

**TEMPLETON AREA ADVISORY GROUP (TAAG)
PROJECT REVIEW COMMITTEE REPORT
MEETING DATE - MONDAY APRIL 8, 2024 6:30 PM**

Templeton Area Advisory Group (TAAG) meetings are held at the
Templeton Community Service District Board Room
located at 206 Fifth Street Templeton California 93465
(Entrance to the right of the Templeton fire station)

2024-2025 TAAG PROJECT REVIEW COMMITTEE (PRC) MEMBERS

**Murray Powell – TAAG Delegate
Jerry, Jones – TAAG Delegate
Jennifer Jones – TAAG Delegate**

This TAAG PRC Committee Meeting was conducted to review the following two Land Use Permit Project Applications referred to TAAG by the SLO County Planning Department requesting comments and recommendations. PRC comments are then submitted to the full TAAG Board for consideration during a publicly notices regular Board meeting. Two members of the public attended this meeting. The project Number application are known as:

**GREY WOLF WINERY'S LAND USE PERMIT EXPANSION PROJECT. Planning Dept.
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 (4 Phases) 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.

The PRC Committees review of this project disclosed various issues questioning County Planning's ability to consider recommending approval of this project's Conditional Use Land Use Permit application. The following is brief list of various issues that will require substantial modifications and variances of existing SLO County Land Use Ordinances.

For the following reasons the PRC Committee voted 3 – 0 to submit preliminary comments and a recommendation to the full TAAG Board to deny this Land Use Permit application due to the Project's request for substantial Land Use Ordinance variances , modifications that are not justified due to the property's 11-acre parcel size. As discussed in detail below, these primarily issues reviewed by the TAAG Committee consisted of:

1. **Question regarding TAAG's ability to review and submit comments and recommendations to a project such this that is located outside but adjacent to TAAG designated boundary lines.**

This Grey Wolf Winery project is located outside of but adjacent to TAAG's designated boundary lines. A question has been raised regarding TAAG's ability to review and submit comments and recommendations to the County regarding approvals of Land Use Permit projects not located **WITHIN TAAG BOUNDARIES**. TAAG and SLO County's other Community Advisory Councils (CAC's) are recognized by SLO County to consider projects located outside of their designated boundaries. An approved 1996 SLO County Board of Supervisors resolution No. 96-485 established the formation of "recognized" County CAC's. This resolution states, as one of its five resolution items, that CAC's " Must be based in and represent a defined community within an established Urban or Village Reserve Lines, **which can include representatives from outlying or surrounding unincorporated areas associated with the community.**"

This statement has been interpreted to allow CAC's to consider any project that may have an impact on the general Templeton area of our community whether within or outside of TAAG boundaries. It should also be noted that Planning referred this project to TAAG for Land Use Permit requesting TAAG review and consideration of recommendations to be submitted to the County regarding this project.

2. **Concerns regarding the proposed expansion Project's inability to reasonably comply with SLO County Land Use Permit ordinance STANDARD MINIMUM SETBACK REQUIRMENTS.**

The existing Project site's operation includes a Winery/Distillery Tasting room facility. A review of project site plans and applicant comments indicates that this 11 acre project site's dimensions are unable to comply with SLO County Land Use Permit Ordinances (LUO's) "standard" property line setback distances for this winery project site that operates a Tasting Room facility consisting of both a Winery and Distillery tasting area. SLO County LUO Section 22.30.070 D.2.d.(1) – Setbacks states in part the following.

“Setbacks. (1) Rural areas. Where a winery or distillery has public tours, tasting, retail sales, or special events (in compliance with Subsection D.2.i.), the setback shall be increased to 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant. These setbacks can be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required by Subsection A. Approval may be granted only after the Review Authority first determines that the request satisfies any of the following findings:

(1) there is no feasible way to meet the required setbacks without creating environmental impacts or impacting prime agricultural land (SCS Class I, II and III);

(2) the property fronts an arterial or collector street;

(3) the setbacks are not practical or feasible due to existing topographic conditions or existing on-site vegetation or

(4) is a legally constructed existing structure that was built prior to 1980 and it can be clearly demonstrated that the structure was intended for a legitimate agricultural or residential use.”

The project' 11 acre property site dimensions do not allow for compliance with County Standard setback requirements.

3. The Project's request to be permitted to conduct “Special Events on the 11 property site.

SLO County Land Use Ordinance Section 22.30.070 D.2.i.(2) requires that that permitted Special Events are restricted to a **“Minimum site area of 20 acres. Section D.2.1.** states that “ Special events. For the purposes of this section special events are defined as any of the following events when there is the possibility that 50 people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.”

