

Templeton Area Advisory Group (TAAG)

Minutes of the Board Meeting, October 19, 2023

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

Minutes submitted by Sonja Bolle

1. CALL TO ORDER

Vice chair MURRAY POWELL called the meeting to order at 6:34 pm . . .

2. PLEDGE OF ALLEGIANCE

. . . and led the pledge of allegiance.

3. ROLL CALL

Scott Shirley, Delegate/Chair	present as of agenda item 7.2
Murray Powell, Delegate/Vice-Chair/Treasurer	present
John Donovan, Delegate	present
Jerry Jones, Delegate	present
Scott Silveira, Delegate	not present
Fred Russell, Delegate	present
Bruce Jones, Delegate	present

Also in attendance:

Joanne Jones
Brian Harms
Bruce Everett
Richard Basinger
Laura Caron
Barry Fagan
Gerald Sur (sp?)
Mark Jurey
Sheri and Steve Budrow
Diane Burkhart
Mary Norten (sp?)
Dorothy Jenning
Ed Bik
Heidi Happolot
John and Dawn Fitzgerald
Dmitri and Laura Joukovski
David and Joan Leader
Sue and Michael Tindell
Dick and Ruth Young
Dirk Dole (sp?)

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office: Sgt STROBRIDGE reported on an event of public concern that occurred on September 30, when helicopter and vehicle units responded to a call at Twin Cities Hospital; it turned out to be a false report.

4.2. California Highway Patrol: No report

4.3. Supervisorial District One - District One Supervisor JOHN PESCHONG reported: The county pension trust fund is substantially in the red and shows a significant slide in investment return.

It has been determined that the windmills planned for a renewable energy project off the coast of San Luis Obispo County will not be visible from the shore.

Progress has been made in restoring playground equipment. There has been significant vandalism in the Templeton park; residents are asked to report such behavior.

In answer to public questions, PESCHONG commented that construction has begun on the new emergency dispatch center at Main St and Hwy 101; that Public Works has been addressing storm damage all over the county, including on Santa Rita Rd., where Top of the World is again passable; and that possibly the county's Transportation Dept could attempt to improve local directions provided by GPS.

In answer to MURRAY POWELL's request for a review of cannabis issues, PESCHONG noted a discrepancy in the desires of different communities: cannabis dispensaries are in demand in coastal towns, much less so in inland areas.

4.4. Supervisorial District Five: No report.

4.5. County Planning Department

ERIC TOLLE, Sr. Planner, reported that the East Bennett Village (gas station project on Las Tablas) awaits the 2024 calendar of meetings of the Board of Supervisors. The hearing will need substantial time on the agenda. A January date is sought.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member, reported:

The board voted a 2.4% increase in development impact fees supporting waste water and parks and recreation. (The fire department was covered in a separate action).

Mid-State Solid Waste and Recycling has transferred its contract to another waste management company. There is no projected change in rates.

Robert Baker has joined the staff of Templeton Fire and Emergency Services.

There is an opening for a civil engineer at TCSD.

4.7. Templeton Unified School District: No report.

5. PUBLIC COMMENT

BRIAN YATES: The second annual Bovine Classic cycling event will take place Saturday, October 28, and is projected to pass through Templeton 8:45 - 9 am, with around 450 riders.

6. CONSENT AGENDA

6.1 Approval of Minutes from September 21, 2023 TAAG Board Meeting
Minutes were approved by voice vote, with JOHN DONOVAN abstaining.

6.2 Approval of Treasurer's Report

There has been no activity other than monthly \$15 service fee on the bank account. The current balance is \$687. The report was approved by voice vote.

7. NEW BUSINESS

7.1 Presentation by SLO County Panning & Building Department on County Code Enforcement. This item was deferred, probably until January of 2024.

7.2 Presentation by SLO County Public Works, Transportation division, on Templeton Vineyard Drive Corridor Plan, by JOSHUA ROBERTS, Transportation Division Manager, and RILEY GAJDOS, project manager.

A plan adopted in 2017 approved road impact fees for new development, including improvements along the Vineyard Drive Corridor, which encompasses Vineyard Drive from Main Street in Templeton to Hwy 46. The department has done public outreach (an interactive map was posted from November of 2022 to February of 2023) and analyzed community concerns regarding the corridor. Expressed concerns included traffic delays and congestion (especially at school drop-off and pick-up hours), roadway safety (especially for bicyclists and pedestrians) and overall mobility. The study looked at 8 intersections and evaluated the history of collisions.

Two plans are being developed to address the issues and will be presented for public review in due course. **The presentation is attached to these minutes as a pdf file.** Contemplated improvements include crosswalks, a multi-use path, buffered bike lanes, extended turn lane at Vineyard Elementary School, left-turn restrictions, and a roundabout at Vineyard and Bethel.

