

TEMPLETON AREA ADVISORY GROUP (TAAG) MINUTES TO MEETING Thursday, September 21, 2023 6:30 PM

2023-2024 TAAG BOARD MEMBERS

Scott Shirley, Delegate/Chair–Present
Murray Powell, Delegate/Vice-Chair/Treasurer –Present
Doris Diel, Delegate/Secretary–Absent
John Donovan, Delegate–Absent
Jerry Jones, Delegate–Absent
Scott Silveira, Delegate–Present
Fred Russell, Delegate–Absent
Bruce Jones, Alternate Delegate Present

Also in attendance:

Annie Bowsky–SLOCOG representative
Christopher Garcia
Jennifer Grinager
Jennifer Jones
JoAnn Jones–Substitute recording secretary
Jim LaLoggia
Debra Logan
Ian McCarville
Sgt. Sturbridge–Sheriff's office
Brian Weiss

AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office report by Sgt. Sturbridge:

He has been here for 18 years but is new to the north Templeton station. There were 337 calls for service. A couple of vandalism incidents.

4.6. Templeton Community Services District–Debra Logan reported:

Improvements are being made to waste waters. Tina Mayer is retiring. They are looking for a new engineer. They will use consultants till they find someone. 830 kids signed up for soccer. That made 84 teams. 8:00 AM this Saturday is community clean-up day. Basketball sign-ups will be in October.

4.7. Templeton Unified School District–Jennifer Grinager reported:

They are working on the budget for the new locker room lockers. October 26 is a meeting to discuss how home schooled students can play sports. They are working on a no-bullying policy.

5. PUBLIC COMMENT–none

6 CONSENT AGENDA 6.1 Approval of Minutes from August 17, 2023 TAAG Board meeting—approved unanimously

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 \$702.41.

7. NEW BUSINESS

7.1 Presentation by SLOCOG, San Luis Obispo Councils of Government, regarding our local transportation infrastructure needs. Local Roads First is an effort to gain insight from community members on what local transportation projects are most important, while providing insight as to how SLO County can generate funds that stays local and also receive increased funding from State and Federal entities: <https://www.localroadsfirst.com/> Annie Bowsky handed out a survey about roads and reported: SLOCOG projects include Cuesta Grade, 46 and 101 at Theatre Drive, and others. SLOCOG represents the seven cities: Arroyo Grande, Atascadero, Grover Beach, Morro Bay, Paso Robles, Pismo Beach, and SLO, as well as SLO County. They have a 23-year Regional Transportation Plan with a shortfall of 2.3 billion. The gas tax provides money for roads. Other counties such as Santa Cruz get more money because they put more in. Santa Cruz gets 24.4 million dollars. We need a ½ percent sales tax (which would be \$2.31/week), so we can get more money from the state and federal funds. We will need a ⅔ vote to pass a new tax. There is no tax on electric vehicles. Jennifer Grinager said we need a tax on electric vehicles that use our charging stations. A new sales tax would not be on health care, food or housing. A ½ percent sales tax would close the gap on the 23-year outlook. 2025-2026 there will be roundabouts at 101 and 46 West are planned at Theatre Drive and Main St. in Templeton. James Worthey is in charge of SLOCOG. Bruce Gibson, Dawn Ortiz-Legg and Jimmy Paulding gave dollars from our roads fund to homeless issues. Bruce Jones suggested that a tire tax instead of gasoline tax would be more equitable. Our gasoline tax is 7.7%. Paso Robles has a 1% sales tax for their roads.

7.2 A General Plan Amendment and Land Use Ordinance Amendment (LRP2023-00003) application by Colin Weyrick to change the land use category from Residential Rural (RR) to Residential Suburban (RS) on a 14.61-acre parcel (APN 040-201-047), and amend the Templeton Community Standards to change Figure 104-32 to reflect the land use category change and to remove Section 22.104.090(D)(3)(c) for two adjacent parcels totaling 12.05 acres (APNs 040-201-046 & 056) under the same ownership and in the Commercial Service (CS) land use category. The proposed amendment would increase the subdivision potential of the 14.61-acre parcel and would allow the applicant to construct additional shade covers for outdoor material storage on the two adjacent parcels. [LRP2023-00003 \(sloplanning.org\)](https://www.sloplanning.org) The project site is located west of Highway 101 and Theatre Drive and north of Championship Lane in Templeton. The site is in the Salinas River Sub-area of the North County Planning Area.

