

TEMPLETON AREA ADVISORY GROUP (TAAG)

BOARD MEETING

Thursday, December 21, 2023, 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

1. CALL TO ORDER

SCOTT SHIRLEY called the meeting to order at 6:38 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Scott Shirley	present
Murray Powell	present
John Donovan	present
Jerry Jones	not present
Scott Silveira	not present
Fred Russell	not present
Bruce Jones	present
Jennifer Jones	present as voting delegate.

ALSO IN ATTENDANCE:

Kathy and Larry Stone
Alice Griselle
Glenn Faulk
Gwen R. Pelfrey
Lacey Zubak
Doug Pedersen
Collene Fahe
Jean, Solène, Clementine and Juliette Fabre
Eric Tolle, County Planning Dept.

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

Sheriff's North Station reported 157 incidents since last TAAG meeting.

Question from public: Who is investigating December 20 shooting?

Sheriff's rep: 26 units responded, four from North Station, including

Cmdr. Michael Manuele. There will be a report on the

Sheriff's web site: SLOSherriff.org

4.2. California Highway Patrol

No report

4.3. Supervisorial District One

JOHN PESCHONG, District One Supervisor: There will be a board of Supervisors meeting on January 9. District 5 Supervisor Debbie Arnold will be taking over the chair from Peschong.

Peschong reported a continuing interest in opening brick-and-mortar cannabis dispensaries. Because of its location between Paso Robles and Atascadero, which do not allow these businesses, Templeton seems to present an attractive location. Peschong will continue to support delivery services only. Templeton voted not to allow medical marijuana; Peschong intends to continue to uphold that position until voters indicate differently.

The recent rainstorm, which appears to have stalled over the county, dropped 18 inches at Rocky Butte, the spot that routinely receives the most precipitation in the county. Arroyo Grande levee is an area of concern. The Chimney Rock bridge is holding so far; It will be at least two years before the temporary bridge can be replaced. It will be monitored regularly.

Asked by TAAG board member MURRAY POWELL about the newly introduced San Luis Obispo County Community Advisory County Handbook, Peschong observed that the handbook updates one that was in use earlier, and that the proposed training for advisory councils also re-establishes earlier practice. The civility statement (objected to by Powell, see item 8.3) was based on an agreement signed eight years ago by the mayors of San Luis Obispo cities.

A member of the public (Gwen Pelfrey) observed that an earlier version of the handbook instructed advisory councils to treat volunteers as county employees, carrying implications for liability. She suggested this instruction be restored; Peschong promised to take her comment to the board.

4.4. Supervisorial District Five

No report.

4.5. County Planning Department

ERIC TOLLE, county planning and building:

East Bennett Village project is scheduled for appeal on January 23, 2024.

4.6. Templeton Community Services District

Debra Logan, Templeton Community Services District:

The January 2 meeting is cancelled.

There is a new board president, Navid Fardanesh, with Pamela Jardini as new VP. In January the group will be reconstituting committees.

The Park and Recreation Dept has received \$177,952 in funding, which will go to the development of Evers Park.

The district is developing a water and sewer plan that will indicate to the State of California how much water the district uses, where it comes from, what happens in case of drought, and how the district plans to continue to service existing clients.

Four people have relinquished water connections.

An offer has been made to a candidate for the engineer position. At the moment, a consulting firm is handling the work on an interim basis.

4.7. Templeton Unified School District

No report.

5. PUBLIC COMMENT

Gwen Pelfry, a 36-year resident of Templeton (she and her husband have both served on TAAG) presented the current board with a copy of the Design Plan adopted by the Board of Supervisors.

6. CONSENT AGENDA

6.1 Approval of Minutes from November 16, 2023, TAAG Board meeting

Minutes were unanimously approved by voice vote.

6.2 Approval of Treasurer's Report

No activity in the account since last month, except the monthly bank statement. Balance is \$657.41. No known outstanding obligations.

Report was unanimously 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.

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 must run for re-election. To date, Jerry Jones, Bruce Jones and Scott Shirley have declared their intention to run.

MURRAY POWELL will run.

JENNIFER JONES will run.

There will be an open public election, as there will be at least 5 candidates for 4 seats, possibly more if any non-incumbent candidates declare in January.

8. NEW BUSINESS

SCOTT SHIRLEY read guidelines for civil comment.

8.1 UDSEN NIELS TRUST N-SUB2023-00068--Lot line adjustment consisting of four parcels total 212.62 acres. This lot line adjustment starts with four parcels and ends with four different parcels. It is located at 675 Bethel Rd in Templeton.

This item was taken off the agenda, the lot line adjustment map must be changed before TAAG considers.

8.2 A request by **Solene Vineyard LLC** for a Conditional Use Permit (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. The project’s revised Mitigated Negative Declaration (MND) has been [uploaded](#) to the state CEQA clearinghouse and is available for review (SCH# 2022110571) This is a revised California Environmental Act report (the (MND) that was published on December 4, 2023 that allows for a 30 day public comment period that will expire on January 3, 2024.

LACEY ZUBAK, of Kirk Consulting, presented the project. The original winery on the 27-acre parcel was approved under another owner, has now transitioned to Clos Solene Winery. Seeking phased conditional use permit. Much of the 27,248 sq ft. development will be underground.

