

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE SPECIAL BOARD MEETING

**Wednesday, August 27, 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
David Leader, Delegate/Secretary
Jerry Jones, Delegate
Brad Goodman, Delegate
Edward Bik, Delegate
Bill Nowinski, Delegate
Isaijah Mapalo, 1st Alternate Delegate
2nd Alternate Delegate seat - Vacant
(see agenda item #5 below)

1. CALL TO ORDER

JENNIFER JONES called the meeting to order at 6:30 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Jennifer Jones	present
Murray Powell	attending as a member of the public (see below)
David Leader	present
Jerry Jones	not present
Brad Goodman	not present
Edward Bik	present

Bill Nowinski
Isaijah Mapalo

not present
present

A quorum was not present to transact business.

MURRAY POWELL made a statement objecting to the calling of this evening's meeting. Last week's scheduled TAAG meeting was postponed due to a lack of timely public notice. Powell maintains that notice is not required in the bylaws; whereas the bylaws do state that TAAG meetings will be held at a regular time except in special circumstances, which he maintains were not met by this meeting's agenda.

He participated in the meeting as a member of the public.

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

No report.

4.2. California Highway Patrol

No report.

4.3. Supervisorial District One: John Peschong

JOHN PESCHONG, District One Supervisor, apologized for missing multiple meetings. He is on the board of the Creston Classic Rodeo, which meets on the same evenings as TAAG. However, the rodeo will take place in September, after which he will more often be available to attend TAAG meetings.

Emergency sirens were tested in the county last week. There are 130 sirens, the large number due to the possible danger posed by the Diablo Canyon Nuclear Power Plant. All sirens are on-line and working, as they have been for four decades. The PG&E web site lists emergency instructions and outlines evacuation routes. Roughly ten percent of California's power comes from the Diablo Canyon plant, which employs about 2000 people. San Luis Obispo County experiences more blackouts and power outages than any other California county, probably due to public safety shut-offs.

On Friday, Sept 19, there will be a fundraising dinner ("One Town, One Table") for Templeton Feed and Grain, which burned down on the 4th of July. There will be a street festival on the following Sunday, Sept. 21, to raise money for the Jermin family, who lost the building and were uninsured in a now familiar rash of insurance cancellations. They won't be able to rebuild, but plan to continue to run their business.

The Creston Classic Rodeo, a fundraiser for the community of Creston, will take place Thursday-Sunday, Sept 11-14.

DAVID LEADER: What is the status of the juveniles who started the Templeton Feed and Grain fire?

PESCHONG: The four young men have been apprehended and will go through the juvenile justice system. All are under the age of 18.

LEADER: When will the emergency dispatch center on Main St. go live?

PESCHONG: They're still working on wiring. The ribbon-cutting is scheduled in Sept. There was a ribbon cutting this week at the Cayucos Veterans Hall at the end of the pier in Cayucos. It's now open for weddings and events, with a commercial kitchen. There is an art gallery, and a historical society.

LEADER: Is the county cracking down on the proliferation of Air B&Bs in ADUs? I hear the county was targeting over 3000.

PESCHONG: We want to be sure each one is a legal and safe facility and that they are paying Transient Occupancy Tax (TOT), which the county uses for advertising to bring in tourists. Hotels were upset that guest houses were getting a free ride. In Cayucos there is a limit on guest lodging. Paso has some ADUs licensed legally as short-term rentals.

JENNIFER JONES: What is the metal building at the dispatch center? It's big.

PESCHONG: Storage, maybe? It is big. There will be 25 employees in the center. You may soon see more people eating lunch in town.

4.4. Supervisorial District Five: Heather Moreno

JENNIFER JONES suggested that Supervisor Moreno could send a report by e-mail if she is unable to attend the meeting.

Sup. JOHN PESCHONG: Going forward, rather than just District One, he will represent the Board of Supervisors in general and in particular his fellow area supervisor Heather Moreno. The districts might appear as a dual item on the TAAG agenda.

