

APPROVED

MINUTES
Of the Regular Monthly Meeting
of the
TEMPLETON AREA ADVISORY GROUP
August 16, 2018

The Regular Meeting of the Templeton Area Advisory Group (TAAG) was held in the Board Room of Templeton Community Service District (TCSD) located at 420 Crocker Street, Templeton, CA.

MEMBERS PRESENT

Bob Bejarano, Chair
Larry Fluer, Secretary
Matthew Parker, Delegate
Murray Powell, Treasurer

MEMBERS ABSENT

Chris Cobey, Vice Chair
Larry Stone, Delegate
Joel Woodruff, Delegate

1. CALL TO ORDER

The meeting was called to order by Chair Bob Bejarano at 7:05 pm.

2. PLEDGE OF ALLEGIANCE

The pledge of allegiance was conducted.

3. ROLL CALL

Secretary Larry Fluer called the roll of names of the list of delegates at the start of the meeting. A minimum of four (4) delegates is required to achieve quorum. A quorum was declared with a total of four voting delegates present.

4. AGENCY REPORTS & UPDATES

- a. California Highway Patrol, Templeton area– (Liaison: Officer:)
 - o Agency or entity not represented – neither verbal nor written reports were provided.
- b. County Sheriff’s Office, north station – (Liaison: Commander Keith Scott)
 - o Over the period of the last month, there were 302 calls in the Templeton area. Commander Scott indicated that the overall call volume was low. Among the calls received there were two calls for burglaries, two for theft, and two for vandalism.
 - o Cal Fire will be sharing space with the Sheriff’s Office while remodel occurs in the Cal Fire facility. Fire Department Operations will be temporarily housed in a modular building to be located on the property occupied by the Sheriff’s Department in the interim. There will not be any “walk up” traffic during the interim. There are no negative impacts anticipated. In addition to the operations office, Cal Fire will have one fire truck and one pickup truck based in the Sheriff’s Office location. The expectation is that the Cal Fire office will be operational on September 1, 2018.
- c. Templeton Fire and Emergency Services - (Liaison: Chief Bill White)
 - o Agency or entity not represented – neither verbal nor written reports were provided.
- d. County Board of Supervisors District 1 – Supervisor John Peschong (Legislative Assistant Vicki Janssen)
 - o Ms. Janssen spoke on behalf of Supervisor Peschong noting that Peschong was currently in Sacramento.
 - o Janssen noted that the County has a new Planning Director, Mr. Trevor Keith. Keith had worked as a deputy director in the department in the past. Janssen stated that County officials were looking forward to a smooth transition to Keith’s assuming the director’s duties.
 - o Janssen announced that the County Board of Supervisors (BOS) would be holding a meeting on Tuesday, August 21st beginning at 9:00 am. The issue of westside water is not on the agenda but introduced following the last item (#30) on the agenda. It is expected that this will be the beginning

of a discussion on the use of water on the west side. Further discussion is needed to facilitate a request for funds and eventually the development of the scope for a study related to the inventory and management of the water supply as is being discussed by TAAG.

- A sidebar discussion took place between an audience member, Jardini and Janssen. Fluer asked Janssen to repeat the substance of the discussion. Janssen responded that Jardini asked as to the boundaries of the study that she (Janssen) responded that this is just the beginning of the process that would involve a study and did not expect that boundaries to be determined at this point.
- e. County Board of Supervisors District 5 – Supervisor Debbie Arnold, (Legislative Assistant Jen Caffee):
 - Agency or entity not represented – neither verbal nor written reports were provided.
- f. Templeton Community Services District (TCSD) – (Liaison: Pam Jardini, Director)
 - Ms. Jardini spoke on behalf of the Service District. She passed along a message from the Fire Department that wanted TAAG to know that between May 29th and August 15th there were 38 nights (approximately 49% of the total nights in the period) that the Fire Department was not staffed. Budget shortfalls continue as has been reported in the past. During the 2 ½ month period cited there were six structure fires. She also noted that there was a mutual aid agreement in place with the Paso Robles Fire Department wherein the event there is lack of availability from Templeton the Paso Robles Fire Department will assist as needed.
 - The County has established a Fire Committee to study the needs of fire departments in the county. Jardini met with the committee today which was also attended by Captain Bill White and others to gather data in support of committee activities.
 - A workshop was now scheduled for August 30th to discuss impact fees, water and sewage rates, etc. Fluer asked for clarification as to whether this was the tentatively planned workshop of August 22nd as announced during the July meeting of TAAG, and Jardini confirmed that this was the case (see the TAAG Final July Meeting Minutes as Approved for further details).
- g. Templeton Chamber of Commerce – (Liaison: Kimberly Miramon)
 - Agency or entity not represented – neither verbal nor written reports were provided.
- h. County Department of Public Works and Transportation – (Liaison: Joshua Roberts, Transportation Division Manager)

