

TEMPLETON AREA ADVISORY GROUP (TAAG)

Minutes of joint Project Review (PRC) and Cannabis Project Review (CPRC) committee meeting
Thursday March 9, 2023

2022-2023 TAAG PROJECT REVIEW COMMITTEE (PRC) MEMBERS

Doris Diel, Delegate- PRC Committee Chair
Scott Shirley, Delegate – PRC Committee Member
Murray Powell, Delegate – PRC Committee Member

2022-2023 TAAG CANNABIS PROJECT REVIEW COMMITTEE (CPRC) MEMBERS

Murray Powell, Delegate – CPRC committee chair
Scott Silveira, Delegate- Committee Member
Jerry Jones, Delegate- Committee Member

1. Call to Order
Board Chair called meeting to order at 6:31

2. Roll Call

Scott Shirley	present
Murray Powell	present
Doris Diel	present
Jerry Jones.	Present
Scott Silveira.	Not present
John Donovan	Not present

OLD BUSINESS
None

New Business
DRC 2021-00144 Minor use permit to allow the phased construction of a boutique winery facility with a public tasting room.
Approval hearing scheduled for 3/17/23. This project was approved in 2015 but never begun. The Builders are requesting modifications to the original plans.

Murray: Minor use permit goes to the planning dept. officer. There is not a hearing on it if the public does not request a hearing. There were no changes made to the original MND, but there have been minor modifications to the application. Setback modifications have been requested. Scott and Murray looked at the site and agree that because of the topography of the site the mitigations look reasonable. Because of the large, open parcel there seems to be little impact to the neighbors. Bringing wine production to the site shouldn't significantly increase the water use. The vineyard has irrigation and there are not currently water restrictions on the west side.

Scott Shirley: has concerns about allowing modifications to set back rules will set a precedent for future projects.

Rick Bohnsack, a Willow Creek neighbor to the proposed project, expressed concerns regarding water usage. He reminded the committee about serious drought conditions in the County. Vineyard development has exploded in the west side. He has a well with a pump at 286 ft. that has been drawn down to 278 ft. recently and took 45 hrs. to recover. Neighbors all have concerns about intense use of water by wineries and how they will be affected. Some neighbors do not have the option to dig deeper wells. Also concerns about trees dying, changes in the land that could potentially destroy the beauty of the west side. Doesn't want to take away peoples' rights to develop their land but would like to delay this project until a water study being conducted on the west side is completed.

Doris: When is it projected for the water study to be completed?

Rick: not sure, Greg Wagner is planning to attend next Thursday's meeting and can provide more information on the study.

Murray: Last I heard it's a 5 yr. study.

Rick: Phase II of project is a processing facility and water usage would increase. He has concerns that builders want to move forward on this project before there are water restrictions on the west side.

Scott Shirley: Made motion to recommend approval of the project to TAAG board next week.

Murray: Because of the size of the parcel and reasonable setbacks, approval is recommended.

5.2 Review of Proposed Land Use Conditional Use Permit (CUP) Application project number DRC2019-00165 known as G&A Industries Indoor Cannabis Project tentatively scheduled for a SLO Planning Commission Hearing Department Officer CUP permit approval hearing date of April 13, 2023

Murray: Proposal is to become a tenant in a Tin City building designed for inside storage. The building is a 52,000 sq ft building modified to 3 separate buildings. Proposal is to occupy partial spaces in 2 buildings, the remainder to be rented.

2nd building is proposed for an indoor green house for growing cannabis on a 2nd floor to be constructed.

Murray: This is one of the better cannabis projects as cultivation would be indoors and water would be provided by TCD which has already granted approval. The project will also include manufacturing of cannabis products and have a non-store front dispensary with deliveries to customers. Project will go to planning commission on 4/13.

Concerns are related to security as other tenants will occupy building. Builders have assured that strong security measures will be in place.

Murray: This project shouldn't be a problem for TAAG to recommend approval.

Motion to recommend that the TAAG board recommend approval of the project at next weeks' meeting.

Motion was seconded by Scott Shirley

5.3. Review of proposed Land Use Permit (MUP) application project number DRC2021-00102 Known as the East Bennett Village-Parcel 1

Scott Shirley: It's been 2 years since the project first presented. It is scheduled for a May 19 hearing and TAAG will provide final recommendation in April after discussing with full TAAG board. On September 16, 2021, TAAG requested support from the Board of Supervisors for a 500 ft. set back between gas station storage tanks and residentially zoned property. On January 20, 2022, TAAG asked for a Health Risk Assessment of Toxic Air Contaminants such as Benzene. The posted MND references an HRA, but none is attached in the appendix on page 99 of this 106 page document:

[https://files.ceqanet.opr.ca.gov/285603-1/attachment/3iPSff8VQD384pjDYp18CMEyyp84eT3ATiqOPhOcU7AMi6FXdOvlDo41pZnKLoJnz_BH0yiPqGXlETB10?](https://files.ceqanet.opr.ca.gov/285603-1/attachment/3iPSff8VQD384pjDYp18CMEyyp84eT3ATiqOPhOcU7AMi6FXdOvlDo41pZnKLoJnz_BH0yiPqGXlETB10?fbclid=IwAR14M816j9DhvmdOi0TTSRHJWssXH_jhhuHIYWMAHqfJZWf2kMfws_Et67A)

[fbclid=IwAR14M816j9DhvmdOi0TTSRHJWssXH_jhhuHIYWMAHqfJZWf2kMfws_Et67A](https://files.ceqanet.opr.ca.gov/285603-1/attachment/3iPSff8VQD384pjDYp18CMEyyp84eT3ATiqOPhOcU7AMi6FXdOvlDo41pZnKLoJnz_BH0yiPqGXlETB10?fbclid=IwAR14M816j9DhvmdOi0TTSRHJWssXH_jhhuHIYWMAHqfJZWf2kMfws_Et67A)
Scott is requesting a copy from Kirk Consulting of Health Risk Assessment and specific information regarding Benzene.

