

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, April 18, 2024, 6:30 PM

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

[Find us on Facebook](#)

Web Site: TAAGinfo.org

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

Bruce Jones, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
Jerry Jones, Delegate
Scott Silveira, Delegate
Jennifer Jones, Delegate
David Leader, Delegate

1. CALL TO ORDER

Chair BRUCE JONES called the meeting to order at 6:31 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Bruce Jones	present
Murray Powell	present
Jerry Jones	present
Scott Silveira	present
Jennifer Jones	present
David Leader	present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

DEPUTY NICK ANTHONY of Sheriff's North Station patrol has been with the office 5 years.

In the past month, the office has had 297 calls for service, generating 45 reports. The rise in scams, especially on the telephone and on-line, is a cause for concern.

BRUCE JONES reported hearing that response times are slow in the Oak Shores area. Can anything be done about that?

Deputy ANTHONY: It's difficult to get to more remote areas, with current understaffing.

In response to board question about staffing issues: There is continuous recruitment right now. The department is losing staff to retirement. There are two new recruits from the academy, one almost finished with training, but they can't be counted as staff until they are off probation. North Station is actually the best staffed in area, but is still struggling to recruit. There may be as many as 10-12 positions open right now, between open positions and retirements occurring later this year.

4.2. California Highway Patrol

No report

4.3. Supervisorial District One

No report

4.4. Supervisorial District Five

No report

4.5. County Planning Department

No report.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member, made the report.

TCSD has successfully hired a civil engineer. She has worked for Atascadero, and lives in Templeton, so knows the area. Her start date is May 6.

On June 1, Templeton Recreation Foundation will be hosting a fundraiser at Barrel House Brewery. There will be a walk and run, with music afterwards. Sign-ups can be made on-line, or with Parks and Rec office. (TRF is a 501c3 that does fundraising to support the community's Parks and Recreation Department.)

Sponsors are wanted for the Concerts in the Park series. Bands have been selected.

Clutter to Cash, a community-wide yard sale, is set for Saturday, April 27. Parks and Rec keeps the list of owners participating; shoppers get a map of local yard sales. 17 families have signed up.

TCSD meetings are held in the same boardroom as TAAG meetings, the first and third Tuesdays of every month at 7 pm. They are also accessible via ZOOM.

LOGAN remembered TAAG board member John Donovan, especially his appearances as Abraham Lincoln at the Templeton 4th of July parade.

JENNIFER JONES: Are there arrangements for a memorial for John Donovan?

No one knows yet; the loss was sudden and unexpected.

4.7. Templeton Unified School District

No report.

5. PUBLIC COMMENT

None.

6. CONSENT AGENDA

6.1 Approval of Minutes from March, 2024 TAAG Board meeting

Minutes were approved by voice vote.

6.2 Approval of Treasurer's Report

TAAG's mailing address is now at the Templeton Community Service District, 420 Crocker St, Templeton, CA 93465.

TAAG has canceled its P.O. box, saving the fee.

Treasurer MURRAY POWELL will submit a request to District 1 (Peschong) and District 5 (Arnold) requesting \$1,000 each to replenish the TAAG account.

7. NEW BUSINESS

7.1 Response to Call for Candidates to fill vacant positions on TAAG Board.

The full TAAG Board consists of seven (7) regular voting delegates and two (2) Board Alternate positions. Currently the Board consists of six (6) regular delegates and no Alternates. Currently a TAAG regular voting delegate seat and the two Alternate positions are vacant. TAAG Bylaw Article IV Section 7 states that:

Section 7: When there is an open or vacated Delegate or Alternate seat, if deemed necessary, TAAG shall make a call for candidates. The call for candidates shall be published in local newspapers, newsletters, on local websites, or by any other means that may generate responses from the public. At its next Board meeting, TAAG shall appoint, by an affirmative vote of approval by five (5) or more Delegates, a replacement for the remainder of that term.”

TAAG has published a call for Candidates. Presently the following two qualified Templeton residents have responded to TAAG’s Call for Candidates to fill two of the TAAG Board’s three vacant positions. The applicants are Jason Tesarz and Brad Goodman. The Board will consider the appointment of these two applicants and any other potential applicants that may apply or appear at this April 18, 2024 Board meeting. All interested Candidates wishing to apply for these vacant positions are asked to appear at this Board meeting to present their comments and be available to respond to questions and comments from the Board and the Public.

