

**TEMPLETON AREA ADVISORY GROUP (TAAG)
420 Crocker Street Templeton CA 93465**

**NOTICE OF TAAG BOARD MEETING AND AGENDA
Monday, January 13, 2025 - 6:30 PM**

The regular meeting of the Templeton Area Advisory Group (TAAG) usually scheduled for the third Thursday of each month has been rescheduled for this month of January 2025 to Monday January 13, 2025. This meeting will be held at its usual location at the Templeton Community Service District Board Room located at 206 Fifth Street Templeton California 93465
(Entrance to the right of the Templeton fire station)

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, First Alternate Delegate
Bill Nowinski. Second Alternate Delegate

TAAG RECORDING SECRETARY

Sonja Bolle

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 John Peschong
- 4.4. Supervisorial District Five Debbie Arnold
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

5. CALL FOR TAAG BOARD CANDIDATES

All TAAG Board members are elected by annual public elections of Templeton registered voters that reside within the Templeton Unified School District boundaries.

TAAG elections are held during early March of each year. Please see the TAAG Bylaw Article XII - Election of TAAG Board Members for details. Qualified Templeton area registered voters interested in running for a TAAG Board member seat have until this TAAG scheduled January 13, 2025 Board meeting to declare, in writing, their intention to run for the TAAG Board during the March 2025 election.

6. UPDATE ON THE STATUS OF PENDING TEMPLETON AREA LAND USE DEVELOPMENT PROJECT APPLICATIONS.

The SLO County Planning Department refers proposed land use development project applications to TAAG for review and submission of TAAG recommendations to the County Board Supervisors, the Planning Commission and other County agencies and departments and the public. The following are the current pending projects currently under review by TAAG that are on County Planning Department "Information Holds" requiring project applicants to submit additional application information to County Planning. The TAAG Board will be conducting future publicly noticed reviews of these projects as additional information becomes available. Details of the following projects can be found on the TAAG website link "[Project Applications | Templeton Area Advisory Group \(taaginfo.org\)](https://www.taaginfo.org)"

- **AU Energy Gas Station - Project No. N-DRC2024-00022.** Proposed Gas Station located on Vineyard Drive and Highway 101. **Currently on County Planning Information Hold.**
- **Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029.** Propose 60 room hotel complex located on North Main Street Templeton adjacent to the Templeton Post Office. **Currently on County Planning Information Hold.**
- **Grey Wolf Winery – Project No. N-DRC2022-00048.** Project is located on Hiway 46 West. **Currently on County Planning Information hold.**
- **TVJ - MGE – Project No. N-SUB2024-00024.** The project site is located at 4210 Ramada Drive, between Ramada Drive and the Union Pacific Railroad tracks, approximately 600 feet north of North Main Street, in the community of Templeton. **Currently on County Planning Information Hold.**
- **Project No. N-DRC2024-00048.** A request by Scott Nicholson for a Variance on slopes in excess of 30% for grading that includes total site disturbance of 35,000 square feet (0.80 acres) for improved driveway access and the construction of a 4,526 square foot single-family residence to replace the existing residential structure (Project No. RBLD2024-000262). The parcel site is located on White Oak Road Templeton near the intersection of Orchard Road and White Oak Road. Address is listed as 2200 Orchard Road. APN 039-331-005. **The project's Land Use Development applications are in the very early stages of SLO Planning Department's review process at this time.**

