

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, November 21, 2024, 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
Jerry Jones, Delegate
Scott Silveira, Delegate
David Leader, Delegate
Jason Tesarz, Delegate
Brad Goodman, Delegate
Edward Bik, 1st Alternate Delegate
2nd Alternate Delegate, position vacant

Members of the public signing in at the meeting:

Dorothy Jennings
Joe DiVincenzo
Doug Reed
Cheryl Parks

1. CALL TO ORDER

JENNIFER JONES called the meeting to order at 6:29 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Jennifer Jones	present
Murray Powell	present
Jerry Jones	present
Scott Silveira	not present
David Leader	present
Jason Tesarz	not present
Brad Goodman	present
Edward Bik	not present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

No report.

4.2. California Highway Patrol

Lt. DARREN GENNUSO has taken the place of retired Lt. Chandler Stewart as commander for the Templeton Area CHP. He introduced new information officer Ryan Armstrong. The department plans to start posting information on social media, to increase public awareness.

Statistics: Last month (Oct 2024) local CHP investigated 20 collisions, 3 involving injury. No fatalities. 70 citations were issued, 8 for exceeding speed limits. There were 4 DUI arrests on the highway, none on county roads. The department delivered 172 motorist services.

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: no updates, other than items on the agenda.

4.6. Templeton Community Services District

ERIC MORTENSEN, board member TCSD: County Board of Supervisors approved the candidates appointed to the three board positions: Navid Fardanesh, Debra Logan, Eric Mortensen. Geoff English's term officially ends in December.

New water code ordinance takes effect in December. TCSD must have a physical address to deliver offers of water units; a courier service will deliver notice; applicants have 30 days to respond.

Next meeting will likely be cancelled.

POWELL: how many water units are available now?

MORTENSEN: I don't know, I can find out. The new policy came in response to cases in which people protested when they lost water units because they had not responded in time, and it appeared offers were lying unread in post office boxes.

4.7. Templeton Unified School District

No report.

4.8 Public Works, Transportation Division.

JOSHUA ROBERTS, Transportation Div Mgr., gave an update on proposed changes to the road impact fee program. Established years ago by County Board of Supervisors, road fees are levied on new development based on the expected increase in traffic load. Every December, the department makes a financial report to Board of Supervisors, proposing updated fees with cost of living adjustment, effective March 1.

Road fee is calculated through an equation for each new development that takes into consideration what road infrastructure will be needed to support it; what will be the approximate cost; what is the new development's fair share of that cost.

Templeton and Nipomo are the first communities to implement the department's new method of calculating fees.

DAVID LEADER: Taking the Mittry project as an example: How are road fees determined?

ROBERTS: Road fee formula calculates "per door." There may be a separate, reduced calculation for ADUs (Additional Dwelling Units). Given the economy, fees are not going down. The purpose of the changes is to encourage development.

MURRAY POWELL proposed that the initial presentation of the new fee program be made to the public at a TAAG board meeting, then the traffic committee can draw up a response.

LEADER, chair of the traffic committee, agreed.

5. CALL FOR TAAG BOARD CANDIDATES

The TAAG Board has a 2nd Alternate position open. This Alternate Board Member position is seated by a TAAG Board approved appointment. If you have an interest or questions regarding joining TAAG as an Alternate Board member please email TAAG and contact TAAG's Vice Chair Murray Powell at his contact information as follows:

TAAG Email Address templetonaag@gmail.com
Murray Powell (510) 914-3753 murray.powell1610@gmail.com

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:

https://www.taaginfo.org/_files/ugd/cb6502_8eba50d4bfb04fd9bd03c0e9268efa51.pdf

Qualified Templeton area registered voters interested in running for a TAAG Board seat have until TAAG's regularly scheduled January 16, 2025 Board meeting to declare, in writing, their intention to run for the TAAG Board during the March 2025 election.

WILLIAM NOWINSKI offered to serve as alternate on the board until the March election. He has been in Templeton since 2017, in the area since 2005, with two children who graduated from Templeton High School. He has experience in transportation, having worked at Cal Trans and in transportation management. He is also a member and has served as an officer of Templeton Ranch Homeowners Association.

Mr. Nowinski's letter of intent is appended to the minutes.