- Roberts reported on the Main Street Overlay Project schedule as it now stands. Currently, the project is reported to begin the Tuesday, September 4th, the day after the Labor Day Holiday.
- Tree trimming along Main Street is underway at present and will take place before work by construction crews that will be performing work on the road itself so that the tree work not interfere with roadwork.
- The Main Street Interchange Project was approved by Cal Trans and will move into the next phase which involves the right of way acquisition and related activity. The project involves the area designated and an interchange between Main Street through to the point of access to Hwy 101 which currently has some through stops for traffic entering and exiting the highway.
- Roberts announced that a new high-level look project had been opened to address traffic problems in proximity to the intersection of Vineyard and Bethel Roads. The traffic in the area reportedly has been a time-consuming nightmare for parents dropping off and picking up students from the high school additionally compounded by traffic coming from the area of the elementary school further to the west. The project has been designated as high-level to describe a big picture assessment of the problem and to develop options that might be available during school hours when picking up and drop off occurs. Roberts, a parent with children in the Templeton schools, reported firsthand experience with the problem.
- Parker asked whether there was any further information to report about traffic control at the intersection of Hwy 46 and Vineyard Road. Roberts reported that the current construction time frame was 2021 or 2022 stating that Cal Trans activity was still two to three years out in time. Fluer asked what the planning was in this area. Roberts responded that the plan for construction was the installation of a round-about that would replace the four-way stops.
- Gwen Pelfrey asked a question relative to the Main Street Interchange (overpass) Project as to whether there was a discussion on the four options that had been presented by the Templeton Community, and also when further information on the project would be available or posted on the website. Roberts responded that no options were prioritized. They were simply options. The project had not been put on the County website yet but would be soon. He estimated that it would possibly be in the January or February 2019 timeframe before further information would be released.
- Jardini asked for further clarification on the process involving the options. Roberts said that options would be included when the information was released.

- Pelfrey asked whether or not Cal Trans had modified the options before they sent them back to the County. Roberts responded that they had not done so.
- i. County Planning Department – (Liaison: Kate Shea)
 - Ms. Shea arrived after the start of the meeting, and her report began after the conclusion of Item 7 Old Business. She announced that there was no formal update to be announced, but that she would be in attendance for the rest of the meeting.
 - She reported that the new Building & Planning Director, Trevor Keith, had recently begun working and that the Planning Department was excited and looking forward to his working with the department.

5. PUBLIC COMMENTS

- Gwen Pelfrey, Templeton Resident. Pelfrey stated that she wanted to address the County's stormwater drainage resource plan. County representatives had made previous statements to TAAG that the County would do outreach to members of the community involving the handling of stormwater.
- Pelfrey attended an outreach meeting in San Miguel on August 6th which stormwater was the subject of discussion. There were about 30 related projects raised by the County group on various related projects of the Public Works Department.
- Pelfrey noted that Toad Creek had not been included in the initial planning. Pelfrey requested to include Toad Creek in the list of projects that was acknowledged by the County group. Toad Creek is to be included as the projects move forward. Pelfrey wrote a letter to County representatives indicating that there were parties available from the Templeton area that would be interested in providing input to issues related to Toad Creek. She suggested that two members would be available from TCSD (Tina and Laurie), two members would be available from TAAG (Matt Parker and a yet to be named person), and two would be available from the Las Tablas Resource Conservation District (Devin and Audrey). Pelfrey asked that TAAG confirm the representatives to be assigned stating that Matt Parker was the Chair of the Special Committee. Bob Bejarano said that TAAG would get back to her with a name. Pelfrey said that she would be in contact with Chris Cobey as a matter of follow up based on previous conversations with him on same.
- The importance of the group's involvement is to develop a plan which is then subject to approval by the State after which application can be made for State bond money to fund proposed work. Pelfrey provided additional details on the needs, responsibilities, and leadership of the group stressing the

importance of involvement at this stage in the process. She added that community support for any project is a key consideration needed to release the use of allocated bond funds.

