

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

**NOTICE OF TAAG BOARD MEETING AND AGENDA
Thursday May 15, 2025 - 6:30 PM**

The regular meeting of the Templeton Area Advisory Group (TAAG) will be held 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)

2025-2026 TAAG BOARD MEMBERS

Jennifer Jones, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
David Leader, Delegate/Secretary
Jerry Jones, Delegate
Brad Goodman, Delegate
Edward Bik, Delegate
Bill Nowinski, Delegate
1st Alternate Delegate – Vacant
2nd Alternate Delegate - Vacant

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 Heather Moreno
- 4.5.** County Planning Department
- 4.6.** Templeton Community Services District
- 4.7.** Templeton Unified School District

5. CALL FOR ADDITIONAL TAAG BOARD CANDIDATES

The TAAG Board has two vacant Board Alternate Delegate positions available at this time. 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 open Board positions will be filled in accordance with TAAG Bylaw Article IV Section 7. States that *"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.”

6. CONSIDERATION OF APPLICATION BY TEMPLETON AREA RESIDENT ISAIJAH MALPOLO TO BE APPOINTED TO AS TAAG’S VACANT FIRST ALTERNATE BOARD POSITION

As indicated in agenda item # 5, above, TAAG has a call for community residents to apply for TAAG’s current to vacant Board Alternate positions. Templeton resident Isaiah Mapala has applied for TAAG’s vacant 1st Board Alternat position. TAAG Bylaw Article IV Section 7. provides that *“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.”* Alternate Board member terms are for one (1) year and expire during TAAG’s annual scheduled March election dates.

7. 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.** This project is scheduled for a May 22, 2025 SLO County Planning Commission hearing to considered approval of the project site's Parcel Map subdivision and approval of the project's Conditional Use Permit. **SEE AGENDA ITEM # 11.2 BELOW REGARDING PROPOSED PROJECT SITE DESIGN REVISIONS.**
- **Project No. N-SUB2024-00074. A request by the Irani Family Partnership** and the Joost H. Adelsber 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 has been accepted as complete and is currently undergoing a required CEQA environmental review by the SLO County Planning Department.**
- **Project No. N-DRC2025-00001- Drake Hotel Minor Use Pemit.**
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. This project SLO County Planning Department contact for this project is Blake Maule 805-781-4163. **County email address bmaule@slo.co.ca.us**
Currently this project is on County Planning Information Hold. SEE AGENDA ITEM # 11.1 BELOW REGARDING PROPOSED PROJECT SITE.

- **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 Land Use permit hearing. **TAAG recommended to the County that this Project BE DENIED.** The project is located at 4335- 4339 So. El Pomar Road Templeton. 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 phased construction of 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 So. El Pomar Templeton 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.**

- **Project No. N-SUB2025-00019 / CO 25-0006 Richardson Parcel Map Subdivision.** A request by John and Wendy Richardson for a Vesting Tentative Parcel Map to subdivide an existing 11.5-acre parcel into three parcels of 1.5, 1.5 and 8.5 acres each for the purpose of sale and/or development. The site is currently developed with a single-family residence, accessory dwelling unit, agricultural accessory structures, and vineyards. Each proposed parcel will be served by community water through TCSD and septic tanks (LAMP). No development is being proposed as a part of the land use entitlement. The proposed project is within the Residential Suburban land use category and is located at 880 Bethel Road, within the Templeton Urban Reserve Area and 0.10 miles north of Vineyard Drive. APN: 040-271-024. **This project's Land Use Development application is in the very early stages of SLO County Planning Department review processing at this time.** The SLO County Planning contact for this project is Lane Sutherland 805 -788-9470. Email address is lsutherland@co.slo.ca.us. **SEE AGENDA ITEM # 10.2 BELOW REGARDING PROPOSED PROJECT SITE PRESENTATION**

8. 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 full name (and representation, if any) and your place of residence for our records. Please stand at the meeting podium so other attendees will have the opportunity to listen to your comments. Please limit your comments to three minutes. Comment periods may be extended by the TAAG Chair. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members and the public may ask questions of the speaker. We currently request speaker slips be submitted for our records. Please sign in on the public speaker list provided at the rostrum so that we can include the names of speakers in the meeting minutes and provide your email address if you wish to be added to TAAG's email noticing system

9. CONSENT AGENDA

- 9.1 Approval of the TAAG April 20, 2025 Board meeting minutes.
- 9.2 Approval of TAAG Treasurer's May 15, 2025 Report

10. NEW BUSINESS

10.1 Notice of May 22, 2025 SLO County Departments of Planning and Building and Social Services, in partnership with the Affordable Housing Task Force, are putting on an Affordable Housing Town Hall in Paso Robles on May 22nd from 6-7:30 pm. The event is aimed at demystifying affordable housing in our region and will include an overview of a Regional Housing Fund pilot program and how the program could help produce more affordable housing in the county. The Regional Housing Fund pilot program is still in development and would only impact inland areas of the county. For any interested parties, please feel free to RSVP at the following [event link](#) and reach out to SLO County Planner Tristan Roach for any questions on the event who can be reached at Phone: (805) 781-5113 or by email at troach@co.slo.ca.us www.slocounty.ca.gov