6. UPDATE ON THE STATUS OF PENDING TEMPLETON AREA LAND USE DEVELOPMENT PROJECT APPLICATIONS.

The SLO County Planning Department refers proposed land use development projects applications to TAAG for review and submission of TAAG recommendations to the County Board Supervisors, the Planning Commission and other County agencies and departments. The following are the current pending projects under review by TAAG that are currently 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 \(taaginfo.org\)](http://taaginfo.org)"

- "Eden's Dream" Revised Indoor Cannabis Project. Project No. DRC 2018-00183. Located at 4339 South El Pomar Road, Templeton CA 93465. APN 034-321-003. See additional comments in the agenda's Old Business Section 10.1, below.

ERIC TOLLE: This project is scheduled for a hearing at the County Planning Dept. on Jan 17, 2025. A revised MND will circulate, for another 30-day comment period, which is expected to conclude before the January hearing. (This will be a virtual meeting; the public can view on-line.)

MURRAY POWELL, TAAG cannabis project review committee chair: This project originally applied in 2018; TAAG has been following. The plan for outdoor cultivation has been dropped.

TOLLE noted that the latest wrinkle in the application is the reinstatement of protected status for an endangered bumblebee, evidently called the "crotch bumblebee." (We are not making this up; the latin name is *bombus crotchii*.)

- AU Energy Gas Station - Project No. N-DRC2024-00022. Proposed Gas Station located on Vineyard Drive and Highway 1010.

No update.

- Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029. Propose 60 room hotel complex located on North Main Street Templeton.

TOLLE: Resubmitted, developer responded to info hold letter. There are additional water issues: There is only enough water for phase 1, not for phase 2.

- Carrol Mixed Use Commercial – Residential Project No. N-DRC2024-00033. Project is located on North Main Street Templeton.

Approved earlier this month.

- Grey Wolf Winery – Project No. N-DRC2022-00048. Project is located on Hiway 46 West.

No updates.

- 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.

No updates.

NEW TEMPLETON AREA PROJECT REFERRALS

- Healy and Jackson Lot Line Adjustment - Project No. N-SUB2024-00073/COAL 24-0030. This project site is located is within the area Residential Suburban Zoning designation (Parcel 1) and Commercial Retail Designation (Parcel 2) land use categories and is located between Casper Road and Vineyard Road, within the Templeton Urban Reserve Line. This request is a MINOR parcel line adjustment between two existing parcels of 2.298 acres (Parcel 1) and 2.299 acres (Parcel 2). The parcels are currently undeveloped and the proposed parcel sizes will be revised to 2.5 acres (Parcel 1) and 2.097 acres (Parcel 2). The proposed project is within the Residential Suburban Zoning designation (Parcel 1) and Commercial Retail Zoning designation (Parcel 2) land use categories located between Casper Road and Vineyard Drive, within the Templeton Urban Reserve Line.

POWELL: Motion for TAAG to send a letter saying: “no comment.”
DAVID LEADER recommended phrasing: “TAAG has reviewed and has no concerns.”

Roll Call vote:

Jennifer Jones	yes
Murray Powell	yes
Jerry Jones	yes
David Leader	yes
Brad Goodman	yes

All in favor; motion carried unanimously.

- Pohl Lot Line Adjustment – Project No. N-SUB2024-00070/COAL 24-0016. A request by Richard Pohl for a Lot Line Adjustment) to MINOR Lot Line adjustment between two parcels of 15.033 and 68.503 acres each. The adjustment will result in two parcels of 15.402 and 68.133 acres each. The project will not result in the creation of any additional parcels. The project sites are located 3065 and 2867 Township Road Paso Robles. APN: 040-101-026, 028, 031 and 040-041-015 within the Agriculture land use category. Located approximately two miles west of the Templeton.

Motion to respond: “TAAG has reviewed and has no concerns.”

Roll Call vote:

Jennifer Jones	yes
Murray Powell	yes
Jerry Jones	yes
David Leader	yes
Brad Goodman	yes

All in favor; motion carried unanimously.

