

TEMPLETON AREA ADVISORY GROUP (TAAG)

Minutes of the Board Meeting

Thursday August 18, 2022 at 6:30 PM
Templeton Community Service District Board Room
502 Fifth Street
Templeton, California

2022-2023 TAAG BOARD MEMBERS

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

Minutes submitted by Sonja Bolle

1. CALL TO ORDER

SCOTT SHIRLEY called the meeting to order at 6:31 pm. There were 6-8 members of the public present.

2. Pledge of Allegiance

John Donovan led the pledge of allegiance to the flag.

3. ROLL CALL

Scott Shirley	present
Murray Powell	present
Doris Diel	present
Dede Davis	not present
John Donovan	present
Jerry Jones	present
Scott Silveira	present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

no report.

4.2. California Highway Patrol

no report.

4.3. Supervisorial District One

JOHN PESCHONG, Supervisor, District 1: The board has been focused on the issue of homelessness. Echo has opened a shelter in Paso Robles, and is working with the housing authority to make part of a motel into housing. The main problem is with young men in the Salinas river bed who have mental health and drug issues. The county has made policy changes and is working to bring various agencies under one umbrella and focus efforts. A detox center is opening in San Luis Obispo at the shelter on Prado.

It doesn't help that there has been an issue recently with staffing. Six years ago we were able to assign an extra sheriff's deputy. Right now there is a 15-20% vacancy rate in these positions, but we hope to have a second deputy sheriff on the case soon.

There have been a couple of overdose deaths in the riverbed area. Fentanyl is an enormous problem. From a contact at the White House, I understand that the chemicals behind these deaths have been traced to cargo that came in through the port of Los Angeles as a legal shipment, but were mixed in a lab in LA [to make street drugs].

A safe parking area has been established at Kansas Ave in San Luis Obispo, near the sheriff's dept. There are about 100 people living in cars and RVs. However, it is full now.

On other, happier, notes, Templeton football starts tomorrow, Paso Robles next week. The eased covid rules are a help for small business, although I believe we have entered a recession.

MURRAY POWELL: I think you are aware TAAG has problems with the proposed emergency dispatch facility. I have a procedural question: This is listed as a consent item on the agenda for next week's Board of Supervisors meeting. What is the process to get it reclassified as a hearing item? We support the facility in general, but the tower is a major concern. Most of what is in the EIR (Environmental Impact Report) is fine with us – the building, the location – but a 140-160 foot tower at the entrance to Templeton? I was looking at the master plan for Kansas Ave (off Hwy 1 in San Luis Obispo), and this is a project that has been located there, next to the Sheriff's Dept, for decades. Why not keep it there?

PESCHONG: I haven't finished reading the EIR yet. But the county is in desperate need of an emergency communication facility in North County. There have been problems, and the public safety people have made the argument that this place makes sense to protect the people of North County.

SHIRLEY: Let's discuss this when we get to that item on our agenda. If Sup. Peschong can't stay, TAAG will share the comments with you.

PUBLIC COMMENT: Can Mr. Peschong, as supervisor, pull this item off the consent calendar, if you know there is a lot of public input?

PESCHONG: TAAG should send me a report outlining the issues raised.

4.4. Supervisorial District Five

no report.

4.5. County Planning Department

ERIC TOLLE, County Planning and Building Dept.

An early heads up regarding an application for a conditional use permit for indoor and outdoor events at 2977 Vineyard Dr. (near the intersection at Hwy 46). There is a phased winery proposal in the works, so all this will take time. The current name is Oak and Vine.

In reply to a question from the last TAAG meeting about why summer planning commission meetings were cancelled: It was simply because there were not enough items on the agenda.

In reply to an issue raised at the last TAAG meeting regarding the objectionable paint colors on commercial buildings at 105 So. Main St: That is an issue of community design standards, not code enforcement.

4.6. Templeton Community Services District

Geoff English, board member, Templeton Community Services District.

This week's meeting of TCSD was cancelled. The meeting of August 2 had one noteworthy item: a review of the community's multi-year strategic plan. English noted low public turnout, and encouraged the community to participate, to help set priorities.

Progress was outlined on the top four items:

1. complete design, engineering, plans and specifications for water recharge and recovery project at Creekside / Eagle Ranch project. The project does get Nacimiento water, but is not taking full advantage.
2. enhance reliability and availability of water by percolating and recovering waste water.
3. enhance reliability and availability of water through the Integrated Water Resources Strategic Plan, focusing on conservation efforts, water supply, and improvement in policies.
4. additional water supply concepts under consideration by TCSD.