6. CONSENT AGENDA

A copy of the Draft, July 19, 2018, Meeting Minutes for Approval, was circulated by Secretary Fluer to the Board for review in advance of the meeting. A copy of the treasurer's report was circulated to the Board in advance of the meeting by Treasurer Powell. Fluer made a motion and seconded by Powell for approval of the consent agenda. The motion to approve the consent agenda passed unanimously 4-0-0.

- a. APPROVAL OF MINUTES: See the attachment to these minutes under item 6a.
- b. TREASURER'S REPORT: See the attachment to these minutes under item 6b.

7. OLD BUSINESS

- a. TAAG had approved a motion during the July 19, 2018 meeting for the issuance of a letter from TAAG to the BOS in support of funding to conduct a study of available water for use in the Templeton planning area. Chair Bejarano related that a draft of a letter, hereafter referred to as the first draft, had been sent to TAAG members for consideration, and this draft was now on the table for consideration.
 - o Bejarano also noted that a second draft had recently been proposed and circulated by Powell for consideration noting that the Powell draft was different from the current draft with the major difference being the scope of the physical area within the Templeton planning area to be included in the study.
 - o The first draft limited the scope of the study to the Adelaida sub planning area, and the second draft included all areas within the Templeton planning area except areas not otherwise regulated.
 - o Powell argued that the basis for the second draft was limited to the motion that had been passed by the Board during the July 19th meeting.
 - o Fluer stated that the approved motion is found on page 14 of the minutes of the July meeting which was just approved. Fluer pointed out that the second draft included not only the original motion that had been approved, but an additional new sentence regarding the forwarding of the results of the study and any recommendations as well. Powell stated that the

additional draft letter (first draft) had the statement and that he had left it in place with his proposal (second draft). Fluer expressed the view that a broader statement as to options was more favorable than a list and that the edits to the first draft made by Fluer were intended not to restrict those that prepared such a study so as not to limit the recommendations. Fluer voiced no objection to the added sentence in the second draft per se but wanted to clarify that it was different from a similar sentence in the first draft.

- Powell restated his primary focus had been to include areas other than the Adelaida area reminding the group that a recent issue on Santa Rita Road as an example.
- Bejarano suggested that the second sentence in the second draft could be based on the subject as stated in the first draft. Powell asked that the whatever language was added should be simple.
- Bejarano stated that either sentence would work.
- Fluer made a motion to accept the second sentence as currently included in the second draft.
- In discussion, Fluer asked to read Cobey's comments to the group so that members of the public and especially Vicki Janssen would be informed of some of the reasons for the differences in the drafts being discussed. The following portions of an email sent to TAAG by Cobey on August 16, 2018, at 3:30 pm was read into the record for the audience by Fluer.

“My two cents — the primary purpose of the letter to John Peschong was to provide TAAG's written support for his planned motion to the BOS on August 21 requesting an initial grant of money to fund preliminary research into the different/unique groundwater issues in the Adelaida area.”

“That area has not been the subject of groundwater studies anywhere nearly as much as the Templeton, or El Pomar-Estrella, areas. The latter two are underlain by aquifers; Adelaida is not. The central and eastern areas are the subject of study and action required by state groundwater management act; Adelaida is not.”

“We have no more than anecdotal information about Adelaida's situation, and we need more information. The central and eastern areas have much more information on well use and groundwater.”

- Fluer stated that the concerns expressed by Cobey focus on the Adelaida and it was the residents of the Adelaida area that had come to TAAG expressing concern, to begin with, and there was an urgency expressed in doing so. Fluer acknowledged that other areas outside of the Adelaida area were also of concern the example being the development located off of Santa Rita Road which had been a major issue. The terminology “not otherwise regulated” in the original motion was used as a means to avoid conflicts with areas in the Templeton planning area that may be bound by

other regulations without recognizing that these other areas were important.

- Jardini requested that a copy of any such letter written be sent to TCSD in advance of the Tuesday meeting as well. Bejarano concurred.
- Bejarano then repeated the motion to be that of the acceptance of the second draft as submitted by Powell without changes. Fluer moved for approval with second by Powell. The motion passed unanimously with a vote of 4-0-0.

