is going through background check. There has been no formal announcement.

MURRAY POWELL: How did we get into a 10-year waste contract?

LOGAN: The original contract, negotiated in 2012, specified that rates could not change except for CPI or regulatory change. It might have seemed good not to have rate changes, but it's not great to have such a long contract.

4.7. Templeton Unified School District

JENNIFER GRINAGER: Budget has been the focus. The state is reporting a \$38-68 billion deficit. A reduction in funds to school districts is expected, although the reduction proposed by the governor is not as drastic as feared. There are decisions to be made. Learning loss is large, and achievement figures are alarmingly low: 35% of students are meeting standards in math, 52% in reading. The district is considering how to increase education level for students, but also where to make cuts to meet budget. Will there be pink slips to teachers, increased class sizes?

SCOTT SILVEIRA: Why are numbers so low? Why are kids not learning?

GRINAGER: It's not just the pandemic. The numbers have been steadily declining over 10 years. [Grinager referred to Common Core standards, lack of discipline in class, and in answer to a question from the board, high absenteeism.]

5. PUBLIC COMMENT

No comment.

6. CONSENT AGENDA

6.1 Approval of Minutes from December 21, 2023 TAAG Board meeting

Minutes were approved by voice vote.

6.2 Approval of Treasurer's Report

Current balance is \$642. Mail box renewal rate is \$166 annually, and the only thing TAAG receives by mail is the monthly bank statement. TAAG will discuss with TCSD the possibility of sharing a mailbox.

Treasurer's report was approved by voice vote.

7. OLD BUSINESS

7.1 Call for candidates: Per TAAG Bylaws Article XII, "TAAG Board elections shall be held on a date, time and location to be determined at a scheduled TAAG Board meeting no later than January 31st of each year for the purpose of selecting Delegates and alternates... [to be] seated in March at the Board's regularly scheduled meeting. The call for candidates for the TAAG March 2024 Board

election will close at the conclusion of this January 18, 2024 regular scheduled Board meeting.

Incumbent delegates whose terms are expiring have until the scheduled December meeting to declare to TAAG their intention to run for re-election in the March election. Non-incumbents have until TAAG's regularly scheduled January meeting to declare to TAAG their intention to run for office in the March election. Candidates must be registered voters residing within the boundaries of the Templeton Unified School District."

Delegates John Donovan, Scott Silveira, and Fred Russell's terms expire in 2025 and comprise the Election Committee, while Scott Shirley, Murray Powell, Bruce Jones, Jerry Jones, and 1st Alternate Jennifer Jones have declared their intention to run for re-election.

David Leader sent an e-mail declaring his intention to run (and appeared later at the meeting).

There are six candidates for four board seats and two alternate positions. The top vote getters will be delegates; the other two will be alternates. (Current board member Fred Russell plans to move out of the area in March 2024, so first alternate would take his place on the board.)

ELECTION TO TAKE PLACE Saturday, March 2.

7.2 The purpose of this agenda item is for the TAAG Board to develop, approve and submit TAAG recommendations to the SLO County Planning Commission for the Commission's consideration during the Commission's January 25, 2024 hearing to approve or deny this project's Conditional Use Permit application. This project application consists of a request by **Solene Vineyard LLC** for a Conditional Use Permit Project No. (DRC2021-00025) to allow the phased development of a 27,248-square-foot winery facility, including a 19,101-square-foot underground wine cave system with a 3,505-square-foot exterior covered work area and a 4,642-square-foot administration building and tasting room with 3,117 square feet of interior space and 1,525 square feet of exterior space. The winery would increase the annual case production from 5,000 cases per year to a maximum of 10,000 cases per year. The project includes a request for a modification of the County of San Luis Obispo Land Use Ordinance (LUO) Section 22.30.070.D.2.d(1) setback standards that require a 200-foot setback from each property line to allow the underground wine cave system to be set back 34 feet and 5 inches from the northern property line and the administration building and tasting room to be set back a minimum of 41 feet and 4 inches from the southern property line. The project would result in approximately 2.6 acres of ground disturbance on a 26.69-acre parcel including 14,900 cubic yards of cut and 12,200 cubic yards of fill, to be balanced on-site (difference accounts for 15% soil shrinkage). The project site is within the Agriculture (AG) land use category and is located at 2040 Niderer Road, approximately 4 miles west of the city of Paso Robles in the Adelaida subarea of the North County Planning Area. Its Mitigated Negative Declaration (MND) has been [uploaded](#) to the state CEQA clearinghouse and is available for review (SCH# 2022110571).

