

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, February 15, 2024, 6:30 PM

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

**Find us on Facebook: TAAG
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

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 (members of the public signing in):

Mike Steinback
Nancy Steinback
Ty Christensen
Ed Gambel
Gloria Lamoreaux
Wayne Lamoreaux
Chris Lamoreaux
Jason Lamoreaux
Lora Eade
Michael Sampson
Brian Brown
Natalie Brown
Ian McCarville, Kirk Consulting
Lacey Zuback, Kirk Consulting

1. CALL TO ORDER

SCOTT SHIRLEY called the meeting to order at 6:34 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

The Sheriff's North Station reported 49 cases – “nothing too dangerous, it was pretty peaceful in Templeton last month.”

4.2. California Highway Patrol

Cmdr. CHANDLER STEWART presented the annual report (2023 over 2022). In 2023, CHP investigated 206 accidents (149 with property damage), 121 on the freeway, 85 on county roads.

There were no fatal collisions in Templeton last year. There were six in the wider jurisdiction, but even that figure is down from the previous year.

1,702 citations were written, 96 on county roads. 947 citations were for exceeding the maximum speed on the freeway (15 on county roads). 8 citations were for speed over 100 mph on the freeway; this trend escalated steeply during covid, and is only now finally coming down.

The most cautionary statistic of this report: DUI is the single category in which the stats are higher on county roads than on the freeway. The CHP made 47 arrests for driving under the influence in 2023 – 25 of them on county roads.

Cmdr Stewart warned that officers will be enforcing seatbelt laws more aggressively going forward.

BRUCE JONES asked about the protocols regarding cannabis intoxication, and how often cannabis use is implicated in fatal accidents.

Cmdr STEWART: Impairment is impairment regardless of substance; an officer can take someone off the road if impairment is suspected. There is different testing than for alcohol, and “cannabis is a challenge for sure.” Drug recognition evaluators will be sent for training as cannabis use increases in California.

4.3. Supervisorial District One

No report.

4.4. Supervisorial District Five

No report.

4.5. County Planning Department

ERIC TOLLE, SLO County Planning: The department is bringing back Community Advisory Council (CAC) orientation for all members; sessions were suspended since covid. TAAG board members might save the date Friday, April 26 (8:30-noon in the City of SLO Library). Please RSVP to Eric Tolle, as the County needs a head count.

Tolle also reported that the Clos Solène winery project was approved at the county level.

QUESTION FROM THE PUBLIC: How many wineries are there now in North County?

TOLLE can find out.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member. The board accepted the annual report of the community committee overseeing Measure A property tax funds used for 24-hour staffing of the Fire Department.

The TCSD board regularly reviews the 10-year economic model for the fire dept. Ten years is a long time to project. When the books have been audited, the board compares the progress against the model. Some of the original assumptions have turned out to be conservative. So far, the variances have been favorable, in the four years since the establishment of this model.

The Templeton Fire Dept needs a new fire engine, which has a baseline cost of \$1 million (“without bells and whistles”). The current engine spends a lot of time being serviced; it must be replaced. Around the 2008 financial crisis some decisions were

made that had an impact the district is still trying to rebalance. Congressman Jimmy Panetta has requested federal funding for a fire truck, but there's a long way to go before those funds may be released.

The district has adopted a new methodology for administrative cost allocation among departments (water, fire, parks and recreation). The shifts effectively doubled administrative costs to the fire dept. TCSD is looking for other funding, and trying to recoup funds unused elsewhere to put toward the fire dept.

Basketball season has started. 386 players signed up in Templeton, making 47 teams.

Concerts in the Park is underway. 60 bands submitted for 10 slots, sponsors are being sought.

The next TCSD meeting will take up the midyear budget adjustments.

Water units: The district looks at all sources and usage to decide how many "will serve" letters can be sent. They try to keep a 20% buffer. In 2021, the district issued 25 units; in 2024, 129 units are recommended. Templeton is now percolating its own waste water in Selby Pond, that gives the district more water.

SCOTT SHIRLEY: During harvest, there was an issue with Tin City, where they needed to use aerators. How's that going?

LOGAN: It hasn't gone as far as having to impose fines. Mostly people understand why the new process is in place, they understand why it's important not to put grease from restaurants down the drain. We have a consultant doing education.

MURRAY POWELL: Have distilleries improved their waste water quality?

LOGAN: The treatment plant has several ponds before water is treated, quality has improved.

POWELL asked about the rising costs to the fire dept.

LOGAN: Admin costs jumped from \$120,000 to \$270,000. That's payroll, cost of electricity, cost of phones; but there are shifts of accounting also. There is a Community Facility District fund that has sat unused. The district plans to direct that for 5 yrs toward the purchase of a fire truck.

