

TEMPLETON AREA ADVISORY GROUP (TAAG)

420 Crocker Street Templeton CA 93465

NOTICE OF TAAG BOARD SPECIAL MEETING AND AGENDA Thursday, May 30, 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)

PURPOSE OF THIS SPECIAL BOARD MEETING

The TAAG Board has scheduled this Special Meeting to review a County Land Use Permit application requesting the rezoning and development of a 22 unit housing project located on North Main Street Templeton. This meeting will be the 4th TAAG meeting involving this project. This will be the only project considered during this Special Meeting. See details and project description as agenda item No. 7.1 below.

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2024-2025 TAAG BOARD MEMBERS

Jennifer Jones, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
Jerry Jones, Delegate
Scott Silveira, Delegate
David Leader, Delegate
Jason Tesarz, Delegate
Brad Goodman, Delegate
Edward Bik, 1st Alternate Delegate
Sonja Bolle, Recording Secretary

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. 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.

5. OLD BUSINESS

5. 1 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.

TAAG has conducted three Board and one TAAG Project Review Committee (PRC) meeting regarding this housing project Land Use Permit application. During the previous TAAG March 21, 2024 meeting, TAAG submitted a brief recommendation to the County recommending that the proposed project application be denied due to its request to rezone the project's North Main Street Templeton property zoning from Commercial to Housing. Currently properties including this project site fronting North Main Street in this area are zoned Commercial.

TAAG also deferred additional comments and recommendations pending the publishing of the project's California Environmental review and studies required by the California Environmental Quality Act (CEQA). TAAG was advised that the County issued its required environmental Initial Study and related Mitigated Negative Determination (MND) on May 10th. These documents are subject to a 30 day comment period for submission of public comments. TAAG has convened this Special May 30th meeting to consider TAAG comments to be submitted during this 30 day comment period that expires on June 7th or 8th.

This project has experienced significant flooding issues in the past. SLO County Public Works has made recommendations regarding project's potential flooding issues. The project's CEQA Initial Study and Mitigated Negative Declaration (MND) has presented information regarding modeling of the potential area flooding of the project site and the surrounding area. This project's potential to contribute to flooding concerns periodically experienced in Templeton's general North Main Street area is a primary TAAG concern. TAAG'S PRC Committee conducted a preliminary review of this project during the Committee's April 8, 2024 publicly noticed meeting. PRC comments, suggested recommendations and additional information is attached to this agenda.

TAAG has been advised that his project is currently scheduled to appear before the Planning Commission on June 27. At this time, the 363 page project MND can be found at this California State CEQA Clearing House website link. Search down this link page to the bottom and click on Attachment "Draft IS_MND_MittryVTTM_LUO Amendment . . . PDF 12514K link

[Mittry Vesting Tentative Tract Map and Land Use Ordinance Amendment \(LRP2021-00006/SUB2023-00013 ED24-028\) \(ca.gov\)](https://www.ca.gov/sub2023-00013-ed24-028/)

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

7. ADJOURNMENT

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 PUBLIC 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 comments (letter, e-mail, etc.) are 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.

**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

The April 8, 2023 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. These two projects are known as:

**MITTRY FARMS NEW HOUSING LAND USE PERMIT PROJECT-
SLO PLANNING DEPT. PROJECT NO. N-SUB2023-00013**

**GREY WOLF WINERY'S LAND USE PERMIT EXPANSION PROJECT –
SLO PLANNING DEPT. PROJECT NO. N-DRC2022-00048**

TAAG's Project Review Committee (PRC) purpose is to conduct publicly noticed detailed reviews of County Land Use Permit project applications during PRC Committee publicly noticed meetings and submit comments and suggested recommendations to the full TAAG Board for consideration, Two members of the public attended this PRC April 8, 2024 meeting. The Project Applicants, Project Planning Consultants, and Planning Department Staff are encouraged to attend PRC meetings. The Mittry Farm Housing Project applicants attended a previous March 21, 2024 TAAG Board meeting. This PRC April 8th meeting was not attended by the project applicants, their planning consultants (Kirk Consulting) or by any SLO County Planning Dept. or other SLO County representatives.

