

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

TO: Kate C. Shea, Senior 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 April 18, 2019, meeting¹

DATE: April 26, 2019

At its regular April 18, 2019, meeting, TAAG's board took initial action on one project application referred to it by the County Planning Department for review and comment, and reviewed the status of a second project previously considered.

1. Application of [Sarmiento](#) (DRC 2019-00036): Proposed variance associated with major grading of driveway over existing ranch road, on grades in excess of 30%; driveway is for access to proposed single family residence at 6490 Rocky Canyon Road in Atascadero. The application was posted on the 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 **referred back to the County without specific recommendation**, as recommended by TAAG's Project Review Committee (PRC) in its chair's April 4, 2019, report to the TAAG board.

2. Review of the [CB Farms](#) (DRC2018-00123) application previously made. The proposed application had been summarized by the Planning Department as: "[p]roposed Conditional Use Permit for Cannabis Activities to include indoor greenhouse cultivation (22,000sq grow area; 30,000sq building total), 3 acres outdoor cultivation, manufacturing (8,000sq), and nursery outdoors (115,000sq) on El Pomar Road in Templeton."

TAAG had initially reviewed at this application at its May 2018 meeting as one of the first proposed cannabis projects it had ever reviewed.

More critical written comments against the project were received by the time of the meeting by the TAAG board than favorable comments. At the meeting, all but one of the 14 speakers offering public comment opposed the project. Of those in the audience not speaking during the public comment period and requested at the end of public comment on the project to show their support or opposition to the project by a show of hands, a substantial majority (at least a dozen), indicated opposition; one hand was raised in favor of the project.

¹ This report is provided in compliance with TAAG Bylaws, Art. VII, sections 1(b) and (f).

The expressed reasons for opposition to the application included:

- the visibility of the proposed cannabis grow and proposed associated structures from South El Pomar Road and from neighboring properties,
- the anticipated smell to nearby residents during at least portions of the cannabis growing season,
- the unclear efficacy of containing the intermittent smell of the plants within greenhouses,
- neighborhood incompatibility of the project,
- nearness of the project to an adjacent parcel on which youth activities (horse training) are held, and
- possible negative effects on groundwater availability due to increased well water extraction for irrigation of the proposed commercial crop, in an area where at least some residences rely on well water for personal use.

The applicant's agent (Jason Kallen) was personally present at the meeting, and was invited by the chair to provide a presentation about the application and the status of the project, and also to make any comments he wished about the public comments made at the meeting about the application. Mr. Kallen declined both invitations.

Two motions were made on this project. The first motion was to **convey** with this report a three-page **summary of the reasons** recommended by the chair of the Cannabis Project Review Committee (CPRC) committee as **identified deficiencies** with the proposed project (summary attached to transmitting email). That motion **passed** on a vote of the seven delegates eligible to vote in favor of the motion, and none opposed or abstaining (7-0).

The second motion was to recommend to the County **disapproval** of the proposed project. That motion **passed** on a vote of the seven delegates eligible to vote in favor of the motion, and none opposed or abstaining (7-0).

At the meeting, Delegate Larry Fluer announced he was resigning from the board effective May 31, 2019.

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 the meeting may be contacted for further information about the actions taken at the meeting.

-oOo-