

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, September 19, 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
Gary Lehrer, 2nd Alternate Delegate

Members of the public signing in at the meeting:

Kim Holmes
Gil Rojo
Scott Clare
Melanie Barket
India d'Avignon
Ignatios Vokalis
Megan Nicholas Harper
Nicolette Moze

1. CALL TO ORDER

JENNIFER JONES called the meeting to order at 6:31 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Jennifer Jones	present
Murray Powell	present
Jerry Jones	present
Scott Silveira	present

David Leader	present as of item 8.1
Jason Tesarz	present
Brad Goodman	present
Edward Bik, Alternate	present and voting delegate until item 8.1
Gary Lehrer, Alternate	present

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office

MICHAEL MANUELE, Cmdr, Sheriff's North Station.

August, 2024, saw 1,614 calls for service, a 2% increase over last year..

Templeton accounted for 347 calls, a 4% increase.

Reports were slightly down in the larger area, but up 28% in Templeton.

One of the physical assault incidents was against a nurse at the hospital.

Although there were no scams reported this month, there was a notable theft in the form of a fraudulent check in the amount \$161,000.

4.2. California Highway Patrol

no report.

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, county planner: All items are included in agenda Item 5.

4.6. Templeton Community Services District

DEBRA LOGAN, TCSD board member:

TCSD held no meeting on Sept 17.

The district is still accepting applications for the board seat now held by Geoff English, which will become vacant in December. Applicants must fill out a California Fair Political Practices Commission Form 700, for transparency in conflicts of interest.

Applicants will be considered at the October 1 meeting, 7 pm, in the board room at 420 Crocker Street. Contact TCSD General Manager Jeff Briltz, 805.434.4900 or

jbriltz@templetoncsd.org.

4.7. Templeton Unified School District

JENNIFER GRINAGER, school board member.

This has been Spirit Week, Homecoming is tomorrow (Friday, Sept 20).

A letter from the school board in opposition to the AU Energy gas station project has been received by TAAG, and is attached to the minutes below.

The board has been reviewing anti-bullying policy (as it did with cheating policy). In the case of cyber-bullying, the policy recommendation is for people to 'SAVE' all on-line communication. There is discussion over whether the policy should *encourage* saving material, or *require* saving; the legal terms would be "shall save" vs "are encouraged to save." The choice of legal language might put the burden on victims to report.

GARY LEHRER: That could make it a criminal act NOT to record threats?

GRINAGER: That is our concern.

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 recommendations to be submitted 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 is made available. Details of the following projects can be found on the TAAG website link "[Project Applications | Templeton Area Advisory Group \(taaginfo.org\)](http://Project Applications | Templeton Area Advisory Group (taaginfo.org))"

ERIC TOLLE updated:

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

The project is on information hold, i.e., the application is not complete.

- Dirk Winters Templeton Hotel -Project No. N-DRC2024-00024. Propose 60 room hotel complex located on North Main Street Templeton.

The project is on information hold for water issues.

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

The project is waiting for a hearing date.

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

The application is accepted for processing, but held up by Cal Trans.

- 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.

The project is on information hold for Public Works requirements.

MEGAN HARPER, a second-generation Templeton resident, spoke in opposition to the AU Energy gas station project, particularly noting existing traffic congestion.

JENNIFER GRINAGER: read e-mail in opposition to the same project from DENA SNEDDEN, whose family lives on Vineyard Drive.

PUBLIC: Will the letters from the public be posted on TAAG's web site?

JENNIFER JONES: They will be part of TAAG's recommendation to the county.

ERIC TOLLE: They will be part of the project record. My recommendation is to collect letters of opposition, but bear in mind that the project will no doubt change before moving forward. There are still to come: noise study, traffic study, etc. All these requirements are listed on-line. The Las Tablas / Filipponi project was downsized quite bit.

JARED ISAACSON, public attendee: When residents take issue with projects, what are we opposing? The zoning, the permitting?