There is an open seat on the TCSD board: There are two seats to be filled in this November's election, but only one candidate. (Wayne Peterson is running for re-election, but Geoff English is stepping down.)

POWELL: Is there no election, can someone just apply for this position? Is it true that the County Board of Supervisors has to certify those elected, contested or not, but does not have to certify to fill an open seat?

ENGLISH: We are looking into the rules.

5. PUBLIC COMMENT

none.

6. CONSENT AGENDA

6.1 Approval of Minutes from July 21, 2022 TAAG Board meeting

Minutes were approved by voice vote.

6.2 Approval of Treasurer's Report

There is a continued balance of \$1199. A bill for \$166.88 was presented for business cards and a banner for the Farmers Market. Reimbursement was approved by voice vote.

7. OLD BUSINESS

7.1 Drafting a TAAG recommendation to be submitted to the Board of Supervisors for the August 23, 2022 hearing, regarding FEIR for the construction of SLO Countywide Emergency Services Co-located Dispatch Facility at Highway 101/ North Main street entrance to Templeton:

The Final Environmental Impact Report for the proposed facility can be viewed at [Co-Located Dispatch-Facility-FEIR-Final-Report.pdf](#). The project site is a 5-acre County-owned parcel at 350-358 North Main Street, Templeton (Assessor Parcel Number 040-201-038) that is currently occupied by a County Sheriff Department building,

Statements taken from the FEIR:

Visual Dominance of the 160 foot tall Communication Tower will result in significant and unavoidable adverse visual impacts to existing scenic vistas. The proposed tower would be inconsistent with the SLO County visual resource goals because it would be out of character with the setting. Effects of the tower are considered significant and unable to be mitigated to a less than significant level. This would cause irreversible alteration to the scenic character of the site, resulting in an overall degradation of visual quality along the Highway 101 corridor through Templeton.

The FEIR recognizes the undesirable aesthetics of the communication tower but emphasizes the critical need for this Emergency Services facility in the County. TAAG acknowledges the importance of finding a suitable location for the facility but still has concerns surrounding the proposed location in Templeton.

The FEIR responded to TAAG's October 5, 2021 comments on the Draft EIR. While the FEIR declares that mitigation measures will be taken to address the concern of light pollution and that a traffic study found the project would not significantly impact Transportation or Safety, TAAG finds the response to Drainage and potential for Flooding as inadequate.

In response to "TAAG-16: Considering the co-location of critical county-wide services, which include the sheriff office, the need for an alternate emergency access must be analyzed and mitigated, such as providing funding to improve the drainage facility on Main Street at Toad Creek to a 100-year storm water capacity (the highest Public Works standard) as part of this co-located dispatch facility project", the FEIR states that the project would not contribute stormwater runoff to the Main Street crossing of Toad Creek. In response to "TAAG-17: The South boundary of the project site is located in a portion of the Toad Creek watershed that experiences substantial periodic flooding events to adjacent properties to the south and east of the project site and across Main street. This project and the cumulative effect of the proposed and possible addition of development on this site greatly increase the potential for stormwater runoff and drainage into Templeton's Toad Creek. It is important that there be no runoff from this site because of the impact on Toad Creek flooding on offsite property damage in

Templeton. Sufficient stormwater retention basins are required on the project to prevent any offsite runoff”, the FEIR ensures that the project will not significantly impact hydrology in the Toad Creek watershed...[because] stormwater would only be released from the site in the event of an extreme flooding event considered so unlikely that such scenarios were not studied in the Templeton Drainage and Flood Control Study (2014.)

However, the FEIR also included photographs of a flood event on December 19, 2010 after 4 inches of rain, which severely impacted the North Main street exit from HWY101. The County method for assessing a theoretical 50-year storm event utilizes a rainfall rate of 0.58” per hour for 10 hours. These theoretical conditions may not best represent actual occurrences which have been evidenced as recently as 12 years ago. If the existing stormwater retention basin was inadequate to prevent flooding in 2010, then what is the reasoning behind claiming that it will be sufficient in the future?

SLO County’s 2014 Drainage Study [https://www.slocounty.ca.gov/.../Templeton-Drainage Study...](https://www.slocounty.ca.gov/.../Templeton-Drainage-Study...) advises attention to the inadequate capacity of existing culverts and stormwater retention basin at Toad Creek. It would be unfortunate if flooding impeded access to the proposed Emergency Services dispatch facility, and so TAAG respectfully asks that if the Board of Supervisors wish to approve construction of a 160-ft tall Communication Tower & 18,000 square foot Emergency Services facility at the HWY101/ North Main street entrance to Templeton, they first acknowledge issues identified in this study.

