

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, March 21, 2024, 6:30 PM

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

[Find us on Facebook](#)
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

1. CALL TO ORDER

SCOTT SHIRLEY called the meeting to order at 6:35 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Scott Shirley, Elected Delegate/Chair	present
Murray Powell, Elected Delegate/Vice-Chair/Treasurer	present
John Donovan, Delegate	not present
Scott Silveira, Delegate	present
Fred Russell, Delegate	not present
Bruce Jones, Elected Delegate	present
Jennifer Jones, Elected Delegate	present
Jerry Jones, Elected First Alternate	present
David Leader, Elected Second Alternate	present

4. SEATING OF 2024-2025 TAAG BOARD MEMBERS

TAAG conducted its annual Board election on March 2, 2024. TAAG Bylaw Article XII – Election of TAAG Board Members provides that Delegates shall hold office for a two (2) year term. Delegates are elected on a staggered basis with typically three (3) Delegates elected in a certain year and four (4) Delegates the following year. This election process shall continue each year on this staggered basis. Alternates shall hold office for a one (1) year term. This year's 2024 election was for four (4) of the seven (7) Board delegate seats. Six (6) candidates ran for election. Voters were instructed to vote for only four (4) candidates. The candidates with the lowest vote count are elected as TAAG Board Alternates #1 and #2. The results of the 2024 election are as follows.

<u>Board Delegates</u>	<u>Board Alternates</u>
Jennifer Jones	Jerry Jones Alt #1
Murray Powell	David Leader Alt #2
Scott Shirley	
Bruce Jones	

5. ELECTION OF TAAG BOARD OFFICERS

In accordance with TAAG Bylaw Article VI, Section 2, "The Chairperson of the TAAG Election Committee will preside at the regularly scheduled Board meeting until officers are selected for the new term." In accordance with TAAG Bylaw Article VI Sections 1 and 2 - Officers of TAAG shall consist of the Chairperson, Vice-Chairperson, Secretary, Treasurer and Historian. After seating the newly elected Board members, the first order of business will be the selection of Officers for the new term. Nominations may be made by TAAG Board members. The seated Board will then select the Officers for the new term by an affirmative vote of four (4) or more Delegates.

MURRAY POWELL moved to allow SCOTT SHIRLEY to continue chairing the meeting in the absence of Election Committee chair John Donovan.
BRUCE JONES seconded.

Motion carried by voice vote.

SHIRLEY named newly elected board members and continuing delegates, and invited newly elected delegate David Leader to take a seat at the board table.

POWELL: In view of Scott Shirley's resignation from the board, nominated BRUCE JONES, a past chair of TAAG, as board chair.

JENNIFER JONES: Alternates are voting tonight?

MURRAY POWELL: yes.

Voting Delegates on this item:

Bruce Jones
Murray Powell
Scott Shirley
Jerry Jones
Jennifer Jones
Scott Silveira
David Leader

ROLL CALL VOTE on BRUCE JONES' Chairmanship: unanimous in favor.

BRUCE JONES, assuming chair, nominated MURRAY POWELL as vice chair.
ROLL CALL VOTE unanimous in favor.

BRUCE JONES nominated MURRAY POWELL as treasurer.
ROLL CALL VOTE unanimous in favor.

MURRAY POWELL nominated DAVID LEADER as secretary.
ROLL CALL VOTE unanimous in favor.

JENNIFER JONES nominated as historian.
ROLL CALL VOTE unanimous in favor.

(Further motion, without official weight, carried to approve
Sonja Bolle's continuation as recording secretary.)

6. AGENCY REPORTS AND UPDATES

6.1. Sheriff's Office

ZACH SANCHEZ, Sheriff's deputy, made the Jan-Feb report for Cmdr. Michael Manuele.
The area's 1,225 calls for service represented a reduction of 18%. Templeton had 258 calls, also down from last year.

Reports were up, though: 324 reports were made this year, where the same period last year saw 202, an increase of 60%. Templeton, however, was down 11%.

Types of calls: 4 assault and battery, 2 disturbances, 1 theft, 2 burglary, 6 trespassing (2 reports), 1 phone scam (reported), 11 suspicious circumstances (1 report: flare shot from vehicle).

BRUCE JONES: When will construction begin on joint dispatch center?

