

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

PRELIM: TO BE APPROVED by TAAG Board
Attach SLOCOG document
Attach Mapalo report
Attach affordable housing – 4 pp
Attach Fish and Game flyer

Thursday, June 19, 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

Members of the public signing in at the meeting:

Wendy Richardson
Dawn Carpenter
Kelly Reed Daulton

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 | present |
| David Leader | present |
| Jerry Jones | present |

| | |
|----------------|---------|
| Brad Goodman | present |
| Edward Bik | present |
| Bill Nowinski | present |
| Isaijah Mapalo | present |

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

SANDRA ARAUZA, commander, Sheriff's North Station.

In May 2025, there were 379 calls for service (compared with 308 last year), resulting in 45 reports. Among these there were 5 calls for assault (3 reports), 10 calls each for disturbance and suspicious circumstances (1 report each), 5 for trespass (no reports). No burglaries or scams were reported.

WILLIAM NOWINSKI: Were there June 14 protests in the area?

ARAUZA: There were protests in various places in SLO County. She herself was detailed to Los Angeles. To her knowledge, there were no issues in SLO County; it was peaceful.

DAVID LEADER asked about the black band on officers' badges.

ARAUZA: That is a sign of mourning for police officers killed in line of duty. Fellow officers wear it until the officer is laid to rest.

MURRAY POWELL inquired about a trespassing incident on Eddy St. that was on the news.

ARAUZA was not aware of this particular incident.

4.2. California Highway Patrol

The office sent a written report for May, 2025. 17 accidents were investigated (up 2 from 2024), 7 on county roads, one involving injury, 2 DUI (no fatalities).

There were 235 enforcement contacts, up from 125 last year – a rise of 88%, with a similar rise in the number of citations written, even though the number in the wider area was down. It would appear that there is greater enforcement in Templeton at the moment. There were 39 maximum speed violations, up from 21 in 2024, but none over 100 mph.

4.3. Supervisorial District One John Peschong

No report.

4.4. Supervisorial District Five Heather Moreno

No report.

MURRAY POWELL: TAAG should let them know we appreciate them turning up occasionally.

DAVID LEADER moved that the board write to both requesting their presence.

POWELL to draft a letter for the board to approve at July meeting.

4.5. County Planning Department

ERIC TOLLE, Sr. planner Dept of Planning and Building.

The Drake Hotel project has been re-submitted, TAAG has already recommended approval of the changes. (Among the changes are saving oak trees and a reworking of facade, as recommended by community.)

The Dirk Winters hotel project has been held up by water issues, but will resubmit soon. The project will be re-referred to TAAG.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member.

A budget has been approved for fiscal year 2025-26's operating budget. Bottom line: \$13M in revenue, \$9.9M in expenditures. (The budget is available online at embedded in the June 17th Board Meeting agenda: <https://www.templetoncsd.org/agendacenter>.)

Water buffer policy: The board asked the facilities committee to look into the assumptions the policy is based on. The last assessment was in 2016, and much has happened to improve the situation. The district is now using the Eastside Main Project, a system that went into place three years ago, which captures effluent water and puts it back into the ground. Bottom line: 249 water units are being released. As of April 2025, there were 54 individuals on the water wait list wanting 876 water units.

Fourth of July: The fire dept will host its traditional pancake breakfast. Tickets are \$10, available at TCSD office. Proceeds go to the firefighters' association.

Logan highlighted flyers sent out with the district's water bills:

Water conservation notice. Please be conscious about water use. There should be no landscape watering from 10 am to 6 pm. No washing down of hard surfaces, limited washing of vehicles.

Weed abatement. May 1 was the deadline, with inspections May 3-7. At the June 3rd meeting we looked at the list of properties not in compliance. Fire chief Tom Peterson will go out and look; if it not in compliance, district's contractor will do it and bill the taxpayer.

Emergency checklist: Prepare for emergencies.

Concerts in Park have already begun, and will continue every Wednesday 6-8 pm until August 20 (except July 23, during the Mid-State Fair). Thanks to sponsors, who are important because the Templeton Park is not owned by TCSD. Templeton has to pay the county to hold events in the park.

DAVID LEADER: So the district has quite a big budget surplus?

LOGAN: There is surplus, but experience tells us it will be used. The budget lists everything anticipated, but there are always unanticipated expenses. And revenue is only estimated, and can change. For example, the sale of Twin Cities Hospital is expected to result in a \$50,000 annual loss to TCSD. The previous owner was a profit organization subject to property taxes. Adventist Health, as a nonprofit, will most likely file for a property tax exemption. The exemption can be retroactive to the sell date, so property taxes paid can be clawed back.