4.5. County Planning Department

The planning dept only attends one meeting per month, and was represented at TAAG on Aug. 7.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member: On August 5, the TCSD board approved a capital budget amendment of \$22,000 to fund the county plan review fees for the Fire Station expansion. The project will be undertaken in phases and address both the upstairs and downstairs. Upstairs will see additional sleeping area and a second bathroom (the living space having been designed only for men). Plans for downstairs include a "clean room," since diesel from the engines has been found to contain carcinogens. Changes will be made in order of priority; today's total estimate is \$5 million.

The district needs volunteers for a committee to fulfill the requirements of Measure A. The community passed Measure A to transform Templeton Fire from a reservist station (manned in emergency) to a 24/7 standing fire department. The committee's job is to ensure that the designated funds are being used only to staff the fire station. Interested community members should contact TCSD manager Jeff Briltz: 805-434-4900, jbriltz@templetoncsd.org

Fire Chief Tom Peterson held a meeting intended to dispel rumors about the Jylt 4th fire. He and the Jermin family showed videos taken at the time of the fire, which showed how the fire was sparked and where all firefighters were stationed around the building to keep the fire contained. It took the Templeton Fire Dept 2 minutes to respond; they had water on the fire in four minutes. The department also thanked all the neighboring communities that

responded, as all of Templeton could easily have burned down. Embers that were blown onto Jack's had to be put out.

A public meeting is scheduled for Sept 2 at 7 pm in this room to address the question: Should Templeton continue to allow the sale of Safe and Sane fireworks? And how to address the problem of illegal fireworks?

QUESTION FROM THE PUBLIC: How will a decision about fireworks be reached?

LOGAN: TCSD has received letters. We've done our own research. We're looking at fire insurance, etc. all the issues we can think of.

DAVID LEADER: Does Templeton "own" the fire department?

LOGAN: The fire chief reports to the TCSD general manager.

4.7. Templeton Unified School District

CHERYL PARKS, member, school board of trustees, to DEBRA LOGAN: If TCSD is expecting a large crowd for that fireworks meeting, you might consider holding it at the school district.

Last week there was a special school board meeting to consider what to do with the bond funds. Two weeks ago the board approved a list of architects. With a budget of \$50 million, the board is likely to engage more than one architect. We authorized the development of a master plan. The idea of swapping the middle and elementary schools has plusses and minuses. The district will also look at ways to improve the current MS facility.

The Superintendent intends to begin to hold regular "Superintendent's Coffee" for continuing conversation with the public. There will also be a student advisory council, drawing from 6th-12th grade, with representatives from the independent study and alternative education programs.

Back to School Nights will take place in the coming days.

MURRAY POWELL asked about the district's view on California Assembly Bill 495 (Family Preparedness Plan Act of 2025).

PARKS: The issue of who has authority to pick children up from campus is a hot topic. It can be a special problem for divorced families. Taking a position will put the school board in the middle of all kinds of conflicts. There is no point in addressing it unless it becomes law.

POWELL: What's the feeling on the board? Should the board be recognizing California or Federal law?

PARKS: The position is not yet established.

DEBRA LOGAN: There is a strong lobbying group that would be carrying on the fight about this.

PARKS: Bear in mind that Templeton is a small school district. The big districts like LA and San Francisco will have the power when it comes to this kind of lobbying.

5. CALL FOR ADDITIONAL TAAG BOARD CANDIDATES

The TAAG Board has one vacant Board Alternate Delegate position 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 Bylaws.

TAAG Bylaws, Article IV. 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."

