

TEMPLETON AREA ADVISORY GROUP (TAAG)

Notes of the board meeting

Thursday January 19 2023, 6:30 PM

Templeton Community Service District Board Room
502 Fifth Street
Templeton, California

Minutes submitted by Doris Diel

2022-2023 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

1. CALL TO ORDER

Chair Scott Shirley 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
Murray Powell, Delegate/Vice-Chair/Treasurer	present
Doris Diel, Delegate/Secretary	present
John Donovan, Delegate	present
Jerry Jones, Delegate	present
Scott Silveira, Delegate	present

4. AGENCY REPORTS AND UPDATES

4.1 Sheriff's Office

No report."

4.2 California Highway Patrol

Report for December 2022 Templeton had 30 collisions, 8 on county roads, 7 injuries, 4 DUI's, no fatal collisions

There were 2 fatalities involving pedestrians, 185 citations which was an increase from 2021. Four citations for speeding over 100 mph

4.3 Supervisorial District One

Supervisor Peshong reporting. He toured north county flood damage with county representatives. He acknowledged the county is reeling from the 5 yr. Old that was swept away in flooded river. He reported that there is a lot of debris in the river, bridges were washed out and roads needing repair. He will be serving as chairman for the board of supervisors and a meeting is scheduled regarding emergency funds for flood damages.

4.4 Supervisorial District Five

no report.

4.5 County Planning Department

ERIC HUGHS, of the SLO County Planning Dept. gave highlights of projects in process: the Golden Apple cannabis project is still active and information on the project is coming out very soon. The other cannabis projects appear to be on hold.

Murray Powell again addressed the problem of TAAG not being notified in a timely manner of MND's. He said he has asked the planning department several times and is frustrated that this continues to be an issue. Eric seemed willing to consider improvements to the current procedure of notifying TAAG when MNDs are published.

4.6 Templeton Community Services District

Representative Pearson reporting that the district is looking for community participation on committees. Reports the the storm damage was not as severe as expected. "Due to flooding there was overflow of treated waste water into the Salinas river but it was NOT a sewage spill. Scott Shirley asked if such an overflow had ever happened previously and the answer was NO."

5. PUBLIC COMMENT

Dorothy Jennings gave a report on wildflowers on the Carrisa Plains. 3-4 inches of rain has already fallen and a very good display of wildflowers is expected this year.

Gwen Pelfry spoke about the Sara St. project. "30,000 cubic yards of cut and fill for the Sara Street project in exchange for one affordable housing unit is not appropriate for the Templeton Community Design Plan. There are also 8 miles of identified watershed in Toad Creek with affected tributaries. Templeton has been expanding for 30 years and still the 2014 Templeton Drainage study has not been adopted.

6. CONSENT AGENDA

6.1 Approval of Minutes from December 15, 2022 TAAG Board meeting

Motion to approve minutes passed unanimously.

6.2 Approval of Treasurer's Report

POWELL, Treasurer: Bank balance stands at \$978.41. We have requested that the bank waive the \$15/month fee, which was imposed only by the new bank owners this past August. \$180/year is a lot when we only request \$1000/year from the county. The bank has not responded yet and Murray will follow up.

TAAG has a post office box. In 2003, the fee was \$23. In 2018 it was \$64. This past January the annual fee was \$181. What we get in that box is a monthly bank statement, occasionally a planning document.

MOTION to approve payment of 2023 annual P.O. Box fee was passed unanimously.

MOTION to approve the treasurer's report was passed by voice vote.

7. OLD BUSINESS.

7.1 POWELL: 3 candidates have declared to run for the TAAG Board. (incumbents Scott Silveira and John Donovan, along with Templeton resident Fred Russell) for 3 open Board seats, therefore no election is required. However, there are 2 open seats for alternates.

8. NEW BUSINESS

Greg O'Sullivan chairman of the Templeton museum gave a presentation on the plans for the new museum. He shared the design plans and asked for feedback.

8.1

There was a lengthy discussion regarding the Sara St. project No. SUB2020-00027. This County Land Use permit application involves a 10.88 acre undeveloped project site located on the south portion of Bennett Way accessed from Vineyard Drive. The project proposes to designate one (1) lot as a Very Low Income Affordable Housing Unit. The County has deterred that this Affordable Housing proposal allows for the modification of the property's existing zoned 10 one acre minimum size lots to 15 downsized lots averaging 26.460 feet. A reduction of 40 percent of the property sit's 1 acre zoned lot sizes. The project also proposes to allow the permitting of 4 Accessory Dwelling Units (ADU's) on four of the lots. Current California State law allows for each project lot a stand a lone ADU and additional ADU's attached to the primary residence of each lot. Scott Shirley and Murray Powell gave an overview of what was discussed at the Project Review Committee's January 11, 2023 publicly noticed meeting called to review this project and the concerns of the TAAG Board. This Committee meeting was attended any several members of the public. The project property owner(s) and their planning consultant, Above Grade Engineering did not attend the Committee or this Board meeting. This Conditional Use Permit Land Use Application will be considered for approval by the County Planning Commission on January 26, 2023. Issues discussed during the TAAG Board meeting incised the expansion of the currently zoned 10 minimum size one acre lots to 15 lots, the fact that only one of the 15 lots will be available as an Affordable Housing unit lot, concerns that the expansion of the project from 10 lots to 15 downsized

lots appears to violate existing California State Affordable Housing law, that the remaining 14 lots will be available to the general public at regular market prices, the project's onsite privately constructed, operated and maintained sewer-waste water system, its lift station and the wastewater system's connection to the offsite Templeton Community Service District's wastewater pipeline located adjacent to or near Vineyard Drive. Also discussed, were the project's failure to comply with various provisions of the Templeton Design Plan and SLO County Land Use standards and the adverse impacts on the Templeton area's desire to maintain its rural historical character.

Involved in the discussions were Templeton resident-property owners Pam Jardini, Ryan Allan, Gwen Palfrey, Greg O'Sullivan, Russell Spotted and County Planning Department representative Eric Hughes. Concerns were expressed regarding the effectiveness of the project's proposed drainage system design, the environmental effects of drainage into Toad Creek that may increase downstream flooding, the environmental and aesthetic impact of the major grading plans to flatten or level the project site's existing rolling hills and sloping topography, increased traffic activity and adverse traffic impacts effecting the Bennett Way-Vineyard Drive intersection's only access to the project site.

The TAAG Board voted unanimously 6-0 to recommend denial of the project's application to the SLO County Planning Commission. TAAG will submit its written recommendations to the SLO County Planning Commission recommending denial of the project's application (attached) for consideration during the Commission's January 26, 2023 permit hearing.

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

Doris Diel reported that the Sara St. project was discussed by the Project Review Committee on Jan. 11 and everything discussed was reported already this evening.

9.2 Cannabis Project Review Committee

POWELL: The MND on the Golden Apple cannabis project is expected next week.

9.3 Community Outreach and Public Relations Committee

JOHN DONOVAN wants to call a meeting in January. There was not representation at Farmer's Market this month due to the rain.

9.4 Traffic Circulation Committee

no report.

9.5 Bylaws Special Committee

no report.

9.6 Water/Toad Creek Committee

SILVEIRA: "There's been a lot of rain" (which is good for the drought but hazardous flooding).

9.7 Elections Committee

No election required this year

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

11. ADJOURNMENT

The meeting was adjourned at 9:12 pm.