

Draft Minutes

TEMPLETON AREA ADVISORY GROUP

November 16, 2017

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

Alice Griselle, Chair
Sarah Maggelet, Vice-Chair
Larry Stone, Treasurer
Matthew Parker, Secretary/Historian
Chris Cobey, Delegate
Murray Powell, Delegate
Joel Woodruff, 1st Alternate (Voting Delegate)
Kimberly Miramon, 2nd Alternate

Absent Members

Bob Bejarano, Delegate

1. CALL TO ORDER

Chair called the meeting to order at 7 PM sharp.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. AGENCY REPORTS & UPDATES

- Sheriff's Office –Commander Ken Conway
 - Commander Conway gave his final report to TAAG before his Retirement.
- Templeton Fire and Emergency Services - Chief Bill White
 - Night coverage is struggling because of budget.
 - 37 of 70 nights covered since September.
 - Working with board of supervisors to increase the amount the fire department gets from property taxes.
 - Applying for grants in the meantime.
- California Highway Patrol – Lieutenant Dan Hart
 - Absent
- District 1 – Supervisor John Peschong/Vicki Janssen
 - Dec 4th Library Association meeting Mr. Peschong will speak at.
 - Toad Creek culvert replacement was approved and it will happen sometime soon.
 - Supervisors are working on Cannabis laws and will be discussing it at their Nov 27th meeting.
- District 5 – Supervisor Debbie Arnold/Jen Caffee

- Absent
- Planning Department – Karan Nall, Senior Planner
 - Kate Shea is the new Liason for the Planning Department
- Templeton Community Services District – Gwen Pelfrey
 - One meeting since October TAAG Meeting in which they Wrote a letter of support for the Atascadero Groundwater Basin for a grant. TCSD is giving away cats that were on the new property they acquired. A strategic planning workshop for TCSD is planned for February.
- Public Works and Transportation – Joshua Roberts, Transportation Division Manager
 - Speed limits around the county are being added or updated, Las Tablas will have an updated speed limit in the near future.
 - Asked county staff to look at Main and 101 to see if they can change anything before the large redesign project.
 - Call Public Works if there are any full culverts or new potholes from Winter Storms.
- Templeton Schools – Joe Koski
 - Absent
- Templeton Chamber of Commerce – Sarah Maggelet
 - Founders Day and Trick or treat on Main. Both Had great turn out.
 - New magazine for Templeton is out now.
 - Impact awards dinner on February 24th at the Legion Hall.

5. APPROVAL OF MINUTES October 19, 2017 Regular Meeting

Larry Stone motioned to approve and Murray Powell was the 2nd. By voice vote the motion passed. Delegates Maggelet and Parker abstained from Vote.

6. TREASURER'S REPORT November 16, 2017

Sarah Maggelet motioned to approve and Chris Cobey was the 2nd. By voice vote the motion passed.

7. PUBLIC COMMENT

Glenn Faulk reported on the condition of Niderer Road. 95 potholes in 7/10 of a mile section of road. Larry Fluer and Mr. Guione also reported how horrible the road conditions are and it is affecting the wineries along the road. Cathy Stone reported that it is a hazard to those walking on the road because of the chunks of asphalt that are lining the sides of the road are a tripping hazard.

Josh Roberts from Public Works responded to the public comments and explained how the residents and TAAG should proceed.

Chair will agendize a follow up for the December meeting if those involved would like TAAG to discuss it formly.

8. ADVISORY APPLICATIONS

AA-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.

Dan Lloyd presented and explained the scope of the project. Mr. Lloyd discussed what each section of the split will be used for and the access to Toad Creek.

Rob Rosales notified TAAG that there is a proposal to buy the 3.11 acres that would remain vacant.

Dorothy Jennings pointed out the Creek Stewardship Guide and that it might be useful in the future.

Delegate Sarah Maggelet motioned to approve the project with the recommendations from the Architectural Review Committee and the Toad Creek Committee.