SHIRLEY proposed text of TAAG response to the county, emphasizing runoff and flooding issues. Although observing that aesthetic issues may not be the strongest point, as they have already been dismissed by the county, Shirley noted that the artist's rendering shows a building two stories high, and next to it a tower looking only twice the height of the building. This can't be an accurate rendering if the tower is going to be 140-160 feet high.

POWELL: The EIR says there may be 45 different attachments on the tower, and that's not on the rendering, either. Attachments have to be spaced so as not to interfere with each other; that's a lot of real estate.

SHIRLEY: The EIR has acknowledged the overall degradation of visual aesthetics.

PUBLIC: I assume location is chosen because that county already owns that corner.

SHIRLEY: yes.

PUBLIC: It's a consent item on the county agenda because the staff has already settled on the plan. There is another piece of property at 101 and 46, why couldn't they locate there?

SHIRLEY: TAAG is not going to be able to recommend another location. The question before us is: Shall we bring up aesthetics in our response to the county?

There was general consent in the room that aesthetics must be emphasized again.

POWELL: This facility will impact the historic rural nature of this area, which is generally acknowledged in various documents.

SHIRLEY: We can go on at length, but it is already acknowledged that the tower is ugly. TAAG needs to make concise points. Will the points presented serve as our statement to the Board of Supervisors? Is there anything else to add?

SCOTT SILVEIRA: The drainage is made clear?

SHIRLEY: yes.

PUBLIC: We should state that the county is ignoring the Templeton Design Plan.

PUBLIC: Ask the county to open up search for sites and consider moving this project.

SHIRLEY: Supervisor Peschong, could you comment on whether this would be useful?

PESCHONG: The county staff has considered many sites.

POWELL: Kansas Ave (off Hwy 1 in San Luis Obispo) is the other practical option, since it has been documented as a feasible location for this facility. The scenic impact on Hwy 1 seems to be the stumbling block.

SHIRLEY: So you propose we add a suggestion to reconsider that location?

There was general consent on the board to urge reconsideration of Kansas Ave.

PUBLIC: The EIR says they cannot mitigate the negative impact. If I submitted a proposal where I couldn't mitigate the negative impact, I would be turned down. Why does the county get to do it?

PESCHONG: Because of the urgent need for the emergency communications center.

SHIRLEY: Our comments as they stand address drainage and flooding. Should we also revisit lighting and traffic concerns, which the county has responded to?

DIEL: Traffic is already an issue in that area, and this will be another big building, with lots of county employees.

POWELL: The county study says there could be up to 150 trips per day. Do we know how they determined that? At what times of day these trips will take place?

SHIRLEY: Shall we state that we don't believe the county's traffic study?

PESCHONG: They know what they are doing, they do traffic studies all the time.

PUBLIC COMMENT: Cited an earlier study of Templeton traffic circulation regarding the Main St/101 interchange.

PESCHONG: The alternative is roundabouts, and I understand this community does not want roundabouts.

SHIRLEY: The drainage issue is much more compelling. An 18,000 sq ft building will create more runoff. The EIR shows no plan to expand the stormwater retention basin. It simply states that it took earlier TAAG comment into consideration, and that there will be no impact, even though the EIR included photographs of recent flooding and the county acknowledged the problems raised in a 2014 drainage study. Our proposed comments dispute the contention that there will be no impact.

DIEL: It is unrealistic to say there will be no significant flooding. We are seeing extreme weather events all over the country. It can happen here, too.

PUBLIC COMMENT (BRUCE JONES, former TAAG chair): An earlier plan did include more catch basins.

PUBLIC COMMENT: Where is the runoff going in this plan? You can't just let water run onto your neighbor's property. (Good question, the board agreed; no one knows.)

PUBLIC: TAAG had a special meeting a week ago on this project. It appears the Templeton drainage plan was never adopted or certified by the county – even though seven other communities did adopt plans – so the county "doesn't have a plan" for Templeton.

SHIRLEY: The first issue is to request the item be moved from consent agenda to hearing. As it is now, TAAG does not approve, as there are continuing concerns.

PUBLIC: Has anyone considered the health impact of cell phone antennae?

SHIRLEY: We did look at that. I was satisfied that no studies show an impact.

MOTION by POWELL: that TAAG send a letter to the Board of Supervisors which would include the wording proposed in agenda item 7.1 while adding concise statements regarding site location, traffic study, and non-adherence to the Templeton Design Plan. A concluding statement will ask the supervisors to move the item from the consent agenda to a hearing, because at this time TAAG recommends denial of the project.

