

A meeting of the Templeton Area Advisory Group was held at 7:00 PM on December 21, 2006, in the offices of the Templeton Community Services District, located at 5th and Crocker Streets in Templeton. The meeting was called to order by Chairperson Rosales and the Pledge of Allegiance was recited.

Roll Call:

Delegates Present: Rob Rosales, David LaRue, Pam Finley, Jeannie Flory, Dorothy Jennings, Bill White, Lynn Miller.

Alternate Delegate Present: Nick Marquart.

Delegates' Reports:

- Finley -- Questions whether the previously approved landscaping plan for new portion of Twin Cities Hospital doesn't is being adhered to. Will contact Susan Callado in County Planning to follow up.
- Miller -- A boat is being displayed on the roof of the Marquita Avenue dealership.
- Jennings -- 1) BOS voted to cease further processing of the RPD ordinance at the December 19 meeting. The issue of underlying lots and antiquated subdivisions was sent to the TDC Blue Ribbon Committee for further study. 2) BOS approved the new Parks & Rec Element at the December 12 meeting. This replaces the 1968 Element and is a framework for policy, maps, and trails for the next 20 years. 3) Requested that Nick Marquardt, a member of the TDC Blue Ribbon Committee, present updates on that Committee's proceedings. 4) Noted that Dr. Sharma, the Registered Parliamentarian who spoke at the November meeting, could potentially be engaged to draft TAAG By-Laws. 5) ARC appears to be reviewing projects earlier, so could Agenda be issued earlier than 72 hour deadline? 6) Has copies of Tribune article on Political Reform Act. 7) Making third request for TAAG to follow up on issues surrounding "open space parcels". South County Advisory Council has recognized issues and sent letter to BOS. TAAG should agendize this issue.

Agency Reports and Updates:

Karen Nall - County Planning Department:

- Regarding Twin Cities Hospital, the new Administration Building is not final. Should review the approved landscaping plan to assess adherence.
- Brief discussion of Eagle Creek/Creekside Ranch project. County has called for initial comments by January 12th regarding BOS' consideration for processing a GPA for the property.

Frank Honeycutt - County Public Works:

Honeycutt was not present, but sent an e-mail to Chair with information as follows:

- Still awaiting a contract to finalize Florence Street project.
- The Vineyard Interchange plan is at the 95% design stage.
- The Main Street Corridor plan is almost ready.

David LaRue - Templeton Unified School District:

- TUSD met with the County for preliminary discussions regarding the Creekside Ranch/Eagle Creek project, including: potential number of students (3.2 students per home, via formula); student safety (bus wouldn't be able to turn around on the railroad track); no outlet from the community if the train were to derail.

- The TUSD Board will consider appointing a new member to the Board at the January 18 meeting due to the post-election resignation of Greg O'Sullivan.

Public Comment:

- Bob Roos - 1) Property owner of land which was affected by the Bennet Way extension was awarded Public Works final offer of financial restitution. 2) Planning Commission recommended approval of the Sani GPA to mixed-use residential as a principal use in the Office and Professional land use category (1315 Las Tablas Road).

Consent Agenda: None.

New Business:

(a) County Referral: MUP FOR OFFICE BUILDING IN DOWNTOWN AREA. DRC2006-00096. Applicant R L Fisher has requested a Minor Use Permit for the construction of a two story 8,125 sf building on a 22,500 CR property. The building will be for 12 offices ranging in size from 485 sf to 908 sf. APN/Location: 041-117-011/ 212 S Main St.

- Dick Fisher (Applicant) presented.
- Project being presented tonight was originally approved by Planning Commission in 2003.
- Have been working through the processing and public works issues in the intervening period, and the MUP (offsite flood control) expired.
- Delegate Comments: Jennings noted that this is an ideal location for a Mixed-Use project. (Fischer mentioned that lack of water availability was an issue with considering a Mixed-Use project.) TAAG delegates broadly agreed with Jennings' observation, but also discussed the fact that it was not within TAAG's purview to recommend/impose such a land use requirement on the Applicant.
- ACTION: Finley/Miller move to approve application (with ARC's comments, below), passed 7-0.
- Following on from the discussion regarding Mixed-Use potential for this parcel, Delegates recommend to agendaize the issue of Smart Growth/Mixed-Use Projects in order to review why these projects are not getting developed in obvious/proper locations.

ARC Review of Fisher Application:

File #DRC 2006-00096 Applicant RL Fisher Construction

Project Description: MUP 12 offices in CR parcel on Main St.

APN: 041-117-011

ARC reviewed the project on 12/13/06

No landscape plan included to be reviewed. No lighting plan included to be reviewed. No signage plan included to be reviewed.

More pavers should be used to alleviate drainage from property to street. More pavers should be used around mature oak trees

Encourage concave landscaping for parking areas to drain into verses the street. Proposed project should have some means of retaining increased water shed on property.

Lights to turn off in parking area after business hours. Motion sensor lights in Parking area if needed. All lighting to conform to TDP standards.

Ground level of project should be reserved for CR uses only. Due to limited CR zoning on main street in Templeton.

Entry driveway: Does it conform to country standards and Templeton Fire Department standards?

Special Orders:

(a) 2007 TAAG Election: FINAL CALL FOR CANDIDATES. Per TAAG Bylaws, at the regularly scheduled monthly meeting one month prior to elections which are held in January, there is a final call for candidates. Members of the public have until the end of this meeting to declare their candidacy. Incumbents whose terms are expiring were required to express their intent at the November meeting. The Group will review the election process and make the final call for candidates.

- Two members of the public declared their candidacy for the 2007 election: Pam Jardeni and Bill Pelfrey.
- LaRue (Elections sub-committee member) made a final review of election process. Election will be held January 18. Polls will open at 6:30PM and remain open until 30 minutes after the Candidate Forum. League of Women Voters will run the election. There will be printed ballots. Three delegate seats are open. Voters may vote for up to three candidates, and any more than three votes per ballot will invalidate the ballot. Regarding the Forum: each candidate will have three minutes to speak; there will be a 30-minute question/answer period with the Public; candidates will have one minute for summary comments.
- Upon further discussion, Delegates decided that there would be a set voting time of 6:30-8:30PM.

Unfinished Business:

(a) Discussion/Action: TAAG WEBSITE. The website for TAAG is in the process of being reestablished. The Group will review the material to be placed on our new website including text, graphics and links.

- In contact with a web design/hosting outfit, CD Design.
- URL will be TAAGINFO.ORG.
- An outlay of approximately \$700 will provide: initial site design; secure domain name for 5 years; web-hosting for 2 years.

Reading and Approval of Minutes for meeting held November 16, 2006:

- Minutes approved as amended.

Treasurer's Report:

- Currently \$1,147.99 in the TAAG bank account and a \$86.51 credit at Hewitt's Hardware.

Sub-Committees' Report: None.

Meeting adjourned at approximately 8:45 PM.

Bill White  
Recording Secretary