

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

**NOTICE OF TAAG BOARD MEETING AND AGENDA
Thursday, November 21, 2024 - 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
Second 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 Debbie Arnold
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

5. CALL FOR TAAG BOARD CANDIDATES

The TAAG Board has an open 2nd Alternate Board position open. This Alternate Board Member position is seated by a TAAG Board approved appointment. If you have an interest or questions regarding joining TAAG as an Alternate Board member please

email TAAG and contact TAAG's Vice Chair Murray Powell at his contact information as follows:

TAAG Email Address templetonaag@gmail.com
Murray Powell (510) 914-3753 murray.powell1610@gmail.com

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.

6. 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 Indoor Cannabis 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 10.1, below,
- AU Energy Gas Station - Project No. N-DRC2024-00022. Proposed Gas Station located on Vineyard Drive and Highway 1010.
- Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029. Propose 60 room hotel complex located on North Main Street Templeton.
- Carrol Mixed Use Commercial – Residential Project No. N-DRC2024-00033. Project is located on North Main Street Templeton.
- Grey Wolf Winery – Project No. N-DRC2022-00048. Project is located on Hiway 46 West.
- 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.

NEW TEMPLETON AREA PROJECT REFERRALS

- Healy and Jackson Lot Line Adjustment - Project No. N-SUB2024-00073/COAL 24-0030. This project site is located is within the area Residential Suburban Zoning designation (Parcel 1) and Commercial Retail Designation (Parcel 2) land use categories and is located between Casper Road and Vineyard Road, within the

Templeton Urban Reserve Line. This request is a MINOR parcel line adjustment between two existing parcels of 2.298 acres (Parcel 1) and 2.299 acres (Parcel 2). The parcels are currently undeveloped and the proposed parcel sizes will be revised to 2.5 acres (Parcel 1) and 2.097 acres (Parcel 2). The proposed project is within the Residential Suburban Zoning designation (Parcel 1) and Commercial Retail Zoning designation (Parcel 2) land use categories located between Casper Road and Vineyard Drive, within the Templeton Urban Reserve Line.

- Pohl Lot Line Adjustment – Project No. N-SUB2024-00070/COAL 24-0016. A request by Richard Pohl for a Lot Line Adjustment) to MINOR Lot Line adjustment between two parcels of 15.033 and 68.503 acres each. The adjustment will result in two parcels of 15.402 and 68.133 acres each. The project will not result in the creation of any additional parcels. The project sites are located 3065 and 2867 Township Road Paso Robles. APN: 040-101-026, 028, 031 and 040-041-015 within the Agriculture land use category. Located approximately two miles west of the Templeton.

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. 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.

8. CONSENT AGENDA

- 6.1 Approval of Minutes from September 19 and October 17, 2024 TAAG Board meetings
- 6.2 Approval of Treasurer's November 21, 2024 Report

9. NEW BUSINESS

9.1 Presentation by Templeton Community Library Association President Melinda Reed regarding funding issues.

Ms. Reed will present information regarding the Templeton Library Association's consideration of approaching SLO County to request County funding of the Templeton Library.

9.2 Review of a draft TAAG Traffic Committee's October 23, 2024 publicly noticed meeting regarding a review of Templeton area traffic circulation and road projects.

The Traffic Committee will submit a draft report with recommendations to be considered and approved by the full TAAG Board to be submitted to SLO County Planning, SLO Public Works and other County departments, agencies and public organizations for consideration.

10. OLD BUSINESS

10.1 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.

TAAG Board review of this proposed project to consider public comments regarding this proposed Cannabis project located at 4339 So. El Pomar Road Templeton. Approximately 2.8 miles east of the city of Atascadero. This Cannabis project is a request by Eden’s Dreams LLC for a SLO County Minor Use Permit to conduct Indoor Cannabis Cultivation and Processing activities. SLO County Project No. (DRC2018-00183). 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. TAAG has been advised by County Planning that this cannabis project has been tentatively scheduled for a SLO County Land Development permit approval hearing during January 2025. Hearing date to be determined. .TAAG will conduct a detailed review of this project proposed Cannabis project.

11. ANNOUNCEMENTS FROM TAAG COMMITTEES

- 10.1 Project Review Committee**
- 10.2 Cannabis Project Review Committee**
- 10.3 Community Outreach and Public Relations Committee**
- 10.4 Traffic Circulation Committee -**
- 10.5 Bylaws Special Committee**
- 10.6 Water/Toad Creek Committee**
- 10.7 Elections Committee**

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

13. 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 all public comments, will consider making recommendations.

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 do not currently use speaker slips, but we ask that speakers 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.