

Templeton Area Advisory Group

Minutes from December 18, 2008, Regular Meeting

Twin Cities Hospital, Founders Pavilion. 1220 Las Tables Rd., Templeton, CA

Minutes:

AGENDA:

1. Call to Order at 7:05 p.m. by the Chair
2. Pledge of Allegiance
3. Roll Call

Present

Nick Marquart, Chair
Rob Rosales, Vice Chair
Bill Hockey, Treasurer
Pamela Jardini
Bill Pelfry
Dorothy Jennings, 1st Alternate -- voting member tonight
Pam Finley, 2nd Alternate - voting member tonight

Absent

Gary Phelps
David LaRue

4. Delegates' Reports

- a. Nick Marquart has pulled the "Consent Agenda" referral off the agenda
- b. Bill Pelfrey reported the Planning Commission passed the Inclusionary Housing Element today 4-0 and the Sludge amendment response is due the first of February
- c. Pam Finley spoke of the need for better senior assistant centers
- d. Dorothy Jennings indicated the very preliminary Traffic Report is out
- e. New TCSD manager has been hired to start in early January, Jeff Hodge

5. Agency Reports and Updates

(a) County Planning Department – Karen Nall indicated that building permits activity is very low. Karen has passed on Dorothy's request to investigate the lighted sign at a local church on Vineyard Dr.

(b) Cliff Smith bade his "farewell" as he will no longer be the supervisor representative and enjoyed working with the TAAG Board. He was thanked for being such a great supporter of TAAG

6. Public Comment on issues not on the agenda- No public comment.

7. Consent Agenda

- (a) Removed from Agenda.

8. New Business

- (a) County Referral: MINOR USE PERMIT. DRC2007-00109. Applicant Center for ReUniting Families requests a MUP for a winery consisting of a tasting/barrel storage/admin building of 2280 sq ft and a winery processing building of 2304 sq ft on 44 acres of AG property. APN/Location: 040-261-012/ 2975 Vineyard Drive.

1. Owners represented by Mandi Pickens of Kirk Consulting stated:

- a. Site location changed due to excess grading & tree removal on original site
- b. New road & entrance is proposed which will cross the adjacent property to satisfy Public Works site distance concerns and TAAG previously stated traffic concerns.
- c. Mandi asked that the ARC report be read so she may address a number of items in the report.

2. ARC Report read by Bill Pelfrey

3. General discussion by Pam Jardini that the ARC report made statements that could be interpreted as facts when they are more subjective and opinion statements. Specifically referencing a

Traffic study, storm water runoff, sound issues, wildlife/biological corridor studies and parking. General consensus that reports should include facts to back up statements or so state comments as opinions.

4. Mandi then addressed noise issues and stated they had a noise report prepared indicating noise levels meet current county standards. Further noted that the Planning Dept did not indicate that a biological study was needed after their review of the project. Also read a letter from Public Works addressing traffic.

5. General discussion by board on the number of winery events requested (6) and that being a non-profit they could have many more events as there are currently no limits to how many a non-profit can have.

6. Public Comment on this issue –

- a. Jeannie Flory spoke on behalf of herself and her husband (Dean) who is present and another neighbor who was out of town – John & Lyn Sargent – that they are very concerned about the amplified music and traffic that will be created. She stated she works at Turley Winery and sees the traffic and safety issues of many cars & trucks using Vineyard specifically around Turley Winery, which is across from the proposed winery. She was very concerned about the number of winery events and the unlimited potential non-profit events that could occur on the site.
- b. Gwen Pelfrey spoke of her concern of the non-profit winery events and being able to circumvent the standards and rules that for-profit wineries must follow.

7. Their being no further public comment, public comments was closed and the item was moved back to the board

8. General comments about signage requirements, offsite grape trips as no vines are currently on site, parking requirements and continued concerns about traffic safety.

9. After further discussion Pam Jardini made a motion as follows:

- a. That TAAG support this MUP and note that a review biological resources is part of the process and have Public Works address roads, trails, bike lanes and parking; and the applicant only needs to meet current county standards on landscaping; with a note that the amount of events by non-profits are not within our scope of recommendations.
- b. After several moments Dorothy Jennings seconded the motion.

10. Discussion continued on the motion and several board members express continued concern with road safety & amplified music

11. Pam Jardini agreed & seconded by Dorothy Jennings to amend her motion by adding:

- a. To have Public Works examine the idea of an acceleration & de-celeration lane, along with signage to help keep traffic slower.

12. Call for vote: motion fails 3-4

13. Call was made for any additional motions

14. Motion #2 by Pam Finley is identical to the prior motion but adding:

- a. Excluding amplified music
- b. Seconded by Dorothy Jennings

15. Call for vote : Motion failed 2-5

16. No further action motions were made on the project.

17. It was then motioned by Bill Pelfrey and seconded by Dorothy Jennings to write a letter to the Planning Commission outlining the motions made and vote results.

18. Call for vote – Motion passed 7-0

(b) County Referral: GENERAL PLAN AMENDMENT. LRP2007-00001. San Luis Obispo County proposes an amendment to Title 22 and Title 23 to modify the minimum site area to allow greater horse densities on smaller parcels. The amendment would change the minimum site area for horses from one acre net to one acre gross and would change the allowed density in RSF/RS to three horses per acre gross.

1. General discussion on the need for clarification.
2. Motioned by Pam Finley & seconded by Bill Pelfrey to support the gross/net conversion
3. Call for vote: Motion passed 7-0

9. Special Orders

(a) 2009 TAAG Election: CALL FOR CANDIDATES. Per TAAG Policy and Procedure Guidelines, incumbents whose terms are expiring have until the regularly scheduled meeting in December to declare their interest in being a candidate. Other candidates have until the regularly scheduled monthly meeting in January to declare their interest.

1. Incumbents declaring interest in running again:
 - a. Nick Marquart - YES
 - b. Pamela Jardini - NO
 - c. Bill Pelfry - YES
 - d. Dorothy Jennings - YES
 - e. Pam Finley - YES

10. Old Business - none

11. Unfinished Business - none

12. Reading and Approval of Minutes for October 3, October 18, 2007, February 21, May 15 and June 19, October 16, and November 20, 2008

1. Several changes were needed in the November 20, 2008 minutes and it was decided to send those changes directly to Gary Phelps for correction and bring back to board for approval.

13. Treasurer's Report

1. Bill Hockey reported one check written since last meeting and there is currently \$1,011.36 in the account, which is sufficient to pay for the cost of the election.
2. Motion to approve Treasurers report – Approved 7-0

14. Subcommittees' Reports (as needed)

1. Dorothy spoke of the Traffic Circulation plan and that it is preliminary and needs some additions.

15. Motion to adjourn meeting - Passed 7-0

16. Meeting ended at 9:50 p.m.