

**TEMPLETON AREA ADVISORY GROUP (TAAG)
NOTICE OF TAAG JOINT PROJECT REVIEW (PRC) AND CANNABIS PROJECT
REVIEW (CPRC) COMMITTEE MEETING
THURSDAY MARCH 9, 2023 6:30 PM**

**Templeton Area Advisory Group (TAAG) has
RESUMED IN-PERSON MEETINGS**
(No Zoom link for this meeting) at the
Templeton Community Service District Board Room
located at 420 Crocker Street
(Entrance to the right/east of the fire station)
in Templeton, California

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 – CPRC Committee Member
Jerry Jones, Delegate – CPRC Committee Member

1. CALL TO ORDER

2. PLEDGE OF ALLIGIANCE

2. ROLL CALL

3. PUBLIC COMMENT Members of the public who wish to speak on any topic not on this agenda that is within the purview of the TAAG may approach the podium on being recognized by the Chair. Please state your name (and representation, if any). Per TAAG's Bylaws, no action will be taken on items not on the agenda, though Committee and Board members may ask questions of the speaker. When speaking please announce your name and place of residence for our records.

4. OLD BUSINESS - NONE

5. NEW BUSINESS

5.1 Review of Proposed Land Use Minor Use Permit (MUP) application Project No. DRC2021-00144 scheduled for a SLO County Planning Department Officer MUP permit approval hearing on March 17, 2023 at 9AM. This application is a request by Kunal and Neeta Mittal for a Minor Use Permit to allow the phased construction of a boutique winery facility with a public tasting room. At build-out the winery facility would total 3,600 square feet (sf) that will include a 400-sf tasting room. No special events have been proposed. Industry-wide events are allowed per land use ordinance. Wine production is limited to 5,000 cases per year. The applicant requests a setback modification for the winery facility and tasting room of the minimum 200-foot setback to the property line requirement to allow setbacks of 143 feet (west front setback), 179 feet (south side setback) and a setback modification for the wine processing building of the minimum 100-foot setback (200-foot) to property line to allow 69 feet (west front setback). See County Ordinance Section 22.30.070 for winery/tasting room

property line setback and other permitting requirements. This same project was approved on August 14, 2015, but was never built. The approved 2015 Minor Use Permit subsequently expired (Minor Use Permit DRC2013-00086). The project will result in the disturbance of approximately 0.96 acres on a 13.6-acre parcel No. 040-161-005. The project is located within the agriculture land use category on the east side of Willow Creek Road (at 3690 Willow Creek Road), approximately 3 miles west of the community of Templeton, in the North County planning area, Adelaida Sub Area.

Also to be considered is the current status of project's CEQA environmental determination. The Environmental Coordinator and County Planning has taken the position that the property site's previously adopted winery/tasting room 2015 Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted during 2015.

The County Planning Department is recommending approval of this project's Minor Use Permit application to the County Planning Officer review authority during the County's March 17, 2023 Permit approval hearing. However, questions have arisen regarding the SLO County Planning Department's application processing procedures employed in accepting this project's current Land Use Permit application for consideration during the March 17, 2023 Planning Department Officer approval hearing.

The TAAG PRC Committee will develop proposed recommendations to be considered by the full TAAG Board for submittal to the SLO County Planning Department's scheduled March 17, 2023 Planning Department Officer permit approval hearing. The public is encouraged to attend this meeting and present in person comments and/or written comments for consideration by the Committee. The full TAAG Board will consider this project during its regularly scheduled March 16, 2023 publicly noticed Board meeting to consider and approve TAAG recommendations regarding this project to be submitted to the County Planning Commission for consideration during the Commission's scheduled January 26, 2023 hearing.

5.2 Review of Proposed Land Use Conditional Use Permit (CUP) application Project No. DRC2019-00165 known as G&A Industries Indoor Cannabis project tentatively scheduled for a SLO County Planning Commission Hearing Department Officer CUP permit approval hearing date of April 13, 2023. This Conditional Land Use Permit application is a request by G & A Industries, LLC for a Conditional Land Use Permit (DRC2019-00165) to establish approximately 27,000 square feet of interior space leased by G7A Industries LLC within a recently constructed 51,980 square foot multi-tenant warehouse storage facility (owner by others) that was approved under County Land Use Project No. DRC2019-00164 located at 320 Marquita Ave. Paso Robles. Approximately ¼ mile east of Ramada Drive. The project's cannabis operations will consist of indoor cannabis cultivation operations, commercial cannabis processing activities, cannabis manufacturing for on-site and off-site cannabis product sales, a non-storefront dispensary 187 square feet of distribution, and 112 square feet of storage and ancillary transport within an existing approximately 27,117 square foot two-story warehouse building located at 320 Marquita Ave. Paso Robles. The project will occur in an existing building located on a 2.82- acre property located at 320 Marquita Avenue within the community of Templeton. The project site is within the Industrial land use category in the Salinas River Subarea of the North County Planning Area. Access to the site would be via Marquita Avenue. All operations would occur between the hours of 10:00

A.M. and 6:00 P.M. throughout the week. The project would employ a total of five (5) full-time employees. No additional seasonal staff are anticipated.

