

# Notice of Exemption

Appendix E

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: San Luis Obispo

From: (Public Agency): \_\_\_\_\_  
Templeton Community Services District  
PO Box 780, Templeton, CA 93465

(Address) lazeem@templetoncsd.org  
805-434-4915

Project Title: Platz 5 River Well Replacement

Project Applicant: Templeton Community Services District

Project Location - Specific:

APN 040-091-020, 112 Calle Propano Ct, Paso Robles

Project Location - City: \_\_\_\_\_ Project Location - County: San Luis Obispo

Description of Nature, Purpose and Beneficiaries of Project:

The replacement well, sited ~400 ft northwest from the failed Platz 2 River Well, will again enable Templeton Community Services District to pull water from the Salinas River Underflow to serve the users of its municipal water system.

Name of Public Agency Approving Project: Templeton Community Services District

Name of Person or Agency Carrying Out Project: Templeton Community Services District

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Cal. Code of Regs., Title 14, section 15302 - Class 2 (Replacement).
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

This is a replacement municipal well on same parcel, with substantially the same footprint and capacity.

Lead Agency  
Contact Person: Lori Azeem Area Code/Telephone/Extension: 805-434-4915

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Lori Azeem Date: 9/14/2026 Title: District Engineer

Signed by Lead Agency ☒ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

## **BOARD OF DIRECTORS**

**Navid Fardanesh**  
President

**Debra Logan**  
Director

**Chelsea Tirone**  
Vice-President

**Eric Mortensen**  
Director

**Wayne Petersen**  
Director



## **STAFF**

**Jeff Briltz**  
General Manager

**Lori Azeem, P.E.**  
District Engineer

**Keri Dodson**  
Executive Assistant/Board  
Clerk

**Justin Black**  
Assistant General Manager -  
Operations  
**Natalie Klock**  
Finance Officer

**Mel Johnson**  
Recreation Supervisor

**Tom Peterson**  
Fire Chief

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## ***TEMPLETON COMMUNITY SERVICES DISTRICT***

**P.O. BOX 780 • 420 CROCKER STREET • TEMPLETON, CA 93465 • (805) 434-4900 • FAX: (805) 434-4820**

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A regular meeting of the Templeton Community Services District (TCSD) Board of Directors was held on Tuesday, August 18, 2026, with open session at 6:30 p.m. in the TCSD Board Room located at 206 5<sup>th</sup> Street, Templeton, CA and via Zoom Teleconference.

**Call to Order:** 6:30 p.m.

### **Roll Call:**

Present: Directors Fardanesh, Logan, Mortensen, Petersen and Tirone

Absent: None

**Staff:** General Manager Jeff Briltz, Assistant General Manager Justin Black, District Engineer Lori Azeem, Finance Officer Natalie Klock, Board Secretary Keri Dodson and Morgan Biggerstaff with BKS.

**Audience:** Jennifer Grinager with the Templeton Unified School District, Commander Arauza with the San Luis Obispo Sheriff's Department, Melissa Shick with KNN Public Finance, LLC and Richelle Noroyan with CSDA.

### **Pledge of Allegiance**

**Order of Business:** No change to order of business.

### **Special Reports and/or Presentations:**

- San Luis Obispo County Sheriff's Department Update
  - Commander Arauza provided a brief crime update for the month of July.
- California Highway Patrol Update
  - Not in attendance
- Templeton Unified School District Update
  - Jennifer Grinager provided a brief update on behalf of TUSD.
- CSDA Presentation - Richelle Noroyan
  - Richelle Noroyan gave a presentation on CSDA, including the services and resources available through the District's membership, and presented the District with its Transparency Certificate.

**Public Comment:** William Nowinski stated that TAAG is looking for more members and encouraged folks to apply if interested.

**Consent Agenda:**

- a. Minutes: The Board will consider adopting the regular meeting minutes of July 21, 2026.
- b. Treasurer Report: The Board will consider approving the June 2026 Treasurer's Report.
- c. Resolution No. 16-2026 - Conflict of Interest Policy Update: The Board will consider adopting Resolution No. 16-2026, making minor revisions to the Conflict of Interest Policy.
- d. Rejection of Claim - Kassandra Haro: The Board will consider rejecting the claim filed on behalf of Kassandra Haro through her Guardian ad Litem, Maria Haro, and authorizing staff to provide a notice of rejection of the claim.

**Public Comment:** None

Director Fardanesh made a motion to approve consent agenda items a - d. Director Mortensen seconded the motion.

Roll Call Vote - Ayes: Fardanesh, Mortensen, Logan, Petersen and Tirone  
Noes: None

**Business:**

- a. Platz River Well Project Award and Temporary Construction Easement:
  - i. The Board will first consider determining the project is exempt from CEQA. (ACTION/ROLL-CALL VOTE)
  - ii. The Board will consider adopting Resolution No. 17-2026 approving a \$1,000 temporary construction easement with property owner Propano Properties, LLC. (ACTION/ROLL-CALL VOTE)
  - iii. The Board will consider rejecting a bid protest lodged by Living Water Industries LLC. (ACTION/ROLL-CALL VOTE)
  - iv. The Board will then consider waving minor irregularities in the bid and awarding a \$307,734 contract to Arsenal Well Drilling, Inc. for well drilling, and approving \$83,943 for construction support services from GSI Water Solutions, Inc. (ACTION/ROLL-CALL VOTE)

**Public Comment:** None

Director Logan made a motion that the Board of Directors by motion determine the project has a CEQA category exemption. Director Tirone seconded the motion.

