

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

NOTICE OF TAAG PROJECT REVIEW COMMITTEE MEETING
Monday July 28, 2025 - 6 PM

Templeton Area Advisory Group (TAAG) Committee meetings
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)

TAAG Committee Members

Murray Powell, Committee Chair TAAG Vice Chair
Jerry Jones, TAAG Board Member
Brad Goodman, TAAG Board Member

TAAG RECORDING SECRETARY

Sonja Bolle

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. 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 Project Review Committee (PRC) may approach the podium on being recognized by the Committee 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 Committee Chair. Per TAAG's Bylaws, no action will be taken on items not on the agenda. However, Committee members and the public may ask the speakers questions. 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.

5. Second PRC Committee review of GRATIA WINERY PROJECT. PROJECT NO. N-DRC2025-00020. The CPRC Committee considered this project during the PRC's June 30, 2025 Committee meeting. The PRC submitted a report to the TAAG full Board during its July 17, 2025 Board meeting. The PRC recommended this project's Land Use permit application subject to resolution by the SLO County Planning Department regarding to two issues. During TAAG's July 17, 2025 publicly notice Board meeting, public comments regarding this project were presented that raised additional issues and questions regarding this project's proposed winery and tasting room design and scope of operations that were not considered by the PRC during its June 30, 2025 Committee meeting.

This project's application is a request 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 10 annual events with outdoor amplified music ending by 8:00 PM, as well as a vacation rental permit. The project is located at 6320 Vineyard Drive, 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 project's SLO County Planning Department contact is Blake Maule 805-781-4163. **SLO County email address bmaule@slo.co.ca.us** The Project is currently on SLO County Planning Information hold.

6. 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. County email address etolle@slo.co.ca.us** Currently on County Planning Information Hold.

7. Weyrick Trust Vesting Tentative Tract Map. 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 subdivision will be executed as a unified process without any proposed phasing. 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 conveyance systems and utility connections. The project site is located at 0 Championship Lane Templeton. APN 040 201-057 in Templeton. The project site currently has access from Championship Lane. **This project SLO County Planning Department contact is Eric Tolle 805-788-2148. County email address etolle@slo.co.ca.us** This project is currently undergoing County environmental reviews.

8. Project No. N-SUB2025-00039 LASALLE PARCEL MAP A request submitted by Karen LaSalle Karen LaSalle to subdivide a 5.01 acre parcel located at 1670 Vineyard Dr. Templeton into 3 parcels; Parcel 1 is 1.89 acres, Parcel 2 is 1.62 acres, and Parcel 3 is 1.50 acres. APN 040-271-018. 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 consists 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's SLO County Planning Department contact is Eric Tolle 805-788-2148. County email address etolle@slo.co.ca.us** Project is currently on County Planning Information hold.

9. Barragan Single Family Residence Construction. Project N-DRC2025-00026 A request by Ben and Ashley Barragan for a Minor Use Permit to allow for 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. The proposed project is within the Residential Single-Family land use category and is located off at 0 Forest Avenue just east of the Highway 101 and Las Tablas Road North off ramp in the community of Templeton. APN 033-291-031. The site is in the Salinas River Sub Area of the North County planning area. **This project's SLO County Planning Department contact is Lane Sutherland 805-788-9470. SLO County email address is lsutherland@co.slo.ca.us This is a new Land Use project application referred to TAAG by the SLO County Planning on July 2, 2025.**

10. Hansen Bed & Breakfast Construction. Project No. N-DRC2025-00029 Proposal 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 in Templeton, CA. 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 was initially approved under Minor Use Permit D020153P in 2003; this modification to the site requires a Conditional Use Permit. The site is in the AG land use, within the El Pomar-Estrella Sub Area and the North County Planning Area. **This project's SLO County Planning Department contact is Cindy Chamber / 805-781-5608. SLO County email address is cchambers@co.slo.ca.us This is a new Land Use Application referred to TAAG by SLO County Planning On July 2, 2025.**

10. 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 speaker slips so that we can include the names of speakers in TAAG's 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.