Scott: The MND notes that mitigation will be required due to the new source of substantial light adversely affecting nighttime views in the area. A modification of the Templeton Community Design Plan has been requested by the applicant to allow for an increase in total illuminated signage from 237 square feet to 1229 sq ft. The gas station would be a self-serve 24hr/7 day a week station.

The County's Energy Wise plan has goals to increase renewable energy sources and Scott pointed out that there are already 6 gas stations within 5 miles of the proposed gas station.

Scott also reminded the group of the study he gave in 2021 that detailed the health risks associated with gas stations. Benzene is a carcinogen at any concentration and there are no safe levels. Acute exposure limits and Chronic exposure limits are explained in the *Gasoline Service Station Industrywide Risk Assessment Technical Guidance* published February 18, 2022 by the California Air Resources Board (CARB) and the California Air Pollution Control Officers Association.

https://ww2.arb.ca.gov/sites/default/files/2022-03/Draft%202022%20Gas%20Station%20IWG%20-%20Technical%20Guidance_ADA%20Compliant.pdf

Sara Wade, an engineer at SLO County Air Pollution Control District (APCD), stated that an HRA is not currently on file for review. If the gas station is built and an employee of the gas station requests an HRA, then exceedance of allowable exposure limits can be controlled by the APCD's limiting of throughput hours (reducing operating hours of the gas station.)

Murray spoke about traffic issues and the fact that Duncan does not allow a left turn to get onto HWY 101, which is impractical for traffic leaving the site.

April's TAAG board meeting (as well as the regular March 16 meeting) will look at this project again before the May 19 Planning Dept. meeting.

Charles Chalekson, Templeton resident, has concerns with the drive thru car wash and questioned if those are allowed in Templeton, as SLO has banned any new construction of drive thru establishments.

Murray: Templeton does not have a rule against drive thru, possibly because we are unincorporated.

Bruce Jones: Drive thru's must be beyond 500 feet from residential
Charles Chalekson: also concerned about how this project would affect downtown
Templeton businesses, health of the community and alter the character of the
community.

Scott: TAAG is reviewing this project because of modifications that are requested to the
use permit.

Tyler Willis, Templeton resident, has concerns about noise pollution, especially from the
car wash, traffic issues and the large signage and lights. He doesn't believe this project
complies with Templeton Design Plan.

An email was received by TAAG from Templeton resident John Neylan in opposition to
the gas station. (attached below)

Christine Nelson emailed links with information about other cities in California which
have banned construction of new gas stations:

<https://rcpa.ca.gov/bans-against-the-construction-of-new-gas-stations-spread-throughout-sonoma-county/>

<https://www.pressdemocrat.com/article/news/new-gas-station-bans-working-their-way-through-sonoma-county-communities/>

Meeting adjourned at 8:30

John Neylan <jrneylan@gmail.com>

Hello TAAG,

I'm not sure I will be able to make it to the upcoming TAAG meeting in which the Las Tablas/
Bennett gas station will be discussed, but since many messages have been posted on facebook about it,
I wanted to send along a message of my own:

I write to you in strong opposition to the proposed gas station at the corner of Las Tablas and Bennett.
This 24-hour gas station, convenience store, and car wash placed right amidst the quiet Peterson Ranch
neighborhood promises to be a blight on our community for many years to come, exponentially increasing
the traffic problem on Las Tablas, and drastically exacerbating air, light, and traffic pollution. Many young
children live in the surrounding neighborhood and this project is sure to negatively affect these future
citizens of our town. Having a convenience store and fast food chain will assuredly pull vital customers
away from our beloved small businesses, particularly on Main Street.

The burden of this corporate encroachment on our small town will be shouldered by the many community members who live nearby, and once it is built, we will undoubtedly look back and wish the harmful effects on our community could have been erased. I hope you all will join me in strong opposition to this project.

Sincerely,
John

2/12/23

3500 Willow Creek Rd
Paso Robles, CA 93446

Templeton Area Advisory Group

To Whom it May Concern:

My name is Richard Bohnsack, my wife and I reside at 3500 Willow Creek Rd, Paso Robles.

This letter is in reference to Mittal Winery Project DRC2021-00144.

Our family and many others in the area are very concerned with the water usage this proposed project will require. It is our collective suggestion that such an approval should be delayed until the results of the USGS study are available. New vineyards and expansion of existing ones is on a level we have never seen before. Let's do what we can to safeguard this breathtakingly beautiful area.

Unfortunately I did not get my Request for Public Hearing into the County until the day after the deadline. I did not see the request process earlier, it being at the bottom of the form, this I greatly regret, however, I do not believe this should proceed without all factors being properly considered.

Please see the numerous letters of concern which were received by the County and TAAG at the beginning of this process. To my knowledge all contributors retain their deep concerns.

Kind Regards,

Richard and Sally Bohnsack