TAAG Bylaw Article IV Section 6 provides that “When a Delegate’s seat becomes vacant, the First Alternate shall be seated as a replacement for that Delegate for the remainder of that Delegate’s vacated term. The Second Alternate then assumes the position of the First Alternate. The Second Alternate seat is deemed vacant and open.”

In the event that two or more Candidates appear at this Board meeting and are approved by the TAAG’s Board, the Candidates will initially be approved as the two Alternate Board members. However, TAAG Bylaw Article IV Section 7 provides that “When a Delegate’s seat becomes vacant, the First Alternate shall be seated as a replacement for that Delegate for the remainder of that Delegate’s vacated term. The Second Alternate then assumes the position of the First Alternate. The Second Alternate seat is deemed vacant and open.”

In these circumstances, the Board is required to determine the classification of the two or more approved Candidates as the 1st and 2nd Alternates. A process such as a drawing may be used to determine the approved Candidates positions as the 1st and 2nd Alternates. The 1st Alternate position will then be automatically seated as a replacement for the existing vacant regular voting Board delegate seat and the 2nd Alternate will be elevated to the 1st Alternate Position.

BRUCE JONES plans to leave California in June 2024, and will need to be replaced on the board and as chair, in a term to expire March 2026.

JOHN DONOVAN needs to be replaced now, in a term to expire March 2025.

Two candidates for alternate have stepped up, both of whom will be full delegates within the next few months.

BRUCE JONES and MURRAY POWELL approve both candidates, having spoken with them.

(Candidates' statements are attached to the minutes.)

MOTION to accept both candidates.

ROLL CALL VOTE on new delegates passed unanimously.

Both new delegates took places at the board table and the positions were allocated by random selection.

JASON TESARZ joined as delegate, with term to 2025.

BRAD GOODMAN joined as alternate delegate, with term to 2026.

7.2 San Luis Obispo Council of Governments (SLOCOG) presentation of the proposed SLO County "Self Help Road Maintenance Sale Tax Increase" ballot measure.

SLOCOG is a County Public Agency whose mission in part is to establish and maintain an effective County transportation system. SLOCOG has developed a proposed a new half-cent sales tax increase to fund SLO County transportation projects that could land on the November ballot. A new San Luis Obispo County sales tax could raise \$35 million per year for transportation projects ranging from widening the Cuesta Grade to building bike lanes. Before the sales tax lands on the ballot, it must be approved by a majority of the seven city councils in San Luis Obispo County as well as the SLOCOG Board of Directors and San Luis Obispo County Board of Supervisors. SLOCOG must submit the ballot measure to the county by Aug. 9, 2024, to qualify for the election, according to San Luis Obispo County Clerk-Recorder Elaina Cano.

ANNIE BOWSKY, Communications Coordinator for SLOCOG, made the presentation.

BOWSKY began by remembering JOHN DONOVAN on behalf on SLOCOG staff.

SLOCOG is soliciting feedback on the ballot measure proposal as agency finalizes plan, called Local Roads First.

SLOCOG allocates funding to local projects from the state gas tax.

In the Regional Transportation Plan released June 2023, \$4.5 billion budget was projected, but only \$3.1B revenue will be available. A major factor is that fuel efficiency has gone up, so less gas tax is being collected. Even if gas tax is increased at the state level, funding priorities will change.

SLO county gets bad marks on the road maintenance scale. The county needs a reliable funding source if it is to maintain roads effectively.

Although there has been work done in south county (Shell Beach 101 widening, for example), there have been no funds for north county, where peak volume of traffic has surpassed south county.

The proposed .5% sales tax would not apply to essentials (medical, housing, rent, groceries). It would apply to clothing, electronics, cars, hotels and the like. The tax is projected to cost \$2.31/week for the average resident – less than car maintenance costs (which increase with rough roads). Unlike property tax, this sales tax would fall also on tourists.

(DEBRA LOGAN, of Templeton Community Service District, remarked that TCSD is supported by 6% of property tax only.)

The proposed sales tax is called a “self-help tax” because such county commitments help in the process of getting grants from state and federal agencies. BOWSKY compared a funding area in which SLO County committed \$12M and received \$35M in grant aid, whereas Monterey County was able to put in \$32M and got back \$115M from Sacramento.

This is not a tax that would be shared with the state. 99% of the funds raised by the proposed tax will go to fund transportation costs in SLO County (1% for administrative costs). It is written to sunset in 20 years.

The proposal requires a $\frac{2}{3}$ vote by county voters. A similar proposal, Measure J, was defeated in 2016 by 400 votes.