MOTION CARRIED.

8. NEW BUSINESS

8.1 Minor Use Permit N-DRC2022-00009 to allow an existing 4,432 square foot Single Family Residence to be used as a vacation rental. The proposed project is within the Agricultural land use category and is located at 999 Loose Horse Lane approximately 6.12 miles West of the community of Paso Robles. The site is in the Adelaida Sub-Area of the North County Planning area and is located within 1500 feet of another vacation rental.

DEBORAH LA FRANCHI, owner of the property (off Peachy Canyon) presented. She and her husband purchased the property over a year ago intending to retire there. They are not yet ready to move full time, as they have young children and a business to run elsewhere. They want to offer short-term rentals in the meantime. They emphasized their commitment to the property for eventual personal residence, and presented letters from neighbors, who don't want a vacant property nearby, and cannot see or hear the house as it is screened by a hill. La Franchi served as assistant deputy mayor for economic development under Los Angeles Mayor Richard Riordan, and underlined the value to the area of high-quality vacation rentals.

KATHY KELLY, Digs Vacation Rentals, manager of proposed rental property. Tourism funds a great deal up here. We have been managing properties in this community for 19 years and have very strict rules for renters. We are tech savvy; we do sound monitoring and have cameras on the exterior of rentals. My entire staff lives here, we are not a national rental company.

POWELL: You are at this meeting because you want a modification to an ordinance in effect in your area that requires a separation of 1500 feet between vacation rentals. The separation in this

application is 950 feet. It has been TAAG's position not to support these modifications unless there is a very good reason. A lack of visual impact and letters of support from neighbors are not relevant. The folks who got that ordinance passed some years ago spent a year and a half getting it done. Their concern was over-commercialization of the area.

SHIRLEY: We had a similar discussion last month about the spirit of the law and the letter of the law. Everyone on the board has their own take on what constitutes reasonable modification.

DIEL: You made a good presentation, but my concern is that when you relax an ordinance for one applicant, you open yourself to other demands for modification. The way around it is to change the ordinance.

OWNER (La Franchi): There is an established process for a waiver.

OWNER (husband): These are big properties, it's not going to be wall-to-wall vacation rentals.

PUBLIC: We have a big homelessness issue in this county, and one of the reasons we have such high rental prices is all the short-term rentals that make people more money than long-term rentals.

PUBLIC: In Peterson Ranch Estates we had a similar issue with a new property owner who couldn't move in full-time yet. The local homeowners considered changing the CCRs to bar short-term rentals, but did not. There have been no problems, it's a well-managed property, with some of the high-tech features you describe.

KELLY: That is one of our properties. The reason they didn't change the CCRs is that Peterson Ranch owners didn't want to be told what they could and could not do with their properties.

POWELL: TAAG had nothing to do with putting the Adelaida ordinance in, but an ordinance is meaningless unless enforced.

OWNER: This is why there are variances. An applicant has to show they are responsible.

ERIC TOLLE (SLO county planning and building): The purpose of the variance process is to recognize extenuating circumstances. An applicant has to show why this is a unique situation.

Motion was made and seconded to deny application, because it does not comply with the ordinance requiring 1500 foot separation.

ROLL CALL VOTE:

SILVEIRA	YES
POWELL	YES
SHIRLEY	YES
DONOVAN	YES
JONES	YES

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

no report

9.2 Cannabis Project Review Committee

no report

9.3 Community Outreach and Public Relations Committee

JOHN DONOVAN: Banners and business cards have been made up. Donovan is in discussions to arrange TAAG presence at the Templeton Farmers Market.

DISCUSSION: Will there be material to hand out? Does TAAG need a mission statement, e.g., "TAAG's purpose is to solicit public opinion on land use issues"? POWELL to draw up.

Following Scott Silveira's suggestion at past TAAG meetings, Scott Shirley appeared on the social media feature, "What's Up North County" (web site whatsupnorthcounty.com, <https://www.facebook.com/whatsupnorthcounty/>) to air the issues surrounding the Emergency Services Co-located Dispatch Facility (item 7.1) and to encourage public attendance at tonight's TAAG meeting. It was noted that this might have prompted District One Supervisor John Peschong to attend tonight's meeting.

9.4 Traffic Circulation Committee

The vehicle speed feedback trailer does make a difference and slow down traffic.

9.5 Bylaws Special Committee

no report

9.6 Water/Toad Creek Committee

no report

9.7 Elections Committee

no report

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

None.

11. ADJOURNMENT

The meeting was adjourned by voice vote at 8:50 pm.