

**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 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. Two members of the public attended this meeting. The Mittry Farm Housing Project applicants attended a previous March 21, 2024 TAAG Board meeting.

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 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 on 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 requested that the TAAG Project Review Committee conduct a detailed review of this project prior to TAAG's next scheduled April 18, 2024 regular Board meeting and submit comments and recommendations regarding this project for the TAAG's Board consideration.

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 on 5.45 acres of the property site. The remaining consists of one 4.57 open space / common area lot located at the south end of project and two stormwater drainage basins located adjacent to the sites north property line. 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 Countywide New Emergency services Communication Center facility. This project site is currently zoned Commercial - Retail. 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. Project information can be found at this County website link [N-SUB2023-00013 \(sloplanning.org\)](https://www.sloplanning.org/sub2023-00013).

A second incomplete County Planning Land Use Permit application was submitted on February 23, 2023. This application was not referred to TAAG and does not appear to have been referred or to any other County, State or Federal agency or other interested parties. This document includes a two page "Project Description write up (pages 7 & 8 of 16. This document discloses certain information not disclosed in the April 6, 2023 referred Application discussed during the PRC meeting. Issues of interest are the following:

- Access: The semi-custom neighborhood will be gated at the North Main Street entry to the project site.
- The private sire road will be 38 feet wide to allow for ON STREET PARKING AND SIDEWALKS ON BOTH SIDES OF THE STREET. The road terminates at the south end cul-de-sac.
- Sound Wall: In addition to the landscaped buffer to the west, a sound wall is proposed as a result of an acoustics study that will border some of the northern & southern lots. The sound wall along the northern lots starting at Lot 1 will be eleven (11) feet above the backyard lot grade elevation & will taper to a height of seven (7) feet above the backyard lot grade at Lot 2 and to a height of six-and-a-half (6.5) feet at Lot 3 and to a height of six (6) feet at Lot 4; no sound walls are required for the remaining northern lots. The sound wall along the southern lots starting at Lot 13 will be eight-and-a-half (8.5) feet along the side yard and above the backyard lot grade elevation and will taper down to six (6) feet at Lot 14. The balance of the lots will have a 6' high retaining wall along the property line/perimeter of the lots and terminating on the side yard of lots 12 and 22.

This Sound Wall was not available or discussed during the PRC meeting. This provision should be checked against Templeton Design Plan wall requirements.

- Single Family Homes and ADUs: Homes will range in size from 1,800 square feet to 3,100 square feet with a maximum height of 35' feet. Architectural styles will be a mix of Contemporary California Ranch and Craftsman styles in a variety of earth tones.
- Each home will feature at least one of the following: · ADU · JADU · Garage pre-planned for ADU Conversion or · Stub outs for utilities for ADU in rear yard. Based on market demands, ADUs &/or JADUs can be delivered to future buyers with adequate onsite parking.
- Front yard landscaping will be drought tolerant, and homes will be pre-plumbed with a grey water irrigation system.

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, 2024. 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. An earlier incomplete County application was submitted on February 23, 2023.

- This project's general 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. 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 proposed two Stormwater Drainage Basins' property site locations, design and proposed capacities. Questions were raised regarding the estimated amount of the project site's Stormwater drainage that does not appear may 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 to 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 2017 Traffic Study includes a capital improvement project to improve the Main Street deficiencies estimated to cost \$400,000. But no effort appears to be planned by the County to undertake this project at this time.
- 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 2994)." 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 will provide only one driveway access to North Main Street. This issue raised the question of 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. Available project site Tract aps and other documents indicate the North Main Street entrance to the project's single road will be a Gated Entrance. Gated communities are inconsistent with other developments within the Templeton Urban Reserve Line (URL). In the past, Planning has honored similar request to prohibit gated entries with past projects established within Templeton.
- 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 prohibit on street vehicle parking. It appears that single family housing units generally own two or more vehicles. That would result in 44 or more vehicles parked on site. The addition of ADU's will probably result in the addition of 1 or 2 vehicles per ADU 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. Vehicle parking plans should be provided for review.
- Questions arose regarding the project's Traffic Circulation impacts on North Main Street and impacts 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 some undocumented 2020 and 2021 adjustments. The Committee believes that this report does not represent the 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 proposed project Traffic Study has determined 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.”* The North Main Street and the Main street-101Highway interchange TRAFFIC IMPACTS created by the adjacent Templeton Sheriff’s Station Expansion project, currently under construction, are not available for review. However, The Sheriff’s expansion project’s DEIR made the following comments made without supporting documentation.

“Conclusion/Mitigation. The project would not have adverse impacts on transportation and no further analyses or mitigation measures are necessary. The CEQA Guidelines establish VMT as the determining factor regarding potential for significant transportation impacts. In regard to local traffic impacts, the County will consider the potential increase in A-41 Co-Located Dispatch Facility Project DEIR Appendix A daily vehicle trips to/from the project site as part of the Highway 101/North Main Street interchange project alternatives to ensure the project will not adversely affect local traffic conditions. The existing and proposed traffic to/from the project site are a small percentage (less than 2%) of the estimated current and future peak traffic conditions on North Main Street.”

- 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 currently 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 labeled as Parcel History. The following information is presented to advise the TAAG Board of preliminary issues considered by Planning, the applicants and other agencies. Beginning on page 17 of this 19 page document 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 appears to be Planning noted taken during this 2021 initial required preapplication meeting. Certain comments in this document raise questions that require clarification. Certain comments may no longer be relevant to the current proposed project design.

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

- Commercial Retail land use designation, proposal to do 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 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. 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 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. 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 Communication facility to the north, its 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.

The 19 page application package was referred to TAAG on April 6. 2023 is substantially incomplete. A complete Project Land Use Permit application is required to be submitted to County Planning for processing. The following information not currently available should be requested for TAAG and public review.

- 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. SLO County ordinances, policies and guidelines set forth detailed lists of information required to be submitted with such applications. The April 6, 2023 19 page application is substantially incomplete in providing information required by SLO County Land Use Permit application ordinances, policies and guidelines. This is the typical case for complex applications such as this proposed Housing project. County responses requesting additional information are 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 process. Each round of Info Hold letters and applicant responses should be posted on the CSS website for public review.
- Copies of all responses submitted by the various County, State and Federal agencies that should have received this project's April 6, 2023 Land Use Permit referral are not currently available for TAAG and public review.
- The December 23, 2023 Public Works Comment and Recommendation document should be posted to the County CSS website for public notice and review. **A copy of this document was provided to a TAAG Board member. The PRC Committee has determined that substantially all of the Public Works recommendations should be incorporated into the project Permit's Conditions of Approval.**

This project will require County Planning to conduct an extensive CEQA Initial Study and publish a Negative Mitigated Declaration (MND) of full EIR. These documents, when published, will be 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. This information may not be available for several months.

In conclusion, a substantial amount of project information is not currently available for TAAG PRC review. A TAAG comprehensive review of the project is not possible at this time. The PRC recommends that TAAG request additional public information from County Planning. It is anticipated that significant modifications to this project's design and scope will occur as Planning proceeds with processing the application and the CEQA review. Until County Planning accepts this project application as being complete and ready for submission to Planning's Environmental Review Department for preparation of the CEQA Initial Study, the PRC recommends that TAAG schedule future detailed reviews of this project once this application is considered accepted by Planning. Based on the information currently available, the PRC does not propose any project recommendations be submitted to County Planning at this time.

Respectively submitted,

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

To	Person Person Person
Cc	Person
Bcc	Person
Subject	