

**Templeton Area Advisory Group**  
**Minutes from November 20, 2008**  
**Boardroom of Templeton Community Services District Office, 206 5<sup>th</sup> Street,**  
**Templeton, CA**

1. Call to Order at 7:01PM by Nick Marquart, Chairperson
2. Pledge of Allegiance
3. Roll Call:

Present:

Nick Marquart, Chairperson  
Rob Rosales, Vice Chairperson  
Bill Hockey, Treasurer  
Pam Jardini, Delegate  
Bill Pelfrey, Delegate  
Gary Phelps, Delegate

Present:

Dorothy Jennings, 1<sup>st</sup> Alternate  
Pam Finley, 2<sup>nd</sup> Alternate  
Present: After Roll Call  
David LA Rue, Delegate  
Not Present:

4. Delegate Reports

Inclusionary Housing: Bill Pelfrey reported on the meeting being held in December and the County Center. It is important to attend they are attempting to increase housing density and low income housing.

Parks and Recreation: Dorothy Jennings reported an Pirates Cove being purchased by the County. The County is planning on making it a county beach park, Montana de Oro is a County park under contract to the State. The county is renegotiating the contract. Many years ago the county entered into an operating agreement with the state wherein the county operates several state-owned properties. A decision between three options in the contract must be made. The Parks Commission recommended that of the options, the state should be allowed to charge a parking fee at Montana de Oro State Park. As the option is written the money collected must be used within the Park. The Commission felt this was the most favorable option because several thousand acres may soon be added to Montana De Oro Park.

5. Agency Reports and Updates

County Planning: Karen Knall reported that the Rossi Road project doesn't have a specific road widening tied to the TAAG approval. The county is having trouble finalizing the project with the parking and she will make sure the road concern will be readdressed on the final approval, but the project will not come back to TAAG for an additional approval. Signage for a church along Vineyard has received complaints. Karen will review the problem.

6. Board comment or questions:

Dorothy Jennings: Soon Public Works and the TAAG Circulation Committee will begin meeting on the 5-year review of the Templeton Traffic Circulation Plan.

David La Rue: The lighting plan for CalTrans park & ride along Las Tablas needs to adhere to the lighting plan approved by TAAG on the original spaces and their new 23 additional spaces. County panning needs to contact CalTrans for adherence to the existing plan, which they currently don't adhere

David La Rue: Fred Andrews from the County admitted that the Peterson Ranch access road Bennett Way from Las Tablas was completed without proper eminent domain. That is why the suit happened and apparently some road maintenance fees were taken from Templeton's funds.

7. Special Introduction:

Frank Mecham the new County Supervisor from our district gave the TAAG board a brief introduction about himself and his assistant and his willingness to help TAAG board and his constituents. He is looking for a North County office location, probably not in Templeton.

8. Special Agency Report

Housing and Economic Development and Affordable Housing Departments:

Morgan Terrell, County Housing and Economic Development Department and Suzanne Eheaie, County Affordable housing Department gave a presentation on the their research and Housing Element Plan update. They are looking for public input. The final plan is approved July 2009, with the next meeting December 8, 2008. They are looking at the needs for the county by supplying suitable properties that can be developed within the unincorporated areas of the county. Their needs mandated by the state and county are for the unincorporated areas are 1295 housing units, 514 very low income units and maximizing the available housing units using 20 housing units per acre. Using trends of historic density they search out properties that will satisfy the county's needs. Secondary housing units on individual lots can be counted and included. Specific elder housing isn't used unless the income criteria are met. Specific criteria handouts were given to those present and are available

Board Comments:

Bill Pelfrey asked whether statistics listed below were a part of the low income housing. (See Below). Bill Pelfrey's concern is that at some point in time, if these were never counted, Templeton and the county may be ahead of current requirements, because the count was incorrect. We may have fulfilled these requirements years ago.

(Statistics)

Projects and numbers are: Rolling Hills Apts.-- Las Tablas – 56, Serenity/Global -- Brewer St. – 43, Peoples Self-Help Housing: Lone Oak -- 50 + 29 New, Senior Complex -- Petersen Ranch Road –30, Cherry Meadows – 30, Cayucos St. – 30, Main St. (at the Feed Lots) – 109.

