

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

TO: Kate Shea, Supervising 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 May 16, 2019, meeting¹

DATE: May 21, 2019

Land use applications. At its regular May 17, 2019, meeting, TAAG's board took initial action on two project applications referred to it by the County Planning Department for review and comment.

1. Application of [AT&T/Osborn \(DRC 2019-00071\)](#) for a conditional use permit for a cell site / wireless communications facility consisting of a 28' x 55' fenced lease area for a 62' high faux water tank, ancillary equipment cabinet, and antennae at 4240 Rancho Road (cross street: Kiln House Road, near South El Pomar), Templeton. The application was posted on the May meeting agenda for consideration at this meeting. A query of the audience requesting identification of any audience members who wished to speak on this application, or who wished to hear a presentation by the applicant, elicited no responses.
The TAAG board unanimously recommended that the application as submitted to TAAG be **approved**, as unanimously recommended by TAAG's Project Review Committee (PRC) in its chair's report to the TAAG board of the PRC's May 2 meeting.

2. Application of Semmes (SUB 2016-00095) for a parcel map to subdivide an existing parcel (2.18 acres in size) at 1075 Rossi Road, Templeton (cross street: Vineyard Drive) into three parcels (0.52, 1.04, and 0.62 acres in size, respectively). The application was posted on the May meeting agenda for consideration at this meeting. Agent Pamela Jardini presented the application and answered board questions. There were no audience comments.
The TAAG board unanimously recommended that the application as submitted to TAAG be **approved**, as unanimously recommended by TAAG's Project Review Committee (PRC) in its chair's report to the TAAG board of the PRC's May 2 meeting.

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

Phase II proposed cannabis ordinance amendments to be considered by the Planning Commission on May 23, and the Board of Supervisors on June 4. The TAAG board heard six public comments, three generally suggesting that the proposed amendments were not restrictive enough, and three suggesting the existing ordinance should be given more time. Concerns expressed included anticipated odors, lack of express consideration of nearby offsite residences, the nearness of approved cannabis projects on adjacent parcels, and the lack of a clear definition of “nuisance odor.”

The board approved a motion to recommend to the County that any amendments to the ordinance include:

1. Minimum property-line-to-property-line distances between neighboring cannabis projects, and increasing minimum parcel sizes for proposed cannabis grows.
2. Revise the ordinance’s “sensitive site” definition to include existing residences on parcels adjacent to a proposed cannabis project site.
3. A definition of “nuisance odor,” and the establishment of odor measurement guidelines.

Possible expansion of TAAG’s boundaries. The Board discussed this possibility, considering (1) some residences have Templeton postal addresses, but are not within TAAG’s boundaries, and so could not vote in the March election, and (2) a substantial portion of rural residents’ homes do not lie within the boundaries of any Community Advisory Council (CAC), and hence have no possible CAC review of projects. A Board representative will inquire of the two Supervisors representing TAAG residents of their thoughts on such a possible expansion of TAAG’s boundaries.²

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² A reflection of the board’s actions and summary of any public discussion on the referred applications considered at this meeting may be found in the [minutes](#) for the meeting to be posted on the TAAG website, shortly after the TAAG meeting approving the draft minutes (usually, the month following the meeting).

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.