The problematic intersection at Vineyard and Rossi Rd (with Trader Joe's access) is particularly difficult to solve, since a traffic light cannot be installed so close to the Cal Trans light at the entrance to Hwy 101. A solution under consideration involves diverting eastbound Rossi Rd traffic to Bennett Way, where a light could be installed.

All plans for these improvements will take years to accomplish, as funding has not yet been secured.

The report will be considered at the November 28 meeting of the County Board of Supervisors. Additional issues were brought up in public discussion:

Why roundabouts? (They are an efficient way to keep traffic moving.)
Is there room for a roundabout at Bethel? (Not without some expansion.)
Will school buses ever be reintroduced? Much of the congestion comes from cars dropping off individual students. (An issue for the school district.)
Can left turns be restricted only at certain times of day? (The public simply does not follow such detailed traffic instructions; it's a recipe for accidents.)
Further development on Bennett is only going to add to traffic issues.
Have trees and greenery been considered? (not yet.)

7.3 Appointment of Jennifer Jones as First Alternate Delegate. The Second Alternate Delegate seat is still vacant.

The Board voted on Jennifer Jones as First Alternate Delegate by roll call vote:

JOHN DONOVAN	yes
FRED RUSSELL	yes
MURRAY POWELL	yes
SCOTT SHIRLEY	yes
BRUCE JONES	yes
JERRY JONES	yes

The appointment was made by unanimous vote.

8. OLD BUSINESS

8.1. APN 039-311-005 John Fitzgerald proposed road abandonment/vacating of a portion of White Oak Road in Templeton located at 2120 White Oak Road.

BRUCE JONES recused himself for this item, and participated in the discussion as a member of the public.

This proposal was discussed at the October 15 meeting of the Project Review Committee, and members of the committee went to the site to view the area in question. TAAG received 10 letters opposing this abandonment before that meeting, and more since. A legal firm has been engaged by a group of local residents.

JOHN FITZGERALD outlined the reasons for his request for abandonment, which include the historic absence of county maintenance, the property being accessed by vehicle drivers unfamiliar with the terrain, the property being vandalized, inaccessibility by fire trucks, and protection of the watershed. He asserted that abandonment would not change the legal rights of neighbors using the road, which runs along property lines.

Neighbors present disputed FITZGERALD's assertions and descriptions, charging that FITZGERALD has prevented neighbors from using a public road and blocked access to a neighbor's well, and intends permanently to close access.

SCOTT SHIRLEY brought the discussion to a close, stating that TAAG will need to clarify certain issues with the Department of Public Works before considering any recommendation.

8.2. N-DRC2023-00022 QUINN ESTATE WINERY The conversion of an existing barn into a 5,694 SF winery facility which includes a 992 SF tasting room and a 621 SF kitchen. Project includes a 1,506 SF covered crush pad with adjacent uncovered outdoor work area and a 1,306 SF patio. Plan maximum case production of 10,000 cases per year. 62-acre parcel located at 6670 Vineyard Dr in Paso Robles. This project was reviewed at the October 5th, 2023 PRC meeting and is recommended for approval by the PRC.

TAAG's Project Review Committee recommended approval of the project.
The TAAG board voted by roll call on a motion to approve:

J JONES	yes
B JONES	yes
SHIRLEY	yes
POWELL	yes
RUSSELL	yes
DONOVAN	yes

Lacey Zubak was on hand to answer questions about the project.
The Board indicating no need for further information, a motion to recommend approval was seconded and passed unanimously.

8.3 During a June 1, 2023 Special TAAG meeting, Greg O'Sullivan presented a proposed project to construct a new 40 ft by 60 ft building for the Templeton Historical Museum, to be located behind the Blacksmith Shop on Main St. Templeton (N-DRC2023-00015). Murray Powell made a motion to recommend approval of the project. Doris Diel seconded the motion and it was approved unanimously. A report recommending approval of this project was sent to the County on September 24, 2023.

Minutes from the June 1, 2023 Special TAAG meeting are appended below.

9. ANNOUNCEMENTS FROM COMMITTEES

No announcements.

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

No announcements.

11. ADJOURNMENT

Scott Shirley adjourned the meeting at 9:43 pm.

APPENDIX: Minutes from June 1, 2023 Special TAAG Board Meeting

TEMPLETON AREA ADVISORY GROUP (TAAG)
MINUTES FROM SPECIAL BOARD MEETING
THURSDAY JUNE 1, 2023

1. Meeting called to order at 6:37

2. Pledge of allegiance

3. Roll call

Scott Shirley	present
Murray Powell	present
Bruce Jones	present
Doris Diel	present
John Donovan	present
Scott Silveira	absent
Fred Russell	absent
Jerry Jones	absent

5.1 TEMPLETON HISTORICAL MUSEUM SOCIETY (N-DRC2023-00015)

Greg O’Sullivan presented a review of the proposed project to construct a new 40 ft by 60 ft building for the Templeton Historical Museum to be located behind the Blacksmith Shop on Main St. Templeton.