SANCHEZ: There is a grading permit, but it seems no building permit yet.

6.2. California Highway Patrol

CHANDLER STEWART, cmdr of Templeton CHP office.

Reported for Jan-Feb 2024.

27 total crashes (29 last year), 14 on freeway, 13 on county roads.

16 collisions involved property damage (7 on county roads).

10 involved injuries (6 on county roads).

3 involved DUI (1 on county roads)

Areawide where were 16 DUI collisions, same as last year.

There was 1 fatality, DUI, solo vehicle, near Del Rio. Charge may be brought.

Templeton roads are getting more CHP attention, the number of citations is up.

One citation was written for speed in excess of 100 mph.

6 arrests for DUI driving (36 throughout the jurisdiction).

The office is moving to 12-hour workdays, trying to cover more hours.

The office is also trying to get motorcycles, which have several advantages:

- a. Nimbleness in heavy traffic. Think of Hwy 46 at rush hour, or school hours.
- b. Motorcycle assignments are desirable, and help in recruiting officers.

MURRAY POWELL: Is the 12-hour workday a response to understaffing?
Cmdr STEWART: Staffing is a challenge across the spectrum: Sheriff, prison staff, everywhere in law enforcement. The 8-hour shift is old school. Our recruitment practices here are great, the methods are actually being copied elsewhere. Officers want the 12-hour shift; it gives them more time with family. The union made the request, which comes to Cmdr Stewart, and the office is working on that approach.

6.3. Supervisorial District One

No report

6.4. Supervisorial District Five

No report

6.5. County Planning Department

ERIC TOLLE, County Planning:

Eden B and B has withdrawn its application for expansion.

The Ramada Junction project (at Cow Meadow corner), on which TAAG recommended approval, is going before the Planning Commission. It is a mixed commercial project, rather large, with 9 commercial buildings. Tenants to be determined, so far including a mini warehouse, restaurant, brewery. Submitted elevations (available on county web site) comply with Templeton Design Plan. Signage adheres to standards.

PUBLIC question: What is the status of the emergency dispatch center?

TOLLE: They are grading, I don't know if they have a building permit.

DAVID LEADER: What is the status of the Vineyard Corridor Traffic Study?

TOLLE: That is the domain of Public Works.

LEADER: Will TAAG have input?

SCOTT SHIRLEY: Traffic committee should keep on top of that.

6.6. Templeton Community Services District

DEBRA LOGAN, board member TCSD.

The February 20 board meeting reviewed the 20% water buffer model and released 120 water units. There is a significant wait list, some people have waited 20 years. In last four years the district has started to release units. Waste water was being treated in Paso, but now that Templeton has its own treatment facilities, the water is returned to the ground, so the district has more water available.

Fire Chief Peterson provided the annual Fire Dept report. In 2022 the dept received 858 calls for service; in 2023, 986 calls. Response time has improved: 6.5 minutes in 2022 dropped to 5.15 minutes in 2023.

Congressman Jimmy Panetta got the community \$1 million in federal money for a fire truck. This is first time Templeton's application has been accepted. Congress passed it with the appropriations bill. However, as the lead time for a fire truck order at the moment is two years, Templeton won't take delivery for a while.

LOGAN reminded the audience that Templeton Community Service District board meetings take place in this same room the first and third Tuesdays of month, and are also accessible by Zoom.

SHIRLEY noted that in the Peterson Ranch development, tree roots are pushing up sidewalks. Can anything be done about that?

LOGAN answered that the county is in principle responsible for such work, but that it might be up to property owners to get it done.

MURRAY POWELL noted that TCSD was now graciously allowing TAAG to use its mailing address at 420 Crocker St., saving TAAG the expense of maintaining a rarely used post office box.

6.7. Templeton Unified School District

No report.

7. PUBLIC COMMENT

No comment.

8. CONSENT AGENDA

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

Minutes approved by voice vote.

8.2 Approval of current Treasurer's Report

POWELL: Change of address has been processed, but treasurer hasn't seen this month's bank statement yet.

Report approved by voice vote.

9. NEW BUSINESS

9.1. Acceptance of TAAG Board Delegate Chair Scott Shirley's resignation. TAAG is grateful for his commitment to the community.

