

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE SPECIAL BOARD MEETING

Thursday, May 30, 2024, 6:30 PM

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

[Find us on Facebook](#)

Web Site: TAAGinfo.org

Mission Statement

TAAG solicits community input on proposed development in the Templeton, Adelaida, and El Pomar- Estrella area and advises County officials on land use plans and ordinances.

TAAG uses established County standards, the Templeton Community Plan, and the Templeton Community Design Plan as guidelines for its recommendations. After a public review, TAAG reports its recommendations to County officials. TAAG has no oversight authority over the Land Use Permit Application process.

PURPOSE OF THIS SPECIAL BOARD MEETING

The TAAG Board has scheduled this Special Meeting to review a County Land Use Permit application requesting the rezoning and development of a 22 unit housing project located on North Main Street Templeton. This meeting will be the 4th TAAG meeting involving this project. This will be the only project considered during this Special Meeting. See details and project description as agenda item No. 7.1 below.

a

2024-2025 TAAG BOARD MEMBERS

Jennifer Jones, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
Jerry Jones, Delegate
Scott Silveira, Delegate
David Leader, Delegate
Jason Tesarz, Delegate
Brad Goodman, Delegate
Edward Bik, 1st Alternate Delegate

Members of the public present:

Bruce Jones
Gwen Pelfrey
Dorothy Jennings
R. Linn, SLO County Sheriff's Dept.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Jennifer Jones	present
Murray Powell	present
Jerry Jones	
Scott Silveira	
David Leader	present
Jason Tesarz	present
Brad Goodman	present
Edward Bik	

4. PUBLIC COMMENT

none.

5. OLD BUSINESS

5. 1 MITTRY FARMS TRUST HOUSING – PROJECT NO. N-SUB2023-00013

This 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 adjacent to the Sheriff's station. The Project site is located in a mixed-use area with surrounding uses including residential, commercial, and agricultural uses. The proposed development would result in residential units ranging in size from 10,013 to 18,655 square-foot lots. Access to the project site would be provided via a driveway located at the eastern portion of the development from Main Street. A private street extending from the North Main Street entrance to 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.

TAAG has conducted three Board and one TAAG Project Review Committee (PRC) meeting regarding this housing project Land Use Permit application. During the previous TAAG March 21, 2024 meeting, TAAG submitted a brief recommendation to the County recommending that the proposed project application be denied due to its request to rezone the project's North Main Street Templeton property zoning from Commercial to Housing. Currently properties including this project site fronting North Main Street in this area are zoned Commercial.

TAAG also deferred additional comments and recommendations pending the publishing of the project's California Environmental review and studies required by the California Environmental Quality Act (CEQA). TAAG was advised that the County issued its required environmental Initial Study and related Mitigated Negative Determination (MND) on May 10th. These documents are subject to a 30 day comment period for submission of public comments. TAAG has convened this Special May 30th meeting to consider TAAG comments to be submitted during this 30 day comment period that expires on June 7th or 8th.

This project has experienced significant flooding issues in the past. SLO County Public Works has made recommendations regarding project's potential flooding issues. The project's CEQA Initial Study and Mitigated Negative Declaration (MND) has presented information regarding modeling of the potential area flooding of the project site and the surrounding area. This project's potential to contribute to flooding concerns periodically experienced in Templeton's general North Main Street area is a primary TAAG concern. TAAG'S PRC Committee conducted a preliminary review of this project during the Committee's April 8, 2024 publicly noticed meeting. PRC comments, suggested recommendations and additional information is attached to this agenda.

TAAG has been advised that his project is currently scheduled to appear before the Planning Commission on June 27. At this time, the 363 page project MND can be found at this California State CEQA Clearing House website link. Search down this link page to the bottom and click on Attachment "Draft IS_MND_MittryVTTM_LUO Amendment . . . PDF 12514K link

[Mittry Vesting Tentative Tract Map and Land Use Ordinance Amendment \(LRP2021-00006/SUB2023-00013 ED24-028\) \(ca.gov\)](#)

Issues with the project raised in discussion by TAAG delegates:

Flooding

Discussion:

Toad Creek report was sent to the County; a year later the road deficiency was added to the Templeton Circulation Plan.

Two culverts on Main St have been deemed insufficient by the County. Impact fees cannot be used to fix road deficiencies.

Water issues

Discussion: some members of opinion that engineers have handled water issues

Private gate out of character for Templeton

Discussion:

Peterson Ranch wanted to gate the community, but residents deemed gate and road maintenance too steep.

Running Deer Ranch is gated.

Rowan was proposed as gated community; Templeton fire chief's recommendation against carried.

SLO Planning Dept has supported TAAG recommendations regarding privatization with gates, acknowledged requests not to gate Gibson/Las Tablas/Old County.

Difference between multi-family and residential suburban

Zoning

Discussion

For Templeton tax base, commercial/retail zoning makes more sense than residential

Traffic Study

Discussion:

Traffic analysis was based on 22 homes, not full occupancy with Additional Dwelling Units (ADUs)

Guest parking not taken into consideration

Recreation: has impact on public parks been considered? public facility fee for parks.

Single entrance point to development does not meet Templeton Community Standards for ingress/egress for subdivision.

BRUCE JONES: advised that TAAG recommendation state that approval of project should depend on all conditions being met.

Proposed draft of TAAG recommendation:

1. No change in zoning for this project.
2. Flood issues must be addressed. Reference TAAG's previous recommendations to County regarding flooding and basin maintenance.
3. Safety issues of ingress and egress must be addressed. Recommend consultation with Templeton Fire Dept.
4. Maximum traffic capacity should be studied, considering Main St has existing deficiencies.
5. Parking requirements should be met.
6. TAAG recommends this not be a gated development.

Neighbors should be alerted to discussion of this item at June 20, 2024 meeting, at which recommendation will be prepared for County Planning Commission meeting on June 27.

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

none.

7. ADJOURNMENT

(Notes submitted by Carly Stern, TAAG assistant.)