Two new applications were referred to TAAG just today, and were not listed on the agenda, Van Adelsberg subdivision and Nicholson lot line adjustment:
 TOLLE: Van Adelsberg is subdivision indicating future commercial development.
 JENNIFER JONES: How does that work with Vineyard Corridor project?
 TOLLE: It may become part of the Rossi/Bennett intersection concern.
 LEADER: Will the developer have to pay for the light at Bennett?
 TOLLE: Maybe some portion of it.

7. PUBLIC COMMENT

Members of the public who wish to speak on any topic not on the agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Per TAAG’s Bylaws, no action will be taken on items not on the agenda.

No comment.

8. CONSENT AGENDA

8.1 Approval of Minutes from October 17, 2024 TAAG Board meeting

8.2 Approval of Treasurer’s November 21, 2024 Report

JENNIFER JONES: Christine Nelson has been paying WIX for the TAAG web site. TAAG will now take over that annual payment.
 POWELL: TAAG board is asked to approve a request for \$2000 from county supervisors.

Motion to approve minutes, treasurer's report and funding request:

Roll Call vote:

Jennifer Jones	yes
Murray Powell	yes
Jerry Jones	yes
David Leader	yes
Brad Goodman	yes

All in favor; motion carried unanimously.

9. NEW BUSINESS

9.1 Presentation by Templeton Community Library Association President Melinda Reed regarding funding issues.

MELINDA REED: TCLA is not asking TAAG for anything, just presenting information. TCLA is a non-profit. It has been operating for 24 years, raising money to establish a Templeton Library. The library opened in 2022. Everything in the library is donated or bought with donated funds. It is run by 35-40 active volunteers, plus one paid site coordinator.

There is a rule on the books in SLO County: If a community raises funds for a library, the county will match it 50/50. It took us 20 years to raise the money to build the library, then when we applied for funding in 2018 the county said it had no money to match us. The group decided, rather than build, to put up a modular building. We signed a lease in 2000 with the school district for the lot across from the high school. Using DSA (Dept of State Architect) for pre-approved modulars, we only had to have county approval for an access road.

Templeton property owners pay 1.6% percent of their property's value in taxes for county library services. For 45 years, Templeton residents have been paying this tax, which supports 14 branch libraries in the county. The County has a \$14 million library budget.

TCLA has invested funds raised from the community as well as a bequest from Templeton resident Elizabeth Nelson. The county technically cannot give the Templeton Community Library Assoc money, as it is a non-profit. However, it can give money to the Community Services District. What TCLA is proposing to the county is a property tax exchange: It is asking the county to return \$318K per year to TCSD, which would go to support a librarian and one other employee. The estimated annual budget for TCSD to run the library is \$153K; the remaining approximately \$154K would be for TCSD overhead and payroll expenses.

Templeton Library does not actually want to operate under the County library system. It is already up and running with programs that smaller libraries usually can't support. The Shell Beach Library, for comparison, has 709 library card holders; Templeton, although newly established, already has 1532. Shell Beach checked out 5100 books in 2023; this year Templeton has already checked out 7800. Similar County libraries are open 18 hours/week; Templeton is open 22 hours. The County allows volunteers only to shelve books, not to run programs; Templeton has an after-school program, a summer reading program, a Pokemon Club, all led by volunteers, and an accomplished high school student does tutoring. Templeton does its own book cataloguing, whereas the county libraries send their books out for cataloguing. Even the furnishings and decorations would have to be library-system-approved.

It is not clear if the current Board of Supervisors will entertain TCLA's request. But our position is that if Templeton is providing services, it should be receiving tax funds. It has 45 years of paying in property taxes, with no return. We paid for the building. We'll continue to

support the library in the way we have been doing. We think we deserve the funding for two employees.

9.2 Review of a draft TAAG Traffic Committee's October 23, 2024 publicly noticed meeting regarding a review of Templeton area traffic circulation and road projects.

The Traffic Committee will submit a draft report with recommendations to be considered and approved by the full TAAG Board to be submitted to SLO County Planning, SLO Public Works and other County departments, agencies and public organizations for consideration.

The committee's preliminary recommendations, based on public comment, were circulated and are attached to the minutes.

Two County Dept of Public Works e-mails to TAAG (regarding sidewalks and changes to traffic regulations) are attached to the minutes.

