

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING (NOT YET APPROVED BY TAAG)

Monday, January 13, 2025, 6:30 PM

(scheduled off the usual calendar)

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
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

Members of the public signing in at the meeting:

Caroline Tomlinson
Robert Ballo
Kristen Gemeny
India d'Avignon
Bob Danielson
Dan Gemeny
Jamie Jones
Scott Clare

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
Jerry Jones	present
Scott Silveira	present
David Leader	present
Jason Tesarz	present
Brad Goodman	not present
Edward Bik	present
Bill Nowinski	present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

Lt DARREN GENNUSO, Commander, Templeton CHP, made the report.

December stats

- 336 calls for service (up 19%)
- 26 reports (down from 37)
- 5 assault and battery calls
- 26 disturbance calls
- 0 burglary
- 3 theft
- 1 vandalism
- 1 trespassing
- 2 scams
- 14 suspicious circumstances
- responded to large amount of found stolen mail (hwy 46 area)

In response to a question at the previous TAAG meeting regarding marijuana arrests, he compiled available statistics:

NO arrests were *just* for marijuana impairment.

Total 23152(f) CVC arrests (drugs):

2024: All of Templeton CHP Area: There were 11 arrests.

- Four (4) were in your community, of those-
- one (1) arrest had measurable blood test result for marijuana. The test results showed in addition to marijuana, other drugs were detected.

2023: All of Templeton CHP Area: 16 arrests.

- Four (4) were in your community region, of those-

- two (2) arrests had measurable blood test result for marijuana. The test results showed in addition to marijuana, other drugs were detected.

2022: All of Templeton CHP Area: 15 arrests.

- Four (4) were in your community region, of those-
- two (2) arrest had measurable blood test result for marijuana. The test results showed in addition to marijuana, other drugs were detected.

4.2. California Highway Patrol

Report was for 4th quarter of 2024:

- 64 crashes investigated
- 305 enforcement contacts
- Templeton command
 - motorcycle for templeton (3 total, 1 currently)
 - receiving cadets to Templeton (1, plus 4 more coming)

4.3. Supervisorial District One John Peschong

No report.

4.4. Supervisorial District Five Debbie Arnold

No report.

4.5. County Planning Department

ERIC TOLLE, senior planner, Dept of Planning and Building, was present to discuss items later on agenda.

4.6. Templeton Community Services District

CHELSEA TIRONE was seated as a new district board member.

4.7. Templeton Unified School District

CHERYL PARKS reported on the last meeting:

- Assigned trustees to committees
- Janel Armet installed as new president, Ted Dubost as clerk
- New superintendent, Dr. Edd C. Bond
 - Calif School Boards Assoc, help districts navigate legal matters.
 - New budget release, proposed 2.45 COLA (cost of living adjustment)
- Making budget projections, anticipating less money next year
- Enrollment has been pretty consistent
- Bond approved in November
 - Feb 27th meeting to talk about projects to put that money to use
 - Citizens oversight committee will be established (plan for 7 members)

5. CALL FOR TAAG BOARD CANDIDATES

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 this TAAG scheduled January 13, 2025 Board meeting to declare, in writing, their intention to run for the TAAG Board during the March 2025 election.

DAVID LEADER, EDWARD BIK and WILLIAM NOWINSKI will stand for 3 open seats. Seats being available for all candidates, there will be no 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 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 that are 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 \(taaginfo.org\)](https://www.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.** Proposed 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.**

This application has been withdrawn.

- **Project No. N-DRC2024-00051.** 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. The property is located at 2372 Oak Hill Lane Paso Robles CA 93446 (APN 026-293-008) 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. **The project's Land Use Development applications are in the very early stages of SLO County Planning Department's review process at this time.**

- **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 very early stages of SLO County Planning Department's review process at this time.**

Application is tied to a request for 40 water units for commercial retail zoning (no plans to date) and an offer of dedication between Rossi Road and Bennett Way.

- **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 very early stages of SLO County Planning Department's review process at this time.**

7. PUBLIC COMMENT

No comment.

8. CONSENT AGENDA

8.1 Approval of Minutes from December 19 , 2024 TAAG Board meeting

Minutes were approved.

