

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday November 17, 2022 6:30 pm
Templeton Community Service District Board Room
502 Fifth St, Templeton, California

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

Minutes submitted by Sonja Bolle

1. CALL TO ORDER

Scott Shirley called the meeting to order at 6:33 pm . . .

2. PLEDGE OF ALLEGIANCE

. . . and led the pledge of allegiance.

3. ROLL CALL

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

4. AGENCY REPORTS AND UPDATES

4.1 Sheriff's Office

COMMANDER MICHAEL MANUELE, Sheriff's North Station, made the report for October 2022.

Areawide in October, there were 2,257 calls for service, as compared to 1,681 last year, representing a 34% increase. Templeton had 384 calls as compared to last year's 397, a 3% drop. The calls areawide generated 262 reports (up from last year's 248), with 64 reports in Templeton (down from last year's 80).

There were no unusual incidents to report: assorted domestic assault and battery, a few burglaries, a bit of vandalism and trespassing.

The Templeton Community Service District requested help with graffiti removal, and the sheriff's unit was able to go out and address that.

MURRAY POWELL: There was a shooting in Shandon?

MANUELE: A 15-year-old was struck on Halloween, the incident is still under investigation.

POWELL: And there was a second shooting?

MANUELE: In Arroyo Grande. It appears to have been a road rage incident, and is also still being investigated. Anyone with information can report anonymously to Crime Stoppers. Telephone 805.549.STOP

POWELL: Is this kind of thing ramping up?

MANUELE cautioned against drawing conclusions from small samples. From before the pandemic to when the pandemic struck, we saw a deep decrease in crime. That is now rebounding to pre-pandemic levels. Our numbers are small, though, so it's hard to say what the trends are.

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

The planning department sent an update: A cannabis project on Marquita will come up before the Planning Commission at the January 26, 2023 meeting.

4.6 Templeton Community Services District

DEBRA LOGAN, TCSD board president: Appearing tonight at TAAG would have been Geoff English's last duty as a TCSD board member, but he could not attend. Wayne Petersen is due to be sworn in for another 4-year term at the December meeting.

We fielded no candidates to run for the open seat, so it fell to the Board of Supervisors to appoint one. TCSD put out a press release calling for volunteers. Four people answered; from these we recommended the county appoint Khouloud Pearson, who serves on the Templeton Recreation Foundation, and is an attorney. Pearson will also be sworn in at next meeting. This is the first time we had no candidates for the election. It's disappointing to see so little interest in serving the community.

Three seats will be up in 2024. Two seats were up this month. It's a 4-year term.

We are sorry to see Geoff English leave. He brought a wealth of knowledge and experience. He served before, until 2016, then came back in 2020. Perhaps he can be persuaded to come back again.

In December TCSD will appoint a new board president and VP. In January the board will decide on committee appointments. The board president will probably be the liaison to TAAG.

To encourage community participation, TCSD has changed its bylaws to allow members of the public 16 years and older to serve on its committees (Fire and Emergency Services, Parks and Recreation, etc.). Up to three volunteers may serve on a committee, with voting rights.

There will be an increase in development impact fees. TCSD heard no objections to the increase. Wastewater and Parks and Recreation fees will increase 5.7 %. For Fire assessment, the board used the Consumer Price Index and established a 7.6% increase effective January 2023.

MURRAY POWELL: TAAG also allows public to be members of our committees, but it has not happened.

LOGAN: We currently have two board members on each committee.

POWELL: So if you allow three members of public, they could in theory outvote the board?

LOGAN: Committees make recommendations to the board, which makes the decisions. As board members, we represent the community, so if members of the public take part, they are also representing the community. We are seeking greater input.

SCOTT SHIRLEY: Last spring, there were issues with wineries in Tin City overburdening the wastewater in Templeton. Is there any update?

LOGAN: The problem really occurs during harvest. We have a consultant working with Tin City businesses. We test more frequently during harvest. We try to do education, to help everyone understand what the problems are. We serve warnings, and impose fines only after warnings. We are trying to work with them, and not be punitive.

At the wastewater treatment plant, samples used to be sent offsite for analysis. It would take up to a month to get results, so we would never know: What conditions were contributing to the problems? Was it the weather? Now we are testing sewers in the Tin City area, and we get results within hours. It makes a big difference, you can make quick adjustments. If there is a problem with Tin City, it will be evident more quickly.

5. PUBLIC COMMENT

no comment.

6. CONSENT AGENDA

6.1 Approval of Minutes from Oct 20, 2022 TAAG Board meeting

Minutes were approved by voice vote.