10.2 Project No. N-SUB2025-00019 / CO 25-0006 Richardson Parcel Map Subdivision. Property owners will be available to respond to questions from the TAAG Board and the Public. The project is a request by John and Wendy Richardson for a Vesting Tentative Parcel Map to subdivide an existing 11.5-acre parcel into three parcels of 1.5, 1.5 and 8.5 acres each for the purpose of sale and/or development. The proposed project is within the Residential Suburban land use category and is located at 880 Bethel Road, within the Templeton Urban Reserve Area and 0.10 miles north of Vineyard Drive. APN: 040-271-024. The site is currently developed with a single-family residence, an accessory dwelling unit, agricultural accessory structures, and vineyards. Each proposed parcel will be served by community water through TCSD and septic tanks (LAMP). No development is being proposed as a part of the land use entitlement. **This project's Land Use Development application is in the early stages of SLO County Planning Department review processing at this time.** The SLO County Planning contact for this project is Lane Sutherland 805 -788-9470. Email address is lsutherland@co.slo.ca.us.

10.3 Consider a request from a Templeton resident for TAAG to send out notices to property owners concerning landscape maintenance issues that may interfere with line of sight traffic issues.

11. OLD BUSINESS

11.1 Project No. N-DRC2025-00001- Drake Hotel Minor Use Permit.

Review propose project site design changes. The project developer and his architect will present the proposed changes during this Board meeting and will be available to respond to questions and comments from TAAG Board members and the public. This project is 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. This project SLO County Planning Department contact for this project is Blake Maule 805-781-4163. County email address bmaule@slo.co.ca.us. **Currently this project is on County Planning Information Hold.**

11.2 Review of Project No. N-SUB2024-00024. TVJ-MJE This project is scheduled for a May 22, 2025 SLO County Planning Commission hearing. This project is a request by the applicant, TVJ, LLC for a Vesting Tentative Parcel Map and concurrent Conditional Use Permit to allow a commercial subdivision of a 40.02-acre parcel into 2 commercial parcels of 20.1 acres each. According to the Templeton Planning Area Standards, a land use permit shall be submitted with any subdivision request. The Conditional Use Permit includes the construction of a Construction Contractors Yard on proposed Parcel 2 for MGE Underground's Corporate Headquarters and will consist of 22,000-square-foot (sf) office, 9,000 sf maintenance shop, and an approximate 60,000 sf storage yard/training yard. Access to the Contractors Yard will be provided by Ruth Way. The project will result in approximately 6 acres on Parcel 2. 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. The site is in the North County planning Area of the Salinas River Sub Area.

12. ANNOUNCEMENTS FROM TAAG COMMITTEES

- 12.1 Project Review Committee**
- 12.2 Cannabis Project Review Committee**
- 12.3 Community Outreach and Public Relations Committee**
- 12.4 Traffic Circulation Committee**
- 12.5 Bylaws Special Committee**
- 12.6 Water/Toad Creek Committee**
- 12.7 Elections Committee**

TAAG encourages Templeton area community members to apply for and participate as Committee members. You must be a registered voter residing within TAAG's designated boundaries which are the Templeton Unified School District boundaries.

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

14. ADJOURNMENT

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 public comments will consider submitting TAAG recommendations to the County.

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 currently request speaker slips be submitted for our records. Please sign in on the public speaker list provided at the rostrum so that we can include the names of speakers in the meeting 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. 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 by and permitted by the Chair.



AFFORDABLE HOUSING TOWN HALL

THURSDAY MAY 22, 2025

6:00PM TO 7:30PM

OAK PARK COMMUNITY ROOM

901 30TH STREET, PASO ROBLES, CA 93446

- ◆ Food and Refreshments
- ◆ Kid-Friendly Activities
- ◆ Spanish Interpretation

May is **Affordable Housing Month!**

- » What does affordable housing look like in our region?
- » What is the County doing to fund affordable housing?

Come join the discussion!

HOSTED BY:





AYUNTAMIENTO VIVIENDA ECONÓMICA

JUEVES MAYO 22, 2025

6:00PM TO 7:30PM

SALA COMUNITARIA DE OAK PARK
901 30TH STREET, PASO ROBLES, CA 93446

- ◆ Comida y Refrescos
- ◆ Actividades Para Niños
- ◆ Interpretación en Español

Mayo es el **Mes de Vivienda Asequible**

- » ¿Cómo es la vivienda económica en nuestra región?
- » ¿Qué hace el Condado para financiar viviendas económicas?

¡PARTICIPE EN EL DIÁLOGO!

ORGANIZADO POR

