

A regular meeting of the Templeton Area Advisory Group was held Thursday, Aug. 17, 2006 at 7:00 p.m. at the Templeton Community Service District Boardroom-206 5th St. Templeton Ca.

1. Call to Order at 7:05pm

2. Pledge of Allegiance led by Rosales

3. Roll call

Present Pam Finley Lynn Miller Jeannie Flory Nick Marquart and Rob Rosales (all members voting)

4. Delegates Reports

No delegate reports

Correspondences received;

-John Bussells-Amendments to the Inland LUO, Coastal zone LUE re: Secondary dwelling. Assembly Bill 1866. Ministerial approval of Secondary dwelling.

-Notice of Public hearing on proposed amendments to Title 22 County Code LUO Sec. 22.24.070

-Westpac Investments proposal /Scoping meeting set for Sept. 28, 2006 @7:00p.m.

-Newsletter from County Planning

- Letter from Trader Joe's regarding conversation between TAAG delegate and VP/General Counsel of Trader Joe's. It was suggested

letter be read out loud. Suggested wait until delegate in question be present before reading of letter. Letter discussed later in meeting.

-Notice of SRB Mtg Sept. 5th - Proposed amendments to approved CUP for Vineyard Center

5. Agency Reports and Updates

(a) Planning Dept/Karen Nall

- Tree replacement for 52 oaks on the Peterson Ranch project will be planted in phases.

- Draft for Mixed Uses Ordinance will be coming to TAAG between Aug-Oct 2006.

- Mobilehome Amendment moves to Nov. 9, 2006. Back to Planning staff headed by Ted Bench

- Landscaping on Vineyard project will be settled by HOA.

(b) Public Works/Frank Honeycutt

- Several calls per week pertaining to possible traffic problems where Trader Joe's will be located. Traffic study was provided

based on trips to and from at the time of development. Traffic study was done showing traffic conditions during peak hours of school.

No other reports were required.

-Overlay work was purposed by the developer at the exit off of Rossi Rd. Public Works will be asking that Rossi Rd will be NO

PARKING on both sides of the road.

-Chip sealing program this fall will be in place through out Templeton.

-Speed survey; Rossie/Bethal and Vineyard/Bethal up to 45-50 mph.

Vineyard- Las Tables up to 40-45mph.

- For now, Main St. along frontage of Post office speed limit will remain at 40 mph.
- (c) Templeton Community Service District
 - During the month of July, app. 2.8 million gals of water was used; mainly on landscaping. We currently have 6100 water meters.
 - 30th anniversary this year. Sept 6th "Ice Cream Social" in the park.
 - Movies in the park series had great attendance.
 - Fire dept. had 57 calls this summer/app. 27 were medical.
 - Everetts park soccer field lights will be installed for this years season.
 - Youth center expansion will provide for 50-60 more children for activities and after school events. The much needed room will also allow the building to separate activities by age group.
 - Meadow Brook plant will be up for approval this month.
 - Lift station #3 will be in operation this year. Pressure tank on Vinyard almost complete.

6. Public Comment

- Bill Sponleder had concerns about plants around Vinyard lift station. Noted belief that Weyrick's and Sheriff Station had nonilluminated signage.

7. Consent Agenda

(a) Build Cell Antenna Facility. DRC2005-00272. Applicant Highland has requested a CUP for a new cell site antenna facility. This would

be a 60' "monopine" antenna and a 12'x12' shelter adjacent to an existing lattice tower and two cell sites already on the 20 acre

property. APN/location:034-481-007/ 3995 Hwy 41 E.

(b) Addition to Youth Center Facility. DRC2005-00257. Applicant Templeton Community Service District has requested a waiver of the

MUP process in order to move forward with adding 1072 sf to the back of the existing 3417 sf structure. The current facility has a MUP

for the CR property. APN/Location: 041-173-014/ 599 S Main St.

(c) Grading in Excess of One Acre. DRC2005-00250. Applicant Hampshire has requested a MUP for on-site grading in excess of one acre.

Grading (of app 55,000 sf) is for proposed equestrian facility on a 5 acre RR property.

APN/Location: 034-461-063/2750 Homestead Rd.

Lynn Miller presented ARC comments.

Motion to approve consent agenda as presented by Finley/Flory. Passed 5-0

8. New Business

(a) Replace Residence w/Medical Office. DRC2005-00210. Applicant Kowall has requested a MUP to build a 4125 sf medical office on a 20,000 sf site. Previously, TAAG recommended this item come back because of concern for lighting, landscaping, parking and drainage.