The following is a Committee report on its findings related to The Mittry Housing Project. The PBC Committee report regarding the Grey Wolf Winery Expansion Project noted above is issued as a separate report.

**MITTRY FARMS NEW HOUSING LAND USE PERMIT PROJECT-
PROJECT NO. N-SUB2023-00013**

This project application 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 at 301 North Main Street in Templeton. This project was originally referred to TAAG on April 6, 2023. The project applicants attended TAAG's March 18, 2024 Board meeting and presented a comprehensive presentation of the project and responded to all questions and comments posed by TAAG Board members and the public. SLO County Planning Department representatives did not attend the PRC's April 8, 2024 meeting.

The TAAG Board reviewed this project and the PRC's April 8, 2020 comments during the scheduled April 18, 2024 regular Board meeting.

PROJECT DESCRIPTION: A request by the Mittry Farms Trust for a vesting tentative tract map to subdivide an existing 10.6 acre parcel into 22 single family residential lots between 10,349 square feet to 19,499 square feet and one 4.57 open space /common area lot. This property is located on west side of North Main Street Templeton immediately adjacent to the southern boundary of the Templeton Sheriff's Station property that is currently undergoing a substantial expansion to establish a County wide new Emergency services Communication Center. This project site is currently zoned Commercial. The project applicants submitted a request to amend Planning Area Standards to include single-family dwellings as an allowable principal use on the project site. The site is in the Salinas River Sub Area of the North County Planning Area. APN(s): 040-201-033.

Access to the project site would be provided via a single driveway access entrance located on North Main Street at the property line area adjacent to the Sheriff's Station property line. A privately maintained street extending from the North Main Street entrance into 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 complete. Currently County Planning's CSS website indicates that the processing of this application is only 21% complete as of the PRC April 8th meeting date. This County website link to the SLO County Planning's "Permit SLO" website (also known as the CSS system) for this Mittry Housing Project is [N-SUB2023-00013 \(sloplanning.org\)](https://www.sloplanning.org). There you will see as attachments various project reports, studies and other information that can be reviewed at this website link.

The PRC Committee considered the following issues concerning this project during its April 8, 2024 public meeting.

- This project's Land Use Permit application was referred to TAAG on April 6, 2023. This is a 19 page substantially incomplete referral package. SLO County Land Use Permit ordinances, policies and guidelines provide a detailed list of required documents that are required to consider an application as being complete. The SLO County Planning Department's processing of this application is not complete. SLO County Planning's CSS website indicates that the processing of this application was only 21% complete as of the PRC's April 8th meeting date. This County website link to this SLO County Planning's website for this Mittry Housing Project is [N-SUB2023-00013 \(sloplanning.org\)](https://www.sloplanning.org). There you will see as attachments various project reports, studies and other information that can be reviewed at this website link.
- This project's location in the Templeton North Main Street area has experienced serious flooding problems in past years. This project has the potential to drain project site stormwater flows into Toad Creek and directly onto North Main Street and to properties located on the east side of North Main street. Toad Creek drainage flows under North Main Street near this project site. Project information currently available from County Planning and Public works discloses County concerns regarding Stormwater and Flooding issues that impact the project site and neighboring areas.
- SLO County Public Works issued a 16 page email document dated 12/21/2023 to County Planning presenting a considerable number of comments and required Permit Conditions of Approval recommendations concerning the project that may allow this project's permit application to proceed. This Public Works document presented various issues regarding the project's potential flooding issues including the following comment. **EXISTING "COUNTY LAND USE POLICY PROHIBITS THIS AND ANY OTHER NEW PROJECTS THROUGHOUT THE TEMPLETON AREA FROM DRAINING STORMWATER FLOWS INTO TOAD CREEK. One of County Public Works Dept's proposed Permit Conditions of Approval of this project is that "Drainage must be retained/detained on the property because Toad Creek and it tributaries are not capable of carrying additional runoff."**

