

MINUTES
TEMPLETON AREA ADVISORY GROUP
March 16, 2017
7:00 pm

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; Chris Cobey, Delegate; Matthew Parker, Delegate; Murray Powell, Delegate; and Joel Woodruff, 1st Alternate

7:00 CALL TO ORDER

7:01 PLEDGE OF ALLEGIANCE

7:02 SEATING OF BOB BEJARANO, CHRIS COBEY, & MATTHEW PARKER AS DELEGATES AND JOEL WOODRUFF AS FIRST ALTERNATE

7:03 ROLL CALL

7:03 ELECTION OF OFFICERS

The following officers were elected unanimously for the 2017-2018 term.

Chair – Alice Griselle

Vice Chair – Sarah Maggelet

Secretary – Matt Parker (also assumes Historian duties)

Treasurer – Larry Stone

7:09 AGENCY REPORTS & UPDATES

- Sheriff's Office – Commander Ken Conway provided report of increasing property crimes and notification that teenagers were playing dangerous games in the area during hours of darkness.
- District 1 – Supervisor John Peschong. Expressed appreciation for being here.
- Planning Department – Airlin Singewald provided an update.
- Templeton Community Services District – Gwen Pelfrey provided an update.
- Public Works and Transportation – Dave Flynn provided an update. See Exhibit A.
- 7:32 Templeton Schools – Joe Koski provided an update.
- 7:49 Templeton Chamber of Commerce – Sarah Maggelet provided update.

7:58 APPROVAL OF MINUTES February 16, 2017 Regular Meeting. Passed 3-0. Maggelet, Stone and Powell are only remaining members still on current board that were present at February meeting, all others abstaining.

8:01 TREASURER'S REPORT March 16, 2017. Passed 7-0. Board also voted 7-0 to pay \$170 for current website through 2018. See Exhibits B, C, and D.

8:03 PUBLIC COMMENT

8:05 ADVISORY APPLICATIONS

AA-1 (8:05) 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 Presented by Jamie Kirk.

Maggelet motioned to support Option 2 of Planning Department report with petroleum extraction prohibited, Cobey 2nd, Bejarano motioned to amend with additional restrictions on residential use, Griselle 2nd, final vote 7-0.

AA-2 (9:14) Department of Public Works request to review the update to the Templeton Circulation Study. The update includes review of the ongoing road improvements fee program, including the level of fees charged to new development, and suggested circulation system improvements.

AA-3 Upper Salinas- Las Tablas Conservation District (RCD) Britta Dornfeld presentation and request for input on a new program called the Toad Creek Watershed Stewards. The program will encourage individuals and local businesses to become better stewards of the local Toad Creek Watershed. See Exhibit E.

ADMINISTRATIVE REPORTS AND ISSUES

AR-1 Appointment of the 2017-18 TAAG Committees found in Article VIII, Section 4. The following committees are appointed for the 2017-2018 term:

Public Relations Committee – Maggelet (chair), Powell and Stone
Architectural Review Committee – Bejarano (chair), Griselle and Stone
Traffic Circulation Committee – Maggelet (chair), Woodruff and Parker
Bylaws and Policy & Procedures – Powell (chair), Stone, Cobey and Gwen Pelfrey
Toad Creek Committee – Woodruff (chair), Bejarano and Dorothy Jennings

AR-2 Appointment of a Toad Creek Committee to review County Public Works Department plans (Dave Flynn) for compliance with the Toad Creek Drainage Study and Companion Report developed by the TAAG Ad Hoc Committee and to review other pertinent documents, plans and programs as assigned by the chair.

AR-3 Discussion of possible appointment of a second alternate per the Bylaws Article IV, Section 9. After hearing objections from Gwen Pelfrey the board acknowledged their efforts in announcing the last remaining vacancy in recent press release and inclusion into the posted agenda as a call for candidates and meets the criteria and intent set forth by Article IV, Section 9.

AR-4 Review of the procedures and documents pertaining to TAAG.

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 April.*

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. *Representative requested April TAAG Meeting*

10:17 REPORTS/ANNOUNCEMENTS FROM DELEGATES (not on the agenda)

10:17 ADJOURNMENT