

TEMPLETON AREA ADVISORY GROUP
Addressing the Area's Land Use Planning Since 1994
PO Box 1135 Templeton, CA 93465
REPORT TO THE COUNTY
APRIL 15, 2021

TO: County Board of Supervisors, County Planning Department, Eric Hughes, Vicki Janssen, Micki Olinger, Trevor Keith and Cheryl Ku
CC: TAAG Board members

FROM: Bruce Jones, TAAG Board Chair

SUBJECT: Report of significant recommendations during TAAG's Zoom teleconferenced April 15, 2021 Board meeting

DRC2021-00054 UDSEN/CASTORO CELLARS

This project was reviewed. One Board member recused himself because of previous business arrangements with Castoro Cellars. The remaining Board members unanimously approved this project as presented with no recommendations for change.

SUB2020-00027 TR3138 SARA STREET PROPERTIES SUBDIVISION

This project had considerable input at the two earlier Project Review Committee meetings and this TAAG Board meeting. The community expressed concern with the bonus density increasing the number of lots from ten to fifteen. One of the major concerns was its impact on the Bennett Way/Vineyard intersection. Bennett Way is a dead-end street and is the only access out of this neighborhood. When school is in full session, it is nearly impossible even now to make a left turn onto Vineyard to get to highway 101 because of school volume on Vineyard. There are not school buses in Templeton, so parents have to deliver children to elementary, middle and high schools in the mornings. The TAAG Board unanimously voted to defer its recommendations on this property until an Environmental Impact Report (EIR) is completed. This report should include a traffic study done during school/rush hour times once school is back in full session.

Respectfully submitted,

Bruce Jones
TAAG Chair
April 15, 2021