

TEMPLETON AREA ADVISORY GROUP
PROJECT REVIEW COMMITTEE

Addressing the Area's Land Use Planning Since 1994

PRC Report to TAAG Board
August 6, 2020 meeting

The meeting was attended by TAAG PRC Members Joe Jarboe (chair), Erik Gorham, Don Potts, and Jon De Morales. Other TAAG Delegates Bruce Jones, Murray Powell, and Kristen Gemeny also attended. Due to past dealings with the applicant, Erik Gorham recused himself from voting and attended as a member of the public.

Others in attendance included agents, applicants, and interested members of the public for the following project:

Applicant: Brian Farrell

Project number: DRC2019-00239 CAELESTA PROPERTIES LLC

Agent: Lacey Zubak, Kirk Consulting

Nature of application: Proposed Minor Use Permit to construct a new 10,585 SF Winery Facility consisting of two (2) buildings (Production Building = 4060 SF; Hospitality Building = 2360 SF) under one roof structure, and additional 4165 SF of exterior use area.

Location: The official address is 333 Lupine Lane, Templeton. Primary and secondary access to the winery will be on El Pomar Dr, just east of Lupine Ln.

APNs: 033-201-010

This project has generated concern from several of the neighbors. Some concerns were:

1) El Pomar is a fast road. The speed limit is 55, but residents say traffic is usually much faster. Residents think that the entrances to the winery on El Pomar would be excessively dangerous. There was also concern about the danger of trucks hauling grapes from other areas of the property to the processing facility on El Pomar using public roads instead of internal private roads.

The applicant countered that a completed traffic study showed that the entrances met all safety standards. There were some concerns that the study was done at a low traffic time/date, so Lacey Zubak said she would provide us with the date, time of day and duration of the speed part of the traffic study that was already done.

2) The proposed 6 annual events of up to 80 people (and 49 people allowed at all other times) will be too loud and disruptive to the neighborhood.

The applicant said that music could only be played indoors, and no amplified music was allowed, so disruption would be minimal.

3) Since this land is in the Williamson act, residents wondered how they were allowed to operate events and sell retail food and beverages. Residents believed that Williamson act properties precluded such activities.

Lacey Zubak (the agent) assured attendees that those uses were indeed allowed under the Williamson act.

Brian Farrell (the applicant) was present and assured everyone that he wanted to be a good neighbor, and his upscale winery and tasting room would not be disruptive.

This project is still pending an environmental review. The committee decided not make any recommendation at this point, and will investigate the traffic and Williamson act situations more thoroughly. A recommendation will be made at a future meeting.

Respectfully submitted,
Joe Jarboe, Acting Chair PRC Committee