TAAG has considered this project at three meetings, one Project Review Committee meeting and two board meetings. Kirk Consultants have presented at previous meetings, but did not present tonight. The PRC committee recommended that the board deny the application based on two issues: a) the requested reduction in setbacks, and b) the project's access location and distance from a collector road. [See attached Report of Project Review Committee, January 10, 2024.]

There was a presentation by a group of neighbors opposed to the project. A letter requesting an Environmental Impact Report (EIR) has been signed by 18 Niderer residents. Their bottom-line concern is the scale of the project, which neighbors state is not appropriate for the area or for the condition of Niderer Road.

Among their specific concerns:

Insufficient setbacks.

Noise levels

Water requirements

Traffic, both during construction and in operation.

Public safety, especially during potential emergency.

SCOTT SHIRLEY made a personal statement, offering a context in which this project might be considered:

I work in the wine industry. I moved here from Napa because of my belief in the wine industry. I joined TAAG to help promote *managed* growth, balanced with neighbors' rights. That's why we have county ordinances and guidelines.

TAAG has received 31 letters from neighbors in opposition. Kirk Consulting submitted 28 in favor, of which the general theme was: The owners of Clos Solène are good stewards of the land and won't encroach on neighbors' rights.

Three motions were made at the PRC meeting. The TAAG board will vote tonight on these. These motions are:

To deny approval of the project on the basis of requested modifications to setbacks (committee 3-0 voted to deny approval)

To deny approval of the project based on access location / distance from collector road (committee voted 2-1 to deny approval)

To deny approval of the project based on design and condition of Niderer Rd (committee, voting 1-2, rejected the motion)

Board chair SCOTT SHIRLEY emphasized the importance of Motion #3, suggesting that Niderer Road might need widening and improving by the County before this project could be approved. He referenced this paragraph from the MND:

"The typical roadway section for County roadways with less than 400 Average Daily Traffic (ADT) is described in Standard Detail A-1b. The A-1b roadway standard notes two 10-foot travel lanes and 3-foot graded shoulders. The current roadway section on Niderer Road varies from a minimum of 14 feet in width to 18 feet in width with approximately three feet or more of graded shoulders. Based on the existing condition of Niderer Road, minor road widening would be required to meet the County roadway standard. This section of Niderer Road was recently repaved by the county and was not widened."

MURRAY POWELL: Relaxing setbacks to the extent requested in this application could set precedent, and could open the County to liability if later similar projects are denied.

JENNIFER JONES: If these setbacks were approved, how would defensible space be established for this property?

POWELL: County does not own equipment to measure decibel levels, so how would it enforce noise levels?

A MOTION was made and seconded:

TAAG recommends denial of the project based on these issues:

Setbacks inconsistent with ordinance

Distance from collector road (previous waiver based on plan for smaller facility)

Condition of Niderer Road and concern for public safety, including ingress and egress in the event of fire

Noise levels

Approval would set precedent

ROLL CALL VOTE:

Scott Shirley	yes
Murray Powell	yes
John Donovan	yes
Jerry Jones	yes
Scott Silveira	yes
Fred Russell	yes
Bruce Jones	yes

Motion unanimously approved by roll call vote.

8. NEW BUSINESS

8.1 Review of SLO County request to comment on proposed County Cannabis “Cleanup” Ordinance Amendments by February 8, 2024. See redlined draft of proposed amendment changes at County website link T22-Cannabis-Clean-up-Ordinance-Amendment-Public-R.pdf. TAAG is to consider and approve comments to be submitted to the County by February 8, 2024 in response to this request.