MURRAY POWELL: In previous meetings you mentioned a shortfall in Fire Dept.?

LOGAN: There is no deficit in the approved operating budget. When we did a 10-year financial model, the later years showed there would be a deficit, but it should rebalance. We created a cushion. We had staff look at admin fees, and removed certain temporary grants

from the calculation. We are constrained by Prop 13; the fact is that costs are rising faster than 3%. When we look at property tax coming to us from the county, it's pretty much flat.

EDWARD BIK: How is the fire dept expansion being funded?

LOGAN: Capital funds.

4.7. Templeton Unified School District

CHERYL PARKS, school board member: Templeton graduated 197 high school seniors and, from the Alternative Education program, 30 from Independent Study, 35 from Adult Education and 8 from Eagle Canyon. The high school valedictorian plans to study astrophysics at the U.S. Air Force Academy.

The school district adopts a temporary budget June 26, to be revised in a 45-day window after the state budget is released (probably by August). It is a balanced budget, although the three-year projection shows a deficit in year 3.

The district is still seeking input from the community about priorities for the expenditure of funds from the approved bond measure. One of the possibilities is switching Vineyard Elementary and Templeton Middle School campuses, which would, among other advantages, allow the elementary school to add full-day kindergarten and a developmental kindergarten. The district's plea: ***Speak up now, don't complain about it later.*** If there are conversations going on in the community, encourage people to contact the school board with comment.

Templeton Education Foundation is selling fireworks to support the district.

The district has erected a fence between the high school and the 101.

QUESTION FROM THE BOARD: Are families asking for developmental kindergarten? Some say it's not good for young kids to be in full-day programs.

PARKS: There are people on both sides of that argument. Families who want a full-day program may go elsewhere and may not come back. The school wants to retain families.

BOARD COMMENT: Taxpayers voted for a \$10M bond, and the school district has no idea how to spend it?

PARKS: It was \$52M. And I would not say there is no plan. There are multiple needs. It will be spent in chunks. The schools needed an upgrade, facilities that opened decades ago wear out. Specific expenditures are decided as we go along. There are a set of temporary buildings that have been in use since the 1990s, and there are state mandates about length of time facilities can be used. Repairs eventually become more expensive than replacement. There are classrooms with holes in plywood flooring.

BOARD COMMENT: Plywood can be replaced.

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. States that *"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 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 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 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 link “ [Project Applications | Templeton Area Advisory Group \(taaginfo.org\)](https://taaginfo.org)”

- **AU Energy Gas Station - 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. County email address etolle@slo.co.ca.us **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. County email address etolle@slo.co.ca.us **Currently on County Planning Information Hold.**

- **Grey Wolf Winery – Project No. N-DRC2022-00048.** Project is located on Hiway 46 West. This project SLO County Planning Department contact for this project is Jessica Macrae 805-788-2714. County email address jmacrae@slo.co.ca.us **Project is currently on County Planning Information hold.**

- **Project No. N-SUB2024-00074.** A 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 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 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. County email address etolle@slo.co.ca.us **Project appears to be on County Planning Information Hold.**

- **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. 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.**

This project has come before TAAG before. TAAG approved a zoning change in December of 2003. Now the application is for additional subdivision, which TAAG has not commented on. The Project Review Committee will consider and put recommendation on the July board meeting agenda.

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

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. 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 for this project is Blake Maule 805-781-4163. County email address bmaule@slo.co.ca.us **The project's Land Use Development application has been resubmitted to County Planning on May 15, 2025 and is currently undergoing agency referral reviews. It should be noted that TAAG previously recommended approval of this project. Additional future TAAG review may be required.**

- **Project No DRC2018-00183. Templeton area Indoor Cannabis Cultivation and Cannabis Processing Land Use Application Project known as "Eden's Dream".** This Cannabis project Land Use application was approved on January 17, 2025 during a SLO County Minor Use Permit Planning Department Land Use permit hearing. **TAAG recommended to the County that this Project BE DENIED.** The project is located at 4335- 4339 So. El Pomar Road Templeton. 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 phased construction of 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. **SLO County's approval of this project has been appealed by an unincorporated So. El Pomar Templeton 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.**

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

A request by 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, 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 a 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. The SLO County Planning contact for this project is Lane Sutherland 805-788-9470. Email address is lsutherland@co.slo.ca.us. **Project is currently on County Planning Information hold.**

