

**AGENDA**  
**TEMPLETON AREA ADVISORY GROUP**  
**December 21, 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  
Matthew Parker, Secretary/Historian  
Bob Bejarano, Delegate  
Chris Cobey, Delegate  
Murray Powell, Delegate  
Joel Woodruff, 1<sup>st</sup> Alternate  
Kimberly Miramon, 2<sup>nd</sup> Alternate

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. AGENCY REPORTS & UPDATES**

- Sheriff's Office –Commander Ken Conway
- Templeton Fire and Emergency Services - Chief Bill White
- California Highway Patrol – Lieutenant Dan Hart
- District 1 – Supervisor John Peschong/Vicki Janssen
- District 5 – Supervisor Debbie Arnold/Jen Caffee
- Planning Department – Kate Shea, Senior Planner
- Templeton Community Services District – Gwen Pelfrey
- Public Works and Transportation – Joshua Roberts, Transportation Division Manager
- Templeton Schools – Joe Koski
- Templeton Chamber of Commerce – Sarah Maggelet

**5. APPROVAL OF MINUTES**    November 16, 2017 Regular Meeting  
December 6, 2017 Special Meeting

**6. TREASURER'S REPORT**    December 21, 2017

## 7. 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.

## 8. ADVISORY APPLICATIONS

AA-1 DRC2017-00051 Changala – Proposed minor use permit to modify 1,500 SF separation requirement for vacation rentals, and request for vacation rental use for existing 1,166 square foot secondary dwelling for property located at 3760 Willow Creek Road, Paso Robles. APN: 040-161-004

AA-2 SUB2004-00227 Templeton Tennis Ranch – Proposed amendment to the CUP for the tennis & fitness club to expand hours and use a proposed multipurpose building to host 150 events annually at 345 Championship Lane, Templeton. APN's: 040-201-047, -048, -049, -050, -051, -052, -053, -054

## 9. ADMINISTRATIVE REPORTS AND ISSUES

AR-1 Final approval of revised TAAG Bylaws

AR-2 Review and approval of revised TAAG Policy and Procedure Guidelines

AR-3 Call for candidates for the March 2018 election

AR-4 Nominations/Election Committee Report

## 10. PENDING COMMITTEE REFERRALS & REPORTS

*The following projects or applications have been submitted to the county for review and will be scheduled at a future TAAG meeting.*

PCR-1 SUB2016-00004 Rose – Proposed subdivision of 1 parcel into 2 parcels located at 1946 Raymond Ave, Templeton. APN: 039-251-008 *Review delayed at the request of applicant.*

PCR-2 SUB2016-00095 CO 11-0035 Semmes – Proposed Parcel Map to subdivide existing parcel of 2.18 acres into three parcels of 0.52, 1.04 and 0.62 acres in size located at 1075 Rossi Road, Templeton. APN: 039-381-065

- PCR-3 DRC2015-00031 Old Creek Road Group – Proposed conditional use permit for road improvements to an existing agricultural road, four new residential driveways, and four building pads on Old Creek Road, Cayucos. APNs: 046-031-004, -005,-007, -012, -038, and -039; 046-041-068 and -069 *Review delayed at the request of the applicant.*
- PCR-4 PMT2017-00144 Moondance Partners LP – Proposed major grading permit for access roads and a building pad for a future single family dwelling at 1835 Santa Rita Road, Templeton. APN's: 039-261-051 & 052
- PCR-5 DRC2017-00013 Luxvino – Proposed Minor Use Permit for the utilization of property and/or tented temporary events (25 events with up to 200 people annually) at 1800 El Pomar Drive, Templeton. APN: 033-231-030, -038
- PCR-6 PMT2016-07218 Heart Hill Vineyard II LLC – Proposed major grading permit for the construction of a 5 AF agricultural reservoir at 2680 Highway 46, Paso Robles. APN's: 040-051-004, 040-111-029,-030,-031
- PCR-7 DRC2017-00056 Ogorsoika – Proposed minor use permit for the construction of a 40' X 80' steel building of same color and design of existing building to house an additional crematory facility with garage and storage space for exiting vehicles at 202 Easy Street, Paso Robles. APN: 040-143-028
- PCR-8 SUB2017-00030 Maurer CO17-156 – Proposed split of ten acre parcel to two 5 acre parcels for property located at 1430 Eureka Lane, Templeton. APN: 034-131-030
- PCR-9 DRC2017-00062 Martin – Proposed minor use permit for modification of existing building from classroom to temporary field office and ultimately a modification of existing building from classroom to temporary field office and ultimately a winery of 933 SF with tasting area located at 830 Templeton Road, Templeton. APN: 034-131-059

11. REPORTS/ANNOUNCEMENTS FROM DELEGATES (not on the agenda)

12. ADJOURNMENT

## PUBLIC HEARING PROCEDURE

1. Public hearing will be open.
2. Applicant or representative will present their application.
3. Architectural Review Committee (ARC) will present their report.
4. Questions for the applicant and ARC from the delegates.
5. Open for public comment. Please direct all comments to the Chair.
6. Applicant response to public comments. Please direct all comments to the Chair.
7. The public hearing 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 (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.