

**NOTICE OF TAAG BOARD MEETING AND AGENDA**  
**April 16, 2026 @ 6:30 PM**

The regular meeting of the Templeton Area Advisory Group (TAAG) will be held at the Templeton Community Service District Board Room located at 206 Fifth Street, Templeton, 93465 (Entrance to the right of the Templeton fire station)

**2025-26 TAAG Board Members**

David Leader, Delegate  
Brad Goodman, Delegate  
Edward Bik, Delegate  
Bill Nowinski, Delegate  
Isaijah Malpolo, Delegate  
Murray Powell, Delegate  
7<sup>th</sup> Delegate: Vacant  
1st Alternate Delegate: *Vacant*  
2nd Alternate Delegate: *Vacant*

**Table of Contents:**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Board election of officers for service from March 2026 thru February 2027.**
- 5. Agency Reports and Updates**

*Written reports will be read at the meeting. In-person reports will be live.*

**5.1** Sheriff's Office

**5.2** California Highway Patrol

**5.3** Supervisorial District One, John Peschong & Supervisorial District Five, Heather Moreno

**5.4** County Planning Department

**5.5** Templeton Community Services District

**5.6** Templeton Unified School District

**6. Call for Additional TAAG Board Candidates**

**6.1** The TAAG Board has two vacant 'Board Alternate Delegate' positions and one Delegate position available at this time. Please contact TAAG @ [templetonaag@gmail.com](mailto:templetonaag@gmail.com) if you are interested in joining the Board. You must be a registered voter residing within the Templeton Unified School District Boundaries to qualify for a TAAG Board position. These open Board positions will be filled in accordance with TAAG Bylaw Article IV, Section 7. (*See below*)

*TAAG Bylaw Article IV, Section 7: “When there is an open or vacated Delegate or Alternate seat, if deemed necessary, TAAG shall make a call for candidates. The call for candidates shall be published in local newspapers, newsletters, on local websites, or by any other means that may generate responses from the public. At its next Board meeting, TAAG shall appoint, by an Affirmative vote of approval by five (5) or more Delegates, a replacement for the remainder of that term.”*

## **7. Review of New Project Applications**

### **7.1) Templeton to Atascadero Connector Project**

The proposed project consists of an approximately 1-mile-long multi-use trail connecting South Main Street in Templeton to the existing de Anza Trail near Ferrocarril Road in Atascadero. The project would disturb approximately 2 acres, including the permanent trail footprint and temporary construction and staging areas.

The trail would include a combination of shared roadway markings, paved trail segments, and two clear-span bridges. Key features include a pedestrian and bicycle overcrossing of the Union Pacific Railroad and a free-spanning bridge over Paso Robles Creek. The trail would be paved with an all-weather surface.

## **8. Update on the Status of Pending Project Applications**

The SLO County Planning Department refers proposed land use development project applications to TAAG for review and submission of TAAG recommendations to the County Board Supervisors, the Planning Commission, other County agencies and departments, and the public. The following are the current pending projects currently under review by TAAG. TAAG has deferred final consideration of these projects until additional information, including California Environmental Quality Act (*CEQA*) determinations, is disclosed by the SLO County Planning Department. The TAAG Board will be conducting future publicly noticed reviews of these projects as additional information becomes available. Details of the following projects can be found on the TAAG website under ‘Project Applications’ at:

[taaginfo.org](http://taaginfo.org)

**See attached ‘Current Project List’ below.**

## **9. Review of Resubmitted Projects**

None this month

## **10. Public Comment**

Members of the public who wish to speak on any topic not on the agenda that is within the purview of TAAG may approach the podium on being recognized by the Chair. Please state your full name (and representation, if any) and your place of residence for our records. Please stand at the meeting podium so other attendees will have the opportunity to listen to your comments. Please limit your comments to three (3) minutes. Comment periods may be extended by the TAAG Chair. Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Board members and the public may ask questions of the speaker. We currently request that speaker slips be submitted for our records. Please sign in on the public speaker list provided at the rostrum so that we can include the names of speakers in the meeting minutes and provide your email address if you wish to be added to TAAG's email notification system.

## **11. New Business**

**11.1** Election of Matt Thomsen to be the Board's 7<sup>th</sup> Delegate – 5 votes are required

**11.2** Add new treasurer and Chairman to TAAG's checking account and remove old treasurer and chairman's name.

## **12. Old Business**

**12.1** Send funds request to John Peschong and Heather Moreno. Approved at the November Board meeting.

## **13. Consent Agenda**

**13.1** Approval of the TAAG February 19, 2026 Board meeting minutes.

**13.2** Approval of TAAG March 19, 2026 Board meeting minutes.

**13.3** Approval of having guest speakers.

**13.4** Approval of revised Bylaws revisions that were presented to the Board at the February 19, 2026 Board meeting, assuming they are available in time to attach to this agenda.