\$21 Million of projected funds are earmarked for Templeton, specifically for Vineyard Dr and local interchange improvements. (\$18M indicated for general unincorporated areas.)

MURRAY POWELL: How much is SLO Cty contributing to state gas tax, and how much are we getting back? (figures not immediately available)

Paso Robles recently passed a local gas tax for public safety fire and police.

DAVID LEADER: Building permits include road fees. Where did that money go?

ANSWER: Not this agency’s purview, but it would appear to go to local roads.

JASON TESARZ: What happens if the voters don’t pass this measure?

BOWSKY: The county doesn’t get money to keep roads up. Roads deteriorate.

PUBLIC COMMENT from GWEN PELFREY, Templeton: Citizens should have input on where the greatest need is. How long does TAAG have to submit input?

BOWSKY: If SLOCOG manages to get the measure on the ballot, and it passes, the specific projects can still be adjusted after general adoption of the tax plan.

Public comment from GWEN PELFREY: The problem with Measure J (2016) was it wasn’t specific enough about how the money would be spent. You have to persuade voters that they will see benefits. The more people know what they are voting on, what their community is getting back from a tax, the more likely people will be to vote for it. General road conditions are poor. Will there be a category for general road maintenance? Would “Traffic load increase” be a funding category?

DEBRA LOGAN agreed that the ballot measure should be as specific as possible, e.g., specify \$21M for Templeton. “My fear is that I’ll be paying the extra half percent and Templeton won’t see anything.”

POWELL: The Board of Supervisors have taken roads out of the county’s top priorities, in favor of an affordable housing pipe dream. Until they restore roads to top priority, I will never vote for this.

BOWSKY: Stated priorities don’t change funding. The funding for roads is the same, no money has been taken away.

8. Old Business

8.1 Clos Solene Winery Expansion Land Use Permit

Report of the Board of Supervisors’ unanimous approval of this project. TAAG recommended to the County that the project not be approved. The project was approved by the County Planning Commission on February 5, 2024. A large neighborhood opposition group appealed the Commission’s approval. The County Board of Supervisors heard the appeal April 9, 2024 and denied. The TAAG recommendation is attached to this agenda. This project is located on Niderer road in the Templeton Adelaida Area. The project proposed to expand its currently permitted Winery, Tasting Room and support facilities from 2,750 sq.ft. to approximately 27,500 sq feet including a new 19,500 sq.ft. underground Cave wine storage complex.

MURRAY POWELL summarized this application’s path to approval, voicing criticism for the process: “We have land use ordinances, why is there no respect shown for them?” He suggested that Templeton think about incorporating, to gain control over its local issues.

DEBRA LOGAN (TCSD) agreed that Templeton’s recommendations are not given serious consideration, but stated that Templeton CSD has looked into the issues of incorporation and concluded that there is not a large enough tax base to warrant it. Templeton did pass Measure A in 2019 to fund a round-the-clock fire department, but that is a far cry from funding city services: police, road work, and so on.

Public comment from GWEN PELFREY: Paso Robles has repeatedly taken Templeton dollars as development moved south along Theater and Ramada drives. Templeton should be vigilant about zoning changes; this has an impact on the tax base.

8.2. N-DRC2024-00008—GROLLE.

A request for a variance to allow grading on slopes exceeding 30% to facilitate the construction of a resident driveway intended to serve a single-family residence and residential accessory structures. The proposed grading activities will result in approximately two acres of on-site disturbance. The address for this project is 11995 Santa Rosa Creek Road Templeton (at corner of 46 and Santa Rosa Creek).

MURRAY POWELL: This is not something for TAAG to decide, too technical. It's for Cal Fire.

DAVID LEADER: TAAG doesn't need to comment. Cal Fire will never approve this, they don't make exceptions.

JENNIFER JONES: It doesn't hurt for TAAG to restate the rules.

Public comment from GWEN PELFREY: Neither is it a good idea for TAAG to blanket deny all variances.

MOTION to make no comment: This is not a project that requires TAAG's input.

ROLL CALL VOTE:

Bruce Jones	yes
Murray Powell	yes
Jerry Jones	yes
Scott Silveira	yes
Jennifer Jones	yes
David Leader	yes
Jason Tesarz	yes

MOTION CARRIED unanimously.