DAVID LEADER, chair, traffic committee, reported on the traffic committee meeting held Oct 23. The committee is looking into the steps that would be necessary to implement the proposed changes:

The addition of a traffic light or crosswalks at Vineyard Dr. and Rossi Rd.: In order to put in a crosswalk, a traffic study must show a minimum of 10 people crossing per hour, 8 hours per day. As for a traffic light, the rules do not allow one so close to the existing light at the freeway on-ramp. Alternate recommendations were to move the light to Rossi Rd (replacing the on-ramp light with a stop sign), or to add a roundabout.

(MURRAY POWELL commented that changes to the freeway on-ramp would involve another agency, Cal Trans rather than Public Works.)

Sidewalks on Eddy Street: That plan would first require a change to the Templeton Community Development Plan.

Lighted crosswalks on Main St.: that request would go to Templeton Community Services District (TCSD), the same for a sidewalk from Main St. to Evers Park.

DOROTHY JENNINGS (public comment): Did anyone bring up Atascadero/Templeton connector trail? That's a project long in the works.

PUBLIC: Long ago that was discussed at a meeting. It would be a multi-use trail from where Templeton library is now, to Atascadero. One objection was the possibility of giving homeless encampments in the Salinas River area easier access to the schools.

LEADER: What to do with this document? Should the TAAG board or traffic committee send recommendations to Public Works? The Vineyard Drive Corridor Plan is already on the books. The larger plan is very expensive, though, and nothing happens without funding, so that is a long way off.

JOE DIVINCENZO, traffic committee member: It doesn't have to be such a big project. People just want a couple of crosswalks and safer intersections.

LEADER: The immediate need is to address the intersection at Rossi, and there is a plan to route traffic turning west/north from Rossi to a new intersection at Vineyard and Bennett.

PUBLIC : How will Rossi be connected to Bennett?

LEADER: The developer of the Van Adelsberg subdivision parcel split will have to accept the new road across.

LEADER: So the next step is to flesh out this set of recommendations and submit them to Joshua Roberts at Public Works.

DOROTHY JENNINGS (public): The list of recommendations should, as always, include mention of the flooding on all roads in Templeton. We have to keep up the pressure on the county to recognize this issue.

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.

TAAG Board review of this proposed project to consider public comments regarding this proposed Cannabis project located at 4339 So. El Pomar Road Templeton. Approximately 2.8 miles east of the city of Atascadero. This Cannabis project is a request by Eden’s Dreams LLC for a SLO County Minor Use Permit to conduct Indoor Cannabis Cultivation and Processing activities. SLO County Project No. (DRC2018-00183). 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. TAAG has been advised by County Planning that this cannabis project has been tentatively scheduled for a SLO County Land Development permit approval hearing during January 2025. Hearing date to be determined. .TAAG will conduct a detailed review of this project proposed Cannabis project.

SEE ABOVE, Agenda Item 6. Put on December TAAG agenda to consider new MND.

11. ANNOUNCEMENTS FROM TAAG COMMITTEES

10.1 Project Review Committee

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

Trying to get the county to accept and combine Templeton and County water studies.

10.7 Elections Committee

Taag Board Election is set for Saturday, March 8, from 9 am to noon.

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

None.

13. ADJOURNMENT

Meeting was adjourned at 8:58 pm.

Meeting notes submitted by Sonja Bolle.

Attachments: William Nowinski letter of intent to serve on TAAG board
TAAG Traffic Committee Preliminary Recommendations
Public Works e-mail to TAAG re new sidewalks on existing county roads
Public Works e-mail to TAAG re traffic regulations

TAAG Traffic Committee Preliminary Recommendations

Traffic Committee Public Meeting

Draft #3

To: Jennifer Jones - TAAG Chairman, TAAG

From: David Leader – Traffic Committee Chairman

CC: Murray Powell, Ed Bik, Jason Tesarz, Brad Goodman, Scott Silveira, Joe DiVincenzo (Community Member/Traffic Committee)

Date: 11/12/2024

Subject: Public Traffic Committee meeting minutes & Recommendations

The Traffic Committee public meeting was held on 10/23/2024 in the TCSD Board room. The meeting started at 6:30PM and concluded around 8:30PM. 18 members of the public attended, including Murray Powell, Brad Goodman, Jennifer Jones, and Jake Hudson.

