

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING **NOT YET APPROVED by TAAG Board**

Thursday, December 19, 2024, 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, 1st Alternate Delegate
William Nowinski, 2nd Alternate Delegate, seated as of Item 6

1. CALL TO ORDER

MURRAY POWELL called the meeting to order at 6:35 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Jennifer Jones	not present
Murray Powell	present, <i>presiding as chair</i>
Jerry Jones	not present
Scott Silveira	present
David Leader	present
Jason Tesarz	present
Brad Goodman	present
Edward Bik	present, alternate voting tonight

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

Ian McFarland, cmdr, Sheriff's North Station, reported on November, 2024: North Station received 1370 calls for service, 320 from the Templeton area. 17 were reports of disturbance, 3 trespassing (these are often horses riding on private property), 1 vandalism, 19 suspicious circumstances. There were no scams reported, but packages are being stolen; the public is advised not to leave packages on a porch all day.

BRAD GOODMAN: There seems to be a new arrangement at the 101 overpass. Is it working?

McFARLAND: People need to get used to it, but it seems to be improving the situation.

DEBRA LOGAN, Templeton Community Service District (TCSD): Have you received calls about individuals selling water testing kits? TCSD office has gotten calls. The salespeople are going door to door and saying the water is bad. They offer to test the water using a pill, then offering to install a system.

It's not a scam – the water purification is legitimate – but the way they're selling it is not ethical.

There are no concerns about the water. TCSD would release information about water quality. We will put out a warning about this scheme on social media.

JASON TESARZ: It was in the Paso Daily News, and on Templeton Proud. They are representing themselves as being from the city.

McFARLAND: This will be included in December report. You have to be licensed in this county to sell door-to-door.

BRAD GOODMAN: When will the new emergency services building be complete?

McFARLAND: Projected for end of July. Construction on the tower is supposed to start in March. The concrete pad is poured, it needs to cure. It's deep, to hold a tall tower.

McFARLAND: Last item: Cmdr Michael Manuele is retiring after 35 yrs of service. The new commander will be introduced at the next mtg. She takes over in January.

4.2. California Highway Patrol

No report.

4.3. Supervisorial District One John Peschong

No report.

4.4. Supervisorial District Five

MURRAY POWELL: Supervisor Debbie Arnold is now retired. Heather Moreno is the new District 5 supervisor. We haven't yet been in touch with her to ask her to come to the TAAG meetings.

4.5. County Planning Department

See items 7 and 11.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member.

TCSD did not have enough candidates for a board election. At last Tuesday's meeting, the appointed members, Navid Fardanesh (continuing as president), Chelsea Tirone and Logan were sworn in. Geoff English has left the board; he was filling for a member who stepped down. English had served previously, so he stepped in easily and was a great help. TCSD is very sorry to see him leave the board.

The board reviewed the external auditor's report. There were no findings; that's good news from financial auditors.

4.7. Templeton Unified School District

No report.

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 TAAG's regularly scheduled January 16, 2025 Board meeting to declare, in writing, their intention to run for the TAAG Board during the March 2025 election.

****** NOTE that the January 16, 2025 board meeting may be combined with a special TAAG meeting on January 15.***

6. APPOINTMENT OF WILLIAM (BILL) NOWINSKI TO TAAG'S VACANT 2ND ALTERNATE BOARD DELEGATE SEAT.

TAAG's 2nd Alternate Board Chair has been vacant for the past two or three months. TAAG's Bylaw Article IV Section 7. states "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." Mr. Nowinski responded to TAAG's call for 2nd Board Alternate seat candidates. Mr. Nowinski has been a Templeton area resident since 2017, is currently retired and is the Vice

President of the Templeton Ranch HOA.

MURRAY POWELL announced that William Nowinski had met the requirements, and was present at the meeting.

JASON TESARZ moved to seat him.
SCOTT SILVEIRA seconded the motion.

ROLL CALL VOTE:

Murray Powell	yes
Scott Silveira	yes
David Leader	yes
Jason Tesarz	yes
Brad Goodman	yes
Edward Bik	yes

The motion carried unanimously, and Nowinski was seated. He became a voting member immediately, as two board members were absent.