- **Project No. AMEND2025-00001 Infinity Farms Inc. Cannabis Project Expansion** A

request for an Amendment to the previously approved 2020 Minor Use Permit DRC2018-00016 to increase the annual water demand from 1.89 acre-feet per year (AFY) to 7.0 AFY, to revise the employee count to 5 full-time employees and 30 seasonal employees, to expand the outdoor cultivation area to 3.16 acres while maintaining the approved 3-acre canopy to account for walkway space, and to allow hoop house structures within the outdoor cultivation area. These changes are intended to better support the existing farming operations. This cannabis project was originally approved by SLO County during 2020 and went into operation as a licensed SLO County Cannabis business on July 1, 2021. The project site is an approximately 97-acre parcel located at 630 El Pomar Drive in Templeton (APN 033-231-026), approximately 1 east of downtown Templeton. The property is in the Agriculture land use category and is in the El Pomar Estrella Sub-Area. One (1) intermittent stream transects through the site near the western portion of the site and has an average slope of around 8%. Existing uses onsite consist of two (2) single-family residences, agricultural and accessory structures, a solar farm, and an approved Cannabis operation. Original SLO County Land Use permit application No. DRC2018-00016). This project was originally reviewed by TAAG during 2019 and 2020. At that time, the TAAG Board recommended approval of the project on a 6 -1 vote. This project's 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 review. See the TAAG meeting's new business agenda item 9.4 below**

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

A request by Joshua Morris to convert and renovate an existing 2,600-square-foot pre fabricated 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 is a new Land Use Permit application. This project SLO County Planning Department contact for this project is Blake Maule 805-781-4163. **County email address bmaule@slo.co.ca.us Project is currently on County Planning Information hold. See the TAAG meeting's new business agenda item 9.3 below**

7. PUBLIC COMMENT

DAWN CARPENTER: With all the development projects that are discussed at TAAG, there isn't enough consideration given to water issues. This should be a central concern for the community.

JENNIFER JONES: Debra Logan discussed release of water units by Templeton Community Services District.

DEBRA LOGAN: The County won't approve a project until sufficient water units are assigned by TCSD. TCSD has a detailed water policy. We make a monthly comparison of water use to previous use. Our use is lower now than it has been in the past.

MURRAY POWELL: Our water comes from groundwater in the Atascadero Basin, which is designated low priority, not in overdraft. Paso Robles Basin is in overdraft. Anyone interested can ask to be notified of quarterly meetings of the committee for Atascadero Basin Groundwater Sustainability.

DAVID LEADER: That's if you get water from a Community Services District; if you are on county land, you can pull as much water as you want from the ground.

8. CONSENT AGENDA

8.1 Approval of the TAAG May 15, 2025 Board meeting minutes.

8.2 Approval of TAAG Treasurer's June 2025 Report

Treasurer's report from MURRAY POWELL to the board by e-mail:

The balance of the TAAG Umpqua Bank Checking Account is \$1,838.62 as of May 31, 2025. The reimbursement of Jennifer Jones out of pocket costs that were disclosed in the May 2025 Treasurer's report cleared the bank on May 19, 2025. There was also a charge for the Bank's monthly \$10 service charge. There are no outstanding unpaid obligations as of this report date.

Both items were approved by voice vote.

9. NEW BUSINESS

9.1 Presentation by SLO County SLOCOG proposed County Sales Tax increase intended to

generate both State and County funding for County road development and repair work.

Presentation by ANNIE BOWSKY, Communications Coordinator, and JAMES WORTHLEY, Deputy Director of San Luis Obispo Council of Governments.

SLOCOG is the regional planning agency and one of largest governing boards in the county. Supervisors John Peschong and Heather Moreno are on the board. Part of SLOCOG's mission is to establish and maintain an effective County transportation system. SLOCOG has developed a proposal for a half-cent sales tax increase to generate an estimated \$35 million per year for SLO County transportation projects. Before the Local Roads First Initiative can be added to the November 2026 ballot, it must be approved by a majority of the seven city councils in San Luis Obispo County as well as the SLOCOG Board of Directors and San Luis Obispo County Board of Supervisors.

SLOCOG is working on the 2027 Transportation Plan. There is not enough revenue to implement projects on the previous plan. The majority of the funding comes from state and federal gas tax. There are more cars on the road, but more are electric, and they are not buying gas. We are looking for alternative funding.

SLO and Pismo Beach are in pretty good on the Road Index (measuring the state of roads), but the rest of the county is in worse shape. The more a road deteriorates, the more it costs to repair. There have been grants to upgrade the Cuesta Grade, and Shell Beach. But North County has not had attention.

There are 2 options:

1. Do nothing. There is ever more traffic, and more injuries on roads.
2. Do something to improve transportation, but money is needed for this.