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 of Supervisors, the Planning Commission, other County agencies and departments, and the public. The following are the current pending projects currently under review by TAAG. TAAG has deferred final consideration of these projects until additional information, including California Environmental Quality Act (CEQA) determinations, is 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 under 'Project Applications' at: taaginfo.org

- AU Energy Gas Stations - Project No. N-DRC2024-00022
- Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029
- Grey Wolf Winery - Project No. N-DRC2022-00048
- Project No. N-SUB2024-00074 Irani subdivision
- Project No. N-SUB2024-00077 Weyrich
- Project No. N-DRC2025-00001 Drake Hotel Minor Use Permit
- Project No. N-SUB2025-00019 / CO 25-0006 Richardson Parcel Map
- Project No. N-DRC2025-00020 Gratia Winery Project
- Project No. N-DRC2025-00029 New Bed & Breakfast Facility
- Project No. N-DRC2025-00026 Barragan Forest Ave. Residence
- Project No. AMEND2025-00006 Chicago Grade Landfill
- Project No. N-SUB2025-00045 Miller Parcel Map Subdivision
- Project No. N-SUB2025-00039 LaSalle Parcel Map

Discussion of the projects, if any, was deferred to the end of the meeting.

7. PUBLIC COMMENT

None.

8. NEW BUSINESS

8.1 Paso Food Co-Op Presentation. The co-op buys exclusively from local farms and businesses, supporting everyone in the region, including Templeton farmers. Dozens of local producers already back the co-op, but they are always looking for new members.

The co-op representative will attend the TAAG meeting of Sept. 18.

8.2 Review and approval of proposed revised TAAG Mission statement

There being no quorum, the item was put off to the Sept. 18 meeting.

8.3 Review and approval of proposed TAAG public Outreach Flyer

There being no quorum, the item was put off to the Sept. 18 meeting.

8.4 Project No. N-SUB2025-00045 Miller Parcel Map Subdivision

EMILY MILLER, applicant, brought the relevant survey map. The request is to subdivide one parcel into two for the purpose of sale and/or development. She has owned the parcels for five years and has renovated a small house, which she'd like to break off as its own parcel; it has a separate water meter.

8.5 Project No. AMEND2025-00006 Chicago Grade Landfill

DANNETTE FIEGUTH of Chicago Landfill. Chicago Landfill is seeking a Conditional Use Permit revision to operate the facility as a transfer station rather than a landfill. New owners also own Cold Canyon farther south, which is much larger. It does not make sense to operate two landfills less than 30 miles apart, as they're very expensive to operate. Transfer is a good alternative for the smaller site. It would provide a benefit to the community, as it would allow the business to streamline operations and keep rates low for customers. They propose to close the smaller landfill and transfer waste until Cold Canyon is full (in 35-40 years), then transition back to this site. They bought a 200-acre site a few years ago, with a view to future expansion, as transfer out of county incurs extra costs and raises rates.

JENNIFER JONES: Will costs to customers increase?

FIEGUTH: Rates increase every year, and will continue to, but not more because of this shift.

EDWARD BIK: Will the neighbors will be alerted?

FIEGUTH: Naturally, but why shouldn't they be happy? There will be less impact for them.

LOGAN: Does Integrated Waste Management (JPA) get involved?

FIEGUTH: They are more concerned with the hauling companies.

DAVID LEADER: How many garbage trucks go into a transfer truck?

FIEGUTH: About 2.5.

Fieguth introduced KEN FIEGUTH, Chicago Landfill's operations manager and MARCUS HERZOG, regional engineer, and emphasized Chicago Landfill's commitment to the community: "When we heard about the Feed and Grain not having insurance, we decided to waive the fees for all that waste, wood chipping, etc."

LEADER: I heard that would end up being a \$200,000 donation.

8.6 Reimbursement to Ed Bik for purchase of TAAG laptop

There being no quorum, the item was put off to the Sept. 18 meeting.

9. OLD BUSINESS

9.1 Continuing discussion regarding Toad Creek drainage and flooding issues regarding Templeton area land use development project offsite drainage into Toad Creek that is prohibited by SLO County Land Use development policies. Consideration of updating of a SLO County 2014 Toad Creek study and incorporation a TAAG 2014 Toad Creek study recommendations. Also, a report on TAAG discussions with Calif. Fish and Game regarding Toad Creek clearing and cleanup procedures and restrictions.

