

# TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA

## Thursday November 17, 2022 6:30 PM

The regular meeting of the Templeton Area Advisory Group (TAAG) has **RESUMED IN-PERSON MEETINGS** (No Zoom link for this meeting) at the Templeton Community Service District Board Room located at 502 Fifth Street (Entrance to the right/east of the fire station) in 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

### **1. CALL TO ORDER**

### **2. Pledge of Allegiance**

### **3. ROLL CALL**

### **4. AGENCY REPORTS AND UPDATES**

Written reports will be read at the meeting. In-Person Reports will be live.

- 4.1. Sheriff's Office
- 4.2. California Highway Patrol
- 4.3. Supervisorial District One
- 4.4. Supervisorial District Five
- 4.5. County Planning Department
- 4.6. Templeton Community Services District

### **5. PUBLIC COMMENT**

Members of the public who wish to speak on any topic not on the agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any) for the minutes, and limit your comments to three minutes. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

### **6. CONSENT AGENDA**

- 6.1 Approval of Minutes from October 20, 2022 TAAG Board meeting
- 6.2 Approval of Treasurer's Report

## 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/Water-Resources/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.

## 8. NEW BUSINESS

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

**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 from

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.

### **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.

#### **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, 2022; 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.

#### **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.

#### **8.5 Appoint alternate sub-committee members. Current appointments:**

PRC: Doris (Chair), Scott Shirley, Murray  
Cannabis: Murray (Chair), Jerry, Scott Silveira  
Community Outreach: John Donovan (Chair), Jerry  
Traffic: John Donovan, Jerry Jones (Chair is vacant)  
Bylaws: Murray (Chair), Scott Shirley, John Donovan  
Water/ Toad Creek: Scott Silveira (Chair), Doris, Jerry  
Elections: Scott Shirley, Doris, Jerry

## 9. ANNOUNCEMENTS FROM COMMITTEES

- 9.1 Project Review Committee
- 9.2 Cannabis Project Review Committee
- 9.3 Community Outreach and Public Relations Committee
- 9.4 Traffic Circulation Committee
- 9.5 Bylaws Special Committee
- 9.6 Water/Toad Creek Committee
- 9.7 Elections Committee

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

## 11. ADJOURNMENT

### **COMMITTEE REPORTS**

*The reports of the chairs of the Project Review Committee and the Cannabis Project Review Committee, concerning applications for review at this meeting (if any), and reports of any other committees, may be available for viewing (and downloading and printing) three days before the TAAG meeting at TAAG's website (<http://www.taaginfo.org>) on the "Committee Reports" page. A limited number of paper copies of the reports may be available at the meeting.*

### **APPLICATION PRESENTATIONS**

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.
7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.
8. The TAAG Delegates will discuss the application and, considering all public comments, will consider making a recommendation

### **GUIDELINES FOR PRESENTING ORAL COMMENTS**

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect for all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the minutes.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.

4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- no audience reaction (applause or otherwise) during or after comments.
6. Written testimony (letter, e-mail, etc.) is acceptable, but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested of and permitted by the Chair.