SLO County has a lot of tourist traffic. Raising transportation funding locally means visitors will pay more of their fair share. Neighboring counties have local transportation tax; they are bringing in more revenue, and leveraging more money through state and federal grants. 89% of Californians pay a dedicated transportation tax, and San Luis is losing out. This proposed tax is expected to raise \$35M/year, and every penny stays local.

From the proposed tax, 35% would be dedicated to North County for road repair and safety improvements.

There are plans for the 101 corridor, Hwy 46 update, addressing congestion issues, Templeton downtown, Vineyard Drive Corridor Plan, Safe Routes to School.

SLOCOG wants to hear from the community about what projects should be on the list.

Public Works has won a grant for improvements between Bennet Way and Main St.

The proposed .5% sales tax would not apply to essentials (groceries, medical, housing, rent). It would apply to clothing, electronics, cars, hotels, restaurants and the like. The tax is projected to cost \$2.31/week for the average resident – less than car maintenance costs (which increase with rough roads).

Funding raised with this kind of local tax can be leveraged because it makes counties more eligible for state and federal matching grants; that's why it is called "a self-help tax." Unlike property tax, this sales tax would also be paid by tourists.

COMMENTS FROM GENERAL PUBLIC DISCUSSION:

Until SLO County agrees to make maintaining roads a priority, I'm against new taxes. We shouldn't be spending money on trails for bikes.

Every July 1 the gas tax increases a few cents. But consumption goes down with electric vehicles, so less money comes in.

Every tourist that drives a Tesla on our roads wears it down more than gas cars, because it's heavier. But those drivers go home and pay local sales tax in their own counties.

Is there a way to equalize taxes for electric vehicles?

A state transportation fee applies on electric vehicles, but it's nowhere near equal to gas tax.

The electric vehicle thing is political. They want clean air, so they don't tax electric cars. We need to make electric vehicles pay their fair share. Don't tax us. We're letting rich people off the hook. Clean air doesn't make up for it.

Are people being taxed at electric charging stations? They should be.

But then people who are charging electric vehicles at home will not be paying.

A per-mile tax for all cars has been floated as fair, but nobody likes that idea, how do you measure miles driven? It's Big Brother.

These are policies we don't have control over. We have to work with what is possible, and we need money for deteriorating roads.

9.2 Presentation concerning Paso Robles Groundwater Basin overdraft issues and discussion of the current prop 218 process notices that have been mailed to many Templeton Paso Basin area well owners. This item will be presented by Greg Grewal and TAAG Board member Murray Powell.

9.3 Presentation of proposed Gratia Winery project No. N-DRC2025-00020 by property owner 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. The 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.

JOSHUA MORRIS will send his presentation for the board to see and will return to answer questions for the Project Review Committee.

The existing building is permitted, built in 1983.

He has reached out to neighbors, no one seems to have a problem with the plan.

The family lives on the property.

The plan calls for planting a 6-8-acre vineyard. There are two existing wells.

There will be no food service. The plan projects 10 annual events with music and food trucks or catering for no more than 100 people.

There has been concern expressed about a traffic study, the applicant is aware.

9.4 Presentation of proposed Infinity Farms Inc Project No. AMEND2025-00001 by a company representative Jeff Silva and Kirk Consulting requesting the expansion of this cannabis currently permitted outdoor cultivation project site's operations previously approved in accordance with SLO county 2020 Minor Use Permit Project No. DRC2018- 00016. This cannabis project was originally approved by SLO County during 2020 and began operating as a licensed SLO County Cannabis business on July 1, 2021. This cannabis outdoor cannabis project site is located at 630 El Pomar Drive in Templeton (APN 033-231-026), approximately 1 mile east of downtown Templeton. This request is to increase the annual water demand from 1.89 acre-feet per year (AFY) to 7.0 AFY, to revise the employee count to 5 full-time employees and 30 seasonal employees, to expand the outdoor cultivation area to 3.16 acres while maintaining the approved 3-acre canopy to account for walk way space, and to allow hoop house structures within the outdoor cultivation area. This project was originally reviewed by TAAG during 2019 and 2020. At that time, the TAAG Board recommended approval of the project on a 6 -1 vote. This project's 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 review.**

IAN McCARVILLE, Senior Planner for Kirk Consulting, represented the applicant.

When the project was first proposed in 2019, the applicant had no experience growing cannabis. The 1.9 acre feet of water proposed was a gross underestimate. Same with staffing. This amendment makes it realistic and consistent with land-use ordinance. What is out there now is outdoor, no indoor cultivation. County regulations have changed as well.

