

**MINUTES**  
**TEMPLETON AREA ADVISORY GROUP**  
**January 19, 2017**  
**7:02 pm**

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

**MEMBERS PRESENT**

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

**7:02 CALL TO ORDER**

**7:03 PLEDGE OF ALLEGIANCE**

**7:04 ROLL CALL**

**7:04 AGENCY REPORTS & UPDATES**

- Sheriff's Office – Not Present.
- Templeton Fire Department – Represented by Gwen Pelfrey, TCSD. Provided report from Bill White, Fire Chief (Exhibit A)
- California Highway Patrol – Not Present.
- 7:08 District 1 – Supervisor John Peschong. Expressed appreciation for being here.
- District 5 – Not Present.
- 7:10 Planning Department – Karan Nall. Delegate Stone asked about progress of Papich project, Jamie Kirk relayed that the project was passed with conditions attached. Delegate Powell asked about possible increase in traffic.
- 7:19 Templeton Community Services District – Gwen Pelfrey. (Exhibits B and C)
- 7:37 Public Works and Transportation – Michael Britton or Glenn Marshall
- Templeton Schools – Not Present.
- 7:38 Templeton Chamber of Commerce – Sarah Maggelet.

- B of S Agricultural Liaison Advisory Board –

**7:41 APPROVAL OF MINUTES**      December 15, 2016 Regular Meeting. Passed 6-0.

**7:41 TREASURER'S REPORT**    January 19, 2017. Passed 6-0.

**7:42 PUBLIC COMMENT**

Matthew Parker would like to run.

Gwen Pelfrey as private citizen: Must Charities request to close Main Street status?  
Chairperson Griselle responded that the request was withdrawn by the applicant.

**7:45 ADVISORY APPLICATIONS**

- AA-1 (7:45) Caltrans Project Review - Ken Dostalek & SLO County Public Works Review –Genaro Diaz**  
Review construction on Vineyard, Las Tablas, and Main Street interchanges for Highway 101. Public Outreach on 15FEB at TCSD Boardroom. (Exhibit F)
- AA-2 (8:14) Report from Dave Flynn, Public Works Department, on the Toad Creek Drainage Study and Companion Report developed by the TAAG Ad Hoc Committee. (Exhibit G)**  
Motion to reestablish ad hoc Toad Creek Committee Reestablished with Delegate Scotti as chair. 6-0.
- AA-3 (8:47) 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. *Planning Commission Hearing 9MAR. Motion to add three additional recommendations to ARC recommendations and support proposal. 6-0 in favor.***
- ~~**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. Postponed.**~~
- AA-5 (9:44) 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. (Exhibit H). Motion to add additional**

recommendation to ARC recommendations and support proposal. 6-0 in favor.

- AA-6 (10:21) 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. Motion to accept ARC recommendations and support proposal. 6-0 in favor.

#### **10:30 ADMINISTRATIVE REPORTS AND ISSUES**

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

AR-2 Update from the Bylaws & Policies Committee

AR-3 Update on the Main Street Overlay Project

#### **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.*

#### **10:44 REPORTS/ANNOUNCEMENTS FROM DELEGATES (not on the agenda)**

#### **10:44 ADJOURNMENT**