Ian McCarville from Kirk Consulting reported: This would be a change in zoning from Residential Rural to Residential Suburban. They want to build six homes. Water credits would keep the owner from putting in more than that. This parcel will now have lots ranging from 2 acres to 4.6 acres. TCSD would take five years more to change the number of homes built. Colin Weyrick, the owner, has a request for 14 water and 14 sewer units instead of six. This project is still in “early days.” It probably won’t come before the County until at least six months more. In May 2023 Weyrick was granted six units. This project will come back to TAAG. Parcel #APN 040-2010055 has 14 water units.

7.3 Resignation of delegate Doris Diel—approved unanimously

Doris Diel submitted a letter of resignation on September 17, 2023. Per Article IV, Section 6 of TAAG Bylaws, “When a delegate seat becomes vacant, the First Alternate shall be seated as a replacement for that Delegate for the remainder of that Delegate’s vacated term.” As such, 1st Alternate Bruce Jones will assume the vacant seat (until end of term in March 2024) and a call for candidates is made per Article IV, Section 7 of the Bylaws for the two vacant alternate delegate seats.

8. OLD BUSINESS

8.1 N-DRC2023-00012 (Colleen and Mike Eden) [APN 034-321-003]

Application for expansion of a 2800 SF 3-bedroom home currently licensed as a B & B into a 5100 SF 7-bedroom facility located at 4337 S El Pomar Rd. in Templeton. PRC Delegates expressed concern about a pending cannabis application on this same property. PRC unanimously recommended approval of this project with possible restrictions regarding minor children on this site if the cannabis application goes forward. TAAG Vice Chair Murray Powell was commissioned to compile a list of possible restrictions for a cannabis project on this site to be considered by the full TAAG Board at the next meeting. TAAG remains an interested party to this project and requests to be notified if there are significant revisions to the proposal or if an MND is published, so TAAG may revise previously approved recommendations after any documents are added.

This project is expanding an existing B&B from a 2800 SF 3-bedroom into a 5100 SF 7-bedroom home at 4337 S. El Pomar. They want to expand an extra building. This is an AG zoned property. Their expansion should be limited to 400 SF. This is still a pending cannabis project from 2018. You can’t have minor children present on cannabis projects. Murray said it should be denied. It needs to go to a regular Planning Commission meeting instead of a Minor Use Permit hearing. It is exempted from a CEQA review. Murray said it should be denied because there is an ordinance restriction of 15% on existing area expansion and also lack of clarification about public access for adults and minor children on cannabis property sites. Adults need to sign in and out when they go to a property site that is conducting cannabis operations and related cannabis activities. (Title 22.30.260C1). A motion was made by Murray Powell and approved unanimously stating, “This project should be denied because Title 22.30.260C1 restricts expansion of an existing B&B to 15% and because of a lack of clarification about public access for adults and minor children on cannabis property sites. Also, because of

the complexity of having a B&B application on the same site as a cannabis application, this project should be elevated to a Planning Commission hearing instead of a Minor Use Permit hearing.”

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee –PRC meeting on Thursday, October 5, 2023 at 6:30 PM

9.2 Cannabis Project Review Committee–Murray said Board of Supervisors will be revising several cannabis issues over the next few weeks including possible new recommendations regarding retail cannabis stores in unincorporated areas.

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–Nov. Meeting Call for Candidates, Dec. meeting incumbents must declare their intentions, Jan. meeting other candidates must declare.

11. ADJOURNMENT at 8:54 PM

Respectfully submitted,

JoAnn Jones, Substitute Recording Secretary