8. NEW BUSINESS

- a. Project Review Committee (PRC) Recommendations. A copy of the PRC Chair's report of the August 2nd meeting of the PRC was distributed to the delegates for reference and use. See Item 8a in the attachments to the minutes.
- b. **DRC2018-00104 & SUB2018-00040 NOLAND** Conditional Use Permit w/ Lot Line Adjustment – Proposed Lot Line Adjustment for a new 11,109 sq ft building attached to an existing building and additional parking, and a Proposed Conditional Use Permit for a new 11,109 sq ft building attached to the existing structure to serve as additional office support. Located at 175 Cow Meadow Place in Templeton. APN(s): 040-152-008, 007, 009, 011 & 012.
 - The project was represented by Kyle L. Harris, Architect, of Harris Architecture & Design. Reference was made to the PRC report which had been distributed recommending approval without conditions.
 - Harris briefly described the project and the need for the parking area to accommodate future employees.
 - Bejarano asked Powell if there were any additional comments, and there were no additional comments in response.
 - Fluer stated that the project was presented to the PRC and reviewed as stated in the PRC report. Fluer also noted that there was a recent reference that had been forwarded to the applicant from Cobey regarding other work anticipated by others in the immediate area. The applicant stated that this other work being done by PG&E, but he did not anticipate any problems as most of the work involved underground utilities and the underground utilities for his project were in place.
 - A motion for approval on the project was made by Fluer and seconded. The motion was unanimously approved with a vote of 4-0-0.

9. REPORTS AND ANNOUNCEMENTS FROM COMMITTEES

- a. Project Review Committee – Cobey, Chair Next meeting to be September 6th at 4 pm
- b. Public Relations Committee – Stone, Chair (Parker in the absence of Stone)
 - o Fluer asked Parker whether or not a planned meeting previously to be scheduled was ever scheduled. Parker responded that no meetings had been scheduled.
 - o Fluer asked that the Public Relations Committee have an item of public interest added to the website of not less than one announcement a month. The last item posted on the site relates to the results of the March elections. There was a general agreement with Board members that this could and should be done.
 - o It was noted that TCSD routinely had a significant date of an upcoming meeting or event of interest and that broadening the reach of such notices and the coordination effort should be taken advantage of as a means to provide items of interest. Most of the dates garnered during the regular meetings are captured in the minutes, but by the time the minutes are approved the event or date of significance has passed. Using the public relations committee as a means to broaden the exposure should become a matter of routine.
 - o Comments made in support by Janssen who also voiced concern in not receiving the agenda. She questioned whether or not there had been a change to the mailing list and requested that meeting notifications be sent from TAAG as had been the past practice.
 - o Bejarano agreed that the distribution of the agenda was late and that a better job could be done in coordinating items with others and that the mailing list should remain in place. Traffic Circulation Committee – Woodruff, Chair
- c. Bylaws Committee – Powell, Chair
 - o Powell is planning a meeting of the committee for next month to resolve several recently identified issues.
 - o The meeting will be posted on the website when there is consensus on a date.
- d. Toad Creek Committee – Parker, Chair
Next meeting TBD.
- e. Election Committee – Chair TBD
Next meeting TBD

10. ANNOUNCEMENTS FROM THE DELEGATES (not on the agenda)

None

11. ADJOURNMENT

- Bejarano announced that next month would be super busy with 4 or more projects to be reviewed. He thanked all attendees for coming to the meeting and for sharing their time.

The meeting adjourned at 8:01 pm.

Respectfully Submitted,



Larry Fluer

Secretary

Enclosure: Attachments to Minutes - 14 pgs.

ITEM 1
MEETING AGENDA



AGENDA
TEMPLETON AREA ADVISORY GROUP
August 16, 2018
7:00 pm

A regular meeting of the Templeton Area Advisory Group will be held in the TCSD Board Room located at 420 Crocker Street in Templeton, California

MEMBERS

Bob Bejarano, Chair
Chris Cobey, Vice Chair
Larry Fluer, Secretary
Murray Powell, Treasurer
Matthew Parker, Delegate
Joel Woodruff, Delegate
Larry Stone, Delegate

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENCY REPORTS & UPDATES

- California Highway Patrol Templeton Area
- County Sheriff's Office North Station
- Templeton Fire and Emergency Services
- San Luis Obispo County Board of Supervisors District 1 – Supervisor John Peschong
- San Luis Obispo County Board of Supervisors District 5 – Supervisor Debbie Arnold
- Templeton Community Services District – Pam Jardini
- Templeton Chamber of Commerce – Kimberly Miramon
- San Luis Obispo County Public Works and Transportation – Joshua Roberts
- San Luis Obispo County Planning Department – Kate Shea

5. PUBLIC COMMENT

At this time, members of the public who wish to speak on a 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.

