

A meeting of the Templeton Area Advisory Group was held at 7PM on November 17, 2005 in the offices of the Templeton Community Services District, located at 5th and Crocker Streets. The meeting was called to order by Chairperson Jennings at 7:07PM and the Pledge of Allegiance was recited.

Roll Call:

Delegates Present:

Bob Bower, Dorothy Jennings, Bill White, Jeannie Flory, Jamie Enns, Richard Wood, Lynn Miller.

Alternates Present:

David LaRue, arrives at 8:06, not voting

Rob Rosales, not voting

Delegates Report:

Bob reported the TCSD announced there would be a slight payment decrease in garbage fees effective 4-1-06.

Rich reported the election committee met and there would be a report later on the agenda.

Rob reported attending the Vision 2050 Workshop. In attendance were County and City leaders. Community input was taken.

Bill attended the BOS meeting where the RPD ordinance, a way to look at substandard underlying lots in the County was presented. Pro and Con was discussed. The proposed ordinance will be back before the BOS in March 06.

Jamie reported the revised By Laws are now on the Web Page.

Dorothy reported she attended the 2050 Workshop. Not many community members in attendance. The Carnine project was denied at the Subdivision Review Board, however the applicant has appealed. Will be heard at BOS in January 06. The WestPac Mixed Use project on Ramada Dr is continued from 12-8 on the PC agenda as an EIR and other modifications are in process. Issues are the traffic analysis, mixed use balance: commercial/residential, water resource issues, and TAAG concerns. Future PC date is uncertain. John Nall will be at SMAAC on 12-7 to discuss the proposed RPD Ordinance. The Library Association is holding an all day archaeological dig at the new Library site on 11-18 and 11-19.

Dorothy noted that there has been vandalism at the new restrooms in the park.

TAAG Elections in January:

This is the time for all seated delegates and alternates to declare their intentions for the vacancies. Those whose terms expire in January are Dorothy Jennings, Rich Wood, Bob Bower, Lynn Miller, and alternates David LaRue and Rob Rosales. All current delegates and alternates indicated their intention to be candidates for re election. Dorothy then asked if there were any members of the public who wished to declare their candidacy at this time. Pam Finley, former TAAG delegate announced her intention to run for election in January. There will be another call for candidates from the public at the December meeting.

Planning Department Update:

There was no representative from Planning in attendance. Dorothy asked for questions from the audience for Planning staff. There were none.

Public Works Update:

Dave Flynn reporting. Data is being collected for the Main St Corridor Study (Vineyard to Gibson). Back to the agenda in Feb 06.

An arborist report is pending regarding the oak tree removal at the corner of 1st and Main. The County is attempting to save the tree if possible. There will be no mitigation if the tree is removed as this is an old tree possibly requiring removal for safety. (Pam Finley noted she tied herself to this same tree when the road improvements years ago were threatening the removal of the tree). There is a new process under consideration called Advance Funding whereby a bond will be posted up front by developers for infrastructure improvements needed by their development. That bond will then be repaid over the next 20 years. Additionally Assessment/Community Facilities Districts are being considered to finance capitol improvements required to meet demands on infrastructure as a result of development. A feasibility study will determine if this should be included in the planning process. Frank Honeycutt will be the new area engineer who will represent Public Works at future TAAG meetings.

Public Comment heard by the Board:

Bob Roos noted the Planning Commission approved the winery on Las Tablas with the condition that the B&B could not be started until the winery was operational.

Consent Agenda: None

Business:

1. Discussion and Action: DRAFT UPDATE OF THE 2005 TEMPLETON TRAFFIC CIRCULATION STUDY. Report from Circulation Committee. Projects and Proposed Fee Changes. Bob Roos reviewed TAAG suggestions for the update. Copy of suggestions of file with minutes. Action: Wood/Bower Approval of the report of the Sub Committee to include #2 and #3 into the report.

Passed 7-0

2. Discussion and Action: AMENDMENT TO AREAWIDE STANDARDS, ADELAIDA PLANNING AREA. The proposed amendment establishes "Critical Viewsheds" for Highway 1 and the "Cayucos Fringe" together with development standards to protect scenic views; 1st and 2nd Districts. On November 1, the Board of Supervisors continued the item to April 2006. TAAG has not received a county referral nor previously been asked to comment. Consider a subcommittee and/or to place on future agenda.

