

## **MINUTES**

Templeton Area Advisory Group meeting held November 19, 2009 at the TCSD Boardroom

### **1. Call to Order**

7:00 pm by Chairperson B Hockey, with app 7 members of the public in attendance.

### **2. Pledge of Allegiance**

Led by G Phelps

### **3. Roll Call**

Present: Delegates Finley, Hockey, Marquart, Pelfrey, Phelps, Rosales

Alternates Blankenship (arrive at 7:05pm), Jennings

Absent: Delegate La Rue

### **4. Minutes** – taken by Rosales

### **5. Delegate's Reports**

**Rosales** - Attended community meeting hosted by agents/applicants of proposed Templeton Partners developments (at Templeton Sales Yard).

**Pelfrey** – Attended Planning Commission Hearing on proposed Templeton Partners development (as did Jennings and Rosales). PC denied proposal based on lack of density, building residential units on a floodplain, building on land zoned Recreational, and insufficient setback from Toad Creek.

**Jennings** – Attended a workshop about Williamson Act, noted a Planning Dep't Hearing where there was discussion on decrease of water levels in wells and Heart Hill Winery need to import water for construction of their new buildings.

**Hockey** – Announced a meeting for Paso Robles Groundwater Basin Management Plan, received a Letter of Thanks from SLO Cty Bicycle Advisory Committee for input, and announced Planning Dep't Hearing for Weyrick CUP will be on Dec 10, 2009.

### **6. Agency Reports and Updates**

#### **County Planning Dept (K Nall)**

Noted PC denial of Templeton Partners proposed residential development at Sales Yard because of concern about floodplain, creek setback, insufficient density on RMF zoned property and building on property zoned for parks & recreation. County Planning prefers building on RMF zoned property only, creek setback should be from proposed realignment (applicant is requesting setback from current alignment), and noted no Fish & Game input necessary at this stage of permit process. County also questioned TCSD/State riparian restrictions for water use on subject property.

Also, Planning Dep't Hearing for Rossi Rd project is scheduled for December 4, 2009.

#### **District 1 Supervisor - None**

**TCSD** – None

#### **County Public Works (F Honeycutt)**

There is no change in status of issue with Church sign on Vineyard due to payment disagreement between contractor, Church and County. BoS Hearing for Templeton Traffic Study Update is scheduled for Dec 4, 2009. Chip sealing of Templeton streets has been complete for this year. It is used as part of a long term preventive maintenance program for roadways. Public comment

regarding potholes on El Pomar, lack of striping on Florence St., and parking issue on Florence, just west of Old County Rd intersection.

**City of Paso Robles/Community Development (Susan DeCarli/City Planner)**

The Paso Robles City Planner gave a presentation about their Purple Belt Program. This program has a goal of establishing a permanent agricultural greenbelt (Purple Belt) around the city. It is part of the City 2003 General Plan Update, actions were established in the 2006 Paso Robles Economic Strategy to develop, fund and support this effort and the program was adopted this past year. Currently doing public outreach and seeking MOA between City and SLO County. The program is a voluntary phased program, limited by resources, primarily the availability of funding. Public comment regarding enforcement and desire for input by Templeton community, since part of Templeton SOI and TUSD is within SW boundary of Purple Belt project area.

**TUSD** – None

**7. Public Comment**

Bill McMickle – Expressed concerns about Vogt project on Hwy46W. He provided information about limits on water use per CC&R agreements between owner of subject property and neighbors. County Planning and TAAG were not aware of CC&R's when application was reviewed and approved. Appeal by McMickle is scheduled for BoS hearing in February, 2010.

Mitch Baxley – Expressed concern about PC decision for proposed Templeton Partners development at Sales Yard, and wanted information on how to change zoning.

**8. Consent Agenda** – None

**9. New Business**

**First Call for Candidates for 2010 Election of TAAG Members**

Per TAAG Bylaws and Policy & Procedure Guidelines for elections, the first call for candidates takes place at this, the regular November meeting of TAAG. Chairperson Hockey asked for those interested in being a candidate to state their desire. Incumbents Gary Phelps and Melanie Blankenship declared candidacy.

**2009 Templeton Circulation Study Update & Companion Report**

Traffic Committee lead discussion on review of the Report which is scheduled to be presented to the BoS for approval on Dec. 1<sup>st</sup>. Group reviewed notes from meeting that took place between Committee, Public Works reps (Orgen, Honeycutt), Supervisor Mecham and Supervisor Assistant Shelby. Highlights of discussion noted that account balances from all three Areas (A, B and C) are charged for Study Update, and any corrections in accounting from 2004 on will be made, if necessary. Any proposed stop signs at Main St./Hwy 101 interchange are within purview of CalTrans. Paso Robles contribution for improvement of Main St/Hwy 101 interchange are being required by County prior to any added contribution from County for Hwy46W/Hwy 101 interchange improvements. Area C balances (as well as some from Areas A& B) will be used for Main St interchange PSR/PR. Regarding the Vineyard Interchange improvements, Rossi Rd project has already paid their fees, and the funding projection that were used did include prospects for economic downturns.

By consensus, TAAG agreed that County should move forward with PSR/PR for Main Street interchange project.

**First Reading of Proposed Amendments to TAAG Bylaws**

Bylaws Committee lead discussion on proposed changes to the TAAG Bylaws and Policy & Procedure Guidelines regarding member representation of TAAG, and its positions at public meetings and the purpose of committees. The Group recommended a number of changes to the draft and the committee will present another draft at a future meeting for TAAG's review.

**10. Old Business - None**

**11. Unfinished Business - None**

**P Finley leaves meeting at 10:35pm**

**12. Reading of Minutes** for 10/16/2008, 2/19/2009, 5/21/2009, 7/16/2009 and 10/15/2009

Minutes for Oct 15, 2009 were available for review, and were unanimously accepted, as presented (Pelfrey/Phelps).

**13. Treasurer's Report (G Phelps)**

Current balance is \$1,565.07 (Bank Statement, as of 9/30/09 was \$1,786.92). Discrepancy due to payment made for TAAG flyers mailed with TCSO *Templeton Matters Newsletter*/Fall issue.

Report unanimously accepted, as presented (Pelfrey/Blankenship).

**14. Subcommittee Reports**

ARC – Committee did not meet in November.

**15. Board Member Comments**

**Marquart** – regarding issues raised during Public Comment

McMickle – TAAG should take no action on matter unless requested to do so by County

Baxley – TAAG should evaluate effects on the community of PC reasons for decision in Templeton Partners hearing, including an evaluation of current zoning in Templeton.

**16. Adjournment**

As there was no further business, a motion to adjourn was unanimously approved (Pelfrey/Blankenship).