

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

REPORT TO THE COUNTY

TO: County Board of Supervisors, County Planning Department, Kate Shea, Eric Hughes, Vicki Janssen, Micki Olinger, Trevor Keith
CC: TAAG Board members

FROM: Bruce Jones, TAAG Board Chair

SUBJECT: Report of significant actions at TAAG's teleconferenced May 21, 2020 Board meeting¹

DATE: May 21, 2020

At TAAG's Zoom (teleconferenced) May 21, 2020, Board meeting, TAAG's Board made the following significant recommendations:

PASO ROBLES GATEWAY ANNEXATION PROJECT

TAAG approved a letter to be sent to Paso Robles Planning Department and other government agencies regarding recent DEIR on this project which was discussed at the April 23, 2020 meeting. (See attachment #1.). The motion to approve this letter passed unanimously.

SUB2019-00046 TOAD CREEK TERR LLC

The motion was to approve this project with two conditions : 1) The applicant is prohibited from having a gate, and 2) The applicant must follow all the requirements of the Mitigated Negative Declaration. The motion passed with four Yes votes and one No vote.

DRC2019-00164 ENGLISH

TAAG approved this project as proposed unanimously.

DRC2018-00016 FINLEY FAMILY FARMS CANNABIS PROJECT

A motion was made to approve the project as presented. Three Delegates voted Yes. One Delegate voted No. One Delegate abstained. The motion passed 3-1-1.

DRC2018-00161 EMERALDHEART FARMS

A motion to approve the project with a 30-foot setback for ancillary cannabis nursery area had one Yes vote and five No votes. A second motion to approve the project with a 300-foot setback for all cannabis grows, including the ancillary nursery passed unanimously.

DRC20129-00250 VERTICAL INTEEGRATION ORPORATION CANNABIS PROJECT

This project is not yet complete and will need to return to TAAG in a more complete form for specific recommendations. There was much discussion regarding the Life Community Church’s youth and pre-school activities in an adjacent property. See attached letter from the Senior Pastor of Life Community Church regarding their facility’s activities. (Attachment #2.) A motion was made to return this application to the County for a ruling on “sensitive sites.” TAAG will reconsider this project at a later meeting.

There was discussion regarding non-essential Land Use Permit approval hearings conducted during California state and County. COVID Emergency “shut down” orders. No action was taken.

Respectfully submitted,
Bruce Jones, TAAG Chair

Attachment #1

LETTER TO PASO ROBLES PLANNING DEPARTMENT REGARDING 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

CC City of Paso Robles Planning Commissioners:

| | |
|-------------------|--|
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CC. SWCA Project Manager:

Brandi Cummings Brandi.Cummings@swca.com

ATTACHMENT #2

LETTER FROM LIFE COMMUNITY CHURCH REGARDING
DRC2019-00250 VERTICAL INTEGRATION CORPORATION CANNABIS PROJECT



3770 Ruth Way
Paso Robles Cam 93446
805-434-5040

To whom it may concern,

We want to express our concern over the marijuana processing plant proposed to go in next to Life Community Church. Our staff and elders agree that it would be detrimental to our church to be so close to the plant for the following reasons. First off, we have families, children, and preschool kids from the community present on multiple days of the week i.e., Tuesday, Wednesday, Thursday, and Sunday. Also, we rent our facility out to another local church, meet numerous times during the week, where families and kids are present. Lastly, we believe that the smell would not be contained to an adequate degree and will have a negative effect on those attending our church.

Our weekly activities include a service for the community. Come Play is a weekly event for Preschool age kids on Tuesdays to come from 10 am -12:30 pm. They can come to play on our

large play structure and bounce houses. Many families with special needs children have taken advantage of this private space during the week for their kids.

Secondly, we have preschool, elementary, and youth services on Sunday's at 9:30 am, and our renters have a preschool and elementary service at 11:30 am.

We have our youth meet on Thursday and our church that rents from us have preschool-age kids at the Wednesday night service.

We love and support our community and our local business, especially in this challenging time. We need to serve and be involved in our community. However, our leadership agrees that it would not be in the best interest of our members or those visiting our church to worship. It would defiantly not help us meet the needs of those families who enjoy our play structure for their preschool-aged kids to have a marijuana processing plant so close to our property.

Thank you for considering our concerns regarding your decision.

Sincerely,

Keith Newsome Senior Pastor, Life Community Church