AGENDA
TEMPLETON AREA ADVISORY GROUP
August 16, 2018



6. CONSENT AGENDA

- 6.1 APPROVAL OF MINUTES July 19, 2018
- 6.2 TREASURER'S REPORT August 16, 2018

7. OLD BUSINESS

- 7.1 Final Review of Letter of Support to Board of Supervisors, RE: Groundwater Concerns

8. NEW BUSINESS

- 8.1 **DRC2018-00104 & SUB2018-00040 NOLAND** Conditional Use Permit w/ Lot Line Adjustment – Proposed Lot Line Adjustment for a new 11,109 sq ft building attached to an existing building and additional parking. AND, Proposed Conditional Use Permit for a new 11,109 sq ft building attached to existing structure to serve as additional office support. Located at 175 Cow Meadow Place in Templeton. APN(s): 040-152-008, 007, 009, 011 & 012.

[DIRECT LINK to **CONDITIONAL USE PERMIT** Referral Package](#)

[DIRECT LINK to **LOT LINE ADJUSTMENT** Referral Package](#)

9. REPORTS & ANNOUNCEMENTS FROM COMMITTEES

Project Review Committee – Chris Cobey, Chair *Next Meeting Sep 6th at 4pm*

For Pending Referrals in our area [click here](#)

Public Relations Committee – Larry Stone, Chair *Next Meeting TBD*

Traffic Circulation Committee – Joel Woodruff, Chair *Next Meeting TBD*

Bylaws Committee – Murray Powell, Chair *Next Meeting TBD*

Toad Creek Committee – Matt Parker, Chair *Next Meeting TBD*

Election Committee – TBD *Next Meeting TBD*

10. ANNOUNCEMENTS FROM DELEGATES (not on the agenda)

11. ADJOURNMENT



AGENDA
TEMPLETON AREA ADVISORY GROUP
August 16, 2018

APPLICATION PRESENTATION PROCEDURES

1. Chairperson will open the agenda item.
2. Applicant or representative will present their application.
3. The appropriate committee(s) will present their report(s).
4. Chairperson will open the floor to Delegates' questions.
5. Chairperson will open the floor for public comment. Please direct public comments to the Chairperson, not to the applicant.
6. Applicant responds to public comments directly to the Chairperson.
7. Public comment will be closed and no further testimony will be taken.
8. 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 (letter, e-mail, etc.) is acceptable but should be distributed to TAAG members 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.

**CONSENT AGENDA
AGENDA ITEM 6b
Treasurer's Report**

**Templeton Area Advisory Group
Treasurer's Report
August 16, 2018**

Checking Account Balance Statement	Date	Balance
Bank Balance	6/30/18	\$1,434.79
Checks Cleared 6/1/18 – 6/30/18		- 0 -
Other Charges –		- 0 -
Deposits 7/1/18 – 7/31/18		- 0 -
Bank Statement Balance	7/31/18	\$1,434.79

Current Balance of Account

Bank Statement Balance	7/31/18	\$1,434.79
Activity – August 1 thru August 16, 2018:		
Deposits – 8/1/18 - 8/16/18		- 0 -
Checks Written - 8/1/18 – 8/16/18		- 0 -
Current Account Balance	8/16/18	\$1,434.79

Accounts Payable - Pending
IN Name

Date

NONE

ITEM 7
OLD BUSINESS



from there the focus could be on the Adelaida. He then suggested that maybe TAAG should reach out into other areas. As an example, he reminded the Board that a couple of months ago there was a concern in the Santa Rita Road about a large vineyard development which is not in the Adelaida, they were in other areas.

Cobey asked Fluer to restate the motion one more time. In an effort to restate the motion Fluer moved that in substance the letter would relay the following: “TAAG requests that the county assume the responsibility and the funding for a study to include the inventory of available water for the watershed areas within the scope of the Templeton [planning] Area that is not otherwise regulated.” An amendment was made by Cobey “that the letter to BOS be written and issued by the TAAG Chair” and accepted by Fluer as the maker of the motion. Woodruff seconded the amended motion which was passed with a unanimous vote 4-0-0.

