

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, June 20, 2024, 6:30 PM

Templeton Community Service District
Board Room
206 Fifth Street, Templeton California 93465

[TAAG Web Site](#)
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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
Scott Silveira, Delegate
Jason Tesarz, Delegate
Brad Goodman, Delegate
Edward Bik, 1st Alternate Delegate

1. CALL TO ORDER

JENNIFER JONES called the meeting to order at 6:33 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	not present
Brad Goodman	present
Edward Bik	present

Members of the public signing in as present:

Randy Wilkey
Roxann Wilkey
Monica and Stan Schechter
Louise Hammer
India D'Avigno
Ignati Vakalis
Christie Youngdale
Vanessa Tolley
Matt Tolley
Cheryl Parks
Connemara Woodruff
Oscar Pacific

Bill Bradlee
Tyler Willis
Katherine Porebski
Dawn Carpenter
Devon Johnson, Ponderosa, Inc.
Gary Lehrer
Venus Powell
Debra Logan
Zoya Dixon
Curt Dubost
Ramona Messina

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

SGT. LINN reported a drop of 20% in the number of calls for service from the first six months of last year and reiterated the high incidence of telephone scams.

4.2. California Highway Patrol

Lt CHANDLER STEWART: In May, the Templeton area saw 15 collisions (7 on the freeway, 8 on county roads), a figure close to last year's. None in Templeton area involved fatality (1 in Cambria area).

The department made 140 enforcement contacts in and around Templeton (up 20 from last year) and issued 80 citations (7 on county roads). The department was out in force on Memorial Day. Speeding is a continuing concern.

BRAD GOODMAN: Does DUI (driving under the influence) include marijuana?

STEWART: Yes, all substances.

GOODMAN: Are accidents increasing?

STEWART: Earlier in the year, department-wide we had a rash of fatalities that were worrisome. It seems to be leveling off now.

DAVID LEADER: Is it a new policy to place so many officers with radar at on-ramps?

STEWART: Radar can only be used on roads certified for radar. The department tries to place officers in visible places, to make our presence known.

LEADER: Will you be at Templeton town intersections when schools start up again?

STEWART: Yes, we try to be. The department is bringing in motorcycles, which should be an improvement, especially when there's a lot of traffic.

MURRAY POWELL: What is your department's area?

STEWART: From Hwy 58 out to Harmony at the coast, it's a big area to patrol.

4.3. Supervisorial District One

SLO COUNTY SUPERVISOR JOHN PESCHONG: The county has drawn up next year's budget. It is close to \$1 billion, a new record. By state law, the county must balance its budget. We rolled back a \$28 million deficit by trimming, but public safety is still fully funded.

Supervisors Debbie Arnold and John Peschong are no longer on the Paso Basin committee.

Supervisor Arnold's term ends at the end of year She will be replaced by Heather Moreno. All three – Peschong, Arnold and Moreno – will take part in the Templeton 4th of July parade.

Peschong congratulated graduates of Templeton High School and recognized Curt Dubost, outgoing superintendent of the Paso Robles school district.

Playground equipment has been repaired in Templeton Park. The damage was mostly caused by vandalism.

DAVID LEADER asked about the deficit in the county pension plan.

PESCHONG: The plan shows the figures will be equalized in 30 years. This is a moving target; for example, as this has been a good year in investments, the \$900 million deficit has shrunk to \$700 million. Obligations are not all due at the same time, but as retirements take place. The pension plan is overseen by its own board, separate from the Board of Supervisors.

POWELL: You mentioned that the county is fully funding public safety, but the sheriff's department is chronically understaffed. (15%; the department is down 26 deputies countywide.)

PESCHONG: We were able to fund the vacant positions. Recruitment is really the issue. It is hard to hire, and there is poaching among departments. Fresno, which began offering signing bonuses, advertised for officers in Atascadero; they have no problems any more.

DOROTHY JENNINGS, Templeton resident, asked about the progress on the dispatch center.

PESCHONG: The co-located dispatch center should be completed next year. They've just finished the foundation. The building should go up soon, and the tower about the same time. It should save lives.

