

Templeton Area Advisory Group (TAAG) Board meeting

Thursday, June 15, 2023

6:30 PM

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

2023-2024 TAAG BOARD MEMBERS

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

Minutes submitted by Sonja Bolle

1. CALL TO ORDER

Vice chair MURRAY POWELL called the meeting to order at 6:38 pm.

2. PLEDGE OF ALLEGIANCE

DORIS DIEL led the pledge of allegiance.

3. ROLL CALL

Scott Shirley, Delegate/Chair	not present
Murray Powell, Delegate/Vice-Chair/Treasurer	present
Doris Diel, Delegate/Secretary	present
John Donovan, Delegate	present
Jerry Jones, Delegate	present
Scott Silveira, Delegate	present
Fred Russell, Delegate	present
Bruce Jones, Alternate Delegate	not present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

MICHAEL MANUELE, Commander of the Sheriff's North Station, made the report for May 2023.

The station received 1,720 calls for service in May, as compared to 1,811 in May of last year, a drop of 5%. Templeton had 378 calls, as compared to 398 last year, a drop of 5%. The calls generated 242 reports, as compared to 261 last year, a drop of 7%.

The office has started tracking a new statistic on the percentage of calls for service that generate reports. In May, 14% of the station's calls generated reports, while Templeton's 378 calls resulted in 90 reports: 24%.

A MEMBER OF THE PUBLIC: What generates a report?

MANUELE: When we get a call, we go out, do our due diligence. A report is when we assign a case number. It's documented. If a crime has been committed, we investigate, will forward the case in due course to the DA's office.

4.2. California Highway Patrol

No report.

4.3. Supervisorial District One

No report.

4.4. Supervisorial District Five

No report.

4.5. County Planning Department

No report.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member. At the next meeting, the board will:

a) finalize the budget for the fiscal year, which includes a staff COLA (Cost of Living Adjustment) of 3.3%. This will be a public meeting, comments are welcome.

b) review the properties to be referred to the district's contractor for weed abatement. (Work is to be done by the contractor, and property owners will be charged.)

c) make resolutions relating to strategic financial policy and CPI (Consumer Price Index) adjustments to district fees and master fee schedules, including Measure A (passed by residents of district to support a 24/7 fire dept; fee rises capped at 2%).

The season's first Concert in the Park (Wednesday, June 14) was well attended ("It looked like pre-covid," Logan noted). The series is mounted by TCSD Parks and Recreation, with local sponsorship.

A MEMBER OF THE PUBLIC asked how the assessment of proper weed abatement is made on an individual property, considering the difficult-to-control growth this year.

LOGAN: We know this year is very hard, but the expectation is that weed abatement will be maintained because of hazard it poses.

4.7. Templeton Unified School District

No report.

5. PUBLIC COMMENT

BOB ROSE, resident on Homestead Rd., founding member of TAAG with 8 years' service on the County Planning Commission: There was a property recently for sale east of town, at El Pomar and Templeton Rd. 600 acres, with six productive wells. I was approached by a land use attorney interested in developing it. I said no, it seems not in keeping with the Templeton community.

My purpose in coming before TAAG now is to ask, if this property comes up for review, please don't allow a cluster subdivision on this property. Keep town town and country country.

SCOTT SILVEIRA: It looks like they're putting in vines on that property. I agree, let's not have houses there.

6. CONSENT AGENDA

6.1 Approval of Minutes from May 18, 2023 TAAG Board meeting

A motion was made to defer approval to next month, as some members have not seen the minutes. Deferral was approved by voice vote.

6.2 Approval of Treasurer's Report

Balance in account is \$747.41.

Report was approved by voice vote.

7. OLD BUSINESS

7.1 OAK and VINE WINERY Project No. AMEND2023-00002

A request by Oak and Vine, LLC for a Minor Use Permit (N-DRC2022-00013) to amend an existing Minor Use Permit (DRC2012-00106) for a phased winery project. The TAAG Project Review Committee conducted a publicly noticed May 26, 2023 meeting in order to review this SLO County Land Use Permit application. This phased winery project is located on a 44-acre project to conduct up to 40 temporary events / year with up to 150 persons for indoor events and up to 200 persons for outdoor events. The temporary events would be in addition to periodic industry-wide events [i.e. open house, wine maker dinners, etc.] and six (6) dedicated events / year with up to 80 persons per event. These events were approved as part of the project site's original Minor Use Permit and would include amplified music until 10 PM.

The project site currently consists of an existing 3,100 SF structure [Ag Building #2] with 1,640 SF of outdoor space would be converted to an assembly occupancy for use during indoor and outdoor events. The project site also consists of two existing 5 bedroom and 8 bedroom recently renovated houses that are currently SLO County licensed vacation rentals. The project will also include the future construction of an approximate 6,000 SF winery and attached 400-600 sq.ft tasting room facility. This proposed winery facility was approved on a previous SLO County Land Use Permit. The project site is within the Agricultural Land Use category and is located at 2975 and 2977 Vineyard Drive, a half mile east of Highway 46 and approximately three miles west of the community of Templeton in the Adelaida Planning Area.