9.2. Acceptance of TAAG Delegate Fred Russell's resignation. TAAG is grateful for his commitment to the community.

9.3. Appointment of the Board's First and Second Alternates to the Open Board Delegate Seats

In accordance with TAAG Bylaw Article IV, Section 6 - 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.

2 years remaining on Scott Shirley's term: Jerry Jones to fill.

1 year remaining on Fred Russell's term: David Leader to fill.

9.4 Call for candidates for the two open TAAG Board Alternate seat vacancies. TAAG Bylaw Article IV section 7 requires - 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.

10. OLD BUSINESS

10.1 Mittry Farms Trust N-SUB2023-00013

Request to subdivide an existing 10.6-acre parcel into 22 single-family residential lots and 1 open space/common area lot located on Main Street in Templeton adjacent to the Sheriff's station. This project has potential of flooding. 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 been 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. Preliminary recommendations and suggested comments regarding this project could be submitted to the SLO County Planning Department at this time, with a statement reserving TAAG's right to submit revised recommendations at a later date.

Applicant appeared to present the project with Frances Romero, land planner. The parcel at the moment is zoned for commercial retail. The applicant seeks rezoning to include residential use, calling the Templeton Community Plan for the area outdated. The applicant's understanding is that the county is encouraging density. The current plan calls for 22 houses, which would be plumbed and electricity provided for future ADUs. All required studies have been completed and submitted to the county.

It appears the county, in pursuit of density, may ask the project not just to make ADUs possible, but to actually build half the houses with full (i.e., detached) ADUs or Junior (i.e., attached) ADUs.

Applicant expressed frustration over the lengthy process. Application was submitted in 2023. "It will be five years before the first home is built," applicant said.

“Everyone says we need more housing, but there is too much lag time” to satisfy the county and make development financially viable.

Flood standards have been a concern in the project. Applicant displayed maps to indicate that, although the requirement is to consider the possibility of a 50-year flood, this project has considered 100-year flood projections. Catch basins are planned to prevent water runoff in excess of current levels. The plan shifts floodplain to the south, but maintains the current general channel.

MURRAY POWELL asked about the drainage out of the new emergency dispatch center, noting that TAAG opposed that project partly because of drainage issues.

APPLICANT agreed it was an issue, but his project’s engineer found it easier to contain that runoff in their own percolation basins than to get into a dispute with the county about it.

JENNIFER JONES: Were the studies done assuming all ADUs built?

MAN: Traffic study might have been done with half the ADUs.

JENNIFER JONES: So studies are not really reflecting the reality of the project’s impact on our lives here in Templeton.

APPLICANT: I would sell if required to add ADUs on half the houses. I wouldn’t build that project, I couldn’t sell the houses, it would price me out of the market.

SCOTT SHIRLEY reminded the board that regarding the dispatch center and road fee assessment, TAAG had recommended that the county finally approve the drainage study from 2014. He urged TAAG to include that again in its recommendation for this project.

JENNIFER JONES questioned the flood assessment and identification of impediment to Toad Creek water flow at the railroad tracks: “Toad Creek is not backing up at that point. All the development upstream is the issue.”

PUBLIC COMMENT from DOROTHY JENNINGS (see also her attached written comment): Dorothy Jennings served on TAAG and was chair of a committee with TAAG and public members, Feb 2014, that created a drainage study, the Toad Creek Watershed Report.

Jennings urges Templeton to incorporate as a town, to enhance its power of self-determination.

Jennings offered TAAG these recommendations on this project:.

1. TAAG should recommend no changes to community standards. No rezoning for this project.
2. Require elimination of private gate.
3. County is responsible for correcting deficiencies: Toad Creek culvert at Main Street is deficient. TAAG should insist the county address this before any more projects are approved.
4. Recommendations on flood control (several, see attached).

MURRAY POWELL made a motion to send this application to the Project Review Committee to draw up preliminary recommendations, as the MND has not been released.

BRUCE JONES: The county planner thinks the MND will be available before TAAG’s April meeting. TAAG should not miss the opportunity to have input, and to

allow the community to have input on this project.

ROLL CALL VOTE on motion to send to committee:

David Leader	YES
Murray Powell	YES
Bruce Jones	YES
Jerry Jones	YES
Jennifer Jones	YES

MOTION was approved unanimously.