- **Project No. N-DRC2024-00051.** A request by Ian Funk for a Minor Use Permit (MUP) to establish an existing 600 square foot accessory dwelling unit (PMTR2018-02106) as a vacation rental located less than the minimum required SLO County Vacation Rental ordinance 1500 foot separation distance between licensed Short Term Vacation Rentals in the North County Templeton – Paso Robles Adelaida area. The property is located at 2372 Oak Hill Lane Paso Robles CA 93446 (APN 026-293-008) at the intersection of Mountain Springs Road, approximately 1.7 miles west of the city limits of Paso Robles in the Adelaida Sub-area of the North County Planning Area. **The project’s Land Use Development applications are in the very early stages of SLO County Planning Department’s review process at this time.**
- **Project No. N-SUB2024-00074.** A request by the Irani Family Partnership and the Joost H. Adelsberg Trust for a parcel map to subdivide an existing 8 acre parcel into two new parcels. This 8 acre vacant parcel is located on Vineyard Drive between Bennett Way and Rossi Road in the community of Templeton is approximately 650 feet west of highway 101. Address is 855 Vineyard Drive Templeton. (APN 039-411-033.) The surrounding area consists of a mix of Commercial Retail and Residential Suburban zoned parcels consisting of various existing businesses and residences. **The project’s Land Use Development application is in the very early stages of SLO County Planning Department’s review process at this time.**
- **Project No. N-SUB2024-00077.** A request by Colin Weyrick, on behalf of the Colin G. Weyrick Trust, for a Vesting Tentative Tract Map (Tract 3193) to subdivide an existing 15.75-acre parcel into six (6) residential lots, ranging in size from 2.00 to 4.62 gross acres. The project site is located at 0 Championship Lane (APN 040 201-057) in Templeton. The project site currently has access from Championship Lane. **The project’s Land Use Development application is in the very early stages of SLO County Planning Department’s review process at this time.**

7. 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 meeting 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.

8. CONSENT AGENDA

- 8.1 Approval of Minutes from December 19 , 2024 TAAG Board meeting
- 8.2 Approval of Treasurer’s December 19 , 2024 Report

9. NEW BUSINESS - NONE

10. OLD BUSINESS

10.1 Pending Templeton area Indoor Cannabis Cultivation and Cannabis Processing Land Use Application Project known as “Eden’s Dream”. County Project No DRC2018-00183. APN 034-321-007.

The TAAG Board will conduct a detailed review of this proposed cannabis indoor cultivation – processing project. The project is located at 4335- 4339 So. El Pomar Road Templeton. Approximately 2.8 miles east of the city of Atascadero. A revised SLO County draft California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration (MND) was recirculated on December 4, 2024 for a public comment period that expired on January 2, 2024. TAAG has been advised that this project is currently scheduled for a January 17, 2024 County Planning Officer Minor Use Permit hearing. A copy of this project’s CEQA MND can be found at the following Calif State CEQA Clearing House website.

https://files.ceqanet.opr.ca.gov/307095-2/attachment/WrWYZ6FMOFe-eAxgfEkvn4JMrJmbf_jdEu3AxP5n36phZVYGKYgiDnvnTajCcGwYn3usOwsvSdq8uISz0

The project consists of the demolition of an existing 14,000-sq.ft arena structure and the 2 phased construction of a 35,500 sq.ft. greenhouse facility for indoor cannabis and indoor cannabis immature nursery cultivation, the construction of a 980 sq.ft. and a 9,000 sq.ft metal barn type structures for cannabis product processing activities, cannabis storage, and office uses. The project also includes other various site improvements, including installation of water tanks, portable restrooms, dumpsters, and a compost area.

10.2 Request from Templeton resident Scott Clare asking TAAG to review his request for TAAG to issue a letter to the SLO County Public Works Department requesting that sidewalks be installed by SLO County in the Templeton Eddy Street area in order to improve vehicle traffic and on street parking safety concerns that exist in this area.

11. ANNOUNCEMENTS FROM TAAG COMMITTEES

- 11.1 Project Review Committee**
- 11.2 Cannabis Project Review Committee**
- 11.3 Community Outreach and Public Relations Committee**
- 11.4 Traffic Circulation Committee -**
- 11.5 Bylaws Special Committee**
- 11.6 Water/Toad Creek Committee**
- 11.7 Elections Committee**

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

13. ADJOURNMENT

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PROJECT 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 recommendations.

GUIDELINES FOR PRESENTING PUBLIC 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 comments (letter, e-mail, etc.) are 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.