

Templeton Area Advisory Group
Thursday, May, 21 2020

Meeting on Thursday, May 21st was held by telecommunication / zoom video call

1. Call to Order - Meeting called to order at 5:00 p.m. by Chairperson Bruce Jones

2. Roll Call - Erik Gorham, acting secretary for this meeting called for the roll. The following delegates were present: Bruce Jones, Murray Powell, Erik Gorham, Joe Jarboe, Don Potts and Kristen Gemeny.

3. Agency Reports -

- The Sheriff's office, California highway patrol, district one supervisor and district five supervisor were not present at this meeting.
- **County Planning Department** - Kate Shay from the County Planning Department informed us that they have been working on scheduling planning meetings on Zoom. Their last meeting was held May 14th and a planning department meeting on 15th. Next planning/commission meeting will be held on May 28th. Kate Shea also let TAAG know that, "Any correspondence that the department receives prior to any meeting they will be sure to include in their record."
- **Service District** - Ensured us that fireworks will be sold, as a huge fundraiser for the community. The booth operators will comply with social distancing and managing crowd control. There will also be clear signs stating that fireworks are not to be fired off in the Templeton park. The Service District also informed us that TCSD has been working with the county to determine how they will ensure the safety of customers by managing crowd control and maintaining social distancing.

4. Public Comment - No comments were given by the public at this time.

5. Consent Agenda -

- **5.1** - Minutes from January 2020, February 2020 and April 2020 were approved by TAAG unopposed.
- **5.2** - TAAG Treasurer Murray Powell informed us that the current balance is (sixteen hundred 58) dollars. Treasurer's Report was approved unanimously.

6. Old Business - There was no old business to be discussed.

7. New Business -

- **7.1 - Paso Robles Gateway Annexation Project Approval of Minutes -**
Approval of letter outlining the various recommendations TAAG has for the city of Paso Robles Planning and Building Department regarding this project.
Motion: Letter of recommendations were approved unanimously. (See Addendum)
- **7.2 - Sub2019 - 00046 Toad Creek Terr LLC -**
Proposed use permit for residential Single-Family cluster division that will include 20 town homes with a 24-ft access drive along, located on Old County rd in Templeton.

Motion: Motion to approve project with two conditions: 1) -prohibited from having a gate and 2) project must follow all recommendations in the MND. This motion passed 6-1.

- **7.3 - DRC2019 - 00164 English -**

Conditional land use permit for 3 commercial warehouse buildings containing 4 units. This lot will include 36,130 -square-feet of wine storage and 110 onsite parking spaces, located in the Salinas River Sub area of the North County Planning area.

Motion: Project was approved unanimously with no recommendations.

- **7.4 - DRC2018 - 00016 - Finley Family Farms Cannabis Project -**

A Proposed minor land use permit for a cannabis project to establish 3 acres of outdoor growing, and 21,600 SF of mixed-light indoor cultivating consisting of five individual 4,320 SF greenhouses and a 2,208 SF cannabis processing office space / storage building. Murray expressed concern regarding the odor of the outdoor growing, he is also concerned about the water use and excessive energy use for this project.

Motion - The project was approved by TAAG with a vote of 3:1 and one abstention. The motion passed,.

- **7.5 - DRC2018 - 00161 Emeraldheart Farms Cannabis Project -**

Minor land use permit for a 1.5 acre cannabis cultivation on a 30 acre property.

Motion: Passed unanimously if 300 ft set back is maintained.

- **7.6 - DRC2019 - 00250 Vertical Integration Corporation Cannabis Project -**

A Land Use Permit for a cannabis processing and distribution (not retail) operation within an 11,100 SF building. This building is located 2 miles North of downtown Templeton (within the Templeton Urban Reserve Line) in Paso Robles at 198 Cow Meadow Place. A church that is nearby expressed discontent regarding approving this project because it is in close proximity.

Motion: TAAG recommends returning the application to the Planning Department and asking that they resolve issues on sensitive site locations before moving forward with the project. This motion was passed unanimously.

- **7.7 Proposal to File a Complaint with the SLO County Administrator, County Council, County Planning and other relevant SLO County agencies regarding non essential County Land Use Permit approval hearings being conducted during the California COVID-19 “shut down” order -**

Discussion about this took place, but no motion was made..

8. Announcements from Committees - Chairpersons and alternates of various committees were announced:

Project Review Committee, Chair is Joe Jarboe, alternate is Jon De Morales

Cannabis Project Review Committee, Chair is Murray Powell, alternate is Jon De Morales
Community Outreach and Relations Committee, Chair is Erik Gorham, alternate is Murray Powell

Traffic Circulation Committee, Chair is Bruce Jones

Bylaws Special Committee, Chair is Murray Powell

Water/Toad Creek Special Committee, Chair is Erik Gorham

Elections Committee will be made up of anyone not running for election.

9. Announcements from Delegates - No announcements from delegates.

10. Adjournment - Meeting was adjourned at 9:40 p.m.

- Minutes submitted by Harley Wood, Reporting Secretary and Secretary Erik Gorham. -

Addendum: Letter regarding Paso Robles Gateway Annexation Project

TEMPLETON AREA ADVISORY GROUP

Addressing the Area's Land Use Planning Since 1994
PO Box 1135 Templeton, CA 93465

Darren Nash, City Planner Paso Robles
dnash@prcity.com

May 21, 2020

Dear Mr. Nash,

Thank you for the courtesy of allowing Templeton Area Advisory Group (TAAG) to review the DEIR for the Gateway Annexation Project. The TAAG Board reviewed this DEIR report at its publicly noticed special Board meeting on Thursday evening, April 23, 2020. Our meeting was conducted via a Zoom teleconferencing system in order to provide for public participation and public comment during the meeting. This letter was approved by the TAAG Board at their May 21, 2020 Zoom meeting.

The DEIR estimates that the Gateway project will add greater than 5000 vehicle trips per day. TAAG and the Templeton community are very concerned regarding the traffic impact that this project will have on the area with respect to the existing 101/46 West interchange and with the Templeton 101/Main Street interchange a mile to the south. The proposed project will substantially impact local residents who shop and dine at the Target Shopping center located immediately adjacent to the Hiway 46 West/US 101 intersection. The shopping center's primary access is from the 46 West stop-light-controlled intersection that will also serve as the primary entrance/exit for the proposed Gateway project after the realignment of Vine Street.

The Gateway project proposes to realign the Vine Street intersection across 46 West onto Theatre Drive, making this a four-way intersection. In our opinion the proposed traffic design and project construction will significantly increase the traffic flow southbound on Theatre Drive down to the Templeton 101/Main Street interchange. This interchange is already a significant problem at this time because of existing traffic flows. The DEIR estimates that the realignment

of Vine Street with 46 West and the proposed Gateway project will add only 10-12 additional vehicle trips during the 2-hour morning and evening “rush hours” at 101/Main Street interchange. TAAG believes that the DEIR estimate of increased traffic flow to 101/Main Street intersection is too low.

The traffic engineers indicated that the 101/46 West interchange requires a substantial redesign that would include two roundabouts because of existing and projected traffic volume. Such a project would be dependent on State/Caltrans and other funding. The engineers also indicated that there are no definite plans for such a project scheduled in the foreseeable future. It is questionable if State funding will ever be available for such a project.

TAAG strongly recommends that development of this proposed Gateway Annexation project site not proceed until after the two proposed roundabouts have been constructed at the CA 46 West/US 101 interchange as well as the Vine Street/Theatre Drive realignment.

Thank you for your consideration.

Sincerely,

Bruce Jones, TAAG Chairman

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