

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, March 20, 2025, 6:30 PM

Templeton Community Service District
Board Room
206 Fifth Street, Templeton California 93465

[Find us on Facebook](#)

Web Site: TAAGinfo.org

Mission Statement

TAAG solicits community input on proposed development in the Templeton, Adelaida, and El Pomar-Estrella area and advises County officials on land use plans and ordinances. TAAG uses established County standards, the Templeton Community Plan, and the Templeton Community Design Plan as guidelines for its recommendations. After a public review, TAAG reports its recommendations to County officials. TAAG has no oversight authority over the Land Use Permit Application process.

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

Members of the public signing in at the meeting:

Kelly Reed Daulton
Melinda Reed
Debbie Snyder
Connemara Woodruff
Jeffrey Wiesinger
Scott Clare

1. CALL TO ORDER

Murray Powell called the meeting to order at 6:31 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Jennifer Jones	present
Murray Powell	present
Jerry Jones	present

Scott Silveira	not present
David Leader	present
Jason Tesarz	not present
Brad Goodman	present
Edward Bik	present
Bill Nowinski	present

4. SEATING OF NEW TAAG BOARD MEMBERS FOR THEIR TWO YEAR TERMS FROM MARCH 2025 THROUGH MARCH 2027.

The TAAG Board consists of seven (7) regular voting “Delegates” and two (2) TAAG Board Alternates. TAAG is required to hold an annual election during March of each year. Each of the seven (7) Board Delegates hold office for two (2) year terms. Delegates are elected on a staggered basis with typically three (3) Delegates elected one year and four (4) Delegates the following year. Alternates serve a one (1) year term. Each new term begins at the regularly scheduled Board meeting in March. This year’s election is cancelled in accordance with TAAG Bylaw Article XII Section 4 that states *“In the event that the number of qualified candidates that have stated their intention to run for an available Delegate seat is less than or equal to the number of Delegate seats up for election, the election will be cancelled and the candidates will be appointed and seated by the Board as Delegates at TAAG’s regularly scheduled annual March Board meeting.”* This year there are four Board Delegate seats up for election. The following three (3) qualified candidates will be appointed to open TAAG regular voting Delegate Board seats during this scheduled TAAG March 20, 2025 meeting.

Three delegates were seated: William Nowinski, David Leader, Edward Bik.
The two alternate delegate seats remain open.

5. ANNUAL ELECTION OF TAAG BOARD OFFICERS

TAAG Officers consist of the Chairperson, Vice Chairperson, Secretary, Treasurer and Historian. See TAAG Bylaw Article VII for description of duties of each Officer position. During this March 20, 2025 Board meeting after seating of the newly elected Board members the first order of business will be the section of Officers for the March 2025-2026 annual term nominations may be made by TAAG Board members. The Board will then select the Officers of the new term by an affirmative vote of four (4) or more Board Delegates. (TAAG Bylaw Article VI - Officers).

Board officers were elected by unanimous vote:
Jennifer Jones Chair

Murray Powell Vice Chair and Treasurer
David Leader Secretary

Murray Powell turned the chairmanship of the meeting over to Jennifer Jones.

6. CALL FOR ADDITIONAL TAAG BOARD CANDIDATES

The TAAG Board will have three open positions available as of this TAAG March 20, 2025 Board meeting date. These positions consist of one regular TAAG voting Board Delegate and two Alternate Board Member positions. Please contact TAAG if you are interested in joining the Board. You must be a registered voter residing within the Templeton Unified School District Boundaries to qualify for a TAAG Board position. These three positions will be filled in accordance with TAAG Bylaw Article IV Section 7. that states *“Section 7: When there is an open or vacated Delegate or Alternate seat, if deemed necessary, TAAG shall make a call for candidates. The call for candidates shall be published in local newspapers, newsletters, on local websites, or by any other means that may generate responses from the public. At its next Board meeting, TAAG shall appoint, by an affirmative vote of approval by five (5) or more Delegates, a replacement for the remainder of that term.”*

7. AGENCY REPORTS AND UPDATES

7.1. Sheriff’s Office

SANDRA ARAUZA, Cmnder, Sheriff’s North Station, reported.

7.2. California Highway Patrol

Lt DARREN GENNUSO, Commander, Templeton CHP, reported that the department is now fully staffed with two new officers. They will be able to patrol the downtown crosswalks.