8. NEW BUSINESS

Project Review Committee (PRC) Recommendations. A copy of the PRC Chair’s report of the July 5th meeting of the PRC was distributed to the delegates for reference and use. See Item 8a in the attachments to the minutes.

- a. DRC2018-00061 Gleason. No appearance by the agent. Off calendar.
- b. DRC2018-00044 Hammersky Winery.
 - o Mandi Pickens represented Hammersky in the project to provide an additional point of access to the winery property that could be used for emergency access during special events of up to 80 people as mandated by Cal Fire.
 - o The applicant found that the initial design would require significant grading, tree removal, removal of a hillside, and elements of construction that could be avoided by relocating the point of emergency access to a different location relative to the turn in the road while meeting the requirements for a second point for access and egress from the property to be used in the event of emergencies.
 - o A handout was provided to illustrate the original proposal found on pages 1-3) versus the current proposal as represented on pages 4-6 of the handout. The new design calls for the point of exit to be south of Jespersen Road. Pickens represented that the new design has been done by a civil engineer and has approval from the County Public Works Department and Cal Fire.
 - o There were no comments offered by the public.
 - o A motion was made by Fluer to approve the application as submitted. Cobey asked whether or not the recommendations in the PRC report were to be included. Fluer modified the motion accordingly to include the PRC

FIRST DRAFT
COBEY w/
FLUER EDITS

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TEMPLETON AREA ADVISORY GROUP

A County Citizen Advisory Committee

Post Office Box 1135
Templeton, CA 93465
www.taaginfo.org

August XX, 2018

<p>2018-2019 Officers and Delegates</p>	<p>VIA EMAIL ONLY</p>
<p><i>Bob Bejarano, Chair</i></p>	<p>The Honorable John Peschong Chair, Board of Supervisors County of San Luis Obispo</p>
<p><i>Chris Cobey, Vice Chair</i></p>	<p>Dear Supervisor Peschong:</p>
<p><i>Larry Fluor, Secretary/Historian</i></p>	<p>At its regular meeting on July 19, 2018, TAAG's board, after hearing from multiple residents on multiple occasions (as reflected in its minutes), unanimously passed a motion for its Chair to draft a letter of support that the Board of Supervisors immediately authorize full funding for the necessary research to inventory the historic and current water resources of the Adelaida Planning Sub-Area, and to request that the Board of Supervisors to report the results of this research back to TAAG and providing options for future management of the water resources in this planning sub-area, including, <u>but not limited to</u> deepening existing wells, and any <u>recommended</u> conditions for permitting the drilling of new wells.</p>
<p><i>Murray Powell, Treasurer</i></p>	
<p><i>Matt Parker, Delegate</i></p>	
<p><i>Joel Woodruff, Delegate</i></p>	
<p><i>Larry Stone, Delegate</i></p>	<p>Sincerely yours,</p>
	<p>Bob Bejarano, Chair</p>
	<p>Attachments: minutes of TAAG meetings of June and July 2018</p>
	<p>C: Other members of the Board of Supervisors; TAAG delegates</p>

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<p>2018-2019 Officers and Delegates</p> <p><i>Bob Bejarano, Chair</i></p> <p><i>Chris Cobey, Vice Chair</i></p> <p><i>Larry Fluor, Secretary/Historian</i></p> <p><i>Murray Powell, Treasurer</i></p> <p><i>Matt Parker, Delegate</i></p> <p><i>Joel Woodruff, Delegate</i></p> <p><i>Larry Stone, Delegate</i></p>	<p>VIA EMAIL ONLY</p> <p>The Honorable John Peschong Chair, Board of Supervisors County of San Luis Obispo</p> <p>Dear Supervisor Peschong:</p> <p>At its regular meeting on July 19, 2018, TAAG's Board, after hearing from multiple residents (as reflected in its minutes), unanimously passed a motion for its Chair to draft a letter of support to the Board of Supervisors stating that "TAAG requests that the county assume the responsibility and funding for a study to include the inventory of available water for the watershed areas within the scope of the Templeton (planning) Area that is not otherwise regulated". TAAG also requests that the Board of Supervisors report the results of this research back to TAAG providing options for future management of the water resources in the unregulated Templeton planning Areas.</p> <p>Sincerely yours,</p> <p>Bob Bejarano, Chair</p> <p>Attachments: minutes of TAAG meetings of June and July 2018</p> <p>C: Other members of the Board of Supervisors; TAAG delegates</p>
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TEMPLETON AREA ADVISORY GROUP
A County Citizen Advisory Committee

