

**AGENDA**  
**TEMPLETON AREA ADVISORY GROUP**  
**March 15, 2018**  
**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**

Chris Cobey, Temporary Chair  
Bob Bejarano, Delegate  
Larry Fluor, Delegate  
Kimberly Miramon, Delegate  
Matthew Parker, Delegate  
Murray Powell, Delegate  
Joel Woodruff, Delegate

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. ANNUAL REORGANIZATION**

- a. Confirmation of Election Results
- b. Seating of Delegates
- c. Election of Officers

**5. 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
  - Main Street Striping Project Report – Don Spagnolo
- Templeton Schools – Joe Koski
- Templeton Chamber of Commerce – Sarah Maggelet

**6. APPROVAL OF MINUTES** September 21, 2017; November 16, 2017; December 21, 2017; and February 15, 2018 Regular Meetings

**7. TREASURER'S REPORT** March 15, 2018

**8. 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.

**9. ADVISORY APPLICATIONS**

AA-1 Discussion of LRP2014-00019 (Title 22 Cleanup) Land Use and Circulation Element and Stormwater, presented by Michael Conger, Planner III.

**10. ADMINISTRATIVE REPORTS AND ISSUES**

AR-1 Discussion and clarification of County Planning Department's policies and procedures regarding the Community Advisory Councils (CAC) reviews and recommendations of development and planning projects

AR-2 Discussion of request to District Attorney to reconsider conclusion in November 6, 2017, letter that CAC members are "public officials" for the purposes of criminal conflict of interest statutes, on the basis of additional factual information to be provided by TAAG.

AR-3 Discussion regarding County's obligation to provide liability coverage for San Luis Obispo County Community Advisory Council members

AR-4 Annual committee assignments

AR-5 Discussion of Election Committee Report

**11. 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

- 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**
- PCR-4 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-5 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**
- PCR-6 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**
- PCR-7 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**
- PCR-8 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**
- PCR-9 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**

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

**13. 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.**