4. Request to establish a 9 Unit Bed & Breakfast Facility on the project site.

The project includes a proposal to construct a 3,600 sq. ft Bed & Breakfast (B&B) Inn comprised of eight (8) detached individual 400 sq. ft. units and a 400 sq. ft. caretaker's unit to provide overnight accommodations to winery visitors. SLO County Land Use

Ordinance Section **22.30.260.A.1** clearly requires in this case that up to eight (8) rooms **IN A SINGLE STRUCTURE** allowed for this project site assuming certain setback requirement are complied with. No SLO County Ordinances exist that would allow for 8 or 9 detached separate 400 square foot units. The proposed configuration constitutes a second or third rate motel operation. Motels and hotels are prohibited from AG zoned properties. **Questions regarding number of available legally permitted onsite parking spaces and ‘overflow parking areas’.**

5. The proposed Kirk Consulting Project Description (aka Operating Plan) indicates (page 16-17) that the application proposes 39 spaces, including 4 ADA spaces and 24,432 square feet of overflow event parking. The project site plans are unclear as to accuracy of these park area statements. The designated overflow parking areas are questionable. According to application site plans, it appears that a portion of the overflow parking involves blockage of one of the project’s two required entrance/ exit areas. The Special Events request indicates that at least 60 vehicles are anticipated according to County estimate factors (2.5 occupants per vehicle) for 150 event participants.

6. **Request for additional signage in excess of amounts allowed according to SLO County Land Use Permit ordinances. This application requests modification to increase the number and sizes of Signage allowed by SLO County Land Ordinance Section 22.20.060 – Signs Allowed.**

PROPOSED SIGNAGE

	<u>Signage Type</u>	<u>Signage Area</u>
SIGNAGE #1	Monument	40.0 s.f.
SIGNAGE #2	Wall	84.0 s.f.
SIGNAGE #3	Monument	24.0 s.f.
SIGNAGE #4	Free Standing	60.0 s.f.

TOTAL PROPOSED: 208.0 s.f.

EXISTING SIGNAGE

(areas are approximate)

SIGNAGE #5	Monument	16.0 s.f.
SIGNAGE #6	Monument	7.5 s.f.
SIGNAGE #7	Monument	39.0 s.f.
SIGNAGE #8	Monument	27.0 s.f.
SIGNAGE #9	Wall	45.0 s.f.

TOTAL EXISTING: 134.5 s.f.

TOTAL SITE SIGNAGE: 342.5 s.f.

The project includes a request to increase the total number of signs to nine, increase the wall sign area for Sign #2 to 84 sq. ft. and increase the monument sign height for Sign #1, #3, and #4 to 10 feet, 8 feet & 6 feet respectively, in accordance with Section 22.20.040.A.2 – Sign permit Requirements, “Greater numbers of signs or areas of signing larger than the allowances permitted by Section 22.20.060, including modifications to an existing sign, require a Minor Use Permit as set forth in Section 22.62.050 (Minor Use Permit).”

7. Availability of Reliable Traffic Studies

A revised June 5, 2023 Project area Associated Transportation Engineers (ATE) Traffic Study is available for this project request. This study was based on 2017 traffic volumes due to business and school closures related to the COVID 19 pandemic collected in 2017 at the State Route 46(West)/Anderson Road intersection for the Booker Winery Expansion Project located on Anderson Road. The 2017 traffic counts were adjusted to Year 2022 based on cumulative growth forecasted for the Booker Winery Expansion Project.

A primary concern is whether Cal Trans reviewed this project's impact on Hiway 46 west. The project is located adjacent to 46 West and its current only driveway access is directly onto 46 West. The project is required to have two access points due to its Special Event request. The second access/exit point is proposed to be onto Anderson Road. A dead end road that intersects with Hiway 46. Cal Trans was referred with the initial January 4, 2023 7 page referred document. This document only presented one short sentence comment regarding a request for the Special Event permit. **No other information appears to have been provided to Cal Trans. There is no evidence that Cal Trans responded to this issue. A similar winery project located on Hiway 46 West very near to Grey Wolf requested a Special Events permit requiring two assess/exits onto Hiway 46 west. This project was denied by Cal Trans due to the extent of highway improvements required to comply with State Highway codes. The Committee recommends that County Planning request Cal Trans to respond in detail to the project's detailed expansion plans regarding access to/from Hiway 46 west.**

In conclusion, the PRC Committee is very concerned once again that the approval of this Winery Expansion Project, as currently proposed, will once again set "Precedents" that violate existing County Land Use Permit Ordinances, Policies, Guidelines and violate Calif Environmental Quality Act law. The Committee recommends to the TAAG Board that any comments and/or recommendations that may be submitted at this time to SLO County Planning be qualified to indicate that current TAAG comments are preliminary. According to Planning's CSS website for this Project No N-DRC2022-00048, Planning's processing of this application has only progressed 8% towards acceptance as a complete application. Once Planning processing is complete, this project will require a lengthy CEQA Initial Study and possible Mitigated Negative Declaration (MND) that will require a 30-day comment period when published for public review. TAAG's policy is to reserve final comments and recommendations that may be submitted to the County until the final MND or possible full EIR is published and accepted by SLO County.

Respectfully submitted,

Murray Powell

TAAG Vice Chair
TAAG PRC Chair
510-914- 3753 (Mobile)