6.2 Approval of Treasurer's Report

There is \$993 in the bank account. No disbursements were made last month, except for a \$15 bank maintenance fee. Powell will try to persuade bank to eliminate fee.

Treasurer's Report was approved by voice vote.

7. OLD BUSINESS

7.1. **Approve statement for December 6, 2022 Board of Supervisors' meeting, regarding Annual Road Fee Report**

Exhibit "A" in the Annual Road Fee report states "**Main Street Interchange:** The PSR-PDS has been completed. The County is drafting a Request for Proposal to hire a consultant for the Project Approval and Environmental Documentation anticipated to begin in 2025."

Table 22 of the 2017 Templeton Circulation Study (Row 2 on Page 12 of the report) has the following improvements: "Reconfigure interchange (widening, signals and/or roundabouts) includes LTL on Main." Cost estimate is \$12,000,000.

With Hoovers cattle yard now a housing development, and an 18,000 square foot structure with associated parking approved for construction, much of the open ground near the Main Street/HWY 101 interchange is now, or will be, impervious to absorbing precipitation during rainstorms. Insufficient retention basins have led to rainwater runoff causing flooding as recently as 2010 (prior to aforementioned developments), as noted in TAAG's objection to the construction of the Co-Located Emergency Dispatch Center. Widening the streets and adding roundabouts will increase runoff, so TAAG asks that funding also be provided to address potential flooding at the Toad Creek culverts under Main street, as recommended in SLO County's 2014 Drainage Study

<https://www.slocounty.ca.gov/.../Templeton-Drainage-Study...>

which advises attention to the inadequate capacity of existing culverts and stormwater retention basin at Toad Creek, specifically in Chapter 5 - Project 8 Addendum.

The Toad Creek Watershed report prepared for TAAG in 2013

<https://www.slocounty.ca.gov/Departments/Public-Works/Forms-Documents/WaterResources/Drainage-Studies/Toad-Creek-Watershed-Report.pdf>

concludes by asking that "*Future consideration should be given to rethink the interaction of Projects 8A and 8B and road improvement projects that have been incorporated into the Templeton Circulation Study. These road improvements called Projects 12-03 and 12-04 in the Templeton Circulation Study pertain to Toad Creek culverts under Main Street.*"

While it is TAAG's understanding that Traffic Impact fees collected from developers cannot be used to address existing deficiencies, TAAG wishes to emphasize that this existing concern deserves further attention and respectfully asks the Board of Supervisors to respond to the need for funding to prevent potential flooding at the Main Street/HWY 101 interchange.

DISCUSSION:

JENNIFER JONES, Templeton: Will this project start in 2025? Has it been funded?

SHIRLEY: The decision is expected at the Dec. 6 Board of Supervisors meeting.

JONES: Have they decided on design?

SHIREY: That's what the consultant is for.

JONES: So TAAG is asking for more money for better drainage?

SHIRLEY: Yes.

POWELL: I'm not clear what we are recommending.

SHIRLEY: The Toad Creek Watershed report is very clear on what needs to be done to alleviate flooding issues.

POWELL: The recommendation should make a more specific request. Are we asking them to go back to Toad Creek Study recommendations?

JONES: Ask supervisors to adopt the Templeton Drainage Study.

Discussion over wording the recommendation resolved into these issues:

1. Change "Hoover's Cattle Yard" to "Templeton Livestock Market"

2. Change last paragraph to express these points:

TAAG emphasizes the concerns expressed in the Templeton Drainage Study and respectfully asks the Board of Supervisors to

a. Adopt the Templeton Drainage Study, and

b. Provide funding to prevent potential flooding when planning structural changes at the Main Street/HWY 101 interchange.

SCOTT SHIRLEY: Motion to circulate final wording for this recommendation, based on the paragraphs circulated in the agenda; in addition, asking the county to adopt the Templeton Drainage Study, with particular reference to the new county dispatch center, to be presented at Dec 6. road fee meeting, without need for separate meeting of board.

Motion seconded.

ROLL CALL VOTE:

SHIRLEY: yes

POWELL: yes

SILVEIRA: yes

DONOVAN: yes

Motion carried unanimously.

8. NEW BUSINESS

8.1 Central Coast Heritage Tree Foundation presentation by Kelly Reed Daulton.

KELLY REED DALTON presented the tree survey and inventory done last spring, prioritizing the health of "our oldest residents."

Dalton has been watching trees in Templeton for over 20 years. She was a member of TAAG board years ago (when there was a Tree Committee). The Central Coast Heritage Tree Foundation was originally the Templeton Heritage Tree Foundation, but found it had a wider following, so it was renamed.