The TAAG Water Committee met to take up the discussion. The area under consideration is 8 square miles, with issues of water flow, downed trees and fire hazards. Information will be distributed to the community as it becomes available.

9.2 Project No. N-SUB2025-00039 LaSalle Parcel Map

9.3 Project No. N-DRC2025-00029 New Bed & Breakfast Facility

9.4 Project No. N-DRC2025-00020 Gratia Winery Project

9.5 Project No. N-SUB2024-00077 Weyrick

9.6 Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029

9.7 Project No. N-DRC2025-00026 Barragan Forest Ave. Residence

9.8 Project No. N-SUB2025-00019 / CO 25-0006 Richardson Parcel Map

There being no quorum, discussion was put off to the Sept. 18 meeting.

10. CONSENT AGENDA

10.1 Approval of minutes from the July 17, 2025 TAAG board meeting and the August 7 special board meeting.

10.2 Approval of the TAAG Treasurer's August 21, 2025 Report

There being no quorum, the items were put off to the Sept. 18 meeting.

11. ANNOUNCEMENTS FROM TAAG COMMITTEES

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.

11.1 Project Review Committee

11.2 Cannabis Project Review Committee

11.3 Community Outreach and Public Relations Committee

11.4 Traffic Circulation Committee

A final version of TAAG's letter to San Luis Obispo Council of Governments regarding traffic issues will be voted on at the next meeting. *(See letter attached.)*

11.5 Bylaws Special Committee

11.6 Water/Toad Creek Committee

11.7 Elections Committee

12. ANNOUNCEMENTS FROM DELEGATES

13. ADJOURNMENT

JENNIFER JONES adjourned the meeting at 7:44 pm.

Attachments:

TAAG's letter to San Luis Obispo Council of Governments regarding traffic issues.

Current Projects list

August 26, 2025

Mr. Peter Rodgers, Executive Director
Mr. James Worthley, Deputy Director
And all of the 5 Directors
San Luis Obispo Council of Governments (SLOCOG)
1114 Marsh Street
San Luis Obispo, CA 93401

At the request of SLOCOG, Templeton Area Advisory Group (TAAG) is writing to advise what projects, based on feedback from our community, we would like to see funded to address the ongoing significant concerns for the safety of our community, particularly our children. Templeton is a unique community that prides itself on its small-town rural charm. We enjoy a vibrant downtown area with numerous activities throughout the year that bring visitors to our community, small businesses, restaurants, Twin Cities Hospital, and medical facilities. The tragic loss of the Templeton Feed and Grain on July 4 and the community's response in the days and weeks that followed are a testament to the pride we have in this community and highlight the need to address serious safety concerns in Templeton immediately.

To be specific, we look forward to safety improvements in the following areas:

- Crosswalk lighting on Main Street in the downtown area from 3rd Street to 8th Street
- Crosswalks at Vineyard and Bethel
- Crosswalks and signal light at Vineyard and Bennett
- Main Street/101 junction update to add bike lanes, pedestrian crosswalks, and improved traffic flow
- Crosswalk at Rossi and Vineyard Drainage capacity increased at Main Street and Toad Creek
Install storm drain at Main Street near Gibson Rd.

We strongly urge you to address the community's Main Street corridor safety issues sooner rather than later. While Main Street is less than two miles in length, it draws people throughout the day and into the evening, seven days a week. Vehicles are typically parked on both sides of the street, creating significant visibility issues for pedestrians. The Templeton Market is a hub of activity and is typically packed with people picking up food or getting gas throughout the day. At times, the congestion in this spot creates additional hazards, especially if there is a delivery truck parked in the middle of Main. Students flock to the Market when school is out using Main Street as the typical path between the high school and the middle school. Improving visibility at each of the corners along Main Street, from 3rd Street to 8th Street will go a long way in protecting them from the hazards of interacting with vehicles. Additionally, in the evening, patrons of Jack's, Pig Iron, and McPhee's restaurants park on both sides of the street. These parked cars and lack of lighting make it a challenge to be seen and to safely cross Main Street, even in the existing crosswalks. Proper lighting might have prevented the destruction of Templeton Feed and Grain, the heart of downtown Templeton.