- The Committee reviewed the project's two proposed Stormwater Drainage Basins' property site locations, design and proposed capacities. Questions were raised regarding the estimated amount of project site Stormwater drainage that may NOT be captured by the proposed Drainage Basins. Questions were raised regarding the effects of the adjacent Templeton Sheriff's Station property's Stormwater drainage onto this project site. Currently the Sheriff's Station is undergoing a major expansion project involving the construction of a new Countywide Emergency Services Communication Center.
- The Committee discussed the County's failure to undertake Toad Creek's proposed improvements of the Creek's existing drainage problems under North Main Street that have created major drainage and flooding problems in the area in past years. A County Study has indicated approval of a \$400,000 project to make such improvements, but no effort appears to be planned by the County to undertake this project.
- The Public Works December 2023 document recommendation Item #14 (page 5) requires that "the applicant shall provide to Public Works the Federal Emergency Management Agency's approval of a Conditional Letter of Map Change (CLOMC) addressing the proposed changes to Toad Creek and the Miller Levee (as shown in "Flood Study of Toad Creek for Tract 2004)." No information was found explaining the effects of the changes to Toad Creek or the Miller Levee.
- The Committee discussed concerns regarding the proposed project's **single** privately maintained road that will provide the only access to each of the 22 Housing lots. This roadway is designed to only provide one driveway access to/from North Main Street. This issue raised the question for the possible need for a second access entry/exit roadway and access point to North Main Street to allow for speedy evacuation of the project site and to ensure unrestricted access to emergency services. The project's April 6, 2023 19 page referral document indicates Planning Dept, comments (page 18) that suggest that "Secondary access would be something to consider. Consider using an adjacent parcel for secondary access (reciprocal access agreement)". This comment appears to suggest a secondary access from either the adjacent Sheriff's Station property or from the property site located adjacent to the south project's property line apparently owned by others.
- Another issue discussed by the Committee regarding the single project access road is the possibility of Accessory Dwelling Units (ADU's) that, according to Calif State Laws, may be established on any or all of the 22 housing lots. One issue is the project site's ability to accommodate the estimated number of resident and visitor vehicles "off street parking". The Committee's understanding is that County codes generally prohibits public street residential vehicle parking on housing project's such as this. Assuming that single family housing units generally own two or more vehicles, the addition of 22 ADU's could result in up to 44 or more additional vehicles parked on site. The existing project site plans do not indicate the ability to park the number of vehicles, including ADU vehicles. off street on this project site. It should be noted that the Public Works recommendations required that ADU utility services be installed on each of the 22 proposed housing lots.
- Questions arose regarding the project's Traffic Circulation impacts on North Main Street and on the existing Main Street – Hiway 101 interchange underpass issues which have been identified by the County as failing current acceptable Traffic standards. The Committee's review of the available project's Traffic study indicates that this study is based on 2017 traffic count information with additional undocumented 2020 and 2021 adjustments. The Committee believes that this report does not accurately represent current traffic vehicle conditions existing in the project area. For example, the report does not appear to account for the traffic impacts that will exist with the completion of the adjacent expansion of the Templeton Countywide Emergency Services Communication center that is currently under construction. This Sheriff's Project Traffic studies indicated that *"The proposed project is expected to generate 251 new vehicle trips per weekday, including 19 AM peak hour trips and 24 PM peak hour trips.*

- A tract map and other site plan's are attached as part of the referred April 6, 2023 19 page application package. The project description indicates that the project consists of 23 lots. It appears that the 22 housing lots will occupy 5.45 acres of the 10,6 acre site with the remaining area is apparently dedicated to an open space/common area and two drainage basin areas.