Murray Powell made a motion to recommend approval of the project.

Doris Diel seconded the motion and it was approved unanimously.

5.2. BLUE ROCK VENTURES (N-SUB2021-00028 /CO2021-00039. NEW ID: N-SUB2023-00024

The purpose of this June 1, 2023 TAAG Special Board meeting was to consider and develop recommendations to be submitted to consideration during the project’s scheduled June 5, 2023 SLO County Subdivision Review Board’s parcel subdivision of the project site’s 6.53 acre parcel into two parcels consisting of a 3.03 acre parcel and a 3.50 acre parcel and the County Subdivision’s Board’s approval of the project’s related Conditional Use Permit application.

Project Applicant’s Planning Consultant Pam Jardini gave an overview of the project. 6.5 acres total, to be subdivided as indicated above and the proposed development of four 10,000 sq.ft each lota on the subdivided 3.03 acre parcel. 4 cluster homesite units to be constructed on 3.03 acres.

James Peterson, resident, states he is not in favor of the project.

Bruce Jones, TAAG board, stated TAAG has reviewed the project twice before and a recommendation was given to contact neighbors of Turkey Ranch Road for input on the project.

John Donovan, TAAG board, stated a letter was sent to neighbors in April 2022

Greg O'Sullivan, resident, states letters were sent to Holly Phipps expressing disapproval of the project.

3 of 10 Neighbors have given permission to be represented as expressing disapproval specifically related to the project planning a cluster development of 4 units on 3 acres which is not in keeping with the Land Use Ordinance or the character of the neighborhood.

Mr. O'Sullivan "The application needs to be invalidated based on this issue."

James Peterson, neighbor, states he has lived in the area for 25 years and the residences have always been on 1 acre lots. Recommends denial of project based on it is not in keeping with the neighborhood character of 1 acre lots.

Ryan Allen, neighbor, recommends denial of project as it negatively impacts character of surrounding area that is comprised of zoned Residential Suburban minimum one (1) acre lots. neighborhood. The rural character would be disrupted by a cluster of four (4) 10,000 sq.ft lots located immediately adjacent to each other in less than one acre of the project site. This project does not fit in the neighborhood plan.

Bruce Jones, TAAG board, when you try to put 4 lots on 3 acres you get a cluster that is not in keeping with 22.22.140 F1. Recommends approving as a 3 unit development not a 4 unit.

Discussion ensued between Project applicant's Consultant Pam Jardini and Murray Powell regarding the 2017 MND as not being current and that did not address the environmental effects of this 6.53 acre project site. Also the current project 6.53 acre parcel was not considered whatsoever as part of the 2017 related project that was approved to provide the construction of 21 home site lots along Templeton Hills Road. Murray also raised the issue that the project's 2017 MND failed to analyze the environmental effects of the project's stormwater drainage into Toad Creek that is not allowed.

Scott Shirley, TAAG board, acknowledged that there is a difference of opinion and it is time to make a motion on the project.

Bruce Jones, TAAG board, suggests more than one motion will be needed.

1. This project subdivides a 6.53 acre parcel into a 3.5 acre remainder parcel and an approximately 3 acre parcel used for this cluster development. According to Title 22.22.140 cluster division C.2 in Residential Suburban zone, a project is allowed "one unit per acre of gross site area". This project has a 3 acre gross site, and therefore should be approved for three units, not four units. Approval is recommended for a three unit cluster on this 3 acre site, not a four unit cluster.

2. According to Title 22.22.140 cluster division F.3.c "Development shall be designed to be consistent with the character of the immediate surrounding areas as designated in the Land Use Element." Turkey Ranch Road, where this site is located, is a narrow short cul-de-sac street with four one acre Residential Suburban lots with existing homes already built on each one (1) lot immediately across from the project's proposed four 1/4 acre each homesite lots. The immediate impacted neighborhood area consists of these four one acre lots. It is recommended that this project of small, clustered lots be denied on the basis that they are not consistent with the character of the immediate surrounding area.

The motions were approved unanimously.

Meeting was adjourned at 8:38

NOTE – TAAG was advised the following morning June 2, 2023 by the Project Planning Consultant Pam Jardini and by the SLO County Planning Department that the proposed project design to establish four (4) lots on the 3.03 acre parcel was not in compliance with SLO County's Title 2 Section 22.22.140 – Cluster Developments. SLO Planning advised that scheduled Subdivision Review Committee's June 5, 2023 approval hearing would be continued to July 10, 2023 in order to allow the applicant to revise the project proposed design to comply with the County's Land Use permit ordinance requirements.