The project is seeking to extend the driveway.

Any winery has to set a cap, this caps at 10,000 cases.

Open to the public by appointment only.

Existing facilities will be restored to agriculture use.

In contrast to other wineries in the area, this cave has storage and production, not just storage as is usual.

The buildings will house administration, restrooms, and small individual tasting areas.

Setback modification request was based on topography and soil type.

There will be a reduction in water use through water recycling and removal of some of the existing vineyard.

Noise reduction is achieved by some of the activities being brought inside the cave.

This item will come up at a January 25 county planning commission hearing.

Comment from public:

Thirty Niderer Rd residents have opposed the project since 2020, have met with the consultant and communicated with the County Planning Dept and County Supervisors. They have sent detailed letters, read the MND and drafted a response. Only 3 of the group could be present tonight.

Among their concerns:

The project is too big for the shape and size of the parcel.

The currently approved winery uses are unknown, and the new project projects a 10-fold increase in size.

Cave: size comparable to Halter Ranch, which is on a much bigger property.

Distance from the collector road is too great, 2.5 miles.

Cal Fire buffer should be 100 feet, but plans indicate only 41 feet to property line.

Project will be in construction a long time. Niderer Rd cannot take the traffic.

Traffic and transportation: With an increase of 5000 cases of wine, and a reduction in acres of grapes grown, it sounds as if the winery will have to bring in grapes, suggesting truck traffic.

Flood hazards: maybe not on site, but on Niderer Rd. at Las Tablas and Willow Creek intersection.

Noise levels considering guests, events, wine processing.

Water use: Project plan states the property is not in Paso Robles groundwater basin, but ongoing drought concerns raise questions of water availability.

Plans for guests and temporary events: minimum access requirement not met.

No mechanism for enforcement even for the limitations of production promised.

TAAG board voiced concern about the amount of visitor space in the cave, given the storage requirements.

ALTERNATE OPINION from PUBLIC COMMENT:

Condensed comments from longtime resident Gwen Pelfrey: When my husband and I arrived in the area, there were no vineyards. It was almonds, cattle and grain, and the area was in economic decline. As a banker, I was asked to go to Napa and see how we could save the community. The vineyards came, they made us prosperous. Things change. Now we have water issues. Not every rule can be met in every development. Eberle built the first wine cave in this area on a \$50 mining permit. This project has been in works since 2019. There have been changes. Inconsistencies in the report can be fixed.

PROJECT RESPONSE included:

Discrepancies in the report can be addressed.

Clarified some county definitions regarding events.

Road improvement is planned only on site, not on Niderer. Public Works takes care of Niderer Rd.

Members of the public objected to the traffic report cited in the MND, because the consultant is based in Arizona, but Kirk Consulting said he was actually a longtime resident of this area.

TAAG's Project Review Committee will meet on Jan 10, and draft recommendation for TAAG board to vote on at board meeting on January 18, in time for county hearing on January 25.

8.3 Community Advisory Council (CAC) handbook was approved at the December 5, 2023, Board of Supervisors meeting. The Board of Supervisors recognize that the civic process is at its best when the voices of the communities are heard. Comments and feedback may be submitted to boardofsups@co.slo.ca.us. A copy of this booklet can be found at the following SLO County website link <https://agenda.slocounty.ca.gov/iip/sanluisobispo/file/getfile/157803>.

MURRAY POWELL (condensed comment): Two county supervisors, Dawn Ortiz-Legg and Jimmy Paulding, decided to rewrite the handbook. There was a survey sent to councils several months ago. I threw it in the garbage. A lot of us did not respond. This agenda item came up at the December 5 supervisors meeting without notice to the public or CACs. There was no pre-review of the draft. The last handbook was written in 2012, and much of this handbook repeats from the old handbook. It is stunning to see a new handbook released without consulting us.

I object to the code of civility. It reads as if we are obligated to sign on to this. We are not. These are nothing more than suggested guidelines for organizations.

ERIC TOLLE, County Planning: The handbook is meant to encourage some standardization in the process of the county consulting CACs for community input. Having each organization operate by different rules bogs down the process.

PUBLIC COMMENT: Gwen Pelfrey copied for TAAG board members pages from an earlier handbook, which addressed the issue of liability (see item 4.3). It also contained a clarification of the Brown Act, which Pelfrey suggested the county might want to consider restoring in the handbook. She commented that the earlier training for CACs was extremely useful, and offered the board material from the training sessions.

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

The next meeting is set for January 10, 2024.

This afternoon, TAAG received information regarding the Mittry Farms project (housing near sheriff's station). The water issues will be particularly important, so the Project Review Committee and the Water Committee will both consider the project and discuss it at the January TAAG board meeting.

9.2 Cannabis Project Review Committee

No report.

9.3 Community Outreach and Public Relations Committee

No report.

9.4 Traffic Circulation Committee

No report.

9.5 Bylaws Special Committee

No report.

9.6 Water/Toad Creek Committee

No report.

9.7 Elections Committee

The committee must set a date before the March 21, 2024 board meeting for the annual election of board members.

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

No announcements.

11. ADJOURNMENT

SCOTT SHIRLEY adjourned the meeting at 9:17 pm.

Meeting notes submitted by Sonja Bolle.