**13.5** Election of new committee Chairman (Bylaws, Traffic, Community Outreach & Public Relations, Project Review/Cannabis/Toad Creek).

## **14. Announcements from TAAG Committees**

**14.1** Project Review/Cannabis/Toad Creed Committee

**14.2** Community Outreach and Public Relations Committee

**14.3** Traffic Committee

**14.4** Bylaws 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.*

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

**16. Adjournment**

### **Project Application Presentations**

1. Chairperson will call the agenda item
2. Project applicant or agent will present the application
3. Project Review Committee will present its report
4. Chairperson will open the floor to the Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comments. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant or agent addresses public comments by responding directly to the Chairperson.
7. Public comment portion of the proceedings on this item will be closed, and no further testimony will be taken.
8. The TAAG Delegates will discuss the application and, considering public comments, will consider submitting TAAG recommendations to the County.

### **Guidelines for Presenting Public Oral Comments**

All participants must conduct themselves with courtesy, dignity, civility, and respect. For all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. *We currently request that speaker slips be submitted for our records.* Please sign in on speaker slips so that we can include the names of speakers in TAAG's meeting minutes.

2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues. Not comments about any individuals involved.
4. Public oral comment is limited to three minutes per individual unless the Chair permits otherwise.
5. Please- No audience reaction (applause or otherwise) during or after comments
6. Written comments (letter, e-mail, etc) are acceptable but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested by and permitted by the Chair.

### **Current Project List – no changes from last meeting**

#### **1) AU Energy Gas Stations - Project No. N-DRC2024-00022**

Minor Use Permit to allow a mobility station, convenience store, self-serve carwash, and quick service restaurants (QSR). The mobility station includes 2,872 sf. fuel canopy covering (4) fuel dispensers, (2) 20K gallon underground storage tanks; 5,000 sf. convenience store, and 1,176 sf. self-serve carwash tunnel with 653 sf. carwash equipment room. The proposed QSR is 3,112 sf. with a drive-thru. The site improvements include: Outdoor seating area, parking stalls, accessible path of travel, EV charging stats, masonry trash enclosures, site lighting, air & water equipment, vacuum equipment, and landscaping. Proposed gas station located on Vineyard Drive and Highway 101.

Project Manager: Eric Tolle (805) 788-2148, email: etolle@co.slo.ca.us

Applicant resubmittal referred to TAAG 12/17/25; TAAG recommended denial on 02/19/26; applicant opting to pursue project.

#### **2) Dirk Winters Templeton Hotel - Project No. N-DRC2024-00029**

A request by Dirk Winters for a Conditional Use Permit to allow the construction of a new 60-unit hotel which includes an amenities building and kitchen. The project will result in the disturbance of approximately 3.4 acres including 2,960 cubic yards of cut and 3,580 cubic yards of fill on a 3.4 acre parcel. The proposed project is within the Commercial Retail land use category and is located on a vacant lot (APN 040-214-063) within the community of

Templeton. The site is in the Salinas River sub area of the North County planning area. Located on North Main Street, Templeton, adjacent to the Templeton Post Office. Project Manager: Eric Tolle (805) 788-2148, email: etolle@co.slo.ca.us  
Project approved at Planning Commission 03/12/26