The proposed project includes the concurrent processing of a VTTM and CUP to subdivide the project site into 23 lots and allow for the development of 22 single-family residential units, one JADU, and one detached ADU on 5.45 acres of the project site (average ¼ acre size lots) and open space/common areas on 4.57 acres of the project site (Figure 2). The project would also allow for the construction of additional future JADUs or ADUs on the project site for a total of up to 22 JADUs and/or ADUs. The proposed residential lots would range in size from 10,349 square feet to 19,499 square feet in area, and the proposed single-family residential units would range in size from 1,800 square feet to 3,100 square feet (not including JADU square footage) with a maximum height of 35 feet (Figure 3). Table 1 identifies the applicable development standards for the CR land use category identified in the County Inland Land Use Ordinance, Templeton Community Standards, and Templeton Community Design Plan.

- The December 2023 Public Works recommendation document (page 4) requires that "Trail Plan, if required , to be approved jointly with County Parks." No information is available regarding whether the proposed Toad Creek Trail plan will impact this project site.

The April 6, 2023 referred 19 page project Land Use Permit application includes a section beginning on page 16 indicated as Parcel History. The following information is presented to advise the TAAG Board of preliminary issues initially considered by Planning, the applicants and other agencies. Beginning on page 17 of the 19 page application are comments indicated as "Pre-application Meeting Date: February 17, 2021 Time: 9:00 AM - 10:00 AM Attendees: Brian Pedrotti (County Long Range Planning), Holly Phipps & Nicole Ellis (County Current Planning), Rene Brill and Melissa Hazlett (County Public Works), Tina Meyer (Templeton CSD), Phil D'Acri (real property manager), Scott Newton (applicant), Pamela Jardini (applicant representative), and Loch Soderquist (architect)." This was an initial required preapplication meeting. Certain comments in this document raise questions that require clarification. Certain comments may no longer be relevant to the current existing proposed project design.

Verbal Comments – County Planners Brian Pedrotti and Holly Phipps with County Long Range and Current Planning-

- Commercial Retail land use designation proposal to submit a GP Amendment to change zoning but an alternative would be an Ordinance Amendment to change the uses. Residential use must be subordinate to commercial use. CUP (Conditional Use Permit) is required to request more than 50% residential use.
- Residential use/structures must be built to commercial standards to allow conversion to commercial if the market changes if the proposal is for residential as a primary use. Planning Commission (PC) cannot waive requirement that mixed use residences be built to commercial standards. Cost to consider for builders.
- Confirmed the applicant is not proposing live-work units/mixed use and is interested in more of a SFR (Single Family Residential) format with separate commercial use.
- Land use issues (APCD air quality due to proximity to Hwy 101); Health Risk Assessment may be required (first 500' where concerns are more severe).