APN/Location: 041-083-012/ 78 S Main St

Arc recommendation- project complies with landscaping and lighting standards of TCDP

TAAG comments - exterior lighting is downcast, landscaping provides for trees to mitigate hardscape, tile walkers in parking lot for drainage, and sufficient parking per standards of TCDP (including two ADA approved spaces).

No public comment.

Motion to support as presented (Miller/Flory). Passed 5-0

(b) Proposed Mixed-Use Commercial Bldg. DRC2005-00251. Applicant Omkar has requested a CUP to construct a 10,650 sf, 2-story commercial building. The building will serve as a mixed use facility for a bank and professional offices. The CR property is 39,462 sf in total size. APN/Location: 040-280-048 SW corner of Las Tables and Posada Lane.

note - not considered mixed-use because there is no residential usage proposed per K Nall
ARC recommendation complied with standards for that area as well as the TCDP.

TAAG comments - Drainage is subsurface and complies with standards. Architecture is similar to other buildings in area. There is adequate parking on site. Drive-thru for bank only. Landscaping and exterior lighting to comply w/ TCDP standards. Entry/exit to off street available.

Motion to support as presented by ARC (Miller/Flory). Passed 5-0.

10. Reading and Approval of Minutes for meetings held July 20th and July 24th, 2006.

Finley requested that TAAG approve the Minutes out of order, so that Karen Nall could go home.

(a) Minutes of July 20th approved as presented.

(b) Rosales suggested corrections to Minutes of July 24th to include additional comments by TAAG on New Business, Item (b).

Minutes approved as corrected. (see attached)

noted delegate Jennings arrived 8:05

10 minute recess called

4. Delegate's Reports (continued)

Correspondance pretaining to Trader Joe's was read. Dorothy Jennings had contacted Vice President/General Counsel Mr. Douglas Yokomizo in regards to signage. See attached letter. Dorothy spoke to Mr.

Yokomizoin as a private citizen not as a TAAG representative. She refuted all claims except that she did contact him. Pam Finley asked for her resignation; that her conduct was not acceptable. Jeannie Flory said that any member has the right to call or speak as a private citizen on a public matter. Lynn Mill thought that she had over stepped her bounds of conduct. Nick Marquart asked her to explain herself. She replied that the letter is unfounded and that Rob by his own admission asked for a copy of the letter without asking for her point of view as to the correctness of the letter. Nick then agreed that he was willing to hear both sided of the story. Otherwise he is in agreement with Lynn and Pam that is if what the letter stated is completely true.

Rob Rosales voiced a concern as to her not being authorized to talk on behalf of TAAG. Nick felt that, Rob as chairperson, had a duty to investagte that letter.

Comments from the Public:

- Korie Bayer stated that she has heard our district supervisor speak in public that

Dorothy should be removed from the TAAG board. She went on to say that she was embarrassed for all of us (meaning the board members) for our continuing to harass Dorothy and asking for her resignation.

- Sue Luft supported Dorothy's position. She stated that she thought Dorothy was a loyal and valuable member of this Board.

- Bill Sponleder was in support of Dorothy. He feels that she is a good voice and has always done her job to protect Templeton.

- Mr. Herrmann, a business man in Templeton, stated that he has seen this town grow. He felt that Dorothy has the right as a private citizen to speak, but not in her position as a governing board member. It implies authority.

End of Public Comment.

- Jeannie Flory thought that our Chairperson should have talked to Dorothy privately before making it public.

- Dorothy voiced that Rob Rosales should consider resigning from his position.

- Lady, did not get name - She did not like Dorothy's statement asking Rob for his resignation. She felt that it was out of line.

- Robert Roos spoke on behalf of Harry Ovitt that, to his knowledge, he never has expressed that Dorothy should be removed from the Board. On the contrary, he is the BoS member that appointed her to the County Parks Commission.

Suggested that item be continued until next meeting.

c. Templeton Circulation Plan Update: The Sub committee presented report (see attached). The Group asked Frank Honeycutt to explore the options of borrowing funds from the County General Fund so the roadwork noted in the update could go forward in a more timely fashion. Finley asked if Frank could look into the possibilities of a Stop sign at the intersection of Rossi Rd./ Vineyard, as an interim traffic solution

Motion was made in support of borrowing \$400,000 as effort to move forward on Vineyard Dr and Main St. (Flory/Miller). Passed 6-0.

d. TAAG Bylaws Revision:

Update report from subcommittee. See attachment.

First

The board asked the sub com to work on it and bring to us a first draft.

Treasurer's report: no report

Sub com. reports: The board made a motion advising the web site sub com. to go forward and enlist the services of CD Interprises.

Motion to adjourn 11:00 p.m.

Respectfully submitted

Pam Finley