Along with Cory Meyer, arborist for Madrone Landscapes, we hit the streets to create what we hoped would be a historical picture of the heritage trees in downtown

Templeton. The 55 biggest trees were inventoried. We determined their condition, classified them according to state of health, and pinned them on Google Maps.

We want to do outreach to residents who have these heritage trees, help them understand their responsibilities as property owners to care for these trees. With many of these large trees, there are very few successor trees in the ground. If we want downtown Templeton to continue to have such trees in 100 years, we have a lot of work to do.

We hold a nursery of all local acorn stock. We try to plant them back among genetically similar relatives. County Public Works has a large bank of mitigation trees, and is looking for sites to plant them. The Toad Creek drainage comes to mind.

We worked with Templeton High School. Mr. Zimmerman's class worked on creating a database, so we could continue to expand it. Mr. Zimmerman left at end of last year. We are trying to develop that database.

We are working with Supervisor John Peschong to coordinate with depts in the county.

We are seeking donations (Giving Tuesday is Nov 29 this year). This is an all-volunteer organization. Donations fund the nursery, or help fund preventive tree maintenance.

CORY MEYER, arborist, Madrone Landscapes: Kelly approached Cory to work on this project. The survey was done from the ground. We looked into the canopy with binoculars to see if maintenance is needed. If there is an infestation of pit scale, with care it can be cured over several years. If there is too much weight in the canopy, a tree can lose a limb in a storm, and it affects the longevity of tree.

SHIRLEY: Can we ask the county for funding for preventive tree maintenance?

KELLY: The county has made clear they have no funding for this. Trees are owned by private landowners, who are responsible to center line of road. The county comes in when there is a liability issue, if trees threaten to fall in road, but their priority is not the care of the trees.

SCOTT SILVEIRA: If the county can spend \$12 million on the intersection in Templeton, they could be taking care of the trees in the community.

POWELL: Is there follow-up on developments when they are required to replace oaks? Do you ever get involved in that?

COREY: I tell people all the time: Planting is the easy part. Maintenance is hard, but necessary. For mitigation plantings, there is not enough follow-up. The survival rate is low.

8.2 Develop TAAG recommendations to be submitted to the County Board of Supervisors for consideration during the Supervisors' scheduled December 6, 2022 hearing regarding the County proposed County amendments to Inland Title 22 and other County ordinances affecting the existing Paso Robles Basin

Groundwater use restrictions. The proposed Paso Basin ordinance amendments are known as the “Paso Robles Basin Planting Ordinance”.

The scheduled December 6, 2022 Supervisors’ hearing item is intended to adopt amendments to the Agriculture and Conservation and Open Space Element of the San Luis Obispo County General Plan, certify the County’s 400+ page Final Environmental Impact Report related to this Ordinance and approved amendments to the County’s various ordinances concerning regulation of planting of irrigated crops utilizing groundwater from wells within the Paso Basin Land Use Management Area (PBLUMA) that are restricted or prohibited agricultural properties according to current County Paso Robles Basin groundwater extraction restrictions. This proposal would allow certain agricultural parcels overlying the Paso Robles Basin area that are currently restricted or prohibited from cultivating irrigated recognized regular crops from cultivation restricted for cultivation irrigated crops and grazing land and are restricted by existing Paso Robles Basin Groundwater ordinances form

The following are County website links to the various hearing record documents associated with this proposed Paso Robles Basin Supervisor December 6, 2022 hearing.

The proposed Ordinance Amendments can be viewed at County website link [July 2015 - Draft WNND Implementation Language for County Land Use Ordinance \(Title 22\) \(ca.gov\)](#)

The proposed amendment to the SLO COUNTY AGRICULTURE AND CONSERVATION AND OPEN SPACE ELEMENTS OF THE SAN LUIS OBISPO COUNTY GENERAL PLAN may be viewed at County Website Link [146430 \(ca.gov\)](#)

The Project’s Final Environmental Impact Report and related Appendixes and other related information can be found the following County Website link: [Paso Basin Land Use Planting Ordinance - County of San Luis Obispo \(ca.gov\)](#)

The SLO County Planning Commission voted 5 – 0 on October 27, 2022 to recommend DENIAL of the proposed amendments to the County General Plan and to the County Ordinances that would allow for this proposed 25 AFY Basin water use allocation. The Commission’s recommended DENIAL is advisory only. The ultimate decisions are in the hands of the five County Board of Supervisors. The Commission issued a 10 point report supporting their following recommending DENIAL of this proposals as follows:

“The Planning Commission recommends the Board of Supervisors not adopt the proposed planting ordinance or proposed General Plan Amendments and instead extend the existing offset ordinance until

January 1, 2028 or until a milestone tied to the sustainable management criteria of the Groundwater Sustainability Plan is achieved.” This Commission report also presents 10 reasons supporting their unanimous vote recommending denial of this proposed Paso Robles Basin Groundwater use increase.

