

TEMPLETON AREA ADVISORY GROUP (TAAG) NOTICE OF TAAG BOARD MEETING AND AGENDA Thursday January 19, 2023 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 206 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 ALLIGIANCE

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 December 15, 2022 TAAG Board meeting
- 6.2 Approval of Treasurer's Report

7. OLD BUSINESS.

7.1 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. 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. This year three Board seats are up for election.

- Current TAAG Board Delegate Incumbents Scott Silveira & John Donovan have declared their candidacy for reelection to the Board.
- Fred Russell, a Templeton Resident, has declared his candidacy on January 13, 2023.

8. NEW BUSINESS

8.1 Consider recommendations to be submitted to the SLO County Planning Commission regarding a proposed housing development known as Sara Street. SLO County Planning Department Project No. SUB2020-00027. This project's proposed Conditional Use Permit application is currently tentatively scheduled for review and approval by the SLO County Planning Commission on January 26, 2023.

This Sara Street housing project is located on Bennett Way between Las Tablas Road and Vineyard Drive on an undeveloped 10.88 acre property. This property is currently zoned as Residential Suburban divided into 10 one acre lots. The project applicants propose to downsize the current lot sizes in order to add one (1) very low income house unit and four (4) additional affordable housing units for a total of 19 housing units apparently allowed in accordance with existing Affordable Housing California State laws and SLO County ordinances. See SLO County ordinance Section 22.12. – Affordable Housing Incentives. This proposed project, if approved, will increase the number of lots from 10 one acre lots (43,560 square foot each) to 15 lots with an average “net” usable area lot size of approximately 26,450 sq.ft. each. A reduction of approximately 40% of the size of the original zoned one acre lots. The proposal also requests permitting of an additional four (4) Accessory Dwelling Units (ADUs) on four of the 15 lots which will result in approval of a total of 19 housing units on this property site.

SLO County Planning published a 110 page California Environmental Quality Act (CEQA) Mitigated Negative Declaration (MND) that may be viewed at this State website. <https://ceqanet.opr.ca.gov/2022090017> The County concluded in this environmental document 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.”

8.2 Presentation by Greg O’Sullivan, Chair of Templeton Historical Museum, for the construction of a proposed storage building to be located behind the existing Blacksmith's shop located at 301 South Main Street. This project's Land Application is planned to be submitted to the SLO County Planning Department for consideration and processing in January 2023, as a Minor Use application permit process, which is required for the project. This is a preliminary project presentation to TAAG by the Templeton Historical Museum. TAAG will take action regarding possible recommendations regarding this project to the County once the project is officially referred to TAAG by SLO County Planning Department for review.

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.