Post Office Box 1135
Templeton, CA 93465
www.taaginfo.org

August 16, 2018

<p>2018-2019 Officers and Delegates</p> <p><i>Bob Bejarano, Chair</i></p> <p><i>Chris Cobey, Vice Chair</i></p> <p><i>Larry Fluer, Secretary/Historian</i></p> <p><i>Murray Powell, Treasurer</i></p> <p><i>Matt Parker, Delegate</i></p> <p><i>Joel Woodruff, Delegate</i></p> <p><i>Larry Stone, Delegate</i></p>	<p>VIA EMAIL ONLY</p> <p>The Honorable John Peschong Chair, Board of Supervisors County of San Luis Obispo</p> <p>Dear Supervisor Peschong:</p> <p>At its regular meeting on July 19, 2018, TAAG's Board, after hearing from multiple residents (as reflected in its minutes), unanimously passed a motion for its Chair to draft a letter of support to the Board of Supervisors stating that "TAAG requests that the county assume the responsibility and funding for a study to include the inventory of available water for the watershed areas within the scope of the Templeton (planning) Area that is not otherwise regulated". TAAG also requests that the Board of Supervisors report the results of this research back to TAAG providing options for future management of the water resources in the unregulated Templeton planning Areas.</p> <p>Sincerely yours,</p> <p>Bob Bejarano, Chair</p> <p>Attachments: minutes of TAAG meetings of June and July 2018</p> <p>C: Other members of the Board of Supervisors; TAAG delegates</p>
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**ITEM 8
NEW BUSINESS**



TEMPLETON AREA ADVISORY GROUP
Project Review Committee

TO: TAAG Delegates C: Applicant or representative
Kate B. Shea

FROM: Chair, Project Review Committee (PRC)

SUBJECT: Recommendation from August 2 PRC meeting for regular August 16
TAAG meeting

DATE: August 2, 2018

The PRC met for approximately 30 minutes in its regular meeting on Thursday, August 2, 2018, and considered one project.

Committee members present were Chris Cobey, Larry Fluor, and Murray Powell. (In the non-PDF version of this memo, links are provided, in the project's name, to the *initial* referral materials for each project, and the description of the project given there.)

[DRC2018-00104](#) and [SUB2018-00040](#) Noland
(Referral dated 7/11/18; received 7/16).

Applicant: William Noland (Landowner: Farm Credit West)

Agent: Josh Gardner

Planning Department manager: Holly Phipps (805-781-1162; hhipps@co.slo.ca.us)

Nature of application: Conditional use permit (CUP); lot line adjustment (LLA)

Project description: Proposed conditional use permit for a new 11,109 square-foot building attached to an existing structure to serve as additional office support; proposed lot line adjustment for the proposed new building; additional parking.

The application states that the purpose of the requested LLA is "to increase size of [a]djacent lots for future sale." (LLA App., p. 6, "Adjustments") No special

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energy conservation measures or building materials, or mitigation measures, are proposed for the CUP.

The agent's project description provided to the County (not included in County's referred materials) states "Removal of existing asphalt parking lot & planters and Installation of new single story, 11,109 square foot building attached to the existing structure and serving as additional office/support space to the existing structure. The exterior materials of the new structure such as roof material, siding material, stone veneer, window size and mullion patterns will match the existing structure."

The project description also states that the application's proposed LLA would adjust lot line between Lot 3 and Lot 4 to the south by three feet, and would adjust the lot line between Lot 13 and Lot 14 to the north by 16 feet. All of the lots are owned by Farm Credit West. The proposed LLA would merge existing lots 1, 2 and 3 into one single lot, and would merge lots 12 and 13 into another single lot.

The anticipated maximum additional number of employees in the proposed new building, plus existing office employee capacity, would require a total of 68 parking spaces; a total of 75 spaces are proposed.

Location: 175 Cow Meadow Place, Bison Court, Templeton.

Materials considered: Initial application (linked on TAAG site); project description provided by agent.

Application completeness: Represented by agent to be complete.

Comments: Concerns expressed about traffic generated as lots developed on Bison Court. Basis for expansion of existing office is anticipated transfer of company positions from San Luis Obispo.

PRC recommendation: Recommend approval, 3-0.

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