SLO Public Works had two people attend: Joshua Roberts and Jake Hudson. They heard many questions from the community, and they explained why a signal light/cross walk at Vineyard/Rossi, speed limit signs on Rossi, and sidewalks on Eddie Street cannot be installed. Below are the main topics and the Traffic Committee's recommendations.

Rossi Road

There were a large number of individuals who live in the Rossi Road neighborhood who spoke about the need for a signal light and cross walks at Rossi Road and Vineyard Drive. They showed a 10-minute video that exhibited a number of safety issues involving people walking and crossing Rossi, and vehicles driving on both Rossi Road and Vineyard Drive. This is a 'high volume' intersection, and it is dangerous to exit from Rossi onto northbound Vineyard Drive. It is very dangerous for any resident living on the south side of Vineyard Drive, to cross in order to get to the road's only sidewalk. This includes grammar school, middle school and high school students who cross Vineyard in order to walk to school.

This group also asked that speed limit signs be placed on Rossi.

Recommendations:

1. Provide a crosswalk across Rossi Road at Vineyard Drive.
2. In order of preference (items a-d):
 - a. Install a signal light and crosswalks crossing Vineyard Drive at Rossi Road.
 - b. Move the existing 101S signal light to Rossi/Vineyard Road. Replace the existing signal light with a stop sign.
 - c. Install a roundabout and cross walks at Rossi/Vineyard Drive.
 - d. Install a lighted crosswalk crossing Vineyard Drive at Rossi Road.
3. Install a minimum of one speed limit sign (25 mph) on each side of Rossi Road to protect the resident families, in the Rossi Road neighborhood, as there are not any speed limit signs as of today

4. Install a signal light and crosswalks at Bennett Way and Vineyard Drive.

Eddie Street - Sidewalks

As TAAG has heard from Scott Clare previously, there is a strong push from the residents living in this neighborhood to install sidewalks on Eddie Street. According to Public Works, this is not possible until the Templeton Community Development Plan is amended as such. Eric Tolle from SLO Planning is looking into this and will advise once he has final confirmation.

Lighted Crosswalks on Main Street

A community member expressed a need to make the crosswalks on Main Street safer at night, by adding more lighting and/or flashing lights to warn oncoming cars when a pedestrian is in the crosswalk. Traffic seems to travel at higher speeds at night making it unsafe to cross Main Street using the existing crosswalks. Joshua Roberts stated that this is a Templeton Community Services District (TCSD) issue and that TAAG should contact them.

Recommendation:

TAAG to send a letter to TCSD asking that more safety lighting be placed at the crosswalks on Main Street downtown.

Evers Park Access

A community member spoke of safety concerns regarding access to this park. We agree installing a sidewalk from the street to the sidewalk inside the park would be a good idea.

Public Works e-mail to TAAG re traffic regulations

----- Forwarded message -----

From: **Joshua Roberts** <jroberts@co.slo.ca.us>

Date: Fri, Nov 22, 2024 at 12:14 PM

Subject: Templeton (and surrounding) Speed Limit Changes

To: Templeton AG <templetonaag@gmail.com>, david leader <david.leader2020@gmail.com>

Cc: John Waddell <jwaddell@co.slo.ca.us>, PW.TrafficOperations <PW.TrafficOperations@co.slo.ca.us>

Good Afternoon – The December 10 Board of Supervisor meeting Consent Agenda will have updates to the County Traffic Regulations Code (Title 15) regarding speed limits here below:

1. Establish a 25 MPH business District on Main Street in **Templeton** from 8th Street to 1st Street.
2. Correct language regarding the 40 MPH speed zone on Vineyard Drive in **Templeton** from Bennett Wy to Main Street.
3. Establish a new 45 MPH posted speed zone on River Road in **Paso Robles** from Neal Springs Road to Paso Robles City Limit.

These proposed changes are based on the results of an Engineering Traffic and Speed (ET&S) compliance survey.

The County is required by the State to routinely check posted speed limit zones and either uphold those posted limits or implement resulting modifications. Where speed limits change, County staff will install updated signage following adoption by the Board.

Please let me know if you have any questions!



Joshua Roberts

Transportation Division

Public Works, County of San Luis Obispo

Tel: (805) 788-2345 | An APWA Accredited Agency

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