

TEMPLETON AREA ADVISORY GROUP (TAAG)

MINUTES OF THE BOARD MEETING

Thursday, July 18, 2024, 6:30 PM

Templeton Community Service District Board Room

206 Fifth Street, Templeton California 93465

[TAAG Web Site](#)

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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

David Leader, Delegate/Secretary

Jerry Jones, Delegate

Scott Silveira, Delegate

Jason Tesarz, Delegate

Brad Goodman, Delegate

Edward Bik, 1st Alternate Delegate

1. CALL TO ORDER

JENNIFER JONES called the meeting to order at 6:30 pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Members of the public signing in as present:

Dan Baum	Randy Wilkey
India d'Avignon	Katherine Pocebski
Ignatios Vokalis	Gwen Pelfrey
Daniel Solomon	Shane Eckerman
Debra Logan	Jennifer Eckerman
Zoya Dixon	Katie Winkler
Nancy Eckerman	Paul Winkler
Cheryl Parks	Alec Schmidt
Monica Schechter	C.J. Horstman
Dorothy Jennings	Devon Johnson
Bruce Knabenshue	Connemara Woodruff
Roxann Wilkey	

4. AGENCY REPORTS AND UPDATES

4.1. Sheriff's Office - Present but no presentation

4.2 Calif Highway Patrol

The report was read. Nothing extraordinary to note.

4.3 Supervisorial District One – John Peschong

Not present

4.4 Supervisorial District Five – Debbie Arnold

Not present

4.5. County Planning Department

ERIC TOLLE, county planner.

- Mittry Housing project; N-SUB2023-00013
 - o They are revising the tract map. Board of Supervisors meeting will be Sept 24, 2024 for final approval.
- Mavrik Inc. Fueling Station Facility; N-DRC2024-00026
 - o Application was withdrawn.
- AU Energy LLC Gas Station Facility; N-DRC2024-00022
 - o On information hold.
 - o Their presentation to the TAAG Board has been rescheduled our next TAAG Board meeting in August.; 8/15/2024.
 - o PUBLIC COMMENT (Debra Logan): Applicant should know about Las Tablas gas station project.
 - o PUBLIC MEMBER Zoya Dixon has collected 160 signatures in opposition.
- TVJ LLC
 - o Project is revived after expiration.
- Dirk Winter Project
 - o Under Compliance Review.
- Knabenshue:
 - o Project is a parcel map for subdivision.
- Anderson Project
 - o Under County Geologist review.

4.6 Templeton Community Services District

DEBRA LOGAN; TCSD board member:

- o Two board members resigned and the open positions were filled last Tuesday, July 9, 2024. Call for community members to apply by Aug 9.

4.7 Templeton Unified School District

JENNIFER GRINAGER and Cheryl Parks

Junior Wyatt Wilson received a special award for sportsmanship for noting a points error, which caused the team to lose the championship which they did not earn.

- They have decided to increase their Developer fees by 55%.
- Dr. Ed Bond is the new Superintendent as of July 1.
- Independent studies students are now included in school sports.
- Bond measure on ballot \$52.3 million to upgrade school facilities.
- Public has open invitation to school board meetings.
- Interdistrict students are not allowed to opt out of CASP testing.

PUBLIC COMMENT: Gwen Pelfrey asked if the bond issue specified that money be allocated for buildings, not salaries.

GRINAGER confirmed.

5 PUBLIC COMMENT

None.

6. CONSENT AGENDA

6.1 Approval of Minutes from TAAG meetings

Minutes from the board meeting of May 16, the special meeting of May 30, and June 20 were approved by voice vote.

6.2 Approval of Treasurer's Report

Provided by Murry Powell at 6/24 2024 meeting. Approved by voice vote.

Approved reimbursement to Jennifer Jones for name plates and 4th of July decor.

7. CALL FOR CANDIDATES TO FILL VACANT TAAG POSITION (issue taken out of order)

A motion was made to accept GARY LEHRER as 2ND Alternate. He would come up for election in March of 2025.

Vote was 5 in favor, one abstained.

8. OLD BUSINESS

8.1 Project No. N-SUP2023-00013 - Mittry Farms LLC.

Brief update about Board of Supervisors meeting scheduled for Sept 24. SLO Planning Commission (3 to 1) has recommended approval to change the zoning from commercial to residential, contrary to TAAG's recommendation.