4.4. Supervisorial District Five – Debbie Arnold

None.

4.5. County Planning Department

ERIC TOLLE, county planner. The community advisory council (CAC) orientation took place in late April. The QR code in the handbook (which he distributed to TAAG members) connects the user directly to the page on the county web site with land use view, interactive mapping, all the things CACs might need all in a single place.

There was some contentious discussion over the accessibility of county documents relating to development proposals in progress. TOLLE stated that while certain required studies may be kept confidential (for example, archaeological studies), documents are made available for public comment as expeditiously as possible.

QUESTION FROM PUBLIC: Are you seeing an increase in ADUs? Is there a lengthy process of approval?

TOLLE: SLO Planning Dept has pre-approved ADU plans in various configurations (1 bedroom, 2 bedroom, etc). If residents use those, they can streamline the review process. If not, it can take 6-8 months.

POWELL: State of California offers an ADU handbook. It's very informative and easy to find on-line.

<https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/ADUHandbookUpdate.pdf>

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member:

TCSD has a new engineer, Lori Azeem, who started May 13, 2024. She previously worked for the City of Atascadero.

Concerts in the Park have started.

TCSD has two open Board positions following the resignation of Pam Jardini and Khoulood Pearson. The Board will consider filling the remainder of Pam Jardini's term through the first meeting in December. This position will then be up for election on the November ballot. Khoulood Pearson's seat will be filled for the remainder of her term expiring in November 2025.

Three Board seats are up for election come December 2024; Navid Fardanesh, seat left vacant by Pam Jardini, and Debra Logan. Candidates will appear on the Presidential General Election Ballot in November of 2024.

Highlights from Tuesday's Board Meeting

10 properties are still non-compliant with the District's weed abatement ordinance

Adoption the FY 2024/2025 Budget

CPI adjustment for Measure A will be a 2% increase for FY2024/25 (Measure A was voter approved to allow for 24/7 staffing.)

CPI adjustment for the Community Facilities District (CFD) will be a 3% increase for FY2024/25. (CFD only applies to new development.)

4.7. Templeton Unified School District

No report.

5. PUBLIC COMMENT

None.

6. CONSENT AGENDA

6.1 Approval of Minutes from TAAG meetings

Approval of minutes from the board meeting of May 16 and the special meeting of May 30 will be considered at TAAG's next board meeting, July 18.

6.2 Approval of Treasurer's Report

MURRAY POWELL: TAAG has \$572 in its bank account. The only disbursement was for the bank service fee. Board approval and a letter from the TAAG secretary (DAVID LEADER) are necessary to change banks.

TAAG can request \$1000/year from county supervisor districts 1 and 5.

Treasurer's report was approved by voice vote.

7. CALL FOR CANDIDATES TO FILL VACANT TAAG BOARD POSITION

7.1 TAAG has published a call for Candidates, The full TAAG Board consists of seven (7) regular voting delegates and two (2) Board Alternates positions. Currently one of the Board's Alternate Board Member position is vacant. TAAG Bylaw Article IV Section 7 states that: "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."

All interested Candidates wishing to apply for this vacant Alternate position(s) are asked to contact TAAG and appear at Thursday's June 20th Board meeting to introduce themselves, present comments and be available to respond to questions and comments from the Board and the public.

GARY LEHRER volunteered to be second alternate, and introduced himself.

He is District 1 chair for the Republican party, was Jennifer Grinager's campaign manager in her successful bid for Templeton School Board, and advised Bruce Jones' campaign for County Supervisor. He is media director for Republicans in SLO and for Moms for Liberty. When John Donovan passed away, Bruce Jones asked him to step up to TAAG.

Personal statements:

I am the one who wrote the cease and desist letter to Paso Robles to stop the parking program.

I want to maintain the character of Templeton.

I am favorable to business, but business has to respect the people and their wishes.

I am busy, so I'm content to be an alternate on TAAG.

POWELL: An alternate is on the board. Alternates need to be present at meetings, and are often called upon to vote. Everything the regular board does, alternates do: serve on committees, offer opinions in meetings.