Much discussion about the proposed ordinance. TAAG is not prepared to take any action on this item as it is not in possession of the referral. There is a group forming Protect Our Property Rights (POPR). Nine County residents spoke in opposition to the proposed amendment. Bill White voiced concerns about the other point of view, and should it be represented?

Action: Wood/Miller Appoint an ad hoc Sub Committee to review the amendment of the Area Wide Standards, Adelaida Planning Area and that the membership include a member of POPR and any other members at the discretion of the Subcommittee Chair.

Passed 7-0

The Chair then appointed Jamie Enns and Jeanne Flory from TAAG to begin the process.

3. Discussion and Action: GUIDELINES FOR MIXED-USE PROJECTS. TAAG asked the Architectural Design Committee to work with Planning for a specific interpretation and means of calculations for a determination of subordination of residential use to commercial use in a mixed-use project citing county ordinances. Report from Architectural Design Committee and next steps.

Lynn Miller reported the discussion continues regarding County interpretation of above. The Advisory Councils in the County want to be involved in the discussions of the proposed standards. Action: Miller/Wood Draft a letter to the Planning Department requesting a 30 minute to one hour meeting with planning to discuss these issues. Lynn will write the letter. Passed 7-0

4. Discussion and Action: TRANSFER OF DEVELOPMENT CREDITS PROGRAM. The Board of Supervisors continued the item from October to November 22nd. Discuss role of TAAG at this meeting. Bill White and Dorothy Jennings will attend the meeting to reincorporate TAAG's position. Plan approved by consensus.

5. Discussion and Action: DRAFT RURAL DEVELOPMENT ORDINANCE. Planning conducted a workshop on November 3 in order to solicit input from advisory bodies. Discuss next steps such as:

- formulating a recommendation,
- requesting a presentation for the Templeton community
- collecting and forwarding questions

John Nall from Planning has offered to attend the December TAAG meeting to make a presentation. Bill White will collect questions to give to John prior to the Dec meeting. Jim Wood has DVD copy of John Nall's presentation at the BOS. Anyone is welcome to borrow it. This ordinance is scheduled to be heard by the BOS in March. Jamie Enns will add this information to the TAAG Website. This was all approved by consensus.

6. Discussion and Action: TAAG 2006 ELECTION. Consideration of a candidate's forum per bylaws Article XII, changing election practices and other matters supporting bylaw changes approved earlier this year. Bylaws Committee will lead discussion. Discussion of upcoming delegate elections, a candidates night on Jan 18 and the election process. The bylaw committee submitted a candidate questionnaire for discussion as well as noted that the League of Women Voters would moderate the candidates night forum as well as run the election for \$10 per hour. Others mentioned the Lion's Club, Kiwanas may run the election as well. Lynn Miller will look into this. As registered voters in the Templeton School District are those entitled to vote in the election, it was proposed that TAAG acquire a list of the registered voters from the Registrar of Voters. A press release was discussed.

Action: A series of motions followed:

White/Flory A forum will be conducted by the League of Women Voters followed by election of delegates on January 19, 2006. Passed 7-0

Enns/Miller: The guidelines for the candidate profile will be rewritten to include the modifications discussed. Passed 7-0

Enns/White: The vote count will be made public. Passed 7-0

Miller/Bower: A list of the registered voters in the Templeton School District will be used to check off voters. Passed 7-0

Wood/Bower: The forum and voting will be on the regular meeting night of January 19, 2006. A business meeting will be conducted some date prior to that in January. Passed 7-0

Miller/Wood: Voting will open at 7PM until all parties in the room are done polling, or at the conclusion of the forum. Passed 7-0

Old Business: None

Approval of Minutes: Minutes of Sept 15 Sept 21 and Oct 20 approved.

Treasurer's Report: Balance is \$447.46

Subcommittee Reports: None

1. Traffic Circulation:
2. Graffiti Abatement:
3. Architectural Design:
4. Oak Tree Policy:
5. Templeton Pathways:
6. Historical Preservation: It was noted that on Sunday, Nov 20 the Templeton Museum was celebrating 119 Years as a town.
7. Agricultural, Open Space and Land Use

Adjourned meeting at 10:47PM

Respectfully Submitted:

Jeanne Flory, Recording Secretary