- Planning area standards- Templeton community design plan for residential (off-set driveways) rural architecture, and commercial V.E.1 – V.E.13 and V.F.1 apply (e.g., break up parking areas with landscaping, parking location, lighting, etc.), Templeton Design Guidelines- specifies how large lots need to be for SFR.
- Environmental: Bio report required, positive findings with Archeology nearby (need phase 1 arch report) for whole site, traffic report, bikeway trails on main street- discuss how bike lane might interface with intersection
- Prior to BOS authorization would send authorization referral to Cal Trans, APCD, PW for initial feedback. Then full review if it gets authorized. Balance with Policies of Housing Element and environmental concerns
- Hwy corridor design standards. Compatible interface with Hwy and between on-site uses/transitions. Noise, visual, air quality...
- If authorized by BOS then send a referral to Templeton Advisory Group- up to applicant to go to TAG to begin early discussions.
- Refer to County Code 22.30.490 Residential Uses in Office and Commercial Retail (CR). Single and Multi-family residential dwellings area allowed in the CR land use categories provide that the residential units are "subordinate to the primary commercial use of the site located on the second floor and/or rear of the site and structurally attached to the main building. Rene Brill and Melissa Hazlett with County Public Works-
- MS4 Area and Flood Zone Plain. Will need to overlay flood zone plain to assess what the applicant may encounter. Consider the building placement. Will need to elevate buildings due to flood hazard, extensive flood and drainage review (Additional time/logistics/more phases). Very sensitive area.
- Access road needs to be elevated/transition design.
- Secondary access would be something to consider. Consider using an adjacent parcel for secondary access (reciprocal access agreement).
- RV lot- recreational vehicles don't fall within FEMA requiring flood insurance, but residences would, so consider flip flopping uses (higher land for residences and lower for commercial) but then encounter APCD issues with residences closer to freeway.
- Would not allow for the two access points (on adjacent parcel and the subject parcel) to be merged to one. On-site driveway needs to have separation between the two driveways. Access can be shared for commercial and residential uses on-site. Parcel above has access right adjacent to parcel line and this site's access must be separated from the adjacent parcel's access road. Jackie Mansoor with APCD-
- **APCD not supportive of sensitive receptor development near Hwy 101- diesel particulate matter (200-300' from 101). Wouldn't be supportive of a re-zone to SFR.**
- Posed question, are RV sales and maintenance and SFR compatible uses (beeping noises, turning on RVs, lights, traffic, test driving, etc.)? **Supports continuing CR for this parcel.**
- Recommend housing be as far back from pollution source as possible Jenna Schudson with Caltrans-

- Consider the sheriff facility to the north, their access and proximity of the development site access to ensure the sheriff office isn't impacted with access/traffic in the event of an emergency. Pamela Jardini (applicant representative)-
- Specific Plan overlay of uses (uses in the long-range area plan) include offices which seem to be a thing of the past, hotel/motel financially infeasible and Air BNB has made demand for hotels decline, gas stations and bars/restaurants, etc.
- Interested in focusing commercial along Fwy and SFRs down below
- Applicant- has water units and sewer units available to accommodate this scope of work (conceptual)
- Considering putting together a summary with the pros of SFR first floor open "venting" garages as opposed to potential issue with not having first floor commercial uses due to flood hazard issue.

A complete Project Land Use Permit application has not been submitted for PRC review. A TAAG comprehensive review of the project at this time is not possible. The following information not currently available should be requested for TAAG and public review.

- A 19 page application package was referred to TAAG on April 6, 2023. This application is substantially incomplete. SLO County ordinances, policies and guidelines set forth detailed lists of information required to be submitted in order for SLO County Use Permit applications to be considered complete. SLO County Planning is required to respond with questions and requests for additional information within 30 days of receipt of a County Land Use Permit application or the application is automatically accepted as complete. This is the typical case for complex applications such as this project's application. County responses requesting additional information must be submitted to applicants as written "Information Hold" letters listing every missing item. The applicant then has 90 days to respond in writing to County "Info Hold" requests. Typically, projects such as this may go through several rounds of this "Information Hold" process. Each round of "Info Hold" letters and applicant responses should be posted in the CSS website for public review. This information is not available.
- Copies of all referral responses submitted by the various County, State and Federal agencies that should have received this project's April 6, 2023 Land Use Permit referral should be available for public review. None have been posted for review as of the PRC's April 8, 2024 meeting date.
- The December 23, 2023 Public Works Comment and Recommendation document (pages) should be posted to the County CSS website for public notice and review.

This project requires County Planning to conduct an extensive CEQA Initial Study and publish a Negative Mitigated Declaration (MND) or full EIR. These documents, when published, are subject to 30 or more day public comment and review periods. It is TAAG's policy to submit Final Comments and Recommendations following the TAAG's review of final CEQA documents and again in response to published SLO County Public Land Use Permit hearing documents published for consideration by the SLO County Land Use Permit hearing authority which in this case is the SLO County Planning Commission.

Respectively submitted,

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