POWELL: Is the Ad Hoc committee report available?

LOGAN: It is attached to the meeting agenda. Also the 10-year economic model.

PUBLIC COMMENT regarding waste water: Is there tertiary treatment, the community is not getting nitrates?

LOGAN: There is treatment, there is testing, the water is held for 18 months.

PUBLIC COMMENT: 30 days is the minimum requirement, so 18 months is very good.

4.7. Templeton Unified School District

No report.

5. PUBLIC COMMENT

None.

6. CONSENT AGENDA

6.1 Approval of Minutes from January 18, 2024 TAAG Board meeting

Minutes were approved by voice vote.

6.2 Approval of Treasurer's Report

No disbursements except for monthly bank fee, \$15. Balance \$627.
Report was approved by voice vote.

7. NEW BUSINESS

7.1 A request by Jason Lamoreaux for a Minor Use Permit to allow the construction of a new 9,045-square-foot winery facility with 3,439 square feet of exterior use areas. Lamoreaux Winery Minor Use Permit ED23-095 N-DRC2022-00044 (ca.gov)

The winery includes 2,887 square feet of barrel storage, a 1,738-square-foot fermentation room, a 1,126-square-foot tasting room, a 547-square-foot members lounge, and a 214-square-foot commercial kitchen to accommodate wine and food pairings, a 572-square-foot case good storage area, and 1,961 square feet of offices, workstations, restrooms, and circulation. Exterior use areas include 1,685 square feet of covered crush pad, covered patios, and a covered entry with 1,754 square feet of uncovered crush pad extension and uncovered patio area. Case production of 10,000 cases per year.

The project will result in the disturbance of 2.7 acres on a 20.74-acre parcel which includes 3,070 cubic yards of cut and 2,210 cubic yards of fill to be balanced on-site. The proposed project is within the Agriculture land use category and is located on a vacant parcel along Vineyard Drive, approximately 2.2 miles west of the community of Templeton.

This project will be considered before the Planning Department Hearing Office on March 15, 2024.

IAN McCARVILLE represented Jason Lamouroux.

The application does not propose a special events program. There would be nonadvertised wine club activities (with max 50 persons). There is an existing agricultural road. The project complies with setbacks (both to nearby residence and 500 feet to Vineyard Dr). There is downward facing exterior lighting. The water demand analysis was done by Cleath; there will be onsite wastewater treatment. Signage at the road adheres to guidelines. The roadway safety analysis showed two crashes close to proposed entrance over the past three years.

An MND is being prepared, not yet published.

BRUCE JONES: when was the ag road put in?

McCARVILLE: 2023. It's a new road.

QUESTION from PUBLIC: Where is the main entrance to the winery? There has been a death on that turn. People go much faster than the speed limit. It's ridiculous that the traffic report finds no issue of concern.

NATALIE BROWN lives on Vineyard Dr near this winery. Regarding road safety: There have been two accidents, both through her fence, at the sharp corner. Tourism is not impacting the safety of that road. Many visitors are using paid drivers. Locals are the ones driving fast, especially during commute hours.

McCARVILLE: Safety concerns are valid, the project will defer to the traffic engineer. They want to put driveway in at the safest spot.

PUBLIC: Can the telephone pole be moved, to improve visibility at the turn?

LACY ZUBAK: Traffic engineer and Public Works will review.

BRUCE JONES: The MND not available yet. TAAG is an interested party, and will consider when all materials are available.

POWELL: Maybe the County should consider speed limit reduction in the Vineyard Dr area? But that is not the applicant's responsibility.

DONOVAN: TAAG might include that recommendation. The traffic mitigation study further south on Vineyard Dr is still being done.

BRUCE JONES: Motion to approve project with caveat that TAAG remains an interested party, and wishes to be notified regarding the MND. TAAG also recommends that Public Works review the speed limit along Vineyard Drive.

Motion passed unanimously by roll call vote.

7.2 Abandonment of William Road, public road easement South of Forest Ave in Templeton

TY CHRISTENSEN represented the owner, who has the parcels on either side.

BRUCE JONES reported that neighbors had been notified and consulted.

MIKE STEINBOCK, a neighbor, reported that most neighbors on the street are supportive of this application. Some lots remain undeveloped in the area, and neighbors have been working on doing clean-up. Some residents on Salinas haven't been very helpful in the effort.

CHRISTENSEN: We are only making application for our side, but it would be good for the other side as well, we'd support any other effort. The utility easement is still there, so the land can't be built on, but it's still good to have it in private hands, it's easier to control.

JOHN DONOVAN: This plan doesn't restrict others' use of the road for access or exit?