TAAG will put LEHRER's candidacy on the agenda for next month. He would come up for election in March of 2025.

8. OLD BUSINESS

8.1 Review of the Proposed Mittry Housing project to be located at 301 North Main Street Templeton. County Planning Project Number N-SUB2023-00013.

TAAG will consider and approve recommendations and comments to be submitted to the SLO County Planning Commission regarding this project's June 27, 2024 Planning Commission hearing. This Land Use Permit application requests a change in the existing Commercial Retail zoning of this project site's 10.2 acre parcel to Residential Single Family. The proposed project requests to subdivide the project site into 23 lots and consisting of one open space lot, the construction of 22 single-family residential units, the construction of one (1) Detached Accessory Dwelling Unit (ADU) and one (1) Junior Accessory Dwelling Unit (ADUs) on two lots, and other associated site improvements.

The proposed project site parcel is located at 301 North Main Street Templeton and fronts the west side of North Main Street. APN 040-201-033. The site's rear west property line is within 60 feet at its nearest point to Highway 101. The project is located adjacent to the Templeton County Sheriff's facility that is currently undergoing expansion and construction of a new County Emergency Communication Facility. The TAAG Board, on April 18, 2024, approved and submitted a preliminary recommendation to SLO County opposing the proposed project site's rezoning from Commercial Retail to Residential Single Family. TAAG also advised the County that additional TAAG recommendations will be submitted upon TAAG's review of the project's Environmental Initial Study/MND.

This project's Environmental Initial study/MND was published for public review on May 10, 2024. TAAG determined that SLO County's Initial Study/MND fails to comply with the California Environmental Quality Act Law (CEQA) during a May 30, 2024 TAAG Special Board meeting. TAAG submitted a 10 page TAAG "MND Public Comment" letter on June 10, 2024 to the County objecting to various MND deficiencies. TAAG determined that as of its June 10th public comment letter date the SLO County's current draft Initial Study/MND CEQA document fails to adequately support the County's following conclusion (MND page 1) that:

"Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared."

THEREFORE A FULL ENVIRONMENTAL IMPACT REPORT IS REQUIRED TO COMPLY WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) LAW.

This project is scheduled for a SLO County Planning Condition approval hearing to consider the requested zoning change and to approve the proposed Conditional Use Permit to establish 22 housing lots of the project. TAAG will consider recommendations and comments to be

submitted to the Planning Commission regarding this project's June 27, 2024 Planning Commission hearing.

POWELL: The county response to our 10 pages of comments was 28 pages long.

County Planner ERIC TOLLE needs a formal recommendation from TAAG in e-mail form ASAP, but absolutely by Monday, June 24, for the Planning Commission meeting on June 27. He will give it to the Planning Commission as a separate memo, since the staff report was already made June 19. The Planning Commission does not approve or deny in this case. It will make a recommendation to the Board of Supervisors, which is scheduled to decide on August 20.

TAAG will repeat its opposition to the change of zoning. A full recommendation will be drafted by board members over the weekend.

As there is no specific design for the buildings yet, a condition of the conditional use permit will be that homes comply with the Templeton Community Design Plan.

8.2 Discussion to update the current status of the proposed SLO County Land Use Permit application regarding Grey Wolf Winery's proposed expansion. Project No. N DRC2022-00048

Grey Wolf is an existing Winery Vineyard – Wine Production – Tasting Room operation located on a +/- 11-acre project site at 2174 West Highway 46, Paso Robles (APN 040-111-027). This property site parcel is located approximately 1.8 miles west of the City of Paso Robles within the Adelaida Sub Area of the North County Planning Area and is zoned Agriculture. TAAG's Project Review Committee (PRC) recently reviewed this project in detail on April 8, 2024 during the Committee's publicly noticed meeting. This proposed expansion project requests a phased Conditional Use Permit approval to expand the existing winery and visitor serving uses on the site. A summary of the proposed project components is provided below:

- Use of an Existing Residence to convert a 1,249 sq. ft. to new Active Use/Admin Building.
- Use of an Existing Glass Weather Shield Structure over existing visitor patio area.
- Building #1 - New 3,000 sq. ft. Barrel Storage Building.
- Building #2 - New 3,000 sq. ft. Winery Production Building.
- Building #3 - New 3,600 sq. ft. Bed and Breakfast Inn eight detached modular units plus caretaker unit.
- Modifications to allow reduced setbacks to a residence and northern property line and to allow detached units.
- Cave – New 25,000 sq. ft. Wine Storage Cave.
- Request to permit Winery Special Events per allowing up to 12 events per year with a maximum of 150 guests per event. This project includes a request to waive the County Land Use Permit ordinance 20-acre minimum site area requirement. This entire winery project site is 11 acres.
- Response: The project includes a Special Event Program with 12 events with up to 150 guests per year. Modification to allow for the reduction of the project's designated Special Events area of the County's required minimum requirement that permitted Special Events areas are limited to a minimum size of 20 acres. This project requests a SLO County Land

Use ordinance override to permit Special Events on a 10 acre area of the 11 acre project site.

- Increase annual case production to 30,000 cases a year.
- Site improvements including grading and new landscaping to accommodate through access to a new approach, fire suppression infrastructure, wastewater pond and parking areas.
- Request to override the County’s maximum allowed signage on this Winery site .

No updates for discussion. The project is on information hold for Cal Trans issues.

9. NEW BUSINESS

9.1 Wild Rose Vineyards LLC’s proposed adjustment of two existing parcel lines.

Project No. N-SUP2024-00046. This is a Land Use request to adjust the size of two existing parcels located at 3130 Oakdale Road, Paso Robles, CA. Approximately 5 miles west of Paso Robles and Highway 101. These two parcels are located adjacent to each other as APN’s 040-101-005 and 040-101-006 consisting of a total of 89.9 acres. Request is to adjust existing parcel sizes to 42.8 acres and 47.1 acres. No other improvements are requested.

Motion to register TAAG’s comment as “no comment.”

ROLL CALL VOTE:

Jennifer Jones	yes
Murray Powell	yes
Jerry Jones	yes
Scott Silveira	yes
David Leader	yes
Brad Goodman	yes
Edward Bik	yes

Motion passed unanimously.

9.2 WAS TAKEN UP OUT OF ORDER AS FIRST ITEM OF BUSINESS after item 7.1, to accommodate public interest:

Preliminary review and discussion of two proposed Gas Station facility Land Use Permit applications referred to TAAG by SLO County Planning on May 30 and June 10, 2024.

These two County Land Use Permit applications are Planning Project Nos. N DRC2024-00026 and N-DRC2024-00024. These two project applications appear to be submitted by unrelated applicants. This agenda item is for discussion only. The following are descriptions of the each of these two proposed Vineyard Drive Gas Station facilities.

Project No. N-DRC2024-00026 – MAVRIK INC. FUELING STATION FACILITY This proposed project is located and is adjacent to the west side of Highway 101 Address is 720 Vineyard Drive. APN 041-211-006. The current entrance to this proposed project property is directly

across from 101's south traffic flow lanes' Vineyard Drive exit. This is a Vineyard Drive traffic light controlled intersection.

The available project description and scope of its proposed operations is very limited at this time. The property currently consists of a 2.45-acre land parcel improved with a 1,363 square foot residential structure that has been converted into a home and patio decor store occupied by The Trading Post. The northern portion of this property is undeveloped. The Trading Post and barn-like structures are located on the southern portion of the subject property. Highway 101 is located along the east boundary of the subject property and Vineyard Drive is located along the south boundary of the project property. The subject property is located in an area that can generally be described as residential.

The following is a very brief description of the scope of this proposed Gas Station project provided by the applicant. A 5,637 sq.ft. convenience store building , a car fuel-dispensing station with 20 pumps and an ancillary car parking lot with 35 stalls. In addition the gas station will have a generator, a trash enclosure and air station.

UPDATE June 24, 2024: MAVRIK has withdrawn its application to SLO County.