See County website link at for the complete October 27, 2022 Commission recommendation report. [Planting-Ordinance-Planning-Commission-Recommendat.pdf \(ca.gov\)](#)

The TAAG Water Committee held a publicly notice November 10, 2022 Committee meeting on this proposal. A draft Committee report will be distributed with proposed TAAG recommendations for consideration by the full TAAG Board during its this November 17, 2022 Board Meeting.

DISCUSSION:

MURRAY POWELL: Supervisor Debbie Arnold was the main force behind this ordinance. The Planning Commission unanimously recommended denial.

SLO County is required by State of California SGMA (Sustainable Groundwater Management Act) to resolve overdraft of the Paso Robles groundwater basin. Why is the county making a proposal that will increase pumping when we are also obligated under SGMA and GSAs (Groundwater Sustainability Agencies) to resolve overdraft issues?

POINTS FROM GENERAL DISCUSSION:

The intention of the ordinance is to allow smaller property owners currently restricted from engaging in irrigated AG cultivation by the emergency water use ordinances to do so.

The proposed ordinance does not establish authority to impose restrictions on larger water users (those drawing more than 25 acre feet per year.)

An argument against the ordinance is that it increases the danger that the state would come in and take over groundwater management.

According to a 1943 law (CA water code section 106), domestic water is the highest-priority use of water; irrigation come after. This principle has been upheld over and over by courts. The wells going dry are often domestic water supplies, as domestic wells are typically not drilled to the depth of agricultural wells.

Is groundwater pumping currently being regulated?

SILVEIRA: Do we think it's fair for the big pumpers to farm if smaller farmers can't pump the water under their feet? The people with the longest straws are going to get a drink. It's unfair if a family stopped farming three years ago and want to start up again, they can't.

SHIRLEY: Landowners who had not planted when the emergency ordinance came in, now they will be able to plant if this passes.

DEBRA LOGAN: Why would you allow more pumping if you're in overdraft? I can only think it's political, to appease big landowners by allowing them to pump.

POWELL: Motion to have TAAG recommend denial of the proposed ordinance, because it does not address the negative impacts on domestic wells within the basin, and does not address the fact that the county is obligated under SGMA and GSA policies to reduce pumping, and this ordinance only increases pumping.

ROLL CALL VOTE:

DONOVAN	yes
SHIRLEY	yes
POWELL	yes
SILVEIRA	yes

Motion passed unanimously.

8.3 Discuss a December 6, 2022 County Hearing to Consider Approval of Two Agricultural Preserves and Land Conservation Contracts

The December 6, 2022 Board of Supervisors hearing is to consider a request by the County of

San Luis Obispo to submit resolutions approving **agricultural preserves and land conservation contracts** to enter two properties into the Agricultural Preserve (“Williamson Act”) Program: 1) CON2021-00011, Star Wagon, LLC – 3975 Las Tablas Willow Road, Paso

Robles, approximately 2.5 miles east of Templeton in the Adelaida Sub Area of the North County Planning Area. APN 040-101-036. District 1. 2) CON2022-00008, Riboli 5620VnydDr, LLC – 5620 Vineyard Drive, Paso Robles, approximately 4.2 miles northwest of the community of Templeton in the Adelaida Sub Area of the North County Planning Area. APN 039-061-033.

District 1.

DISCUSSION:

SILVEIRA observed that there is a minimum acreage requirement for properties to come under the Williamson Act.

POWELL: This kind of thing has never been referred to TAAG.

CONCLUSION:

TAAG has no comment.

**8.4 Sara Street Housing Project Subdivision Project Status – Bennett Way Templeton.
County Project No, SUB2020-00027**

TAAG Board to consider mailing notifications to the project’s neighboring area property owners and residents advising that the project’s County Prepared Environmental Mitigated Negative Determination (MND) document was published on August 29, 2002; that the public review and comment period expired on September 30, 2022; and that the MND has concluded that *“Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent.”* The 150 page MND document can be viewed at this County Website [MND \(08-29-22\) SUB2020-00027 \(5\).docx](#)

The project is located on Bennet Way Templeton. South of the Las Tablas Road – Bennett Way intersection. TAAG reviewed this project during two early 2021 TAAG Committee meetings and TAAG’s April 15, 2021 Regular Board Zoom meeting. The TAAG Board unanimously voted during its April 15, 2021 Board meeting to defer recommendations on this property until an Environmental Impact Report (EIR) is completed by SLO County Planning. TAAG has advised the County that next available dated for agenizing this item for TAAG approval of recommendations to be submitted to the County concerning approval of this project’s Land Use Application will be during TAAG’s January 19, 2023 Board meeting.