Although the project is not in the Paso Robles groundwater basin, and a water study is not required, they will do one anyway. It is zoned for agriculture, so it is allowed a great deal more water use.

DAVID LEADER: How will you determine if there is impact to neighboring wells?

A hydrologist (Cleath-Harris) is doing the study.

MURRAY POWELL: There were code violations on this project relating to odor.

LEADER: what are you doing to mitigate odor?

McCARVILLE: Applicant will be at the Project Review Committee meeting.

WENDY RICHARDSON: There is a way to control the odor of outdoor cannabis grow. I saw it on KSBY news. ["Carbon scrubbers"]

9.5 Report by TAAG Alternate Board Member Isaijah Mapalo who attended a May 22, 2025 Affordable Housing Townhall meeting held by the SLO County Departments of Planning and Building and Social Services, in partnership with the Affordable Housing Task Force.

ISAIJAH MAPALO:

The town hall was full, standing room only with overflow, which indicates a serious interest in affordable housing.

According to the presenters, a vast majority (94%) of families cannot afford a median-priced home in the county.

Unaffordability affects everyone, especially people who provide vital services including workers at local ranches, farms and wineries; teachers; childcare and healthcare workers; construction, retail and food service workers; small business owners.

The county is establishing an affordable housing fund to attract development to the county. Every dollar donated to the fund is expected to be matched by \$6 in state and federal tax credits and to attract \$3.50 in private sector investment.

Isaijah Mapalo's report and related documents are attached to the minutes.

9.6 Discussion by the TAAG Board to consider and act on a proposal for TAAG to create and distribute a handout and/or mailed flyer to TAAG area property owners. The purpose of these Flyers is to expand TAAG Templeton area public outreach in order to increase Templeton area participation in TAAG's County Advisory Council activities and attended at TAAG publicly noticed Board and Committee meetings.

All TAAG members to bring proposals for flyer to July meeting.

10. OLD BUSINESS

10.1 Discussion regarding the SLO County Public Works agency's proposal to install a temporary "test" roundabout system at the Vineyard Drive – Bethel Road intersection. This purpose of this proposed project is to determine the effectiveness of a roundabout to replace the intersection's current 4 Way Stop sign traffic control to alleviate the early morning and midafternoon weekday (school day) excessive traffic congestion presently experienced at this intersection.

Estimated cost for the test roundabout is \$200,000; the permanent one is estimated at \$3 million.

COMMENTS FROM DISCUSSION:

Why is it necessary at all? This test roundabout will alleviate traffic that is bothersome only for a few hours a day, and only for parents of school children.

We are spending a lot of money just to try out a solution.

How can a roundabout be built without taking land from property owners at that corner? – Plus the bike lane!

Bear in mind that the fix is for current conditions, but also ties into a longer-term plan for area. There will be growth.

Other intersections need improvement more, e.g., Ramada and Main St.

The roundabout will just push traffic pileup to 101.

Traffic is sneaking around through the Vineyards neighborhood.

Too bad we can't take the \$200K and put speed bumps in the Vineyards neighborhood.

Why not put in a traffic light at Bethel and Vineyard?

Vehicles will back up on Bethel.

Will the traffic be different if the schools switch campuses?
– That has not been studied. Numbers are roughly the same.

JENNIFER JONES will assign people to contact neighbors in the area.

11. Review and possible assignment of TAAG Board members to various TAAG Committees.

EDWARD BIK was assigned to the Project Review Committee as 2nd alternate, and to the Bylaws Committee.

12. ANNOUNCEMENTS FROM TAAG COMMITTEES

12.1 Project Review Committee

Meeting date to be set.

12.2 Cannabis Project Review Committee

Date to be set for committee meeting.
Steven Herring to speak on his cannabis project.

12.3 Community Outreach and Public Relations Committee

Flyer to be composed for approval at July meeting.

12.4 Traffic Circulation Committee

A letter prioritizing projects is in the works and will be on a future meeting agenda for board approval.

12.5 Bylaws Special Committee

MURRAY POWELL is working on revisions.

12.6 Water/Toad Creek Committee

Regarding brush clearance in Toad Creek area:
See attached flyer from Fish and Game

12.7 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.

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

TAAG will participate in Templeton's July 4th parade.

JENNIFER JONES can acquire a laptop dedicated for TAAG business with help from Nology in Paso Robles.

14. ADJOURNMENT

Jennifer adjourned the meeting at 10:19 pm.

Minutes submitted by Sonja Bolle.

ATTACHMENTS:

Isaiah Mapalo report on Affordable Housing Town Hall
Strategic Housing Incentive Program flyer
Affordable Housing – Facts and Figures
Fish and Game flyer