We recommend visiting Main Street during both daylight and evening hours, as well as attending Concerts in the Park, to observe the safety issues present. With three of our schools concentrated in the downtown area, the busy community park, and high-volume traffic on Main Street, we firmly believe improvements are essential to preserve the safety and well-being of our children, residents, visitors and patrons.

Since Trader Joe's opened, traffic at the Vineyard/101/Rossi Road junctures has caused significant safety concerns with countless accidents. Students living on Rossi Road cross Vineyard during rush hour traffic to reach the middle and high school. This is a very serious safety concern, and we hope this is addressed before there is a fatal student/car collision.

There is a lot of concern and uproar regarding the proposed temporary roundabout at Vineyard and Bethel in anticipation of a permanent \$3M roundabout being installed. Last month's TAAG meeting was standing room only and almost every visitor was there to weigh in on the issue. Only one speaker was pro the concept but later changed his mind once he learned about the eminent domain option that would take property from the homeowners on that corner. TAAG's Facebook has received approximately a hundred responses to an inquiry regarding the roundabout with all but 3 opposed to the concept. A resident in Vineyard Estates met with approximately 50 neighbors, all of which are opposed to the concept.

When Public Works presented the Vineyard Corridor Plan to TAAG a year ago, they clearly stated that building the permanent roundabout would require eminent domain for it to fit into the existing intersection. They also said it would be very unlikely that the BOS would approve eminent domain for this project.

There is an elephant in the room.....why would SLOCOG choose to spend \$200K to install a temporary roundabout to 'test out an idea' when it is extremely unlikely the permanent \$3,000,000+ roundabout will ever come to fruition? Members of the TAAG Board, as well as various community members, have expressed concerns that this will not be an effective use of taxpayer funds and may have limited impact on current school-related traffic flow issues. Please put that \$200K toward other needed and more viable projects stated herein.

We believe that these safety improvements can be accomplished through strategically placed lighting, signals, and markings congruent to our small-town charm and enforcement of the new law regarding how close vehicles can park to an intersection. To ensure any mitigation efforts are consistent with our community, we respectfully request the opportunity to preview any plans that are in the inception stage, well before the funding is granted. The last thing that our community desires is a project that we do not want nor see the need for.

We look forward and are committed to a long and amicable relationship with SLOCOGG.

Sincerely,

David Leader
Traffic Committee Chairman/TAAG
TAAG Delegate

Jennifer Jones
Chairman/TAAG

CC:

Murray Powell- Vice Chairman/TAAG

Jerry Jones - TAAG Delegate

Brad Goodman-TAAG Delegate

Edward Bik-TAAG Delegate

William Nowinski- TAAG Delegate

Isaijah Mapalo - TAAG Delegate

Board of Supervisors

Tyler English - Public Works

Joshua Robers - Public Works

Current Projects List

- AU Energy Gas Stations - Project No. N-DRC2024-00022

Proposed gas station located on Vineyard Drive and Highway 101.

This project SLO County Planning Department contact is:

Eric Tolle (805) 788-2148, email: etolle@slo.co.ca.us

Project is 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.

This project SLO County Planning Department contact is:

Eric Tolle (805) 788-2148, email: etolle@slo.co.ca.us

Project is currently on County Planning Information Hold.

Accepted for Processing: Environmental analysis will now commence.

- Grey Wolf Winery - Project No. N-DRC2022-00048

Project is located on Highway 46 West.

