

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

**NOTICE OF TAAG BOARD MEETING AND AGENDA  
Thursday April 17, 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  
1<sup>st</sup> Alternate Delegate – Vacant  
2<sup>nd</sup> Alternate Delegate - Vacant

**TAAG RECORDING SECRETARY**

Sonja Bolle

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. CALL FOR ADDITIONAL TAAG BOARD CANDIDATES**

The TAAG Board has two Board Alternate Delegate open 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. 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.”***

**5. AGENCY REPORTS AND UPDATES**

Written reports will be read at the meeting. In-Person Reports will be live.

**7.1. Sheriff's Office**

- 7.2. California Highway Patrol - Possible comments regarding new State Daylighting Parking restrictions
- 7.3. Supervisorial District One John Peschong
- 7.4. Supervisorial District Five Heather Moreno
- 7.5. County Planning Department
- 7.6. Templeton Community Services District
- 7.7. Templeton Unified School District

## 6. 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 \(taaginfo.org\)](http://ProjectApplications.TempletonAreaAdvisoryGroup(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.**
- **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. This project SLO County Planning Department contact for this project is Blake Maule 805-781-4163. **County email address [bmaule@slo.co.ca.us](mailto:bmaule@slo.co.ca.us)** **Currently this project is on County Planning Information Hold.**

- **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 recommended to 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 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 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](mailto:lsutherland@co.slo.ca.us).

## 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. 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. When speaking please announce your name and place of residence for our records and stand at the meeting podium.

## 8. CONSENT AGENDA

- 10.1 Approval of the TAAG March 20 2025 Board meeting minutes.
- 10.2 Approval of TAAG Treasurer's April 17, 2025 Report

## 9. OLD BUSINESS – 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. Per 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.

## 10. NEW BUSINESS – ASSIGNMENT OF TAAG BOARD MEMBERS AND PUBLIC COMMUNITY MEMBERS TO TAAG'S 2025-2026 COMMITTEES.

**TAAG Bylaw Article IX - Committees** provides that TAAG Committees may be established by the Board as needed to accomplish TAAG goals. A Committee's purpose is to gather information and make recommendations to TAAG's Board. Committees are to present their recommendations in writing to the full TAAG Board for final recommendation decisions. Section 3. Of this Bylaw Article provides that Establishment of the permanent

and special committees and their membership shall be determined by an affirmative vote of approval by four (4) Delegates. Committee membership of public community members who reside within TAAG’s boundaries is allowed with the Board’s majority vote of approval of each proposed community member. The limit on the total number of Committee members (TAAG members and community public members) on each committee shall be determined by TAAG’s Board. The following TAAG Committees are currently established.

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 Unifies School District boundaries.

- 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 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.