TOLLE: The property is zoned commercial, so there are no zoning changes requested. The best time for letters of opposition is the point at which final approval is sought, i.e., at a more mature stage. Community Advisory Councils (like TAAG) submit formal recommendations to the project manager – to me, in this case – and that is attached to the staff recommendation to the Planning Commission.

PUBLIC: But if a project doesn't meet community design standards to begin with?

EDWARD BIK: For example, the plan for 24-hour operation is against Templeton Design Standards.

TOLLE: We've made that clear to the applicant. The Templeton Community Design Plan is law. It is part of the Planning Dept's consideration.

JARED ISAACSON: Do the hearing bodies care what we think? What control do we have?

TOLLE: Two of the five planning commissioners have told me the first thing they look at is community input.

MURRAY POWELL: TAAG has no authority to approve or deny. Our mission is to reach out to community, advise what is going on, collect community opinion, and communicate that. When the County has issued environmental determination, TAAG will make a formal recommendation.

PUBLIC: Is the gas station application at the same stage as the Dirk Winter hotel?

TOLLE: Yes, the applications are not yet complete.

PUBLIC: I've heard here at TAAG meetings that the farther an applicant is in the process, the more money they've put in, the less likely they are to withdraw their application. I advise everyone to write directly to the applicant.

PUBLIC: Design standards are not being adhered to. The gas station on Las Tablas was approved even without meeting design standards. TAAG is being overridden. Get to this applicant early, let them know the objections.

TOLLE: The applicant heard from the community here in person at the August TAAG meeting.

(GENERAL DISCUSSION: Why do these applications get approved over community objections? There are private property rights, zoning laws; community preferences for a particular parcel are not an overriding concern.)

TOLLE: Each project is approved on a case-by-case basis.

JENNIFER JONES: Incorporated towns have more control.

TOLLE: My advice is to show up at meetings. Physical presence at Planning Commission and Board of Supervisor meetings figures HUGE. For the Mittry Farms meeting, everyone was against the project here at TAAG meetings, but few people showed up at the county meetings.

SCOTT SILVEIRA: Supervisor John Peschong said there were more people in favor of the project than against. They want us to show up at a meeting, when we're working? They have a stack of our letters. Don't they carry weight?

JENNIFER: The winery owners were in favor. There were no residents or adjacent neighbors present to speak against the project.

POWELL: John Peschong is not voting our interests. Planning commissioners from other districts are voting on projects in our community. It's not a good system.

JENNIFER JONES: Could such agenda items be considered at a time when it's easier for the public to attend?

TOLLE: That's a good question for John Peschong.

PUBLIC: So what happens when you have a big project is: They cut it down, and tell us: "You guys should be happy." That's what I'm smelling here.

PUBLIC: Is there another mechanism in place to stop a project? So we don't have to just wait until the final vote?

PUBLIC: There is a small tributary stream on the property. There will be water issues, is this a project likely to pass CEQA (California Environmental Quality Act)?

GRINAGER: Everybody needs to start paying attention to who they're voting for. Talk with people in other districts, even if you're not voting in the district, you can have sway.

PUBLIC: Why isn't Templeton incorporated?

POWELL: That was discussed at a recent meeting with Templeton Community Services District. It's a big, expensive undertaking. It also takes tax base away from the County. Chances are very slim for that happening any time soon.

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. ****New Intention to Speak** cards located by the sign-in sheet.

No comment.

7. CONSENT AGENDA

7.1 Approval of Minutes from August 15, 2024 TAAG Board meeting

Minutes were approved by voice vote.

7.2 Approval of Treasurer's September 19, 2024 Report

MURRAY POWELL: An ID number having been received from the IRS, TAAG can now switch its account to UMPQUA Bank, where no monthly fee is assessed. Report was approved by voice vote.

8. NEW BUSINESS

8.1 PRESENTATION BY SCOTT CLARE OF CONCERNS REGARDING ROAD CONDITIONS OF TEMPLETON'S EDDY STREET NARROW RESTRICTED ROADWAY IMPACTING THE SAFETY OF EDDY STREET RESIDENTS.

