

AGENDA
TEMPLETON AREA ADVISORY GROUP
April 19, 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
Kimberly Miramon, Delegate
Matthew Parker, Delegate
Joel Woodruff, Delegate
Larry Stone, 1st Alternate

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENCY REPORTS & UPDATES

- Sheriff's Office –Commander Keith Scott
- 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 – Pam Jardini
- Public Works and Transportation – Joshua Roberts, Transportation Division Manager
- Templeton Schools – Joe Koski
- Templeton Chamber of Commerce – Kimberly Miramon

5. 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.

6. CONSENT AGENDA

APPROVAL OF MINUTES September 21, 2017 and March 15, 2018

TREASURER'S REPORT April 19, 2018

7. OLD BUSINESS

ESTABLISHMENT OF COMMITTEES – Replace Delegate Cobey with Delegate Fluer on Public Relations Committee

8. NEW BUSINESS

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

SUB2017-00036 TR3108 Woodruff – Proposed Tract Map/Conditional Use Permit for a phased project to include 1) Construction of two triplex townhome structures, and 2) A subsequent tract map to create an 8-lot planned unit development including 6 residential lots, 1 common lot, and a commercial lot to be located at 81 Old County Road, Templeton. APN: 041-083-013.

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

DRC2017-00121 Verhage – Proposed Minor Use Permit for a vacation rental located at 4645 Jack Creek Road (the site is in the Adelaida area). APN: 039-181-040

SUB2018-00005 Peoples' Self Help Housing – Proposed Parcel Map and concurrent Conditional Use Permit for 36 apartment units and a community center at 1035 Petersen Ranch Road, Templeton. APN: 040-289-012

9. PENDING COMMITTEE REFERRALS

The San Luis Obispo County Planning Department has forwarded the following referrals to the TAAG with a request to have a review completed within the next 60 days.

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. *Assigned to Project Review Committee*

SUB2016-00004 Rose – Proposed subdivision of 1 parcel into 2 parcels located at 1946 Raymond Ave, Templeton. APN: 039-251-008. *Assigned to Project Review Committee*

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. *Placed on Hold by request of Agent, Pam Jardini.*

~~DRC2017-00115 Thomsen – Proposed Minor Use Permit for a vacation rental at 5415 Fairhills Road, Paso Robles (the site is in the Adelaida area). APN: 039-091-010. Removed at the request of SLO County Planning Liaison, Kate Shea~~

DRC2017-000123 CB FARMS PROJECT DESCRIPTION: Proposed Conditional Use Permit for Cannabis Activities to include indoor greenhouse cultivation (22,000sq grow area; 30,000sq building total), 3 acres outdoor cultivation, manufacturing (8,000sq), and nursery outdoors (115,000sq) on El Pomar Road in Templeton. APN(S): 034-321-004. *Assigned to Project Review Committee*

SUB2018-00006 SKINNER-SCOVILLE – Proposed Lot Line Adjustment to swap existing overall acreage to provide for private access to each parcel as opposed to shared easements, 1861 & 1875 Santa Rita Road in Templeton. APN(S): 039-251-009 & -010. *Assigned to Project Review Committee*

DRC2018-00016 FINLEY FAMILY FARMS PROJECT DESCRIPTION: Proposed Minor Use Permit for cannabis cultivation including 3 – 1acre outdoor cultivation sites and 1 2,200sq/ft greenhouse. To be located at 630 El Pomar Dr. Templeton, CA. APN(S): 033-231-026. *Assigned to Project Review Committee*

DRC2018-00039 AT&T MOBILITY / SANI – Proposed Conditional Use Permit for a new wireless telecommunications facility consisting of an 80’ high antenna support structure disguised as a pine tree, ground mounted equipment and generator within an 800 sf fenced enclosure at 7250 Vineyard Drive in Paso Robles. APN(s): 039-021-020. *Assigned to Project Review Committee*

10. REPORTS & ANNOUNCEMENTS FROM COMMITTEES

Project Review Committee – Chris Cobey, Chair

Public Relations Committee – Larry Stone, Chair

Traffic Circulation Committee – Joel Woodruff, Chair

Bylaws Committee – Murray Powell, Chair

Toad Creek Committee – Matt Parker, Chair

Election Committee – Kim Miramon, Chair

11. ANNOUNCEMENTS FROM DELEGATES (not on the agenda)

12. ADJOURNMENT

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.