

**Templeton Area Advisory Group (TAAG)
420 Crocker St, Templeton, CA 93465**

NOTICE OF TAAG BOARD MEETING AND AGENDA / Wednesday, August 27, 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, 93465 (Entrance to the right of the Templeton fire station)

2025-26 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
1st Alternate Delegate: Isaiah Malpolo
2nd Alternate Delegate: *Vacant*
See Agenda #5 below

TAAG Recording Secretary

Sonja Bolle

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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

- Response to TAAG Letter

4.4 Supervisorial District Five, Heather Moreno

- Response to TAAG Letter

4.5 County Planning Department

4.6 Templeton Community Services District

4.7 Templeton Unified School District

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 Bylaw Article IV, Section 7. *(See below)*

TAAG Bylaw 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 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

See attached ‘Current Project List’ below.

7. Public Comment

Members of the public who wish to speak on any topic not on the agenda that is within the purview of TAAG may approach the podium on being recognized by the 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 (3) 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, through Board members and the public may ask questions of the speaker. We currently request that 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 notification system.

8. New Business

8.1 Paso Food Co-Op Presentation. They buy 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.

8.2 Review and approval of proposed revised TAAG Mission statement

8.3 Review and approval of proposed TAAG public Outreach Flyer

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

8.5 Project No. AMEND2025-00006 Chicago Grade Landfill

8.6 Reimbursement to Ed Bik for purchase of TAAG laptop

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.

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

10. Consent Agenda

10.1 Approval of the TAAG July 17, 2025 Board meeting minutes

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

11. Announcements from TAAG Committees

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

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.

12. Announcements from Delegates (On items not on the agenda)

13. Adjournment

Project Application Presentations

1. Chairperson will call the agenda item
2. Project applicant or agent will present the application
3. Project Review Committee will present its report
4. Chairperson will open the floor to the Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comments. 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

All participants must 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 that 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 comments 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.

Current Project 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.

- **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

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

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

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 Milelr 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.