SCOTT CLARE, a retired teacher from Bakersfield and now a Templeton resident, presented images showing the need for pedestrian walkways on Eddy St., calling it “the only street that does not have a pedestrian walkway.” Pedestrians use Eddy St. to get to the park, to schools, to the market. The slope of edges forces people to walk in the street. Engineer Michael Hill from SLO Public Works suggested Clare make a presentation to TAAG. Neighbors were on hand to support the idea.

DISCUSSION: This is a County issue. Clare has already talked to Public Works. Only the County has the power to order sidewalk construction. TAAG makes recommendations regarding private property land-use issues and permits, whereas public land in Templeton (an unincorporated community) is overseen by the County.

DAVID LEADER recommended that Clare get neighbors together to draft a letter to Public Works and to Supervisor John Peschong. The Eddy Street issue will be added to the agenda for the October 23 meeting of TAAG's Traffic Committee. TAAG will lend any support it can.

8.2 SLOCOG AGENCY FORUM SCHEDULED FOR OCTOBER 2, 2024 SLO REGIONAL SAFE STREET & ROAD SAFETY FORUM

TAAG has been invited to attend a SLO County SLOCOG Agency Forum. The purpose of this **San Luis Obispo Regional Street and Road Safety Forum** is to bring together local, regional, state, and federal safety partners to discuss regional transportation safety. **This event is not open to the general public.** The purpose of this TAAG Board agenda item is to gather public comments and opinions regarding Templeton area traffic issues that TAAG may present at this County Forum. Information regarding this event can be found on the County SLOCOG website link [Safe Streets Forum \(google.com\)](#)

At this year's Forum, in addition to a panel of subject area experts, materials from the 2025 Regional Road Safety Action plan will also be presented. We are encouraging Templeton area community members to respond in this SLOCOG website's [safety survey](#) and [feedback map](#). Attached is a current map link showing the current status of feedback from your community region. Two TAAG Traffic Committee members will attend this October 2, 2024 Forum meeting. TAAG would appreciate community input on what your road and traffic concerns are in Templeton area. Letters and public comment are welcome to be submitted at this week's TAAG Board meeting or submitted to the TAAG email: Templetonaag@gmail.com

DAVID LEADER and EDWARD BIK will represent TAAG at the forum.

Among the Templeton concerns to raise with the county are:

Rossi Rd./Vineyard Drive intersection.

The need for pedestrian walkways on Eddy St. and Las Tablas near Old County Rd.

Las Tablas/US 101 intersection (where there have been frequent traffic accidents)

North Main St / US 101 intersection

PUBLIC COMMENT: There is minimal lighting on Main St. There should be pedestrian crossing lights, at least three. The speed limit of 35 mph is too fast, and people drive even faster.

EDWARD BIK: These are issues to pursue. The Oct 2 meeting appears to be informational, so that Community Advisory Councils like TAAG learn what resources are available to us. Then we can make a plan to address issues.

8.3 TAAG BOARD DISCUSSION TO CONSIDER A REQUEST BE SUBMITTED SLO COUNTY PUBLIC WORKS AND SLOCOG TO CONDUCT CURRENT TEMPLETON AREA TRAFFIC STUDIES

TAAG to consider requesting that SLO County conduct updated traffic impact studies regarding current traffic and safety issues impacting Templeton's North Main Street - Highway 101- Theatre Drive – Ramada Drive interchange area and the Vineyard Drive Corridor. This study should consider the negative traffic and safety impacts of existing proposed, in progress and completed development projects such as such as the in progress Paso Robles Highway 46 West major commercial development and proposed and approved commercial projects located on Templeton's North Main Street, Ramada Drive and Theater Drive Commercial – Industrial zoned areas.

DISCUSSION: The problem is that each individual development project gets a traffic study, but the number of new developments in an increasingly dense area is creating a larger traffic problem. TAAG wants to request a community traffic study to consider questions such as: What will be the effect of Paso Robles development at 46 West/Theater Drive on Templeton intersections? With a new housing project (Mittry Farms) and a 60-room hotel (Dirk Winter project) under consideration on North Main St., the county needs to be looking at traffic issues now.