8.3. GREY WOLF CELLARS – PROJECT NO. N-DRC2022-00048

Grey Wolf Cellars is an established vineyard, winery and tasting room operation located on an 11-acre property at 2174 West Highway 46, Paso Robles. APN 040-111-027. Currently this winery property consists of a 4,050 sq. ft. wine and distillery production building with a 399 sq. ft. distillery tasting room, a 900 sq. ft. covered crush pad, a 960 sq. ft. covered work area, a 1,752 sq. ft. tasting room building, a 992 sq. ft. patio and a 1,250 sq. ft. single family residence. The property maintains 7-acres of vineyards and 3-acres of annual grain crop. This project is a request for a Phased Conditional Use Permit to expand existing winery and visitor serving uses on the site. A summary of the proposed project components is provided below:

- Convert the Existing 1,249 sq. ft. residence to a new Active Use/Admin Building.
- Use of an Existing Glass Weather Shield Structure over existing visitor patio area.
- A New 3,000 sq. ft. Barrel Storage Building.
- A New 3,000 sq. ft. Winery Production Building.
- A New 3,600 sq. ft. Bed and Breakfast Inn facility consisting of eight detached modular units plus one caretaker unit.

- A new 25,000 sq. ft. Wine Storage Cave complex.
- Permit Special Events Programs allowing up to 12 events per year with maximum of 150 guests per event.
- Increase annual case production from 10,000 to 30,000 cases a year.

This project's proposed Land Use Permit application is in the early stages of processing by the SLO County Planning Department. TAAG's Project Review Committee (PRC) conducted a preliminary review of the currently available information concerning the proposed expansion of this existing vineyard, winery tasting room operation during an April 8, 2024 public meeting.

The PRC's comments and recommendations will be reviewed by the full TAAG Board. This proposed project requires a significant number of modifications to existing minimum SLO County Land Use Permit standards in order to accomplish its expansion plans. However, these recommendations, if any at this time, will be preliminary since the required CEQA Environmental MND study is not yet available. TAAG reserves the option of submitting revised recommendations and comments when the project's CEQA MND and other relevant information is made available for TAAG's review.

Note: The recommendations of the Project Review Committee will be posted prior to the 4/18/24 meeting regarding this project.

GENERAL BOARD DISCUSSION: Too many rules are being violated here.

MURRAY POWELL: MOTION for PRC committee to offer bullet point list of issues as preliminary comment. (Final TAAG recommendation to come later.)

ROLL CALL VOTE:

Bruce Jones	yes
Murray Powell	yes
Jerry Jones	yes
Scott Silveira	yes
Jennifer Jones	yes
David Leader	yes
Jason Tesarz	yes

MOTION CARRIED unanimously.

8.4 MITTRY FARMS TRUST HOUSING – PROJECT NO. N-SUB2023-00013

This is a Conditional Use Permit request to subdivide an existing undeveloped 10.6-acre parcel into 22 single-family residential lots and 1 open space/common area lot located on North Main Street in Templeton adjacent to the Sheriff's station. The Project site is located in a mixed-use area with surrounding uses including residential, commercial, and agricultural uses. The proposed development would result in residential units ranging in size from 10,013 to 18,655 square-foot lots. Access to the project site would be provided via a driveway located at the eastern portion of the development from

Main Street. A private street extending from the North Main Street entrance to the project site will run between the site's two rows of residential lots. Each residential unit will have access to this private street. This street will provide the only access to/from North Main Street for each residential unit.

The SLO County Planning Department's processing of this application is not completed. This project has likely potential of flooding issues. SLO County Public Works has made recommendations regarding project's potential flooding issues. The project's CEQA Initial Study and Mitigated Negative Declaration (MND) is not yet published for public review and comments. Because of this project's potential to contribute to flooding concerns periodically experienced in Templeton's general North Main Street area. TAAG's review of the project's CEQA MND documentation may provide relevant information helpful in determining TAAG's recommendations to be submitted to SLO County Land Use Permit review authorities for consideration during the project's permit approval hearings. TAAG'S PRC Committee conducted a preliminary review of this project during the Committee's April 8, 2024 publicly noticed meeting. Comments and additional information regarding this project will be presented during this April 18, 2024 full Board meeting.

This proposed project requires a significant number of modifications to existing minimum SLO County Land Use Permit standards in order to accomplish its plans. The PRC Committee at their April 8, 2024 meeting considered preliminary recommendations to be considered by TAAG's full Board and submission to the SLO County Planning Department. However, these recommendations, if any at this time, will be preliminary since the CEQA Environmental MND study is not yet available. TAAG reserves the option of submitting revised recommendations and comments when the project's CEQA MND and other relevant information is made available for TAAG's review.