This project SLO County Planning Department contact is:

Jessica Macrae (805) 788-2714, email: jmacrae@slo.co.ca.us

Project is currently on County Planning Information Hold.

- Project No. N-SUB2024-00074

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 (2) new parcels. This 8-acre vacant parcel is located on Vineyard Drive between Bennett Way and Rossi Road in the community of Templeton. It 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.

This project SLO County Planning Department contact is:

Eric Tolle (805) 788-2148, email: etolle@slo.co.ca.us

Project appears to be on County Planning Information Hold.

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- Project No. N-SUB2024-00077

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 development will include subdivision improvements consisting of a new paved driveway and cul-de-sac, designed to TCSD Fire Standard 4 and 2 (respectively), connecting from Championship Lane to the proposed Lots 3 through 6. Proposed Lots 1 and 2 will be served by an improved shared 14-foot-wide driveway with a hammerhead turnaround. The proposed subdivision also includes new drainage and conveyance systems and utility connections.

The project site is located at: 0 Championship Lane, Templeton (APN 040-201-057). The project site currently has access from Championship Lane. *This project SLO County Planning Department contact is:*

Eric Tolle (805) 788-2148, email: etolle@slo.co.ca.us

Project is currently undergoing County environmental reviews.

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

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, a hotel lobby, and six (6) hotel guest rooms. The second floor will consist of thirteen (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 St, 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 is:

Blake Maule (805) 781-4163, email: bmaule@slo.co.ca.us

Planning Department Hearing (PDH) scheduled for September 5, 2025.

- Project No. N-SUB2025-00019 / CO 25-0006 Richardson Parcel Map

Request from 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 (ADU), agricultural accessory structures, and vineyards. Each

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proposed parcel will be served by community water through TCSD and septic tanks (LAMP). No development is being proposed as 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 SLO County Planning Department contact is:

Lane Sutherland (805) 788-9470, email: lsutherland@slo.co.ca.us

Project is currently on County Planning Information hold.

- Project No. N-DRC2025-00020 Gratia Winery Project

Request from Joshua Morris to convert and renovate an existing 2,600 square-foot prefabricated metal barn into a winery and tasting room with an annual production capacity of 5,000 cases of wine. The project includes interior and exterior improvements, installation of plumbing fixtures and finishes, construction of an ADA-accessible path to the main entrance, and development of an access road and fire turnaround for emergency vehicles. This request also includes approval for up to ten (10) annual events with outdoor amplified music ending by 8:00 PM, as well as a vacation rental permit for a structure to be built at an undetermined future date. The project is located at 6320 Vineyard Dr (APN: 039-061-032), approximately 4.5 miles west of the community of Templeton, within the Agriculture land use category in the Adelaida sub-area of the North County Planning Area. This is a 17-acre project site. *This project SLO County Planning Department contact is:*

Blake Maule (805) 781-4163, email: bmaule@slo.co.ca.us

Project is currently on County Planning Information hold.

- Project No. N-DRC2025-00029 New Bed & Breakfast Facility

Request submitted by Bruce Hansen to construct a 1-story 800 square foot bed and breakfast as a supplemental use for an existing winery and tasting room on a 27-acre parcel. The Project site is located at 5575 El Pomar Drive, Templeton (APN: 033-291-031). The proposed new

2-bedroom structure is located 170 feet from the east property line, 419 feet from the west property line, and 360 feet from the existing winery facility to the north, along El Pomar Dr. An adjustment is needed for the side setback reduction from 200 feet. The winery and tasting room were initially approved under Minor Use Permit D020153P in 2003; this modification to

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the site requires a Conditional Use Permit. This site is in the AG land use, within the El Pomar-Estrella Sub Area and the North County Planning Area.

This project SLO County Planning Department contact is:

Cindy Chambers (805) 781-5608, email: chambers@slo.co.ca.us

Project is currently on County Planning Information hold.