**7.3. Supervisorial District One John Peschong **

No report.

7.4. Supervisorial District Five Heather Moreno

HEATHER MORENO, the new District 5 supervisor, reported on discussions over the rebalancing of the county budget.
She is president of the Fire Safe Council.

7.5. County Planning Department

ERIC TOLLE, county planner, encouraged all of the board members to attend the Community Advisory Council Orientation to be held from 8:30 to 1:00 on April 18, 2025 at the SLO Library community room.

7.6. Templeton Community Services District

DEBRA LOGAN, TCSD Board member, reported that there was no board meeting last week. The strategic plan review will be held at 5:00 pm on March 4.

7.7. Templeton Unified School District

TUSD is now accepting new student transfers.
The district is considering swapping campuses for two schools:
Templeton Middle School and Vineyard Elementary.
The board approved summer school session.
A citizens oversight committee has been established.

8. UPDATE ON THE STATUS OF PENDING TEMPLETON AREA LAND USE 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. TAAG has deferred consideration of these projects until additional information including California Environmental Quality Act (CEQA) determinations are disclosed by the SLO County Planning Department. 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.** Proposed 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-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 is a mix of Commercial Retail and Residential Suburban zoned parcels with various existing businesses and residences. **The project's Land Use Development application is in the 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 early stages of SLO County Planning Department's review process at this time.**
- **Project No. N-DRC2025-00001- Drake Hotel Minor Use Permit.** A request by Steven Drake for the construction of a new 2-story mixed use (retail and hotel) building. The first floor consists of 1,300 sf of retail floor area, hotel lobby, and 6 hotel guest rooms. The second floor will consist of 13 guest rooms and a communal 600 sf deck. The entire building square footage will be 19,100 sf, with an area of disturbance totaling approximately 22,500 sf. The proposed project is within the Commercial Retail land use category and is located at 99 Main Street in the community of Templeton. APN: 041-091-018. The project applicant presented this project during TAAG's February 20, 2025 Board meeting and responded to public and TAAG Board member questions and comments. SLO County Planning Department contact for this project is Lane Sutherland 805-788-9470. County email address is lsutherland@co.slo.ca.us
- **Project No DRC2018-00183. Templeton area Indoor Cannabis Cultivation and Cannabis Processing Land Use Application Project known as "Eden's Dream".** This Cannabis project Land Use application was approved on January 17, 2025 during a SLO County Minor Use Permit Planning Department permit hearing. **TAAG submitted a recommendon the County that this Project BE DENIED.** The project is located at 4335- 4339 So. El Pomar Road Templeton. APN 034-321-007. Approximately 2.8 miles east of the city of Atascadero. 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 various other site improvements, including installation of water tanks, portable restrooms, dumpsters, and a compost area. **The approval of this project has been appealed by an unincorporated community association to the SLO County Board of Supervisors requesting that this permit approval be reversed. The County has tentatively scheduled the Board of Supervisors public appeal hearing for July 15, 2025.**

9. PUBLIC COMMENT

Scott Clare and Jeff Wiesinger discussed concerns about undergrowth along Toad Creek, and the wildfire risk this poses. They have met with fire chief Tom Peterson and Templeton Fire Safe Council and will seek grants for brush clearance.

Kelly Reed Daulton, president of Central Coast Heritage Tree Foundation, was consulted regarding trees in Toad Creek. Her organization has assessed only the area of Old County Rd. Can she connect with Wiesinger re fire safety in Toad Creek? The organization is working with the county on raising public improvement standards by removing quercus ilex.

Melinda Reed made a presentation regarding Templeton Library's request for county funding. (See attached presentation.)

10. CONSENT AGENDA

10.1 Approval of Minutes of the January 13, 2025 TAAG Special Board meeting

10.2 Approval of the February 20, 2024 Board meeting minutes

10.3 Approval of Treasurer's March 20, 2025 Report

The Board unanimously approved January and February's meeting minutes, and the March Treasurer's report.