- The indoor cultivation operations would occur Monday through Friday.
- Commercial processing of harvested cannabis product grown on-site and/or off-site would be dried, cured, and trimmed within the processing area. Dried and trimmed cannabis product would be packaged for off-site sale or manufactured on-site.
- Non-volatile manufacturing of cannabis products grown on-site and off-site is proposed. Non-volatile manufacturing will include the use of a carbon dioxide (CO₂) extraction process. Oils and other products infused with oils that are produced through the manufacturing stage. The final manufactured cannabis products include vapors, tinctures, topical creams, and similar products. Manufacturing operations would occur on Monday through Saturday.
- A non-storefront dispensary. Dispensary operations would include packaging, labeling, and exit packaging. All sold products would be delivered daily by one driver Monday through Sunday between the hours of 10:00 A.M. and 6:00 P.M.
- Ancillary transport is also proposed and would consist of transporting raw cannabis products grown on-site to and from other State-licensed cannabis facilities on Mondays through Saturdays.
- The facility will be equipped with odor control devices such as a closed-loop odor control system, including activated carbon scrubbers, fans, and ozone generators, to eliminate any nuisance odors from being detected offsite. Odor control devices are proposed for the indoor cultivation rooms, processing areas, and manufacturing areas.

Also, to be considered by the Committee will be the project's CEQA Mitigated Negative Environmental determination (MND) that completed its public review and comment period as of February 27, 2023. The TAAG PRC Committee will develop proposed recommendations to be considered by the full TAAG Board for submittal to the SLO County Planning Commission's tentatively scheduled April 13, 2023 Conditional Use Permit (CUP) approval hearing. The full TAAG Board will consider this project during its regularly scheduled March 16, 2023 publicly noticed Board meeting to consider and approve TAAG recommendations regarding this project. Approved recommendations will be submitted to the SLO County Planning Commission for consideration during the Commission's scheduled April 13, 2020 scheduled Land Use Permit approval hearing.

5.3 Review of proposed Land Use Minor Use Permit (MUP) application project No. DRC2021-00102 known as the East Bennett Village – Parcel 1. . This project is a request for a Minor Use Permit to allow a 2,675-square-foot quick service restaurant (QSR) with a drive-through and a 3,200-square-foot gas station with a convenience store, including an attached 1,170-square-foot single car wash tunnel, and eight (8) fuel dispensers. This project will be located on a current vacant parcel (APN 040-372-010) fronting Las Tablas Road between Bennett Way and Duncan Road. The project also includes onsite improvements, including two new commercial improvements to support internal circulation and parking, utility connections, trash enclosures, landscaping and lighting, drainage improvements, and frontage improvements which include road widening, curbs, gutters, and sidewalks along the Las Tablas Road, Bennett Way and Duncan Road Project parcel frontages. Offsite improvements include limited offsite grading for grade continuity between the Project Parcel and the Northern Parcel and limited off-site frontage improvements to allow for transition and tapers between the Project Parcel and the Northern Parcel. This project was originally referred to TAAG for review and comments to be submitted to the County Land Permit Review Authorities during April 2021. At that time TAAG determined that additional information was necessary including a County Environmental Determination in order for TAAG to fairly review this project. TAAG was recently advised that a CEQA Mitigated Environmental Determination has been published for public review and comment. The Committee will review the current status of this project but

not take any action during this March 9, 2023 committee meeting. However public in person and written comments regarding this project will be appreciated. TAAG has been advised that the County intends to schedule this project for a Minor Use Permit Land Use Permit approval application hearing on May 19, 2023. TAAG intends to hold comprehensive reviews of this project by the TAAG Project Review Committee (PRC) and the full TAAG Board during publicly noticed April 2023 meetings in order to develop and submit recommendations and comments to the SLO County Land Use Permit Review Authorities.

6. ADJOURNMENT

The public is encouraged to attend this March 9, 2023 TAAG Committee meeting, You are encouraged to convey any comments you may have about these project applications (positive, neutral, critical, or otherwise) by either attending this TAAG Committee and/or by sending an email to 'templetonaag@gmail.com' at least one day before the TAAG this Committee and or prior to TAAG's regularly scheduled March 16, 2023 full Board meeting regarding these projects.

Please contact TAAG Vice Chair Murray Powell at 510-914-3753 if you have any questions. The public is encouraged to participate in all Publicly noticed TAAG Board and Committee meetings to express your concerns and opinions for TAAG's consideration.

GUIDELINES FOR PRESENTING PUBLIC COMMENTS DURING TAAG MEETINGS

It is important that all participants conduct themselves with courtesy, dignity, civility, and respect for all parties involved. If you wish to present oral comments, please observe the following guidelines:

1. Identify yourself by your full name (and representation, if any) for our minutes, and speak from the rostrum so other attendees will have the opportunity to listen to the comments. (We do not currently use speaker slips, but we ask that speakers sign in on the list provided at the rostrum so that we can include the names of speakers in the minutes.)
2. Address your comments to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Oral comments should be brief and to the point. Your comments should be about issues, and not about any individuals involved.
4. Public oral comment may be limited to three minutes per individual unless the Chair permits otherwise.
5. Please -- No audience reaction (applause or otherwise) during or after comments.
6. Written testimony (letter, e-mail, etc.) is acceptable, but should be distributed to TAAG members at least three days before the meeting.
7. Once the public comment portion of the meeting is closed, there will be no further public oral comments unless requested by and permitted by the Chair.