TAAG PRC Delegates Bruce Jones and Murray Powell conducted a site visit meeting with the project owner on Thursday, May 25, 2023. On May 26, 2023 the TAAG Project Review

Committee (PRC) conducted a publicly noticed Committee meeting to consider TAAG recommendations regarding this project. The Committee voted 3-0 (unanimously) to recommend approval of this project to the full TAAG Board.

The SLO County Minor Use Permit approval hearing on this project is scheduled for June 16, 2023.

Richard Howland, of Oak and Vine: The intention for the project is to host groups coming to explore the Central Coast. The property accommodates 33 guests. My partner is a chef, who plans to be on site five days a week. His program will be farm to table using local products. Guests will be able to take cooking classes, forage mushrooms on the property, harvest from the farm. 15.5 acres are planted in Rhone varietals, and the plans call for a for 5000-sq ft winery, which is the only new construction. There are existing buildings, including an ag barn (originally an airplane hangar). The winery was approved in 2012 under the previous owner (Dancing Deer Farm). The permit carried over when we acquired the property in 2020. We have construction documents ready to go to the county.

POWELL: Bruce Jones and I visited the property. It is not visible from Vineyard. There are two permitted vacation rentals: a 5-bedroom and an 8-bedroom house. The family has a residence in Peterson Ranch in Templeton.

DIEL made motion to approve.

ROLL CALL VOTE:

POWELL	yes
DIEL	yes
J. JONES	yes
SILVEIRA	yes
DONOVAN	yes
RUSSELL	yes

Motion to approve the project carried unanimously.

7.2 Bluerock Ventures LLC Project No. N-SUB2023-00024 (Previous No. N-SUB2021-00028)

This project consists of a vacant Templeton land 6.53 acre parcel that fronts Turkey Ranch Road that is a short narrow dead end street accessed from Vineyard Drive onto Bennett Way. This parcel was a reminder parcel that was subdivided during 2017 from an original 23 acre Templeton Hills Road area proposed housing project approved by the County in 2017. This project applicant requests a County Subdivision Review Board hearing to approve this 6.53 acre parcel's vesting tentative parcel map to subdivide this parcel as follows and approve the project's Conditional Use Permit to allow a cluster subdivision that would allow this 6.53 acre to be subdivided into one (1) 3.5 acre remainder parcel. The remaining 3.03 acres are proposed to be subdivided into three (3) 10,000-square foot parcels and one (1) 2.34-acre open space parcel that will include a 6,000-square-foot building envelope. The proposed project is within the Residential Suburban (RS) land use zoning category and is located east of Jordan Lane, a private road, within the Urban Reserve Line of the unincorporated community of Templeton, in

the Salinas River Sub Area of the North County Planning Area. The proposed 3.50 acre remainder parcel is not part of the proposed development of the property site at this time and will possibly be considered for development at an undetermined future date. The proposed project development to be considered is located on the 3.03 acre parcel.

This project was reviewed during a June 1, 2023 TAAG publicly noticed Special Board meeting in order to develop and approve TAAG recommendations to be submitted to the County for consideration during the project's scheduled June 5, 2020 County Subdivision Review Board. This TAAG Board meeting was attended by the project applicant's Planning Consultant and several members of the public. The County Planning Department Project Planner was not present. The TAAG Board determined that the project's design scheduled to be considered on June 5th by the County Review Authority did not comply with certain SLO County Land Use ordinances. On the morning of June 2, 2023, the Project's Planning Consultant and the Planning Department advised TAAG that it was determined that the proposed project design required revisions to bring the project application into compliance. Planning also advised that the June 5, 2023 Subdivision Review Board hearing would be continued to a July 10, 2023 tentative hearing date. This hearing has been confirmed at this time.

TAAG will again review this revised project proposal in order to develop possible TAAG recommendations that were not considered and approved during the TAAG June 1, 2023 Special Board Meeting.

POWELL: Maps for the project have been changed to reflect the increased parcel size intended for building. However, TAAG made three recommendations for change and is not prepared to make a motion to approve. Not all documentation is in, and two recommendations from the June 1 meeting remain.

Greg O'Sullivan, resident on Turkey Ranch Rd: There are 10 letters from neighbors opposed to the project. Bluerock limited partnership are same people who developed Templeton Hills. They are very aware of how the two projects connect.

Two points TAAG should consider:

1. The general plan specifies that a cluster design plan should be consistent with the character of the neighborhood. When the county staff recommended approval of this project, they said it met cluster designation, because there is a cluster development across Toad Creek. However, the closest lot in that group is 527 feet away (whereas the closest Turkey Ranch lot is 12 feet away) and is separated from it by the creek and a barrier of trees. The south side and north side of the creek are distinct areas. (He circulated photos taken at the site.) The neighborhoods are different: Templeton Hills Rd is a through road, Turkey Ranch is a dead end.