### **3) Grey Wolf Winery - Project No. N-DRC2022-00048**

A hearing to consider a request by Joe Barton for a phased Conditional Use Permit to expand an existing winery facility to allow the following: Phase 1: improvements to existing structures, conversion of an existing residence to administration space, construction of a new 3,000 S.F. winery processing building, and establish 12 Special Events with up to 150 guests annually. Phase 2: construction of a 3,000 s.f. winery processing building with a 1,000 S.F. covered crush pad. Phase 3: construction of a 8-unit detached bed and breakfast inn and (1) caretaker's unit. Phase 4: construction of 25,000 S.F. of wine caves and an increase in annual case production from 10,000 to 30,000 cases per year. The applicant is requesting modifications to County Land Use Ordinance: This project includes a request to waive the 20-acre minimum parcel size requirement for Special Events to allow 11 acres. A modification to allow a Bed and Breakfast facility to be established in 8 detached modular structures instead of one single structure and to allow a 373' setback from the nearest offsite residence instead of the required 400'. A modification of the setback standards to allow special event areas to be located 90 feet from the northern property line and the nearest off-site residence is located 373 feet north of the event use areas instead of 200 feet from each property line and no closer than 400 feet to any existing residence outside the ownership of the applicant as ordinance requires. A modification to signage standards to allow 9 total signs, the wall sign area for Sign #2 to be increased to 84 sq. ft., and increase the monument sign height for Sign #1, #3, and #4 to 10', 8' & 6' respectively. The project will result in the disturbance of approximately 7.1 acres (at total build out) on an 11-acre parcel. The proposed project is within the Agriculture land use category and is located at 2174 W Highway 46, in the community of Paso Robles. The site is in the Adelaida sub area of the North County planning area.

Project Manager: Jessica Macrae (805) 788-2714, email: jmacrae@co.slo.ca.us

Applicant continuing to work out issues with Caltrans; remains an active project (no update)

**4) Van Adelsberg Subdivision - Project No. N-SUB2024-00074**

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 (2) new parcels. This 8-acre vacant parcel is located on Vineyard Drive between Bennett Way and Rossi Road in the community of Templeton. It is approximately 650 feet west of Highway 101. Address is: 855 Vineyard Drive, Templeton (APN 039-411-033). The surrounding area is a mix of Commercial Retail and Residential Suburban zoned parcels, with various existing businesses and residences.

Project Manager: Eric Tolle (805) 788-2148, email: etolle@co.slo.ca.us

Project accepted for processing 2/2/26; CEQA analysis on pause per applicant (no update).

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

Request from John and Wendy Richardson for a Vesting Tentative Parcel Map to subdivide an existing 11.5-acre parcel into three parcels of 1.5, 1.5, and 8.5 acres each for the purpose of sale and/or development. The site is currently developed with a single-family residence, accessory dwelling unit (ADU), agricultural accessory structures, and vineyards. Each proposed parcel will be served by community water through TCSD and septic tanks (LAMP). No development is being proposed as part of the land use entitlement. The proposed project is within the Residential Suburban land use category and is located at 880 Bethel Road, within the Templeton Urban Reserve Area and 0.10 miles north of Vineyard Drive (APN: 040-271-024).

Project Manager: Lane Sutherland (805) 788-9470, email: lsutherland@co.slo.ca.us

No update; project is currently on County Planning Information Hold.

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

Request from Joshua Morris for a Minor Use Permit to convert and renovate an existing 2,600 square-foot prefabricated metal barn into a winery and tasting room with an annual production capacity of 5,000 cases of wine. The project includes interior and exterior improvements, installation of plumbing fixtures and finishes, construction of an ADA-accessible path to the main entrance, and development of an access road and fire turnaround for emergency vehicles. This request also includes approval for a vacation rental permit for a structure to be built at an undetermined future date. The project is located at 6320 Vineyard Dr (APN: 039-061-032), approximately 4.5 miles west of the community of

Templeton, within the Agriculture land use category in the Adelaida sub-area of the North County Planning Area. This is a 17-acre project site.

Project Manager: Blake Maule (805) 781-4163, email: bmaule@co.slo.ca.us

Temporary events component removed; project now a MUP.

### **7) Hansen Bed & Breakfast Facility - Project No. N-DRC2025-00029**

Request submitted by Bruce Hansen to construct a 1-story 800-square-foot bed and breakfast as a supplemental use for an existing winery and tasting room on a 27-acre parcel. The Project site is located at 5575 El Pomar Drive, Templeton (APN: 033-291-031). The proposed new 2-bedroom structure is located 170 feet from the east property line, 419 feet from the west property line, and 360 feet from the existing winery facility to the north, along El Pomar Dr. An adjustment is needed for the side setback reduction from 200 feet. The winery and tasting room were initially approved under Minor Use Permit D020153P in 2003; this modification to the site requires a Conditional Use Permit. This site is in the AG land use, within the El Pomar-Estrella Sub Area and the North County Planning Area.

This project SLO County Planning Department contact is:

Project Manager: Cindy Chambers (805) 781-5608, email: cchambers@co.slo.ca.us

Project remains on Info Hold (no update).