Project No. N-DRC2024-00022 – AU ENERGY LLC GAS STATION FACILITY This proposed project is located on a 2.29 acre vacant parcel at the Northeast corner of the Vineyard – 101 overpass traffic light controlled intersection. APN 041-211-011. The project site is adjacent to this intersection's entrance to 101 North from Vineyard Drive. The proposed project's scope of operations and services consists of a mobility station, a 5,000 sq.ft convenience store, a 1,176 sq.ft. self-serve carwash, and a 3,112 sq.ft quick service restaurant (QSR) with drive thru, and two (2) 20,000 gallon underground fuel storage tanks. The mobility station consists of a 2,872 sq.ft. fuel canopy covering (4) fuel dispensers. Additional site improvements include an outdoor seating area, parking stalls, accessible path of travel, EV charging stations, masonry trash enclosures, site lighting, air & water equipment, vacuum equipment, and landscaping.

The project applicant has presented the following additional information concerning the project's proposed operational activities.

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will sell gasoline, the food mart will sell pre-packaged food items, sundry items, some automobile accessories (i.e. air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or prepackaged pastries & can and/or bottles of soda, water & sports/energy drinks. The carwash will provide self-service, drive-through carwashes. The QSR services tenant is to be determined.
- **EMPLOYEES:** For the gas stations, there will be (4) total full-time employees per shift which includes (1) manager and (1) assistant manager. There will be (3) shifts per day. Total employees are (14) full-time employees five days a week and (12) part-time employees two days a week. The carwash will not have employees. The estimated number of employees for each QSR is (5) per shift. There will be two shift per day.
- **HOURS OF OPERATION:** The gas stations, convenience store & carwash are 24 hrs. / day, 7 days a week, 365 days per year. The hours of operation for the QSR is 6:00 am to 12:00 am, 7 days a week.
- **FUEL DELIVERY:** The fuel delivery truck for the gas station will make deliveries 7 times / week.

- RECYCLED CARWASH WATER: Prior to discharge to the public sewer system, the used carwash water runs through a recycled water treatment tank system.
- SITE LIGHTING: The exterior lighting levels will be enough to ensure the safety of the facility, but to not provide glare or excessive light spillage onto adjacent properties or the public right-of-way.

JENNIFER JONES acknowledged the large public presence, crediting it to KSBY's news story and Facebook posts.

KSBY news staff was present to record the proceedings.

POWELL to public: TAAG's mission is to get public comment and opinion. Your comments are important to guide TAAG. No recommendations will be made tonight. Tonight is just for outreach and information.

The Las Tablas gas station project was approved by the County Board of Supervisors over TAAG's objections, but the project was modified in response to public concerns: The plan took out the quick-serve restaurant and car wash. There is a hotel planned across Las Tablas from that gas station, on land owned by the same developer. Other plans in the immediate area include a grocery store.

POWELL: It seems like overkill for our area. The place where these proposed gas stations are to go is heavily trafficked by schoolchildren, and the Vineyard Drive Corridor Plan is intended to encourage pedestrians and bikers. We had hoped to have Jennifer Grinager here from the Templeton School Board, to comment on school-related issues.

JERRY JONES lives on Bennett, has concerns because school traffic is heavy, it's difficult to cross Vineyard with traffic as it is now. Both the middle and high school use that road for track exercise. Access to Trader Joe's is complicated, and too close to 101 intersection for an additional stop. The Vineyard Drive plan expects to reconfigure Trader Joe's exit to Bennett, and put a stop in there.

These are not local people proposing these projects. The approval of the Las Tablas gas station must have triggered interest. It will be an inconvenience for Templeton. To be fair, we have to give them the opportunity to make their argument.

EDWARD BIK: Does the county take the number of gas stations in an area into account?

ERIC TOLLE: No, we don't regulate commerce, or comment on what people do with their private property. There are rules, and an applicant must notify neighbors within 300 feet. For controversial projects Planning can increase the notification area to 1000 feet, which is what the department has done on cannabis projects. Public Works will review whether a gas station will require a traffic light. Other agencies, like Cal Fire and Cal Trans, also review. Both of these projects are on "information hold," and can be so indefinitely, while studies ordered by Planning Dept are carried out. Only then can an application be accepted for processing, then

environmental review begins. It can be on hold for years, until all reports are done. Both these projects will require studies.