Note: The recommendations of the Project Review Committee will be posted prior to the 4/18/24 meeting regarding this project.

BRUCE JONES proposed three items:

That TAAG recommend only one ADU and one JADU be required, utilities be made available for ADUs in others.

That this project be approved only if ALL issues in the flood plan document are followed.

Since there is no NMD (Negative Mitigated Declaration) yet, TAAG will make a final determination when NMD is issued, particularly if changes are made.

BOARD DISCUSSION: Given the earlier discussion about Templeton's tax base (agenda item 8.1), should TAAG step back from design issues, and first question the underlying rezoning request? This land is now zoned for commercial retail. Does Templeton want to allow housing to be built where there could be retail development?

JENNIFER JONES: There is potential for 44 homes, if the ADUs are built out. Also, it is planned as a gated community, which is not in the Templeton design plan.

BRUCE JONES: TAAG can deny approval on the basis that zoning should not be changed here, and reserve comment on specifics of proposed housing for a later round of discussion.

SCOTT SILVEIRA made MOTION to deny Mittry Farms project based on rezoning request.

ROLL CALL VOTE:

Bruce Jones	yes
Murray Powell	no
Jerry Jones	yes
Scott Silveira	yes
Jennifer Jones	yes
David Leader	yes
Jason Tesarz	yes

MOTION CARRIED 6 -1.

9. COMPLETION OF DELEGATE ASSIGNMENTS TO COMMITTEES and ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

Jennifer Jones, Murray Powell, Jerry Jones

9.2 Cannabis Project Review Committee

Jerry Jones, Murray Powell, Scott Silveira, Brad Goodman

(committee needs an uneven number of voting members to avoid tie votes; should designate one member as alternate)

9.3 Community Outreach and Public Relations Committee

Jennifer Jones, Brad Goodman

possibly Carly Stern, public member, if she agrees to join

9.4 Traffic Circulation Committee

David Leader, Jason Tesarz, Sonja Bolle (public member)

9.5 Bylaws Special Committee (Ad Hoc?)

Murray Powell

9.6 Water/Toad Creek Committee

Jennifer Jones, David Leader, Dorothy Jennings (pubic member)

JENNIFER JONES: A 42-acre parcel now in escrow will be clearly impacted by flooding in Toad Creek. TAAG should find out who is buying it.

9.7 Elections Committee

Jennifer Jones, Murray Powell, Jerry Jones

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

BRUCE JONES: Community Advisory Council orientation is being held April 26. It's very important for new members to attend.

TAAG will need to elect a new chair as of the next meeting.

JENNIFER JONES will order name plates for board members.

11. ADJOURNMENT

Meeting was adjourned at 10:16 pm.

Meeting minutes submitted by Sonja Bolle and Carly Stern.

ATTACHMENTS

Candidates Statements

Short Biography of Brad Goodman

I have lived in Templeton for 7 1/2 years, and I truly love this community. I have 3 children and 10 grandkids. Two of my kids live in Templeton and they have 9 children. My biggest reason for wanting to be on the TAAG board is to try to preserve this unique community and its small town values for my grandchildren.

I taught at Morro Bay High School for 34 years. I am now retired. I loved my job and I am very grateful to have had the opportunity to impact thousands of students' lives.

I have lived in SLO county for 48 years. My wife and I have been married for 50 years. She sadly passed away unexpectedly just 3 months ago. Her passing has inspired me to become more involved in civic activities in her honor. She always encouraged me to do so for the sake of our grandkids. I have been approached to run for the Templeton School Board in the November election.

I love all kinds of sports, especially Baseball. I was a part time scout for the San Francisco Giants for 15 years.

I love watching my grandkids play their various sports now, and I help coach their teams whenever possible. I also love to babysit often to help my daughters and their husbands have some recreation time together.

I can be summed up in 3 words: Faith, Family, Friends.

I consider it an honor to be a candidate for the TAAG board.

Thank you,

Brad Goodman

Short Bio:

I am Jason Tesarz and have lived in Templeton for the last 4 years with my wife and 2 children (4 & 8 years old). Before that we were in Paso Robles since 2015 after moving down from San Jose. I have been involved in the community since moving here being active at school board meetings, volunteering for coaching Templeton Youth Baseball League and the Templeton Rotary Club. I am the chairman for this year's Templeton 4th of July Parade. I work in cyber security as a product manager for a small startup. I've been in high tech for about 27 years and love the challenges of working in the space.

Templeton is the best place I've ever lived and I would love the opportunity to serve the community.

Jason Tesarz