### **8) Barragan Residence MUP - Project No. N-DRC2025-00026**

Request submitted by Ben and Ashley Barragan for a Minor Use Permit (N-DRC2025-00026) to allow for the construction of a 1,614 square-foot Single-Family residence. The project will result in the disturbance of approximately 2,054 square feet on a 16,117 square foot parcel. Address is 0 Forest Ave, Templeton (APN: 041-101-057). The proposed project is within the residential Single-Family land use category and is located off of Forest Avenue, just east of Highway 101 and Las Tablas Road North off-ramp in Templeton. The site is in the Salinas River Sub Area of the North County planning area.

Project Manager: Lane Sutherland (805) 788-9470, email: lsutherland@co.slo.ca.us

TAAG Project Review Committee (PRC) recommended approval on 07/28/25; project accepted for processing on 11/24/25; CEQA analysis underway.

### **9) Chicago Grade Landfill Amendment - Project No. AMEND2025-00006**

Request by Chicago Grade Landfill (CGL) (Waste Connections) to revise Conditional Use Permit (DRC2003-00026) to increase the transfer limit from less than 100 tons per day to 500

tons maximum per day, thereby transitioning to an exclusive solid-waste transfer station with landfill disposal ceased. Waste received at CGL will be transferred to Cold Canyon Landfill (CCL) or to another permitted Class III (non-hazardous, non-designated) for approximately 35 years or until CCL is full, and then resume landfill waste disposal operations at CGL to consume the remaining capacity. The facility address is: 2290 Homestead Road, Templeton. The Landfill includes 110.93 acres within the assessor's parcel number 034-212-007 and 77.07 acres with 034-212-008. CGL also owns adjacent parcel 034-212-004 (102.6 acres that is not currently part of the permitted Facility and has been reserved for potential future landfill expansion that is not part of this CUP revision. The elevation of the facility property is approximately 1,000 to 1,500 feet above mean sea level (msl). The current (also to be used for future) transfer and recycling areas are located in valleys that are not visible from adjacent parcels.

Project Manager: Eric Tolle (805) 788-2148, email: etolle@co.slo.ca.us

Project accepted for processing; seeking consultants for comprehensive CEQA analysis (no update).

#### **10) Miller Parcel Map Subdivision - Project No. N-SUB2025-00045**

Request from Emily Miller for a Parcel Map (CO 25-0018) to subdivide an existing 22,349 square foot parcel into two (2) parcels of 14,425 square feet and 7,924 square feet for the purpose of sale and/or development. The proposed project is within the residential Single-Family land use category and is located at 615 and 619 Salinas Avenue, Templeton (APN: 041-105-001). The site is within the Salinas River Sub Area of the North County Planning Area.

Project Manager: Kerry Brown (805) 781-5713, email: etolle@co.slo.ca.us

Project withdrawn

#### **11) LaSalle Parcel Map - Project No. N-SUB2025-00039**

Request by Karen LaSalle to subdivide a 5.01-acre parcel located at 1670 Vineyard Dr, Templeton (APN: 040-271-018). The three (3) parcels are as follows: Parcel 1 is 1.89 acres, Parcel 2 is 1.62 acres, and Parcel 3 is 1.5 acres. The property is zoned residential Suburban and is located on the north side of Vineyard Drive. There is an existing single-family residence on Parcel 1, located on the southwest portion of the 5-acre site. Access to the site is provided by a private driveway from Vineyard Drive. The property is bordered by Residential zoning on all sides. The existing neighborhood consisted of 1 to 5-acre lots with single-family

residences and a cluster subdivision, The Vineyards, on the south side of Vineyard Drive.

Project Manager: Eric Tolle (805) 788-2148, email: etolle@co.slo.ca.us

Applicant resubmitted on 12/29/25, Info Holds re-issued by Planning and PW; pending withdrawal as a parcel map application, SB-9 urban lot split application now being pursued for 2 lots.

### **12) Mawas Parcel Map - Project No. N-SUB2025-00053**

Request from Feras Mawas and Lama Fidel to subdivide an 8.88-acre parcel into two 2.5-acre parcels and one 3.88-acre parcels. Location: 110 NUTWOOD CIR , PASO ROBLES, CA, 93446 Parcel Number: 40-135-031

