

MINUTES-draft
TEMPLETON AREA ADVISORY GROUP
July 20, 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.

Present MEMBERS

Alice Griselle, Chair
Sarah Maggelet, Vice-Chair
Bob Bejarano, Delegate
Chris Cobey, Delegate
Murray Powell, Delegate
Kimberly Miramon, 2nd Alternate-voting at this meeting

Absent MEMBERS

Larry Stone, Treasurer
Matthew Parker, Secretary/Historian
Joel Woodruff, 1st Alternate

1.CALL TO ORDER at 7:02PM

2.PLEDGE OF ALLEGIANCE

3 ROLL CALL

4. AGENCY REPORTS & UPDATES

- Sheriff's Office –Commander Ken Conway-absent
- Templeton Fire and Emergency Services - Chief Bill White-absent
- California Highway Patrol – Lieutenant Dan Hart-reported on MS Fair, Hwy 46/41 Interchange, & Hwy 46/Vineyard stop signs
- District 1 – Supervisor John Peschong/Vicki Janssen-absent
- District 5 – Supervisor Debbie Arnold/Jen Caffee-absent
- Planning Department – Karan Nall, Senior Planner -reported on July 27 study session on cannabis; 8/10 draft ordinance presented, at BOS in Oct plus Commercial project (Las Tablas Village) and 4 residential lots at Bethel and Vineyard
- Templeton Community Services District – Gwen Pelfrey- reported on weed abatement resolution, Eagle Creek lot purchase, adopted budget, July “Parks Make Life Better” month; Refuge rate increase
- Public Works and Transportation – Don Spagnola- reported on road fees continued until Sep

- Templeton Schools – Joe Koski-absent
- Templeton Chamber of Commerce – Sarah Maggelet- reported on Oktoberfest, 4th of July, Concerts in the Park, and the Templeton Magazine
- B of S Agricultural Liaison Advisory Board – Melanie Blankenship-absent

5. APPROVAL OF MINUTES April 20, 2017, May 18, 2017 Regular Meetings – tabled as they were not sent to delegates

6. TREASURER’S REPORT May 2017, June 2017 & July 2017- May and June reports were accepted (Kim, 1st, Bob, 2nd) 6-0; July report was tabled to next meeting

7. PUBLIC COMMENT

Lee Chamberlain, Yvonne Printup, Tim Martin spoke on residential development at 1840 Santa Rita Road, with handouts

Dorothy Jennings spoke on Toad Creek Committee and requested a follow up meeting

Gwen Pelfrey spoke on Toad Creek study, that was reportedly never approved by BOS

8. ADVISORY APPLICATIONS

AA-1 2017 County of San Luis Obispo Five Year Pavement Project Update was presented by Don Spagnolo, Transportation Programs Manager. A binded report was provided. Future projects include Main Street in Summer of 2018, Peterson Ranch Road and Old County Road in Summer 2017.

AA-2 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. - **TABLED BY APPLICANT**

AA-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. **TABLED BY APPLICANT**

AA-4 LRP2016-00016 Licari – Proposed General Plan Amendment to change the current land use and zoning designation from Office and Professional to Residential Multi-Family: and, an Ordinance Amendment to amend Figure 104-27 of the North County Communities and Village section of the North County Planning Area located at 246 Bennett Way, Templeton. APN: 040-289-020. **TABLED BY APPLICANT**

AA-5 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. TABLED BY APPLICANT

9.ADMINISTRATIVE REPORTS AND ISSUES

- A-1 Review and approval of the TAAG annual CAC Compliance and Verification Form. We have been delinquent in submitting reports, so we are catching up here. Public Comment from Gwen Pelfrey: consider what time of year we submit it. Public Comment from Dorothy Jennings- don't segment the board by geographic areas, we have a hard time recruiting delegates as it is. A motion to approve and submit by Sarah, 2nd by Bob, passed 6-0

10.PENDING COMMITTEE REFERRALS & REPORTS

The following 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. *Review delayed at the request of applicant.*

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 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. Delegates decided to form an Ad Hoc committee to review this application. Is it a vacation rental? Committee will be Sarah, Kim and Alice (chair) public will be noticed of meeting time.

PCR-4 SUB2016-00103 CO17-0057 Kroger – Proposed parcel map to subdivide 2.4 acres into two 1.2 acre parcels located at 1373 Vineyard Drive, Templeton. APN: 039-272-037

11.REPORTS/ANNOUNCEMENTS FROM DELEGATES (not on the agenda)- Bylaws committee is in final stages of writing updates. Delegates will see a draft in August.

12.ADJOURNMENT at 9:25PM