

**AGENDA**  
**TEMPLETON AREA ADVISORY GROUP**  
**January 19, 2017**  
**7:00 pm**

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The Regular Meeting of the Templeton Area Advisory Group  
Will be held at the Board Room of TCSD located at Fifth Street and Crocker,  
Templeton, CA.

**MEMBERS**

Alice Griselle, Chair  
Sarah Maggelet, Vice-Chair  
Larry Stone, Treasurer  
Bob Bejarano, Secretary  
Murray Powell, Delegate  
Frank Scotti, Delegate

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**AGENCY REPORTS & UPDATES**

- Sheriff's Office –Commander Ken Conway, Senior Deputy Matt Terrell or Sergeant Michael Manuele
- Templeton Fire Department – Interim Chief Bill White
- California Highway Patrol – Officer Scott Parker
- District 1 – Supervisor John Peschong
- District 5 – Supervisor Debbie Arnold/Jen Caffee
- Planning Department – Karan Nall
- Templeton Community Services District – Gwen Pelfrey
- Public Works and Transportation –Michael Britton or Glenn Marshall
- Templeton Schools – Joe Koski
- Templeton Chamber of Commerce – Sarah Maggelet
- B of S Agricultural Liaison Advisory Board – Melanie Blankenship

**APPROVAL OF MINUTES**      December 15, 2016 Regular Meeting

**TREASURER'S REPORT**      January 19, 2017

**PUBLIC COMMENT**

At this time, 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 a first come, first served basis. Please state your name for the record and limit your comments to three (3) minutes. Per the Bylaws of TAAG no action will be taken on items not on the agenda.

**ADVISORY APPLICATIONS**

- AA-1 Caltrans Project Review - Ken Dostalek  
Review construction on Vineyard, Las Tablas, and Main Street interchanges for Highway 101.
  
- AA-2 Report from Dave Flynn, Public Works Department, on the Toad Creek Drainage Study and Companion Report developed by the TAAG Ad Hoc Committee.
  
- AA-3 DRC2015-00100 Udsen – Proposal to allow on-site incidental camping at ten (10) unimproved campsites for recreational vehicles and tents. At 675 North Bethel Road, Templeton (Castoro Cellars property) APNs: 040-061-005, -012, -015, -019, -020 & 040-181-005, -013 & 040-111-010, -014.
  
- AA-4 LRP2015-00010 GV4 LLC/Goldstein – Proposed general plan amendment to add CS zoning to CR designated property to make it CR/CS located along the Highway 101 corridor north of North Main Street on Ramada Drive, Templeton APN: 040-211-009
  
- AA-5 DRC2016-00064 Community Health Centers/ – Proposed minor use permit for the construction of a two story health center and office building of approximately 25,500 sf on 1.19 acres located on a vacant parcel on the north side of Las Tablas west of 1305 Las Tablas Road, Templeton. APN: 040-289-047
  
- AA-6 DRC2016-00059 – Bernal- Proposed minor use permit for the construction of a single story guest unit (559s sf) with an attached workshop (475 sf), garage (596 sf) and patio/porch (207 sf) located at 525 Wild Oats Way, Templeton. APN: 040-352-035

**ADMINISTRATIVE REPORTS AND ISSUES**

**AR-1 Last call for candidates for delegate positions (term starting March 2017)**

**COMMITTEE REFERRALS & REPORTS**

**ARC-1 SUB2016-00001 Templeton Oakview Estates – Proposed 4 lot split of .86 acres, .53 acres, .60 acres, and 3.11 acres located on the northwest corner of Gibson and Old County Road, Templeton. APN: 041-031-005 & 013. *Review delayed at the request of applicant.***

**ARC-2 SUB2016-00004 Rose – Proposed subdivision of 1 parcel into 2 parcels located at 1946 Raymond Ave, Templeton. APN: 039-251-008. *Notified by applicant that referral may not be ready for review until March.***

**ARC-3 SUB2015-00069 GV4 LLC/Goldstein - Proposed commercial parcel map for 14 new lots and one remainder lot located along the Highway 101 corridor north of North Main Street on Ramada Drive, Templeton. APN: 040-211-009. *Application pending additional information.***

**REPORTS/ANNOUNCEMENTS FROM DELEGATES (not on the agenda)**

**ADJOURNMENT**

**PUBLIC HEARING PROCEDURE**

- Public hearing will be open.
- Applicant or representative will present their application.
- Architectural Review Committee (ARC) will present their report.
- Questions for the applicant and ARC from the delegates.
- Open for public comment. Please direct all comments to the Chair.
- Applicant response to public comments. Please direct all comments to the Chair.
- The public hearing will be closed and no further testimony will be taken.
- The TAAG will discuss the application and considering all testimony will make a recommendation.

**RULES FOR PRESENTING TESTIMONY**

- It is important that all participants conduct themselves with courtesy, dignity and respect for all parties involved. If you wish to present testimony, please observe the following:
- Identify yourself by your full name for the record.
- Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
- Testimony should be brief and to the point. Talk about issues and not the individuals

involved.

- Public testimony is limited to three (3) minutes per individual.
- Please no audience reaction (applause or otherwise) during or after testimony.
- Written testimony (letters and e-mails) is acceptable. To ensure timely distribution to TAAG members should be sent at least three days prior to the meeting.
- Once the public portion of the meeting is closed, there will be no further public testimony unless requested by the Chair.