EDWARD BIK: This can be brought up at Oct 2 SLOCOG meeting, then TAAG can write up the request at the Traffic Committee meeting Oct 23.

9. OLD BUSINESS

9.1 TAAG review and approval of recommendations to be submitted to the SLO County Board of Supervisors regarding the proposed Mittry Housing project land use application. This proposed project is to be located at 301 North Main Street Templeton. County Planning Project Number N-SUB-2023-00013.

This proposed project 10.2 acre site 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. This proposed project requests to subdivide into 22 housing lots consisting of 22 single family units on approximately 5.0 acres of the property site with the remaining 5 acres dedicated as open space. According to Calif State codes the construction of a (1) Detached Accessory Dwelling Unit (ADU) and a (1) Junior Accessory Dwelling Unit (JADU) are permitted on each of the project's 22 housing lots.

This project was reviewed by the SLO County Planning Commission on June 27, 2024. Due to the proposed request to reclassify the project site's current Commercial Retail zoning designation to Single Family Residential, the Planning Commission acted in an advisory role only to the Board of Supervisors who have sole authority to revise such zoning designation changes. TAAG submitted several detailed recommendations to the Planning Commission recommending denial of this project. The Planning Commission voted 3 -1 to recommend approval of this project to the Board of Supervisors who are scheduled to consider this zoning change and approval of the housing project's Land Use Permit application on September 24, 2024. TAAG will consider and approve any possible revisions to its June Planning Commission recommendations during this TAAG Board meeting and submit final project recommendations to each Supervisor for consideration during the County Supervisors' scheduled September 24, 2024 land use permit approval hearing.

TOLLE: The Planning Commission's recommendation is to approve both the zoning change and the building plan. The only difference between last time TAAG saw this project and today is Templeton Fire's requirement to increase the radius of the cul-de-sac by 16 feet. The applicant has until Sept 24 to revise their maps. Also the Sheriff's office wants privacy and noise fencing because of the 24-hour dispatch center next door. Future homeowners will have to be notified that there is 24-hour operation next door. The 22 allowed ADUs are not being built, the houses will have capacity to add ADUs. The project secured TCSD water credits for 22 houses. ADUs do not need separate water credits.

When this project was submitted, the county said they had to incorporate affordable housing. The options were to (A) put in connections for ADUs, or (B) donate \$150,000 to a designated affordable housing agency. There was also (C) a prohibition on short-term rentals. At Tuesday's meeting, the Board of Supervisors will most likely vote to choose A or B, and impose C.

TAAG has recommended against the zoning change, and submitted a list of items to investigate IF the zoning change is allowed.

On June 23, 2024, Jennifer Jones conducted a survey of Main St: There were NO businesses for rent, arguing against changing the commercial zoning designation.

TOLLE: This area of North Main is zoned as commercial retail, but with restrictions: Only 6 uses are allowed (including bar, restaurant, hotel), so it is not full-fledged commercial. The zoning change would not bar commercial, only *add* residential to the list of allowed uses.

JENNIFER JONES: How often are FEMA maps updated to reflect new water realities? Toad Creek water is being and will be displaced from various projects on North Main.

TOLLE: There are requirements about updating FEMA maps.

DISCUSSION: Drainage plans for this property are not realistic. Plans call for retention basins, but the project will necessarily affect the flow of water in the area, especially on neighboring properties. Public Works has approved the plans as they stand so far, but there is as yet no grading plan. At what point will the real effects be assessed? Is legal responsibility for future flooding being considered?

TOLLE: The Board of Supervisors meeting at which this issue will be decided is this Tues., Sept. 24. Is TAAG changing its recommendation? The staff report contains a summary of TAAG comments.

TAAG will revise comments, and send a condensed “executive summary” version, with bullet points of important issues, to refresh supervisors’ grasp of community objections.