POWELL: The policy at TAAG is to wait for the CEQA (California Environmental Quality Act) report. We will have several meetings, 3 or 4; our job is to keep the public informed and invite questions and comments, which inform our recommendations.

PUBLIC COMMENT:

DEBRA LOGAN, Templeton resident, spoke from personal experience about the crime endemic to convenience stores. She urged the community to speak up for itself, since developers consider profit and the county considers tax income, without regard for the people who live nearby.

BILL BRADLEE, local resident, posed questions: Are the companies proposing the gas stations aware of each other? (TOLLE: All applications are in the public record.) Isn't 24-hour operation outside the Templeton design plan?

The Templeton Community Design Plan can be found on this page:

<https://www.taaginfo.org/community-resources>

JENNIFER JONES: YES, but the county seems not to observe such rules.

POWELL: The county ignores the design plan. On the Las Tablas project, we battled on 24-hr. operation. But the county approved it anyway. The existing Chevron station is open until midnight, but usually after 11 pm, there are no customers. Other issues in Templeton Design Plan will be brought up as objections.

BRADLEE: I am not opposed to development, but I am opposed to these two projects.

MONICA SCHECHTER has lived in Templeton 23 years and raised four children here. Regrets not writing a letter to the county regarding the station approved on Las Tablas, but will write about these projects, with concerns about traffic congestion on Vineyard. She volunteers at the Templeton library, and there are already times of day when she won't ride her bicycle there. It's important to preserve the quality of life. Her family has hybrid and electric vehicles, these stations do not represent the future. 24-hr gas station/convenience stores are not needed here.

TYLER WILLIS noted that the Las Tablas project got approval even against TAAG's recommendations. Residents need to organize and follow up at the County level. Mavrick and AU are versed in these processes; they do this kind of a development for a living.

KATHERINE POREBSKI, Templeton Hills Rd, also regretted not opposing the Las Tablas project. Her house looks out at the hospital complex, which closes down at 6 pm. It's a very quiet area. A 24-hr gas station and convenience store will be a disturbance, as well as a huge source of light at night, useful for big truckers, but not for those in the area.

CONNEMARA WOODRUFF, 14-year resident of Templeton. Concerned about traffic issues along Vineyard. Will the convenience stores be selling tobacco? Alcohol? Consider the proximity to the middle school and high school. Also consider impact on animals/livestock on Ag Hill 4H. Is the conversion to electric vehicles being taken into consideration?

DAWN CARPENTER, 40-year resident. Do the companies already own the land? (TOLLE: yes.) The community is not an issue with these companies. Noted that Templeton's District 1 Supervisor John Peschong voted for the Las Tablas project, even on appeal.

GARY LEHRER, resident since 1989. has seen a lot of changes in Templeton: Twin Cities Hospital (now Adventist), Peterson Ranch developed. When is enough enough? It's getting out of hand. Crime element should be concerning. Kids run track along Vineyard. Traffic on Las Tablas is getting out of hand, too. Enough is enough.

CURT DUBOST, retiring superintendent of Paso Robles School District, testified at ABC (Alcohol Beverage Control) against establishing a liquor store near Flamson Middle School, and has since seen a huge problem with kids going across the street to a convenience store. PUBLIC Member: If the companies own the property, they can build whatever they want. What is the likelihood these permits will be denied? Directed to Eric Tolle: How is it possible to fight them?

TOLLE: It is helpful to contact your representatives. The Las Tablas gas station project was downgraded, and is now considerably smaller than originally envisioned. (QUESTION: How many projects get denied? TOLLE: I've been here 2 years; most projects take a long time.)

QUESTION: Does the county consult with law enforcement regarding public safety?

TOLLE: Projects are referred to Fire and Sheriff's departments, they can weigh in.

QUESTION: How long before the stations can open?

TOLLE: It may be years. Possibly a year.