MOTION: TAAG recommends that the frequency of periodic inspections can be decreased after one year of quarterly successful compliance.

Roll call vote:

Scott Shirley	yes
Murray Powell	yes
John Donovan	yes
Jerry Jones	yes
Scott Silveira	yes
Fred Russell	yes
Bruce Jones	yes

The motion was unanimously approved by roll call vote.

8.2 Discussion of recent December 5, 2023 Board of Supervisor hearing that considered proceeding with the process of amending current existing SLO County Cannabis ordinances to permit the operation of Storefront Retail Cannabis Outlets throughout the unincorporated areas of SLO County. This matter was included as part of December 5, 2023 Board of Supervisors Hearing agenda item #15. Currently existing SLO County cannabis ordinances prohibit retail cannabis storefront facilities.

The information presented by County Planning regarding this matter was the following (County Staff Report page 5 of 7 that states:

2. Storefront Retail Cannabis Dispensary Ordinance – This ordinance update would allow for “brick and mortar” cannabis dispensaries in the Coastal Zone of the unincorporated county, subject to development standards to minimize land use conflicts. The ordinance would limit the number of “brick and mortar” dispensaries that are allowed in the unincorporated county and would establish a process for selecting applications. The work effort is expected to require 0.75 FTE in additional staff and \$50,000 in professional services budget for environmental review and ordinance development support. The ordinance and environmental review process is expected to take 12-18 months from the date resources are allocated. Next Step – If the Board would like to proceed with a Storefront Retail Cannabis Dispensary Ordinance, the Department will return to the Board in the spring of 2024 with a detailed ordinance framework, scope of work, updated cost estimate, and timeline for this work effort.”

County Planning estimated the total cost to process and pass this cannabis ordinance amendment to be approximately \$199,000. The Board of Supervisors appeared to agree to move this cannabis amendment from a priority 1 item to a priority 2 item due to other more urgent housing plan matters requiring approximately \$1.5 million in county staff and consulting costs and up to 36 months to complete.

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

BRUCE JONES: There is a road abandonment project we can bring to the board directly: William Street (at Cayucos Ave) is an easement that has never been built on. TAAG will ask applicant to invite neighbors to TAAG meeting Feb 15.

9.2 Cannabis Project Review Committee

No announcement.

9.3 Community Outreach and Public Relations Committee

MURRAY POWELL has invited candidate for supervisor Heather Moreno to speak at the February TAAG meeting.

BRUCE JONES: TAAG should also invite candidate Susan Funk, and give them a time limit.

9.4 Traffic Circulation Committee
No announcement.

9.5 Bylaws Special Committee
No announcement.

9.6 Water/Toad Creek Committee
No announcement.

9.7 Elections Committee
See agenda item 7.1. TAAG election will take place Saturday, March 2.

10. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)

No announcements.

11. ADJOURNMENT

SCOTT SHIRLEY adjourned the meeting at 9:40 pm.

**TEMPLETON AREA ADVISORY GROUP (TAAG)
PROJECT REVIEW COMMITTEE (PRC)
REPORT TO TAAG**

Wednesday January 10, 2024 6:30 PM

Attached is the publicly noticed TAAG Project Review Committee January 10, 2024 Agenda. This meeting was conducted to review the following SLO County project applications referred to TAAG for consideration of recommendations and comments. Committee recommendations will be submitted to the full TAAG Board for consideration in developing and approving TAAG recommendations to project County Land Use Permit Hearing Boards. Commissions and other SLO County departments, agencies and to the general public. The Clos Solene Expansion project was the only agenda item considered during the Committee's January 10, 2024 meeting.

