

**TEMPLETON AREA ADVISORY GROUP (TAAG)
420 Crocker Street Templeton CA 93465**

**NOTICE OF TAAG BOARD MEETING AND AGENDA
Thursday, October 17, 2024 - 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 California 93465 (Entrance to the right of the Templeton fire station)

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
Second Alternate Delegate - Vacant

TAAG RECORDING SECRETARY

Sonja Bolle

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENCY REPORTS AND UPDATES

Written reports will be read at the meeting. In-Person Reports will be live.

- 4.1. Sheriff's Office
- 4.2. California Highway Patrol
- 4.3. Supervisorial District One John Peschong
- 4.4. Supervisorial District Five Debbie Arnold
- 4.5. County Planning Department
- 4.6. Templeton Community Services District
- 4.7. Templeton Unified School District

5. 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 additional information to be

submitted by project applicants 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://ProjectApplications.TempletonAreaAdvisoryGroup.taaginfo.org)”

- “Edens 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 New Business Section 8.1 below,
- AU Energy Gas Station - Project No. N-DRC2024-00022. Proposed Gas Station located on Vineyard Drive and Highway 1010.
- Dirk Winters Templeton Hotel -Project No. N-DRC2024-00024. Propose 60 room hotel complex located on North Main Street Templeton.
- Carrol Mixed Use Commercial – Residential Project No. N-DRC2024-00033. Project is located on North Main Street Templeton.
 - Grey Wolf Winery – Project No. N-DRC2022-00048. Project is located on Hiway 46 West.
 - 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.

6. 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. Please state your name (and representation, if any) for the meeting minutes, and limit your comments to three minutes. Per TAAG’s Bylaws, no action will be taken on items not on the agenda, though Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

7. CONSENT AGENDA

- 6.1 Approval of Minutes from September 19, 2024 TAAG Board meeting
- 6.2 Approval of Treasurer’s October 17, 2024 Report

8. NEW BUSINESS

8.1 Introduction and update by the Central Coast Heritage Tree Foundation.

Presentation will include a discussion of why branches fall and oak tree maintenance to reduce branch failure and updates on area oak tree planting and the Templeton area heritage tree inventory with a new app from Cal Poly

8.2 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

This proposed 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 would be located at 4337 - 4339 South El Pomar Road Templeton. Approximately 2.8 miles east of the city of Atascadero. The project consists

of the demolition of an existing 14,000-sq.ft arena structure and the 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. Currently this project is on hold pending an existing 30 day public comment period that expires on November 4, 2024 regarding the project's environmental study and SLO County's draft Mitigated Negative Declaration (MND) document required by the California Environmental Quality Act (CEQA) TAAG will conduct a detailed review of this project once the project's final proposed MND is issued by the County on or after November 4, 2024.

9. OLD BUSINESS

9.1 Notification of SLO County Board of Supervisors September 24, 2024 approval of the proposed Mittry 22 Lot Housing project Rezoning and Land Use application. This proposed project is to be located at 301 North Main Street Templeton. County Planning Project Number N-SUB-2023-00013. APN 040-201-033.

The SLO County Board of Supervisors approved the zoning change of this 10.2 acre project site from Commercial Retail to Single Family Residential and approved the related Land Use application to develop 22 essentially ¼ acre each housing lots on this site. The project is located on North Main Street Templeton adjacent to the Templeton County Sheriff's facility that is currently undergoing expansion and construction of a new County Emergency Communication Facility. TAAG submitted several recommendations to the SLO County Board of Supervisors requesting that this project be DENIED. The Supervisors voted to approve this project on a 4 – 1 vote on September 24, 2024. Supervisor Bruce Gibson voted to deny the project. Copies of TAAG's detailed recommendations to DENY this project can be found on the TAAG website.

10. 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 -
Note – The TAAG Traffic Committee will be conducting a publicly noticed October 23, 2024 Committee meeting to review issues related to Templeton area traffic circulation concerns. The public is encouraged to attend.
- 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)

12. ADJOURNMENT

APPLICATION PRESENTATIONS

1. Chairperson will call the agenda item.
2. The project applicant or agent will present the application.
3. The Project Review Committee will present its report.
4. Chairperson will open the floor to Delegates' questions of the applicant or agent.
5. Chairperson will open the floor for public comment. 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 all public comments, will consider making recommendations.

GUIDELINES FOR PRESENTING PUBLIC ORAL COMMENTS

It is important that all participants 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 do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the 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, and not 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 of and permitted by the Chair.