

NOTICE OF TAAG BOARD MEETING AND AGENDA

November 20, 2025 / 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

Jennifer Jones, Delegate/Chair
Murray Powell, Delegate/Vice-Chair/Treasurer
David Leader, Delegate/Secretary
Jerry Jones, Delegate
Brad Goodman, Delegate
Edward Bik, Delegate
Bill Nowinski, Delegate
1st Alternate Delegate: Isaijah Malpolo
2nd Alternate Delegate: *Vacant*
See Agenda #5 below

TAAG Recording Secretary

Sonja Bolle and/or JoDee Jones

Table of Contents:

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 & Supervisorial District Five, Heather Moreno

4.4 County Planning Department

4.5 Templeton Community Services District

4.6 Templeton Unified School District

5. Call for Additional TAAG Board Candidates

The TAAG Board has one vacant 'Board Alternate Delegate' position available at this time. Please contact TAAG 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."

6. Update on the Status of Pending Templeton Area Land Use 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

See attached 'Current Project List' below.

7. 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.

8. New Business

8.1 Review and vote of proposed revised TAAG Mission statement

8.2 Review and vote of proposed revised TAAG public Outreach Flyer

8.3 Review already discussed Bylaws and vote on any changes needed.

8.4 Project N-SUB2025-00064 / COAL 25-0044 / Wildwood West HOA LLA

8.5 Reimbursement to Chair for website fees, invoice sent to board on 10/20/25. 2 year subscription.

8.6 Review already discussed Policies & Procedures, possible vote for changes needed.

8.7 Vote to request money from John Peschong and Heather Moreno for the 2025-2026 year. This will support our outreach and website costs.

8.8 Follow-up discussion about Vineyard Drive/Bethel Roundabout

8.9 TAAG's ANNUAL ELECTION requires that Templeton community members that may be considering running for a TAAG Board seat in 2026 are required to submit a candidate application to TAAG by no later than TAAG's regular January 22, 2026 Board meeting. TAAG Bylaw Article IV Sections 1 and 2. that state Sec. 1 "TAAG Board members shall consist of seven (7) Delegates and two (2) Alternates who are registered voters residing in the unincorporated area as defined by the boundaries of the Templeton Unified School District." Section 2 - "Delegates serve two (2) year terms. Alternates serve a one (1) year term. Each new term begins at the regularly scheduled March Board meeting." Three TAAG Board Delegate seats will be up during the 2026 election that will be held on the first Saturday of March 2026.

9. Old Business

Discuss TAAG's stand on each of the following projects, then vote on our recommendation to the county based on the Standard Comment Form: **no items this month**

10. Consent Agenda

10.1 Approval of the TAAG October 16, 2025 Board meeting minutes.

10.2 Approval of Treasurer report from November 20, 2025.

11. Announcements from TAAG Committees

11.1 Project Review Committee

11.2 Cannabis Project Review Committee

11.3 Community Outreach and Public Relations Committee

11.4 Traffic Circulation Committee

11.5 Bylaws Special Committee

11.6 Water/Toad Creek Committee

11.7 Elections Committee

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.

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

13. 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

- 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.

This project SLO County Planning Department contact is:

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

Project is currently on County Planning Information Hold; the applicant is preparing to resubmit soon.

- 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.

This project SLO County Planning Department contact is:

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

CEQA MND Draft completed, undergoing final review; potentially going to hearing in Jan or Feb 2026.

- 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.

This project SLO County Planning Department contact is:

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

Applicant stated they are working to resolve their issues with Caltrans; remains an active project.

- 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.

This project SLO County Planning Department contact is:

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

Project is currently on County Planning Information Hold.

- Project No. N-SUB2024-00077

Request by Colin Weyrick, on behalf of the Colin G. Weyrick Trust, for a Vesting Tentative Tract map (Tract 3193) to subdivide an existing 15.75-acre parcel into six (6) residential lots, ranging in size from 2.00 to 4.62 gross acres. The development will include subdivision improvements consisting of a new paved driveway and cul-de-sac, designed to TCSD Fire Standard 4 and 2 (respectively), connecting from Championship Lane to the proposed Lots 3 through 6. Proposed Lots 1 and 2 will be served by an improved shared 14-foot-wide driveway with a hammerhead turnaround. The proposed subdivision also includes new drainage and conveyance systems and utility connections.

The project site is located at: 0 Championship Lane, Templeton (APN 040-201-057). The project site currently has access from Championship Lane. This project SLO County Planning Department contact is:

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

Environmental analysis nearing completion. To be posted to SCH for public review soon.

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

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).

This project SLO County Planning Department contact is:

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

Project is currently on County Planning Information hold.

- Project No. N-DRC2025-00020 Gratia Winery Project

Request from Joshua Morris 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 up to ten (10) annual events with outdoor amplified music ending by 8:00 PM, as well as 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.

This project SLO County Planning Department contact is:
Blake Maule (805) 781-4163, email: bmaule@slo.co.ca.us
Applicant resubmitted 11/12/25; will be re-referred to TAAG for review

- Project No. N-DRC2025-00029 New Bed & Breakfast Facility

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:

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

Project is currently on County Planning Information hold.

- Project No. N-DRC2025-00026 Barragan Forest Ave. Residence

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.

This project SLO County Planning Department contact is: Lane

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

Project is currently on County Planning Information hold. This project was reviewed by TAAG's Project Review Committee (PRC) on July 28, 2025. The Committee voted 3-0 to recommend approval to the full TAAG Board.

Applicant resubmitted on 10/27/25; resubmittal under review.

- Project No. AMEND2025-00006 Chicago Grade Landfill

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.

This project SLO County Planning Department contact is:

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

This is a very recently referred project that is currently undergoing County environmental reviews. Under Info Hold per Public Works (traffic impact study requested)

- Project No. N-SUB2025-00045 Miller Parcel Map Subdivision

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.

The project SLO County Planning Department contact is:

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

Project is currently on County Planning Information hold.

- Project No. N-SUB2025-00039 LaSalle Parcel Map

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.

This project SLO County Planning Department contact is:

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

This project is currently on County Planning Information hold. Applicant resubmitted, and Planning subsequently placed it in Info Hold round 2. Issues with access (e.g., Vineyard Drive vs Hopkins St.) Public Works' comments of the resubmittal not yet complete/received.

-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: 040-135-031

This project SLO County Planning Department contact is:

Cheryl Ku (805) 781-4097, email: cku@slo.co.ca.us

Project on Info Hold

-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

This project SLO County Planning Department contact is:

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

Project accepted for Processing; undergoing CEQA review now.

-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 area, 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.

This project SLO County Planning Department contact is:

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

Project on Info Hold.

-Project No. N-SUB2025-00064 / COAL 25-0044 / Wildwood West HOA LLA

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