

# **TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA**

Thursday, April 18, 2024 6:30 PM

The regular meeting of the Templeton Area Advisory Group (TAAG) will be 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 BOARD MEMBERS**

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

Sonja Bolle, Recording Secretary

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENCY REPORTS AND UPDATES

Written reports will be read at the meeting. In-Person Reports will be live.

- 4.1. Sheriff's Office
- 4.2. California Highway Patrol
- 4.3. Supervisorial District One
- 4.4. Supervisorial District Five
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

5. PUBLIC COMMENT Members of the public who wish to speak on any topic not on the agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any) for the minutes, and limit your comments to three minutes. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

## 6. CONSENT AGENDA

6.1 Approval of Minutes from February 15, 2024 TAAG Board meeting

6.2 Approval of Treasurer's Report

## 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.

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. SLOGOG 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.

## 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.

### 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.

### 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.

#### 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.

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

- 9.1 Project Review Committee
- 9.2 Cannabis Project Review Committee
- 9.3 Community Outreach and Public Relations Committee
- 9.4 Traffic Circulation Committee
- 9.5 Bylaws Special Committee
- 9.6 Water/Toad Creek Committee
- 9.7 Elections Committee

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

## 11. ADJOURNMENT

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## APPLICATION PRESENTATIONS

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.
7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.

8. The TAAG Delegates will discuss the application and, considering all public comments, will consider making recommendations.

#### GUIDELINES FOR PRESENTING ORAL COMMENTS

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect for all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the minutes.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.
4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- no audience reaction (applause or otherwise) during or after comments.
6. Written testimony (letter, e-mail, etc.) is acceptable, but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested of and permitted by the Chair.