10.2. Grey Wolf Cellars N-DRC2022-00048

This project is immediately adjacent to, but not within, TAAG's defined Templeton Unified School District boundaries. This proposed Land Use Permit project is currently an established vineyard, winery, distillery and tasting room operation located on an 11-acre parcel, at 2174 HWY 46 West. The south side of HWY46 West immediately across from this project's location is within TAAG's defined boundaries.

This project has requested multiple Title 22 Land Use Ordinance modifications and overrides of various SLO County Land Use Ordinance provisions, such as established minimum setback requirements; reduction of the County's minimum 20-acre parcel size for Special Events to the project's 11-acre property site area; proposed overrides of the County's limiting of permitted B&B facilities to a SINGLE STRUCTURE to allow for the project's proposed 9 detached "B&B" units; project request to increase allowed total property signage area from 100 sq.ft to 343 sq.ft (a 300% override increase); proposed reduction of allowed parking areas required for Special Events (60 spaces for 150 people); and other various County Land Use Permit provisions.

MURRAY POWELL did research on authority of TAAG to comment on issues outside of its geographical area. TAAG is concerned because approval of this project would set a precedent for the area.

BRUCE JONES: Should TAAG review, or just argue that it sets precedent in changing Title 22?

ERIC TOLLE, County Planner: TAAG response would be added to the project file in any case, even it is not an official referral.

BRUCE JONES pointed out four egregious Title 22 modifications and opined that TAAG should make four separate recommendations. "The county is likely to ignore them, but it's important for TAAG to voice the issues."

- 20 acres required for special events

- Setback requirements

- Single structure requirement

- Signage size

DAVID LEADER noted that Cal Trans could stop the project, due to traffic issues on Hwy 46. At corner of 46 West and Anderson Rd., they would require two access points.

BRUCE JONES made a MOTION to have Project Review Committee draft a preliminary letter to Planning Dept and Board of Supervisors to list items not in compliance with Land Use ordinances.

ROLL CALL VOTE:

David Leader	YES
Murray Powell	YES
Bruce Jones	YES
Jerry Jones	YES
Jennifer Jones	YES

MOTION was approved unanimously.

10.3 FORM TAAG COMMITTEE MEMBERSHIPS FOR THE ANNUAL PERIOD FROM MARCH 2024 TO FEBRUARY 2025.

TAAG Bylaw Article Section IX Section 1 authorizes the Board to establish Committees as needed to accomplish the goals of TAAG. Article IX Section 3 provides for the Establishment of the permanent and special committees and their membership shall be determined by an affirmative vote of approval by four (4) Delegates. Committee membership of public community members who reside within TAAG's boundaries is allowed with the Board's majority vote of approval of each proposed community member. The limit on the total number of Committee members (TAAG members and community public members) on each committee shall be determined by TAAG's Board. TAAG Bylaw Article IX Section 4 has established the following permanent Committees. Community Outreach and Public Outreach; Project Review; Traffic Circulation; and Election (Annual) Committee. Other special established Committees include the Water/Toad Creek Committee, the Cannabis Project Review Committee and the Bylaws Special Committee.

The general public who are registered voters within TAAG's Templeton Unified School District boundaries are encouraged to apply for TAAG Committee membership to any of these Committees. All TAAG Committee meetings are publicly noticed and open to the public.

Preliminary committee appointments:

Project Review Committee: Jennifer Jones, Murray Powell, Jerry Jones

Cannabis Project Review: Murray Powell,

Community Outreach: Jennifer Jones,

Traffic Circulation: David Leader, Sonja Bolle (public member)

Bylaws: [MAKE AN AD HOC COMMITTEE?]

Water/Toad Creek: Jennifer Jones, David Leader, Dorothy Jennings (public member)

11. ANNOUNCEMENTS FROM COMMITTEES

11.1 Project Review Committee

11.2 Cannabis Project Review Committee

11.3 Community Outreach and Public Relations Committee

11.4 Traffic Circulation Committee

11.5 Bylaws Special Committee

11.6 Water/Toad Creek Committee

11.7 Elections Committee

12. ANNOUNCEMENTS FROM DELEGATES

none.

13. ADJOURNMENT

Bruce Jones adjourned the meeting at 9:51 pm.

ATTACHED DOCUMENT: Dorothy Jennings' comments regarding Item 10.1, Mittry Farms.

(Minutes submitted by Sonja Bolle)