PUBLIC COMMENT: TAAG report is excellent.

PUBLIC COMMENT: TAAG recommendation to Planning Commission had an oversight. There was no mention of traffic circulation study. TAAG needs a more concise letter with numbered issues.

PUBLIC COMMENT: A realtor commented that selling would be difficult with all the ADUs.

8.2.1 Project No. N-DRC2024-00026 - Mavrik Inc. Fueling Station Facility

Application withdrawn.

8.2.2 Project No. N-DRC2024-00022 - AU Energy LLC Gas Station Facility;

Their presentation to the TAAG Board has been rescheduled our next TAAG Board meeting 8/15/2024.

PUBLIC COMMENT: California cities are banning the establishment of new gas stations.

PUBLIC COMMENT: Suggests low-traffic commercial retail development.

8.3 N-SUB2024-00024 TVJ LLC

TVJ LLC will attend next TAAG meeting in August.

9. NEW BUSINESS

9.1 Dirk Winter Hotel Project

C.J. Horstman made a ~35 minute slide presentation outlining the scope of the project and rendered pictures of the finished project. It would be a 60 room hotel, no more than 2 stories in height, with designated guest parking inside the complex. There would be several outdoor fire pits, and a raised old style water tank on the Main Street side of the project. Each building would have a different façade; wood, sheet metal, and brick. (One building would replicate the Templeton Feed building.) There would not be any bars, retail stores, nor restaurants, other than a small 'restaurant' that would offer breakfast to their guests.

PUBLIC QUESTION: Water units?

ANSWER: 8 water units. They have drilled a well, hit riparian water. Working with TCSD to get meters for riparian rights. They hit basin water, which is proposed for irrigation.

PUBLIC QUESTION: Will there be any long-term units?

ANSWER: 6 suites may be used for longer stays.

PUBLIC QUESTION: Kitchens and laundry?

ANSWER: no kitchens. all laundry off-site due to water restrictions.

EDWARD BIK: How many employees are in the plan?

ANSWER: 12-13 total.

PUBLIC QUESTION: Has a traffic study been done? Could speed limit be reduced on North Main St?

ANSWER: That is an issue for Public Works.

PUBLIC: The Sheriff may help with speed reduction request.

9.2 N-SUB 2024-00045. Knabenshue

Applicant's father Bruce Knabenshue presented the project.

No objections or concerns were expressed.

There was a discussion amongst the Board members as to what we state in our communication when giving our approval to the SLO Planning Department. The Board voted and approved using the following words;

“TAAG has reviewed Project _____ and approves (supports*) it with no concerns.”

*Perhaps support is more appropriate as we can only make recommendations.

9.3. DRC2020-00157 - Anderson

TAAG discussed project and decided to wait for more information, and consider at a later date.

10) ANNOUNCEMENTS FROM TAAG COMMITTEES

10.1 Project Review Committee – no updates to report

10.2 Cannabis Project Review Committee – SLO County planned sales tax increase of 6.8% has been postponed.

10.3 Community Outreach and Public Relations Committee

Brad Goodman attended the School Board Meeting

Edward Bik will post agendas on Next Door app.

Edward Bik will go to school board meetings.

Jerry Jones and Murray Powell will attend TCSD meetings.

Scott Silveira will be added as Facebook admin.

Web site management meeting in August.

Web site payments discussed.

Edward will look into different web site host.

Powell to ask Supervisors Peschong and Arnold for TAAG allocation.

Jennifer Jones discussed Google Drive documents, will invite board to access.

10.4 Traffic Circulation Committee –

Traffic committee to meet and discuss projects on North Main and Vineyard Corridor.

10.5 Bylaws Special Committee – no update to report

10.6 Water/Toad Creek Committee –

Cumulative impact of three North Main St projects, TVJ, and co-located dispatch center.

Jennifer Jones received Templeton Drainage and Flood Control Study and

TAAG's Toad Creek Water Study.

10.7 Elections Committee – no updated to report

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

Jennifer Jones: was contacted by TCSD staff about the condition of boardroom and chair set-up. Chairs must be left in three rows of five after TAAG meeting.

12. ADJOURNMENT

Meeting was adjourned at around 10:34 PM.

Meeting notes submitted by David Leader.