8.2 Approval of Treasurer's December 19 , 2024 Report

District 5: approved TAAG's request for funds, but has not yet delivered.
District 1: no word on TAAG request for funds.
Verbal report was approved.

9. NEW BUSINESS

None

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.

The TAAG Board will conduct a detailed review of this proposed cannabis indoor cultivation – processing project. The project is located at 4335- 4339 So. El Pomar Road Templeton. Approximately 2.8 miles east of the city of Atascadero. A revised SLO County draft California Environmental Quality Act (CEQA) Initial Study/Mitigated Negative Declaration (MND) was recirculated on December 4, 2024 for a public comment period that expired on January 2, 2024. TAAG has been advised that this project is currently scheduled for a January 17, 2024 County Planning Officer Minor Use Permit hearing. A copy of this project's CEQA MND can be found at the following Calif State CEQA Clearing House website.

https://files.ceqanet.opr.ca.gov/307095-2/attachment/WrWYZ6FMOFeAxfEkn4JMrJmbf_jdEu3AxP5n36phZVYGKYgiDnvnTajCcGwYn3usOwsvSdq8ulSz0

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.

IAN McCARVILLE from Kirk Consulting presented the project.
TAAG board posed questions regarding:
Security

Hours of operation (dawn to dusk -- 7am - 4:30pm)

Energy conservation plan

No plan now (to come during the building permit phase)

Solar panels to provide half of the power, not scheduled until phase 2

Phase 1 will still have to offset energy, will not factor in solar

Calculation for the climate buffer

County has the authority to create/decide the buffer

Olive trees to be used as offset are currently irrigated

ERIC TOLLE, county planner assigned to project: Energy and water usage will be subject to quarterly monitoring. Offsetting measures will be tracked

Public Comment raised concerns about:

Water: a well 400 feet deep should be monitored

Noise from greenhouse exhaust equipment

Visibility of plants

(ANSWER: Rules about visibility concern plants, not the overall facility. Project is now an all-indoor grow.)

There are rules concerning operation near a school or park. Are neighboring children taken into account?

Security: The armed-camp look is incompatible with the neighborhood.

Absentee owner

(ANSWER: Applicant lives on site and is part of the LLC.)

Odor: Prevailing wind direction, NE to S, will carry odor. The county does not have sufficient staff to respond to enforcement around odor and other potential violations.

(ANSWER from TOLLE: County has Code Enforcement and Sheriff's office also has cannabis enforcement. Odor and noise complaints will be forwarded to code enforcement and the Sheriff.

Harvest seems to be continuous, 4-6 harvests per year. What the compost will look like?

(ANSWER: Operation doesn't compost the buds, which have the odor.)

Concerns about delivery/retail distribution

(ANSWER: No delivery or retail on the premises.)

MURRAY POWELL: summarized the concerns as being about the effects on the surrounding properties. Agrees the project is not compatible with the area.

BOB DANIELSON noted that the community has voiced opposition to this project since 2018.

SHAWN SHERMAN, applicant, was present to discuss concerns. Has lived in Templeton for over 10 years and will be involved in the operation of the business.

ERIC TOLLE commented on the application process:

Planning Dept Hearing is scheduled for Friday, Jan. 17, before the director of Planning or a delegate -- Mitch Emmerson) because it's a Minor Use Permit. (A Conditional Use Permit goes to 5-member planning commission).

Project can be appealed and sent to Board of Supervisors (appeal costs \$850 must be filed within 14 days after approval)

POWELL noted that the county staff report recommends approval.

DAVID LEADER: Can the owners grow something other than cannabis?

SHERMAN: It's a long, extensive and expensive process / background check.

JASON TESARZ to write up TAAG recommendation for January 17, 2024, County Planning Officer Minor Use Permit hearing.

10.2 Request from Templeton resident Scott Clare for TAAG to issue a letter to the SLO County Public Works Department requesting that sidewalks be installed by SLO County in the Templeton Eddy Street area in order to improve vehicle traffic and on street parking safety concerns that exist in this area.

DAVID LEADER will write up TAAG recommendation for Eddy St. improvement.

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**

No reports.

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

No announcements.

13. ADJOURNMENT

The meeting was adjourned at 10:06 pm.

Minutes compiled with notes from board members after the meeting.