

TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday, January 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)

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

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 December 21, 2023 TAAG Board meeting

6.2 Approval of Treasurer's Report

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. The call for candidates for the TAAG March 2024 Board election will close at the conclusion of this January 18, 2024 regular scheduled Board 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 have declared their intention to run for re-election.

7.2 The purpose of this agenda item is for the TAAG Board to develop, approve and submit TAAG recommendations to the SLO County Planning Commission for the Commission’s consideration during the Commission’s January 25, 2024 hearing to approve or deny this project’s Conditional Use Permit application. This project application consists of a request by **Solene Vineyard LLC** for a Conditional Use Permit Project No. (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. Its Mitigated Negative Declaration (MND) has been [uploaded](#) to the state CEQA clearinghouse and is available for review (SCH# 2022110571).

8. NEW BUSINESS

8.1 Review of SLO County request to comment on proposed County Cannabis “Cleanup” Ordinance Amendments by February 8, 2024. See attached redlined draft of proposed amendment changes at County website link [T22-Cannabis-Clean-up-Ordinance-Amendment-Public-R.pdf](#) . TAAG is to consider and approve comments to be submitted to the County by February 8, 2024 in response this request.

8.2 Discussion of recent December 5, 2023 Board of Supervisor hearing that considered proceeding with the process of amending current existing SLO County Cannabis ordinances to permit the operation of Storefront Retail Cannabis Outlets throughout the unincorporated areas of SLO County. This matter was included as part of December 5, 2023 Board of Supervisors Hearing agenda item #15. Currenty existing SLO County cannabis ordinances prohibit retail cannabis storefront facilities.

The information presented by County Planning regarding this matter was the following (County Staff Report page 5 of 7 that states:

2. Storefront Retail Cannabis Dispensary Ordinance – This ordinance update would allow for “brick and mortar” cannabis dispensaries in the Coastal Zone of the unincorporated county, subject to development standards to minimize land use conflicts. The ordinance would limit the number of “brick and mortar” dispensaries that are allowed in the unincorporated county and would establish a process for selecting applications. The work effort is expected to require 0.75 FTE in additional staff and \$50,000 in professional services budget for environmental review and ordinance development support. The ordinance and environmental review process is expected to take 12-18 months from the date resources are allocated. Next Step – If the Board would like to proceed with a Storefront Retail Cannabis Dispensary Ordinance, the Department will return to the Board in the spring of 2024 with a detailed ordinance framework, scope of work, updated cost estimate, and timeline for this work effort.”

County Planning estimated the total cost to process and pass this cannabis ordinance amendment to be approximately \$199,000. The Board of Supervisors appeared to agree to move this cannabis amendment from a priority 1 item to a priority 2 item due to other more urgent housing plan matters requiring approximately \$1.5 million in county staff and consulting costs and up to 36 months to complete.

9. 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

COMMITTEE REPORTS

The reports of the chairs of the Project Review Committee and the Cannabis Project Review Committee, concerning applications for review at this meeting (if any), and reports of any other committees, may be available for viewing (and downloading and printing) three days before the TAAG meeting at TAAG’s website (<http://www.taaginfo.org>) on the “Committee Reports” page. A limited number of paper copies of the reports may be available at the meeting.

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 a recommendation

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.