CHRISTENSEN: No.

MOTION TO APPROVE:

Motion carried unanimously by roll call vote.

7.3 EADE PARCEL MAP / N-SUB2024-00007 (sloplanning.org) Project Description:
A hearing to consider a request by Lora Eade for a parcel map (CO 23-0048) to subdivide an existing 0.87-acre parcel into two (2) parcels of 0.61 and 0.38 acres each for the purpose of sale and/or development. The proposed project is within the Residential Single Family land use category and is located at 749 Gough Avenue in the community of Templeton. The site is in the Salinas River Sub Area of the North County Planning Area. APN 041-131-086

POWELL: There are two existing homes now?

EADE: Yes, there are no plans now for change, just asking to split the parcel into two.

MOTION TO APPROVE:

Motion carried unanimously by roll call vote.

8. OLD BUSINESS

8.1 N-DRC2022-00045 RAMADA JUNCTION: TAAG recommended approval, on August 17, 2023, with the stipulation that notification be made when the CEQA Mitigated Negative Declaration (MND) was published on January 19, 2024. See this MND here: Ramada Junction Conditional Use Permit (ca.gov)

The project site is a vacant +/- 5-acre parcel located at the corner of Ramada Drive and Cow Meadow Place in Templeton CA, 93465. This site is zoned Commercial Retail and Commercial Service.

CR/CS Project Description: Site development will consist of nine (9) commercial buildings totaling 94,099 sq. ft. of floor area, site access, circulation, and drainage improvements, 56,528 sq. ft. of onsite landscaping and 8,840 sq. ft. of landscaping maintained in the right-of-way, and the construction of 110 vehicle parking spaces. The proposed nine buildings will vary from single story to three-stories, proposed to be constructed in two phases. The potential uses of the buildings considered in this request are broad and conceptual to provide flexibility for future occupancy since no tenants are certain at this time, aside from the ministorage use within one of the buildings.

This project is scheduled to appear before the Planning Commission on Thursday, April 11, 2024.

POWELL: The project is appropriate for the location, which is commercial and industrial. Nine buildings are proposed.

No motion needed to re-approve.

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

BRUCE JONES: Mity Farms Trust: TAAG's Project Review and Water committees are involved. MND will be available in two weeks. There are floodplain issues, for people who might buy the lots and adjoining properties. This should be on next month's TAAG agenda.

JENNIFER JONES: There will be 22 homes on 10 acres.

MURRAY POWELL: They are also rezoning, commercial to residential.

JENNIFER JONES: The area south of Sheriff's station, between 101 and Main St. flooded in last year's rains.

POWELL: asked ERIC TOLLE to give TAAG a head's up on that MND. TAAG should have public comment on that.

BRUCE JONES: The joint mtg of PRC and WATER committees is too big, it requires a whole board meeting.

JENNIFER JONES: Those houses will be placed high, above Main St, above Toad Creek. It's not an issue for the new houses, the issue is water displacement, for the neighboring properties.

POWELL: TAAG should wait until the public comment period is over, and approve or deny when final MND is published.

BRUCE JONES: TAAG will look at MND, and ask the agent to come present at a later meeting.

BRUCE JONES: Regarding Graywolf Cellars, applicant's agent doesn't want to meet. It is just outside TAAG boundaries. Should we comment? We may be dismissed because it is outside of our area. But TAAG should make the point that it could set a precedent for our area.

SHIRLEY: TAAG could not make a recommendation on this specific project, but make comment that it sets precedent.

ERIC TOLLE: TAAG can submit comment like any other member of public. It will go on the project record. It's just not a referred recommendation. It will be seen and noted as "Public Response From TAAG."

JENNIFER JONES: Let's send a letter. The county just approved Clos Solene against our recommendation. We need to keep reminding them that if they're approving against regulations, why not change the regulations?

BRUCE JONES: Asked about the Eden Farms project.

ERIC TOLLE: The project is exceeding the 15% rule. Their option is to change the project or upgrade to a Conditional Use Permit.

9.2 Cannabis Project Review Committee

9.3 Community Outreach and Public Relations Committee

Jennifer Jones is creating a new Facebook site for TAAG. It is unknown who owns the original TAAG Facebook account, so the board cannot delete it.

9.4 Traffic Circulation Committee

None.

9.5 Bylaws Special Committee

None.

9.6 Water/Toad Creek Committee

None.

9.7 Elections Committee

Election to be held March 2, 9 am - noon.

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

None

11. ADJOURNMENT

SCOTT SHIRLEY adjourned the meeting at 8:27 pm.

(Minutes of the meeting submitted by Sonja Bolle)