2. The environmental review from 2017 identifies the current project only as a remainder parcel. Among other issues, it never addressed traffic mitigation on this side; it specified no removal of trees, while clearly this project will remove trees.

In addition, there are issues with the sewer system, and TCDS recommends one-acre lots.

I hope TAAG will deny this project.

DIEL: If they alter the plan to make one-acre parcels, are you still against it?

O'SULLIVAN: My question is: Can they draw four one-acre lots in this plan? If they establish four one-acre lots within the rules, I'm not against it.

RYAN ALLEN: I live on Bennett Way, 600 feet away from this development, not on Turkey Ranch Rd., but close. I oppose the project as it stands. We recognize we live close to the freeway, we're not against development in general, just the plan of this development as a cluster project. The area is all one-acre lots; a cluster is not consistent with the area. The neighborhood they are comparing this project to is across Toad Creek, not at all visible from here, blocked by trees. This project would put an area of high density where it doesn't belong.

Drainage also a problem. During the rains, water flowed from my property and ran through western part of this Blue Rock property to Toad Creek. None of the water from this project is supposed to flow to Toad Creek, there are supposed to be two drainage basins.

JOHN DONOVAN: If changes are made, and there are four homes on four acres, that would be ok with you?

ALLEN: yes.

POWELL put on the screen a map from the 2017 environmental review and NMD this project is relying on. In 2017 they subdivided the 17 acres across Toad Creek. 21 lots were approved. It complied with cluster development rules. The neighborhood was already established with small lots. This current project was open land, shown on that map on other side of Toad Creek, but it was not addressed in the environmental review.

In Powell's opinion, the 2017 MND is not relevant today.

POWELL made a MOTION to rescind TAAG's recommendation regarding the 3-vs. 4-acre issue, which has been addressed, but to retain the other two recommendations made on June 1.

ROLL CALL VOTE:

RUSSELL:	yes
DONOVAN	yes
J. JONES	yes
SILVEIRA	yes
DIEL	yes
POWELL	yes

Motion passed unanimously.

See appended comments regarding item 7.2.

8. ANNOUNCEMENTS FROM COMMITTEES

8.1 Project Review Committee

POWELL: There are a few more projects down the line, none in pipeline yet.

8.2 Cannabis Project Review Committee

POWELL: Up to July 2021, County Planning Dept used to provide updates on cannabis projects, but these have been hard to get lately. Finally I filed a public records request. I got in response a 7-page spreadsheet. It's amazing how many of these projects have gone by

the wayside: many have been withdrawn. I also wanted to see cannabis business licenses issued: They don't give specifics by business, but they report on how much (or how little) the county collects in cannabis tax.

8.3 Community Outreach and Public Relations Committee
no report

8.4 Traffic Circulation Committee
no report

8.5 Bylaws Special Committee
no report

8.6 Water/Toad Creek Committee
no report

8.7 Elections Committee
no report

9. ANNOUNCEMENTS FROM DELEGATES (on items not on the agenda)
no announcements.

10. ADJOURNMENT

The meeting was adjourned at 7:49 pm.

APPENDED ITEMS:

Comment on item 7.2 submitted by e-mail June 12 by alternate TAAG delegate Bruce Jones (not in attendance):

Dear Fellow TAAG Board members,

The day after our special meeting on this project, we received a revised parcel map that removed one acre of land from the remainder parcel and added it to the open space parcel of the cluster subdivision. As you may remember, at the June 1 meeting, I made a motion to deny this project because the applicants were proposing to build four units on a three-acre gross property site. This change in the map makes this four-unit cluster division now consistent with Title 22.22.140 cluster division C.2 with four units on four acres and a remainder parcel of about 2.5 acres. This change, in my opinion, makes this development more consistent with the immediate surrounding area, and I would now recommend approval of this project.

Bruce Jones

PUBLIC COMMENT received by e-mail regarding item 7.2

----- Forwarded message -----

From: **Russell Spotten** <russellspotten@gmail.com>

Date: Thu, Jun 15, 2023 at 3:46 PM

Subject: TAAG Meeting Agenda Item Comment - Turkey Ranch Subdivision

To: <scottshirley925@gmail.com>

Dear Mr. Shirley

My wife and I will be unable to attend tonight's TAAG meeting, but we would like to add the following comment to the record regarding the The Turkey Ranch subdivision agenda item number 7.2.

As a nearby resident to the proposed "clustering" of 4 lots on Turkey Ranch Way, we are opposed to any change in zoning from the current (minimum) one-acre lot size. Simply put, this developer's request to cluster 4 lots does NOT meet Title 22.22..140.F3.c, and this change in zoning would

certainly NOT be consistent with the characteristics of the immediate surrounding areas as designated in the Land Use Element.

Thank you for including our comments in tonight's TAAG meeting.

Best regards,

--

Russell Spotten
Jennifer Spotten
[Templeton, CA 93465](#)