11. NEW BUSINESS

11.1 Report on the SLO County February 24, 2025 "walking tours" concerning identification of various traffic and pedestrian safety issues. Two Templeton area tours were conducted of the Templeton downtown main street area and of the Vineyard Drive, Rossi Road and Bennett Road area. A TAAG

representative, the general public and members of several SLO County agencies participated during these tours. **SLO County Public Works Department representatives will attend and will be available for questions and comments from the public and the TAAG Board during this March 20, 2025 TAAG meeting.**

JOSHUA ROBERTS and TYLER ENGLISH, SLO County Public Works:

- Addressed the TAAG/Traffic Committee's Talking Points
- HSIP provides Federal grants to local agencies. This is more of a 'reactive' agency; addressing problems once they have taken place.
- SSHA provides Federal grants to local agencies. This is more of a 'proactive' agency; addressing potential 'problems' before they happen.
- By 2027, the following cross walks will be painted:
 - o Across Vineyard Drive at the south/east side of Bennet
 - o Across Bennett Way on the east side of Vineyard
 - o Across Rossi Road on the east side of Vineyard
- Sidewalk to be installed along Vineyard Drive between Rossi Road and Bennett Way on the south side of Vineyard Drive.

There was further discussion of:

- A temporary roundabout at Vineyard and Bethel.
- Improvement of Trader Joe's employee parking.

11.2 Board discussion of Templeton Community road related vehicle traffic and pedestrian safety concerns of Templeton Eddy Street. A concerned Eddy Street property owner-resident has expressed concerns during previous TAAG Board meeting regarding safety issues in this area due to absence of sidewalks and crowding of on street parking especially during nearby Templeton Park events on this narrow street. TAAG has been requested to send a letter to various SLO County Boards, Commissions and Agencies expressing TAAG's concerns and recommending traffic safety improvements to the Eddy Street area. TAAG will review this matter and consider what actions, if any, TAAG may take regarding this request.

New crosswalks at Florence Street were noted.

12. OLD BUSINESS - NONE

13. ANNOUNCEMENTS FROM TAAG COMMITTEES

13.1 Project Review Committee

- Discuss Pending SLO County Housing and Policy Amendments

The intent is to better align county and state housing policies with respect to Additional Dwelling Units (ADUs) and other issues.

13.2 Cannabis Project Review Committee

Coastal San Luis Obispo will allow cannabis stores; inland communities will not.

13.3 Community Outreach and Public Relations Committee

13.4 Traffic Circulation Committee

- Discuss Association of Realtors Speaking Invite

13.5 Bylaws Special Committee

13.6 Water/Toad Creek Committee

13.7 Elections Committee

TAAG committee assignments will be taken up at the next board meeting.

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

15. ADJOURNMENT

Minutes submitted by Sonja Bolle, based on notes from attending board members.

Templeton Library March 2025



Library snapshot:

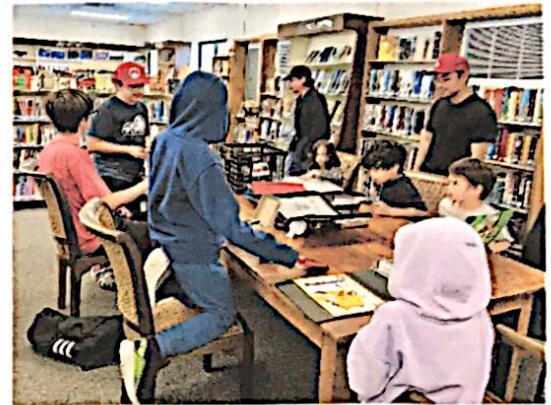
- Templeton Library is open 5 days a week for 22 hours, with one paid Site Coordinator and 30 trained volunteers as an all donor funded library.
- TCLA built this modern 2880 sq ft modular library on Main Street, Templeton on property leased from TUSD. It opened January 3, 2023; its prime location is walkable to 5 of 6 Templeton Schools. Additional outside gathering area, space for market events, parking and a storage container makes this spot an ideal community hub.
- Our current collection of 14,106 cataloged materials is available to over 1708 library card holders who in 2024 borrowed over 9690 items. Requested new titles are cataloged and shelved in-house in 10 days. Every Caldecott winner 1938 to 2024 is available for children.
- Weekly StoryTimes for Children and Adults, monthly Book Clubs (2), Bi-monthly Art classes are well attended. Our popular Summer Reading program invigorates young readers.
- Students run a Pokémon club, SAT workshop sessions, and peer tutoring from Templeton High School CSF students, fulfilling their Community Service hours.
- Expert guest speakers offer workshops to the public on computer literacy, financial toolbox, wellness, and gardening. Annually over 30 TUSD teachers walk their students to the library for tours in grades K-2, Middle School, Home School, and Special Education classes.
- Templeton Library's Policy and Procedures comply with the California State Freedom to Read Act (2025) to include patron suggested books or materials into our collection. The required procedure review and inclusion policy is in practice.
- Book donations are accepted, repurposed, or sold in our Book Shop. To avoid landfill, we forward extra books to Friends of Morro Bay Library, Twin Cities Hospital and Merry Hill Coffee Shop. An information kiosk located near the front doors offers local maps, bus routes and event flyers.