Additional information:

Total Residential Water Taps @ TCSD – 2223, Total Low Income -- 377 (= 17% of current Water Taps

These figures do not include the projects that we have turned down, but may have been submitted to planning. Both of these projects had a large number of units: 1. Across from the LDS Church on Templeton Road. 2. Across the RR tracks on Creekside Ranch Road These figures do not include the land that County Planning noted at our meeting as Multi-Family zoning and/or other areas considered "In-Fill".

Morgan and Suzanne's Reply:

Morgan and Suzanne were not sure if the were initially counted, because their criteria is an annualized basis on what is required to be newly built by the state and county for each new year. They were not sure that this information would make any difference, because the mandate is based on each new year's compliance number that is state mandated with the assumption that these previous housing counts were used to base the additional low income hosing needs.

9. Consent Agenda: Postponed
  - a) Minor Use Permit DRC2008-00034 TCSD/Metro requesting to install wireless communication equipment at 905 Lincoln Ave, Templeton, on 2.95 acres of Residential Single Family zoning currently wireless communication equipment exists on this property.
10. New Business
  - a) Subdivision SUB2007-00221 Applicant Searidge Investments and the Murrell Family are requesting a lot split to three parcels of 2.01 acres at 320 old County Road.

David La Rue read the Architectural Review Committee report.

Nick Marquart asked for public comment, there was none. He asked for the Board to comment, there were concerns for the protection of the watershed and the board lack knowledge if the property was required to have a trail along Toad Creek. Karen Knall indicated that the Environmental Impact Report will address the riparian and environmental concerns of the creek and be reviewed and mitigated by the SLO County. A moderate discussion occurred of these concerns.

A motion to approve these items as requested with the stipulation that included the Architectural Review Committee Report recommendations to be added with a review of the trail easement requirements by the county, by Gary Phelps, 2<sup>nd</sup> by Bill Pelfrey  
Nick Marquart requested a vote, 7-0 approved

b) Minor Use Permit DRC2008-00029. Applicant Colmar (Willow Creek Winery) requests the MUP to legalize and place a current building for winery purposes, originally built in 1940s -1960s, the rehabilitation will make this building conform to current regulations to meet legal ordinances by renovating and improving the structure  
The applicant's representative gave a brief presentation of the project and addressed concerns.

Rob Rosales read the Architectural Review Committee report.

Nick Marquart asked for public comment. None

The item was brought back to board for its final discussion. No items of concern were expressed. There was a small discussion on the original year of construction. A motion to approve the referral project was made by David La Rue, 2<sup>nd</sup> by Bill Pelfrey & Gary Phelps.  
Nick Marquart requested a vote, 7-0 approved

11. Old business - None

12. Unfinished Business – None

13. TAAG Reports and Memorandum

a) Treasury report was read by Bill Hockey. Budget and funds report accepted

b) Minutes of Past Meeting – None

14. Subcommittee Reports

Cabinet committee: Bill Pelfrey gave a report on the installation of our new cabinet. He is requesting volunteers to help organize it. Bill was given recognition by the board for his completion of this project. While Bill was being distracted, he was nominated to be the Chairperson for the cabinet organizational committee.

Nick Marquart requested a vote, 5-0 approved

Traffic Circulation Committee: Dorothy Jennings requested more input and completion of suggestions on areas that the board feels that they need the county to address. Bob Roos, Planning Commissioner, suggested to the board to consider areas that may be impacted by growth over the next 20 years. He suggested to look at new roads on the east side of the railroad tracks to mitigate current problems with railroad crossings and future railroad crossing that TCSD will need for the development on a new park next to the river and also any arterial street that is anticipated to link Atascadero and Templeton that should be close proximity to the 101 Freeway.

13. Adjournment of meeting

- a) Motion by all to adjourn the meeting by all, 2<sup>nd</sup> by all. 7-0 approved
- b) Meeting adjourned at 9:07PM

Minutes recorded by Gary Phelps