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

The SLO County Planning Department refers proposed land use development projects applications to TAAG for review and submission of TAAG recommendations to the County Board Supervisors, the Planning Commission and other County agencies and departments. The following are the current pending projects under review by TAAG that are currently 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 \(taaginfo.org\)](http://taaginfo.org)"

• **“Edens Dream” Revised Cannabis Indoor Cultivation – Processing Project.**

Project No. DRC 2018-00183. Located at 4339 South El Pomar Road, Templeton CA 93465. APN 034-321-003. See additional comments in the agenda’s Old Business Section 11.1, below.

Covered below, item 11.1

- **AU Energy Gas Station - Project No. N-DRC2024-00022.** Proposed Gas Station located on Vineyard Drive and Highway 1010. Currently on County Planning Information hold.

On hold.

- **Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029.** Propose 60 room hotel complex located on North Main Street Templeton. Currently on County Planning Information hold.

On hold.

- **Grey Wolf Winery – Project No. N-DRC2022-00048.** Project is located on Highway 46 West. Currently on County Planning Information hold.

On 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.

No update.

NEW TEMPLETON AREA PROJECT REFERRALS

- **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 at 2200 Orchard Road Templeton near the intersection of Orchard Road and White Oak Road approximately 2,600 hundred feet northwest of the city limits of Atascadero. APN 039-331-005. Note – The project site is located on White Oak Road not Orchard Road. **The project's Land Use Development applications are in the very early stages of SLO Planning Department's review process at this time.**

MURRAY POWELL: Location is where Orchard intersects White Oak, TAAG has seen issues in this area. Grading is not typically an issue concerning TAAG.

ERIC TOLLE, County Planning Dept: Project is on information hold. House has been demolished.

- **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 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 contains two existing residences and a 600 foot Accessory Dwelling Unit on this approximately 23 acre property. The property is located in the Rural Lands (RL) land use category 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.**

MURRAY POWELL: Application form is incomplete. This area requires a certain distance between vacation rentals. TAAG has seen several requests for

variance to this rule.

ERIC TOLLE: The project is converting an existing ADU to a vacation rental. We have asked for schematics showing distances. We also asked for justification for the variance. I suggested he reach out to TAAG, since it will come up here.

DAVID LEADER: Will neighbors have a chance to weigh in?

TOLLE: The neighbors are informed of the hearing. An application for minor use permit (MUP) goes to a planning dept hearing, where a single officer hears the case on behalf of the dept. MUP is the lowest tier. The ordinance does not establish a ban; it says a minor use permit is needed to put a vacation rental closer than 1500 feet. A request for variance would be a higher tier.

It is ok to rent ADUs out long-term. This owner wants to convert to short-term rental. In the immediate Adelaida area there are restrictions on distance between short-term vacation rentals, which is why he needs an MUP. Elsewhere he could make this change without the MUP.

EDWARD BIK: What do they consider at the MUP hearing?

TOLLE: It is done by zoom. The officer gets a staff report, with recommendations from the community advisory council, neighbors, etc.

POWELL: It's my least favorite board at the county. It's a decision made by one employee, with a report from department staff in hand.

BIK: So developers probably do everything possible to keep applications at the level of MUP, as it's the easiest to get?

TOLLE: It happens all the 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.**

QUESTION FROM THE PUBLIC: If there are two parcels under a single owner, can someone build across the property line?

ERIC TOLLE: No, once it is split into two parcels, you cannot treat it as one.

DAVID LEADER: Public Works will be involved, and there will be an easement following Phase One of the Vineyard Drive Corridor Plan.

• **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. Approximately 990 feet west of HWY 101 and within the Templeton Urban Reserve Line (URL) and is

zoned for Residential Suburban (RS). The project site currently has access from Championship Lane to the south. The project includes the construction of a new paved driveway with a cul-de-sac turnaround for Lots 4 through 6 and improvements to an existing 14-foot-wide paved driveway to establish a hammerhead turnaround and provide access to Lots 1 and 2. **The project's Land Use Development application is in the very early stages of SLO County Planning Department's review process at this time.**

Powell: This development been in the works for a long time. It was formerly zoned residential rural (2-acre lots). It is now zoned residential suburban (1-acre lots).