2022-2023 TAAG PROJECT REVIEW COMMITTEE (PRC) MEMBERS

Bruce Jones - PRC Committee Chair - Present
Scott Shirley, Delegate - PRC Committee Member - Absent
Murray Powell, Delegate - PRC Committee Member - Present
Jennifer Jones – TAAG Alternate – Present

NEW BUSINESS

Clos Solene Winery Expansion Project application – SLO County Planning Project No. DRC2021-00025

This project Land Use application is scheduled to be heard by the SLO County Planning Commission on January 25, 2024 at 9AM at the SLO County San Luis Government Center located at 1055 Monterey Street, San Luis Obispo, CA 93408

Project Description

This project application is a request by Solene Vineyard LLC for a Conditional Use Permit (DRC2021-00025) to allow the phased expansion development of an existing winery – tasting. The project site is located within the Agriculture (AG) land use category in the SLO North County Templeton-Paso Robles Adelaida area at 2040 Niderer Road. The proposed expansion consists of a new 27,248-square-foot winery facility, including a 19,101-square-foot underground wine cave system with a 3,505-square-foot exterior covered work area, a 4,642-square-foot administration building and a new tasting room facility comprised of 3,117 square feet of interior space and 1,525 square feet of exterior space. The project includes a request for modifications (reductions) of the County of San Luis Obispo Land Use Ordinance (LUO) Section 22.30.070.D.2.d(1) setback standards that require 200-foot setbacks from each project site property line to be reduced from 200 feet to 34 feet from the northern property line to allow for the proposed underground wine cave system design and reduced from 200 feet to 41 feet from the southern property lines for the locations of the proposed new administration building and new tasting room facilities. The project also requests certain other SLO County Land Use Ordinance sections as discussed below.

TAAG PRC Meeting Report

The meeting was called to order at 6:40 pm. TAAG Delegate Scott Shirley was absent due to illness. TAAG 1st Alternate Delegate attended as the third TAAG representative. The public meeting was well attended by the project applicant, two applicant consultants and approximately 15 members of the general public. A majority of the public attendees were allowed to make comments and ask and respond to questions. All public comments were not limited to TAAG's "3 minute public comment guideline". The meeting adjourned at 9PM.

PRC Proposed Recommendations

The following motions were offered by the PRC Committee members and voted on as follows.

Motion to RECOMMEND TO DENY APPROVAL OF THE PROJECT on the basis of the applicants requested modifications to reduce required SLO County Land Use Ordinance Section 22.30.070 D.2.d (1) minimum 200 foot property line setback distances of the proposed new winery, new tasting room and other proposed new expansion facilities to property line setback distances within 35 feet of the northern property line and 42 feet of the southern property line. THE COMMITTEE VOTED 3 – 0 TO APPROVE THIS RECOMMENDATION TO DENY APPROVAL OF THE PROJECT.

Motion to RECOMMEND TO DENY APPROVAL OF THE PROJECT due to the applicant’s request to modify SLO County Land Use Ordinance Section 22.30.070 D.2.a. - Access location that requires that “The principal access driveway to the property with public tours, tasting, retail sales or special events held in compliance with Subsection D.2.i. is to be located on or within one mile of an arterial or collector. The nearest collector road is Highway 46 West located approximately 2-1/2 miles away. The project proposes to conduct tours, tasting room events and activities and retail sales. THE COMMITTEE VOTED 2 -1 TO APPROVE THIS RECOMMENDATION TO DENY APPROVAL OF THE PROJECT.

Motion to RECOMMEND DENY APPROVAL OF THE PROJECT on the basis of the design and condition of Niderer Road that endangers the safety and welfare of the public in the event of serious events such as fire. It was argued by various public speakers that the condition of the road could prohibit the timely and orderly of evacuation of the Niderer Road area by area property owners, residents, this project’s winery customers and employees and employees of several other vineyard properties located along Niderer Road. It was pointed out that Niderer is a one or so mile long dead-end road with only one ingress and egress that could hinder and delay evacuations and hinder or prevent fire and other emergency services and vehicles access to Niderer Road. THE COMMITTEE VOTED 1 -2 TO REJECT THIS MOTION.

Please be aware that the full TAAG Board may accept, reject, modify and develop additional recommendations during its January 18, 2024 TAAG Board meeting to be submitted to the SLO County Planning Commission for consideration during the Commission’s January 25, 2024, Conditional Use Permit for this project.

Respectfully submitted,

Bruce Jones
TAAG PRC Chair

Murray Powell
TAAG PRC Delegate