Roll Call Vote - Ayes: Logan, Tirone, Mortensen, Petersen and Fardanesh  
Noes: None

Director Tirone made a motion that the Board adopt Resolution No. 17-2026 to approve the grant of a temporary construction easement from the property owner Propano Properties, LLC at the cost of \$1,000. Director Logan seconded the motion.

Roll Call Vote - Ayes: Tirone, Logan, Mortensen, Petersen and Fardanesh  
Noes: None

Director Fardanesh made a motion that the Board will consider rejecting the bid protest lodged by Living Water Industries LLC for the Platz River Well Project contract. Director Mortensen seconded the motion.

Roll Call Vote - Ayes: Fardanesh, Mortensen, Logan, Petersen and Tirone  
Noes: None

Director Tirone made a motion that the Board consider waving minor irregularities in the bid and awarding a \$307,734 contract to Arsenal Well Drilling, for the Platz River Well drilling, and approving \$83,943 for construction support services from GSI Water Solutions, Inc. Director Logan seconded the motion.

Roll Call Vote - Ayes: Tirone, Logan, Mortensen, Petersen and Fardanesh  
Noes: None

- b. Resolution No. 18-2026 - 2015 Nacimiento Water Project Revenue Refunding Bonds: The Board will consider adopting Resolution No. 18-2026, authorizing the refunding of the SLO County Financing Authority Nacimiento Water Project Revenue Refunding Bond, approving certain disclosures regarding TCSD, approving the execution and delivery of a Continuing Disclosure Agreement and authorizing the taking of all necessary actions in connection with such issuance of the 2026 Revenue Refunding Bond. (ACTION/ROLL-CALL VOTE)

**Public Comment:** A member of the public had a question regarding what the bonds were originally used for.

Director Logan made a motion that the Board of Directors approve Recommendation No. 1, Resolution No. 18-2026, authorizing the refunding of the San Luis Obispo County Financing Authority Nacimiento Water Project Revenue Refunding Bonds, 2015 Series A; Recommendation No. 2, approve certain disclosures regarding the Templeton Community Services District, describing certain demographic, financial, statistical and other information of the Templeton Community Services District to be included in Appendix A; Recommendation No. 3, approve and execute the delivery of the Continuing Disclosure Agreement; and fourth authorize the taking of necessary action in connection with such issuance of 2026 Revenue Refunding Bonds. Director Petersen seconded the motion.

Roll Call Vote - Ayes: Logan, Petersen, Mortensen, Tirone and Fardanesh  
Noes: None

**General Manager's Report:**

GM Briltz reported on the following items:

- Upcoming Measure "A" Oversight Committee appointments
- November election nomination period has closed with 3 applicants for 2 seats
- 50<sup>th</sup> Anniversary Celebration reading of proclamations received

**Public Comment:** None

**Committee Reports:**

- Nacimiento Commission Meeting – 07/09/2026

**Public Comment:** None

**Activity Update Reports:**

- Engineering
- Finance
- Fire and Emergency Services
- Parks, Recreation and Solid Waste
- Utilities
  - Assistant GM Black updated the Board on various wells in the District that have had changes in their status since the report was written.

**Public Comment:** None

**Directors Reports and/or Comments:** Director Petersen wanted to express gratitude to the Fire Department for their response to a call at his home recently.

**Public Comment on Closed Session Items:** None

**Adjourn to Closed Session**

**Closed Session Items:**

**Conference with Legal Counsel – Consideration of Initiation of Litigation**

Pursuant to Government Code Section 54956.9(d)(4): One Case

Initiation of litigation: One case

**Report Out of Closed Session:** The Board President will announce if any reportable actions were taken during the Closed Session portion of the meeting at the beginning of the September 15, 2026 Board Meeting.

**Adjourned:** 8:05 p.m.

Respectfully submitted,



Keri Dodson, Executive Assistant/Board Clerk

*As per policy 5060.1.3 of the TCSD Board Bylaws, meeting minutes reflect actions taken and are not a complete record. Please visit the TCSD website Agenda Center <https://templetoncsd.org/agendacenter> to view full recordings of meetings*



State of California - Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

40-09172026-257

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

TEMPLETON COMMUNITY SERVICES DISTRICT

LEAD AGENCY EMAIL

lazeem@templetoncsd.org

DATE

09/17/2026

COUNTY/STATE AGENCY OF FILING

COUNTY OF SAN LUIS OBISPO

DOCUMENT NUMBER

PROJECT TITLE

PLATZ 5 RIVER WELL REPLACEMENT

PROJECT APPLICANT NAME

TEMPLETON COMMUNITY SERVICES DISTRICT

PROJECT APPLICANT EMAIL

lazeem@templetoncsd.org

PHONE NUMBER

(805) 434-4915

PROJECT APPLICANT ADDRESS

PO BOX 789

CITY

TEMPLETON

STATE

CA

ZIP CODE

93465

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☒ Other Special District

☐ State Agency

☐ Private Entity

**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)

\$4,227.50

\$

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

☒ County documentary handling fee

\$

\$90.00

☐ Other

\$

**PAYMENT METHOD:**

☐ Cash

☒ Credit

☐ Check

☐ Other

**TOTAL RECEIVED** \$ \$90.00

SIGNATURE

X *Michelle Maltby*

AGENCY OF FILING PRINTED NAME AND TITLE

Michelle Maltby, Deputy County Clerk-Recorder

Filed in County Clerk's Office

Elaina Cano

San Luis Obispo - County Clerk-Recorder

**40-09172026-257**

09/17/2026

FISH

Pages: 2

Fee: \$ 90.00

By MMaltby, Deputy