Project Manager: Lane Sutherland (805) 788-9470, email: lsutherland@co.slo.ca.us

Project on Info Hold; applicant resubmitted 03/09/26

### **13) The Towers - Project No. N-DRC2025-00037**

A request by The Towers, LLC for a Conditional Use Permit to allow the construction of telecommunications and public utility facility, consisting of a 70' monopine with (3) 8' antennas, (3) 4' antennas, (3) 3' antennas, (3) rru's, (1) 6' microwave, (4) ovp boxes, (1) gps antenna, required antenna cabling, hcs jumpers, (2) ground mounted radio cabinets, (1) equipment canopy, (1) fiber box, (1) 200a ilc cabinet, (1) manual service light switch timer, (3) service lights, (1) back-up diesel generator, (2) raised concrete pads, cable ice bridge, Utility backboard and multi-meter utility service mounted on concrete pad within a 40'x40' fenced lease area. The proposed project is within the Industrial land use category and is located at 202 Easy St, in the Community of Templeton. The subject property is within the Salinas River sub-area of the North County planning area. APN 040-143-028

Project Manager: Blake Maule (805) 781-4163, email: bmaule@co.slo.ca.us

Project appeared before Planning Commission on Jan 8, 2026; continued to a date uncertain. Applicant is seeking alternative siting of the tower on-site.

### **14) T-Mobile MUP - Project No. N-DRC2025-00038**

A request by T-Mobile for a Minor Use Permit to allow the co-location to an existing wireless communications facility consisting of the following: 6 new panel antennas, 6 new Remote Radio Units (RRUs), 1 new GPS antenna, 2 new equipment cabinets, new utility panel, 3 new HCS cables, 24 new fiber jumpers, located within an approximately 300 square foot lease

are, surrounded by a new 8-foot-tall concrete masonry unit wall. The proposed project will result in the disturbance of approximately 400 square feet (including utility trenching and access improvements) on an approximate 125-acre parcel. The proposed project is within the Agriculture land use category and is located on the north side of Peachy Canyon Road, approximately 1,250 feet northeast of the Vineyard Drive intersection, approximately 6 miles northwest of the Templeton Urban Reserve Line. The site is in the Adelaida Sub Area of the North County Planning Area.

Project Manager: Kerry Brown (805) 781-5713, email: kbrown@co.slo.ca.us

Project remains on Info Hold (no update).

#### **15) Wildwood West HOA LLA - Project No. N-SUB2025-00064 / COAL 25-0044**

A request by Wildwood West Homeowners Association (HOA), for a Lot Lines Adjustment (COAL 25-0044) to adjust the lot lines between two existing legal parcels: Parcel 1 (0.58 acres gross) and Parcel 2 (7.82 acres gross). The adjustment will transfer approximately 0.13 acres from Parcel 1 to Parcel 2, resulting in Parcel 1 (0.45 acres) and Parcel 2 (7.95 acres). The purpose of the proposed Lot Line Adjustment is to convey ownership of a landscaped entryway and pedestrian pathway area, originally created as an easement in 1997, from the private residence to the Wildwood West HOA. This will allow the HOA to restore and maintain the pathway, landscaping, and overall symmetry of the community entryway as part of a legal settlement agreement. Both parcels will continue in their existing uses, with Parcel 1 remaining a private residence and Parcel 2 remaining HOA-owned common area. Both parcels are within the Residential Suburban (RS) land use category and located within the Templeton Urban Reserve Line in the Salinas River Sub Area of the North County Planning Area. The subject properties are located at 501 Burlwood Lane and Wildwood Drive in the unincorporated community of Templeton, California. APN 040-272-036 & 011

Project Manager: Lane Sutherland (805) 788-9470, email: lsutherland@co.slo.ca.us

Project accepted for processing 12-11-25; exempted from CEQA; heading to Planning Dept Hearing on 3/6/26

#### **16) Nemahai MUP/Variance - Project No. N-DRC2025-00051**

A request by Anton Nemahai for a Minor Use Permit to disturb more than one acre of land, along with a Variance (N-DRC2025-00051) to allow grading on slopes exceeding 30 percent. The project proposes construction of a 3,652-square-foot, single-story, three-bedroom, five-

bathroom single-family residence with an attached 1,441-square-foot, three-car garage. The project also includes approximately 1,035 linear feet of retaining walls, approximately 99,930 square feet of site disturbance, 4,437 cubic yard of cut, 4,625 cubic yard of fill, 9,062 cubic yards total, and a private driveway extending through parcels 034-471-006 and 034-471-007. The project is located at 3725 East Highway 41 on parcel 034-471-007, within the Residential Rural land use category and the El Pomar–Estrella Sub-Area of the North County Planning Area.

Project Manager: Blake Maule (805) 781-4163, email: [bmaule@co.slo.ca.us](mailto:bmaule@co.slo.ca.us)

New project submitted 12/2/25; accepted for processing 03/06/26; TAAG unanimously recommended approval; CEQA analysis underway.