CHERYL PARKS: Maverick builds truck stops. The project materials mention 35 parking spaces? Will it be overnight parking for trucks? (TOLLE: Current plan shows car-size parking spaces.)

VANESSA TOLLEY: Human trafficking is a big problem in California. This area is a hub, easily accessible from Los Angeles, San Francisco and the Central Valley. This is an area where school kids pass daily, such establishments should not be here.

DOROTHY JENNINGS: This area needs no more gas stations. There is a megastation being built at Santa Rosa Rd. in Atascadero.

POWELL: Several projects have been approved by the county lately that TAAG opposed for the reason that they are violations of rules in place for the area. These approvals set precedents. The timing of these applications must be based on the success of Las Tablas. Public involvement, like your presence here tonight, is important. North County is getting abused. I have been in Templeton 23 years. Urbanization is what's happening here. So continue to show up. Thank you.

PUBLIC: Las Tablas was approved by the County Supervisors. Is that because they knew the builder of that project? Do they know the builders of these projects? Friends on the Board of Supervisors should not be voting. Supervisors should have recused themselves.

PUBLIC: Approvals can be appealed.

PUBLIC: Las Tablas was appealed. The Board of Supervisors voted on it. It lost 3-2.

[Peschong, Arnold, Ortiz-Legg voted to deny the appeal; Gibson and Paulding voted in favor.]

POWELL: Joe Jarboe, a former TAAG board member, set up a web site, raised money, and took on the Las Tablas appeal.

BILL BRADLEE: Given this experience, if Peschong voted FOR the Las Tablas gas station, we may need to organize better.

SCOTT SILVEIRA: We need 10 times as many people as are in this room. Social media is helping. It has to be stopped. We need more people.

DAVID LEADER: It helps to attend Supervisor meetings, and to meet with Supervisors individually.

JENNIFER JONES urged the public to share the agendas for TAAG meetings, comment on the issues on social media.

PUBLIC: All we heard in these meetings was people speaking against Las Tablas, but people we had never seen before came to the Board of Supervisor hearing and spoke *in favor* of the Las Tablas project. Who were they?

SILVEIRA: If we don't fight now, the only thing we'll have to talk about is how things used to be.

DEVON JOHNSON: Wouldn't it be the responsibility of the TAAG board to take the lead on appealing these projects? You're telling us to go to Board of Supervisors. Why are you not making it your personal responsibility to stop this? What is it going to take for the board to push as individuals?

DOROTHY JENNINGS: You should investigate: Can advisory councils author an appeal? (Unclear. TOLLE suggests TAAG talk to county counsel.)

JENNIFER JONES: TAAG members do go to county meetings. But we are seven individuals. The mailing list for TAAG is 300 people, in a community of 7000. There needs to be much more public involvement.

DEBRA LOGAN: This issue needs a grassroots movement. Measure A passed in Templeton with 70% – a measure to tax ourselves! Do you know how hard that was? We went door to door educating people.

PUBLIC: We need a table at the farmer's market or outside Trader Joe's, educating people about these gas stations.

PUBLIC: Can we send a letter about this issue to every person served by TCSD (Templeton Community Services District)?

LOGAN, TCSD board member: Yes, if TAAG pays it, it could be inserted in water bills.

PUBLIC: TAAG should reach out to the school community, everyone is going to be concerned about traffic issues, my own kids have had close calls at those intersections.

General discussion about raising awareness with flyers passed out at the 4th of July parade.

9.3 TAAG member participation in the Templeton July 4, 2024 Holiday Parade. TAAG is considering entering this year's Parade as a group to promote TAAG's mission and activities to the Templeton public. The TAAG Board will consider this proposal.

TAAG board made plans to participate as a group in the 4th of July parade.

10 ANNOUNCEMENTS FROM TAAG COMMITTEES

10.1 Project Review Committee

List of pending projects should be kept up to date on the TAAG web site.

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

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

QUESTION TO CONSIDER: Should TAAG send a liaison to the Templeton Community Services District and School Board meetings?

12. ADJOURNMENT

Meeting was adjourned at 10:29 pm.

Meeting notes submitted by Sonja Bolle.