- Project No. N-DRC2025-00026 Barragan Forest Ave. Residence

Request submitted by Ben and Ashley Barragan for a Minor Use Permit (N-DRC2025-00026) to allow for the construction of a 1,614 square-foot Single-Family residence. The project will result in the disturbance of approximately 2,054 square feet on a 16,117 square foot parcel. Address is 0 Forest Ave, Templeton (APN: 041-101-057). The proposed project is within the residential Single-Family land use category and is located off of Forest Avenue, just east of Highway 101 and Las Tablas Road North off-ramp in Templeton. The site is in the Salinas River Sub Area of the North County planning area.

This project SLO County Planning Department contact is:

Lane Sutherland (805) 788-9470, email: lsutherland@slo.co.ca.us

Project is currently on County Planning Information hold. This project was reviewed by TAAG's Project Review Committee (PRC) on July 28, 2025. The Committee voted 3-0 to recommend approval to the full TAAG Board.

- Project No. AMEND2025-00006 Chicago Grade Landfill

Request by Chicago Grade Landfill (CGL) (Waste Connections) to revise Conditional Use Permit (DRC2003-00026) to increase the transfer limit from less than 100 tons per day to 500 tons maximum per day, thereby transitioning to an exclusive solid-waste transfer station with landfill disposal ceased. Waste received at CGL will be transferred to Cold Canyon Landfill (CCL) or to another permitted Class III (non-hazardous, non-designated) for approximately 35 years or until CCL is full, and then resume landfill waste disposal operations at CGL to

consume the remaining capacity. The facility address is: 2290 Homestead Road, Templeton. The Landfill includes 110.93 acres within the assessor's parcel number 034-212-007 and 77.07 acres with 034-212-008. CGL also owns adjacent parcel 034-212-004 (102.6 acres that is not currently part of the permitted Facility and has been reserved for potential future landfill expansion that is not part of this CUP revision. The elevation of the facility property is approximately 1,000 to 1,500 feet above mean sea level (msl). The current (also to be used for

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future) transfer and recycling areas are located in valleys that are not visible from adjacent parcels.

This project SLO County Planning Department contact is:

Eric Tolle (805) 788-2148, email: etolle@slo.co.ca.us

This is a very recently referred project that is currently undergoing County environmental reviews.

- Project No. N-SUB2025-00045 Miller Parcel Map Subdivision

Request from Emily Miller for a Parcel Map (CO 25-0018) to subdivide an existing 22,349 square foot parcel into two (2) parcels of 14,425 square feet and 7,924 square feet for the purpose of sale and/or development. The proposed project is within the residential Single-Family land use category and is located at 615 and 619 Salinas Avenue, Templeton (APN: 041-105-001). The site is within the Salinas River Sub Area of the North County Planning Area.

The project SLO County Planning Department contact is:

Kerry Brown (805) 781-5713, email: kbrown@slo.co.ca.us

This project application was very recently submitted to County Planning.

- Project No. N-SUB2025-00039 LaSalle Parcel Map

Request by Karen LaSalle to subdivide a 5.01-acre parcel located at 1670 Vineyard Dr, Templeton (APN: 040-271-018). The three (3) parcels are as follows: Parcel 1 is 1.89 acres, Parcel 2 is 1.62 acres, and Parcel 3 is 1.5 acres. The property is zoned residential Suburban and is located on the north side of Vineyard Drive. There is an existing single-family residence on Parcel 1, located on the southwest portion of the 5-acre site. Access to the site is provided by a private driveway from Vineyard Drive. The property is bordered by Residential zoning on all sides. The existing neighborhood consisted of 1 to 5-acre lots with single-family

residences and a cluster subdivision, The Vineyards, on the south side of Vineyard Drive. *This project SLO County Planning Department contact is:*

Eric Tolle (805) 788-2148, email: etolle@slo.co.ca.us

This project is currently on County Planning Information hold.