Introducing TCLA

- Templeton Community Library Association (TCLA) incorporated as a 501(c)3 nonprofit in 2000 to further the dream of a local Boy Scout who wanted to build a Library in Templeton.
- The TCLA Board, composed of 9 Directors, all unpaid volunteers, are elected to 3-year terms by TCLA members. The TCLA President serves as library director, 2nd VP oversees the collection, volunteers and security, and Treasurer provides payroll and accounting duties.
- In 2021, TCLA chose Enviroplex Corporation to build the library across the street from Templeton High School for \$1.4 Million, including outbuildings and landscape. It is constructed of 9 components on concrete foundations with durable heavy steel frames and ethically sourced recycled materials purchased in the USA. Highly sustainable and built to reduce energy usage.



High School Peer Tutors



Pokémon Club

Background:

- SLO County closed Templeton Library in 1979 after Prop 13, and never re-opened it.
- The County of SLO Library receives 1.6% of Templeton owner's property taxes to provide library services to SLO County residents. Templeton Library receives no state or county funding.
- The County of SLO Library current budget is \$15 Million for 14 branch libraries.



Dr. Seuss Read Across America Day

2024 TCLA ANNUAL REPORT

TCLA Mission

"To maintain an association of persons in support of the establishment, operation, and maintenance of library services in the Templeton Area of San Luis Obispo County."

- Until two years ago, Templeton had been without a community library for 44 years. For over two decades, the Templeton Community Library Association (TCLA) worked to build a library.
- Undaunted, TCLA stayed on mission and in December 2022 completed a 2,800 sq. ft. library building. Today after almost 9 calendar quarters of experience, TCLA is pleased to publish 2024 operational metrics.

2024 Metrics

# Cardholders	# Cataloged Items	# Circulated Items	# Program Participants	#TCLA Voting Members
1685	13,816	9690	2319	406

TCLA Objectives

- Ensure long-term sustainability with no additional financial burden to the County.
- Enable local governance over community library services.

Strategic Environment

- Every community deserves a library to serve as a community hub, supporting growth, education, and accessibility.
- Walking distance for 5 of the 6 TUSD schools is critical to provide access and services key to educational and cultural resources. Transportation options to other libraries are limited.
- TCLA demonstrates competence in library operations.
- TCLA operates cost-effectively and responsibly, maintaining financial reserves with prudent fiscal management.

The Templeton Library, is not a part of the County of San Luis Obispo Public Libraries nor receiving any public funding. It serves the Templeton community open to the public 22 hours per week and staffed by 1 part-time paid staff and 30 volunteer staff. Staff members represent human capital accumulated from careers in education, medical, accounting, and other professions.

Relying on human capital, TCLA, through investment income of endowments, donations, and book sales, delivers economical community library services. By dint of last-minute donations, the 2024 fiscal operation was in the black. Demonstrating operational and financial transparency, TCLA is pleased to present 2024 Operating Profit & Loss Statement along with the 2024 yearend Balance Sheet.

Templeton Community Library Association

2024 Profit Loss Statement

Revenue	Donations	\$35,461.66
	Earnings	\$50,923.98
Total Revenue		\$86,385.64
Expenses		
	Operation	\$34,116.71
	Facilities	\$50,257.60
Total Expenses		\$84,374.31
Net Profit		\$2,011.33
Assets		
	Current	\$739,666.11
	Capital	\$1,581,296.53
Total Assets		\$2,320,962.64
Liabilities		\$660.26
Equity		\$2,320,302.38
Total Debt & Equity		\$2,320,962.64

References

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<https://templeton.biblionix.com/atoz/staff/>

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Templeton Community Library Association. (2024). Annual Financial Report 2024.

Templeton Community Library Association Bylaws. (2000, May 17). Amended April 2023.

Templeton Community Library Association Policy and Procedures. (2022)
Amended March 2025.

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www.templetonlibrary.org History 2025