

Templeton Area Advisory Group

The regular meeting of the Templeton Area Advisory Group (TAAG) was held on Thursday, February 18, 2010 in the Boardroom of the Templeton Community Services District office located at 206 5th Street, Templeton, CA. Number of public attending meeting: 5

1. **Call to Order**

Meeting was called to order at 7:00 pm by Chairperson Bill Hockey.

2. **Pledge of Allegiance**

Led by Pam Finley

3. **Roll Call**

Present: Bill Hockey, Nick Marquart, Gary Phelps, Rob Rosales, David LaRue, Bill Pelfrey,
Pam Finley

Alternates: Melanie Blankenship and Dorothy Jennings

4. **Minutes**

Minutes for this months meeting were taken by Nick Marquart and minutes for our next regular meeting in March will be taken by Bill Pelfrey.

5. **Delegate Reports**

Rob Rosales reported on the “state of schools” at the local level due to current budget issues. Dorothy Jennings announced the upcoming 25th Anniversary Trails and Greenway Conference to be held in Cambria on April 21-23, 2010. The conference is sponsored by State Parks and other organizations.

Bill Hockey reported on the Templeton Properties appeal at the Board of Supervisors hearing. Project was referred back to the Planning Department for adjustments. Project will return to the Planning Commission and Board of Supervisors for final determination.

6. **Agency Reports and Updates**

County Planning Department (Karen Nall)

Provided an update on the progress and potential modifications to the Land Use and Circulation Element of the General Plan. Possible modifications could include the redefining of planning areas i.e.; Adelaide, El Pomar and Estrella. These areas could be consolidated based on “waterways”. As this is the first update in many years, now would be the time for “private amendments” to be added to the Land Use and Circulation Element.

CAC Training will be held in April.

Westpac formally withdrew their application for development on Ramada Drive.

The North County Watch appeal of the Rossi Road project is scheduled on March 9, 2010.

The Templeton Properties project is currently being reviewed by Fish and Game. If the project has significant changes or modifications, it should come back to TAAG for review.

District 1 Supervisor (Legislative Aide Vicki Shelby)

Reported the signage issue on Vineyard Drive is still moving ahead.

Templeton Community Services District (Jeff Hodge) – None

County Public Works (Michael Britton) – None

Templeton Unified School District (David LaRue)

Reported the School District will have to make a 1.2 million additional budget cut in the upcoming year. Any budget reduction in excess of \$100,000.00 will result in reduction of personnel.

7. **Public Comment**

Dorothy Jennings announced the proposed ballot initiative to save State Parks with an \$18.00

surcharge on vehicles.

8. Consent Agenda

(a) Project Referral: SUBDIVISION. SUB209-00028. Pokrajac.

(b) Project Referral: MINOR USE PERMIT. DRC2009-00047. Stanton/Gillman

Bill Pelfrey requested item 8(a) be pulled from the consent agenda for further discussion.

Nick Marquart made a motion, seconded by David Larue, to recommend approval of the remaining consent agenda (8(b)). Motion passed 7-0.

Item 8(b)

Applicant Nick Pokrajac spoke regarding his parcel map to divide 4.85 acres into (2) 2.38 acre parcels at 45 Main Street. Bill Pelfrey expressed his concerns regarding sewer, water, easement and parking on easement issues. Karen Nall advised that a reciprocal agreement between owners regarding electrical, water, sewer, and easement issues would be required and conditioned on the lot split. Nick Pokrajac explained that he was in discussion with TUSD and currently awaiting a “will serve” letter. David LaRue made a motion, seconded by Pam Finley, to recommend approval of the lot split based on the ARC report. Motion passed 7-0.

9. New Business

(a) Project Referral. MINOR USE PERMIT. DRC2008-00138. GOOD.

Heidi and Tom Esser, representing the applicant presented the proposal to build an estate winery and tasting room (Aesculus Vineyard) at 3345 Oakdale Road. The winery and tasting room are designed with solar panels to handle 100% of electrical needs and a 500,000 gallon underground water storage (rainfall) for vineyard irrigation needs. David LaRue presented the ARC report recommending approval of the project. The project has a building 43 feet in height, in excess of 30 foot limitation, which is allowable due to pitch of roof (to collect rain water), under county code 22.30.070(d). The project additionally requires setback waivers as existing topography and vegetation limits the applicants ability to alter the location of the proposed winery and tasting room. The ARC report questioned whether sufficient parking was available for industry events. During public comment Gwen Pelfrey questioned if the project was totally solar and would drought conditions limit their ability to utilize rainfall for their irrigation needs. The applicants representative explained that they would have electrical service for inclement weather and 6 inches of rainfall would generate 500,000 gallons of water. Gary Phelps made a motion, seconded by Bill Pelfrey, to recommend approval of the MUP based on the ARC report. Motion passed 7-0.

(b) Discussion on the format for forwarding Project Referral’s to the County.

Gary Phelps discussed the issue as to whether or not the County follows any of our conditions recommended for a project. He recommended that our project referrals, especially on controversial projects, be forwarded to the County “recommending denial of the project due to the following concerns vs recommending approval subject to the following concerns”. Discussion ensued as to the impact of our input with the County, the need to attend Planning Commission and Board of Supervisors hearings and the overall net impact of our recommendations. By consensus, it was decided that if a delegate of TAAG felt strongly about this issue that they should make the motion on a project to recommend denial.

10. Old Business

(a) TAAG election will be held on Thursday, March 4, 2010, 5 p.m. to 8 p.m. There are 4 delegate and 2 alternate openings this year. The following candidates will be on the ballot: Rob Rosales, Gary Phelps, David LaRue, Bill Hockey, Melanie Blankenship and Dorothy Jennings. The League of Women Voters will run the election and counting of the ballots. It was decided not to hold a question and answer forum due to lack of attendance by the public. Public comment suggested that

- . candidates should be available to talk with voters at tables and each candidate should have a name tag. It was suggested that the voting record of each candidate be published so voters can make informed decisions. A change in the TAAG Candidate Profile questionnaire should be able to address some of the concerns.

11. **Reading and Approval of Minutes** – None

12. **Treasurer's Report**

Treasurer reported a balance of \$1,205.15. Motion by David LaRue, seconded by Bill Pelfrey, to approve the Treasurer's report.

13. **Subcommittees' Reports**

Rob Rosales asked the Circulation Committee if there was an update on the Main Street project.

Dorothy Jennings advised that there was no update and that she would contact Public Works.

Bill Pelfrey gave a report on Smart Growth

14. Next month's minutes to be taken by Bill Pelfrey.

15. Meeting adjourned at 9:07 p.m.