

TEMPLETON AREA ADVISORY GROUP
Addressing the Area's Land Use Planning Since 1994

TO: Kate Shea, Supervising Senior Planner

C: TAAG board members, applicants or agents, Vicki Janssen, Micki Olinger

FROM: Chris Cobey, TAAG Chair

SUBJECT: Report of significant actions at TAAG's regular August 15, 2019, meeting¹

DATE: August 19, 2019

At its regular August 15, 2019, meeting, TAAG's board acted on three project applications referred to it by the County Planning Department for review and comment.

1. Application of [Uniplan Consulting](#) (SUB2019-00021). Proposed tract map with conditional use permit for a mixed-use development project consisting of two commercial shell buildings (totaling 11,200 square feet) and five residential lots at North Main Street and River Run, Templeton. APN: 040-214-063. Agent per application (40 pp.): Steven Puglisi Architects (Michael Dammeyer).

The PRC chair reported that, after considering this application at its public meeting, the PRC unanimously recommended approval of this application by the TAAG board. The applicant's agent explained the project at the TAAG meeting. One resident spoke in opposition to the proposed project, urging that the project be entirely retail, as residential uses require services and support, and Templeton needs more retail outlets to provide revenue, as was first proposed by this project. The speaker also noted the cumulative effect of such projects on requirements for parks and recreation, which projects individually might not seem a burden on the area's parks and recreation facilities.

The TAAG board unanimously (7-0) voted to **recommend approval** of the application.

2. Application of [Nerelli](#) (DRC2019-00130). Proposed minor use permit to convert existing ag building to a 4990 total square foot winery, offering tasting by appt only, and no events. Location: north side of Hwy 46 West, east of Vineyard Drive (Adelaida). APN: 040-231-015. Agent per application (23 pp.): John M. Butler II

¹ This report is provided in compliance with TAAG Bylaws, Art. VII, sections 1(b) and (f). A draft of this report was circulated for comment to other TAAG members. This final version reflects the Chair's consideration of any comments by TAAG board members, but the final version was prepared by the Chair alone.

The PRC chair reported that, after considering this application at its public meeting, the PRC unanimously recommended approval of this application by the TAAG board. There were no speakers on this application.

The TAAG board unanimously (7-0) voted to **recommend approval** of the application.

3. Application of [Stoller](#) (DRC2019-00137). Proposed minor use permit for the tri-phased construction of a 13,060 square foot winery facility at South El Pomar Road and Almond Drive (El Pomar-Estrella). APN: 033-291-034. Agent per application (35 pp.): Kirk Consulting (Lacey Zubak). The PRC chair reported that, after considering this application at its public meeting, the PRC unanimously recommended approval of this application by the TAAG board. The applicant's agent spoke in support of the application; there were no other speakers.

The TAAG board unanimously (7-0) voted to **recommend approval** of the application.

Devin Best, the executive director of the Upper Salinas-Las Tablas Resource Conservation District presented to the board information on the Toad Creek Watershed Stewards program, and the role of safe harbor agreements (SHAs) in watershed projects.

Additional analysis from the PRC or CPRC on the referred applications (recommendation to the TAAG board; analysis of suggested Planning Department factors) may be found in the committee chair reports, located on TAAG's website on its [Committee Reports](#) page, in the report dated prior to the date of this TAAG regular meeting. Chair reports of other committees may also be found on the Committee Reports page of the website.

Any member of the TAAG board attending this meeting may be contacted for further information about the actions taken at the meeting.

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