Voting Delegate Joel Woodruff was the 2nd and the motion passed voice vote unanimously.

AA-2 DRC2016-00130 Vaughan – Proposed minor use permit to allow up to 12 temporary events (200 guests maximum) during the calendar year at 6060 Peachy Canyon Road, Templeton. APN: 026-331-046

- Jaime Jones of Kirk Consulting presented the Vaughn project.
 - Gwen Pelfrey wanted to mention that there were more conditions suggested by the ARC Committee than any other project that in TAAG's history.
 - Delegate Alice Griselle read a letter from the Willow Creek Preservation Group that explained some of the history of the area and road conditions as well as mentioned that the Superior Court of San Luis Obispo ruled that an event center on Vineyard Drive required an EIR and that the group feels that this project needs one too.
 - Delegate Larry Stone motioned to forward the application with conditions recommended from the special committee report.
- Delegate Chris Cobey was the 2nd and the roll call vote passed with Delegate Sarah Maggelet as the only dissenting vote.

AA-3 SUB2017-00034 COAL17-0102 Filipponi – Proposed lot line adjustment between two legal parcels of record for future development at Bennett Way and Las Tablas Road, Templeton. APN's: 040-289-030, 040-331-020, 040-371-001 & 040-372-001

- Jaime Jones of Kirk Consulting presented the Filipponi project.
- Jeff Britz explained the TCSD stance on this project and how the CSD believes the lot line adjustment is a very big issue and there needs to be a new subdivision tract map created.
- Fire Chief Bill White explained why the Facilities District was created and how this project could impact the fire department in a beneficial way if it had a new subdivision tract map created.

- Gwen Pelfrey explained how the water is a significant factor in why the owners of the property bought the property to the East to get access to a significant amount of water units.
- Pamela Jardini described some aspects of the project from a planner's view in why the applicant would want to do the lot line adjustment and how this project is trying to get around some reviews and approvals for the 2 acres of land getting added to the project.

Delegate Alice Griselle motioned "For the recommendation that 1: the lot line adjustments allows for better development of the site, 2: Defer to county counsel regarding the decision of substantial compliance and 3: forward the concerns of TCSD to the county".

Delegate Chris Cobey was the 2nd and the motion passed roll call vote with Delegate Sarah Maggelet as the only dissenting vote.

9. ADMINISTRATIVE REPORTS AND ISSUES

AR-1 Amendments to the TAAG Bylaws and Policy and Procedure Guidelines

- Two corrections: Article 9 Section 4 change That to not be bold.
 - Article 11 section 3 in the second sentence change Templeton to TAAG
- Delegate Sarah Maggelet motioned to accept the draft with the two minor corrections. Delegate Joel Woodruff was the 2nd. Voice vote passes unanimously.

AR-2 Appointment of the Nominations/Election Committee and chair: Call for candidates for the March 2018 election: and, discussion of correspondence to TAAG regarding the election

- Chris Cobey, Matt Parker, and Bob Bejarano were nominated to the committee.
- Sarah Maggelet stated that she would not be running again. Alice Griselle and Kim Miramon stated that they would run again.
- The rest of the delegates have until December to declare if they are re-running.

AR-3 Authorization by TAAG for a Special Meeting on December 6, 2017 at 6:00 p.m. at Vineyard Elementary School to discuss the Caltrans improvements to the 101 Highway and Main Street interchange in Templeton.

- Motion by delegate Sarah Maggelet for TAAG to host the special meeting on December 6th. 2nd was by Delegate Larry Stone. Motion passed by unanimous voice vote.

AR-4 Discussion of correspondence to TAAG regarding permit parking on 5th Street

- Tabled to next meeting

10. PENDING COMMITTEE REFERRALS & REPORTS

- 11 projects waiting. Only two are scheduled for December so far.

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

- None

12. ADJOURNMENT

Chair Alice Griselle closed the meeting at 10:45 PM