Discussion over the advisability of submitting future TAAG recommendations to the county in a standardized form.

GARY LEHRER will draw up a proposed template for TAAG communication with county. TAAG recommendations to county to include executive summary.

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

10.5 Bylaws Special Committee

10.6 Water/Toad Creek Committee

10.7 Elections Committee

No announcements.

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

No announcements.

12. ADJOURNMENT

Jennifer Jones adjourned the meeting at 9:37 pm.

ATTACHMENTS:

Letter from Templeton Unified School District Board opposing AU Energy project.

Notes submitted by Sonja Bolle.



TEMPLETON UNIFIED SCHOOL DISTRICT

"Home of Tomorrow's Leaders"

960 Old County Road • Templeton • 93465 • (805) 434-5800 • FAX (805) 434-1473

September 9, 2024

Honorable Planning Commissioners Villicana, Wyatt, Simpson-Spearman, Shah, and Campbell.

We are writing to express our strong opposition to the proposed construction of a gas station complex on the Northeast corner of Vineyard Drive and the 101 Northbound onramp in our community. While we understand the need for development, we believe that the chosen location for this complex poses significant risks to our students, environment, and overall community safety.

First and foremost, the proximity of the gas station complex to existing school sites raises serious concerns about the safety and well-being of our students. The increased traffic and congestion that would result from the complex's operation could create dangerous conditions for students walking or driving to and from school, and many would be new drivers. We also have many student-athletes who train in the area. The proximity to our schools and the freeway make this facility a possible hub for sex trafficking and other nefarious activities including drug dealing. The presence of additional vehicles will likely exacerbate traffic flow issues, leading to an increased risk of accidents and further jeopardizing the safety of our children.

Furthermore, the potential sale of alcohol and tobacco products at the complex is highly concerning. The ease of access to these harmful substances in such close proximity to schools could have a detrimental impact on our youth, increasing the likelihood of underage consumption and related issues.

The environmental impact of the proposed complex cannot be overlooked either. The nearby school farm, home to various animals, could be adversely affected by pollution and disturbances resulting from the gas station's operation. The delicate balance of the local ecosystem could be disrupted, leading to unforeseen consequences for the flora and fauna that thrive in this area.

Additionally, the inclusion of a quick service restaurant as part of the complex raises concerns about the availability of unhealthy food options to students. With easier access to fast food, students may be more likely to consume diets high in unhealthy fats, sugars, and sodium, which can contribute to long-term health issues such as obesity and heart disease.

For these reasons, we urge you to reconsider the location of the proposed gas station complex. Our community's primary focus should be on ensuring the safety, health, and well-being of our students and families, and this project, as currently planned, poses too many risks to achieve that goal.

Thank you for your attention to this matter. We trust that you will carefully consider the concerns of the community as you move forward with this decision

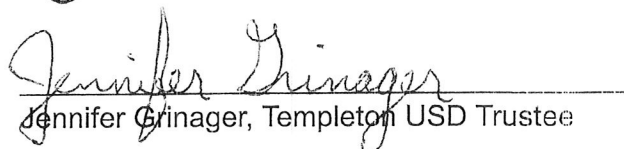
Sincerely,



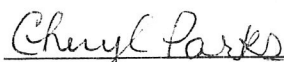
Ted Dubost, Templeton USD Board President



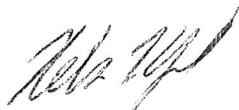
Jane Armet, Templeton USD Board Clerk



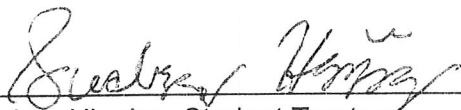
Jennifer Grinager, Templeton USD Trustee



Cheryl Parks, Templeton USD Trustee



Dr. Nelson Yamagata, Templeton USD Trustee



Audrey Higgins, Student Trustee

cc: Alcohol and Beverage Control Board
CalTrans
Templeton Area Advisory Group
Public Works
San Luis Obispo County Supervisors