8. PUBLIC COMMENT

No comment.

9. CONSENT AGENDA

9.1 Approval of Minutes from November, 2024 TAAG Board meeting

Minutes were approved by voice vote.

9.2 Approval of Treasurer's Report

The current balance of the TAAG Umpqua Bank Checking Account is \$363.41. There has been no activity since last month's report except for the bank's \$10 monthly service charge. The bank fee will be waived when TAAG has a larger balance in the account. TAAG has submitted a request to the County for a \$2,000 disbursement to fund TAAG pending and future costs. There has been no County response yet.

Report was approved by voice vote.

10. NEW BUSINESS - NONE

11. OLD BUSINESS

11.1 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 public comment that will end 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_jdEu3AxP5n36phZVYGKYgiDnvnTajCcGwYn3usOwsvSdq8ulSz0](#)

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.

MURRAY POWELL, chair of TAAG's cannabis project review committee: This project has been in process since 2018. They have removed the outdoor grow component, and are now just proposing indoor greenhouse cultivation. Public comment period for MND expires Jan 2, 2025. POWELL proposes to draft comments for TAAG to approve, which could be circulated between Christmas and New Year's.

Among the problems to be noted:

Water issues. Paso Basin is listed in severe decline. The project must demonstrate they will save groundwater. The project proposes to remove olive trees to offset. Powell suspects the project relied on outdated water reports; pump tests have to be performed within a certain period of time.

Odor mitigation.

Energy use. There are guidelines for energy consumption. The project lists plans for solar, but the project phasing suggests that could be a long time coming.

DAVID LEADER: Is there a limit to how much power you can pull from the grid?

POWELL: There is something called a Significant Impact Report.

SCOTT SILVEIRA: No Environmental Impact Report (EIR) required?

ERIC TOLLE: The EIR was for the outdoor grow.

POWELL: Our key date now is January 2, 2025, the end of public comment period. MND will come out then. The hearing is Jan 17, and the next TAAG meeting is Jan 16. This is tight.

SILVEIRA: Are neighbors' previous comments being taken into consideration? Last time we had a line of people out the door waiting to comment, today nobody.

TOLLE: On this version of the project application, the first round of comments got a single response (an endangered bumblebee issue). Those concerns have been addressed. It is now the second round, and so far, no comments have been received.

POWELL and SILVEIRA: How would anyone have known?

SILVEIRA: The community pushed against these projects. Now that interest has died down, it's being brought back. I no longer think there is any point in pushing back.

JASON TESARZ: What needs to be addressed tonight? There is no time for TAAG to devise a response.

TOLLE: The CEQA-required comment period ends Jan 2, but comment can be submitted at any time up until the hearing.

SILVEIRA: how many cannabis project applications are in process now?

TOLLE: cannabis has taken a nosedive. This is the first cultivation application in months.

SILVERIA: Is that an advantage for this project?

TOLLE: No. This project was controversial the first time around.

BIK: How many facilities are there in the county?

TOLLE: I don't have that information. But there are many more in Santa Barbara, where the regulations are different.

POWELL proposes to draft comment and circulate them to the TAAG board.

TOLLE: If TAAG is going to submit comment regarding the enviro analysis / MND, ok, but public comment on the general project description is particularly useful.

12. ANNOUNCEMENTS FROM TAAG COMMITTEES

12.1 Project Review Committee

There may be a special meeting in January.

12.2 Cannabis Project Review Committee

There may be a special meeting in January

12.3 Community Outreach and Public Relations Committee

12.4 Traffic Circulation Committee

DAVID LEADER: Public Works will be invited for a meeting regarding traffic issues; he will coordinate with Joshua Roberts at the county.

12.5 Bylaws Special Committee

12.6 Water/Toad Creek Committee

12.7 Elections Committee

Board candidates will be known after the January board meeting.
(Jason Tesarz is not running for reelection to TAAG in 2025.)

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

14. ADJOURNMENT

The meeting was adjourned at 8:42 pm.

Meeting notes submitted by Sonja Bolle.