

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

**NOTICE OF TAAG BOARD MEETING AND AGENDA
Thursday February 20, 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)

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

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 Debbie Arnold
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

5. NOTICE - TAAG MARCH 2025 ANNUAL BOARD ELECTION CANCELLED

TAAG Board members are elected by Templeton registered voter elections that reside within the Templeton Unified School District boundaries. TAAG Board elections are scheduled

during early March of each year. 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 Delegate Board seats during the TAAG scheduled March 2025 regular Board meeting. David Leader, Edward Bik and Willian Nowinski.

6. CALL FOR TAAG BOARD CANDIDATES

The TAAG Board has three open positions available as of the TAAG March 20, 2025 Board meeting date. These positions consist of one TAAG 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. UPDATE ON THE STATUS OF PENDING TEMPLETON AREA LAND USE DEVELOPMENT 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 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://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.** Propose 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-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 on White Oak Road Templeton near the intersection of Orchard Road and White Oak Road. Address is listed as 2200 Orchard Road. APN 039-331-005. **The project's Land Use Development applications are in the very early stages of SLO Planning Department's review process at this time.**
- **Project No, n-DRC2024-00051-Minor Use Permit Short Term Vacation Rental Request See Agenda item 10.2 below.** 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 located 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.
- **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 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. See New Business Agenda Item 10.3 below.** 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. The project is within Salinas River Sub-Area of the North County Planning Area. APN: 041-091-018. **The project's Land Use Development application is in the early stages of SLO County Planning Department's review process at this time.**

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 name (and representation, if any) for the meeting minutes, and limit your comments to three minutes. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

9. CONSENT AGENDA

- 9.1 Approval of Minutes from January 13, 2025 TAAG Special Board meeting
- 9.2 Approval of Treasurer's January 13, 2025 Report
- 9.3 Approval of Treasurer's February 20, 2025 Report

10. NEW BUSINESS

10.1 Board discussion of Templeton Community road related vehicle traffic and pedestrian safety concerns involving Templeton's Main Street, Vineyard Drive, Rossi Road and Eddy Street. The community has submitted various public comments to TAAG asking for TAAG's assistance in demanding that various safety improvements be implemented in various Templeton roadway areas. County SLOCOG will be conducting a safety walk of downtown Templeton and the Rossi/Vineyard Drive/Rossi/Bennet Way intersection areas on February 24, 2025. There will be a number of individuals from SLOCOG, TAAG, CHP, CalFire, teachers, school trustees, other organizations attending. We will meet at Templeton Mini Market at 12:30PM. We will first walk downtown Templeton looking at the need for crosswalks, sidewalks, traffic control lights and signage, improved roadway night lighting, and other vehicle and pedestrian safety improvements. At around 2:30PM, we will re-gather at the Rossi and Vineyard intersection area. The public is encouraged to participate in this tour. TAAG will consider public comments during its March 20, 2025 scheduled publicly noticed Board meeting in order to develop TAAG recommendations to be submitted to the County. Please plan to attend the TAAG's March meeting to voice your concerns and recommendations concerning these or other matters.

10.2 Project No. N-DRC2024-00051 – Funk Short Term Vacation Rental Permit

TAAG to consider recommendations to be submitted to the County regarding approval of this project's Minor Use Permit Short Term Vacation Rental application. This is a request by Ian Funk for a Minor Use Permit (MUP) to establish an existing 600 square foot second residence as a vacation rental within 1,500 feet from an existing vacation rental. This project is located in

the Adelaida Area. The property consists of two existing residences on approximately 23 acres. The property is located in the Rural Lands (RL) land use category at 2372 Our Hill Lane, 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. APN 026-293-008. This project requests a variance of SLO County Vacation Rental ordinance Section 22.30.150 b.ii that requires *“Location. No residential vacation rental shall be located within 1,500 feet of an existing permitted vacation rental. This requirement may be modified through Minor Use Permit approval when a Conditional Use Permit is not otherwise required.”* It appears that the proposed vacation rental structure is located approximately 800 feet from an existing SLO County licensed offsite short term rental structure owned by others.

10.3 Project No. N-DRC2025-00001- Drake Hotel Minor Use Permit. The project applicant will be presenting this project during the TAAG March 20, 2025 meeting and will be available to respond to public and TAAG Board member questions and comments. The project is 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. The project is within Salinas River Sub-Area of the North County Planning Area. APN: 041-091-018. **The project’s Land Use Development application is in the very early stage of SLO County Planning Department’s review process at this time. TAAG will not be considering this project for developing and submitting recommendations to SLO County during Board meeting.**

11. OLD BUSINESS

11.1 Project No DRC2018-00183. Templeton area Indoor Cannabis Cultivation and Cannabis Processing Land Use Application Project known as “Eden’s Dream”. Update on the results of this cannabis project’s January 17, 2025 SLO County Minor Use Permit Planning Department permit hearing APPROVAL of this project. 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.**

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**

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. We also will appreciate that meeting attendees sign in on the list provided at the rostrum so that we can include the names of speakers in the 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, and 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 of and permitted by the Chair.