This project had considerable community input during the 2021 TAAG Committee and Board meetings. Community resident property owners in the immediate vicinity of the proposed project expressed concerns regarding the reduction of the area’s one (1) acre per lot County zoning requirement that would be reduced due to proposed low income housing bonus density allocations increasing the number of lots on the 10 acre property parcel from ten to fifteen lots with the addition of 5 designated low income housing units.

DISCUSSION:

CASSIDY BEWLEY from SWCA environmental consultants was present to answer questions on this project. SWCA is working for the county, not for the applicant. SWCA prepared the MND (Mitigated Negative Declaration) on contract to the county.

SHIRLEY: Residents of the area purchased understanding that all the lots would be one-acre parcels. This will significantly increase density.

POWELL: TAAG notes that notifications about these projects are not provided in a timely fashion. TAAG is not prepared to comment or make a recommendation on this project.

BEWLEY: TAAG needs time to consider project itself, or the environmental review?

POWELL: Both.

DONOVAN: Can we get a list of the changes made to the project?

BEWLEY: A description of the project in its current state is available. Affordable housing is planned on one lot, then there are market-rate lots of less than one acre.

POWELL: The original plan was for 10 one-acre lots, now there are 15 lots? Are they affordable, low-income . . . ?

BEWLEY: There are very precise definitions of these categories. "Affordable" is deed-restricted: Prices are capped and regulated based on area incomes.

POWELL: So because of one low-income housing unit, the project was able to add four others?

SHIRLEY: TAAG will notify neighbors of the new plans, using addresses from earlier notification.

8.5 Call for TAAG Board Delegate Candidates for the TAAG Annual March 2023 Election.

In accordance with TAAG Bylaw Article XII Section 5, a call is made for candidates for the March 2023 annual election of TAAG Board members. TAAG Incumbent Board members must declare their candidacy by the December 15, 2022 Board meeting. Non-incumbents have until the January 19, 2023 meeting to declare their candidacy. All candidates must be registered voters residing within the boundaries of the Templeton Unified School District.

Five TAAG positions will come up for election in 2023:

JOHN DONOVAN is up for election, will run again.

SCOTT SILVERIA is up for election, will run again.

OPEN SEAT

TWO ALTERNATES

8.6 Appoint alternate sub-committee members.

Committee appointments now stand as follows:

Project Review Committee: Doris Diel (Chair), Scott Shirley, Murray Powell

Cannabis: Murray Powell (Chair), Jerry Jones, Scott Silveira

Community Outreach: John Donovan (Chair), Jerry Jones, Murray Powell

Traffic: John Donovan (Chair), Jerry Jones, Scott Shirley
Bylaws: Murray Powell (Chair), Scott Shirley, John Donovan
Water/ Toad Creek: Scott Silveira (Chair), Doris Diel, Jerry Jones
Elections: Scott Shirley, Doris Diel, Jerry Jones

9. ANNOUNCEMENTS FROM COMMITTEES

9.1 Project Review Committee

No new (other than those discussed above)

9.2 Cannabis Project Review Committee

POWELL: The warehouse project near Tin City is slated for a hearing in January 2023.

SILVEIRA: The issue was setbacks, as it is an indoor facility.

POWELL: We haven't seen a mitigated negative declaration yet, then there should be a 30-day comment period. I can't imagine they'll have a hearing in January.

9.3 Community Outreach and Public Relations Committee

DONOVAN: TAAG has been establishing a presence at Farmers Market.

9.4 Traffic Circulation Committee

JOHN DONOVAN attended an on-line meeting regarding the Vineyard corridor and suggested it would be a great help simply to enforce the 4-way stop at Las Tablas and Bethel Rd.

SHIRLEY: There are concerns about Vineyard and Main St.; cars are ignoring pedestrians near the high school.

POWELL: Something has to be done about the intersection of Vineyard Dr. and Rossi Rd., where people exit Trader Joe's.

9.5 Bylaws Special Committee

no report

9.6 Water/Toad Creek Committee

Water issues were addressed earlier in meeting (see Item 8.2, above).

9.7 Elections Committee

Board incumbents must declare their intention to run by the December meeting. Two have done so (see Item 8.5, above).

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

No other announcements.

11. ADJOURNMENT

The meeting was adjourned at 9:45 pm.